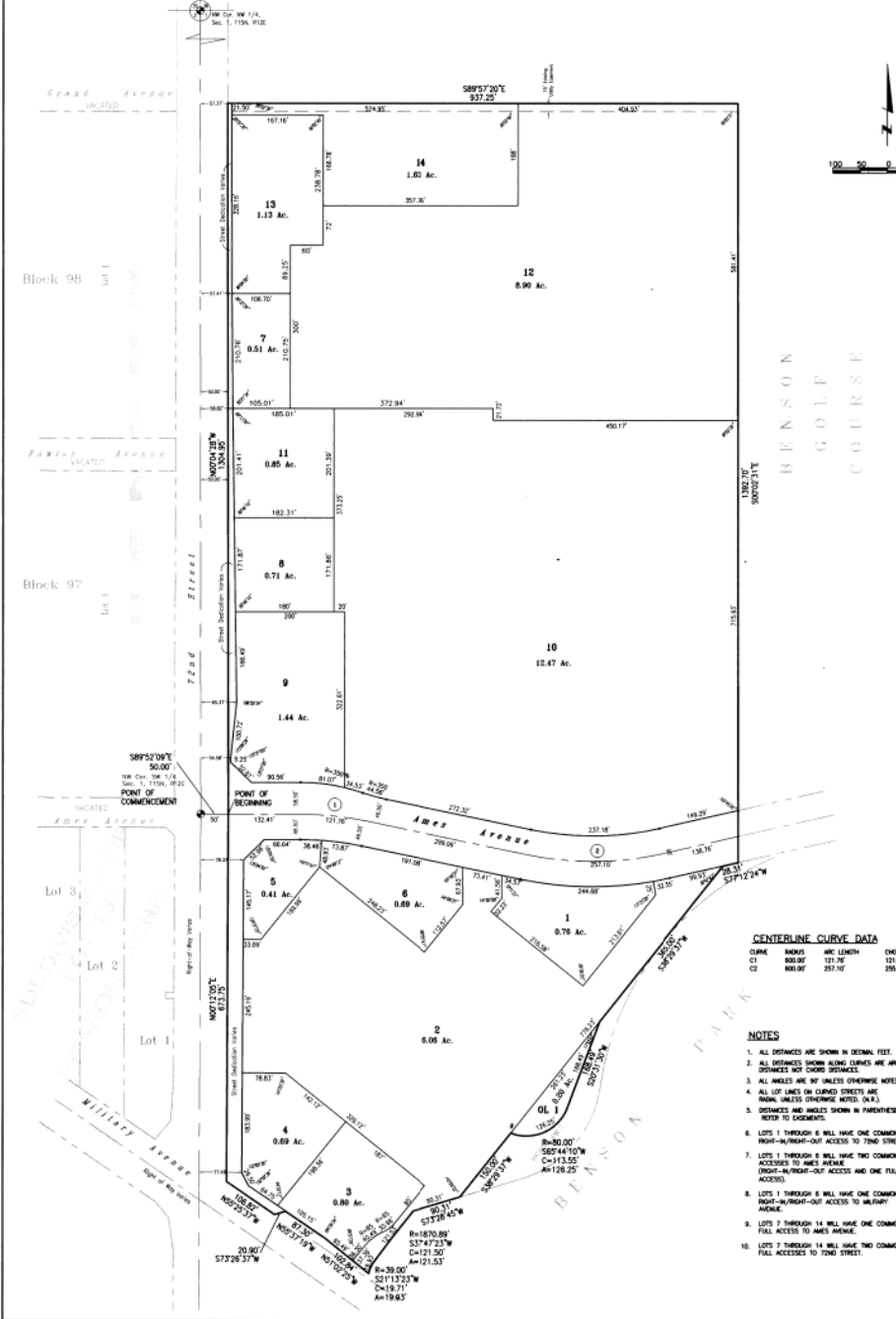


BENSON PARK PLAZA

Lots 1 through 14, inclusive, AND Outlot 1, being a replatting of part of Lot 2, BLOCK 88; AND Lot 2, BLOCK 89; AND Lot 2, BLOCK 90; AND Lot 2, EXCEPT that part taken for road right of way and Lot 1, BLOCK 92; AND Lots 2, 3 and 4, EXCEPT that part taken for road rights of way, and Lot 1, BLOCK 93; AND part of Lot 2, BLOCK 94; all in the ORIGINAL CITY OF BENSON, now a part of the City of Omaha, Nebraska, as surveyed, platted and recorded in Douglas County, Nebraska; AND ALSO Lots 1 and 2, BENSON REPLAT III, TOGETHER WITH Grand Avenue lying north of and abutting the aforesaid, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; TOGETHER WITH Vacated Grand Avenue, Fowler Avenue, Ames Avenue, Boyd Street and 70th Street abutting the aforesaid, the entire tract lying in the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 1, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska



CENTERLINE CURVE DATA

| CURVE | BEGINS | ENDS | ARC LENGTH | CHORD LENGTH | DETA ANGLE |
|-------|---------|---------|------------|--------------|------------|
| C1 | 802.87' | 131.76' | 121.52' | 256.14' | 117.73° |
| C2 | 800.87' | 257.70' | 256.14' | 243.96' | 117.73° |

NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON CURVED STREETS ARE RADIAL UNLESS OTHERWISE NOTED (N.A.).
5. DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO LOCATIONS.
6. LOTS 1 THROUGH 6 WILL HAVE ONE COMMON RIGHT-OF-WAY-OUT ACCESS TO 72ND STREET.
7. LOTS 1 THROUGH 8 WILL HAVE TWO COMMON ACCESSES TO AMES AVENUE.
8. LOTS 1 THROUGH 6 WILL HAVE ONE COMMON RIGHT-OF-WAY-OUT ACCESS TO MILBURY AVENUE.
9. LOTS 7 THROUGH 14 WILL HAVE ONE COMMON FULL ACCESS TO 72ND STREET.
