

EXHIBIT "A"
Legal Description

Parcel 1: A tract of land in the NW1/4 NW1/4 of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more completely described as follows: Referring to the NW corner of the NW1/4 of said Section 23; thence running Southerly along the Section line a distance of 876.10 feet; thence deflecting left 89°42'48" and running Easterly a distance of 193.60 feet; thence deflecting left 89°55'00" and running Northerly a distance of 39.45 feet; thence deflecting right 89°55'00" and running Easterly a distance of 404.24 feet to the true point of beginning; thence continuing Easterly along the previous described course a distance of 229.27 feet; thence deflecting right 58°33'52" and running Southeasterly a distance of 176.88 feet to the beginning of a 368 foot Radius curve to the right; thence following the arc of said curve a distance of 170.02 feet (the long chord being 168.51 feet and a central angle of 26°28'15"); thence running Westerly a distance of 374.60 feet (on a line parallel to the North line of this tract); thence deflecting right 90°05'00" and running Northerly a distance of 311.00 feet to the point of beginning

Parcel 2: A tract of land in the NE1/4 NE1/4 of Section 22, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more completely described as follows: Referring to the Northeast corner of the NE1/4 of Said Section 22; thence running Westerly along the north line of said NE1/4 a distance of 1448.68 feet; thence deflecting left 89°58' and running Southerly a distance of 873.84 feet; thence deflecting left 89°56'40" and running Easterly a distance of 1241.64 feet to the True Point of Beginning; thence continuing Easterly along the last described course a distance of 210.58 feet to a point on the East line of the NE1/4 which is also 876.10 feet southerly from the NE corner of the NE1/4; thence deflecting right 89°42'48" and running Southerly along the East line of the NE1/4 a distance of 271.55 feet; thence deflecting right 90°17'12" and running Westerly a distance of 212.33 feet; thence deflecting right 90°05'00" and running Northerly 271.55 feet to the Point of Beginning

Parcel 3: A tract of land in the NW1/4 NW1/4 of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more completely described as follows: Beginning at a point 876.10 feet Southerly from the NW Corner of the NW1/4 of said Section 23 and on the section line; thence deflecting left 89°42'48" and running Easterly a distance of 193.60 feet; thence deflecting right 90°05'00" and running Southerly a distance of 271.55 feet; thence deflecting right 89°55'00" and running Westerly a distance of 191.85 feet to a point on the West line of the NW1/4; thence deflecting right 89°42'48" and running North along the section line a distance of 271.55 feet to the point of beginning

Parcel 4: A tract of land in the NW1/4 NW1/4 of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more completely described as follows: Referring to the NW Corner of the NW1/4 of said Section 23; thence running Southerly along the Section line a distance of 876.10 feet; thence deflecting left 89°42'48" and running Easterly a distance of 193.60 feet to the true point of beginning; thence deflecting left 89°55'00" and running Northerly a distance of 39.45 feet; thence deflecting right 89°55'00" and running Easterly a distance of 404.24 feet; thence deflecting right 90°05'00" and running Southerly a distance of 311.00 feet; thence deflecting right 89°55'00" and running Westerly a distance of 404.24; thence deflecting right 90°05'00" and running Northerly a distance of 271.55 feet to the point of beginning

Parcel 5: A tract of land in the NW1/4 NW1/4 of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more completely described as follows: Referring to the NW corner of the NW1/4 of said Section 23; thence running South, assumed bearing S 0° W, 876.10 feet; thence Easterly, (S 89°42'48" E), 193.60 feet; thence Northerly, (N 0°22'12" E), 39.45 feet; thence Easterly, (S 89°42'48" E), 633.51 feet; thence Southeasterly (S 31°08'56"E), 21.88 feet, to the true point of beginning, thence Easterly, (S 89°42'48" E), 305.00 feet; thence

Southerly, (S 0°15'10" W, perpendicular to the center of an E-W railroad track spur), 250.96 feet; thence Westerly, (N 89°44'50" W, 20 feet Northerly from and parallel with said track), 177.63 feet; thence Northwesterly, along the arc of a 368 foot radius curve to the left, a distance of 128.31 feet, to a point of tangency; thence Northwesterly, (N 31°08'56" W), 155.00 feet to the point of beginning

