

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (this "Declaration") is made and entered into this 14 day of May, 2021, by Jasper Stone 192nd & Dodge, LLC, a Delaware limited liability (hereinafter, the "Benefitted Party").

PRELIMINARY STATEMENT

WHEREAS, Benefitted Party is the owner of real estate legally described as follows:

See Exhibit "A" (the "Encumbered Parcel");

WHEREAS, on July 16, 2019, by Ordinance No. 41890 the City Council of the City of Omaha approved the occupation tax ordinance designating an Enhanced Employment Area ("EEA") pursuant to under Neb. Rev. Stat. Section 18-2142.04 (reissue 2012) and Omaha Municipal Code Sections 19-900 through 19-912, as amended, authorizing the City to levy and collect a general business occupation tax upon the businesses and users of the space within the Avenue One Enhanced Employment Area (the "Occupation Tax Ordinance"); and

WHEREAS, the Encumbered Parcel is within the EEA.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Benefitted Party covenants as follows:

1. Notice. Each owner and prospective owner of the Encumbered Parcel is hereby given notice that the Encumbered Parcel is encumbered by and subject to the Occupation Tax Ordinance. By purchasing the Encumbered Parcel or a lot within the Encumbered Parcel, such owner agrees not to protest imposition of the EEA tax and agrees to timely pay such EEA tax in accordance with the terms of the Occupation Tax Ordinance. The amount of such Occupation Tax shall be based upon the business uses taking place within the Encumbered Parcel and is applied against the following: gross room revenues of hotel businesses, food and beverage sales of restaurants, per square foot of commercial office space, and gross retail sales (including, but not limited to, sales of goods, merchandise, motor vehicles, other tangible personal property, and any other personal property as otherwise allowed by law) or sales of services for businesses located within the Encumbered Parcel.

2. EEA Obligations. Pursuant to the terms of the Occupation Tax Ordinance, each owner, to the extent required under Neb. Rev. Stat. § 18-2142.04 and associated documents, and/or any other applicable law, shall:

(i) collect any sales tax or EEA assessments levied by or associated with the EEA;

(ii) submit to the City of Omaha finance department such information as the City may require of Owner from time to time in connection with the EEA;

(iii) pay all occupation and property taxes imposed under the Occupation Tax Ordinance; and

(iv) take any other actions required by the City in order to comply with the Occupation Tax Ordinance.

3. Restrictions Cumulative. The restrictions contained within this Declaration are cumulative with, and not in replacement or amendment of, any and all other restrictions placed upon the Encumbered Parcel.

4. Covenants Run with the Land. The restrictions set forth in this Declaration are for the benefit of the Benefited Party and shall run with the Encumbered Parcel, and shall be binding upon all successive owners and occupants of the Encumbered Parcel.

5. Change in Law. The owner of the Encumbered Parcel agrees that payments under the Occupation Tax Ordinance shall continue despite any change in the application of the laws or code sections related to EEAs.


6. Miscellaneous. This Declaration shall be governed by the laws of the State of Nebraska. Time is of the essence of this Declaration. Invalidation of any covenants or restrictions contained herein by judgment or court order shall in no way affect the other provisions hereof, and shall remain in full force and effect.

**[Space Below Intentionally Left Blank –
Signature Page to Follow]**

IN WITNESS WHEREOF, the Benefited Party has executed this Declaration to be effective as of day and year first above written.

BENEFITED PARTY:

JASPER STONE 192ND & DODGE, LLC,
a Delaware limited liability company

By: 
Name: CURT HOFER
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 14 day of May, 2021, by Curt Hofer, Manager of Jasper Stone 192nd & Dodge, LLC, a Delaware limited liability company, on behalf of the company.


Notary Public

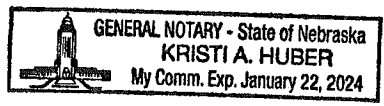


Exhibit A
Legal Description of Encumbered Parcel

Lots 1 through 8, and Outlot A, Avenue One and Outlot B, Avenue One Replat One, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

