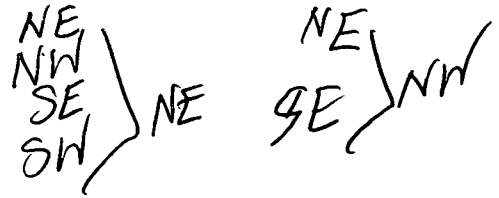


**EXHIBIT A
LEGAL DESCRIPTION**



The Northeast Quarter (NE $\frac{1}{4}$) and the East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 26, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, subject to public roads and/or highways, and, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of Section 26-15-11; thence South, along the East Section line of said Section for a distance of 33 feet; thence West, for a distance of 33 feet, to the Point of Beginning; thence South and parallel to the East Section line, for a distance of 805.88 feet; thence West and parallel to the North Section line, for a distance of 17 feet; thence North and parallel to the East Section line, for a distance of 788.88 feet, to a point, said point being 50 feet West and 50 feet South of the Northeast corner of Section 26-15-11; thence West and parallel to the North Section line, for a distance of 494 feet, to a point, said point being 544 feet West of the East Section line and 50 feet South of the North Section line; thence North, for a distance of 17 feet; thence East and parallel to the North Section line, for a distance of 511 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South 87°33'42" West, along the North line of the Northeast Quarter of said Section 26, a distance of 185.00 feet; thence South 02°26'18" East, a distance of 50.00 feet, to the Point of Beginning; thence South 02°26'18" East, a distance of 3.00 feet; thence South 87°33'42" West, along a line 53.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 165.00 feet; thence North 02°26'18" West, a distance of 3.00 feet; thence North 87°33'42" East, along a line 50.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 165.00 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South 87°33'42" West, along the North line of the Northeast Quarter of said Section 26, a distance of 946.43 feet; thence South 02°27'37" East, a distance of 33.00 feet, to the Point of Beginning; thence continuing South 02°27'37" East, a distance of 17.00 feet; thence South 87°33'42" West, along a line 50.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 373.58 feet; thence North 02°26'18" West, a distance of 17.00 feet; thence North 87°33'42" East, along a line 33.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 373.57 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South 87°33'42" West, along the North line of the Northeast Quarter of said Section 26, a distance of 544.34 feet; thence South 02°26'26" East, a distance of 33.00 feet, to a point on the South line of Pacific Street and the

Point of Beginning; thence continuing South 02°26'26" East, a distance of 17.00 feet; thence South 87°33'42" West, along a line 50.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 402.08 feet; thence North 02°27'36" West, a distance 17.00 feet; thence North 87°33'42" East, along a line 33.00 feet South of and parallel with the North line of said Northeast Quarter, a distance of 402.09 feet, to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Southeast corner of said Northeast Quarter of Section 26; thence West, along the South line of said Northeast Quarter, for a distance of 33 feet, to the Point of Beginning; thence continuing West, along the South line of said Northeast Quarter, for a distance of 272.0 feet; thence North and parallel with the East line of said Northeast Quarter, for a distance of 1,060.0 feet; thence East and perpendicular to the East line of said Northeast Quarter, for a distance of 75.0 feet, to a point, said point being 230.0 feet West of the East line of said Northeast Quarter; thence North and parallel with the East line of said Northeast Quarter, for a distance of 900.0 feet, to a point, said point being 230.0 feet West of the East line of said Northeast Quarter; thence East and perpendicular to the East line of said Northeast Quarter, for a distance of 75.0 feet, to a point, said point being 155.0 feet West of the East line of said Northeast Quarter; thence North and parallel with the East line of said Northeast Quarter, for a distance of 140.0 feet, to a point, said point being 155.0 feet West of the East line of said Northeast Quarter; thence East and perpendicular to the East line of said Northeast Quarter, for a distance of 30.0 feet, to a point, said point being 125.0 feet West of the East line of said Northeast Quarter; thence North and parallel with the East line of said Northeast Quarter, for a distance of 479.24 feet, to a point, said point being 125.0 feet West of and 65.0 feet South of the Northeast corner of said Northeast Quarter of Section 26; thence West and parallel with the North line of said Northeast Quarter, for a distance of 60.0 feet; thence North and perpendicular to the North line of said Northeast Quarter, for a distance of 15.0 feet, to a point on the South right-of-way line of Pacific Street, said point being 185.0 feet West and 50.0 feet South of the Northeast corner of said Northeast Quarter; thence East and parallel to the North line of said Northeast Quarter, for a distance of 135.0 feet, to the point of intersection of the South right-of-way line of Pacific Street and the West right-of-way line of 144th Street, said point being 50.0 feet West and 50.0 feet South of the Northeast corner of said Northeast Quarter; thence South, along a line which is 50.0 feet West of and parallel with the East line of said Northeast Quarter, for a distance of 788.88 feet; thence East, for a distance of 17.0 feet; thence South, along a line which is 33 feet West of and parallel with the East line of said Northeast Quarter, for a distance of 1,805.34 feet, plus or minus, to the South line of said Northeast Quarter of Section 26, and the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 26; thence South, for a distance of 10.058 meters (33.00 feet), to the Point of Beginning; thence East, along the South right-of-way line of Pacific Street, for a distance of 806.631 meters (2,646.40 feet); thence South, for a distance of 5.182 meters (17.00 feet); thence West and parallel to Pacific Street, for a distance of 635.538 meters (2,085.07 feet); thence Southwesterly, for a distance of 18.374 meters (60.28 feet), to a point being 7.010 meters (23.00 feet) South of

the South right-of-way line of Pacific Street; thence West and parallel to Pacific Street, for a distance of 18.258 meters (59.90 feet); thence Northwesterly, for a distance of 18.374 meters (60.28 feet), for a point being 5.182 meters (17.00 feet) South of the South right-of-way line of Pacific Street; thence West, for a distance of 116.231 meters (381.33 feet); thence North, for a distance of 5.182 meters (17.00 feet), to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

Commencing at the Northeast corner of said Section 26; thence South, along the Section line, for a distance of 19.812 meters (65.00 feet); thence West, for a distance of 38.100 meters (125.00 feet), to the Northeast property corner; thence continuing West, along the South right-of-way line of Pacific Street, for a distance of 18.206 meters (59.73 feet); thence North, for a distance of 1.829 meters (6.00 feet), to the Point of Beginning; thence West and parallel to Pacific Street, for a distance of 50.292 meters (165.00 feet); thence North, for a distance of 1.829 meters (6.00 feet); thence East, along the South right-of-way line of Pacific Street, for a distance of 50.292 meters (165.00 feet); thence South, for a distance of 1.829 meters (6.00 feet), to the Point of Beginning;

AND, EXCEPT that part thereof more particularly described as follows:

The house located in the Northeast Quarter of Section 26, Township 15 North, Range 11 East of the 6th P.M., in Douglas County, Nebraska, the Northwest corner of which house is approximately 800 feet West of the Northeast corner of said Section (which is the center of the intersection of 144th and Pacific Streets) and approximately 290 feet South of the North line of said Section (which is the center line of Pacific Street), and which house is otherwise described as 14411 West Pacific Street, Omaha, Nebraska, together with the five (5) acres, more or less, of land abutting on Pacific Street on the North upon which said house is located and which is enclosed with said house by a steel fence.