

FLOOD ZONE
BR 500D has location and specific ratings only. THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" (NOT A SPECIAL FLOOD HAZARD ZONING). SEE COMMENT NO. 312723, SHEET 0189 OF SHEET 2-18-2011.

GENERAL NOTES

THE UNDERSIGNED HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS REVIEWED THE RECORDS OF THE RECORDS SECTION OF THE LINCOLN COUNTY REGISTER OF DEEDS AND RECORDS. THE SURVEY IS BASED ON THE RECORDS OF THE RECORDS SECTION OF THE LINCOLN COUNTY REGISTER OF DEEDS AND RECORDS AND ON THE SURVEY RECORDS OF THE UNDERSIGNED. THE SURVEY IS BASED ON THE RECORDS OF THE RECORDS SECTION OF THE LINCOLN COUNTY REGISTER OF DEEDS AND RECORDS AND ON THE SURVEY RECORDS OF THE UNDERSIGNED.

ZONING NOTES

H-4 = GENERAL COMMERCIAL DISTRICT

TOTAL AREA
339,065.8 SQ. FT.
7.725 ACRES

UNIT A
NORTH CREEK BUSINESS
PARK CONDOMINIUM AMENDED
NORTH POINT COMMUNITY CHURCH

UNIT B
NORTH CREEK BUSINESS
PARK CONDOMINIUM AMENDED
NEW GENERATION PROPERTIES, LLC

UNIT D
NORTH CREEK BUSINESS
PARK CONDOMINIUM AMENDED
339,065.8 SQ. FT.
7.725 ACRES

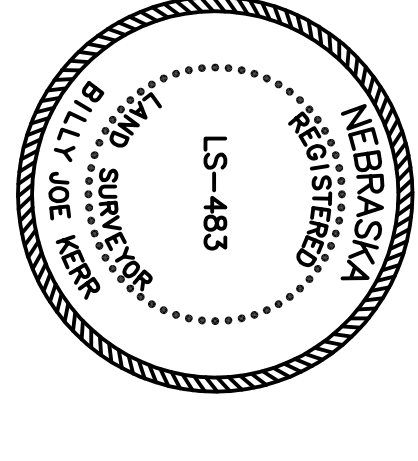
DESCRIPTION

UNIT D, North Creek Business Park Condominium Regime, a condominium in Lincoln County, Nebraska, as recorded by First Amended Declaration North Creek Business Park Condominium Regime, recorded August 2, 2018 on instrument No. 2018-4180, is located in Lincoln County, Nebraska, and is bounded as follows: To the North by the Interstate 80 Right-of-Way, To the East by the Interstate 80 Right-of-Way, To the South by the Interstate 80 Right-of-Way, and To the West by the Interstate 80 Right-of-Way. This is to certify that this map or plat and the survey on which it is based are correct and conform to the requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS.

