



1977 133 DEED



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-South of W.

Map

PROPERTY OF THE
STATE OF CALIFORNIA
DEPARTMENT OF REVENUE
SACRAMENTO, CALIFORNIA

EXHIBIT A

LEGAL DESCRIPTION

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, 656.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING 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 THREE (3) COURSES:

- 1) N68°27'39"E, 1389.29 FEET;
- 2) N60°15'53"E, 74.94 FEET;
- 3) N60°18'56"E, 157.50 FEET;

THENCE S21°13'10"E, 724.73 FEET; THENCE S37°12'22"W, 71.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING S48°03'57"E, 49.45 FEET, AN ARC DISTANCE OF 49.51 FEET TO A POINT OF TANGENCY; THENCE S43°20'17"E, 42.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET AND A CHORD BEARING S47°45'19"E, 46.21 FEET, AN ARC DISTANCE OF 46.26 FEET; THENCE S00°11'04"W, 521.31 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING AN AREA OF 41.635 ACRES, MORE OR LESS.

SESE
SWSE
NWSE
NESE

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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Easement granted by instrument dated May 15, 1968, filed October 23, 1968 in Book 469 at Page 519, and by instrument dated August 30, 1968, filed October 23, 1968 in Book 469 at Page 521, and by instrument dated May 15, 1968, filed October 23, 1968 in Book 469 at Page 533, for control of outside advertising in and to that part of subject property lying within 660 feet of the Interstate Highway Right of Way Controlled Access Line as measured at right angles to the centerline of said Interstate Highway.
2. Easement granted to Northwestern Bell Telephone Company by instrument dated March 10, 1969, filed March 20, 1969 in Book 474 at Page 529, for communication system, upon, over and under a strip of land ten feet wide in subject property.