



TITLE INSURANCE COMPANY OF MINNESOTA

SCHEDULE A

File No. TA - 10528

Policy No. AZ 507415

Amount \$150,000.00

1. Policy Date July 12, 1984 at 8:00 A. M. o'clock. Premium: \$482.50

2. The Insured hereunder, in whom title to the fee simple estate is vested at the date hereof, is:

PARK MEADOW SALES, INC., a Nebraska Corporation.

3. The land referred to in this policy is situated in the County of Douglas
State of Nebraska and is described as follows:

Lots 1 through 24, inclusive, in TRANQUILITY VIEW,
a Subdivision as surveyed, platted and recorded, in
Douglas County, Nebraska.



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SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Mechanics', Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
3. Rights and claims of parties in possession.
4. The lien of general taxes due and payable December 31, 1984, and special assessments per Exhibit "A" attached, and all subsequent taxes or special assessments not yet certified to the Office of the County Treasurer at date hereof.
5. Easement granted for utilities by Plat and Dedication of Tranquility View filed Dec. 14, 1979, in Book 1640 at Page 473 of the Deed Records of Douglas County, Nebraska, on, over, through, under and across a five foot wide strip of land abutting all front and side boundary lot lines; an eight foot wide strip of land adjoining the rear boundary lines of all interior lots; and a sixteen foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said sixteen foot wide strip to be reduced to eight feet.
6. Mobil Oil Pipeline Easement, fifty feet in width, running North and South, the center line of which is 608.58 feet West of and mainly parallel to East property line of Lot 8 Park View Heights Replat, and being 33.3 feet in width along the rear property lines of Lots 18-24, inclusive, Tranquility View, as contained Modification Agreement filed Sept. 25, 1980, in Book 639 at Page 415 of the Miscellaneous Records of Douglas County, Nebraska; the original easement grant was recorded in Book 153 at Page 477; assigned to Williams Pipe Line Company by instrument filed Jan. 13, 1984, in Book 703 at Page 395 of the Miscellaneous Records of Douglas County, Nebraska.
7. Easement and Right of Way granted to MUD of Omaha by instrument dated Oct. 12, 1973, filed Feb. 7, 1974, in Book 532 at Page 373 of the Miscellaneous Records of Douglas County, Nebraska, together with the right of ingress and egress to and from the same, on, over, and through a strip of land lying in Lot 8 Park View Heights Replat which includes the front five feet of Lots 11 through 19, inclusive, Tranquility View.



EXHIBIT "A"

Special taxes recorded in the Office of the County Treasurer at date hereof, are as follows:

Lots 1, 2, 3, 6, 10, 18, 19, 21, 22, 23, and 24, each are assessed in the amount of \$3,236.00, with no installments paid, nine delinquent. Assessment levied August 14, 1979.

Lots 4, 5, and 12, each \$3,289.06, none paid.

Lots and 17, each \$4,243.93, none paid.

Lot 8, \$3,819.54, none paid.

Lots 9 and 10, each \$3,448.19, none paid.

Lot 11, \$4,774.42, none paid.

Lot 13, \$4,668.33, none paid.

Lot 14, \$5,039.74, none paid.

Lots 15 and 16, \$3,342.10, none paid.

SCHEDULE "B" CONTINUED

3. Easement granted for utilities by Plat and Dedication of Tranquility View filed Dec. 14, 1979 in Book 1640 at Page 473 of the Deed Records of Douglas County, Nebraska, on, over, through, under and across a 5' wide strip of land abutting all front and side boundary lot lines; an 8' wide strip of land adjoining the rear boundary lines of all interior lots; and a 16' wide strip of land adjoining the rear boundary lines of all exterior lots, with a provision for said 16' wide strip to be reduced to 8 feet. (Tract 3)
4. Mobil Oil Pipeline Easement, 50 feet in width, running North and South, the center line of which is 608.58 feet West of and mainly parallel to East property line of Lot 8 Park View Heights Replat, and being 33.3 feet in width along the rear property lines of Lots 18-24, inclusive, Tranquility View, as contained Modification Agreement filed Sept. 25, 1980 in Book 639 at Page 415 of the Misc. Records of Douglas County, Nebraska; the original easement grant was recorded in Book 153, Page 477; assigned to Williams Pipe Line Company by instrument filed Jan. 13, 1984 in Book 703 at Page 395 of the Misc. Records of Douglas County, Nebraska. (Copy of former attached.)
5. Permanent Drainage Easement lying East of sewer easement, 65 feet in width, as contained in instrument filed Nov. 12, 1982 in Book 679 at Page 665 of the Misc. Records of Douglas County, Nebraska. (Copy attached.)
6. Easement granted for utilities by Plat and Dedication of Park View Heights Replat filed Apr. 3, 1974 in Book 1499 at Page 298 of the Deed Records of Douglas County, Nebraska on, under, through, over and across a 5' wide strip of land adjoining all side boundary lot lines; an 8' wide strip of land adjoining the rear boundary lines of all interior lots; and a 16' wide strip of land adjoining the rear boundary lines of all exterior lots, with termination clause as to side lot easement and a provision for reducing said 16' easement to 8 feet.
7. Easement granted for utilities by Plat and Dedication of Park View Heights filed Mar. 3, 1970 in Book 1405 at Page 394 of the Deed Records of Douglas County, Nebraska, over, upon or under a 5-foot strip of land adjoining the rear and side boundary lines of said lots, except the East line of Lot 7, where said easement is for a 10 foot strip, with termination clause as to side line easement. (See Note at item No. 6 above).
8. Picture Plat filed Apr. 3, 1974 in Book 1499 at Page 298 of the Deed Records of Douglas County, Nebraska, reveals a sewer and utilities and drainage easement which crosses Lot 8 Park View Heights Replat.
9. Easement and Right of Way granted to MUD of Omaha by instrument dated Oct. 12, 1973 filed Feb. 7, 1974 in Book 532 at Page 373 of the Miscellaneous Records of Douglas County, Nebraska, together with the right of ingress and egress to and from the same, on, over, and through a strip of land lying in Lot 8 Park View Heights Replat more particularly described on attached instrument. Correction filed Book 627, Page 591.
The front five feet of Lots 11 thru 19, inclusive, Tranquility View are also affected by the above described easement.
- NOTE: Easement granted to Northern Natural Gas Company by instrument dated June 8, 1962 filed June 25, 1962 in Book 382 at Page 369 and by instrument dated June 8, 1962 filed June 25, 1962 in Book 382 at Page 373 both of the Miscellaneous Records of Douglas County, Nebraska. Easement appears to run parallel with and adjacent to the South lot line of Lot 8 Park View Heights Replat.
10. Mortgage dated Dec. 20, 1982, filed Dec. 21, 1982 in Book 2538 at Page 6 of the Mortgage Records of Douglas County, Nebraska, executed by Commodore Properties, Inc., in favor of Citicorp Industrial Credit, Inc., securing the sum of \$1,500,000.00.