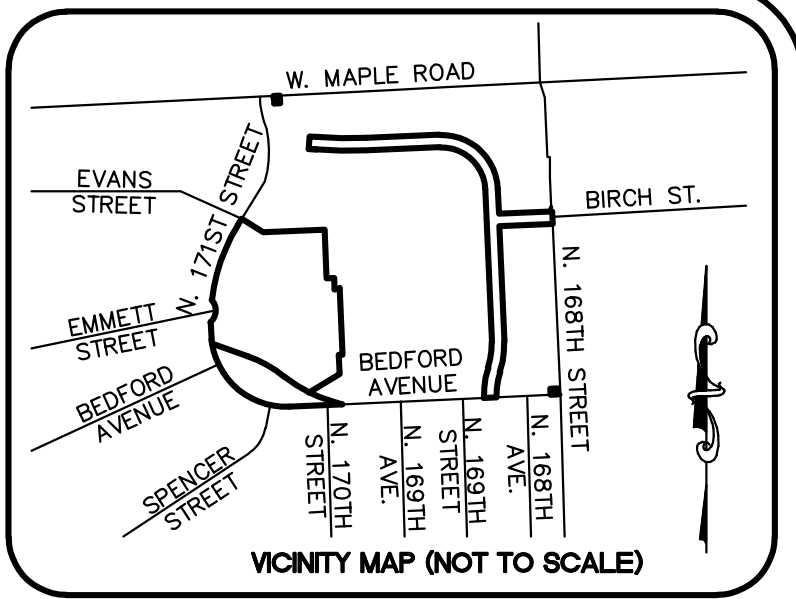
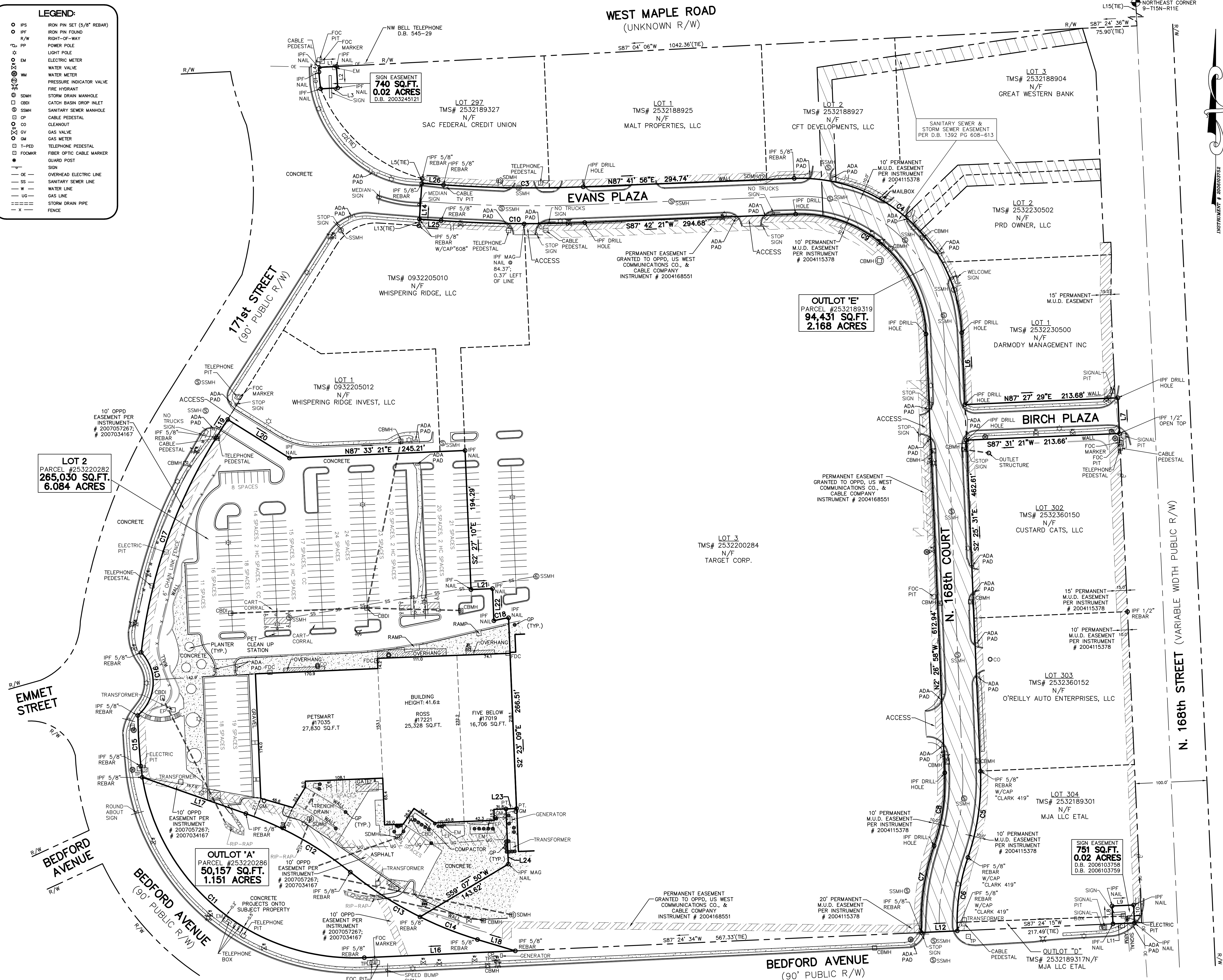


