



**Exhibit "A"**

That part of the Northwest Quarter of the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub>) of Section 23, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point 33 feet East of the West line of said Section 23 and 173.00 feet North of the North line of Block 1, Beverly Hills; thence North, along a line 33 feet East of and parallel to the West line of Section 23-15-12, for 7.1 feet; thence North 62E55" East, for 176.7 feet, to a point on the Southerly line of West Dodge Highway; thence South 56E11' East, along said Southerly line of West Dodge Street Highway, for 162.2 feet; thence South 33E13' West, for 160 feet; thence North 56E11' West, for 245.5 feet, more or less, to the Point of Beginning.

**Exhibit "B"**

1. Easement granted by instrument dated December 5, 1963 and recorded January 15, 1964, in Book 407 at Page 431 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a sewer in a portion of subject property.
2. Easement for sewer purposes granted by Warranty Deed dated October 10, 1951 and recorded October 10, 1951, in Book 900 at Page 379 of the Deed Records of Douglas County, Nebraska, to construct and maintain a sewer in other property to benefit property of which subject property was a part.
3. The following tenants or subtenants in possession under unrecorded leases: The Lamar Companies, Danny D. Tran, a/k/a Dong Tan Tran, Lance Wang, Sam Abou-Nasr, Basha, Inc., Children's Hospital, American Check Casher, Inc., f/k/a American Payday Loans, Inc., and DES Staffing Services, Inc.