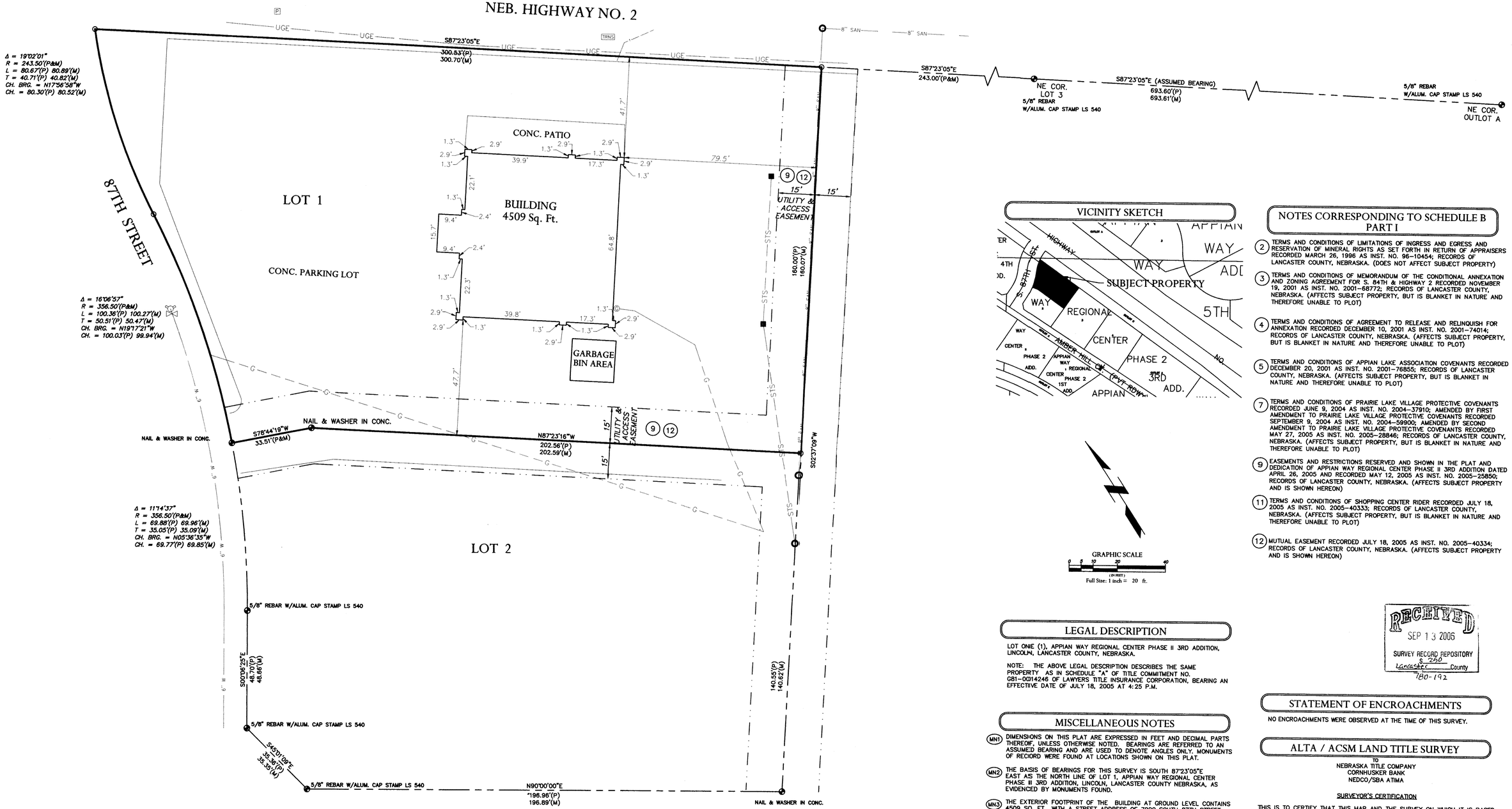

VICINITY SKETCH

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)

Full Size: 1 inch = 20 ft.

NOTES CORRESPONDING TO SCHEDULE B PART I

(2) TERMS AND CONDITIONS OF LIMITATIONS OF INGRESS AND EGRESS AND RESERVATION OF MINERAL RIGHTS AS SET FORTH IN RETURN OF APPRAISERS RECORDED MARCH 26, 1996 AS INST. NO. 96-10454; RECORDS OF LANCASTER COUNTY, NEBRASKA. (DOES NOT AFFECT SUBJECT PROPERTY)

(3) TERMS AND CONDITIONS OF MEMORANDUM OF THE CONDITIONAL ANNEXATION AND ZONING AGREEMENT FOR S. 84TH & HIGHWAY 2 RECORDED NOVEMBER 19, 2001 AS INST. NO. 2001-68772; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE UNABLE TO PLOT)

(4) TERMS AND CONDITIONS OF AGREEMENT TO RELEASE AND RELINQUISH FOR ANNEXATION RECORDED DECEMBER 10, 2001 AS INST. NO. 2001-74014; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE UNABLE TO PLOT)