LEGEND:

○	IPF	IRON PIN SET (5/8" REBAR)
○	IPF	IRON PIN FOUND
○	R/W	RIGHT-OF-WAY
○	PP	POWER POLE
○	EM	ELECTRIC METER
○	WM	WATER VALVE
○	WM	WATER METER
○	WM	PRESSURE INDICATOR VALVE
○	FM	FIRE HYDRANT
○	SDM	STORM DRAIN MANHOLE
○	CBDI	CATCH BASIN DROP INLET
○	SSMH	SANITARY SEWER MANHOLE
○	CP	CABLE PEDESTAL
○	CV	CLEANOUT
○	GM	GAS VALVE
○	GM	GAS METER
○	T-PED	TELEPHONE PEDESTAL
○	FOCMKR	FIBER OPTIC CABLE MARKER
○	GP	GUARD POST
○	OE	OVERHEAD ELECTRIC LINE
○	SS	SANITARY SEWER LINE
○	W	WATER LINE
○	UG	GAS LINE
○	SDM	STORM DRAIN PIPE
○	X	FENCE



SURVEYOR'S NOTES:

- 1) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
- 2) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 3) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 4) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS:
CONCRETE PROJECTS OVER SOUTHEASTERN PROPERTY LINE

TOTAL LAND AREA:
409,618 SQ.FT.
9.403 ACRES

FREELAND
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BMB PARTY CHIEF: WD CHECKED: JCC
REF. PLAT BOOK: 2201-582 / 2006103752
REF. DEED BOOK: 2015019742
TAX MAP: 253220282/2532200286/2532189319
DATE OF SURVEY: 11-20-2019
DATE DRAWN: 11-26-2019
DRAWING NO: 71997
DATE OF LAST REVISION:

0' 60' 120' 180'
SCALE: 1" = 60'

FOR REVIEW ONLY
12/3/2019

PLS. JAMIE FREELAND
NO. LS-730

STATE OF NEBRASKA
DOUGLAS COUNTY
CITY OF OMAHA
PT. NE 1/4, SECTION 9
T15N, R1E, 6TH P.M.