Parcel 6: A tract of land located in the NE1/4 of Section 22 and the NW1/4 of Section 23, all in Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska described as follows: Commencing at the NE corner of said Section 22, thence N 89°43'59" W on the North Line of the NE1/4 of said Section 22, 1,867.68 feet to the NW corner of a tract of land surveyed by Lyle Davis, L.S. 411 revision dated of 9-30-85; thence S 00°28'07" W on the West Line of said surveyed tract, 609.47 feet to the Point of Beginning, said point also being the SW corner of said surveyed tract; thence S 89°42'03" E on the South Line of said surveyed tract, 30.32 feet; thence S 0°27'31" W 536.06 feet to the SW corner of a tract surveyed by Thomas L. Jordan, L.S. 178 dated 1-21-74; thence S 89°38'24" E 2,362.31 feet to the SE corner of a tract of land surveyed by Thomas L. Kruger, L.S. 448 dated 5-18-94; thence S 00°58'25" E 36.43 feet; thence N 89°37'37" W 779.55 feet; thence S 00°20'11" W 100.00 feet to the NE corner of a tract of land surveyed by Francis L. Rotter, L.S. 253 dated 12-20-77; thence N 89°30'56" W on the North Line of said surveyed tract 404.10 feet; thence N 00°21'59" E 99.82 feet to the NE corner of a tract of land surveyed by Thomas L. Kruger, L.S. 448 dated 5-13-87; thence N 89°38'32" W on the North Line of said surveyed tract 808.24 feet to the NW corner of said surveyed tract; thence S 00°24'19" W 99.97 feet the NE corner of a tract of land surveyed by Thomas L. Jordan, L.S. 178 dated 1-21-74; thence N 89°43'46" W on the North Line of said surveyed tract 371.56 feet; thence S 00°22'40" W on the West Line of said surveyed tract 231.06 feet to the SW corner of said surveyed tract; thence S 89°37'37" E 2,371.27 feet; thence S 00°58'25" E 347.89 feet to the NE corner of a tract of land described in deed 933184 recorded in the Adams County Courthouse; thence N 89°44'00" W on the North Line of said deeded tract 2,439.95 feet to a corner of said deeded tract; thence N 00°18'18" E on the East Line of said deeded tract 1,257.22 feet to a corner of said deeded tract; thence S 86°38'55" E 32.83 feet to the Point of Beginning

Subject to Easement 1 Description: a 60 foot wide easement for Ingress and Egress located in the NE1/4 of Section 22, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, the West Line of said 60 foot wide easement described as follows: Commencing at the NE corner of said Section 22, thence N 89°43'59" W on the North Line of the NE1/4 of said Section 22, 1,867.68 feet; thence S 00°28'07" W 609.47 feet; thence N 86°38'55" W 32.83 feet to the Point of Beginning, said point being the NE corner of a tract of land described in Deed 933184 recorded in the Adams County Courthouse; thence S 00°18'18" W on the East Line of said deeded tract 1,257.22 feet to a corner of said deeded tract and the termination of said 60 foot wide easement; the sidelines being lengthened or shortened to the Grantor's property lines.

Subject to Easement 2 Description: A 40 foot easement for Ingress and Egress and the maintenance of an existing drainage ditch located in the NE1/4 of Section 22, and in the NW1/4 of Section 23, all in Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, the South line of said 40 foot wide easement described as follows: Commencing at the NE corner of said Section 22, thence N 89°43'59" W on the North line of the NE1/4 of said Section 22, 1,867.68 feet; thence S 00°28'07" W 609.47 feet; thence N 86°38'55" W 32.83 feet to the NE corner of a tract of land described in Deed 933184 recorded in the Adams County Courthouse; thence S 00°18'18" W on the East line of said deeded tract, 1,257.22 feet to the Point of Beginning, said point being a corner of said deeded tract; thence S 89°44'00" E on the North Line of said deeded tract 2,439.95 feet to a corner of said deeded tract and the termination of said 40 foot wide easement, the sidelines being lengthened or shortened to the Grantor's property lines.

