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# ALTA/NSPS Land Title Survey

**PORTFOLIO 21**

**SURVEYOR CERTIFICATION**

**8211 F STREET**
**OMAHA, NE 68127**
**COUNTY OF DOUGLAS**

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, NM GLCR II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, NM NET LEASE PARTNERS MANAGER, L.L.C., NEW MOUNTAIN NET LEASE PARTNERS CORPORATION, NEW MOUNTAIN NET LEASE ACQUISITION CORP., BASS, BERRY & SIMS PLC; AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 2, 2018.

BUCKLEY D. BLEW
LAND SURVEYOR NUMBER 763
IN STATE OF NEBRASKA
DATE OF PLAT OR MAP: NOVEMBER 2, 2018
DATE OF LAST REVISION: DECEMBER 20, 2018

REGISTERED LAND SURVEYOR · REG. NO. 13013 · BUCKLEY D BLEW · SOUTH DAKOTA

**NETWORK REFERENCE #20181005-006**

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703

DRAWN BY: JS
JOB REF. #18-3630

## Legal Description

LOT 6, DONLEE INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

AND

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 12, EAST OF THE 6TH P.M., THENCE EAST ALONG THE NORTH LINE OF SECTION 2, A DISTANCE OF 721.3 FEET; THENCE SOUTHERLY PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG THE AFOREMENTIONED LINE A DISTANCE OF 497.75 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 200 FEET; THENCE NORTHERLY PARALLEL TO THE PENULTIMATE DESCRIBED LINE, A DISTANCE OF 498.23 FEET; THENCE EASTERLY ALONG A LINE 50 FEET DISTANCE FROM AND PARALLEL TO THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 34775C-18, WITH AN EFFECTIVE DATE OF OCTOBER 19, 2018 AT 8:00AM.

## Site Information

OWNER: ARCTIC GLACIER USA INC
ADDRESS: 8211 F STREET
OMAHA, NE 68127
APN: 0124790014

## Legend of Symbols & Abbreviations

**SURVEY FEATURES**
- BOUNDARY LINE
- FORTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- TREE LINE
- TREE

**EASEMENTS**
- INGRESS & EGRESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT

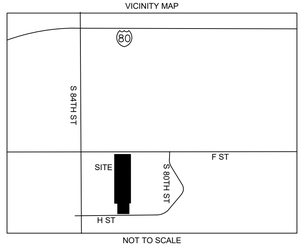
**UTILITY LINES**
- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

**SURVEYING SYMBOLS**
- SET/FOUND REBAR
- SET/FOUND NAIL
- SET / FOUND PIK NAIL
- FOUND CHISELED "X"
- FOUND MONUMENT (AS NOTED)
- FOUND PIPE
- COMPUTED POINT
- SET/FOUND CONC. MONUMENT
- SET/FOUND COTTON SPINDLE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- C/L CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- B/HL BUILDING HEIGHT LOCATION

**UTILITY SYMBOLS**
- SANITARY SEWER
- MANHOLE
- POWER POLE
- WATER VALVE
- GAS METER
- ELECTRICAL BOX
- HANDICAP PARKING
- ELECTRIC VALVE
- TELEPHONE PEDESTAL
- WATER MANHOLE
- SEPTIC LID
- FIRE HYDRANT
- STORM WATER
- LIGHT
- GAS VALVE
- FIBER OPTIC BOX
- BOLLARD
- CLEAN-OUT
- SIGN
- TV PEDESTAL
- STORM INLET

**SURVEY FEATURE HATCHES**
- ASPHALT
- CONCRETE
- POND
- GRAVEL
- FLOOD ZONE

VICINITY MAP




NOT TO SCALE

## Line Table Information

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 (M) | S 87°19'57" W | 15.15' |
| L2 (M) | S 87°19'57" W | 54.85' |