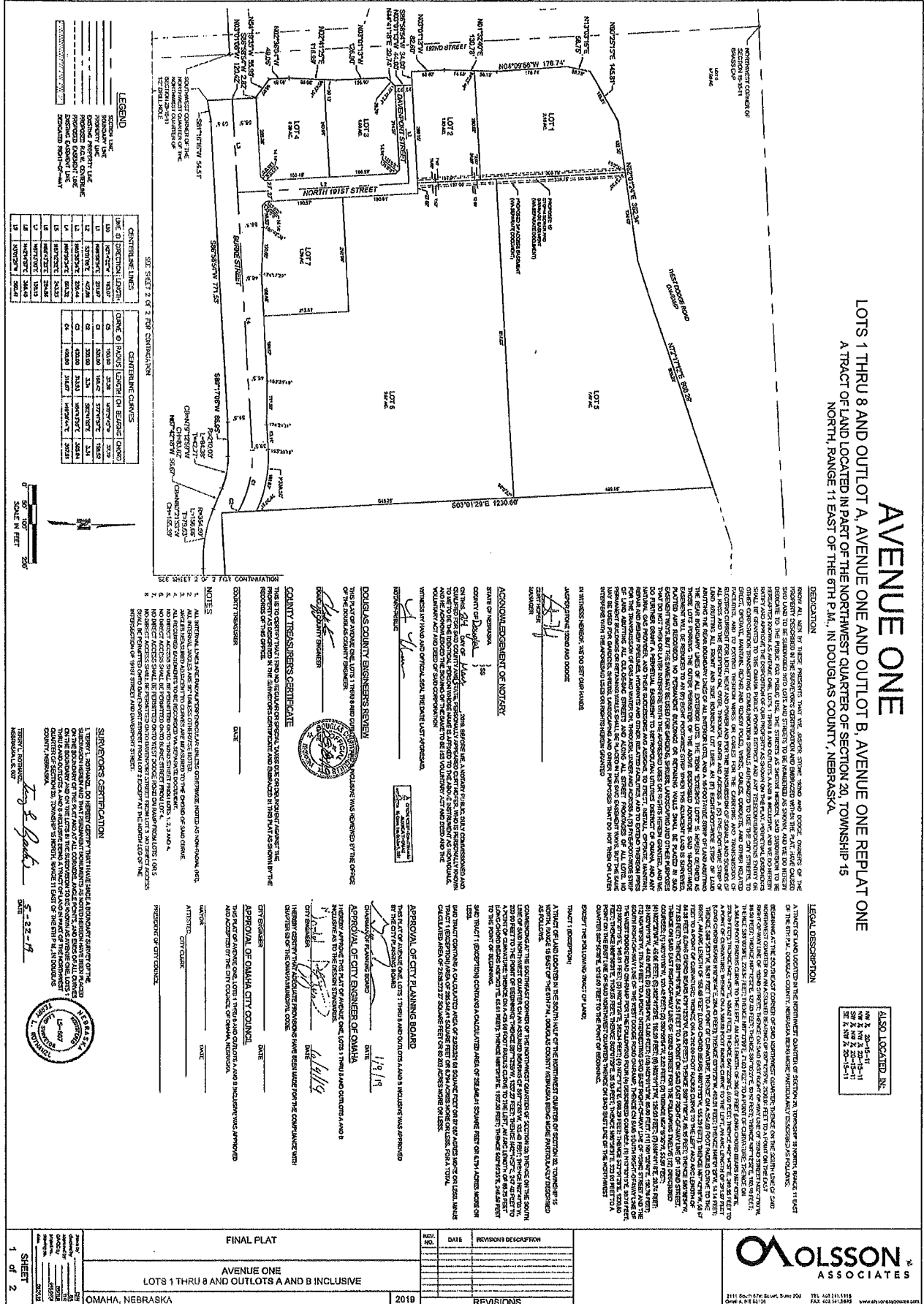
Lots 9 through 11 and Outlot C, Avenue One, Inclusive, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska.

Fountain Ridge West Lot OLA Block 0 Outlot A .162 AC

Venuto Baseball Complex Lot 1

Together with all areas of land described and depicted within Exhibit A.

DWG: P:\2018\0001-0502\018-0456-00-Design\Drawings\SRV\Shells\Final\Plot_P_FLT_AVENUE ONE-018-0456.dwg USER: dnoising
 DATE: May 22, 2018 3:29pm XREF:



AVENUE ONE

LOTS 1 THRU 8 AND OUTLOT A, AVENUE ONE AND OUTLOT B, AVENUE ONE REPLAT ONE

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA.

DEDICATION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, the undersigned authority, do hereby certify that _____ is the person whose name is subscribed to the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed.

WITNESSE MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public for Douglas County, Nebraska

ACCORD EXPENSE OF NOTICE

I, the undersigned authority, do hereby certify that the foregoing instrument was duly recorded in the public records of Douglas County, Nebraska, on this day of _____, 2018, at _____ o'clock _____ of the said day, and that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

DOUGLAS COUNTY ENGINEER'S REVIEW

This plat of Avenue One, Lots 1 thru 8 and Outlots A and B, including the same, was reviewed by me, the undersigned authority, on this day of _____, 2018, at _____ o'clock _____ of the said day, and I find that the same complies with the provisions of the Nebraska Subdivision Act, Chapter 79-1, R.S., and I hereby certify that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

COUNTY TREASURER'S CERTIFICATE

I, the undersigned authority, do hereby certify that the foregoing instrument was duly recorded in the public records of Douglas County, Nebraska, on this day of _____, 2018, at _____ o'clock _____ of the said day, and that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

NOTES

1. ALL INTERESTS ARE TO BE CONVEYED TO THE COUNTY ENGINEER'S OFFICE.
2. ALL INTERESTS ARE TO BE CONVEYED TO THE COUNTY ENGINEER'S OFFICE.
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7. ALL INTERESTS ARE TO BE CONVEYED TO THE COUNTY ENGINEER'S OFFICE.
8. ALL INTERESTS ARE TO BE CONVEYED TO THE COUNTY ENGINEER'S OFFICE.

SHARPOUR'S CERTIFICATION

I, the undersigned authority, do hereby certify that the foregoing instrument was duly recorded in the public records of Douglas County, Nebraska, on this day of _____, 2018, at _____ o'clock _____ of the said day, and that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: _____

APPROVAL OF CITY PLANNING BOARD

This plat of Avenue One, Lots 1 thru 8 and Outlots A and B, including the same, was approved by me, the undersigned authority, on this day of _____, 2018, at _____ o'clock _____ of the said day, and I find that the same complies with the provisions of the Nebraska Subdivision Act, Chapter 79-1, R.S., and I hereby certify that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

APPROVAL OF CITY ENGINEER OF OMAHA

This plat of Avenue One, Lots 1 thru 8 and Outlots A and B, including the same, was approved by me, the undersigned authority, on this day of _____, 2018, at _____ o'clock _____ of the said day, and I find that the same complies with the provisions of the Nebraska Subdivision Act, Chapter 79-1, R.S., and I hereby certify that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

APPROVAL OF OMAHA CITY COUNCIL

This plat of Avenue One, Lots 1 thru 8 and Outlots A and B, including the same, was approved by me, the undersigned authority, on this day of _____, 2018, at _____ o'clock _____ of the said day, and I find that the same complies with the provisions of the Nebraska Subdivision Act, Chapter 79-1, R.S., and I hereby certify that the same is a true and correct copy of the original instrument as the same appears in the records of said county.

