

Return to:
Kristine R. Victor
Kutak Rock
1650 Farnam Street
Omaha, NE 68102

Box 29



QUITCLAIM DEED

ALAN BAER, an individual ("GRANTOR"), in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from PRAIRIE SYSTEMS, INC., a Nebraska corporation ("GRANTEE"), conveys to GRANTEE the real estate (as defined in Neb. Rev. Stat. 76-201) described on the attached Exhibit A.

Dated as of May 4, 1994

RECEIVED

Alan Baer
Alan Baer

MAY 6 2 30 PM '94

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

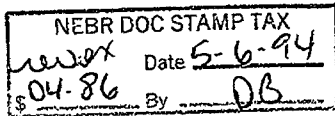
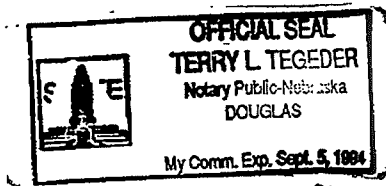
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on May 4, 1994 by Alan Baer.

Terry L. Tegeder
Notary Public

My commission expires:

9/5/94



01/89458.2

A 5510 23612 0160000
FEE / 50 R FB
DEL. C/O COMP
LEGAL PG 132 SCAN FV

EXHIBIT A

LEGAL DESCRIPTION

SESE
SWSE
NWSE
ESES

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 23, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, N89°48'56"W (ASSUMED BEARING), 139.07 FEET; THENCE N00°11'04"E, 50.00 FEET TO THE NORTH LINE OF STATE STREET, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE, N89°48'56"W, 438.91 FEET; THENCE N00°11'04"E, 250.00 FEET; THENCE N89°48'56"W, 217.80 FEET; THENCE S00°11'04"W, 250.00 FEET TO THE NORTH LINE OF SAID STATE STREET; THENCE ALONG SAID NORTH LINE, N89°48'56"W, 1811.63 FEET TO THE EAST LINE OF 78TH STREET; THENCE ALONG SAID EAST LINE, N00°01'37"E, 717.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE 680; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- 1) N68°27'39"E, 1389.29 FEET;
- 2) N60°15'53"E, 74.94 FEET;
- 3) N60°18'56"E, 182.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- 4) ALONG SAID CURVE, HAVING A RADIUS OF 718.51 FEET AND A CHORD BEARING N79°19'07"E, 249.71 FEET, AN ARC DISTANCE OF 250.98 FEET;
- 5) N89°19'11"E, 692.70 FEET TO THE WEST LINE OF 72ND STREET;

THENCE ALONG SAID WEST LINE, THE FOLLOWING THREE (3) COURSES:

- 1) S05°50'39"E, 501.00 FEET;
- 2) S00°06'59"E, 860.51 FEET;
- 3) S33°20'16"W, 70.39 FEET TO THE TRUE POINT OF BEGINNING,

CONTAINING AN AREA OF 65.982 ACRES, MORE OR LESS.

TOGETHER WITH

A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 23, T16N, R12E OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION 23, N89°48'56"W (ASSUMED BEARING), 139.07 FEET; THENCE N00°11'04"E, 50.00 FEET TO THE NORTH LINE OF STATE STREET; THENCE ALONG SAID NORTH LINE N89°48'56"W, 438.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE; N89°48'56"W, 217.80 FEET; THENCE N00°11'04"E, 250.00 FEET; THENCE S89°48'56"E, 217.80 FEET; THENCE S00°11'04"W, 250.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 1.250 ACRES, MORE OR LESS.