

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

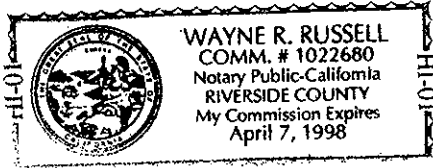
State of CALIFORNIA

County of RIVERSIDE

On 2-27-97 before me, WAYNE R. RUSSELL
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared REGINA L. MAUER
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Wayne R. Russell
Signature of Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANT DEED

Document Date: 2-27-97 Number of Pages: ONE

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing:
SELF.

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



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- Guardian or Conservator
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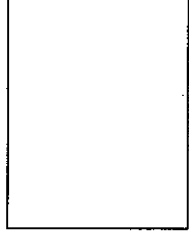


EXHIBIT A

Page 1

14-14-12
36-15-12
1-14-12

change by
Martin A. Cannon

- 14-14-12

The following described real estate located in the Northeast Quarter Northwest Quarter Section ~~24~~ 1, Township 14, North, Range 12 East of the 6th P.M. and in the Southeast Quarter Southwest Quarter Section 36, Township 15 North, Range 12 East of the 6th P.M., to-wit:

- 14-14-12

That part of the North Half of Section 1, Township 14 North, Range 12 East of the 6th P.M., and that part of the South Half of Section 36, Township 15 North, Range 12 East of the 6th P.M. all in Douglas County, Nebraska, more particularly described as follows:

NE NW
14

Beginning at a point on the North line of said Section 1 at its Intersection with a line 50 feet West of, measured at right angles to the centerline of the main Track of the Missouri Pacific Railroad Co.

SE SW

Thence South 3 degrees 32' West parallel with and 50 feet from the centerline of the main track for 612.05 feet

36

Thence South 3 degrees 31' West parallel with and 50 feet from the centerline of said main track for 60.43 feet

Thence South 89 degrees 58' West along the North line of the Central Enterprises, Inc. property for a distance of 268.75 feet

Thence Northeasterly on a curve to the left whose radius is 756.0 feet for a distance of 102.2 feet to a point which is 180.0 feet East of the East line of the 67th Street

Thence North 0 degrees 03' East for 536.1 feet to a point 33 feet South of the North line of said Section 1

Thence South 89 degrees 58' West for 180.0 feet to a point on the East line of 67th Street

Thence North 0 degrees 03' East along the East line of 67th Street for a distance of 33 feet to a point on the North line of said Section 1

Thence East along the North line of said Section 1 for 179.5 feet

Thence northerly along a straight line which when produced north forms an angle of 89 degrees 58' 30" from west to south with the centerline of the Union Pacific Railroad Co. northerly main track for a distance of 258.9 feet

Thence easterly at right angles for a distance of 70.0 feet

Thence northerly and westerly along a line curving to the left said curve having a radius of 348.273 feet and which is tangent at its point of beginning to a straight line drawn at right angles to the last described line for a distance of 304.1 feet more or less to a point 150.0 feet distant southerly, measured at right angles from the centerline of the Union Pacific railroad northerly main track

Thence easterly along a straight line parallel with and 150.0 feet distant southerly measured at right angles from said centerline of the northerly main track a distance of 390.5 feet more or less to a point 50 feet distant westerly measured at right angles from the centerline of the main track of the Missouri Pacific Railroad Co. as now constructed and operated

Thence southerly along a straight line parallel with and 50 feet distant westerly at right angles from said main track a distance of 527.0 feet more or less to the point of beginning containing 8.18 acres more or less Together with the easement for road purposes over and across the following described real estate, to-wit:

That part of NW1/4 of Section 1, Township 14 North, Range 12 East of the 6th P.M. Douglas County, NE more particularly described and bounded as follows:

Commencing at the Northeast corner of NW1/4 of said Section 1; thence North 89 degrees 58' East for 168.0 feet along North line of said Section 1, to a point 50 feet West of centerline of main track of Mo. Pac. RR; thence South 3 degrees 32' West, 612.05 feet along a line 50 feet West of and parallel to said track; thence South 3 degrees 31' West for 60.43 feet to point of beginning. Thence continuing South 3 degrees 31' West for 623.9 feet; thence Southwesterly along a curve which is parallel to and 50 feet West of centerline of said track, which curve has a chord length of 312.43 feet and bears South 5 degrees 53' West; thence North 89 degrees 52' West for 338.66 feet to the East line of 67th Street; thence North 8 degrees 32' East for 524.68 feet; thence North 89 degrees 59' West for 110.0 feet; thence North 0 degrees 03' East for 26.0 feet along East line of 67th Street; thence on a curve to the left whose radius is 750.0 feet and whose chord length is 424.4 feet and bears North 24 degrees 05' East--; thence North 89 degrees 58' East for 268.75 feet to point of beginning

Which easement shall attach to and be for the benefit of the 8.18 acres described above subject to easements, reservations, covenants and restrictions of record.