FINAL PLAT

AVENUE ONE
 LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE

OMAHA, NEBRASKA

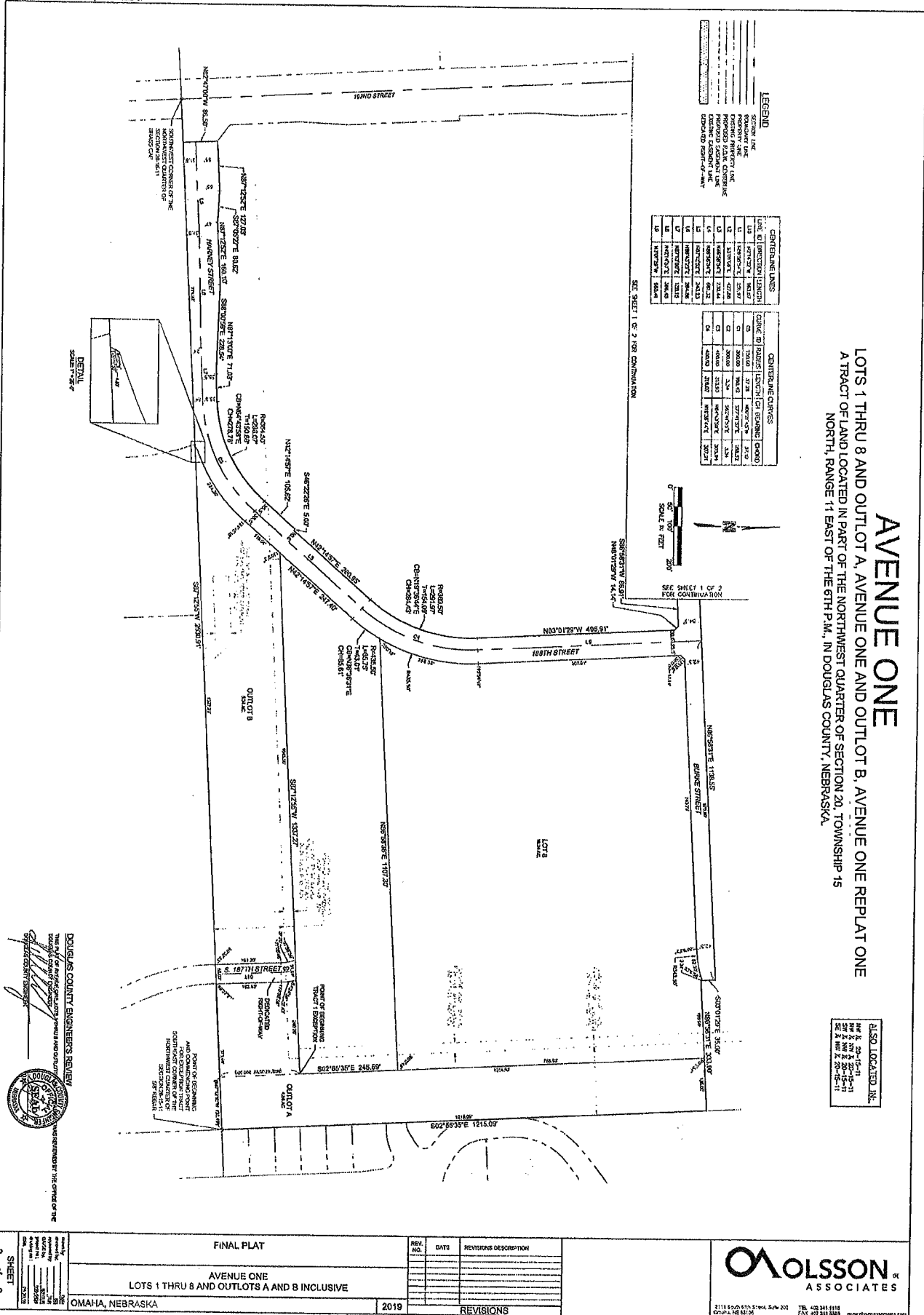
2018

ALSO LOCATED IN:
 18-02-15-11
 18-02-16-11
 18-02-17-11
 18-02-18-11

MOLSON ASSOCIATES

2111 South 17th Street, Suite 200
 Omaha, NE 68104
 Phone: 402.341.8188
 Fax: 402.341.8815
 www.molsonassociates.com

DWG: F:\2018\0001-0550\016-0468\10-Design\Survey\SSV\016\10\Avenue One\Avenue One-016-0458.dwg USER: dhothing