10. LOTS 7 THROUGH 14 WILL HAVE TWO COMMON FULL ACCESSES TO 72ND STREET.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that I have made a boundary survey of the subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of all curves on the plan and that a true and correct copy of the same has been filed with the City of Omaha, Nebraska, in order to ensure that permanent monuments will be placed at all corners, angle points and ends of all curves on the site and streets in the subdivision to be known as BENSON PARK PLAZA, Lots 1 through 14, inclusive, AND Outlot 1, being a replatting of part of Lot 2, BLOCK 88; AND Lot 2, BLOCK 89; AND Lot 2, BLOCK 90; AND Lot 2, EXCEPT that part taken for road right of way and Lot 1, BLOCK 92; AND Lots 2, 3 and 4, EXCEPT that part taken for road rights of way, and Lot 1, BLOCK 93; AND part of Lot 2, BLOCK 94; all in the ORIGINAL CITY OF BENSON, now a part of the City of Omaha, Nebraska, as surveyed, platted and recorded in Douglas County, Nebraska; AND ALSO Lots 1 and 2, BENSON REPLAT III, TOGETHER WITH Grand Avenue lying north of and abutting the aforesaid, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska; TOGETHER WITH Vacated Grand Avenue, Fowler Avenue, Ames Avenue, Boyd Street and 70th Street abutting the aforesaid, the entire tract lying in the West Half of the Northwest Quarter and the West Half of the Southwest Quarter of Section 1, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Robert D. Probst, L.S. # 378

Date

REVISIONS

KNOW ALL MEN BY THESE PRESENTS That the NEWFORWARD INVESTMENTS COMPANY, L.L.C., a Delaware Limited Liability Company by FABULON REAL ESTATE SERVICES COMPANY, INC. a California corporation, its Managing Member and SELON DEVELOPMENT & MANAGEMENT COMPANY, a Delaware corporation, OWNER, of the land described within the Land Surveyor's Certificate and endorsed in the City of Omaha, Nebraska, and SELON DEVELOPMENT & MANAGEMENT COMPANY, a Delaware corporation, OWNER, of the land described within the Land Surveyor's Certificate, HEREBY PETITION the City Council of Omaha, Nebraska, to vacate all existing streets and other within the boundaries of this plan of BENSON PARK PLAZA.