Parcel 7: Tract #1: A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-Three (23), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of said NW1/4; thence S 89°55'33"E (assumed bearing) along the North line of said NW1/4 a distance of 976.75 feet; thence S00°04'27" W a distance of 1,184.56 feet to the True Point of Beginning; thence N89°53'54"W a distance of 779.51 feet; thence S00°04'47"W a distance of 331.19 feet; thence S89°53'18"E a distance of 787.20 feet; thence N01°14'58"W a distance of 331.58 feet to the True Point of Beginning

Parcel 8: Tract #2: A tract of land in the Northeast Quarter (NE1/4) of Section Twenty-Two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: Commencing at the Northeast corner of said NE1/4; thence N90°00'00"W (assumed bearing) along the North line of said NE1/4 a distance of 1,384.16 feet; thence S00°10'20"W a distance of 609.39 feet to the True Point of Beginning, thence S89°58'28"E a distance of 774.89 feet; thence S00°11'13"W a distance of 265.41 feet; thence N 89°54'40"W a distance of 774.82 feet; thence N00°10'20"E a distance of 264.55 feet to the true Point of Beginning

Parcel 9: Tract #3: A tract of land in the Northwest Quarter (NW1/4) of Section Twenty-Three (23) and in the Northeast Quarter (NE1/4) of Section Twenty-Two (22) in Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW1/4) of said Section 23; thence S89°59'33"E (assumed bearing) along the North line of said NW1/4 a distance of 790.00 feet; thence S00°10'55"E a distance of 610.26 feet to the True Point of Beginning; thence S09°29'57"E a distance of 230.93 feet; thence N89°53'44"W a distance of 633.31 feet; thence S00°18'42"W a distance of 39.53 feet; thence N89°52'14"W a distance of 193.70 feet to a point on the section line common to Sections 22 and 23; thence N89°54'23"W a distance of 210.59 feet; thence N00°11'20"E a distance of 265.80 feet; thence S89°58'28"E a distance of 208.89 feet to a point on the section line common to Sections 22 and 23; thence S89°58'28"E a distance of 789.94 feet to the True Point of Beginning

Parcel 10: Tract 4, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 22, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE1/4) of said Section 22, thence Southerly along the East line of said Northeast Quarter (NE1/4) 876.10 feet (Rotter 1977) to the True Place of Beginning, also being the Northeast corner of said Tract 4; thence continuing along the East line of said Tract 4 S00°00'41"E (assumed bearing) 271.49 feet to the Southeast corner of said Tract 4; thence N 89°42'28"W along the South line of said Tract 4 212.34 feet to the Southwest corner of said Tract 4; thence N00°21'21"E along the West line of said Tract 4 271.47 feet to the Northwest corner of said Tract 4; thence S 89°42'48" E along the North line of said Tract 4 210.60 feet to the place of beginning

Parcel 11: Tract 5, Tract 6, Tract 7 and that parcel of land lying East of said Tract 7, all located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 23, Township 7 North, Range 9 West of the 6th P.M., Adams County, Nebraska, more particularly described as follows: Commencing at the Northwest corner of the Northwest Quarter (NW1/4) of said Section 23, thence Southerly along the West line of said Northwest Quarter (NW1/4) 876.10 (Rotter 1977) feet to the True Place of Beginning, also being the Northwest corner of said Tract 5; thence S89°42'48"E along the North line of said Tract 5 (assumed bearing) 193.61 feet to the West line of said Tract 6; thence N00°22'12"E along the West line of said Tract 6 39.38 feet to the Northwest corner of said Tract 6; thence S89°42'48"E along the North line of said Tracts 6 and 7 633.51 feet to the Northeast corner of said Tract 7; thence S31°08'56"E along the East line of said Tract 7 21.88 feet; thence S89°42'48"E 305.00 feet; thence S00°15'10"W 250.96 feet; thence N89°44'50"W 177.63 feet to the East line of said Tract 7 also being the beginning of a curve concave to the West subtended by a radius of 368.00 feet with a central angle of 06°29'40"; thence along said curve the chord of which bears S07°55'37"E an arc distance of 41.71 feet to the Southeast corner of said Tract 7; thence N89°42'28"W along the South line of said Tracts 5, 6

and 7 970.67 feet to the Southwest corner of said Tract 5 also being the West line of the Northwest Quarter (NW1/4); thence N00°00'41"E along said West line 271.49 feet to the place of beginning