SURVEYOR'S CERTIFICATE

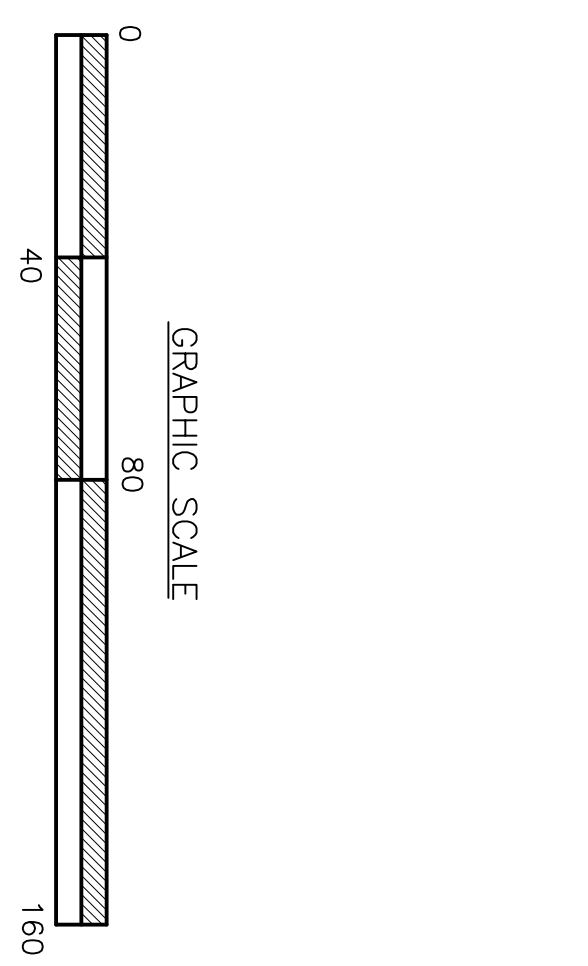
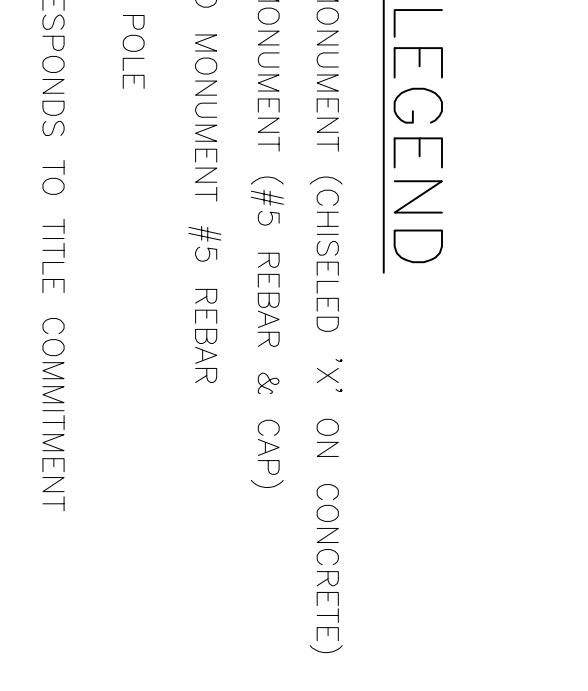
To: Great Western Bank, its successors and/or assigns as their respective interests may appear, and TheCure National, LLC, agent for Old Republic National Title Insurance Company

Billy Joe Kiser
Billy Joe Kiser, S.E.
DATE: JUNE 24th, 2019.



SPECIAL EXCEPTION ON TITLE COMMITMENT

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
File No. 37871C, 19, May 2, 2019 at 8:00 a.m.
1. Easement and rights incident thereto as set forth in Easement recorded August 9, 1983 in Metropolitan Book 88, Page 512 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Easement As Shown.
 2. Easement and rights incident thereto as set forth in Easement recorded December 28, 1988 in instrument No. 88-5228 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Easement As Shown.
 3. Easement and rights incident thereto as set forth in Easement recorded March 19, 1992 in instrument No. 92-0008 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Does not affect subject property.
 4. Terms, provisions, conditions and restrictions contained in Resolution No. 92-0008B as amended as recorded May 28, 1992 on instrument No. 92-0008B in instrument No. 92-0008 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 5. Terms, provisions, conditions and restrictions contained in Resolution No. 92-00097 as amended as recorded May 10, 1993 on instrument No. 92-00097 in instrument No. 92-00097 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 6. Easement and rights incident thereto as set forth in Easement recorded January 10, 1998 in instrument No. 98-441 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Does not affect subject property.
 7. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00011 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 8. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00012 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 9. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00013 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 10. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00014 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 11. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00015 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 12. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00016 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 13. Terms, provisions, conditions and restrictions contained in Resolution No. 2007-00017 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 14. Easement, restrictions and set-back lines as shown on North Creek Business Park Condominium Regime, recorded August 2, 2018 on instrument No. 2018-4180, is located in Lincoln County, Nebraska, and is bounded as follows: To the North by the Interstate 80 Right-of-Way, To the East by the Interstate 80 Right-of-Way, To the South by the Interstate 80 Right-of-Way, and To the West by the Interstate 80 Right-of-Way. Surveyor's Note: Easement As Shown.
 15. All matters contained in Statute Chapters 20-418 and 20-419, as amended by Statute Chapter 20-418, recorded July 5, 2007 on instrument No. 2007-2728 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to grabbiably locate.
 16. Labeling and adoptions imposed upon said land by reason of inclusion within North Creek Business Park Condominium Regime.
 17. Labeling and adoptions imposed upon said land by reason of inclusion within North Creek Business Park Condominium Regime.
 18. Labeling and adoptions imposed upon said land by reason of inclusion within North Creek Business Park Condominium Regime.
 19. Labeling and adoptions imposed upon said land by reason of inclusion within North Creek Business Park Condominium Regime.
 20. Labeling and adoptions imposed upon said land by reason of inclusion within North Creek Business Park Condominium Regime.



