

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 NORTH 38 FEET OF VACATED NICHOLAS ADJOINING ON THE SOUTH, THE EAST 17 FEET OF VACATED 20TH STREET ADJOINING ON THE WEST, THE WEST 17 FEET OF VACATED 19TH STREET ADJOINING 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.
 AND EXCEPT THAT PART THEREOF CONVEYED TO THE CITY OF OMAHA DESCRIBED AS FOLLOWS: BEGINNING 17.00 FEET WEST AND 38.00 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH A DISTANCE OF 5.94 FEET ALONG THE EXISTING EAST RIGHT-OF-WAY OF N 20TH STREET; THENCE SOUTHEASTERLY A DISTANCE OF 10.26 TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY OF NICHOLAS STREET; THENCE WEST A DISTANCE OF 8.40 FEET ALONG SAID EXISTING NORTH RIGHT-OF-WAY 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 ADJOINING 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 ADJOINING LOT 4 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:
 LOT 1, BLOCK 6, HORBACH'S SECOND ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE NORTH 1/2 OF VACATED ALLEY ADJOINING ON THE SOUTH.

PARCEL F:
 THE SOUTH 13 INCHES OF LOT 2, BLOCK 6, HORBACH'S SECOND ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJOINING ON THE WEST.

PARCEL G:
 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 UNIVERSITY LIVING, LLC, A MISSOURI LIMITED LIABILITY COMPANY,
 MICKLIN LUMBER COMPANY, INC., A NEBRASKA CORPORATION
 6/4/3 MICKLIN LUMBER COMPANY, A NEBRASKA CORPORATION
 6/4/3 MICKLIN LUMBER, CO.,
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND
 TITLECORE NATIONAL, LLC.

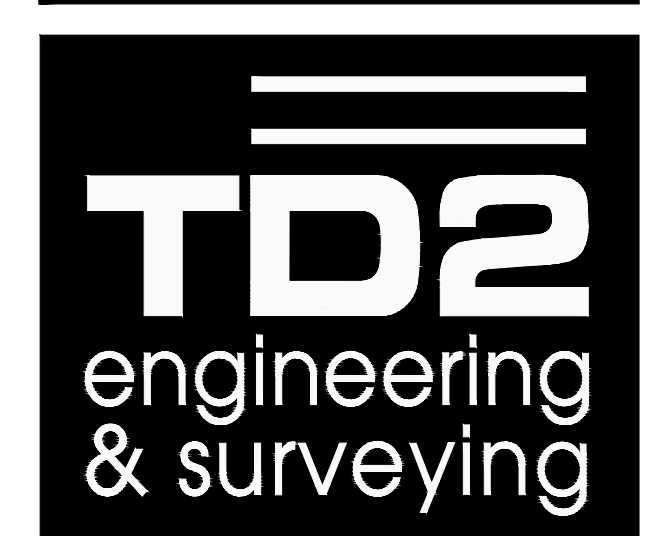
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/NSPS AND THE NEBRASKA BOARD OF SURVEYORS, ITEMS 1, 2, 3, 4, 5(B), 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 12, 2016.



AUGUST 12, 2016
 DATE
 REVISED 01/25/2017
 JAMES D. WARNER
 NEBRASKA RLS #308

NOTES

- FLOOD ZONE CLASSIFICATION:**
 THE SURVEYED PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 310550239H 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 11,238 SQUARE FEET OR 0.258 ACRES MORE OR LESS. PARCEL "F" CONTAINS 161 SQUARE FEET OR 0.004 ACRES MORE OR LESS. PARCEL "G" CONTAINS 3,504 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 BUILDINGS SQUARE FOOTAGE WERE CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT GROUND LEVEL.
- PARKING COUNT:**
 THERE ARE 42 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 REPRESENTATIVES THAT RECORDED 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 17635C-16, REVISION NUMBER 2, EFFECTIVE DATE JANUARY 23, 2017 AT 08:00 AM.
 ITEM 7
 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 8
 EASEMENTS RESERVED BY ORDINANCE NO. 16636 RECORDED IN BOOK 255 AT PAGE 375 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, RELEASES 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 AND AMENDED ORDINANCE AND 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 9
 INTENTIONALLY OMITTED
 ITEM 10
 INTENTIONALLY OMITTED
 ITEM 11
 EASEMENTS RESERVED BY ORDINANCE NO. 30988 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 QWEST CORPORATION D/B/A CENTURY LINK, CC, RELEASES ITS RIGHTS ACQUIRED BY THE ABOVE REFERENCED ORDINANCE AND RELEASE OF EASEMENT DATED NOVEMBER 28, 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 12
 INTENTIONALLY OMITTED
 ITEMS 13 & 14
 EASEMENTS RESERVED BY ORDINANCE NO. 19337 VACATING ALLEY RECORDED IN BOOK 324 AT PAGE 174 AND RELEASE OF EASEMENT DATED SEPTEMBER 26, 2016 AND RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017002818 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN METROPOLITAN UTILITIES DISTRICT OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE AND RELEASE OF EASEMENT DATED JANUARY 23, 2017 AND RECORDED JANUARY 25, 2017 AS INSTRUMENT NO. 2017006275 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN METROPOLITAN UTILITIES DISTRICT OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE AND RELEASE OF EASEMENT DATED SEPTEMBER 26, 2016 AND RECORDED JANUARY 11, 2017 AS INSTRUMENT NO. 2017002817 OF THE RECORDS OF DOUGLAS COUNTY, NEBRASKA, WHEREIN METROPOLITAN UTILITIES DISTRICT OF OMAHA RELEASES ITS RIGHTS RESERVED BY THE ABOVE REFERENCED ORDINANCE.