## Zoning Information

| STATUS | *PROPERTY IS CURRENTLY ZONED: "GI" GENERAL INDUSTRIAL* | | STATUS |
|---|---|---|---|
| ITEM | REQUIRED | OBSERVED | Contact info: *Provided by: Global Zoning, LLC Global Zoning Job #: GZ 5968 Client Reference #: 1118005487 Dated: December 18, 2018 Prepared by: Cassie Phelps Cassie.phelps@globalzoning.com 405-792-2075* |
| PERMITTED USE | ICE MANUFACTURING/ COLD STORAGE WAREHOUSE | ICE MANUFACTURING/ COLD STORAGE WAREHOUSE | |
| MIN. LOT AREA | 10,000 SQ. FT. | 131,230.07 SQ. FT.± | |
| MIN. LOT WIDTH | 100' LOT WIDTH | 200'+ | |
| MAX. DENSITY | SEE NOTES BELOW | SEE NOTES BELOW | |
| MIN. SETBACKS FRONT | SEE NOTES BELOW | 129'+ | |
| MIN. SETBACKS SIDE | NONE REQUIRED | SEE NOTES BELOW | Because there may be a need for interpretation of the applicable zoning codes, we refer you to Douglas County Planning for zoning laws and applicable codes. |
| MIN. SETBACKS REAR | SEE NOTES BELOW | 57.09' | |
| MAX BUILDING HEIGHT | SEE NOTES BELOW | 12.0' - 24.5' | |
| PARKING REGULAR | N/A | 12 | |
| PARKING HANDICAP | 1 | 2 | |
| PARKING TOTAL | 13 | 19 | |

MAX. DENSITY:
- REQUIRED: 2.0 FLOOR AREA RATIO (FAR); 90% BUILDING COVERAGE; 90% IMPERVIOUS COVERAGE
- OBSERVED: 0.19 FARs; 18.89% BUILDING COVERAGE; 83.5% IMPERVIOUS COVERAGE±

MAX. BUILDING HEIGHT:
- REQUIRED: 120'; 45' IF WITHIN 100' OF AN R6 OR LOWER INTENSITY DISTRICT

MIN. SETBACKS FRONT:
- REQUIRED: 50' FROM THE CENTER LINE OF THE FRONTING STREET

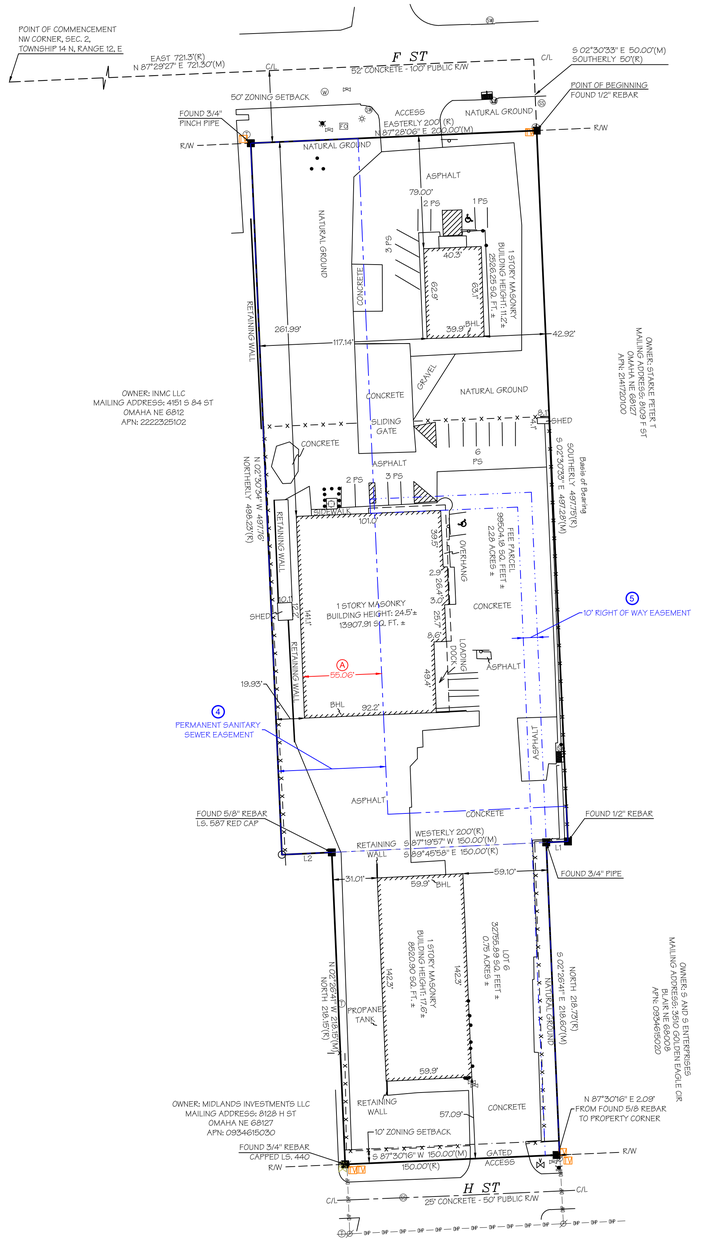
MIN. SETBACKS STREET SIDE:
- REQUIRED: LESSER OF 10' OR 50' FROM THE CENTER LINE OF THE FRONTING STREET.
- OBSERVED: 57.09' FROM THE PROPERTY LINE AND 82.09' FROM THE CENTERLINE OF H STREET