(5) TERMS AND CONDITIONS OF APPIAN LAKE ASSOCIATION COVENANTS RECORDED DECEMBER 20, 2001 AS INST. NO. 2001-76855; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE UNABLE TO PLOT)

(7) TERMS AND CONDITIONS OF PRAIRIE LAKE VILLAGE PROTECTIVE COVENANTS RECORDED JUNE 9, 2004 AS INST. NO. 2004-37910; AMENDED BY FIRST AMENDMENT TO PRAIRIE LAKE VILLAGE PROTECTIVE COVENANTS RECORDED SEPTEMBER 9, 2004 AS INST. NO. 2004-59900; AMENDED BY SECOND AMENDMENT TO PRAIRIE LAKE VILLAGE PROTECTIVE COVENANTS RECORDED MAY 27, 2005 AS INST. NO. 2005-28846; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE UNABLE TO PLOT)

(9) EASEMENTS AND RESTRICTIONS RESERVED AND SHOWN IN THE PLAT AND DEDICATION OF APPIAN WAY REGIONAL CENTER PHASE II 3RD ADDITION DATED APRIL 26, 2005 AND RECORDED MAY 12, 2005 AS INST. NO. 2005-25850; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

(11) TERMS AND CONDITIONS OF SHOPPING CENTER RIDER RECORDED JULY 18, 2005 AS INST. NO. 2005-40333; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE UNABLE TO PLOT)

(12) MUTUAL EASEMENT RECORDED JULY 18, 2005 AS INST. NO. 2005-40334; RECORDS OF LANCASTER COUNTY, NEBRASKA. (AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)

LEGAL DESCRIPTION

LOT ONIE (1), APPIAN WAY REGIONAL CENTER PHASE II 3RD ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA.

NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS IN SCHEDULE "A" OF TITLE COMMITMENT NO. GR1-00014246 OF LAWYERS TITLE INSURANCE CORPORATION, BEARING AN EFFECTIVE DATE OF JULY 18, 2005 AT 4:25 P.M.

RECEIVED
SEP 13 2006
SURVEY RECORD REPOSITORY
S 250
Lancaster County
780-192

MISCELLANEOUS NOTES

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

(MN2) THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 87°23'05"E EAST AS THE NORTH LINE OF LOT 1, APPIAN WAY REGIONAL CENTER PHASE III 3RD ADDITION, LINCOLN, LANCASTER COUNTY NEBRASKA, AS EVIDENCED BY MONUMENTS FOUND.

(MN3) THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL CONTAINS 4509 SQ. FT., WITH A STREET ADDRESS OF 7900 SOUTH 87TH STREET.

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THIS SURVEY.

UTILITY NOTES

(U1) WINDSTREAM, AQUILA, LINCOLN ELECTRIC AND THE CITY OF LINCOLN UTILITIES WERE OBSERVED ON SUBJECT PROPERTY.

(U2) UTILITIES WERE ALL CLEAR BY LANCASTER CO. SID #5 ON SUBJECT PROPERTY.

(U3) UTILITIES WERE NOT MARKED BY TIME WARNER ON SUBJECT PROPERTY

(U4) NO OTHER UTILITIES WERE OBSERVED ON SUBJECT PROPERTY.

ALTA / ACSM LAND TITLE SURVEY

TO

NEBRASKA TITLE COMPANY
CORNHUSKER BANK
NEDCO/SBA ATIMA

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 2, 7(a), 7(b)(1), 11(a), 11(b), AND 12 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: Aug 31, 2006

JEFFREY J. SERAFIN

NEBRASKA REGISTERED LS-534 LAND SURVEYOR JEFFREY J. SERAFIN

REGISTRATION NO. 534

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- TEMPORARY POINT
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- P PLATTED DISTANCE
- TRNS ELECTRICAL TRANSFORMER
- ELECTRICAL PANEL
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- EASEMENT LINE
- G GAS MAIN
- UGE UNDERGROUND ELECTRIC
- T UNDERGROUND TELEPHONE
- SAN UNDERGROUND SANITARY
- STS UNDERGROUND STORM SEWER
- STORM SEWER INLET
- MANHOLE

JEO Consulting Group, Inc.
Ph: 402.443.4661 PO Box 207 Wahoo, Nebraska 68066

ALTA/ACSM LAND TITLE SURVEY

2006
LOT 1, APPIAN WAY
REGIONAL CENTER PHASE II
3RD ADDITION
LINCOLN, NEBRASKA

DATE 8-22-06	DRAWN BY DF
PROJECT NO. 385SU50	BILLING GROUP 001
SCALE 1" = 20'	
FIELD BOOK LINCOLN #52	
FIELD CREW CP/JS	
FILE NAME 385SU50-ALTA.dwg	
REVISION	
REVIEW BY	
REVIEW DATE	
FILE NUMBER	
SHEET 1 OF 1	