

99-32379 A

EXHIBIT 'A'

Parcel 1:

That part of the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, together with part of the West 1/2 of the NE 1/4 of said Section 17, together with part of the NW 1/4 of the SE 1/4 of said section 17, together with part of the NE 1/4 of the SW1/4 of said Section 17, all more particularly described as follows: Commencing at the NW corner of said NW 1/4; thence S02°31'52"E (assumed bearing) 471.60 feet on the West line of said NW 1/4 to the Easterly line of the Union Pacific Railroad; thence S42°53'04"E 594.60 feet on the Easterly line of the Union Pacific Railroad to the Southerly line of Harrison Street and the point of beginning; thence Northeasterly on the southerly line of Harrison Street on the following described 18 courses; thence N55°18'15"E 64.40 feet; thence N51°52'14"E 50.09 feet; thence N50°43'49"E 100.32 feet; thence N54°14'37"E 54.03 feet; thence N50°19'56"E 46.15 feet; thence N52°26'30"E 100.13 feet; thence N53°05'31"E 233.17 feet; thence N46°48'55"E 67.74 feet; thence N43°26'40"E 102.18 feet; thence N39°07'55"E 89.76 feet; thence N55°18'15"E 85.87 feet; thence N56°46'06"E 217.08 feet; thence Northeasterly on a nontangent 1382.39 foot radius curve to the right, chord bearing N71°29'27"E, chord distance 562.81 feet, an arc distance of 566.77 feet; thence N86°13'32"E 216.10 feet on a non-tangent line; thence N87°38'24"E 452.53 feet on a line 50.00 feet South of and parallel with the North line of said NW1/4; thence S87°47'12"E 75.24 feet to the East line of said NW 1/4; thence N02°28'23"W 6.00 feet on the East line of said NW 1/4; thence N87°38'24"E 335.68 feet on a line 50.00 feet South of and parallel with the North line of said NE 1/4; thence S00°08'15"W 978.93 feet on the West lines of Lots 4, 5 and 6, Brook Valley Business Park, a Subdivision, as surveyed, platted and recorded in said Sarpy County; thence S21°21'40"E 1052.34 feet on the West lines of Lots 4 and 33, said Brook Valley Business Park; thence S12°04'42"E 689.92 feet on the West line of said Lot 33 to the SW corner thereof; thence Southwesterly on the Northerly line of the Chicago, Burlington & Quincy Railroad on a non-tangent 2914.79 foot radius curve to the left chord bearing S67°53'56"W, chord distance 1210.60 feet, an arc distance of 1219.47 feet to the Easterly line of the Union Pacific Railroad; thence N42°53'04"W 2878.93 feet on the non-tangent Easterly line of the Union Pacific Railroad to the point of beginning.

Parcel 2:

That part of the NW 1/4 of the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the NW corner of said NW1/4; thence S02°31'52"E (assumed bearing) 471.60 feet on the West line of said NW 1/4 to the Easterly line of the Union Pacific Railroad; thence S42°53'04"E 54.20 feet on the Easterly line of the Union Pacific Railroad to the point of beginning; thence N45°20'21"E 166.10 feet on the Southerly line of interstate 80 to the Southerly line of Harry Anderson Avenue; thence Easterly on the Southerly line of Harry Anderson Avenue on the following described seven courses; thence N72°05'50"E 87.58 feet; thence N75°26'51"E 100.25 feet; thence N76°04'09"E 93.92 feet thence N89°10'03"E 70.17 feet; thence S70°54'08"E 68.44 feet; thence S52°36'47"E 66.55 feet; thence S36°03'41"E 76.89 feet to the North line of Harrison Street; thence Westerly on the Northerly line of Harrison Street on the following described seven courses; thence S69°34'01"W 60.88 feet; thence S57°35'41"W 100.08 feet; thence S61°30'37"W 46.25 feet; thence S55°18'15"W 54.02 feet; thence S59°52'41"W 100.32 feet; thence S56°26'59"W 50.01 feet; thence S59°37'18"W 104.54 feet to the Easterly line of the Union Pacific Railroad; thence N42°53'04"W 260.68 feet on the Easterly right-of-way line of the Union Pacific Railroad to the point of beginning.

Parcel 3:

That part of the North 1/2 of the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, described as follows: commencing at the NW corner of said NW 1/4; thence N87°38'08"E (assumed bearing) 441.78 feet on the North line of said NW 1/4; thence S02°21'52"E 155.56 feet to the Northerly line of Harry Anderson Avenue and the point of beginning; thence Easterly on the Northerly line of Harry Anderson Avenue on the following described four courses; thence N85°08'15"E 85.31 feet; thence S80°30'46"E 133.82 feet; thence S58°31'33"E 135.91 feet; thence S26°00'54"E 125.46 feet to the Northerly line of Harrison Street; thence Easterly on the Northerly line of Harrison Street on the following described four courses; thence N67°53'15"E 229.51 feet; thence N55°17'54"E 100.07 feet; thence N56°46'22"E 222.80 feet; thence Northeasterly on a non-tangent 1482.39 foot radius curve to the right, chord bearing N62°49'39"E, chord distance 217.94 feet, an arc distance of 218.14 feet; thence S87°38'24"W 616.31 feet on a non-tangent line 33.00 feet South of and parallel with the North line of said NW 1/4 to the Southerly line of Interstate 80; thence S74°37'45"W 377.40 feet on the Southerly line of Interstate 80; thence Southwesterly on the Southerly line of Interstate 80 and on a Non-tangent 400.00 foot radius curve to the left, chord bearing S63°48'22"W 92.95 feet, an arc distance of 93.16 feet to the point of beginning.