

A.

COMMENCING 23.20 CHAINS EAST OF THE NW CORNER OF 16-12-11 AND RUNNING THENCE EAST 6.80 CHAINS, THENCE SOUTH 40 CHAINS TO QUARTER SECTION LINE, THENCE WEST 17.02 CHAINS, THENCE NORTH 26.14 $\frac{1}{2}$ CHAINS, THENCE NORTH 80 $\frac{1}{2}$ DEGREES E ALONG SOUTH SIDE OF A ROW OF COTTONWOOD TREES ON SOUTH SIDE OF ROAD 7.60 CHAINS, THENCE NORTH 0.94 CHAINS, THENCE EAST 2.75 CHAINS, THENCE NORTH 11.56 CHAINS, TO PLACE OF BEGINNING EXCEPT R.R. RIGHT OF WAY. 52.65 ACRES

B.

COMMENCING AT NW CORNER OF 16-12-11 AND RUNNING THENCE SOUTH 16.72 $\frac{1}{2}$ CHAINS, THENCE N 69 $\frac{1}{2}$ DEGREES E 6.43 CHAINS, THENCE SOUTH 4.77 CHAINS, THENCE S 82 DEGREES 50 MINUTES W 0.88 CHAINS, THENCE SOUTH 20.50 CHAINS TO QUARTER SECTION LINE, THENCE EAST 8.73 CHAINS, THENCE NORTH 26.14 $\frac{1}{2}$ CHAINS, THENCE N 80 $\frac{1}{2}$ DEGREES E 7.60 CHAINS, THENCE NORTH 0.94 CHAINS, THENCE EAST 2.75 CHAINS, THENCE NORTH 11.56 CHAINS TO SECTION LINE, THENCE WEST 23.20 CHAINS TO PLACE OF BEGINNING EXCEPT R.R. RIGHT OF WAY. 50.89 ACRES

C.

COMMENCING 3.27 CHAINS NORTH OF THE SW CORNER OF NW OF NW OF 16-12-11 AND RUNNING THENCE N 70 DEGREES 10 MINUTES E 6.20 CHAINS TO A STONE, THENCE IN A SOUTHERLY DIRECTION 25.35 CHAINS MORE OR LESS TO QUARTER SECTION LINE, THENCE WEST ON SAID LINE 5.20 CHAINS, TO QUARTER CORNER, THENCE NORTH ON SECTION LINE 19.96 CHAINS TO BEGINNING, EXCEPTING THEREFROM THE R.R. RIGHT OF WAY. 13.26 ACRES (NOTE: THE ABOVE DESCRIPTION FORMERLY CONSISTED OF TAX LOTS C AND D.)

SEC 16 T12N R11E

TAX LOT 1

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 12 NORTH, RANGE 11, EAST OF THE 6TH P.M., LYING SOUTH OF NEBRASKA STATE HIGHWAY #31, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE POINT WHERE THE EAST LINE OF SAID NORTHWEST QUARTER MEETS THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, WHICH POINT OF REFERENCE ALSO LIES 597.14' NORTH OF THE CENTER OF SAID SECTION 16: THENCE $N02^{\circ}56'15''W$, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 604.43 FEET TO THE SOUTHEAST CORNER OF THE POINT OF BEGINNING; THENCE $S86^{\circ}15'23''W$, A DISTANCE OF 612.04 FEET TO IRON PIPE IN EXISTING NORTH-SOUTH FENCE LINE, WHICH IRON PIPE LIES 57 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16; THENCE $N3^{\circ}42'48''W$ ON A LINE PARALLEL TO THE WEST LINE OF SAID EAST HALF OF THE EAST HALF, A DISTANCE OF 498', MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA STATE HIGHWAY #31; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID HIGHWAY RIGHT-OF-WAY, A DISTANCE OF 679.14 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER, THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 210 FEET MORE OR LESS TO THE POINT OF BEGINNING, TOGETHER WITH AN EASEMENT TO A WELL SITE, WHICH EASEMENT LIES OVER THE NORTH 180 FEET OF THE SOUTH 604.43 FEET OF THE EAST 20 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER, LYING AND ABUTTING THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD ON THE NORTH.

CONTAINING 5.00 AC±

TAX 2

BEING ALL THAT PART OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ LYING SOUTH OF STATE HWY 31, LOCATED IN SEC 16-12-11 OF THE 6TH P.M. SARPY COUNTY, NEBRASKA EXCEPT TAX LOT 1.

