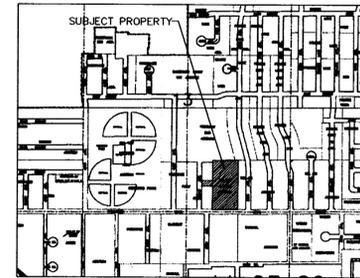


VICINITY SKETCH



MISCELLANEOUS NOTES

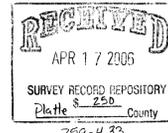
- (M1) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED BEARING AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT.
- (M2) THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 90°00'00" WEST AS THE NORTH LINE OF BEL AIR SECOND ADDITION, AS EVIDENCED BY MONUMENTS FOUND.
- (M3) THE SUBJECT PROPERTY CONTAINS 5.00 ACRES, MORE OR LESS.
- (M4) THE SUBJECT PROPERTY HAS ACCESS TO A PUBLIC STREET FROM 40TH AVENUE AND 27TH STREET.
- (M5) THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON SUBJECT PROPERTY.
- (M6) THE SUBJECT PROPERTY IS LOCATED IN ZONE X - AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- (M7) THERE ARE NO PARKING RESTRICTIONS OR REGULATIONS ALONG THE SOUTH SIDE OF THE SUBJECT PROPERTY AND THEREFORE THE PARKING AREA IS NOT CONSIDERED AN ENCROACHMENT.

UTILITY NOTES

- (U1) UTILITIES WERE LOCATED BY OBSERVED EVIDENCE ONLY. NO UTILITY LOCATES WERE DONE.
- (U2) NO OTHER UTILITIES WERE OBSERVED ON SUBJECT PROPERTY.

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- TEMPORARY POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- R/W RIGHT OF WAY
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL
- ELECTRICAL PEDESTAL
- ELECTRICAL METER
- FLAG POLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- DECIDUOUS TREE
- PINE TREE
- BUSH
- STUMP
- WATER VALVE
- AC UNIT
- SIGN
- SETBACK LINE
- UNDERGROUND WATER
- UNDERGROUND STORM SEWER
- OVERHEAD ELECTRIC
- WOOD FENCE
- RETAINING WALL
- EASEMENT LINE



STATEMENT OF ENCROACHMENTS

- (E1) AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY LINE A SIDEWALK EXTENDS PAST THE PROPERTY LINE.
- (E2) ON THE WEST LINE OF THE SUBJECT PROPERTY A RETAINING WALL GOES ACROSS THE PROPERTY LINE.
- (E3) ON THE WEST LINE OF THE SUBJECT PROPERTY A VINYL FENCE GOES ACROSS THE PROPERTY LINE.



SURVEY COORDINATOR: SMITH-ROBERTS NATIONAL CORPORATION
100 N.E. 5th Street, OKLAHOMA CITY, OK 73104, 800.411.2010

No.	REVISIONS	
	Date	Description
1	1/30/05	Added Property Owners
2	2/21/06	Added Schedule B - Section 2 #14.

ZONING DATA
AS PROVIDED BY DAN CURTIS WITH THE CITY OF COLUMBUS ON 11/23/05. PHONE NUMBER 402-562-4264

DISTRICT: R-3C MULTI DWELLING DISTRICT-CONDITIONAL

BUILDING SETBACK REQUIREMENTS
FRONT: 20 FEET
STREET SIDE: 20 FEET
INTERIOR SIDE: 10 FEET
REAR: 20 FEET

MAX. BLDG. HEIGHT: 35 FEET

AREA RESTRICTIONS: MAXIMUM 50%
MINIMUM 2000 SQ. FT.
(BUILDING IS IN COMPLIANCE)

SURVEYOR'S CERTIFICATE
(02/21/06)

This survey is made for the benefit of:
Beverly Enterprises, Inc.
Beverly Enterprises - Nebraska, Inc.
SBEV Real Estate Holdings, Inc.
SBEV Columbus LLC
LandAmerica Financial Services, Inc.
Commonwealth Land Title Insurance Corporation
Lawyers Title Insurance Corporation
Transation Title Insurance Corporation
And successors and assigns of all the foregoing.

I, Jeffrey J. Serafin, 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:

Parcel 1:
The East half of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, now known as Bel Air Second Addition to the City of Columbus, Platte County, Nebraska.

Parcel 2:
Lot 5, Block A Westgate First Subdivision of part of Westgate Addition to the City of Columbus, Platte County, Nebraska.

