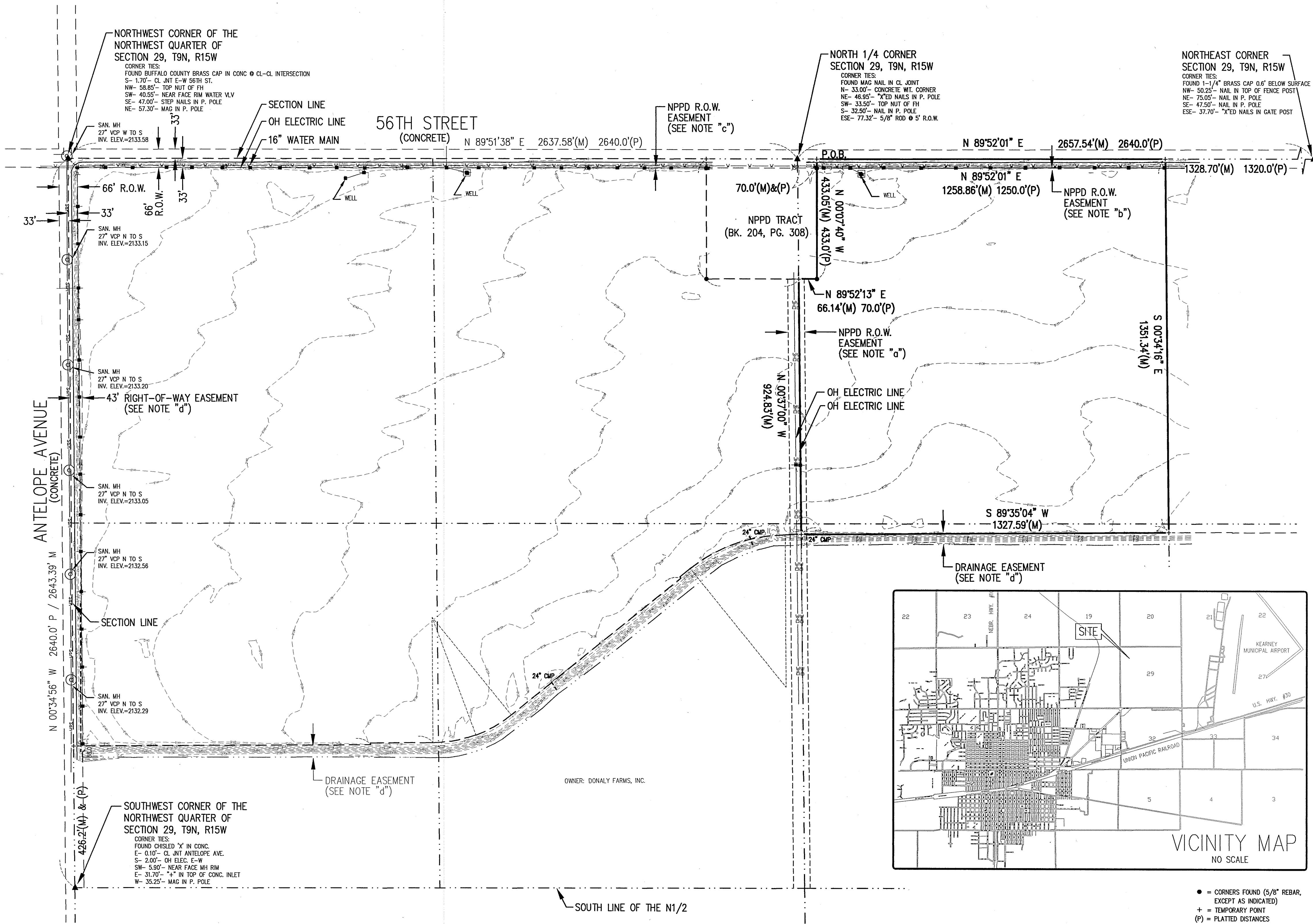




LEGAL DESCRIPTION

LEGAL DESCRIPTION
A tract of land located in part of the West Half of the Northeast Quarter (W 1/2 NE 1/4) of Section Twenty-nine (29), Township Nine (9) North, Range Fifteen (15) West of the Sixth Principal Meridian, Buffalo County, Nebraska, more particularly described as follows:
Referring to the Northwest Corner of said West Half and assuming the North line of said West Half as bearing N 89°52'30\"/>

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
To Donaly Farms, Inc., a Nebraska Corporation
City of Kearney, Buffalo County, Nebraska, a Political Subdivision
Barney Abstract & Title Co.:

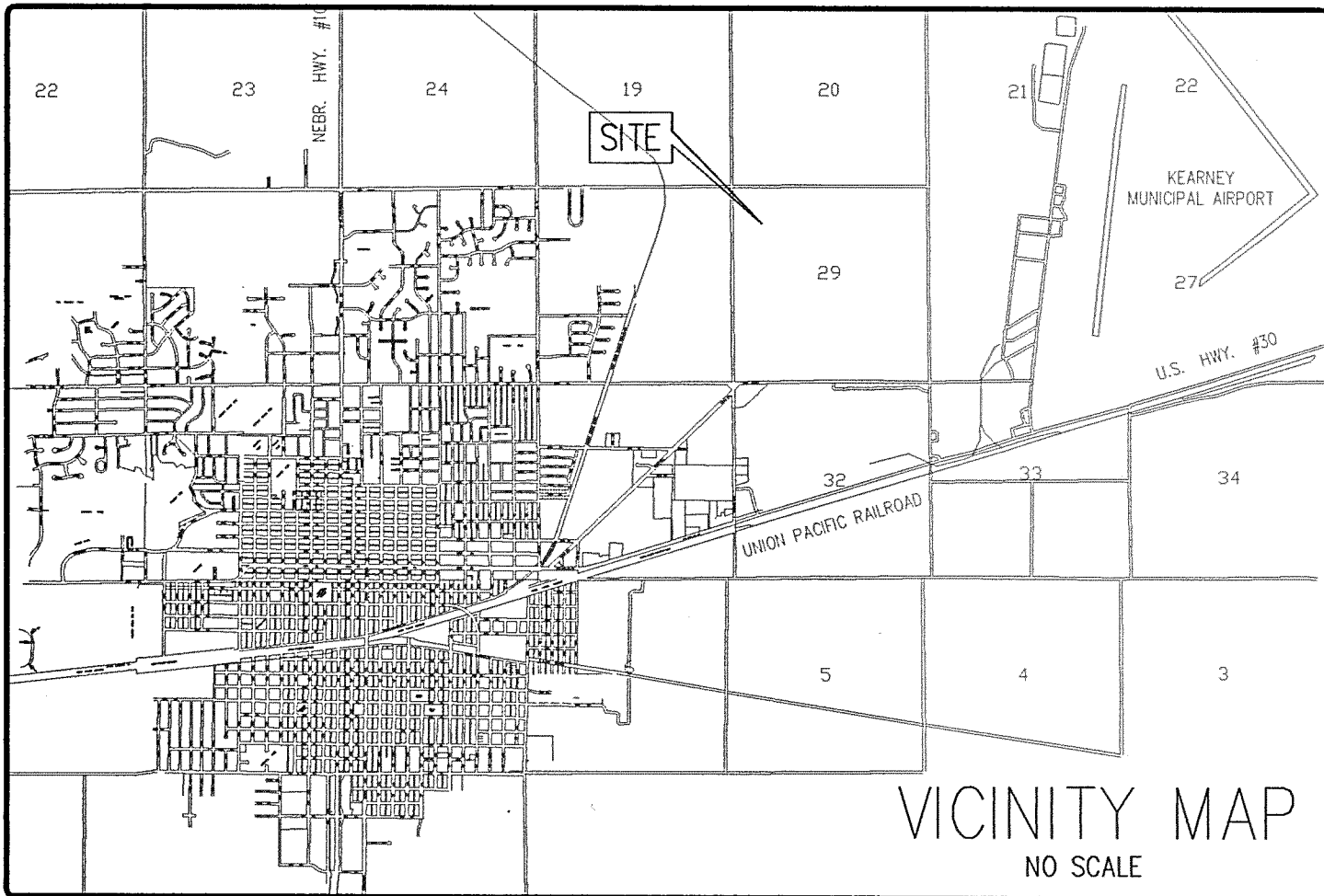
This is to certify that this map or plat and the survey on which it is based were made on the date shown below of the premises described in Barney Abstract & Title Company Title Commitment No. 2010-347 dated October 18, 2010 @ 8:00 AM, and in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, as defined therein and includes Items 1, 5, 6, 7(a), 8, 9, 10, 11(a)(b)(c)(d), 15 and 19 of Table A thereof, indicated all access easements and off-site easements appurtenant, and meets the accuracy requirements of an Urban Survey, as defined therein.

The Property lies within Flood Zones A & C, as designated by current Federal Emergency Management Agency Maps which make up a part of the National Flood Insurance Administration Report; Community Panel No. 310016 0010 C dated July 5, 1984.

The survey correctly shows (i) the zoning classification for the property, (ii) the permitted uses within such classification, and (iii) the sources of such information. If the existing use is a non-conforming but permitted use, the survey also includes such statements of the surveyor as the surveyor can make to assure the addressees of this certificate that the current use is "grandfathered" or permitted by any special approval, the date of that approval, the name of the body that issued such approval, and the source of such information.

The subject property has ingress and egress to and from 56th Street and Antelope Avenue which are paved, public rights-of-way.

Ronald G. Ridgway
By *[Signature]*
Date 11/09/10
Nebraska Registered Land Surveyor No. 568
Date of Survey: OCTOBER 2010
Date of Last Revision: _____



NOTES CORRESPONDING TO TITLE REPORT

NOTES CORRESPONDING TO BARNEY ABSTRACT & TITLE CO. TITLE REPORT No. 2010-347 DATED OCTOBER 11, 2010 @ 8:00 AM
a. Right of Way Easement given to Nebraska Public Power District, to construct, operate and maintain electric transmission lines and appurtenances across the N 1/2 of 29-9-15, together with rights of ingress and egress, dated April 16, 1970 and recorded June 4, 1970 n Misc. Book 53, Page 52. (Note - Item is as shown on the plat.)
b. Right-of-Way Easement given to Nebraska Public Power District to construct, operate and maintain electric transmission lines across the NE 1/4 of 29-9-15, together with rights of ingress and egress, dated May 14, 1971 and recorded June 23, 1971 n Misc. Book 54, page 372. Supplemental Agreement Right-of-Way Easement dated October 3, 1997 and recorded October 14, 1997 as Inst. 97-6418. Supplemental Agreement Right-of-Way Easement dated March 17, 2000 and recorded March 24, 2000 as Inst. 2000-1900. (Note - Item is as shown on the plat but does not affect this tract.)
c. Easement given to Nebraska Public Power District, to construct, operate and maintain electric lines across the NW 1/4 of 29-9-15, together with rights of ingress and egress, dated March 27, 1972 and recorded April 13, 1972 n Misc. Book 55, Page 418. NOTE - Supplemental Agreement Right-of-Way Easement dated December 13, 2007 and recorded January 22, 2008 as Inst. 2008-406. (Note - Item is as shown on the plat.)
d. Terms and conditions of the Easement Agreement given to Central Platte Natural Resources District to construct, operate and maintain a Storm Drainage Channel across the N 1/2 of 29-9-15, together with rights of ingress and egress, recorded September 10, 2002 as Inst. 2002-8421. (Note - Item is as shown on the plat.)

UTILITY INFORMATION

UTILITY INFORMATION
The underground utilities are shown in approximate locations as best defined from field survey information, from existing drawings and/or from physical locating by utility companies.

The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.

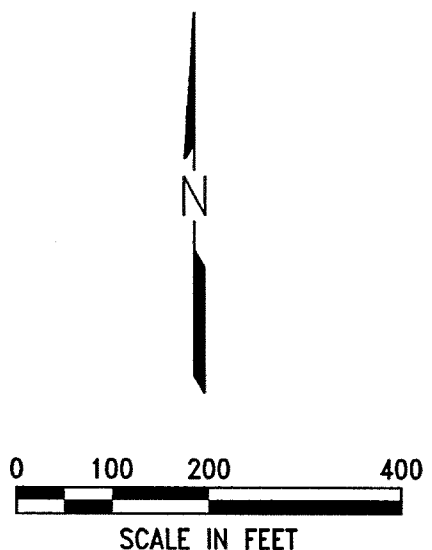
Contact all utility companies for exact locations prior to any construction or excavation at Digger's Hotline of Nebraska (800) 331-5666.

ZONING INFORMATION

SITE RESTRICTIONS
According to the City of Kearney, Buffalo County, Nebraska this area is zoned AG - Agricultural District as defined in the Zoning Ordinance of the City of Kearney, Nebraska, Chapter 15-101.

All zoning information obtained from Lance Lang, City Planner, City of Kearney, Nebraska, 18 E. 22nd Street, Kearney, NE 68847, phone-(308)233-3254

- = CORNERS FOUND (5/8\"/>



"ALTA/ACSM TITLE SURVEY"
TECH ONE CROSSING - EAST TRACT
KEARNEY
BUFFALO COUNTY, NEBRASKA

PARTY CHIEF:	CHAD A. DIXON
SURVEY COMPLETED:	RLS. 672
DRAWN BY:	OCTOBER, 2010
REVISIONS:	TLS

MA
Miller & Associates
1111 CENTRAL AVENUE
KEARNEY, NE 68847-6833
TEL: 308-234-6466
FAX: 308-234-1146

SHEET 1 OF 1 SHEETS