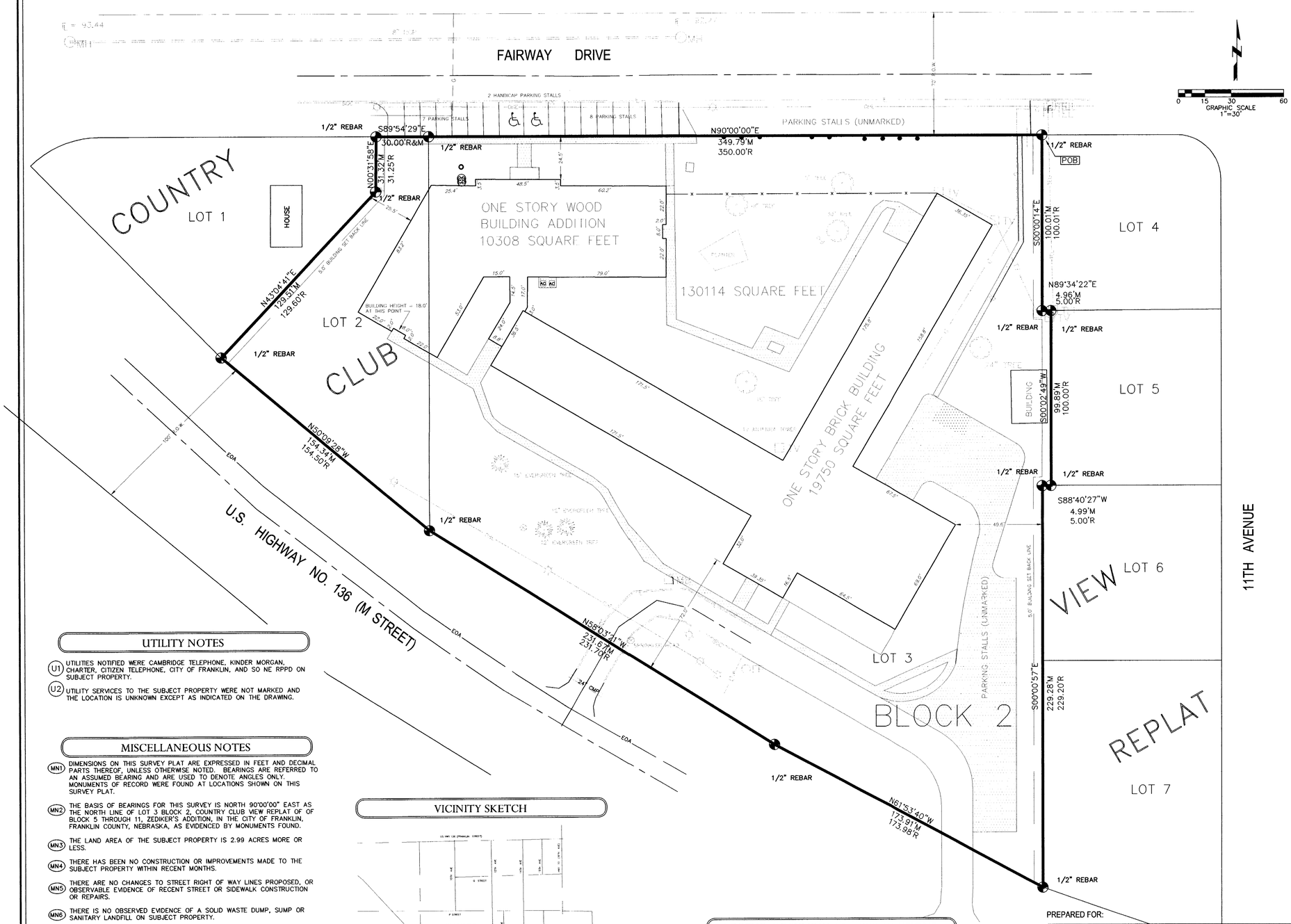



## UTILITY NOTES

(U1) UTILITIES NOTIFIED WERE CAMBRIDGE TELEPHONE, KINDER MORGAN, CHARTER, CITIZEN TELEPHONE, CITY OF FRANKLIN, AND SO NE RPPD ON SUBJECT PROPERTY.