I further certify that:

- 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.
- This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of Nebraska, and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1999 and includes items 2, 3, 4, 5, 7(b)(1)(c), 8, 9, 10, 11(a), and 14, in Table A contained therein. 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."
- The property described hereon is the same as the property described in Commonwealth Land Title Company Commitment No. CRS20071 with an effective date of April 21, 2005, 8:00 am 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.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 315272 0005 D, with a date of identification of September 21, 1998, for Community No. 315272, in Platte County, State of Nebraska, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to 27th Street and 40th Avenue, a dedicated public street or highway.
- The total number of striped parking spaces on the subject property is 90, including 2 designated handicap spaces, and the total number of striped parking spaces not entirely on the subject property is 17, including 2 designated handicap spaces.
- Except as shown, all visible utilities serving the subject property enter through adjoining public streets and/or easements of record.

Jeffrey J. Serafin
Nebraska Professional Land Surveyor No. 534

NOTES CORRESPONDING TO SCHEDULE B SECTION II

- THERE WERE NO OBSERVED CLAIMS OF POSSESSION NOT SHOWN BY THE CURRENT PUBLIC RECORDS. (AS TO PARCEL 1 AND 2)
- THERE WERE NO OBSERVED DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, AND ANY FACTS WHICH A CORRECT SURVEY AND INSPECTION OF THE PREMISES WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (AS TO PARCEL 1 AND 2)
- EASEMENT FOR UTILITIES INSTALLATION AND MAINTENANCE OVER AND ACROSS THE REAR AND SIDE BOUNDARY LINES OF SAID PROPERTY, BEING FIVE FEET IN WIDTH, BY PLAT AND DEDICATION FILED OCTOBER 8, 1965 IN BOOK 133 AT PAGE 579 AND THE ORIGINAL FILED IN PLAT BOOK 10 AT PAGE 20 OF THE RECORDS OF PLATTE COUNTY, NEBRASKA. (AS TO PARCEL 1) (AFFECTS SUBJECT PROPERTY, AND IS SHOWN HEREON)
- EASEMENT RECORDED OCTOBER 8, 1965 IN BOOK 133 AT PAGE 577 OF THE RECORDS OF PLATTE COUNTY, NEBRASKA, WHICH WAS ORIGINALLY FILED IN PLAT BOOK 10 AT PAGE 19 OF THE RECORDS OF PLATTE COUNTY, NEBRASKA, SUBJECT TO THE PROVISIONS, CONDITIONS, RESTRICTIONS, LIMITATIONS AND TERMS AS SET FORTH THEREIN. (AS TO PARCEL 1) (AFFECTS SUBJECT PROPERTY, AND IS SHOWN HEREON)
- UTILITY EASEMENTS AS SET OUT ON PLAT DATED JANUARY 18, 1978 AND RECORDED MARCH 10, 1978 IN BOOK 166 AT PAGE 145 OF THE RECORDS OF PLATTE COUNTY, NEBRASKA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY, AND IS SHOWN HEREON)
- COVENANTS AS SET OUT IN DEED OF DEDICATION DATED FEBRUARY 20, 1978 AN RECORDED MARCH 10, 1978 IN BOOK 166 AT PAGE 145 OF THE DEED RECORDS OF PLATTE COUNTY, NEBRASKA. (AS TO PARCEL 2) (AFFECTS SUBJECT PROPERTY, AND IS SHOWN HEREON)

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND BEING BEL AIR SECOND ADDITION TO THE CITY OF COLUMBUS AND LOT 5, BLOCK A WESTGATE FIRST SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE N90°00'00"W (ASSUMED BEARING) ON THE NORTH LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 329.30 FEET TO THE NORTHWEST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE S00°06'34"E ON THE WEST LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 253.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N89°58'39"W ON THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 135.16 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE S00°15'57"E ON THE WEST LINE OF SAID LOT 5, A DISTANCE OF 74.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N89°58'27"E ON THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 135.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WEST LINE OF SAID BEL AIR SECOND ADDITION; THENCE S00°08'35"E ON SAID WEST LINE, A DISTANCE OF 299.95 FEET TO THE SOUTHWEST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE S89°28'46"E ON THE SOUTH LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 330.76 FEET TO THE SOUTHWEST CORNER OF SAID BEL AIR SECOND ADDITION; THENCE N00°15'43"W ON THE EAST LINE OF SAID BEL AIR SECOND ADDITION, A DISTANCE OF 631.59 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 5.00 ACRES, MORE OR LESS.

REVISION DATE: 02/21/06 SHEET: 1 of 1

ALTA/ACSM LAND TITLE SURVEY OF 2855 40TH AVENUE COLUMBUS, NEBRASKA FACILITY NUMBER: 451