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LEGAL DESCRIPTION

DILLARDS TRACT
OAK VIEW MALL

A tract of land comprised of part of Lots 1, 4 and 5 of Oak View, a subdivision located in the West Half (W1/2) of Section 36, Township 15 North, Range 11 East, Douglas County, Nebraska and more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 1, Oak View, said point also being on the Westerly right-of-way (R.O.W.) line of Oak View Drive; thence S01°19'52"E, along said Westerly R.O.W. line of Oak View Drive, a distance of 22.34 feet; thence N81°16'21"W, a distance of 366.55 feet; thence N8°42'31"E a distance of 56.09 feet; thence N81°17'29"W a distance of 353.01 feet; thence S8°42'31"W a distance of 142.83 feet; thence N39°33'32"W, a distance of 519.78 feet; thence S70°26'28"W, a distance of 19.16 feet; thence N39°33'32"W, a distance of 149.47 feet; thence Northeasterly on a curve to the right, said curve having a radius of 668.12 feet, a long chord of 160.15 feet bearing N53°56'59"E and an arc length of 160.54 feet to a Point of Compound Curve; thence Northeasterly, on a curve to the right, said curve having a radius of 793.38 feet, a long chord of 402.40 feet bearing N75°31'27"E and an arc length of 406.84 feet, to a Point of Tangency; thence S89°47'07"E, a distance of 20.72 feet; thence N0°54'54"W, a distance of 44.55 feet, to a Point of Curvature; thence Northeasterly, on a curve to the right, said curve having a radius of 44.49 feet, a long chord of 42.91 feet bearing N27°55'11"E and an arc length of 44.78 feet, to a Point of Tangency; thence N56°45'17"E, a distance of 242.48 feet to a point on the Westerly R.O.W. line of Oak View Drive; thence Southeasterly along the Westerly R.O.W. line of Oak View Drive on a curve to the left, said curve having a radius of 650.76 feet, a long chord of 38.82 feet bearing S27°46'11"E and an arc length of 38.82 feet; thence S56°45'17"W, along the Northerly lot line of Lot 14, said Oak View, a distance of 238.77 feet to a point of curvature; thence Southwesterly, along the Northwesterly lot line of said Lot 14, Oak View, on a curve to the left, said curve having a radius of 5.85 feet, a long chord of 5.64 feet, bearing S27°55'11"W and an arc length of 5.89 feet to a Point of Tangency; thence S0°12'53"W along the Westerly most lot line of said Lot 14, Oak View, a distance of 27.31 feet to the Southwesterly corner of said Lot 14, Oak View; thence S89°47'07"E along the Southerly lot line of said Lot 14, Oak View, a distance of 203.71 feet to a Point of Curvature; thence Southeasterly, along the Southerly line of said Lot 14, on a curve to the right, said curve having a radius of 243.00 feet, a long chord of 68.47 feet bearing S81°41'10"E and an arc length of 68.70 feet; thence N47°27'16"E, along the Southeasterly line of said Lot 14, a

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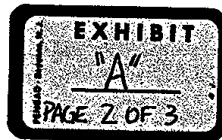
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12-21-91

distance of 44.80 feet to a point on the Westerly R.O.W. line of Oak View Drive; thence S42°32'44"E, along said Westerly R.O.W. line of Oak View Drive, a distance of 200.99 feet to a Point of Curvature; thence Southeasterly along the said Westerly R.O.W. of Oak View Drive, on a curve to the right, said curve having a radius of 550.00 feet, a long chord of 387.15 feet bearing S21°56'18"E and an arc length of 395.63 feet to a Point of Tangency; thence S01°19'52"E, along said Westerly R.O.W. line of Oak View Drive, a distance of 235.67 feet, to a Point of Beginning; the total area of tract is 13.973 acres, more or less.

