

**Items Corresponding to Schedule B**

- As per Union Title Company Commitment for Title No. C11732, dated April 27, 2006. The following are of survey matters:
- Easement granted to Lincoln Telephone and Telegraph Company recorded September, 23, 1948 in Book 35, page 498 in the office of the Register of Deeds of Lancaster County, Nebraska. Does not affect subject property.
  - Easement granted to the City of Lincoln, Nebraska recorded March 3, 1955 in book 54, Page 459 in the office of the Register of Deeds of Lancaster County, Nebraska. Does not affect subject property.
  - Easement granted to Loup River Public Power District recorded April 24, 1956 in Book 59, Page 505 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property but is not shown due to it is blanket in nature.
  - Easement granted to Loup River Public Power District recorded April 24, 1956 in book 59, Page 508 in the office of the Register of Deeds of Lancaster County, Nebraska. Does not affect subject property.
  - Terms and provisions of the Quitclaim Deed to Nebraska Public Power District recorded December 21, 1970 as Inst. No. 70-14030 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property but is not shown due to it is blanket in nature.
  - Terms and provisions of the Quitclaim Deed to Nebraska Public Power District recorded December 21, 1970 as Inst. No. 70-14031 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property but is not shown due to it is blanket in nature.
  - Terms and provisions of the Quitclaim Deed to the City of Lincoln, Nebraska recorded June 22, 1973 as Inst. No. 73-12316 in the office of the Register of Deeds of Lancaster County, Nebraska. Does not affect subject property.
  - Easement granted to Lancaster County, Nebraska recorded April 3, 1978 as Inst. No. 78-7595 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property and is shown hereon.
  - Terms and provisions of the restrictions as contained in Condemnation recorded July 22, 1981 as Inst. No. 81-13528 in the office of the Register of Deeds of Lancaster County, Nebraska. Does not affect subject property.
  - Easement granted to Lincoln Electric System, Lincoln Telephone and Telegraph Company and T.V. Transmission, Inc. recorded September 8, 1986 as Inst. No. 86-30059 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property and is shown hereon.
  - Terms and provisions of the Administrative Plat and Dedication recorded April 8, 1993 as Inst. No. 93-13244 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property and is shown hereon.
  - Terms and provisions of the reservations as contained in Warranty Deed recorded September 2, 1994 as Inst. No. 94-39315 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property and is shown hereon.
  - Easement granted to City of Lincoln, Nebraska for sanitary sewer recorded December 21, 2005 as Inst. No. 2005-74858 in the office of the Register of Deeds of Lancaster County, Nebraska. Affects subject property and is shown hereon.

**Miscellaneous Notes**

- (MN1) No observable evidence of earth moving, building construction or building additions within recent months.
- (MN2) No changes in street right of way lines, completed or proposed, and no evidence of recent street or sidewalk construction or repairs.
- (MN3) No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- (MN3) No observable evidence of site use as cemetery or burial grounds.

**Zoning Information**

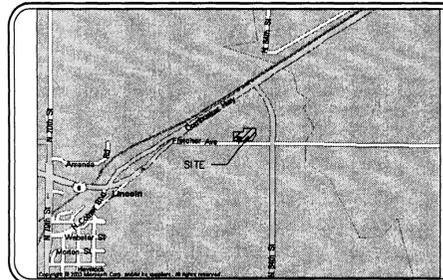
Status:	Current Zoning dated 5/4/06	District	I-2
ITEM	REQUIRED	OBSERVED	Source City
Permitted Use	warehouse	warehouse	Contact info:
Minimum Lot Area	none	228,604	City of Lincoln 555 S 10th Street Lincoln, NE 68508 (402)441-7491
Minimum Frontage	none	639.8'	
Minimum Lot Width	none	266.1'	
Max Bldg. Coverage	none	12.5%	
<b>SETBACKS</b>			
Front Yard	15'	30.3'	Notes:
Side Yard	0'	149.1'	
Rear Yard	0'	90.9'	
Maximum Height	75'	22.2'	
<b>PARKING</b>			
Regular	24	48	
Handicap	1	1	
Total	25	49	

**Statement of Encroachments**

(E1) 6' Chain Link Fence encroaches from 1.1' to 0.3' over North property line.

