

EXHIBIT "A"
LEGAL DESCRIPTION

- PARCEL 1: Lot 4, in BROOK VALLEY II BUSINESS PARK, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska.
- PARCEL 2: Lot 6, in BROOK VALLEY II BUSINESS PARK, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska.
- PARCEL 3: The Southeast Quarter (SE¼) of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, EXCEPT the right-of-way of the Chicago, Burlington and Quincy Railroad, Union Pacific Railroad, and Missouri Pacific Railroad, and public streets and/or highways;

FURTHER EXCEPTING that part condemned by Sanitary and Improvement District No. 124 of Sarpy County, Nebraska, by Return of Appraisers in Book 33 at Page 523 described as follows:

Beginning at the intersection of the South line of Section 17 with the Northeast right-of-way line of the Union Pacific Railroad; proceeding thence Northwesterly, along the Northeast right-of-way line of the Union Pacific Railroad, a distance of 1,040.00 feet; thence on a deflection angle to the right of 90°, a distance of 600.00 feet; thence on a deflection angle to the right of 90°, a distance of 300.00 feet; thence on a deflection angle to the right of 90°, a distance of 560.00 feet; thence on a deflection angle to the left of 90°, running parallel to and 40.00 feet Northeast of the Northeast right-of-way line of the Union Pacific Railroad, a distance of 790 feet, more or less, to the South line of said Section 17; thence West, along the South line of said Section 17, a distance of 71 feet, more or less, to the Point of Beginning;

FURTHER EXCEPTING that tract of land in the Southeast Quarter of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, lying North of the C.B. & Q. Railroad right-of-way, described as follows:

Commencing at the East Quarter Corner of said Section 17; thence South 00°14'20" East, for a distance of 394.94 feet, to the Point of Beginning; thence continuing South 00°14'20" East, for a distance of 49.68 feet, to a point on the Northerly right-of-way line of the C.B. & Q. Railroad; thence North 61°52'00" West, for a distance of 158.19 feet, along the Northerly right-of-way line of said C.B. & Q. Railroad, to a point of curve; thence along the Northerly curved right-of-way line of the C.B. & Q. Railroad, on a curve to the left, an arc length of 581.50 feet, to a point; thence North 60°22'00" West, for a distance of 300.01 feet, to a point on the North liner of said Southeast Quarter; thence North 90°00'00" East, along said North line of said Southeast Quarter, for a distance of 303.37 feet, to a point; thence South 60°22'00" East, for a distance of 151.07 feet, to a point of curve; thence along a curve to the right, an arc length of 251.33 feet, to a point of tangency; thence South 56°41'50" East, for a distance of 344.14 feet, to the Point of Beginning;

FURTHER EXCEPTING those tracts of land in the Southeast Quarter of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Beginning at the East Quarter Corner of said Section 17; thence South 00°14'20" East, for a distance of 394.94 feet, to a point on the East line of said Southeast Quarter; thence North 56°41'50" West, for a distance of 344.14 feet, to a point of curve; thence along a curve to the left, an arc length of 251.23 feet, to a point of tangency; thence North 60°22'00" West, for a distance of 151.07 feet, to a point on the North line of said Southeast Quarter; thence North 90°00'00" East, along said North line of said Southeast Quarter, for a distance of 631.60 feet, to the Point of Beginning;

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And,

Beginning at the Center of Section 17, Township 14 North, Range 12 East; thence North 90°00'00" East, for a distance of 1,717.55 feet, to a point; thence South 60°22'00" East, for a distance of 300.01 feet, to a point on the North right-of-way line of the C.B. & Q. Railroad; thence along the Northerly curved right-of-way line of said C.B. & Q. Railroad, on a curve to the left, an arc length of 419.27 feet, to a point of compound curvature; thence continuing on a curve to the left, an arc length of 1,601.63 feet, to a point; thence North 00°07'15" West, for a distance of 254.11 feet, to the Point of Beginning;

FURTHER EXCEPTING that part of the Southeast Quarter of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, lying South of the right-of-way of the Union Pacific Railroad;

FURTHER EXCEPTING a tract of land located in part of Tax Lot 1A1A in the Southeast Quarter of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Beginning at the Southeast corner of said Quarter Section; thence South 87°30'46" West, a distance of 334.51 feet, along the South line of said Quarter Section; thence North 56°21'35" West, a distance of 513.30 feet; thence North 33°38'25" East, a distance of 10.00 feet; thence South 65°11'31" East, a distance of 241.42 feet; thence North 87°30'46" East, a distance of 200.00 feet; thence South 02°29'14" East, a distance of 75.00 feet; thence North 87°30'46" East, a distance of 150.00 feet; thence North 42°30'46" East, a distance of 106.7 feet; thence North 01°41'37" East, a distance of 300.51 feet; thence North 14°00'37" East, a distance of 104.40 feet; thence North 87°18'40" East, a distance of 50.00 feet, to a point on the East line of said Quarter Section; thence South 02°41'20" East, a distance of 600.00 feet, along the East line of said Quarter Section, to the Point of Beginning;

FURTHER EXCEPTING that part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, described as follows:

Commencing at the Southeast corner of said Southeast Quarter; thence South 87°30'46" West (assumed bearing), 335.70 feet, on the South line of said Southeast Quarter, to the Southeast corner of Tax Lot 1B; thence North 56°24'58" West, 513.41 feet on the Northeasterly line of said Tax Lot 1B, to the Point of Beginning, said point being on the North line of Giles Road; thence continuing North 56°24'58" West, 281.04 feet, on the Northeasterly line of said Tax Lot 1B; thence North 33°35'02" East, 560.04 feet, on the Southeasterly line of said Tax Lot 1B, to the most Easterly corner thereof; thence South 56°24'58" East, 147.76 feet, on the Southeasterly extension of the Northeasterly line of said Tax Lot 1B; thence South 02°29'14" East, 633.43 feet, to the North line of Giles Road; thence North 65°26'05" West, 242.68 feet, on the North line of Giles Road; thence South 33°35'02" West, 10.00 feet, on the North line of Giles Road, to the Point of Beginning;

FURTHER EXCEPTING Lots 34 through 46, inclusive, and Outlot A, in Brook Valley Business Park, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska, and all dedicated streets contained in the plat and dedication thereof;

NOTE: The remaining portion of said Southeast Quarter is also known as Tax Lot 1A1A1A in the Southeast Quarter (SE¼) of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska;

ALL TOGETHER with that portion of the Southwest Quarter (SW¼) of Section 17, Township 14 North, Range 12 East of the 6th P.M., in Sarpy County, Nebraska, lying South of the C.B. & O. Railroad right-of-way and East of the Union Pacific Railroad right-of-way, also known as part of Tax Lot 2B2.