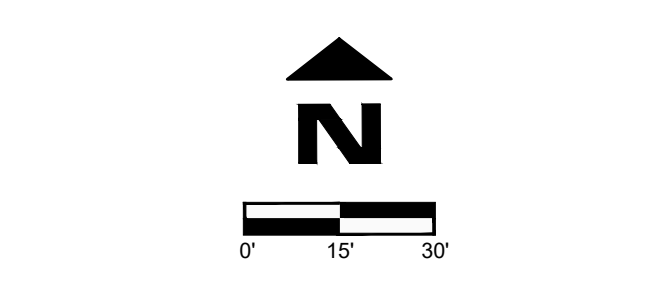
thompson, dreesen & dornier, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

ALTA/NSPS LAND TITLE SURVEY

1020 NORTH 19th STREET

Client Name
MICKLIN LUMBER COMPANY, INC.

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



Revision Dates

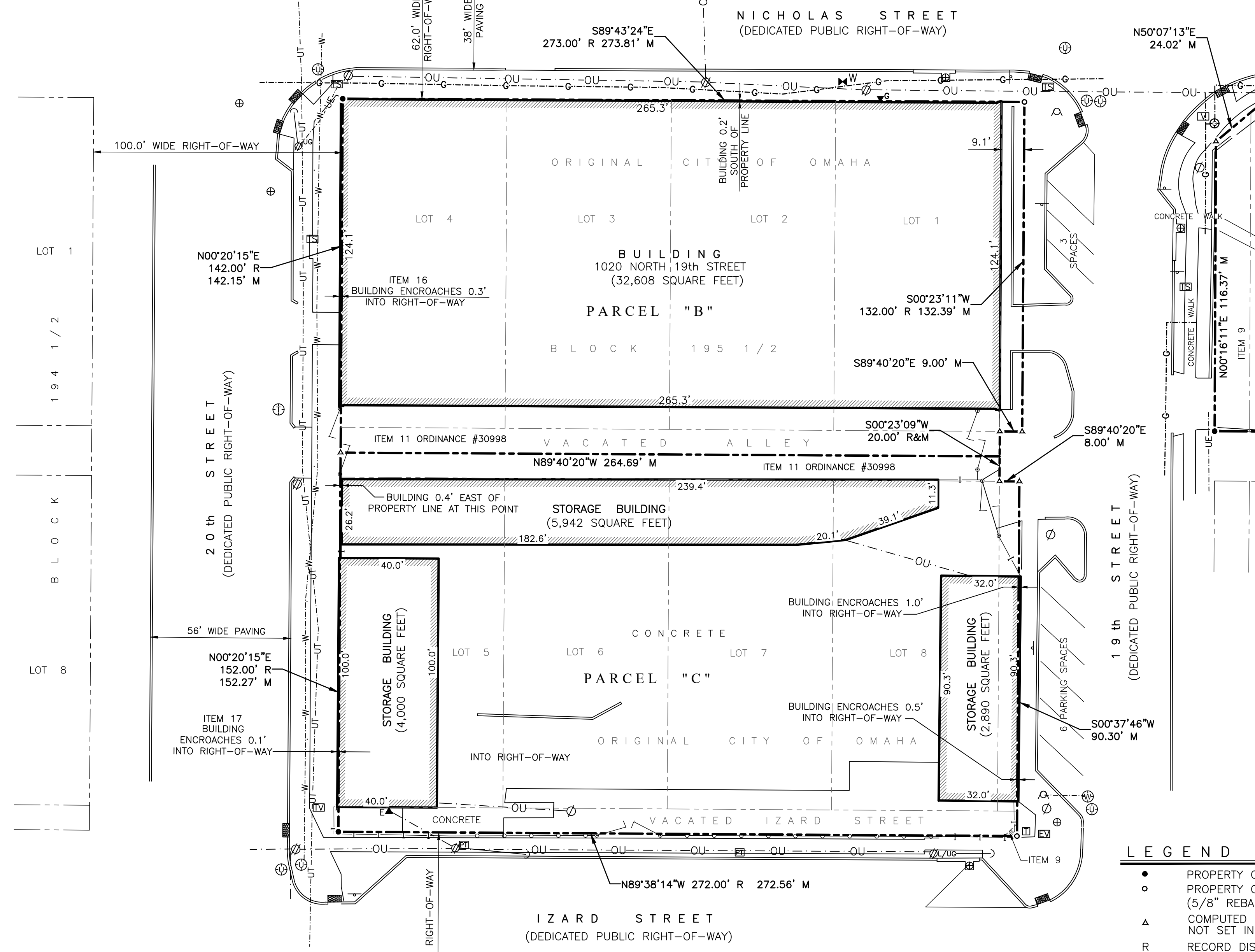
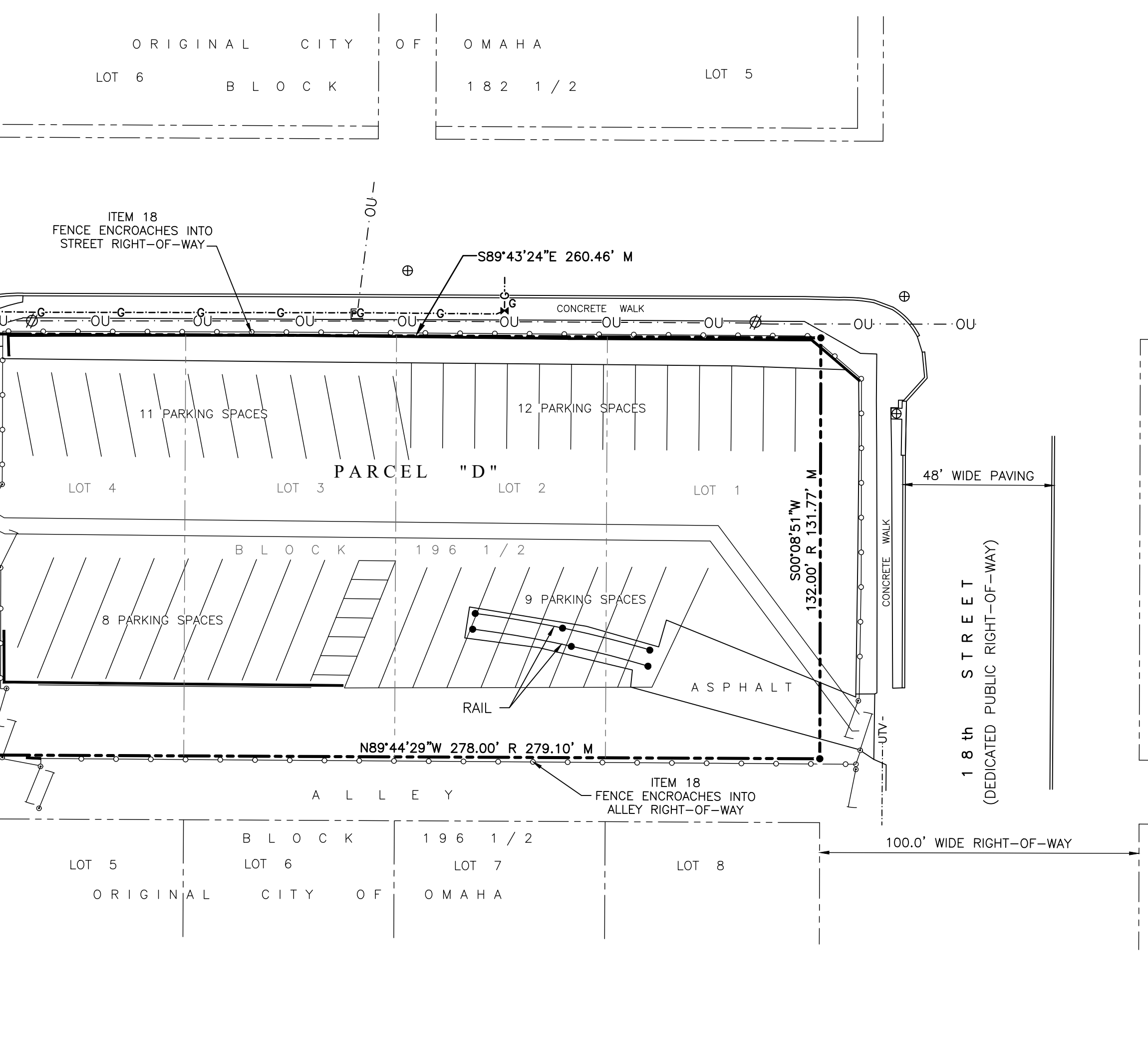
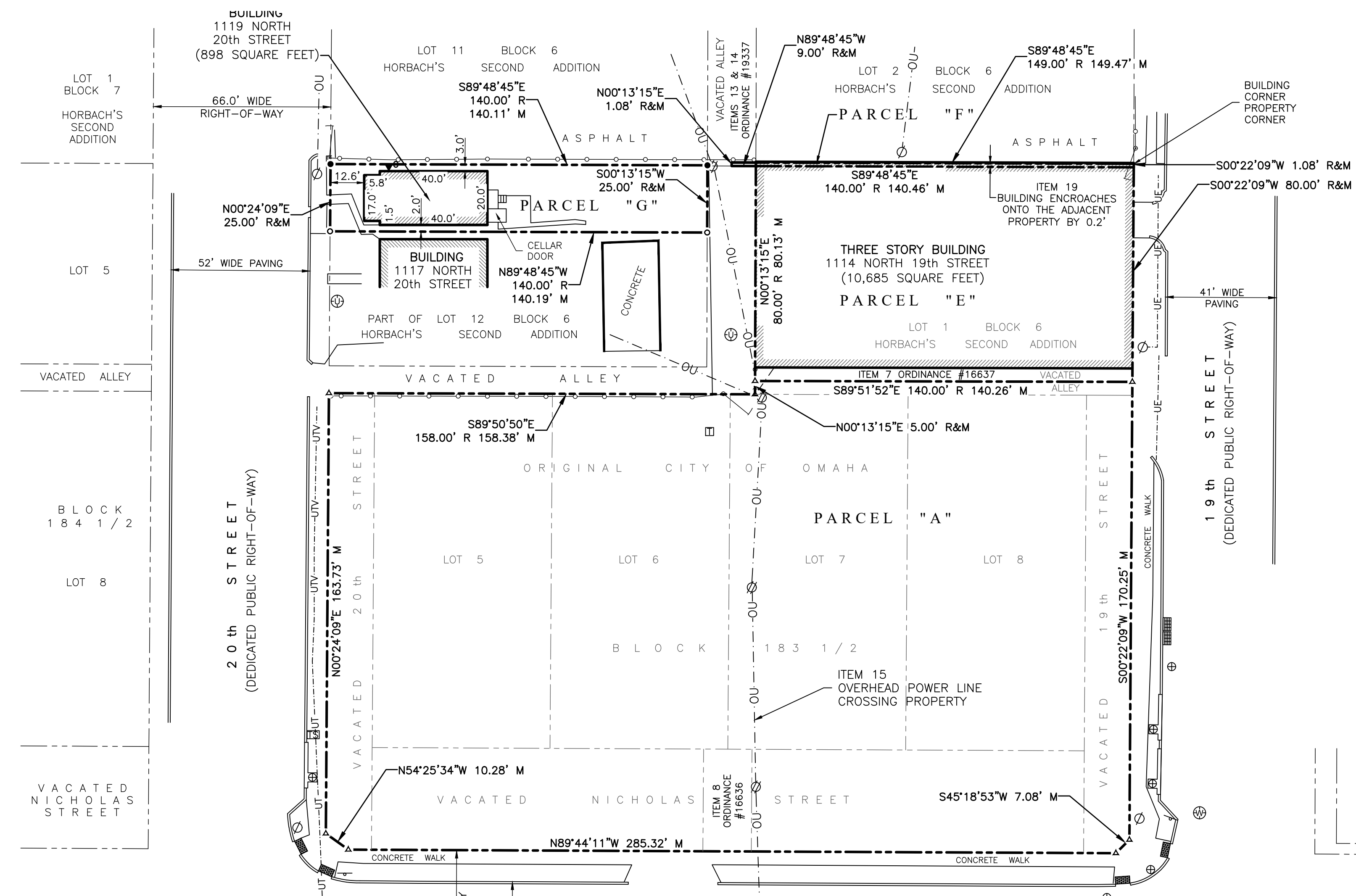
No.	Description	MM-DD-YY
01	UPDATED COMMITMENT	01/25/2017
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Job No.: 1155-16-3(AL)
 Drawn By: RJR
 Reviewed By: JDW
 Date: AUGUST 12, 2016
 Book: 16/17
 Pages: 64-72

Sheet Title

Sheet Number

SHEET 1 OF 1



LEGEND

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

