

CROWN INDUSTRIAL PARK REPLAT 1

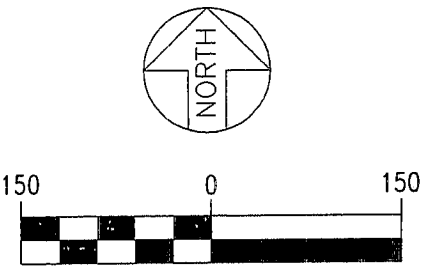
Being a replat of Lots 2 and 3, Crown Industrial Park, located in the Northwest One-Quarter of the Northwest One-Quarter of Section 1, Township 14 North, Range 12 East of the 6th. P.M., Douglas County, Nebraska

BOUNDARY INFORMATION

- (A) S 40°14'25" E, 21.51'
- (B) Radius: 329.62' Arc: 21.29' Chord: N 48°00'07" E, 21.28'

Prepared by: The Schemmer Associates
1044 North 115th. Street, Suite 300
Omaha, NE 68154-4436
402.493.4800

LOTS 1 AND 2

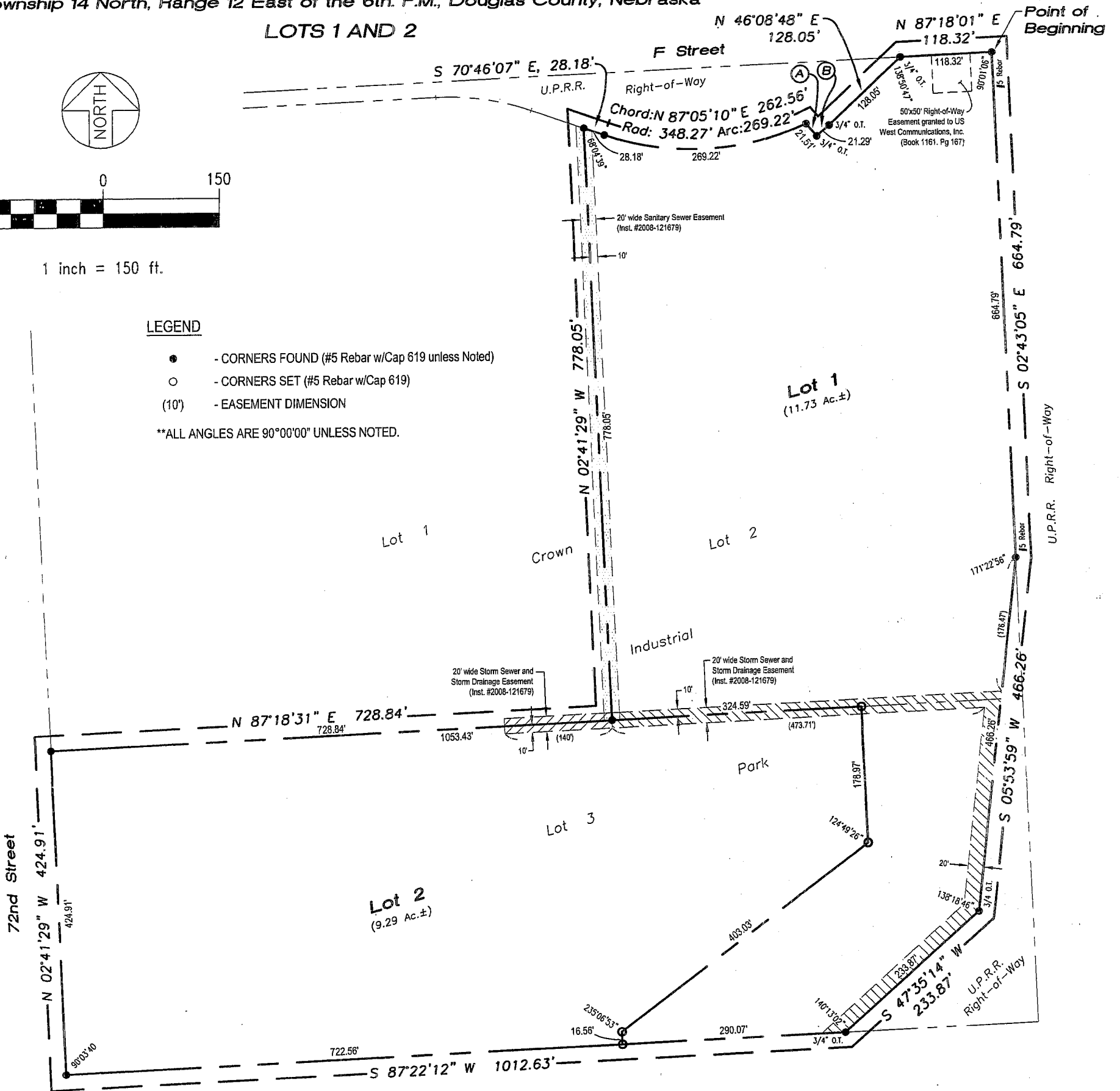


1 inch = 150 ft.