ALTA/NSPS LAND TITLE SURVEY FOR RIVERCREST REALTY

WHISPERING REIDGE RE-PLAT 7

SITE ADDRESS:
EVANS PLAZA & 171st STREET
OMAHA, NE 68116

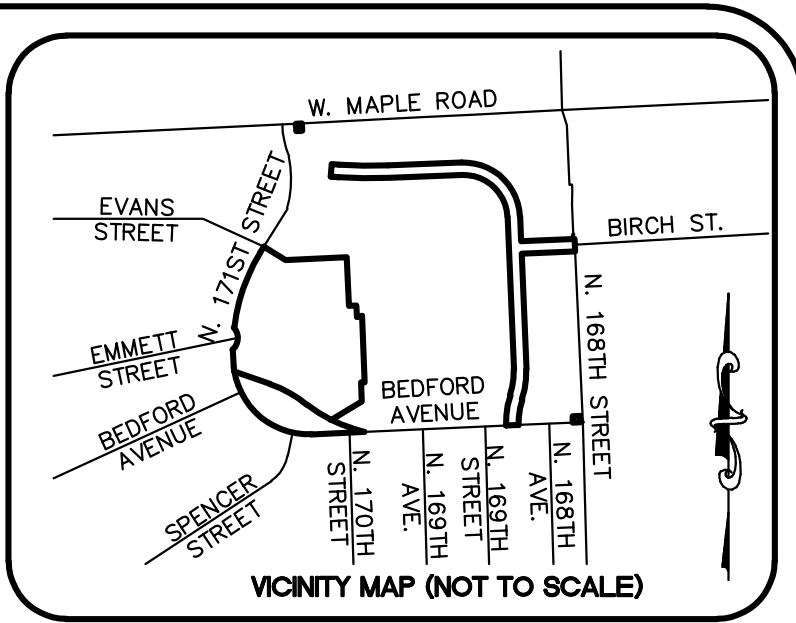
TITLE EXCEPTIONS:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT # CCH11905800T
EFFECTIVE: OCTOBER 25, 2019

