

LEGAL DESCRIPTION

PARCEL A:
 LOTS 5, 6, 7 AND 8 IN BLOCK 183 1/2 IN THE ORIGINAL CITY OF OMAHA AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE WEST 14 FEET OF VACATED 19TH STREET ABUTTING LOT 1 ON THE EAST, AND TOGETHER WITH THE SOUTH 1/2 OF THAT PART OF THE VACATED ALLEY ADJOINING LOTS 7 AND 8 ON THE NORTH, EXCEPT THAT PART THEREOF TAKEN BY THE CITY OF OMAHA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED 17 FEET EAST AND 38 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 8, SAID POINT BEING IN THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD AND THE NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET; THENCE WESTERLY ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF NICHOLAS STREET A DISTANCE OF 5.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 7.07 FEET TO A POINT ON EAST RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF FLORENCE BOULEVARD A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:
 LOTS 1, 2, 3 AND 4 IN BLOCK 195 1/2 IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE WEST 14 FEET OF VACATED 19TH STREET ABUTTING LOT 1 ON THE EAST, AND TOGETHER WITH THE NORTH 1/3 OF VACATED ALLEY ADJOINING ON THE SOUTH, EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF OMAHA DESCRIBED AS FOLLOWS: BEGINNING 14.00 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 132.00 FEET ALONG THE WEST RIGHT-OF-WAY OF FLORENCE BOULEVARD TO A POINT ON THE SOUTH LINE OF SAID LOT 1 EXTENDED EAST; THENCE WEST 5.00 FEET ALONG SAID SOUTH LINE EXTENDED; THENCE NORTH 132.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF NICHOLAS STREET; THENCE EAST 5.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL C:
 LOTS 5, 6, 7 AND 8 IN BLOCK 195 1/2 IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, ALSO A STRIP OF GROUND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 195 1/2 IN THE CITY OF OMAHA; THENCE EAST 278 FEET; THENCE SOUTH 10 FEET; THENCE WEST 278 FEET; THENCE NORTH 10 FEET TO THE PLACE OF BEGINNING, BEING A PART OF IZARD STREET VACATED; ALSO A STRIP OF GROUND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 8 IN SAID BLOCK 195 1/2 IN SAID CITY OF OMAHA; RUNNING THENCE SOUTH 132 FEET; THENCE EAST 14 FEET; THENCE NORTH 132 FEET; THENCE WEST 14 FEET TO THE PLACE OF BEGINNING, BEING A PART OF 19TH STREET VACATED; AND TOGETHER WITH THE SOUTH 1/2 OF VACATED ALLEY ADJOINING ON THE NORTH, EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF OMAHA DESCRIBED AS FOLLOWS: BEGINNING 14.00 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 142.00 FEET ALONG THE WEST RIGHT-OF-WAY OF FLORENCE BOULEVARD TO THE NORTH RIGHT-OF-WAY OF IZARD STREET; THENCE WEST 6.00 FEET ALONG SAID NORTH RIGHT-OF-WAY; THENCE NORTH 142.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8 EXTENDED EAST; THENCE EAST 6.00 FEET ALONG SAID NORTH LINE EXTENDED TO THE POINT OF BEGINNING.

PARCEL D:
 LOTS 1, 2, 3 AND 4 IN BLOCK 196 1/2 IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE EAST 14 FEET OF VACATED 19TH STREET ABUTTING LOT 1 ON THE WEST, EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF OMAHA DESCRIBED AS FOLLOWS: BEGINNING 14.00 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST A DISTANCE OF 18.36 FEET ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF NICHOLAS STREET; THENCE SOUTHWESTERLY A DISTANCE OF 24.09 FEET TO A POINT ON THE EXISTING EAST RIGHT-OF-WAY OF FLORENCE BOULEVARD; THENCE NORTH A DISTANCE OF 15.49 FEET ALONG SAID EXISTING EAST RIGHT-OF-WAY TO THE POINT OF BEGINNING.