UNIT C
NORTH CREEK BUSINESS
PARK CONDOMINIUM AMENDED
NEW GENERATION PROPERTIES, LLC

UNIT B
NORTH CREEK BUSINESS
PARK CONDOMINIUM AMENDED
NEW GENERATION PROPERTIES, LLC

UNIT D
NORTH CREEK BUSINESS
PARK CONDOMINIUM AMENDED
339,065.8 SQ. FT.
7.725 ACRES

ALTA/NSPS LAND TITLE SURVEY

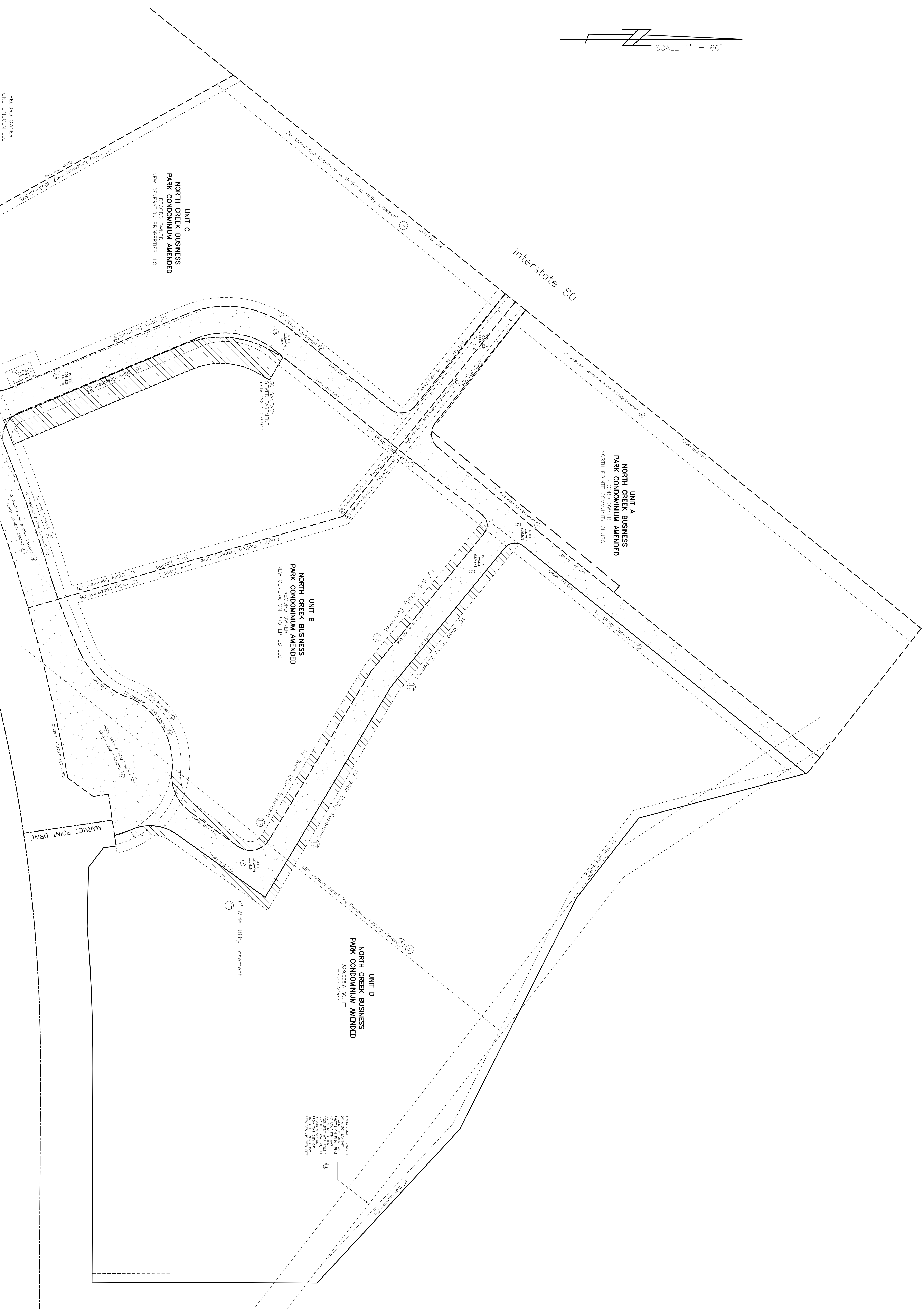
NORTH CREEK BUSINESS PARK CONDOMINIUM
2240 FLETCHER AVE
LINCOLN, NEBRASKA

PREPARED BY:
K & M LAND SURVEYING INC.
6811 SOUTHWORK CIRCLE, LINCOLN, NE 68616
PHONE (402) 476-3020 FAX (402) 476-3138

SCALE: 1" = 40' DATE: 6-24-2019 PROJ: #1900032 Sheet 1 of 2

EXCEPTION AND EASEMENT DETAIL

SCALE 1" = 60'



SPECIAL EXCEPTION ON TITLE COMMITMENT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
File No. 37671C-19, May 2, 2019 at 8:00 a.m.