MIN. SETBACKS REAR:
- REQUIRED: 10' ON LOTS WITHOUT ALLEY FRONTAGE; NONE REQUIRED ALONG ALLEY
- OBSERVED: REAR ABUTS A STREET; 57.09' FROM THE PROPERTY LINE AND 82.09' FROM THE CENTERLINE OF H STREET

PARKING FORMULA:
- OFFICE: 1 PARKING SPACE PER 300 SQ. FT. (2,560 SQ. FT. / 300 SQ. FT. = 8.53 PARKING SPACES)
- WAREHOUSE: 1 PARKING SPACE PER 5,000 SQ. FT. (22,370 SQ. FT. / 5,000 SQ. FT. = 4.47 PARKING SPACES)
- 13 TOTAL PARKING SPACES REQUIRED

CONFORMANCE STATUS: LEGAL CONFORMING

FLOOD NOTE: By graphic plotting only, this property is in Zone "X" of the 31055C0331H Flood Insurance Rate Map, Community Panel No. 12/02/2005 ,which bears an effective date of and is not in a Special Flood Hazard Area.




## Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## Notes Corresponding to Schedule B

(4) 4. TERMS AND PROVISIONS OF PERMANENT EASEMENT GRANTED TO THE CITY OF OMAHA, NEBRASKA, BY INSTRUMENT DATED APRIL 26, 1978, AND RECORDED MAY 22, 1978, IN BOOK 597 AT PAGE 629 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, TO CONSTRUCT, OPERATE AND MAINTAIN A SANITARY SEWER LINE AND APPURTENANCES IN, THROUGH AND UNDER OR OVER SUBJECT PROPERTY.
(AFFECTS, AS SHOWN.)

(5) 5. TERMS AND PROVISIONS OF RIGHT-OF-WAY EASEMENT GRANTED TO OMAHA PUBLIC POWER DISTRICT BY INSTRUMENT DATED FEBRUARY 13, 1989 AND RECORDED FEBRUARY 17, 1989, IN BOOK 878 AT PAGE 28 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, TO CONSTRUCT, OPERATE AND MAINTAIN UNDERGROUND FACILITIES UPON, OVER ALONG AND UNDER A PORTION OF SUBJECT PROPERTY.
(AFFECTS, AS SHOWN.)

## Encroachment Notes

(A) THE BUILDING APPEARS TO POTENTIALLY ENCROACH THE PERMANENT SANITARY SEWER EASEMENT BY AS MUCH AS 55.09'.

## Miscellaneous Notes

(MN1) SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

(MN2) DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

(MN3) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(MN4) AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

(MN5) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

(MN6) AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.

(MN7) TOTAL NUMBER OF PARKING SPACES IS 19, WHICH INCLUDES 2 DESIGNATED HANDICAPPED SPACES.

(MN8) COMPLETED FIELD WORK WAS OCTOBER 2, 2018.

(MN9) THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE WHICH BEARS S 02°30'33" E PER GPS COORDINATE OBSERVATIONS NEBRASKA STATE PLANE, SINGLE ZONE NAD83.

(MN10) THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF F ST AND S 80TH ST, WHICH IS APPROXIMATELY 360' FROM THE NE CORNER OF THE SUBJECT PROPERTY.

(MN11) THE SUBJECT PROPERTY HAS DIRECT ACCESS TO F ST AND H ST, BOTH BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.

(MN12) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

(MN13) THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.

(MN14) THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (I) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (II) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.

(MN15) THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

SCALE: 1" = 50'
0 50 100 150