LEGEND

| | |
|-----|------------------------|
| --- | SECTION LINE |
| --- | PROPERTY LINE |
| --- | PROPOSED PROPERTY LINE |
| --- | PROPOSED SECTION LINE |
| --- | PROPOSED COUNTY LINE |
| --- | PROPOSED ADJACENT LINE |
| --- | PROPOSED CENTERLINE |
| --- | PROPOSED RIGHT-OF-WAY |

| CD (CONTRIBUTOR) | CD (PROPOSED) | CD (BEARING) | CD (DISTANCE) |
|------------------|---------------|---------------|---------------|
| U1 | U1 | S 23°57'00" E | 32.00 |
| U2 | U2 | S 23°57'00" E | 32.00 |
| U3 | U3 | S 23°57'00" E | 32.00 |
| U4 | U4 | S 23°57'00" E | 32.00 |
| U5 | U5 | S 23°57'00" E | 32.00 |
| U6 | U6 | S 23°57'00" E | 32.00 |
| U7 | U7 | S 23°57'00" E | 32.00 |
| U8 | U8 | S 23°57'00" E | 32.00 |
| U9 | U9 | S 23°57'00" E | 32.00 |
| U10 | U10 | S 23°57'00" E | 32.00 |
| U11 | U11 | S 23°57'00" E | 32.00 |
| U12 | U12 | S 23°57'00" E | 32.00 |
| U13 | U13 | S 23°57'00" E | 32.00 |
| U14 | U14 | S 23°57'00" E | 32.00 |
| U15 | U15 | S 23°57'00" E | 32.00 |
| U16 | U16 | S 23°57'00" E | 32.00 |
| U17 | U17 | S 23°57'00" E | 32.00 |
| U18 | U18 | S 23°57'00" E | 32.00 |
| U19 | U19 | S 23°57'00" E | 32.00 |
| U20 | U20 | S 23°57'00" E | 32.00 |

AVENUE ONE

LOTS 1 THRU 8 AND OUTLOT A, AVENUE ONE AND OUTLOT B, AVENUE ONE REPLAT ONE
A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15
NORTH, RANGE 11 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA.

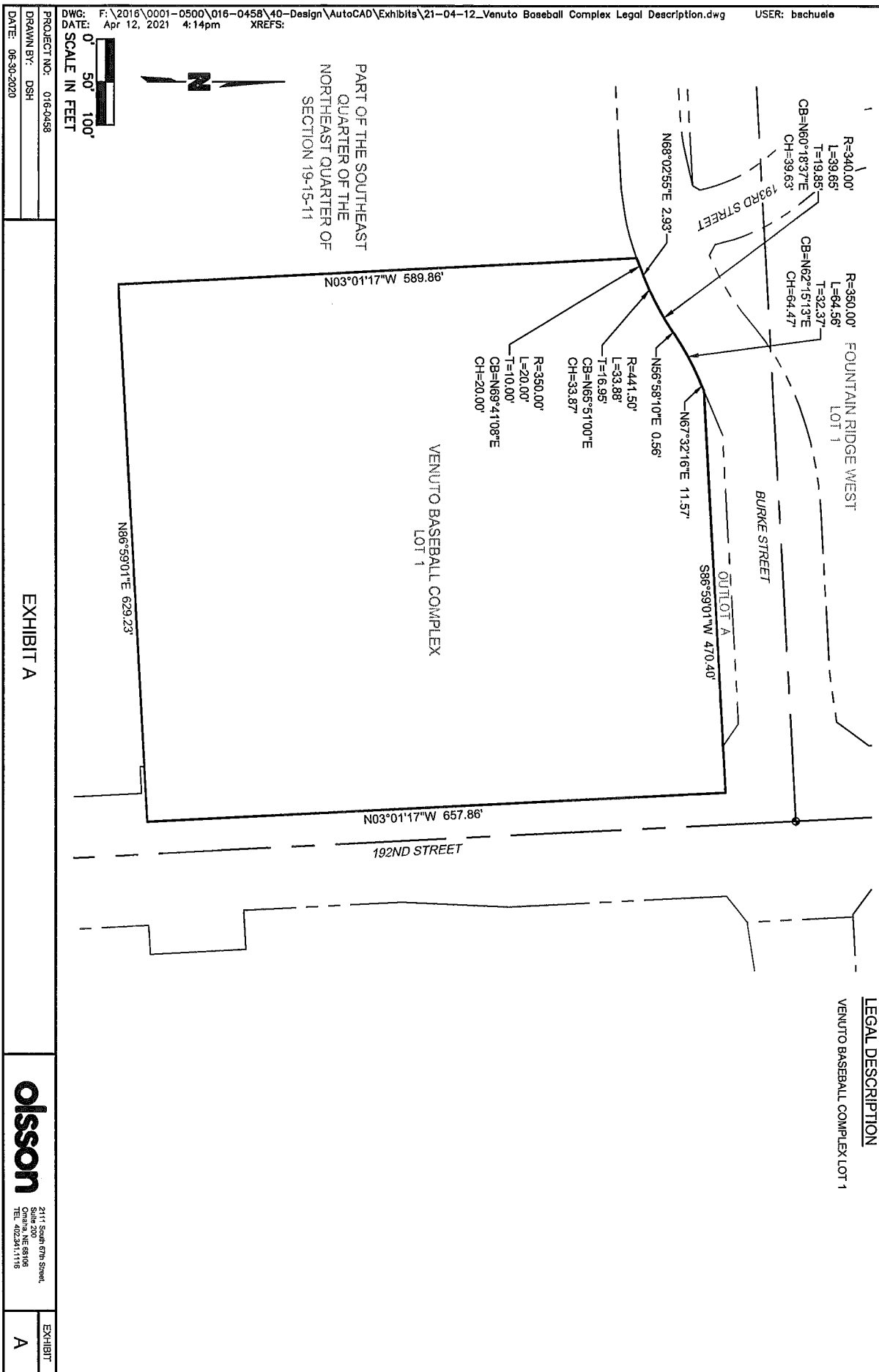
ALSO LOCATED IN:
 Map 20-23-11
 Map 20-24-11
 Map 20-25-11
 Map 20-26-11
 Map 20-27-11
 Map 20-28-11