5. Easement and rights incident thereto as set forth in Easement recorded August 9, 1963 in Miscellaneous Book 86, Page 512 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Easement As Shown.
6. Easement and rights incident thereto as set forth in Easement recorded November 19, 1992 as instrument No. 92-11456 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Easement As Shown.
7. Easement and rights incident thereto as set forth in Easement recorded March 19, 1992 as instrument No. 92-11456 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Deed not affect subject property.
8. Terms, provisions, conditions and restrictions contained in Resolution No. PC-00068 as disclosed in instrument recorded May 28, 1992 as instrument No. 92-23904 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to graphically locate.
9. Terms, provisions, conditions and restrictions contained in Resolution No. PC-00068 as disclosed in instrument recorded May 28, 1992 as instrument No. 92-23904 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to graphically locate.
10. Easement and rights incident thereto as set forth in Easement recorded January 6, 1998 as instrument No. 98-441 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Does not affect subject property.
11. Terms, provisions, conditions, restrictions, easements, reservations and rights incident thereto as set forth in Declaration, Covenants, Conditions and Restrictions Agreement recorded July 5, 2001 as instrument No. 2001-37282 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to graphically locate.
12. Terms, provisions, conditions and restrictions contained in Resolution No. 2001-40375 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Nothing to graphically locate.
13. Terms, provisions, conditions and restrictions contained in Resolution No. 2001-72197 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: as disclosed in instrument recorded December 3, 2001 as instrument No. PC-72197-19 to graphically locate.
14. Easements, restrictions and set-back lines as shown on North Creek Business Park Condominium Regime, recorded August 2, 2018 as instrument No. 2018-30284, of the Lancaster County Register of Deeds, Nebraska, but including, if any such conditions, covenants, conditions and restrictions, easements, reservations and rights incident thereto, all of the Lancaster County Register of Deeds, Nebraska, but including, if any such covenant (A) is exempt under chapter 42, Section 3607 of the United States Code (B) relates to handicap but does not discriminate against handicapped persons. Surveyor's Note: Easement As Shown.
15. All matters contained in Restrictive Covenants recorded September 5, 2008 as instrument No. 2008-18500 recorded in Declaration recorded September 5, 2008 as instrument No. 2008-18500, recorded August 2, 2018 as instrument No. 2018-30284, of the Lancaster County Register of Deeds, Nebraska, but including, if any, such conditions, covenants, conditions and restrictions, easements, reservations and rights incident thereto, all of the Lancaster County Register of Deeds, Nebraska, but including, if any such covenant (A) is exempt under chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons. Surveyor's Note: Nothing to graphically locate.
16. Liabilities and obligations imposed upon said land by reason of inclusion within North Creek Business Park Association.
17. Easement and rights incident thereto as set forth in Easement for Utility Lines and/or Underground Utility Facilities recorded July 24, 2018 as instrument No. 2018-28503 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Easement As Shown.
18. Easement and rights incident thereto as set forth in Easement for Utility Lines and/or Underground Utility Facilities recorded October 29, 2009 as instrument No. 2009-27929 recorded in Declaration recorded October 29, 2009 as instrument No. 2009-27929 of the Lancaster County Register of Deeds, Nebraska. Surveyor's Note: Easement As Shown.
19. All matters contained in Declaration recorded September 5, 2008 as instrument No. 2008-18500, recorded August 2, 2018 as instrument No. 2018-30284, of the Lancaster County Register of Deeds, Nebraska, but including, if any such conditions, covenants, conditions and restrictions, easements, reservations and rights incident thereto, all of the Lancaster County Register of Deeds, Nebraska, but including, if any such covenant (A) is exempt under chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons. Surveyor's Note: Nothing to graphically locate.
20. Liabilities and obligations imposed upon said land by reason of inclusion within North Creek Business Park Condominium Association.

ALTA/NSPS LAND TITLE SURVEY

NORTH CREEK BUSINESS PARK CONDOMINIUM
2240 FLETCHER AVE
LINCOLN, NEBRASKA

PREPARED BY:

K & M LAND SURVEYING INC.

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