PARCEL E:
 THE NORTH 25 FEET OF LOT 12, BLOCK 6, HORBACH'S SECOND ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

CERTIFICATION

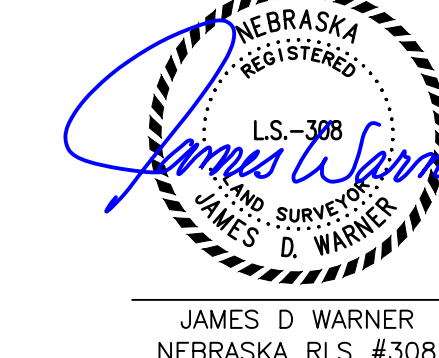
TO SPRINGFIELD FIRST COMMUNITY BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

VECINO NATURAL BRIDGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY,

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND

TITLECORE 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, 6(B), 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 9, 2017.



NOVEMBER 9, 2017
 DATE

NOTES

- FLOOD ZONE CLASSIFICATION:**
 THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGED FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 1105502025H DATED DECEMBER 2, 2005.
- GROSS LAND AREA:**
 PARCEL "A" CONTAINS 51,418 SQUARE FEET OR 1.180 ACRES MORE OR LESS. PARCEL "B" CONTAINS 38,856 SQUARE FEET OR 0.892 ACRES MORE OR LESS. PARCEL "C" CONTAINS 41,456 SQUARE FEET OR 0.952 ACRES MORE OR LESS. PARCEL "D" CONTAINS 36,630 SQUARE FEET OR 0.841 ACRES MORE OR LESS. PARCEL "E" CONTAINS 1,504 SQUARE FEET OR 0.080 ACRES MORE OR LESS.
- CURRENT ZONING CLASSIFICATION:**
 THE SURVEYED PROPERTY IS ZONED DS, (DOWNTOWN SERVICE DISTRICT) PER THE DOUGLAS COUNTY GIS WEBSITE (<http://www.dogis.org/>). THIS ZONING HAS THE FOLLOWING MINIMUM SETBACK REQUIREMENTS:
 FRONT YARD..... NO REQUIREMENT
 STREET SIDE YARD..... NO REQUIREMENT
 SIDE YARD..... NO REQUIREMENT
 REAR YARD..... NO REQUIREMENT
- BUILDING AREA:**
 THE BUILDING SQUARE FOOTAGE WERE CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.
- PARKING COUNT:**
 THERE ARE 40 STANDARD STRIPED PARKING SPACES AND NO HANDICAPPED PARKING SPACES ON THE SURVEYED PROPERTY.
- LOCATION OF UTILITIES:**
 THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBERS 162110772, 162110774 & 162110807. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.
- TITLE COMMITMENT - SCHEDULE B-II ITEMS:**
 THE DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B-II SECTION II OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER 23957C-17, REVISION NUMBER 5, EFFECTIVE DATE OCTOBER 24, 2017 AT 08:00 AM

ITEM 4
 EASEMENTS RESERVED BY ORDINANCE NO. 16637 VACATING ALLEY RECORDED IN BOOK 255 AT PAGE 350 IS SHOWN HEREON. RELEASE OF SEWER EASEMENTS APPROVED AND EXECUTED SEPTEMBER 23, 2016 AND RECORDED SEPTEMBER 27, 2016 AS INSTRUMENT NO. 2016079902 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN THE CITY OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE. RELEASE OF EASEMENT DATED JANUARY 23, 2017 AND RECORDED JANUARY 25, 2017 AS INSTRUMENT NO. 2017008274 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN METROPOLITAN UTILITIES DISTRICT OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE, DISCLAIMER AND RELEASE DATED OCTOBER 10, 2016 AND RECORDED JANUARY 26, 2017 AS INSTRUMENT NO. 2017006677 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN OMAHA PUBLIC POWER DISTRICT RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE AND DISCLAIMER AND RELEASE DATED OCTOBER 12, 2016 AND RECORDED JANUARY 26, 2017 AS INSTRUMENT NO. 2017006678 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN COX COMMUNICATIONS INC. RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE.