DOUGLAS COUNTY ENGINEERS' REVIEW
 THE BOARD OF ENGINEERS HAS REVIEWED THE FINAL PLAT AND OUTLOT
 AND RECOMMENDS IT FOR RECORDATION.
 DOUGLAS COUNTY ENGINEERS' REVIEW
 ENGINEER'S REVIEW
 DOUGLAS COUNTY, NEBRASKA

FINAL PLAT
 AVENUE ONE
 LOTS 1 THRU 8 AND OUTLOTS A AND B INCLUSIVE
 OMAHA, NEBRASKA
 2019

| REV. NO. | DATE | REVISION DESCRIPTION |
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| | | |
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| | | |

OLSSON ASSOCIATES
 2118 & 204TH ST. SUITE 200
 OMAHA, NE 68131
 TEL: 402.341.1111
 FAX: 402.341.1111
 www.rolsson.com

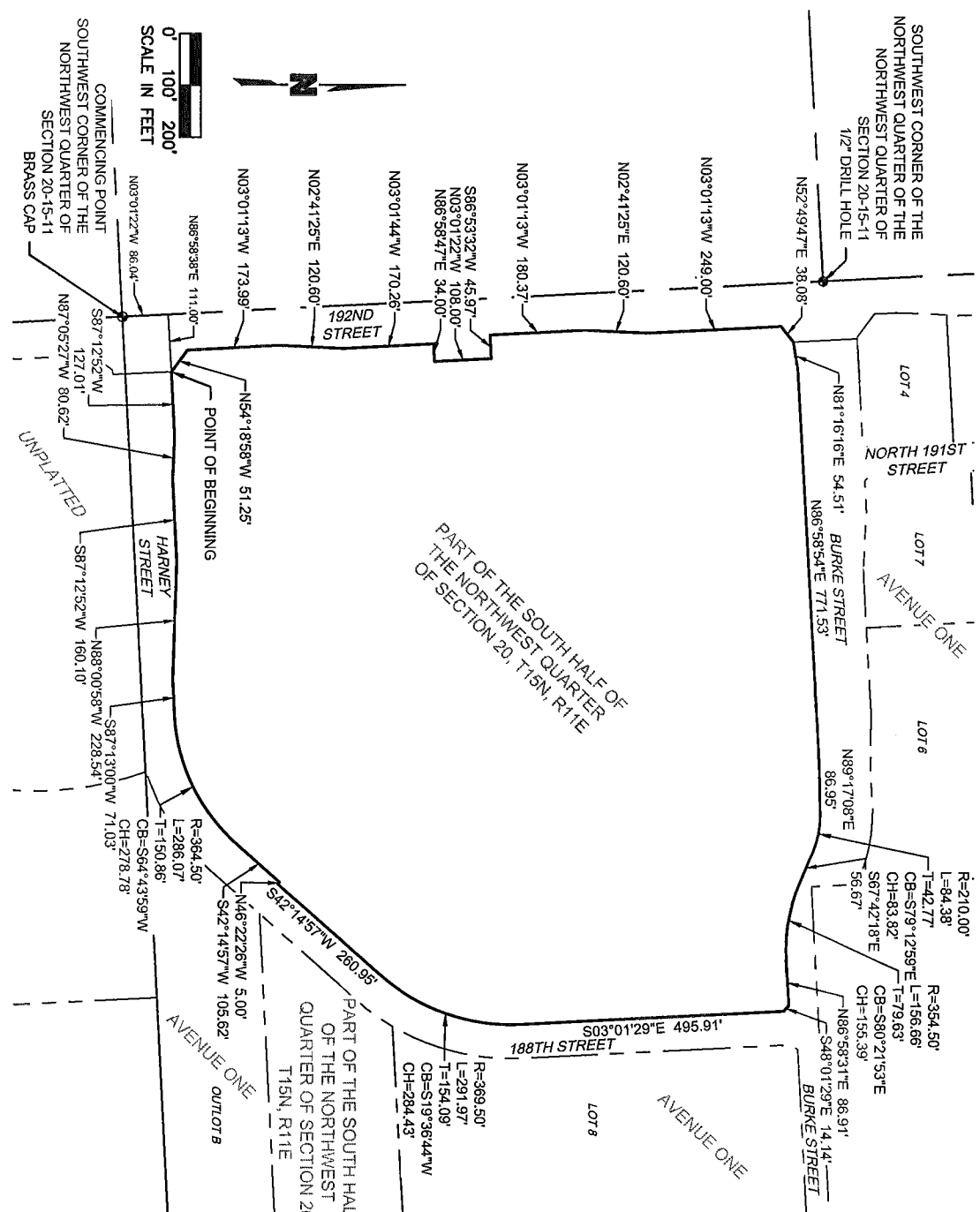


DWG: \\oa.dd.oocconsulting.com\mnts-na1\projects\2016\0001-0500\016-0458\40-Design\Survey\SRVY\ExhibitA\V_P_BNDY_EXHIBIT2_06-30-2020-016-0588.dwg
 DATE: Jun 30, 2020 3:33pm XREFS:

PROJECT NO: 016-0458
 DRAWN BY: DSH
 DATE: 06-30-2020

EXHIBIT A

olsson 2111 South 97th Street, Suite 200, Lincoln, NE 68504
 TEL: 402.545.1116
 EXHIBIT A

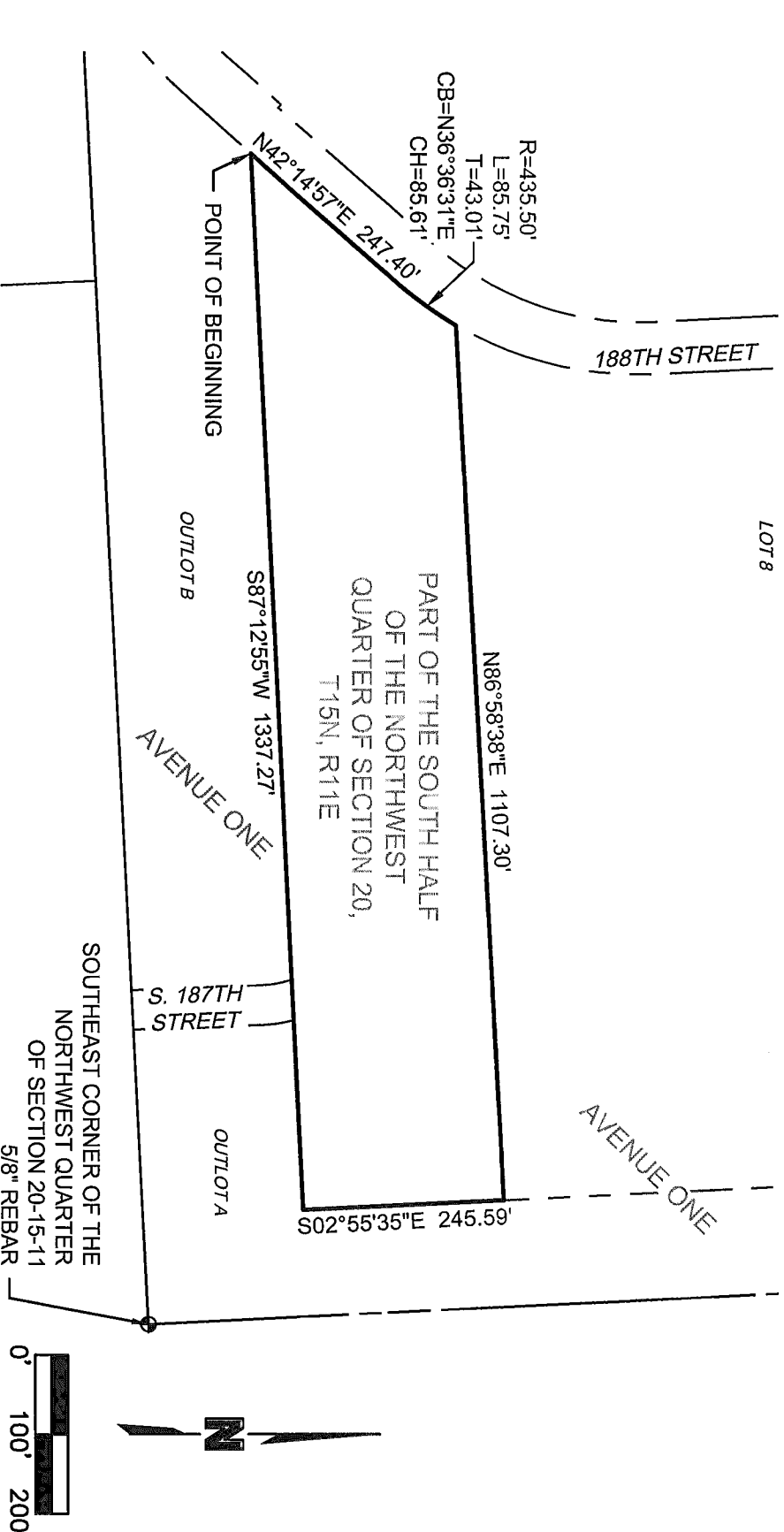


LEGAL DESCRIPTION
 A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 ON AN ASSUMED BEARING OF N03°01'22"W, 86.04 FEET; THENCE N86°58'38"E, 111.00 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF HARNEY STREET AND THE EAST RIGHT-OF-WAY LINE OF 192ND STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE OF 192ND STREET FOR THE FOLLOWING ELEVEN (11) DESCRIBED COURSES: (1) N64°18'58"W, 51.25 FEET; (2) N03°01'13"W, 173.99 FEET; (3) N02°41'25"E, 120.60 FEET; (4) N03°01'44"W, 170.26 FEET; (5) N86°58'47"E, 34.00 FEET; (6) N03°01'22"W, 108.00 FEET; (7) S86°53'32"W, 45.97 FEET; (8) N03°01'13"W, 180.37 FEET; (9) N02°41'25"E, 120.60 FEET; (10) N03°01'13"W, 249.00 FEET; (11) N52°49'47"E, 38.08 FEET TO A POINT INTERSECTING SAID EAST RIGHT-OF-WAY LINE OF 192ND STREET AND THE SOUTH RIGHT-OF-WAY LINE OF BURKE STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF BURKE STREET FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES: (1) N81°16'16"E, 54.51 FEET; (2) N86°58'54"E, 771.53 FEET; (3) N89°17'09"E, 86.95 FEET TO A POINT OF CURVATURE; (4) ON A 210.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 84.38 FEET (LONG CHORD BEARS S79°12'59"E, 83.82 FEET); (5) S87°42'18"E, 56.67 FEET TO A POINT OF CURVATURE; (6) ON A 354.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 156.66 FEET (LONG CHORD BEARS S80°21'53"E, 155.39 FEET); (7) N66°58'31"E, 86.91 FEET TO A POINT INTERSECTING SAID SOUTH RIGHT-OF-WAY LINE OF BURKE STREET AND THE WEST RIGHT-OF-WAY LINE OF 188TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF 188TH STREET FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES: (1) S48°01'29"E, 14.14 FEET; (2) S03°01'29"E, 495.91 FEET TO A POINT OF CURVATURE; (3) ON A 369.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 291.97 FEET (LONG CHORD BEARS S19°36'44"W, 284.43 FEET); (4) S42°14'57"W, 105.62 FEET; (5) N46°22'26"W, 5.00 FEET; (6) S42°14'57"W, 105.62 FEET TO A POINT OF CURVATURE; (7) ON A 364.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 286.07 FEET (LONG CHORD BEARS S64°43'39"W, 278.78 FEET) TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF 188TH STREET AND SAID NORTH RIGHT-OF-WAY LINE OF HARNEY STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) S87°13'00"W, 71.03 FEET; (2) N88°00'58"W, 228.54 FEET; (3) S87°12'52"W, 127.01 FEET; (4) N87°05'27"W, 80.62 FEET; (5) S87°12'52"W, 127.01 FEET TO THE POINT OF BEGINNING.
 SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1453.39324 SQUARE FEET OR 33.366 ACRES, MORE OR LESS.

