

A tract of land being that part of the Southeast Quarter (SE 1/4) of Section 31, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, lying South and West of the Union Pacific Railroad (U.P.R.R.) right-of-way (R.O.W.) and being more particularly described as follows:

Beginning at the Southeast corner of said Section 31; thence S 90°00'00" W (assumed bearing) along the south line of said SE 1/4 a distance of 2649.78 feet to the South Quarter (S 1/4) corner of said Section 31; thence N 0°07'26" E along the West line of said SE 1/4 a distance 2138.61 feet to a point on the Southwesterly R.O.W. line of the U.P.R.R.; thence S 52°04'34" E along said Southwesterly R.O.W. line a distance of 178.75 feet to a point of curve; thence Southeasterly along said Southwesterly R.O.W. on a curve to the left, said curve having a radius of 11,659.19 feet, a long chord of 1186.85 feet bearing S 54°59'37" E and an arc length of 1187.34 feet (chord definition) and 1187.36 feet (arc definition) to a point of tangency; thence S 57°54'40" E along said Southwesterly R.O.W. line a distance of 1808.10 feet to a point on the East line of said SE 1/4; thence S 0°01'17" E along said East line of the SE 1/4 a distance of 387.36 feet to the point of beginning, said tract of land contains 74.77 acres more or less.

EXHIBIT "A"

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