

Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued Through: TitleCore National, LLC | 9140 West Dodge Road, Suite 380 | Omaha, NE 68114
Phone: 402-691-9933 | Fax: 402-691-9970

File No. 14700CX-16

SCHEDULE A

1. Effective Date: **March 4, 2016 at 08:00am**

2. Policy or Policies to be issued:
 - A. ALTA Owner's Policy - (6-17-06) Amount of Insurance: **To Be Determined**
Premium: **To Be Determined**

Proposed Insured: **A Purchaser to be Named**

 - B. ALTA Loan Policy - (6-17-06) Amount of Insurance: **To Be Determined**
Premium: **To Be Determined**

Proposed Insured: **A Lender to be Named**

 - C. ALTA Endorsement(s) to be issued in connection with the loan policy:

None.

3. The estate or interest in the land described or referred to in this commitment is **Fee Simple**.

4. Title to the **Fee Simple** estate or interest in the land is at the effective date vested in:

I-80 Business Park, L.L.C., a Nebraska limited liability company

Vesting Deed at [Book 2099, Page 372](#)

5. The land referred to in the Commitment is described as follows:

Lot 28, I-80 Business Park, an addition to the city of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

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SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be complied with:

1. Instruments creating the estate or interest(s) to be insured, the form and execution of which shall be satisfactory to the Company, must be executed, delivered and duly filed for record.
 - a. Warranty Deed from I-80 Business Park, L.L.C., a Nebraska limited liability company executed by its authorized manager, member or officer(s) in accordance with its articles of organization, operating agreement and any amendments thereto, in favor of the Proposed Insured Purchaser.
 - b. Loan documents from the Proposed Insured Purchaser in favor of the Proposed Insured Lender.
2. A complete copy of the Articles of Organization, the Operating Agreement and any amendments thereto for I-80 Business Park, L.L.C., a Nebraska limited liability company, must be furnished to this Company for our review. NOTE: The Company hereby reserves the right to make further requirements as may be necessary after review of the said documents.
3. Evidence satisfactory to the Company that all necessary consents, authorizations, resolutions, notices or other action required under applicable law or the organizational documents of I-80 Business Park, L.L.C., a Nebraska limited liability company with regard to the subject transaction and the execution of all documents pertaining thereto have been conducted, given or properly waived.
4. Execution of the Affidavit Regarding Owner by the titleholder.
5. In order to delete the standard exception to survey, as shown on this Commitment, we require a current comprehensive survey of the premises showing location of all improvements, easements and encroachments thereon, and that it be duly certified by a Nebraska Registered Land Surveyor, in manner acceptable to this Company.
6. Upon receipt of an acceptable survey and the Affidavit Regarding Owner required above, the standard exception to rights and claims of parties in possession, as shown on this commitment, will be deleted and the following language will appear in lieu thereof: Rights and claims of lessees/tenants under unrecorded leases, contracts and/or verbal agreements.

NOTE: The Company reserves the right to make additional requirements as details of the transaction contemplated herein are disclosed to it.

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SCHEDULE B - SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Any encroachment, encumbrance, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien or right to a lien, for services, labor or material heretofore furnished, imposed by law and not shown by the public records.

Special Exceptions:

6. General taxes assessed under Tax Key No. 0862 3554 14 for the year 2015 payable in the year 2016 levied in the amount of \$4,705.24, first installment is due and will become delinquent April 1, 2016, second installment is due and will become delinquent August 1, 2016.

Special taxes or assessments, including but not limited to those now pending, assessed or levied, not yet certified to the Office of the County Treasurer for collection at the date hereof.

Special taxes or assessment certified to the Office of the County Treasurer for collection at the date hereof: None.

7. Easements as shown on the plat and as set forth in the Dedication of the Final Plat of I-80 Business Park recorded August 31, 1999 at [Book 2131, Page 339](#) of the Deed Records of Douglas County, Nebraska, granted to Omaha Public Power District, U.S. West Communications and any company which has been granted a franchise to provide a cable television system in the area to be subdivided to erect, operate and maintain utilities on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land abutting the rear boundary lines of all interior lot lines; and a 16 foot wide strip of land abutting the rear boundary lines of all exterior lots, with provision to reduce said 16 foot easement to 8 feet. Further, grants easement to Metropolitan Utilities District of Omaha to erect, install, operate and maintain pipelines, hydrants and related facilities for the transmission of gas and water on, through, under and across a 5 foot wide strip of land abutting all cul-de-sac streets.
8. Terms and provisions of Declaration of Covenants, Conditions, Restrictions and Easements dated September 17, 1999 and recorded September 24, 1999 at [Book 1310, Page 35](#) of the Miscellaneous Records of Douglas County, Nebraska.
 - a. Provides for architectural control and approval of plans and specifications.
 - b. Easements granted for utilities as set forth therein.
 - c. Provides for membership in I-80 Business Park Owners Association, Inc. and imposition of assessments.

9. Permanent easement for the control of outdoor advertising as set forth in Return of Appraisers recorded April 8, 1963 at [Book 395, Page 311](#) of the Miscellaneous Records of Douglas County, Nebraska.
10. Easement for Control of Advertising dated November 6, 1962 and recorded November 20, 1964 at [Book 419, Page 613](#) of the Miscellaneous Records of Douglas County, Nebraska.