- 8. EASEMENT GRANTED TO THE NORTHWESTERN BELL TELEPHONE COMPANY RECORDED NOVEMBER 20, 1974 IN BOOK 545 PAGE 29.
9. BUILDING SETBACK LINES, CONDITIONS, COVENANTS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS ESTABLISHED BY OR SHOWN IN THE PLAT AND DEDICATION RECORDED JANUARY 30, 2002 IN BOOK 2201 PAGE 582; AFFIDAVIT OF CORRECTION RECORDED JULY 9, 2002 IN BOOK 1449 PAGE 37; DISCLAIMER AND RELEASE RECORDED JUNE 25, 2010 AS INST. NO. 2010055615; DISCLAIMER AND RELEASE RECORDED JUNE 28, 2010 AS INST. NO. 2010056706; PARTIAL RELEASE OF EASEMENT RECORDED JULY 6, 2010 AS INST. NO. 2010059081. * EASEMENT RELEASED AND DOES NOT AFFECT.
10. PYLON SIGN EASEMENT DECLARATION RECORDED DECEMBER 19, 2003 AS INST. NO. 2003245121; ASSIGNMENT OF DECLARANT RIGHTS UNDER PYLON SIGN EASEMENT DECLARATION BY AND BETWEEN M.J.A., L.L.C. AND RYAN COMPANIES US, INC. RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103756; ASSIGNMENT OF RIGHTS AND OBLIGATIONS UNDER EASEMENTS BY AND BETWEEN RYAN COMPANIES US, INC. AS ASSIGNOR AND INLAND DIVERSIFIED OMAHA WHISPERING RIDGE, L.L.C. AS ASSIGNEE, RECORDED SEPTEMBER 9, 2010 AS INST. NO. 2010081843. * AFFECTS AS SHOWN.
11. TERMS AND CONDITIONS OF ECR DECLARATION RECORDED DECEMBER 19, 2003 AS INST. NO. 2003245123; AMENDED BY AMENDMENT TO COVENANTS RECORDED SEPTEMBER 17, 2004 AS INST. NO. 2004123715; ASSIGNED BY ASSIGNMENT OF DECLARANT RIGHTS UNDER ECR DECLARATION RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103756; AMENDED BY SECOND AMENDMENT TO ECR DECLARATION RECORDED JULY 27, 2010 AS INST. NO. 2010060887; AND AGREEMENT BY AND BETWEEN RYAN COMPANIES US, INC. AND INLAND DIVERSIFIED OMAHA WHISPERING RIDGE, L.L.C., RECORDED SEPTEMBER 9, 2010 AS INST. NO. 2010081842. * AFFECTS, SEE DEED OF RECORD.
12. BUILDING SETBACK LINES, CONDITIONS, COVENANTS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS ESTABLISHED BY OR SHOWN IN THE PLAT AND DEDICATION RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103752; RATIFICATION OF PLAT RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103753; AFFIDAVIT OF CORRECTION RECORDED JANUARY 9, 2008 AS INST. NO. 2008002438. * ALL APPLICABLE EASEMENTS SHOWN HEREON.
13. SUPPLEMENTAL SANITARY AND IMPROVEMENT DISTRICT STATEMENT, DOUGLAS COUNTY RECORDED DECEMBER 30, 2002 IN BOOK 1483 PAGE 57. * AFFECTS, DESCRIBES AREA FOR S\S DISTRICT 470 WHICH INCLUDES SUBJECT PROPERTY
14. DECLARATION OF COVENANT RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103754. AMENDED BY THE AGREEMENT DATED JULY 15, 2010 AND FILED SEPTEMBER 9, 2010 AS INST. NO. 2010081842. * AFFECTS, SEE DEED OF RECORD.
15. OPERATION AND EASEMENT AGREEMENT BY AND BETWEEN TARGET CORPORATION AND RYAN COMPANIES US, INC. RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103758; AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2007 AS INST. NO. 2007017797; AMENDED BY SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED NOVEMBER 6, 2008 AS INST. NO. 2008108020; AND CONSENT TO SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED SEPTEMBER 9, 2010 AS INST. NO. 2010081839. * AFFECTS, SIGN EASEMENT SHOWN.
16. SIGN EASEMENT AGREEMENT BY AND BETWEEN M.J.A., L.L.C. AND RYAN COMPANIES US, INC. RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006103759; AND ASSIGNMENT OF RIGHTS AND OBLIGATIONS UNDER EASEMENTS BY AND BETWEEN RYAN COMPANIES US, INC. AS ASSIGNOR AND INLAND DIVERSIFIED OMAHA WHISPERING RIDGE, L.L.C. AS ASSIGNEE, RECORDED SEPTEMBER 9, 2010 AS INST. NO. 2010081843. * BENEFITS AS SHOWN.
17. PERMANENT EASEMENT GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, A MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION, RECORDED JANUARY 8, 2007 AS INST. NO. 2007003118; AND RELEASE OF EASEMENT RIGHTS RECORDED AUGUST 10, 2010 AS INST. NO. 2010070853. * NO LONGER AFFECTS.
18. RIGHT-OF-WAY EASEMENT GRANTED TO THE OMAHA PUBLIC POWER DISTRICT RECORDED MARCH 28, 2007 AS INST. NO. 2007034167. * AFFECTS AS SHOWN
19. RIGHT-OF-WAY EASEMENT GRANTED TO THE OMAHA PUBLIC POWER DISTRICT RECORDED MAY 22, 2007 AS INST. NO. 2007057267. * AFFECTS AS SHOWN.
20. TERMS AND CONDITIONS OF THE LEASE BY AND BETWEEN RYAN COMPANIES US, INC. AS LANDLORD AND TSA STORES, INC. AS TENANT, NOTICE OF WHICH IS GIVEN BY THE MEMORANDUM OF SHOPPING CENTER LEASE RECORDED JANUARY 29, 2008 AS INST. NO. 2008008515. CERTIFICATION OF RESTRICTIONS FILED JULY 27, 2010 AS INST. NO. 2010066088. * SEE DEED OF RECORD
21. TERMS AND CONDITIONS OF THE LEASE BY AND BETWEEN RYAN COMPANIES US, INC. AS LANDLORD AND PETSMA RT, INC. AS TENANT, NOTICE OF WHICH IS GIVEN BY THE MEMORANDUM OF LEASE RECORDED JULY 25, 2008 AS INST. NO. 2008073511. * AFFECTS, SEE DEED OF RECORD
22. TERMS AND CONDITIONS OF THE LEASE BY AND BETWEEN RYAN COMPANIES US, INC. AS LANDLORD AND PETSMA RT, INC. AS TENANT, NOTICE OF WHICH IS GIVEN BY THE MEMORANDUM OF LEASE RECORDED MARCH 4, 2009 AS INST. NO. 2009019593; AMENDED BY AMENDED AND RESTATED MEMORANDUM OF LEASE RECORDED SEPTEMBER 9, 2010 AS INST. NO. 2010081840. * AFFECTS, SEE DEED OF RECORD
23. GRANT OF EASEMENT PERMANENT STORM SEWER EASEMENT TO SANITARY AND IMPROVEMENT DISTRICT NO. 470 OF DOUGLAS COUNTY, NEBRASKA RECORDED AUGUST 2, 2001 IN BOOK 1392 PAGE 608. * AFFECTS AS SHOWN.
24. PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY BY AND BETWEEN M.J.A, LLC AND METROPOLITAN UTILITIES DISTRICT OF OMAHA RECORDED AUGUST 30, 2004 AS INST. NO. 2004115378. * AFFECTS AS SHOWN
25. TERMS AND CONDITIONS CONTAINED IN CERTIFICATE OF RESTRICTIONS RECORDED JULY 27, 2010 AS INST. NO. 2010066088. {(AFFECTS OUTLOT E, WHISPERING RIDGE)} * AFFECTS, SEE DEED OF RECORD.