(U2) UTILITY SERVICES TO THE SUBJECT PROPERTY WERE NOT MARKED AND THE LOCATION IS UNKNOWN EXCEPT AS INDICATED ON THE DRAWING.

## MISCELLANEOUS NOTES

(MN1) DIMENSIONS ON THIS SURVEY PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS SURVEY PLAT.

(MN2) THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 90°00'00" EAST AS THE NORTH LINE OF LOT 3 BLOCK 2, COUNTRY CLUB VIEW REPLAT OF OF BLOCK 5 THROUGH 11, ZEDIKER'S ADDITION, IN THE CITY OF FRANKLIN, FRANKLIN COUNTY, NEBRASKA, AS EVIDENCED BY MONUMENTS FOUND.

(MN3) THE LAND AREA OF THE SUBJECT PROPERTY IS 2.99 ACRES MORE OR LESS.

(MN4) THERE HAS BEEN NO CONSTRUCTION OR IMPROVEMENTS MADE TO THE SUBJECT PROPERTY WITHIN RECENT MONTHS.

(MN5) THERE ARE NO CHANGES TO STREET RIGHT OF WAY LINES PROPOSED, OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

(MN6) THERE IS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SUBJECT PROPERTY.

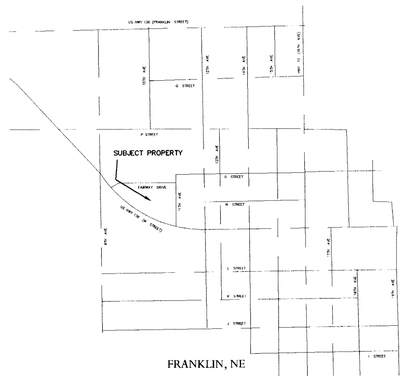
## ZONING DATA

DISTRICT: RESIDENTIAL URBAN

BUILDING SETBACK REQUIREMENTS
FRONT: NONE
SIDE: 5 FEET
REAR: NONE

MAX. BLDG. HEIGHT: 75'
AREA RESTRICTIONS: MAXIMUM LOT COVERAGE 75%
ALL INFORMATION OBTAINED FROM THE CITY CLERK & ATTORNEY VIA A PHONE CALL ON 06-21-2005.

## VICINITY SKETCH




## LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- M MEASURED DISTANCE
- R RECORD DISTANCE
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- POWER POLE
- LIGHT POLE
- SIGN
- GAS METER
- FIRE HYDRANT
- WATER/GAS VALVE
- R.O.W. RIGHT OF WAY
- CONCRETE
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH OR SHRUB
- WATER METER
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- LIGT UNDERGROUND TELEPHONE
- TELEPHONE RISER
- CABLE TV RISER
- FLOW LINE
- BOC BACK OF CURB
- EOA EDGE OF ASPHALT
- CABLE TV
- SPRINKLER
- MAIL BOX
- FENCE
- YH YARD HYDRANT
- FLAG POLE
- A/C AIR CONDITIONER

PREPARED FOR:

beverly healthcare

SURVEY COORDINATOR:

SMITH-ROBERTS NATIONAL CORPORATION

100 N.E. 5th Street
OKLAHOMA CITY, OK. 73104
800.411.2010

| REVISIONS | | |
|---|---|---|
| No. | | Date |

**SURVEYOR'S CERTIFICATE**
*(06-16-2005)*

This survey is made for the benefit of:

Beverly Enterprises, Inc.
Beverly Enterprises - Nebraska, Inc.
SBEV Real Estate Holdings, Inc.
SBEV Franklin III LLC,
LandAmerica Financial Services, Inc.
Commonwealth Land Title Insurance Corporation
Lawyers Title Insurance Corporation
Transnation Title Insurance Corporation

I, Thomas L. Krueger, Professional Land Surveyor do hereby certify to the aforesaid parties, as of the date set forth above that I have made a careful survey of a tract of land described as follows:

A Parcel of land situated in the City of Franklin, Franklin County, Nebraska, more particularly described as follows:
Lots 2 and 3, Block 2, Country Club View Replat of Blocks 5 through 11, Zediker's Addition to the town now City of Franklin, Franklin County, Nebraska, more particularly described as follows: Commencing at the Northeast Corner of said Lot 3 and Place of Beginning, thence S00°00'14"E a distance of 100.01 feet; thence N89°34'22"E a distance of 4.96 feet; thence S00°02'49"W a distance of 99.89 feet; thence S88°40'27"W a distance of 4.99 feet; thence S00°00'57"E a distance of 229.28 feet to the north line of U.S. Highway Number 136; thence N61°53'40"W along said north line a distance of 173.91 feet; thence N58°03'21"W along said north line a distance of 231.67 feet; thence N50°09'28"W along said north line a distance of 154.34 feet; thence N43°04'41"E a distance of 129.51 feet; thence N00°31'58"E a distance of 31.32 feet; thence S89°54'29"E a distance of 30.00 feet; thence N90°00'00"E a distance of 349.79 feet to the Place of Beginning containing 130114 square feet.

I further certify that:

1. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon.

2. However, at a mimimum this is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999 and includes Items 2, 3, 4, 6, 7(a)(b1), 8, 9, 10, 11(a) (as to utilities, surface matters only) and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

3. The property described hereon is the same as the property described in Commonwealth Land Title Insurance Company Commitment No. CRS20291 with an effective date of May 12, 2005 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is located within an area having a Zone Designation C by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 310082A, with a date of identification of January 1, 1987, for Community No. 310082, in Franklin County, Nebraska, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. The Property has direct access to Highway No. 136 and Fairway Drive, dedicated public streets or highways.

6. The total number of striped parking spaces on the subject property is 15, including 2 designated handicap spaces.

7. Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

Thomas L. Krueger,
Professional Land Surveyor No. LS-448

## NOTES CORRESPONDING TO SCHEDULE B SECTION II

(1) THERE WERE NO OBSERVED CLAIMS OF POSSESSION NOT SHOWN BY THE CURRENT PUBLIC RECORDS.

(2) THERE WERE NO OBSERVED CLAIMS OF EASEMENTS NOT SHOWN BY PUBLIC RECORDS.

(3) THERE WERE NO OBSERVED DISCEPANCIES, CONFLICTS IN BOUNDARY LINES OR SHORTAGE IN AREA.

(6) TAX KEY NUMBER 5000693.00; 2004 COUNTY /2005 CITY TAXES DUE AND PAYABLE IN THE YEAR 2005 BILLED AS FOLLOWS: $44,064.46 TOTAL PAID IN FULL.
(UNABLE TO PLOT)

(7) RIGHT OF WAY EASEMENT GRANTED TO THE CITY OF FRANKLIN, NEBRASKA, BY INSTRUMENT DATED MAY 17, 1963 FILED MAY 20, 1963, IN BOOK 17, PAGE 209 OF THE MISCELLANEOUS RECORDS OF FRANKLIN COUNTY, NEBRASKA TO CONSTRUCT AND OPERATE ELECTRICAL TRANSMISSION LINES AND A SEWER LINE AND NATURAL GAS DISTRIBUTION SYSTEM, WITH RIGHTS OF INGRESS AND EGRESS OVER A PORTION OF LOT 3.
(IS A BLANKET EASEMENT AND UNABLE TO PLOT)

## STATEMENT OF ENCROACHMENTS

(E1) THERE ARE NO VISIBLE SIGNS OF ENCROACHMENT

RECEIVED
FEB 22 2006
SURVEY RECORD REPOSITORY
Franklin County
751-645

ALTA/ACSM LAND TITLE SURVEY of
1006 M STREET
FRANKLIN, NEBRASKA

PROPERTY ID: 0454

**JEO** *Consulting Group, Inc.*
402/462/5657 5210 W. HWY 6 HASTINGS, NEBRASKA 68901

DATE: 11/11/05 SHEET: 1 of 1