Notarized Investment Company, L.L.C. a Delaware Limited Liability Company
 By: Forston Real Estate Services Company, Inc. a California Corporation, its Managing Member
 Stephen L. Lamont, President

Selon Development & Management Company a Kansas Corporation
 Stanley C. Sherman, Vice-President

DECLARATION

KNOW ALL MEN BY THESE PRESENTS That the NEWFORWARD INVESTMENTS COMPANY, L.L.C., a Delaware Limited Liability Company by FABULON REAL ESTATE SERVICES COMPANY, INC. a California corporation, its Managing Member and SELON DEVELOPMENT & MANAGEMENT COMPANY, a Delaware corporation, OWNER, of the land described within the Land Surveyor's Certificate, HEREBY PETITION the City Council of Omaha, Nebraska, to vacate all existing streets and other within the boundaries of this plan of BENSON PARK PLAZA.

Notarized Investment Company, L.L.C. a Delaware Limited Liability Company
 By: Forston Real Estate Services Company, Inc. a California Corporation, its Managing Member
 Stephen L. Lamont, President

Selon Development & Management Company a Kansas Corporation
 Stanley C. Sherman, Vice-President

ACKNOWLEDGMENT OF SIGNATURES

State of California }
 County of Douglas } SS
 On this 17th day of December, 2000 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Stephen L. Lamont, who is personally known to me to be the identical person whose name is affixed to the above instrument as President of Forston Real Estate Services Company, Inc., a California Corporation, Managing Member of Notarized Investment Company, L.L.C., a Delaware Limited Liability Company, and he did acknowledge his execution of the foregoing instrument and petition to be his voluntary act and deed as each Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal this last aforesaid.

Notary Public: [Signature]

State of Nebraska }
 County of Douglas } SS
 On this 17th day of December, 2000 A.D., before me, a Notary Public, duly commissioned and qualified for said County, appeared Stanley C. Sherman, who is personally known to me to be the identical person whose name is affixed to the above instrument as Vice-President of Selon Development & Management Company, a Kansas Corporation, OWNER, and he did acknowledge his execution of the foregoing instrument and petition to be his voluntary act and deed as each Officer and the voluntary act and deed of said Corporation.

Witness my hand and official seal this last aforesaid.

Notary Public: [Signature]

COUNTY ENGINEER'S CERTIFICATE

This plan of BENSON PARK PLAZA was reviewed by the Douglas County Engineer's Office.

[Signature]
 Douglas County Engineer

COUNTY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I had no special laws that do not apply to the property described in the Land Surveyor's Certificate and endorsed in this plan, as shown by the records of this office.

[Signature]
 Douglas County Treasurer

APPROVAL OF CITY ENGINEER OF DESIGN

I HEREBY APPROVE this plan of BENSON PARK PLAZA (Lots 1 through 14, inclusive and Outlot 1) as to the design standards this day of December, 2000.

[Signature]
 City Engineer

APPROVAL OF CITY PLANNING BOARD

I HEREBY CERTIFY that adequate provisions have been made for the County of Douglas Chapter 53 of the Omaha Municipal Code.

[Signature]
 City Engineer

APPROVAL OF CITY PLANNING BOARD

This plan of BENSON PARK PLAZA was approved by the CITY PLANNING BOARD, this _____ day of _____, 2000.

Chairman, CITY PLANNING BOARD

APPROVAL OF OMAHA CITY COUNCIL

This plan of BENSON PARK PLAZA was approved and accepted by the City Council of Omaha, Nebraska, this _____ day of _____, 2000.

President Mayor

drawn by: [Signature]
 designed by: RDP
 reviewed by: TAD
 revisions: 01-24-2000 TAD

path\\fsmname: 88013.011301
 references: as above

lamp, rynearson & associates, inc.
 a professional corporation
 1470 west dodge road, suite 400
 omaha, nebraska 68104-2028
 phone: 402.498.2488
 fax: 402.498.2780

BENSON PARK PLAZA
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT