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CONSENT TO AND RATIFICATION OF PLAT

The undersigned is the owner of the following legally described real property in Douglas County, Nebraska, to wit:

See Attached Exhibit "A"

The undersigned hereby ratifies and consents to the filing of the final plat known as Arbor Oaks, which includes the above-described property. The above-described real property is platted into a multifamily housing (R6) lot and publicly dedicated rights-of-way as set forth in the final plat.

EXECUTED this 18 day of June, 1997.

Rayman Associates Omaha L.P.
Illinois Limited Partnership

By:
Title: President

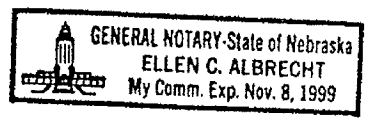
~~RECEIVED
Nov 25 1 23 PM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE~~

RECEIVED
Nov 25 1 31 PM '97
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, the undersigned, Notary Public in and for said County and State appeared Steven M. Rayman, known to me to be the President of Rayman Associates Omaha L.P., an Illinois Limited Partnership and identical person who signed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said partnership.

WITNESS my hand and Notarial Seal this 18th day of June 1997.



Notary Public

LEGAL DESCRIPTION
APARTMENT TRACT
PROPOSED ARBOR OAKS

Lots 1-254 and Outlot "A"
Arbor Oaks, a subdivision
in Douglas County, Nebraska

A tract of land located in the West 1/2 of the SE 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said West 1/2 of the SE 1/4 of Section 2; thence S89°20'33"W (assumed bearing) along the South line of said SE 1/4 of Section 2, a distance of 47.88 feet; thence N00°39'27"W, a distance of 188.35 feet to a point on the North right-of-way line of West Maple Road, said point also being the point of beginning; thence S74°09'38"W along said North right-of-way line of West Maple Road, a distance of 176.93 feet; thence S89°20'52"W along said North right-of-way line of West Maple Road, a distance of 500.04 feet; thence S81°17'38"W along said North right-of-way line of West Maple Road, a distance of 285.07 feet; thence N00°00'13"W, a distance of 339.29 feet; thence S89°20'33"W, a distance of 270.02 feet; thence N00°00'13"W, a distance of 423.59 feet; thence Northerly on a curve to the left with a radius of 390.00 feet, a distance of 146.08 feet, said curve having a long chord which bears N10°51'31"W, a distance of 145.23 feet; thence N59°41'21"E, a distance of 172.62 feet; thence S71°19'55"E, a distance of 83.55 feet; thence S38°14'43"E, a distance of 48.39 feet; thence S35°13'54"E, a distance of 64.00 feet; thence S37°56'17"E, a distance of 64.00 feet; thence S40°38'40"E, a distance of 64.00 feet; thence S43°21'04"E, a distance of 64.00 feet; thence S46°03'27"E, a distance of 64.00 feet; thence S48°45'50"E, a distance of 64.00 feet; thence S51°28'13"E, a distance of 64.00 feet; thence S54°10'36"E, a distance of 64.00 feet; thence S56°52'59"E, a distance of 64.00 feet; thence S59°35'22"E, a distance of 64.00 feet; thence S62°17'45"E, a distance of 64.00 feet; thence S65°00'08"E, a distance of 64.00 feet; thence S67°42'31"E, a distance of 64.00 feet; thence S70°24'54"E, a distance of 64.00 feet; thence S73°07'17"E, a distance of 64.00 feet; thence N15°31'32"E, a distance of 110.00 feet; thence Southeasterly on a curve to the left with a radius of 1245.00 feet; a distance of 18.58 feet, said curve having a long chord which bears S74°54'07"E, a distance of 18.57 feet; thence Southeasterly on a curve to the right with a radius of 243.21 feet a distance of 319.71 feet, said curve having a long chord which bears S37°40'14"E, a distance of 297.18 feet; thence S00°00'43"E, a distance of 143.33 feet to the point of beginning.

Said tract of land contains an area of 14.446 acres, more or less.

#94062.1
3/25/97

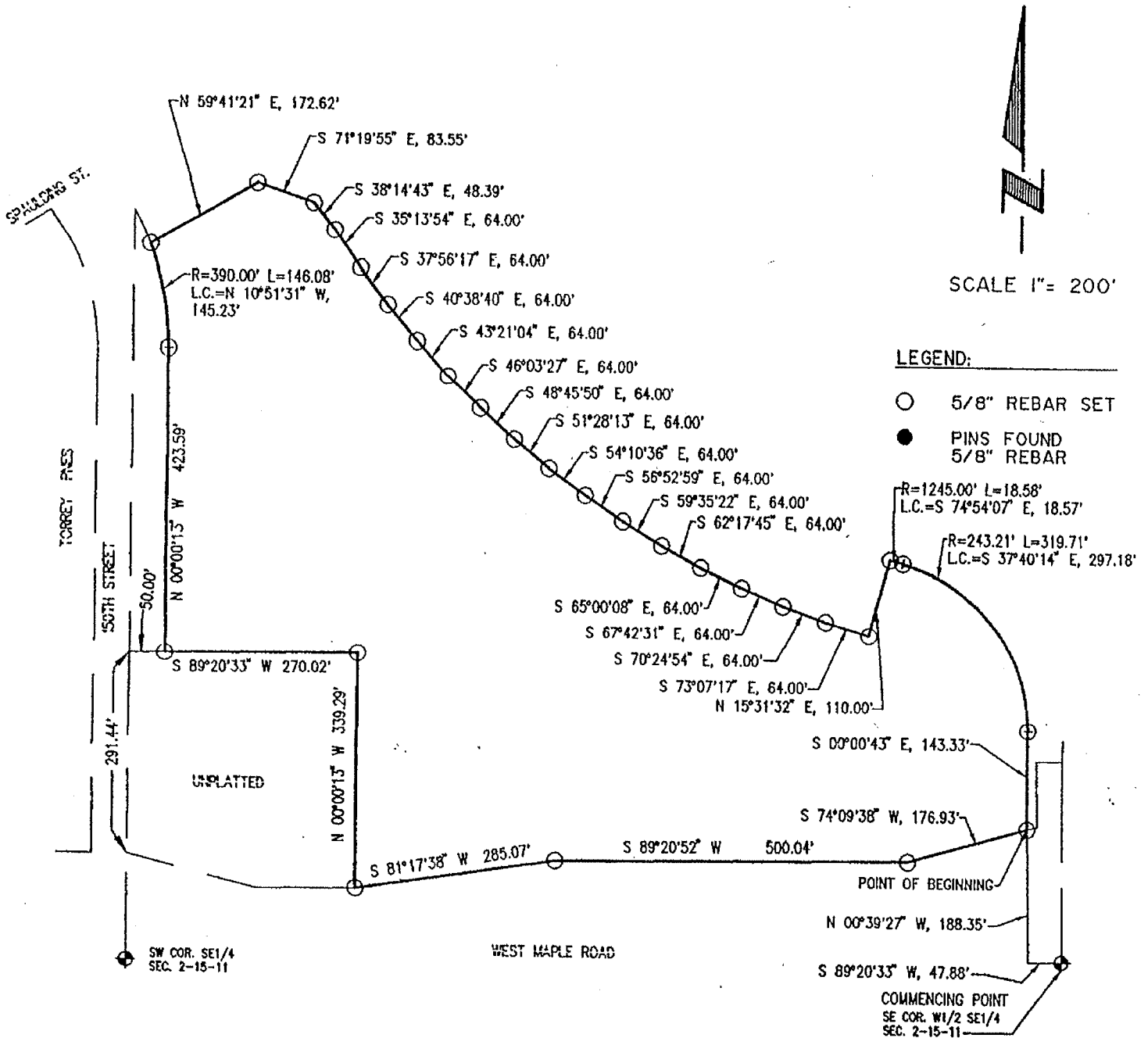
E & A CONSULTING GROUP
12001 "Q" STREET
OMAHA, NE 68137

To the Office of
County Surveyor and Engineer
Douglas County

LAND SURVEYORS CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description: SEE ATTACHED LEGAL DESCRIPTION



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PAGE 1 OF 2

Robert Clark
Signature of Land Surveyor

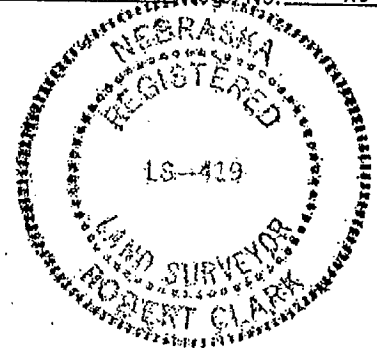
DATE RECEIVED: _____

DATE: 3-25-97 Reg. No. 419

OFFICIAL ADDRESS: _____

BLDG. PERMIT NO. _____

E & A CONSULTING GROUP
12001 "Q" STREET, SUITE A
OMAHA, NEBRASKA 68137
PHONE (402) 895-4700



JOB # 94062.1, BOOK 1401