ITEM 5
 EASEMENTS RESERVED BY ORDINANCE NO. 16636 RECORDED IN BOOK 255 AT PAGE 373 LIES WITHIN A PORTION OF VACATED NICHOLAS STREET IS SHOWN HEREON. AMENDED ORDINANCE NO. 16675 RECORDED NOVEMBER 15, 1950 IN BOOK 257 AT PAGE 523 OF THE MISCELLANEOUS RECORDS OF DOUGLAS COUNTY, NEBRASKA, RELEASE OF SEWER EASEMENTS APPROVED AND EXECUTED SEPTEMBER 23, 2016 AND RECORDED SEPTEMBER 27, 2016 AS INSTRUMENT NO. 2016079902 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN THE CITY OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE. RELEASE OF EASEMENT DATED JANUARY 23, 2017 AND RECORDED JANUARY 25, 2017 AS INSTRUMENT NO. 2017008273 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN METROPOLITAN UTILITIES DISTRICT OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE AND AMENDED ORDINANCE.

ITEM 6
 EASEMENTS RESERVED BY ORDINANCE NO. 30998 VACATING ALLEY RECORDED IN BOOK 780 AT PAGE 105 IS SHOWN HEREON, DISCLAIMER AND RELEASE DATED OCTOBER 10, 2016 AND RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017002814 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN OMAHA PUBLIC POWER DISTRICT RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE, DISCLAIMER AND RELEASE DATED OCTOBER 12, 2016 AND RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017002815 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN COX COMMUNICATIONS INC. RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE. PARTIAL RELEASE OF PLATTED UTILITY EASEMENT DATED NOVEMBER 28, 2016 AND RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017002816 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN WEST CORPORATION D/B/A CENTURY LINK QC, RELEASES ITS RIGHTS ACQUIRED BY THE ABOVE REFERENCED ORDINANCE AND RELEASE OF EASEMENT DATED SEPTEMBER 26, 2016 AND RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017002819 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN METROPOLITAN UTILITIES DISTRICT OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE.

ITEM 7
 INTENTIONALLY DELETED

ITEM 8
 INTENTIONALLY DELETED

ITEM 10
 ENCROACHING BUILDING HAS BEEN REMOVED.

ITEM 11
 ENCROACHING BUILDINGS HAVE BEEN REMOVED.

ITEM 13
 INTENTIONALLY DELETED

ITEM 15
 POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MAINTENANCE AGREEMENT AND EASEMENT RECORDED AS INSTRUMENT NO. 2017069331.



thompson, dreesen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
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 td2co.com

ALTA/NSPS LAND TITLE SURVEY

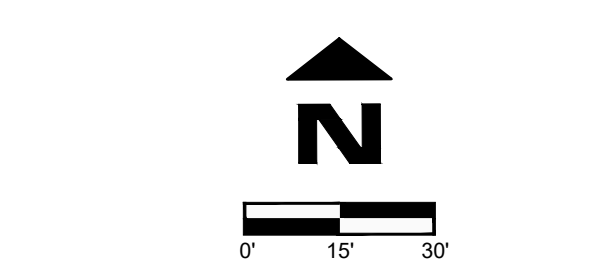
1020 NICHOLAS STREET
 1010 FLORENCE BLVD.
 1005 NORTH 20th STREET
 1019 FLORENCE BLVD.
 1119 NORTH 20th STREET

Client Name

THE VECINO GROUP

Description

PART OF BLOCKS 183 1/2, 195 1/2 AND 196 1/2, CITY OF OMAHA, AND PART OF LOTS 12, BLOCK 6, HORBACH'S SECOND ADDITION, DOUGLAS COUNTY, NEBRASKA.



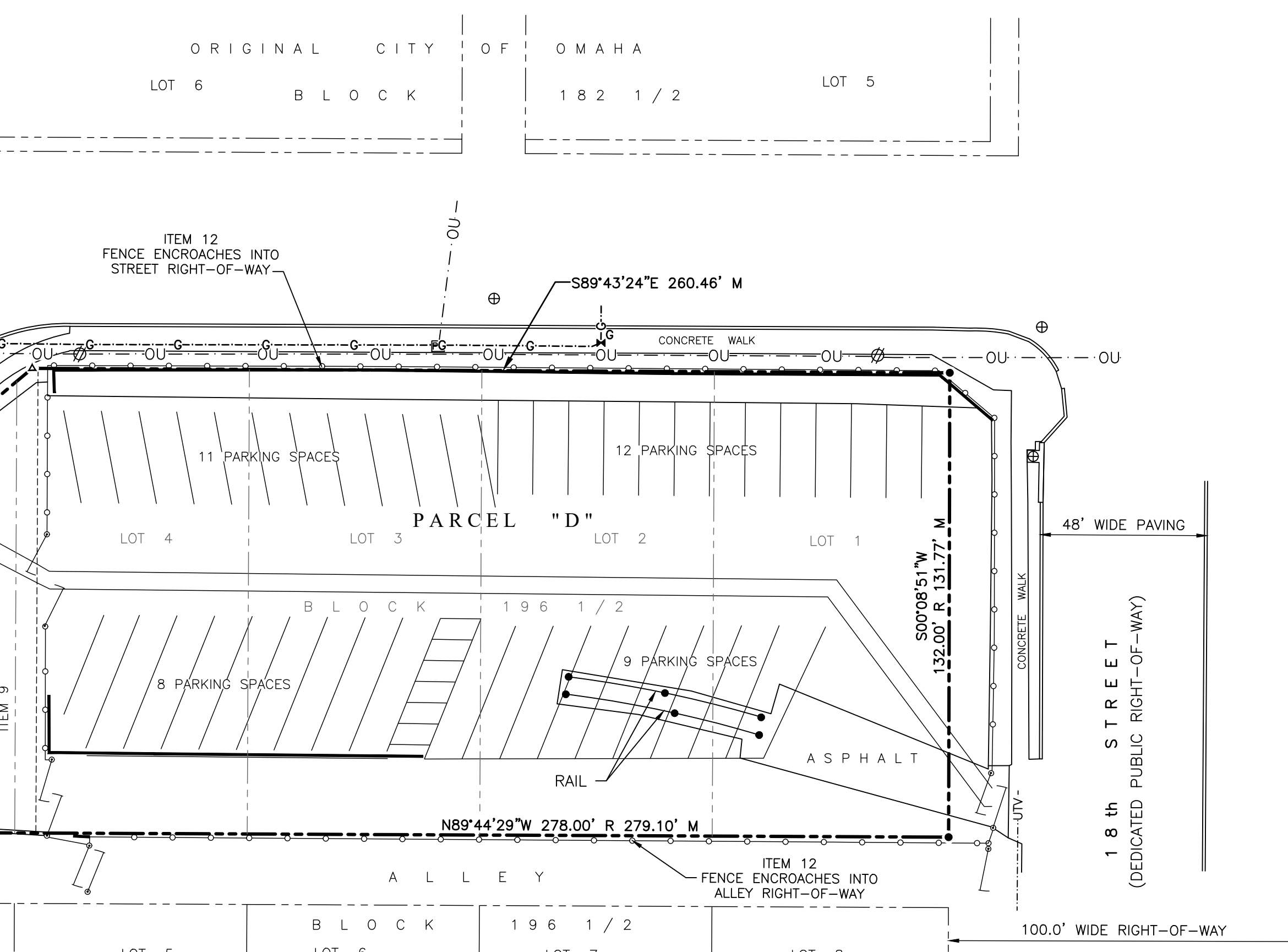
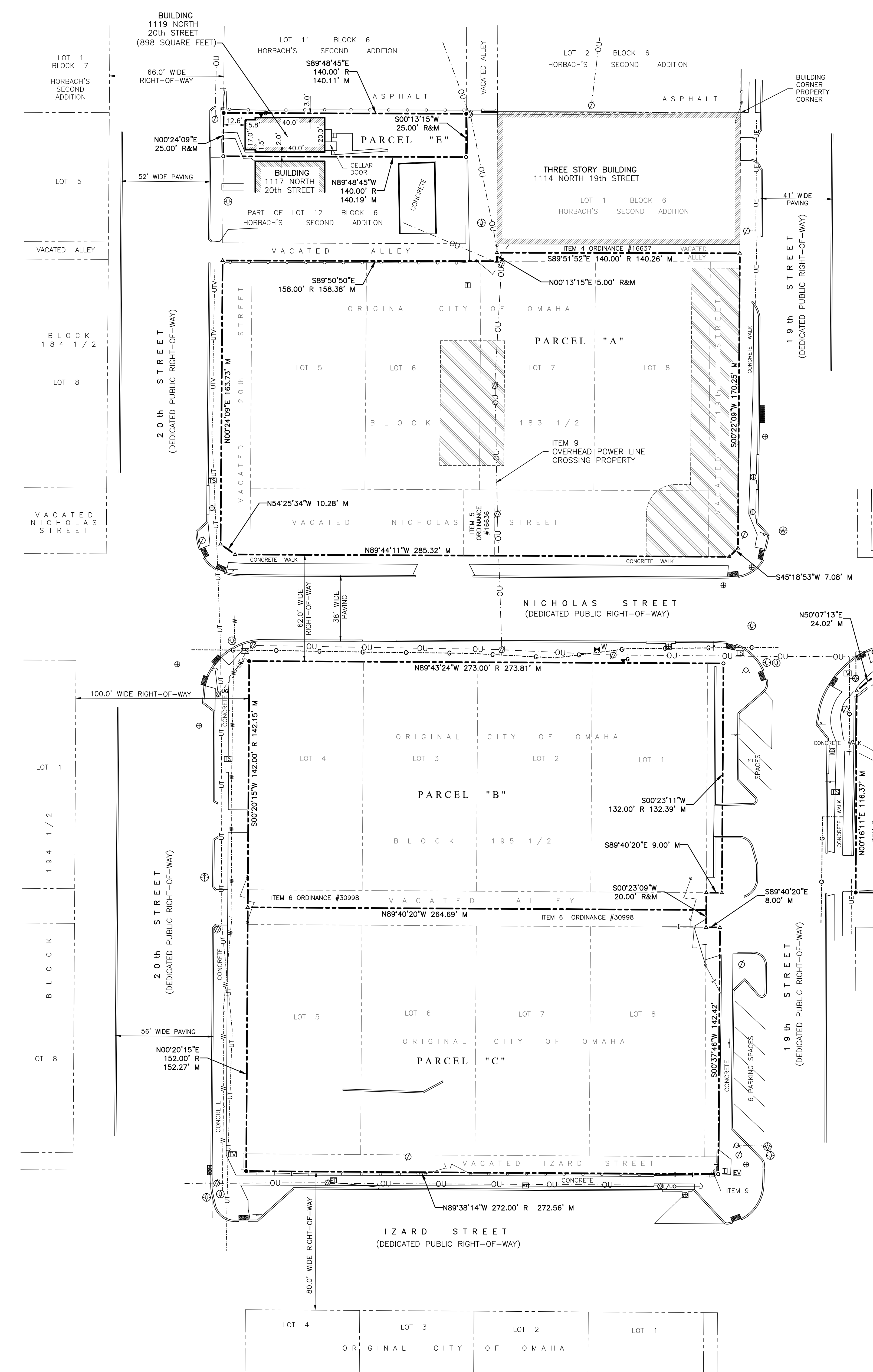
Revision Dates