TITLE DESCRIPTION:

EXHIBIT 'A'
LEGAL DESCRIPTION
PARCEL 1:
LOT TWO (2) AND OUTLOT A, WHISPERING RIDGE REPLAT SEVEN, A SUBDIVISION, DOUGLAS COUNTY, NEBRASKA.
PARCEL 2:
OUTLOT E, WHISPERING RIDGE, A SUBDIVISION, DOUGLAS COUNTY, NEBRASKA.
PARCEL 3:
EASEMENTS FOR SIGNS, INGRESS, EGRESS, PARKING, AND UTILITIES, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, CREATED BY THE FOLLOWING INSTRUMENTS FILED OF RECORD, TO-WIT:
(1) ECR DECLARATION RECORDED DECEMBER 19, 2003 AS INST. NO. 2003-245123. AMENDED BY AMENDMENT TO COVENANTS RECORDED SEPTEMBER 17, 2004 AS INST. NO. 2004-123715. ASSIGNED BY ASSIGNMENT OF DECLARANT RIGHTS UNDER ECR DECLARATION RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006-103756. PARTIALLY RELEASED BY THE INSTRUMENTS FILED JUNE 28, 2010 AS INST. NO. 2010056706 AND JULY 6, 2010 AS INST. NO. 2010059081. AMENDED BY SECOND AMENDMENT TO COVENANTS FILED JULY 27, 2010 AS INST. NO. 2010066087. AFFECTED BY THE AGREEMENT FILED SEPTEMBER 9, 2010 AS INST. NO. 2010081842.
(2) PYLON SIGN EASEMENT RECORDED DECEMBER 19, 2003 AS INST. NO. 2003-245121. ASSIGNED BY ASSIGNMENT OF DECLARANT RIGHTS UNDER PYLON SIGN EASEMENT DECLARATION RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006-103756.
(3) SIGN EASEMENT AGREEMENT RECORDED SEPTEMBER 8, 2006 AS INST. NO. 2006-103759. ASSIGNED BY ASSIGNMENT OF RIGHTS AND OBLIGATIONS UNDER EASEMENTS DATED AUGUST 31, 2010 AND FILED SEPTEMBER 9, 2010 AS INST. NO. 2010081843.
(4) OPERATING AND EASEMENT AGREEMENT RECORDED SEPTEMBER 8, 2006, AS INST. NO. 2006-103758. AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED FEBRUARY 14, 2007, AS INST. NO. 2007017797. AMENDED BY SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED NOVEMBER 6, 2008, AS INST. NO. 2008108020. CONSENT TO SECOND AMENDMENT TO OPERATION AND EASEMENT AGREEMENT RECORDED SEPTEMBER 9, 2010, AS INST. NO. 2010081839.



SURVEYOR'S NOTES:
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2.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
3.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
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POSSIBLE PROJECTIONS:
CONCRETE PROJECTS OVER SOUTHEASTERN PROPERTY LINE

TOTAL LAND AREA:
409,618 SQ.FT.
9.403 ACRES

FREELAND
SURVEYORS • ENGINEERS
FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com
DRAWN: BMB PARTY CHIEF: WD CHECKED: JCC
REF. PLAT BOOK: 2201-582 / 2006103752
REF. DEED BOOK: 2015019742
TAX MAP : 253220282/2532200286/2532189319
DATE OF SURVEY: 11-20-2019
DATE DRAWN: 11-26-2019
DRAWING NO: 71997
DATE OF LAST REVISION:
0' 60' 120' 180'
SCALE: 1" = 60'
FOR REVIEW ONLY
12/3/2019
PLS. JAMES R. FREELAND, RLS
NO. LS-730

STATE OF NEBRASKA
DOUGLAS COUNTY
CITY OF OMAHA
PT. NE 1/4, SECTION 9
T15N, R1E, 6TH P.M.