**Utility Note**

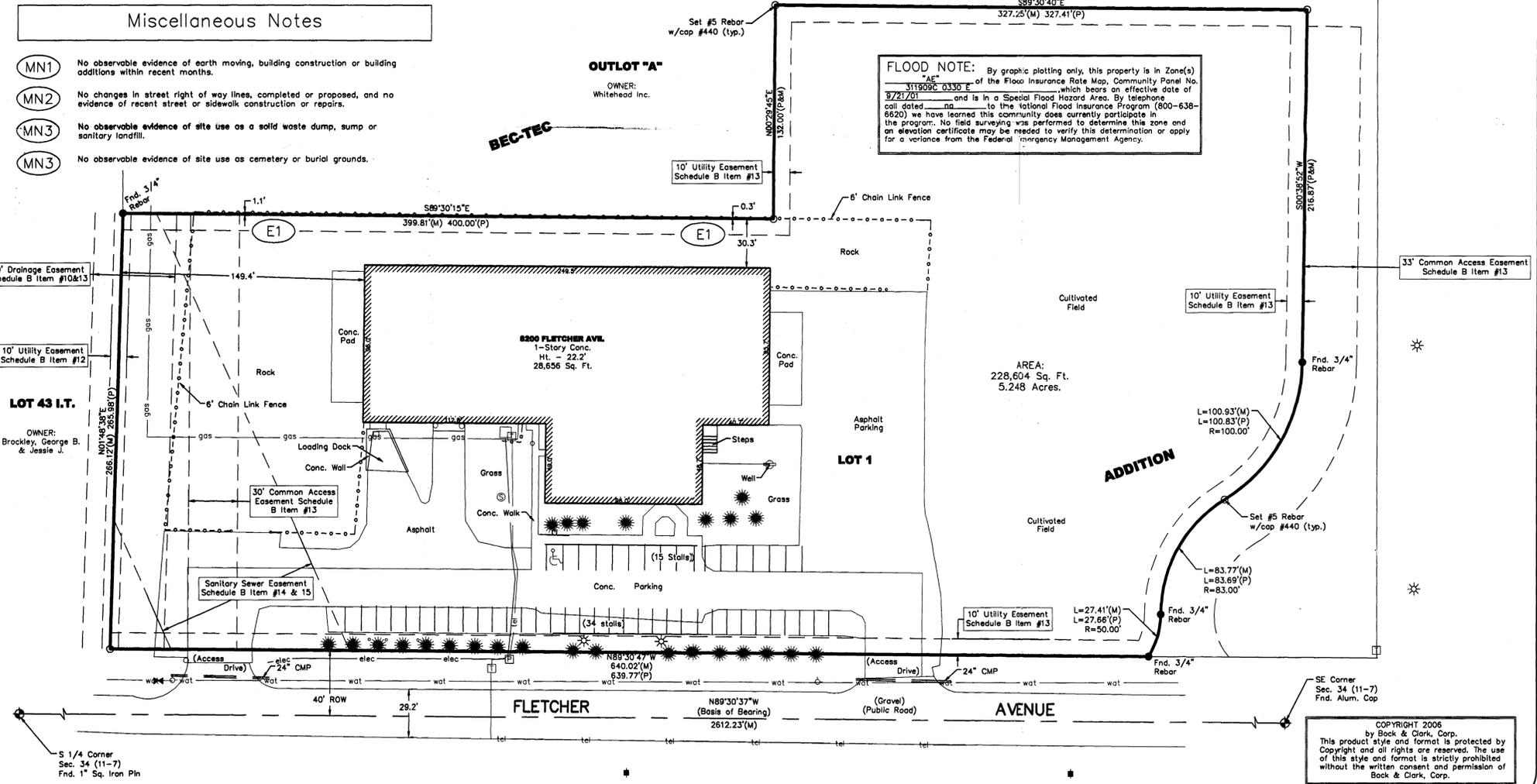
Utility locations are based on observed field evidence together with location services and as-built plans.



Vicinity Map

**Legend of Symbols & Abbreviations**

- = Cor. Fnd
- = Cor. Set #5
- ⊕ = Section Corner
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- Elec - = Underground Electric
- Tele - = Underground Telephone
- TV - = Underground Television
- FO - = Underground Fiber Optic
- ohu - = Overhead Utilities
- o - = Chain Link Fence
- □ - = Wood Fence
- ⊠ = Air Conditioning Unit
- ⊞ = Electric Meter
- ⊚ = Electric Manhole
- ⊞ = Electric Pedestal
- ⊚ = Fire Hydrant
- ⊞ = Gas Manhole
- ⊚ = Gas Meter
- = Guy Wire
- ⊙ = Light Pole
- = Post
- ⊞ = Power Pole
- ⊞ = Telephone Pedestal
- ⊚ = Telephone Manhole
- ⊞ = TV Pedestal
- ⊚ = TV Manhole

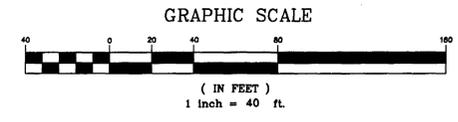


**Title Description**

Lot 1, BEC-TEC Addition, Lincoln, Lancaster County, Nebraska

**Survey Description**

Lot 1, BEC-TEC Addition, City of Lincoln, Lancaster County, Nebraska. Above description is intended to be the same as the description contained in Union Title Company Commitment for Title No. C11732, dated April 27, 2006.



**ALTA/ACSM Land Title Survey**

Hendricks Development Group 2006 Project

8200 Fletcher Ave.  
Lincoln, Nebraska

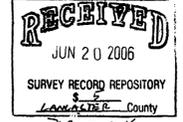
**Surveyor's Certification**

To: Hendricks Commercial Properties, LLC; TCF Bank; Old Republic National Title Insurance Company; Union Title Company and Bock & Clark Corporation.

The undersigned certifies that to the best of his professional knowledge, information and belief, this map or plat and the Survey on which it is based were made on the date shown below of the premises specifically described in Old Republic National Title Insurance Company Commitment No. C11732 dated April 27, 2006 and were made (i) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005; (ii) in accordance with the "Survey Requirements for Hendricks Development Group 2006 Surveys" dated January 9, 2006 and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, and 11(b) of Table A as specifically defined therein, and (iii) pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Jaime M. Malone  
Land Surveyor No. 440  
in the State of Nebraska  
Date of Survey: 5/04/06  
Date of Last Revision: 8/1/06  
Network Project No. 20060024-17

Survey Performed By:  
Husker Surveying  
4535 Normal Blvd. Ste. #165  
Lincoln, NE 68506  
Phone: 402-423-5202  
Fax: 402-423-5211



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**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
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