Parcel 12: Tract 1: Building 2 SH-9 (Building # 4) A tract of land in the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Twenty-two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: Referring to the Northeast corner of the Northeast Quarter (NE1/4) of Section 22; thence Southerly along the East line of said section a distance of 610.0 feet; thence deflecting right 90°11'52" and running Westerly a distance of 208.86 feet to the true point of beginning; thence deflecting left 89°49'40" and running Southerly a distance of 537.32 feet; thence deflecting right 89°55'00" and running Westerly a distance of 404.21 feet; thence deflecting right 90°5'0" and running Northerly a distance of 536.69 feet; thence deflecting right a distance of 89°49'40" and running Easterly a distance of 404.21 feet to the point of beginning

Parcel 13: Tract 2: Building 2 SH-20 (Building #20): A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: First, to ascertain the point of beginning, start at the Northeast corner of said Northeast Quarter (NE1/4); thence running Westerly along the North line of said Northeast Quarter (NE1/4) a distance of 1448.68 feet; thence deflecting left 89°58' and running Southerly a distance of 1281.69 feet; thence deflecting left 89°56'40" and running Easterly a distance of 432.95 feet to the ACTUAL point of beginning; thence continuing Easterly along the last described course a distance of 404.5 feet; thence deflecting right 90°05' and running Southerly a distance of 231.3 feet; thence deflecting right 89°55' and running Westerly a distance of 404.5 feet; thence deflecting right 90°05' and running Northerly a distance of 231.3 feet to the ACTUAL point of beginning

Parcel 14: Tract 3: Building 2 SH-21 (Building #21) A tract of land comprising a part of the Northeast Quarter (NE1/4) of Section Twenty-Two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, and more particularly described as follows: First, to ascertain the point of beginning, start at the Northeast corner of said Northeast Quarter (NE1/4); thence running Westerly along the North line of said Northeast Quarter (NE1/4) a distance of 1448.68 feet; thence deflecting left 89°58' and running Southerly a distance of 1281.69 feet; thence deflecting left 89°56'40" and running Easterly a distance of 837.45 feet to the ACTUAL point of beginning; thence continuing Easterly along the last described course a distance of 404.5 feet; thence deflecting right 90°05' and running Southerly a distance of 231.3 feet; thence deflecting right 89°55' and running Westerly a distance of 404.5 feet; thence deflecting right 90°05' and running Northerly a distance of 231.3 feet to the ACTUAL point of beginning

Parcel 15: Tract 4: 1.86 acres land: A tract of land located in the Northeast Quarter (NE1/4), Section Twenty-two (22), Township Seven (7) North, Range Nine (9) West of the 6th P.M., Adams County, Nebraska, being described as follows: Commencing at the Northeast corner of said Northeast Quarter Section 22; thence West along the North line said Northeast Quarter, 1448.68 feet (record distance); thence 89°58'00" deflection left (record angle), 1281.69 feet (record distance); thence 89°56'40" deflection left (record angle), 432.40 feet (record distance) to the Northwest corner of Tract 2 described above, also being the PLACE OF BEGINNING; thence continued on said last described course along the North line of said tract, 808.38 feet to the Northeast corner of said tract; thence 90°00'20" deflection left, 100.00 feet; thence 89°59'40" deflection left along a line parallel with and 100.00 feet North of the North line said tract, 808.38 feet; thence 90°00'20" deflection left along a line parallel with and 808.38 feet West of the East line of the described tract, 100.00 feet, to the place of beginning