

LEGEND

- - Monument Found
- - Set Star Drill Hole In Conc.
- R - Recorded Distance
- M - Measured Distance
- X - Calculated Point

LEGEND

Symbol	Description
○	Property Corner
□*	Light pole w/Mast Arm
■	Power Pull Box
○	Sewer Manhole
□	Mailbox
■	Sign
M	Water Valve
○	Fire Hydrant
•	Water Shut Off
○	Storm Sewer Manhole
■	Advertising Sign
■	Telephone Warning Sign
■	Telephone Pedestal

TITLE COMMITMENT FILE NO: MM 5624436

NOTE:
 Impervious coverage exceeds 90%

DESCRIPTION:
 Same as recorded description

SCHEDULE B - PART 1

EXCEPTIONS

Commitment No. MM 5624436

This policy does not insure loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortages in area, and any facts which correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien or right to a lien, for services, labor, or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public record.
6. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):
7. 2004 Taxes Paid, 2005 Taxes Accruing, Special Assessments not yet of record. (For information only: Tax ID #710076104.)
8. An easement described as follows: Commencing at the SE corner of Lot 8, Block 2, Bean and Levine Addition to the City of Columbus, Platte County, Nebraska; thence East a distance of 16.0 feet to a point; thence North parallel to the East line of Lot 8, Block 2, of Bean and Levine Addition a distance of 148.0 feet to a point; thence West parallel to the North line of Lots 6, 7 and 8, Block 2, of Bean and Levine Addition a distance of 164.0 feet to a point; thence South a distance of 16.0 feet to a point; thence East along the North lot line of Lots 6, 7, and 8, Block 2, of Bean and Levine Addition a distance of 148.0 feet to the NE corner of Lot 8, Block 2, of Bean and Levine Addition; thence South along the East line of Lot 8, Block 2, of Bean and Levine Addition a distance of 132.0 feet to the point of beginning.
9. Right, title and interest of the occupants of all buildings and improvements located on said premises.
10. Terms, conditions and provisions of the agreement for creation of common driveway between One Eleven Corporation, a Nebraska Corporation, and Lorin W. Camahan and Eileen M. Camahan, husband and wife, dated June 28, 1984 and recorded July 24, 1984 in Book 75 at Page 147 of the Miscellaneous Records of Platte County, Nebraska.
11. Terms, conditions and provisions of the Agreement for creation of common driveway between One Eleven Corporation, A Nebraska Corporation, and Marvin J. Kirings, single, dated July 6, 1984 and recorded July 24, 1984 in Book 75 at Page 151 of the Miscellaneous Records of Platte County, Nebraska.
12. Terms, conditions and provisions of the Agreement for creation of common driveway between One Eleven Corporation, A Nebraska Corporation, and Gerhold Company, A Nebraska Corporation, dated July 12, 1984 and recorded July 24, 1984 in Book 75 at Page 155 of the Miscellaneous Records of Platte County, Nebraska.
13. Terms, conditions and provisions of the Agreement for creation of common driveway between One Eleven Corporation, A Nebraska Corporation, and Douglas B. DeNio and Judy J. DeNio, husband and wife, dated July 5, 1984 and recorded July 24, 1984 in Book 75 at Page 159 of the Miscellaneous Records of Platte County, Nebraska.
14. Terms, conditions and provisions of the Common Area Agreement by and between Hy-Vee Food Stores, Inc., Wal-Mart Properties, Inc., and One Eleven Corporation dated September 10, 1984 and recorded September 14, 1984 in Book 75 at Page 256 of the Miscellaneous Records of Platte County, Nebraska. (NOT PLOTTABLE)
15. Terms, conditions and provisions of the Common Area Agreement between Hy-Vee Food Stores, Inc., an Iowa Corporation, Wal-Mart Properties, Inc., a Delaware Corporation and One Eleven Corporation, a Nebraska Corporation, dated May 2, 1984 and recorded May 24, 1984 in Book 74 at Page 1067 in the Miscellaneous Records of Platte County, Nebraska. (PLOTTABLE)
16. Terms, conditions and provisions of the Amendment to Common Area Agreement and Grant of Easement recorded May 9, 1985 in Book 75 at Page 960 of the Miscellaneous Records of Platte County, Nebraska. (PLOTTABLE)
17. Terms, conditions and provisions of the Lease as set out in Memorandum of Lease, between One Eleven Corporation, a Nebraska Corporation, hereinafter called "Landlord" and Walgreen Columbus Co., a Nebraska Corporation, hereinafter called "Tenant", recorded April 24, 1985 in Book 75 at Page 901 of the Miscellaneous Records of Platte County, Nebraska.