LEGEND

- - CORNERS FOUND (#5 Rebar w/Cap 619 unless Noted)
- - CORNERS SET (#5 Rebar w/Cap 619)
- (10') - EASEMENT DIMENSION

**ALL ANGLES ARE 90°00'00" UNLESS NOTED.



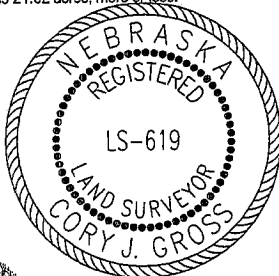
LEGAL DESCRIPTION: CROWN INDUSTRIAL PARK REPLAT 1

Being a replatting of Lots 2 and 3, Crown Industrial Park, located in the Northwest One-Quarter of the Northwest One-Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska. Being more particularly described as follows:
Beginning at the intersection of the east line of the Northwest One-Quarter of said Northwest One-Quarter and the south line of F Street right-of-way. Thence the following three (3) course along the east line of said Crown Industrial Park: (1) South 02°41'05" East (assumed bearing) for 664.79 feet (2) South 05°53'59" West for 466.26 feet (3) South 47°35'14" West for 233.87 feet; thence South 87°22'12" West for 1012.63 feet along the south line of said Crown Industrial Park; thence North 02°41'29" West for 424.91 feet along the west line of said Lot 3; thence North 87°18'31" East for 728.84 feet along the north line of said Lot 3; thence North 02°41'29" West for 778.05 feet along the west line of said Lot 2; thence the following five (5) courses along the south line of U.P.R.R. right-of-way: (1) South 70°46'07" East for 28.18 feet (2) Easterly along a 348.27 foot radius curve to the left for 269.22 feet with a long chord bearing North 87°05'10" East for 262.56 feet (3) South 40°14'25" East for 21.51 feet (4) Northeasterly along a 329.62 foot radius curve to the left for 21.29 feet with a long chord bearing North 48°00'07" East for 21.28 feet (5) North 46°08'48" East for 128.05 feet; thence North 87°18'01" East for 118.32 feet along the south line of F Street right-of-way to the point of beginning. Above described parcel contains 21.02 acres, more or less.

LAND SURVEYORS CERTIFICATE

I hereby certify that I have made an accurate boundary survey of the property described herein and that permanent markers have been found or set at all corners of all lots within Crown Industrial Park Replat 1.

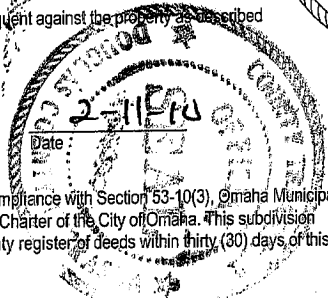
Cory J. Gross 01/21/2010
Cory J. Gross, RLS #619 Date



COUNTY TREASURERS CERTIFICATION

This is to certify that I find no regular or special taxes due or delinquent against the property described within this plat as shown by the records of this office.

Donna S. Unger
County Treasurer



OMAHA CITY PLANNING BOARD APPROVAL

Approved as a subdivision of Crown Industrial Park Replat 1 in compliance with Section 53-10(3), Omaha Municipal Code with plat requirements waived per Section 7.08, Home Rule Charter of the City of Omaha. This subdivision approval is void unless this plat is filed and recorded with the county register of deeds within thirty (30) days of this date.

[Signature]
Planning Director Date 2/23/10

OWNERS CERTIFICATION

Know all persons by these presents: that the undersigned is the owner of the property as described in the legal description and embraced within this plat, and have caused said land to be replatted as shown on this plat.

SOUTH 72ND STREET ASSOCIATES, LLC., a Delaware limited liability company

By: 72nd Street Partners, LLC, a Colorado limited liability company, its Managing Member

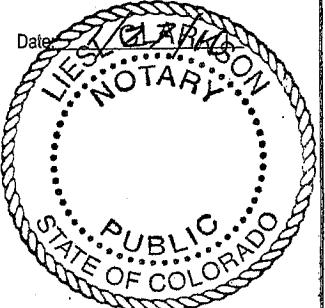
By: Alliance Real Estate Value Fund III, LLC, a Delaware limited liability company, its Manager

By: AVF Management, LLC, a Colorado limited liability company, its Managing Member

By: T. David E. Ramsey Date: _____

Name: T. David E. Ramsey

Title: Member



ACKNOWLEDGMENT OF NOTARY

State of COLORADO)
County of JEFFERSON)

on this 21 day of JAN, 2010, before me, the undersigned notary public, qualified and commissioned in and for said county and state, personally appeared DAVID E. RAMSEY, personally known by me to be the identical person whose name is affixed to the dedication and he did acknowledge the execution thereof to be his voluntary act and deed.

[Signature] 1/27/2010
Notary Public Date

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|----------------------|--|--|---|----------|------|---------|-----|-----------|--|
| JOB NO. 05362.011 | CROWN INDUSTRIAL PARK REPLAT 1 DOUGLAS COUNTY, NEBRASKA | | THIS DRAWING IS BEING MADE AVAILABLE BY THE SCHEMMER ASSOCIATES INC (ISA) FOR USE ON THIS PROJECT IN ACCORDANCE WITH ISA'S AGREEMENT FOR PROFESSIONAL SERVICES. ISA ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY USE OF THIS DRAWING OR ANY PART THEREOF EXCEPT IN ACCORDANCE WITH THE TERMS OF THE ABOVE AGREEMENT. BOOK CROWN/CORR #2 DATE 01/13/2010 | DESIGNED | | | | | |
| SHEET 1 of 1 | ADMINISTRATIVE SUBDIVISION | | | DRAWN | CJG | CHECKED | MWF | | |
| | | | | BY | DATE | BY | APP | REVISIONS | |

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