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Job No.: 1155-16-3(ALrev)
 Drawn By: RJR
 Reviewed By: JDW
 Date: NOV. 9, 2017
 Book: 16/17
 Pages: 64-72

Sheet Title

Sheet Number



LEGEND

- PROPERTY CORNER FOUND
- PROPERTY CORNER SET (5/8" REBAR W/CAP #475)
- COMPUTED LOCATION OF CORNER NOT SET IN THE FIELD
- R RECORD DISTANCE
- M MEASURED DISTANCE
- OPEN TOP PIPE
- SIGNAL POLE
- POWER POLE
- POWER POLE WITH LIGHT AND UNDERGROUND DROP
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- SIGN
- ELECTRICAL VAULT
- TRAFFIC SIGNAL CONTROL BOX
- SEWER MANHOLE
- UTILITY VAULT
- ELECTRIC METER
- UTILITY MANHOLE
- WATER MANHOLE
- FIRE HYDRANT
- PIV
- POST INDICATOR VALVE
- WATER VALVE
- GAS VALVE
- CURB INLET
- GRATE INLET
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRICAL LINE
- UNDERGROUND TELEPHONE LINE
- CHAIN LINK FENCE
- IRON FENCE
- GATE
- RETAINING WALL
- SANITARY SEWER CLEANOUT
- TRUNCATED DOME PAD

