

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ALTA OWNERS POLICY - SCHEDULE A

Issued By: TitleCore, LLC, 1905 Harney Street, Suite 210, Omaha, NE 68102 Phone: 402-345-8844 Fax: 402-345-4634

File No.: 113276

Policy No.: OX-09155177

Address Reference: N/A, NE

Amount of Insurance: \$3,936,400.00

Premium: \$6,560.50

Date of Policy: October 29, 2013, at 10:57 AM

1. Name of Insured:

CHARLESTON HOMES, LLC, a Nebraska limited liability company

2. The estate or interest in the Land that is insured by this policy is: **Fee Simple.**

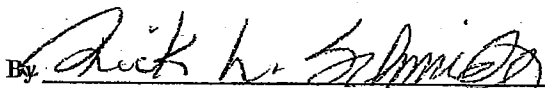
3. Title is vested in:

CHARLESTON HOMES, LLC, a Nebraska limited liability company

4. The Land referred to in this policy is described as follows:

SEE EXHIBIT "A" HERETO ATTACHED FOR LEGAL DESCRIPTION.

Countersigned
TitleCore, LLC

By: 
Authorized Signatory

THIS POLICY IS VALID ONLY IF SCHEDULE B IS ATTACHED

ALTA Owners Policy (6/17/06)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

OWNERS POLICY

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Policy No.: OX-09155177

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Any provisions in the conditions and stipulations of this Policy referring to Arbitration are hereby deleted.

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

- A. Rights or claims of parties in possession not shown by the current public records.
- B. Easements or claims of easements not shown by the current public records.
- C. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the current public records.
- D. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the current public records.

SPECIAL EXCEPTIONS

(Special exceptions are those defects disclosed by a search of the title to this property for which no coverage is provided by this policy.)

1. Rights and claims of lessees/tenants under unrecorded leases, contracts and/or verbal agreements.
2. The lien of the general taxes for 2013, becoming due and payable December 31, 2013, and all subsequent taxes and special assessments, including but not limited to those now pending, assessed or levied, not yet certified to the Office of the County Treasurer for collection at the date hereof.
 - a. NOTE: Subject property is subject to "AGUSE" Special Valuation Assessment. Changes in the current use of the land may result in changes to assessed value and possible increase in taxes. The Douglas County Assessor's Office should be contacted for further information regarding same.
3. Covenants, conditions and restrictions contained in Warranty Deed dated October 22, 2013 and recorded October 29, 2013, as Instrument No. 2013108974 of the Records of Douglas County, Nebraska.
 - a. Provisions for architectural control and approval of construction plans set forth therein.
4. Construction Deed of Trust dated October 25, 2013 and recorded October 29, 2013 at 10:57 A.M., as Instrument No. 2013108975 of the Records of Douglas County, Nebraska, executed by Charleston Homes, LLC, a Nebraska limited liability company, in favor of Security National Bank of Omaha, Trustee, and Security National Bank of Omaha, Beneficiary, securing the sum of \$3,213,000.00.

5. **Notice of Commencement recorded October 29, 2013 at 10:57 A.M., as Instrument No. 2013108976 of the of the Records of Douglas County, Nebraska, executed by Charleston Homes, LLC, as Contracting Owner, stating that duration of same is one year from date of recording.**
6. **Standard Exceptions A, B, C and D shown above are hereby deleted in their entirety.**

EXHIBIT "A"

Part of the Northeast Quarter (NE¼) of Section 1, Township 15 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter; thence South 87°44'52" West (assumed bearing), along the South line of said Northeast Quarter, for 77.61 feet, to a point on the Westerly right-of-way line of 204th Street; thence North 04°40'10" West, along said Westerly right-of-way, for 188.40 feet, to the Point of Beginning; thence along the Northerly boundary of Arbor Ridge 2nd Addition, a Subdivision, as surveyed, platted and recorded, in Douglas County, Nebraska, for the following twenty-eight (28) courses: (1) South 48°36'14" West, for 152.12 feet; (2) South 87°36'10" West, for 165.36 feet; (3) North 02°23'50" West, for 36.52 feet; (4) along a curve to the right (having a radius of 2,543.43 feet and a long chord bearing North 01°37'39" West, for 68.33 feet), for an arc length of 68.34 feet; (5) South 89°08'32" West, for 179.46 feet; (6) South 02°34'02" East, for 14.01 feet; (7) South 86°38'09" West, for 189.32 feet; (8) South 03°21'51" East, for 26.18 feet; (9) South 86°38'09" West, for 144.47 feet; (10) South 01°46'12" East, for 38.55 feet; (11) South 89°35'49" West, for 185.92 feet; (12) South 00°24'11" East, for 7.59 feet; (13) along a curve to the left (having a radius of 225.00 feet and a long chord bearing South 04°28'39" East, for 31.97 feet), for an arc length of 32.00 feet; (14) South 81°26'54" West, for 131.15 feet; (15) North 08°31'33" West, for 52.68 feet; (16) North 00°24'11" West, for 203.76 feet; (17) North 05°12'41" West, for 74.64 feet; (18) North 25°44'10" West, for 58.91 feet; (19) North 44°02'57" West, for 58.85 feet; (20) North 63°23'21" West, for 70.88 feet; (21) North 79°51'44" West, for 82.48 feet; (22) South 82°01'01" West, for 72.17 feet; (23) South 32°54'26" West, for 176.00 feet; (24) South 11°13'06" West, for 94.70 feet; (25) North 57°05'34" West, for 170.00 feet; (26) North 32°54'26" East, for 11.09 feet; (27) North 57°05'34" West, for 195.00 feet; (28) North 61°51'28" West, for 144.19 feet; thence North 29°35'59" East, for 393.00 feet; thence North 11°24'55" East, for 201.77 feet; thence North 01°21'17" East, for 1,476.82 feet, to a point on the Southerly right-of-way line of Fort Street; thence North 02°34'10" West, for 33.00 feet, to a point on the North line of said Quarter Section; thence North 87°25'50" East, along said North Section line, for 1,064.48 feet; thence South 02°34'10" East, for 33.00 feet, to a point on the Southerly right-of-way line of Fort Street, said point also being the Northwest lot corner of OPPD property; thence South 02°21'20" East, along the West property line of said OPPD property for 494.64 feet, to the Southwest corner of said OPPD property; thence North 87°26'02" East, along the South line of said OPPD property, for 493.57 feet, to the Southeast corner of said OPPD property, said point also lying along the Westerly right-of-way line of 204th Street; thence South 02°14'46" East, along said Westerly right-of-way line, for 1,358.97 feet; thence South 04°40'10" East, along said Westerly right-of-way line, for 568.30 feet, to the Point of Beginning;

Subject to public streets and/or highways.