ALTA/NSPS LAND TITLE SURVEY FOR RIVERCREST REALTY

WHISPERING REIDGE RE-PLAT 7

SITE ADDRESS:
EVANS PLAZA & 171ST STREET
OMAHA, NE 68116

Line #	Length	Direction
L1	24.89	N87°09'31"E
L2	29.95	S3°05'58"E
L3	23.79	S86°56'03"W
L4	6.47	N2°29'33"W
L5(NE)	6.81	S4°29'04"W
L6	100.68	S2°28'04"E
L7	49.89	S2°26'28"E
L8	24.96	N2°38'02"W
L9	30.04	N87°22'58"E
L10	25.07	S2°29'32"E
L11	29.98	S87°36'12"W
L12	24.96	S87°28'17"W
L13(NE)	9.19	S4°10'54"W
L14	49.93	N3°55'54"E
L15(NE)	83.45	N2°35'24"W
L16	210.92	S87°24'39"W
L17	153.17	S70°39'37"E
L18	55.07	S73°18'35"E
L19	29.90	N32°24'37"E
L20	101.63	S58°01'44"E
L21	30.00	N87°32'10"E
L22	44.83	S2°24'55"E
L23	31.78	S87°41'39"W
L24	77.08	S2°27'33"E
L25	30.30	N86°06'09"W
L26	30.27	S86°13'37"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.62	213.05	6°21'11"	N5°56'23"W	23.61
C2(NE)	195.99	213.05	52°42'31"	S48°30'44"E	189.15
C3	195.13	1804.00	6°11'51"	S89°12'19"E	195.03
C4	352.84	225.00	89°50'57"	N47°22'14"W	317.78
C5	122.31	325.00	21°33'48"	N8°18'48"E	121.59
C6	104.20	275.00	21°42'35"	S8°14'51"W	103.58
C7	123.14	325.00	21°42'31"	S8°17'31"W	122.40
C8	103.52	275.00	21°34'08"	N8°19'06"E	102.91
C9	274.44	175.00	89°51'10"	N47°22'43"W	247.17
C10	200.51	1854.00	6°11'48"	S89°12'51"E	200.42
C11	436.82	300.00	83°25'34"	S50°53'11"E	399.24
C12	167.92	485.00	19°50'16"	N60°44'20"W	167.09
C13	115.82	515.00	12°53'07"	S57°15'03"E	115.58
C14	86.33	515.00	9°36'17"	S68°29'58"E	86.23
C15	70.85	719.40	5°38'35"	S3°19'57"E	70.83
C16	98.93	60.50	93°41'26"	N3°02'26"E	88.27
C17	320.15	719.40	25°29'52"	S19°14'40"W	317.51
C18	21.01	120.00	10°02'02"	S78°41'50"W	20.99

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREA OF MINIMAL FLOOD HAZARD)
PER NFIP FIRM COMMUNITY PANEL NO. 31055C0191J
EFFECTIVE DATE: 5/3/2010

PARKING INFORMATION
275 REGULAR SPACES
8 HANDICAP SPACES
2 CART CORRALS
285 SPACES TOTAL

ZONING INFORMATION:
LOT 2
ZONED: MU (MULTIPLE USE DISTRICT)
SETBACK LINE:
FRONT: 39'
SIDE: N/A
BACK: N/A
MAXIMUM BUILDING HEIGHT: N/A
OUTLOTS A & E
ZONED: DR (DEVELOPMENT RESERVE DISTRICT)
SETBACK LINE:
FRONT: 50'
SIDE: 25'
BACK: 35'
MAXIMUM BUILDING HEIGHT: 35'

ALTA/NSPS CERTIFICATE:
TO: RIVERCREST REALTY & CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-20-2019.
DATE OF PLAT OR MAP: 11-26-2019
THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT # CCH11905800T
JAMES R. FREELAND, RLS
REGISTRATION/LICENSE NUMBER: LS-730