FLOOD ZONE DESIGNATIONS

By graphic plotting only, this property is not in the Flood Zone of the Flood Insurance Rate Map, Community Panel No. 31141 C0340E, which bears an effective date of April 19, 2010 and is not in a special flood hazard area.

Zone X - Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

LAND AREA

93,800 Sq.Ft. / 2.15 Acres

ENCROACHMENTS

None

ZONING

The subject property is zoned B-2, General Commercial.

This district provides for a variety of commercial, office, and service uses and is adapted to Columbus' largest commercial districts outside of Downtown. Uses and developments in the B-2 District may develop substantial traffic, creating potential land use conflict with adjacent residential neighborhoods. This district is most appropriate along arterials or in areas that can be well buffered from residential districts.

LOT & HEIGHT REGULATIONS

Minimum Lot Area (square feet)	5,500
Minimum Lot Width (feet)	50
Site Area per Housing Unit (square feet)	2,000
Minimum Yards (feet)	
Front Yard	10
Street Side Yard	10
Interior Side Yard	0
Rear Yard	20
Maximum Building Height (feet)	60
Maximum Building Coverage	70%
Maximum Impervious Coverage	90%
Floor Area Ratio	1.0

CERTIFICATION FOR SURVEY

I hereby certify to U.S. Bank, National Association; S.A. Group Properties; and Platte County Title & Escrow, that the survey prepared by me entitled "MM5624436" was actually made upon the ground and that the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown and all are within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said building and improvements; that there are no easements, encroachments of use affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operations of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; and that the parcels described hereon do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration - Special Flood Hazard Area Maps".

FIELD NOTES

- "A" and "D" - Found 3/4" Iron pipes as recorded by Kenneth D. Schroeder, L.S. #428, on a survey plat dated May 17, 1985.
- "E" - Found star drill hole with nail in it as recorded by Clyde R. Flowers, Jr., L.S. #357, on a survey dated April 20, 1998.
- "C" - Found star drill hole in concrete as recorded by Clyde R. Flowers, Jr., L.S. #357, on a survey dated April 20, 1998.
- "E" - Found PK nail in 1/2" drill hole as recorded by Kenneth D. Schroeder, L.S. #428.

RECORDED DESCRIPTION

Part of Bean and Levine Addition to the City of Columbus, Platte County, Nebraska, described as follows:

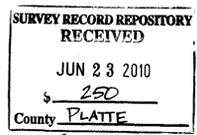
Beginning at the SW Corner of Lot 6, Block 3, of Bean and Levine Addition to the City of Columbus, Platte County, Nebraska; thence Nty on the East R.O.W. of 35th Avenue, 155.00 feet; thence Ely parallel with the South line of Lots 1-6 of Block 3, and Lots 2-5 of Block 2 of said Addition, 604.65 feet, to a point 65 West of the East line of the NE 1/4 of Section 24, Township 17 North, Range 1 West of the 8th P.M., Platte County, Nebraska; thence S7y parallel with the East line of said NE 1/4, 155.0 feet; thence Wly on the South line of said Lots 2-5, Block 2, and Lots 1-6, Block 3, 604.38 feet, to the point of beginning.

SURVEYOR'S CERTIFICATE

I, Eric M. Breuer, a registered surveyor of the State of Nebraska, hereby certify that this survey was made by me or under my direction on April 19, 2010; that all dimensions are in feet and are correct to the best of my knowledge and belief.



Eric M. Breuer
 Eric M. Breuer, Nebraska L.S. #586
 GILMORE & ASSOCIATES, INC.



VICINITY MAP
 NO SCALE