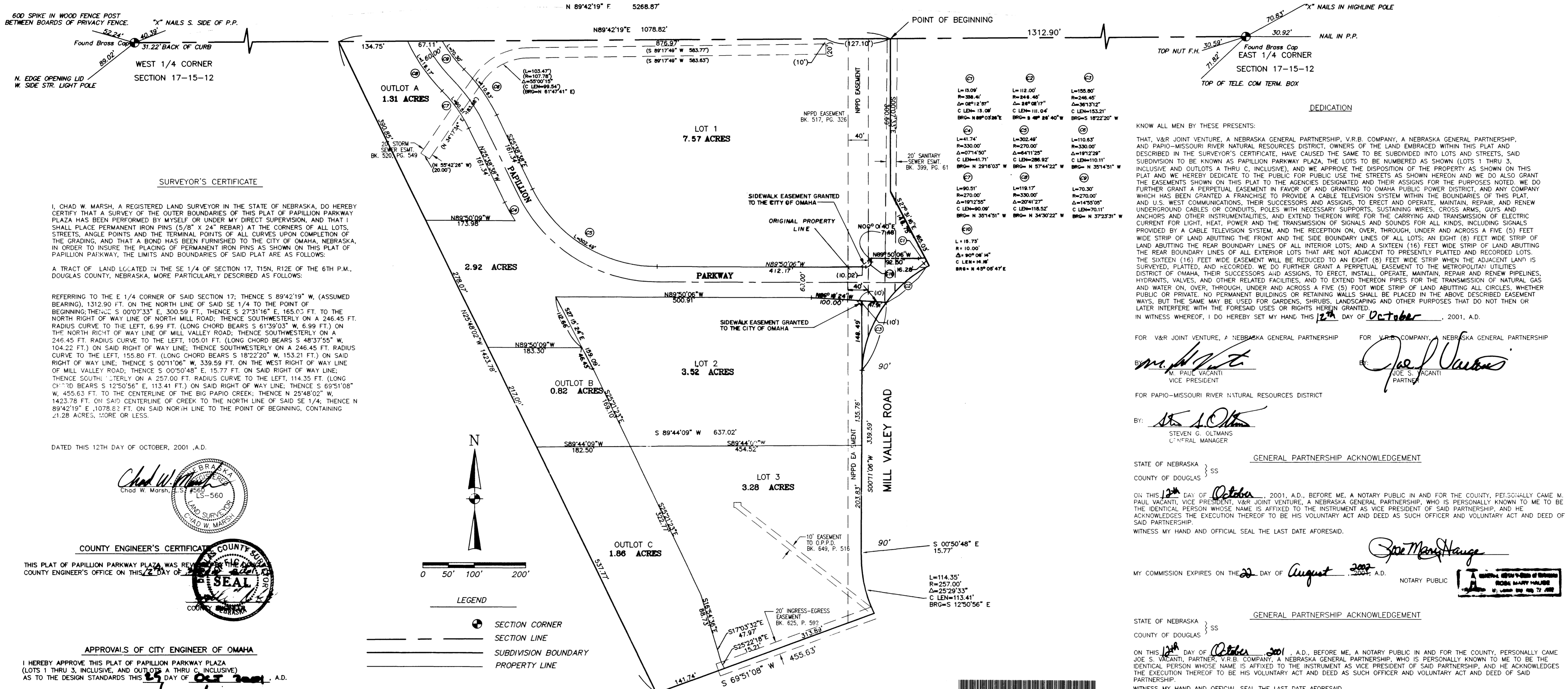


PAPILLION PARKWAY PLAZA

LOTS 1 THRU 3, INCLUSIVE, AND OUTLOTS A THRU C, INCLUSIVE,
PART OF THE SE 1/4
SECTION 17, T. 15 N., R. 12 E. OF THE 6TH P.M.
DOUGLAS COUNTY, NEBRASKA



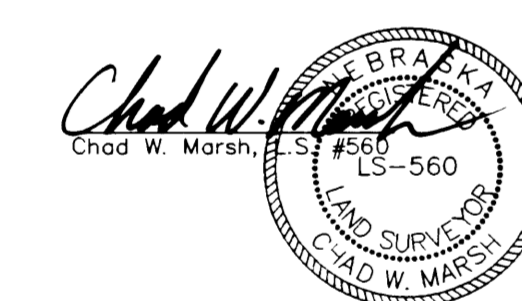
SURVEYOR'S CERTIFICATE

I, CHAD W. MARSH, A REGISTERED LAND SURVEYOR IN THE STATE OF NEBRASKA, DO HEREBY CERTIFY THAT A SURVEY OF THE OUTER BOUNDARIES OF THIS PLAT OF PAPILLION PARKWAY PLAZA HAS BEEN PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND THAT I SHALL PLACE PERMANENT IRON PINS (5/8" X 24" REBAR) AT THE CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND THE TERMINAL POINTS OF ALL CURVES UPON COMPLETION OF THE GRADING, AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF OMAHA, NEBRASKA, IN ORDER TO INSURE THE PLACING OF PERMANENT IRON PINS AS SHOWN ON THIS PLAT OF PAPILLION PARKWAY, THE LIMITS AND BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 17, T15N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

