

STATE OF Nebraska
COUNTY OF Douglas

File No. TC1313PR

TITLE CERTIFICATE

UNREVELOPED
LAND
BETWEEN
SKYLINE WOODS
&
THE PRAIRIES

EFFECTIVE DATE: March 9, 2015, at 8:00 AM

The undersigned, a Registered Nebraska Abstracter, operating under the Certificate of Authority granted it by the Abstracters Board of Examiners, presents this Title Certificate, hereafter "Certificate", relative only to the following described real estate in the County referenced, hereafter "property":

Please see attached Exhibit A

ADDRESS: , Omaha, NE

This Certificate is a contract between TitleCore National, LLC as an Abstracter and PANSING HOGAN ERNST & BACHMAN LLP. The consideration for this contract is the information set forth below and furnished by the Abstracter together with the fee charged by the undersigned for the service performed by the Abstracter. The scope of this contract is outlined as follows:

- (a) This Certificate is not an abstract of title, nor a complete chain of title search, nor an attorney's Title Opinion, nor is it a title insurance policy or title insurance binder.
 - (b) This Certificate does provide limited title facts relative to the property only as specifically set out in the following numbered paragraphs. Each numbered paragraph identifies the particular information provided in this certificate.
 - (c) This Certificate reports limited information of record to the effective date above.
- 1.) The Grantee(s) in the last deed of record:
- Lanoha Real Estate Company, Inc., a Nebraska corporation, by virtue of the Warranty Deed dated July 15, 2014 and recorded July 17, 2014 as Instrument No. 2014054806, Records of Douglas County, Nebraska**
- 2.) Unreleased mortgages and liens of record:
- None**
- 3.) Financing Statements filed in the County Register of Deeds or Recorder's Office and indexed against the property:
- None**
- 4.) Judgments and pending law suits in District Court:
- (a) Judgments of record in the County District Court filed on the property, or indexed against the Grantee(s):

None

(b) Pending Law Suits of record in the County District Court on the property, or indexed against the Grantee(s):

Complaint (Equity) entered December 5, 2014 into the District Court of Douglas County, Nebraska, Case No. CI 14-9670, entitled: Lanoha Real Estate Company, Inc., Plaintiff, vs. Windstream Nebraska, Inc., Defendant, wherein said Plaintiff prays for judgment in an amount to be determined, permanent injunctive relief, attorney fees, costs and other further relief.

5.) Tax Liens, State and Federal:

(a) Unreleased state tax liens of record filed against the Grantee(s):

None

(b) Unreleased federal tax liens of record filed against the Grantee(s):

None

6.) Other Liens of Record: Liens of record in the office of the Register of Deeds or Recorder and indexed against the property, (other than those liens previously set forth):

None

7.) Guardianships, Estates, and Conservatorships filed in the County Court and indexed against the Grantee(s):

None

8.) Easements, Covenants and Restrictions of Record:

Not searched or certified to herein.

9.) Real Estate Taxes and Special Assessments: Unpaid real estate taxes and unpaid special assessments certified for collection in the tax offices of Douglas County and indexed against the property:

General taxes assessed under Tax Key No. 1021 0006 01 for 2014 due and payable in 2015, levied in the amount of \$5,271.24, all unpaid; first installment is due and becomes delinquent April 1, 2015 second installment is due and becomes delinquent August 1, 2015.

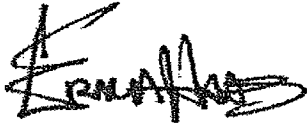
Special Assessments: None

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 County Assessor's Office should be contacted for further information regarding same.

This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Nebraska, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the District of Nebraska and Register of Deeds, that may affect the title or Grantee(s), within the defined scope and parameters of this Title Certificate.

Issued: April 23, 2015

TitleCore National, LLC

A handwritten signature in black ink, appearing to be 'K. R. ...' with a stylized flourish at the end.