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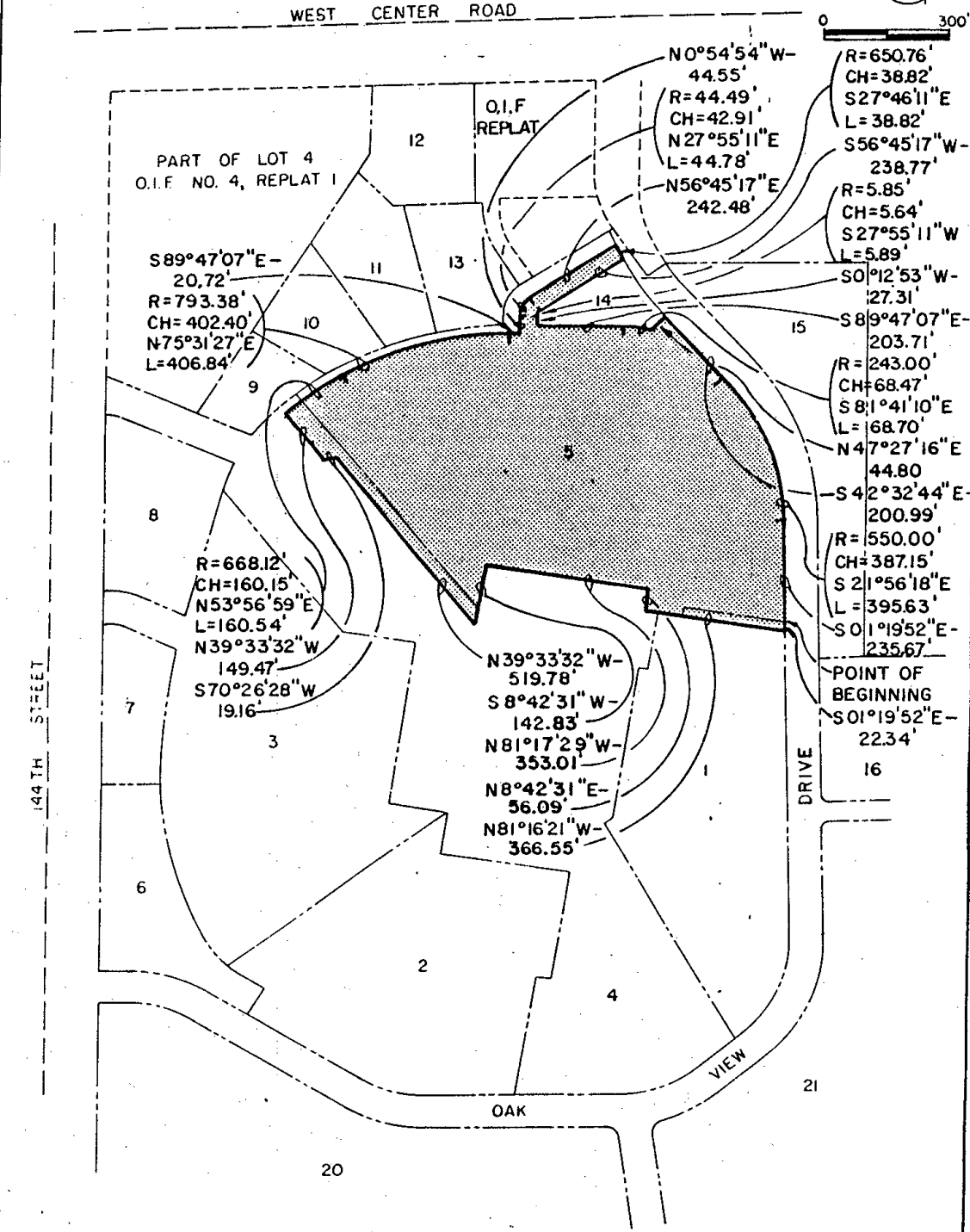


EXHIBIT
"A"
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PLATE 1/1	DATE 12/21/91	TITLE DILLARD'S TRACT
K.M.A. NO. B910334	PROJECT OAK VIEW MALL	

KMK KIRKHAM, ARCHITECTS
MICHAEL, ENGINEERS
AND ASSOCIATES PLANNERS