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, T15N, R11E

PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, T15N, R11E

DWG: \\oa.ad.oaconsulting.com\frts-ns1\projects\2016\0001-0500\016-0458\40-Design\Survey\SRVY\Exhibits\V_P_BNDY_EXHIBIT2_06-30-2020-016-04
 DATE: 5/30/2020 5:07pm XREFS:

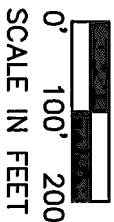


LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT B, AVENUE ONE, A PLATTED AND RECORDED SUBDIVISION IN SAID DOUGLAS COUNTY, NEBRASKA, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 188TH STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF 188TH STREET FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) ON AN ASSUMED BEARING OF N42°14'57\"E, 247.40 FEET TO A POINT OF CURVATURE; (2) ON A 435.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 85.75 FEET (LONG CHORD BEARS N36°36'31\"E, 85.61 FEET) TO THE SOUTHWEST CORNER OF LOT 8, SAID AVENUE ONE; THENCE ON THE SOUTH LINE OF SAID LOT 8, AVENUE ONE N86°58'38\"E, 1107.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, AVENUE ONE, SAID CORNER ALSO BEING ON THE WEST LINE OF OUTLOT A, SAID AVENUE ONE; THENCE ON SAID WEST LINE OF OUTLOT A, AVENUE ONE S02°55'35\"E, 245.59 FEET TO A CORNER OF SAID OUTLOT A, AVENUE ONE; THENCE CONTINUING ON SAID EAST LINE OF OUTLOT A, AVENUE ONE AND THE NORTH LINE OF SAID OUTLOT B, AVENUE ONE S87°12'55\"W, 1337.27 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,295,948.41 SQUARE FEET OR 6.794 ACRES, MORE OR LESS.