Registered Abstracter
Under Certificate of Authority No. 662

EXHIBIT A

A TRACT OF LAND BEING PART OF THE SE ¼ AND NE ¼ OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 10 EAST, OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SE ¼ OF SECTION 26, THENCE NORTHERLY ON THE WEST LINE OF SAID SE ¼ OF SECTION 26 ON AN ASSUMED BEARING OF N02°02'32"W, 892.38 FEET; THENCE N87°57'28"E, 33.05 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SKYLINE DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF SKYLINE DRIVE, N02°02'51"W, 975.38 FEET TO A POINT ON THE SOUTHERLY LINE OF OUTLOT F, THE PRAIRIES, A PLATTED AND RECORDED SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA; THENCE ON SAID SOUTHERLY LINE, N87°57'09"E, 71.94 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE OF OUTLOT F, N43°09'38"E, 102.84 FEET; THENCE CONTINUING ON SAID SOUTHERLY LINE OF OUTLOT F, N87°57'28"E, 74.81 FEET TO POINT OF CURVATURE; THENCE CONTINUING ON SAID SOUTHERLY LINE OF OUTLOT F, AND ON A 755.00 RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 204.26 FEET (LONG CHORD BEARS N80°12'27"E, 203.63 FEET); THENCE CONTINUING ON SAID SOUTHERLY LINE OF OUTLOT F, N72°27'25"E, 166.40 FEET TO A POINT ON THE EASTERLY LINE OF SAID OUTLOT F, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ON SAID WESTERLY LINE OF OUTLOT F, AND ON A 220.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 38.17 FEET (LONG CHORD BEARS N08°29'00"W, 38.12 FEET), SAID POINT ALSO BEING ON THE NORTHERLY LINE OF OUTLOT G, SAID PRAIRIES; THENCE ON SAID NORTHERLY LINE OF OUTLOT G, N76°26'17"E, 210.29 FEET TO THE NORTHWEST CORNER OF LOT 134, SAID PRAIRIES; THENCE ON THE WESTERLY AND SOUTHERLY LINES ON LOTS 134 THROUGH 123, SAID PRAIRIES, FOR THE FOLLOWING 12 COURSES; 1) S14°55'24"E, 107.31 FEET, 2) S21°43'50"E, 80.79 FEET; 3) S32°12'22"E, 76.02 FEET; 4) S48°11'44"E, 87.08 FEET; 5) S64°11'07"E, 87.08 FEET; 6) S80°10'29"E, 87.08 FEET; 7) N83°50'09"E, 87.08 FEET; 8) N67°50'47"E, 87.08 FEET; 9) N51°51'24"E, 87.08 FEET; 10) N35°52'02"E, 87.08 FEET; 11) N19°52'40"E, 87.08 FEET; 12) N03°53'18"E, 43.54 FEET TO THE NORTHEAST CORNER OF LOT 123, SAID PRAIRIES; THENCE ON THE NORTH LINE OF SAID LOT 123, N86°06'42"W, 55.00 FEET TO A POINT ON THE EASTERLY LINE OF OUTLOT I, SAID PRAIRIES, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ON SAID EASTERLY LINE OF OUTLOT I, AND ON A 255.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 148.90 FEET (LONG CHORD BEARS N12°50'23"W, 146.79 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ON SAID EASTERLY LINE OF OUTLOT I, AND ON 545.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 137.23 FEET (LONG CHORD BEARS N36°46'52"W, 136.86 FEET) TO A POINT ON THE NORTHEASTERLY LINE OF SAID OUTLOT I, THE PRAIRIES, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE; THENCE ON SAID NORTHEASTERY LINE OF OUTLOT I, AND ON A 410.88 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 127.87 FEET (LONG CHORD BEARS N18°48'11"E, 127.35 FEET); THENCE CONTINUING ON SAID NORTHEASTERY LINE OF OUTLOT I, N09°53'16"E, 22.70 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ON SAID NORTHEASTERY LINE OF OUTLOT I, AND ON A 440.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 545.93 FEET (LONG CHORD BEARS N45°25'57"E, 511.58 FEET) TO THE SOUTHEASTERLY CORNER OF SAID OUTLOT I; THENCE N84°53'26"E, 60.06 FEET TO THE SOUTHWESTERLY CORNER OF OUTLOT J, SAID PRAIRIES, SAID POINT ALSO BEING A POINT OF CURVATURE; THENCE ON THE SOUTHERLY LNE OF SAID OUTLOT J, AND ON A 440.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 79.22 FEET (LONG CHORD BEARS S86°02'18"E, 79.11 FEET); THENCE CONTINUING ON SAID SOUTHERLY LNE OF OUTLOT J, N87°47'43"E, 202.67 FEET; THENCE S01°51'00"W, 452.25 FEET; THENCE S05°07'37"E, 219.94 FEET; THENCE S32°35'10"W, 170.76 FEET; THENCE N84°30'04"W, 359.96 FEET; THENCE S57°49'06"W, 85.03 FEET; THENCE S24°43'41"W, 322.76 FEET; THENCE S19°05'52"W, 180.10 FEET; THENCE S12°20'33"W, 299.74 FEET; THENCE S16°05'30"W, 209.86 FEET; THENCE S51°50'13"W, 329.52 FEET; THENCE N79°09'14"W, 219.86 FEET; THENCE N87°39'50"W, 299.76 FEET; THENCE N83°43'46"W, 239.90 FEET; THENCE N85°30'23"W, 526.48 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 2680991.76 SQ. FT. OR 61.547 ACRES MORE OF LESS.

DWG: F:\Projects\013-0460\LDVP\Exhibits\2014-07-03_sid south boundary_30460.dwg
 DATE: Jul 11, 2014 1:58pm
 USER: mbickford
 XREFS: 130460_BOUNDARY

PROJECT NO: 013-0460
DRAWN BY: MDB
DATE: 7/11/2014

S.I.D. BOUNDARY

2111 South 67th Street,
 Suite 200
 Omaha, NE 68106
 TEL 402.341.1116
 FAX 402.341.5895

EXHIBIT

A2