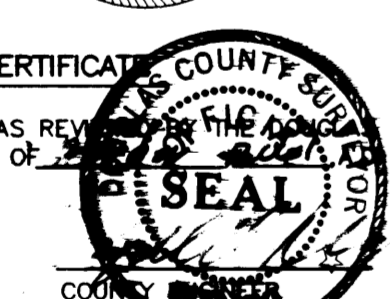
REFERRING TO THE E 1/4 CORNER OF SAID SECTION 17; THENCE S 89°42'19" W, (ASSUMED BEARING), 1312.90 FT. ON THE NORTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE S 00°07'33" E, 300.59 FT., THENCE S 27°31'16" E, 165.02 FT. TO THE NORTH RIGHT OF WAY LINE OF NORTH MILL ROAD; THENCE SOUTHWESTERLY ON A 246.45 FT. RADIUS CURVE TO THE LEFT, 6.99 FT. (LONG CHORD BEARS S 61°39'03" W, 6.99 FT.) ON THE NORTH RIGHT OF WAY LINE OF MILL VALLEY ROAD; THENCE SOUTHWESTERLY ON A 246.45 FT. RADIUS CURVE TO THE LEFT, 105.01 FT. (LONG CHORD BEARS S 48°37'55" W, 104.22 FT.) ON SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ON A 246.45 FT. RADIUS CURVE TO THE LEFT, 155.80 FT. (LONG CHORD BEARS S 18°22'20" W, 153.21 FT.) ON SAID RIGHT OF WAY LINE; THENCE S 00°11'06" W, 339.59 FT. ON THE WEST RIGHT OF WAY LINE OF MILL VALLEY ROAD; THENCE S 00°50'48" E, 15.77 FT. ON SAID RIGHT OF WAY LINE; THENCE SOUTHWESTERLY ON A 257.00 FT. RADIUS CURVE TO THE LEFT, 114.35 FT. (LONG CHORD BEARS S 12°50'56" E, 113.41 FT.) ON SAID RIGHT OF WAY LINE; THENCE S 69°51'08" W, 455.63 FT. TO THE CENTERLINE OF THE BIG PAPIO CREEK; THENCE N 25°48'02" W, 1423.78 FT. ON SAID CENTERLINE OF CREEK TO THE NORTH LINE OF SAID SE 1/4; THENCE N 89°42'19" E, 1078.82 FT. ON SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 21.28 ACRES, MORE OR LESS.

DATED THIS 12TH DAY OF OCTOBER, 2001, A.D.



COUNTY ENGINEER'S CERTIFICATE

THIS PLAT OF PAPILLION PARKWAY PLAZA WAS REVIEWED FOR THE CITY ENGINEER'S OFFICE ON THIS 22 DAY OF August, 2001, A.D.



APPROVALS OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE THIS PLAT OF PAPILLION PARKWAY PLAZA (LOTS 1 THRU 3, INCLUSIVE, AND OUTLOTS A THRU C, INCLUSIVE) AS TO THE DESIGN STANDARDS THIS 29 DAY OF April, 2002, A.D.

Chad W. Marsh
CITY ENGINEER

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR COMPLIANCE WITH CHAPTER 53 OF THE OMAHA MUNICIPAL CODE THIS 29 DAY OF April, 2002, A.D.

Jenny Viregge
CITY ENGINEER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATED THIS 25 DAY OF April, 2002, A.D.

Jenny Viregge
CITY ENGINEER

APPROVAL OF CITY PLANNING BOARD

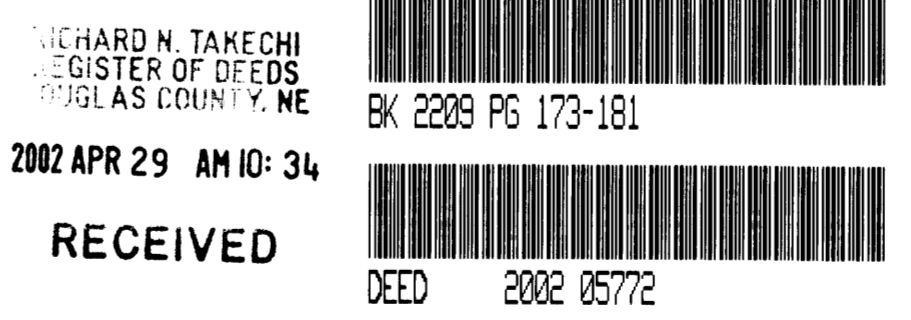
THIS PLAT OF PAPILLION PARKWAY PLAZA WAS APPROVED BY THE CITY PLANNING BOARD OF THE CITY OF OMAHA THIS 24 DAY OF February, 2001, A.D.