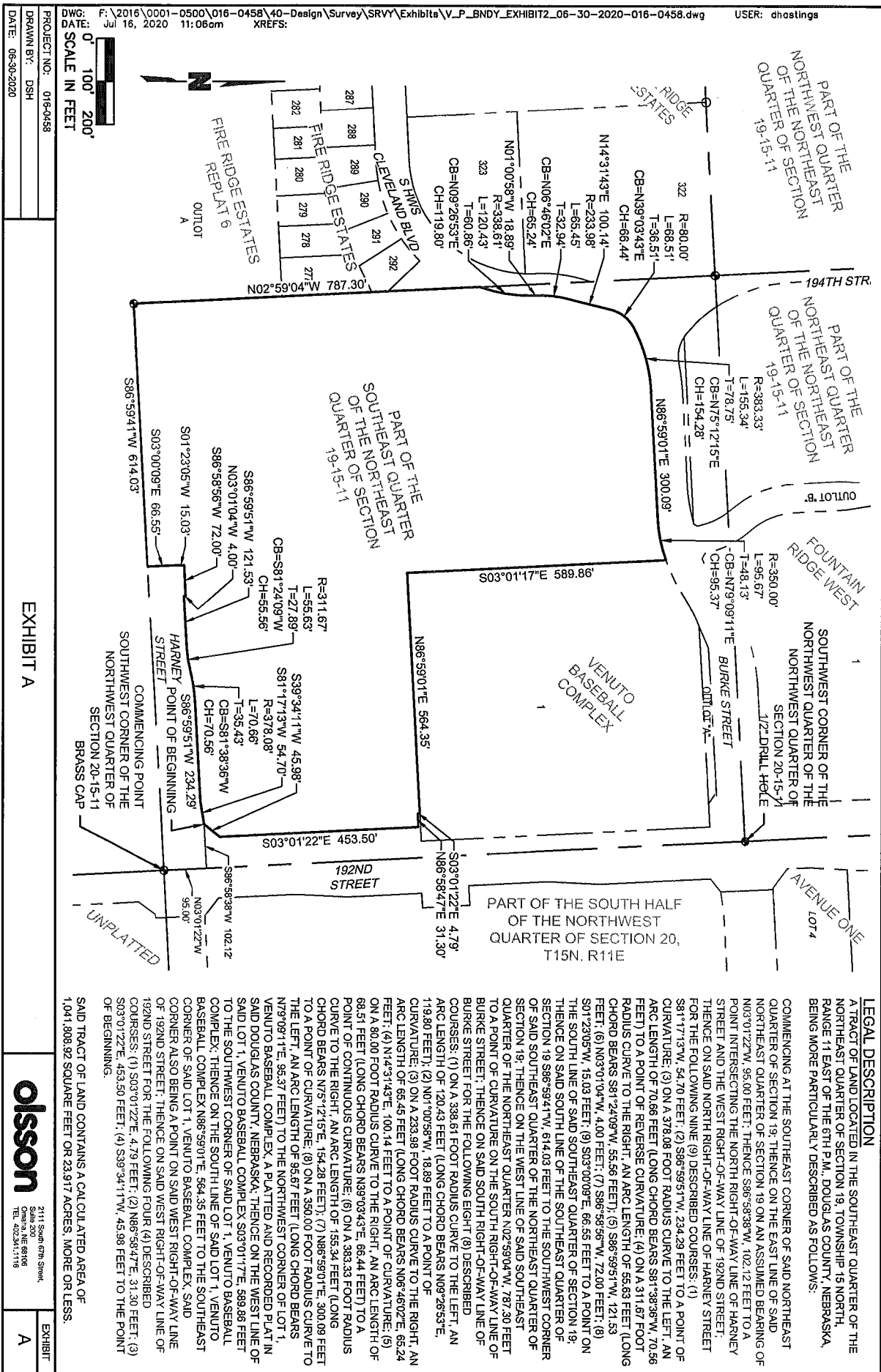


PROJECT NO: 016-0458
 DRAWN BY: DSH
 DATE: 06-30-2020

EXHIBIT A

olsson
 2111 South 67th Street,
 Suite 200
 Omaha, NE 68106
 TEL 402.341.1116

EXHIBIT
A



DWG: F:\2016\0001-0500\016-0458\40-Design\Survey\SRV\Exhibits\V_P_BNDY_EXHIBIT2_06-30-2020-016-0458.dwg
 DATE: Jul 16, 2020 11:06am XREFS:
 PROJECT NO: 016-0458
 DRAWN BY: DSH
 DATE: 06-30-2020
 USER: dhostings

EXHIBIT A

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 19; THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 19 ON AN ASSUMED BEARING OF N03°01'22"W, 95.00 FEET; THENCE S86°58'38"W, 102.12 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF HARNAY STREET AND THE WEST RIGHT-OF-WAY LINE OF 192ND STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE OF HARNAY STREET FOR THE FOLLOWING: (1) DESCRIBED COURSES: (1) S81°17'13"W, 54.70 FEET; (2) S86°59'51"W, 234.29 FEET TO A POINT OF CURVATURE; (3) ON A 378.08 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 70.86 FEET (LONG CHORD BEARS S81°38'36"W, 70.56 FEET) TO A POINT OF REVERSE CURVATURE; (4) ON A 311.67 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 55.63 FEET (LONG CHORD BEARS S81°24'09"W, 55.56 FEET); (5) S86°59'51"W, 121.53 FEET; (6) N03°01'04"W, 4.00 FEET; (7) S86°58'56"W, 72.00 FEET; (8) S01°22'05"W, 15.03 FEET; (9) S03°00'09"E, 66.55 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE ON SAID SOUTH LINE OF THE SOUTHWEST CORNER OF SECTION 19, S86°59'41"W, 614.03 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 19; THENCE ON THE SOUTH RIGHT-OF-WAY LINE OF BURKE STREET; THENCE ON SAID SOUTH RIGHT-OF-WAY LINE OF BURKE STREET FOR THE FOLLOWING: (1) DESCRIBED COURSES: (1) ON A 338.61 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 120.43 FEET (LONG CHORD BEARS N09°26'53"E, 119.80 FEET); (2) N01°00'58"W, 18.89 FEET TO A POINT OF CURVATURE; (3) ON A 233.98 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 65.45 FEET (LONG CHORD BEARS N09°46'02"E, 65.24 FEET); (4) N14°31'43"E, 100.14 FEET TO A POINT OF CURVATURE; (5) ON A 80.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 88.51 FEET (LONG CHORD BEARS N89°03'45"E, 66.44 FEET) TO A POINT OF CONTINUOUS CURVATURE; (6) ON A 383.33 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 155.34 FEET (LONG CHORD BEARS N75°12'15"E, 154.28 FEET); (7) N86°59'01"E, 300.09 FEET TO A POINT OF CURVATURE; (8) ON A 350.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 95.67 FEET (LONG CHORD BEARS N79°09'11"E, 95.37 FEET) TO THE NORTHWEST CORNER OF LOT 1, VENUTO BASEBALL COMPLEX, A PLATTED AND RECORDED PLAT IN SAID DOUGLAS COUNTY, NEBRASKA; THENCE ON THE WEST LINE OF SAID LOT 1, VENUTO BASEBALL COMPLEX S03°01'17"E, 589.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, VENUTO BASEBALL COMPLEX; THENCE ON THE SOUTH LINE OF SAID LOT 1, VENUTO BASEBALL COMPLEX N86°59'01"E, 564.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, VENUTO BASEBALL COMPLEX, SAID CORNER ALSO BEING A POINT ON SAID WEST RIGHT-OF-WAY LINE OF 192ND STREET; THENCE ON SAID WEST RIGHT-OF-WAY LINE OF 192ND STREET FOR THE FOLLOWING: (1) DESCRIBED COURSES: (1) S03°01'22"E, 453.50 FEET; (2) N86°58'47"E, 31.30 FEET; (3) S03°01'22"E, 453.50 FEET; (4) S39°34'11"W, 45.98 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,041,808.92 SQUARE FEET OR 23.917 ACRES, MORE OR LESS.

Olsson
 2111 South 67th Street
 Suite 209
 Omaha, NE 68106
 TEL: 402.341.1116

EXHIBIT
A