Michael J. Kelly
CHAIRMAN

OMAHA CITY COUNCIL ACCEPTANCE

THIS PLAT OF PAPILLION PARKWAY PLAZA WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF OMAHA ON THIS 24 DAY OF February, 2001, A.D.

Michael J. Kelly MAYOR
Paul S. ... CITY COUNCIL PRESIDENT



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, V&R JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, V.R.B. COMPANY, A NEBRASKA GENERAL PARTNERSHIP, AND PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, OWNERS OF THE LAND EMBRACED WITHIN THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, SAID SUBDIVISION TO BE KNOWN AS PAPILLION PARKWAY PLAZA, THE LOTS TO BE NUMBERED AS SHOWN (LOTS 1 THRU 3, INCLUSIVE AND OUTLOTS A THRU C, INCLUSIVE), AND WE APPROVE THE DISPOSITION OF THE PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS AS SHOWN HEREON AND WE DO ALSO GRANT THE EASEMENTS SHOWN ON THIS PLAT TO THE AGENCIES DESIGNATED AND THEIR ASSIGNS FOR THE PURPOSES NOTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT IN FAVOR OF AND GRANTING TO OMAHA PUBLIC POWER DISTRICT, AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM WITHIN THE BOUNDARIES OF THIS PLAT, AND U.S. WEST COMMUNICATIONS, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT AND OPERATE, MAINTAIN, REPAIR, AND RENEW UNDERGROUND CABLES OR CONDUITS, POLES WITH NECESSARY SUPPORTS, SUSTAINING WIRES, CROSS ARMS, GUYS AND ANCHORS AND OTHER INSTRUMENTALITIES, AND EXTEND THEREON WIRE FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND THE TRANSMISSION OF SIGNALS AND SOUNDS FOR ALL KINDS, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM, AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FEET WIDE STRIP OF LAND ABUTTING THE FRONT AND THE SIDE BOUNDARY LINES OF ALL LOTS; AN EIGHT (8) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FEET WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS THAT ARE NOT ADJACENT TO PRESENTLY PLATTED AND RECORDED LOTS. THE SIXTEEN (16) FEET WIDE EASEMENT WILL BE REDUCED TO AN EIGHT (8) FEET WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED, AND RECORDED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE METROPOLITAN UTILITIES DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVES, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF NATURAL GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE ABOVE DESCRIBED EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE FORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, I DO HEREBY SET MY HAND THIS 12th DAY OF October, 2001, A.D.

FOR V&R JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP
M. Paul Vacanti
M. PAUL VACANTI
VICE PRESIDENT

FOR PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
Steven G. Oltmans
STEVEN G. OLTMANS
GENERAL MANAGER

GENERAL PARTNERSHIP ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 12th DAY OF October, 2001, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME M. PAUL VACANTI, VICE PRESIDENT, V&R JOINT VENTURE, A NEBRASKA GENERAL PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE PRESIDENT OF SAID PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 22 DAY OF August, 2002, A.D.

Jose Mary Hange
NOTARY PUBLIC

GENERAL PARTNERSHIP ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 12th DAY OF October, 2001, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME STEVEN G. OLTMANS, GENERAL MANAGER, PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS VICE PRESIDENT OF SAID PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 22 DAY OF August, 2002, A.D.

Jose Mary Hange
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF NEBRASKA } SS
COUNTY OF DOUGLAS }

ON THIS 12th DAY OF October, 2001, A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COUNTY, PERSONALLY CAME STEVEN G. OLTMANS, GENERAL MANAGER, PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE INSTRUMENT AS GENERAL MANAGER OF SAID RESOURCE DISTRICT, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AS SUCH OFFICER AND VOLUNTARY ACT AND DEED OF SAID RESOURCE DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THE LAST DATE AFORESAID.

MY COMMISSION EXPIRES ON THE 22 DAY OF August, 2002, A.D.

Jose Mary Hange
NOTARY PUBLIC

PAPILLION PARKWAY PLAZA
(Lots 1-3, Outlots A-C)

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OCT-11-2001