CONTAINING 16.49 AC±

TAX LOT 2A

BEING A PART OF THE E $\frac{1}{2}$ OF THE E $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ LYING SOUTH OF HWY 31 OF SECTION 16 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE POINT WHERE THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ MEETS THE NORTH R.O.W. LINE OF C.R.I. & P. RAILROAD: THENCE N02°56'15"W ALONG THE EAST LINE OF SAID NW $\frac{1}{4}$, A DISTANCE OF 604.43: THENCE S86°15'23"W, A DISTANCE OF 612.04' TO IRON PIPE IN EXISTING N-S FENCE LINE: THENCE S03°02'25"E ALONG EXISTING FENCE, A DISTANCE OF 693.97' MORE OR LESS TO NORTH R.O.W. LINE OF SAID R.R.: THENCE S77°42'17"W, A DISTANCE OF 58.2' TO WEST LINE OF E $\frac{1}{2}$ OF THE E $\frac{1}{2}$ OF THE NW $\frac{1}{4}$: THENCE S03°42'48"E ALONG SAID WEST LINE, A DISTANCE OF 444.54' TO FENCE LINK. THENCE NORTHEASTERLY ALONG EXISTING FENCE N84°46'38"E, A DISTANCE OF 659.44': THENCE N03°44'37"W, A DISTANCE OF 476.06' TO THE POINT OF BEGINNING, EXCEPT C.R.I. & P. RAILROAD R.O.W.

CONTAINING 14.90AC±

TAX LOT 2B

BEING ALL THAT PART OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 16-12-11 OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, LYING SOUTH OF STATE HWY 31. EXCEPT TAX LOT 1 AND TAX LOT 2A.

CONTAINING 1.59 AC±

NW¼ Section 16, T12N, R11E

TAX LOT 3

Being a part of Tax Lots "A" and "B" in the Northwest ¼ of Section 16, T12N, R11E, of the 6th PM, Sarpy County, Nebraska, more particularly described as follows:

Part of Tax Lots A and B, lying North of State Highway #31 in Section 16, Township 12 North, Range 11 East of the 6th PM, Sarpy County, Nebraska, being more particularly described as follows: Commencing at the Northwest corner of said Section 16; thence N85°50'20"E (an assumed bearing) for 729.27 feet along the North line of said Section 16 to the point-of-beginning; thence continuing N85°50'20"E for 1224.42 feet; thence S04°04'43"E for 899.99 feet to the Northerly right-of-way of State Highway # 31; thence along said right-of-way the following (3) three courses: (1) N74°47'25"W for 450.07 feet; (2) S84°00'57"W for 293.96 feet; (3) S78°33'50"W for 244.06 feet; thence N09°13'05"W for 290.00 feet; thence N71°01'06"W for 267.89 feet; thence N02°49'23"W for 396.84 feet to the point-of-beginning and containing 20.34 acres \pm .

SECTION 16 T12N, R11E

TAX LOT D

BEING ALL THAT PART OF THE C.R.I. & P. RAILROAD RIGHT-OF-WAY, LOCATED IN THE NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 16 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

0.80 AC

TAX LOT E

BEING ALL THAT PART OF THE C.R.I. & P. RAILROAD RIGHT-OF-WAY, LOCATED IN THE NW $\frac{1}{4}$ SECTION 16 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

5.21 AC

SECTION 16 T12N R11E

TAX LOT E1

THAT PART OF THE NW $\frac{1}{4}$ SECTION 16-T12N-R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW $\frac{1}{4}$ AND THE NORTHERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE NORTHEASTERLY ALONG THE NORTHERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 401.36 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE ALONG A 6813.31 FOOT RADIUS CURVE AND ALONG SAID NORTHERLY R.O.W. LINE AN ARC DISTANCE OF 1317.97 FEET TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG THE NORTHERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 122.37 FEET TO A POINT ON THE EAST LINE OF THE NW $\frac{1}{4}$; THENCE SOUTH ALONG THE EAST LINE OF SAID NW $\frac{1}{4}$ A DISTANCE OF 101.2 FEET TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 106.83 FEET TO A POINT OF CURVATURE TO THE LEFT; THENCE ALONG A 6713.31 FOOT RADIUS CURVE AND ALONG SAID SOUTHERLY R.O.W. LINE AN ARC DISTANCE OF 1298.63 FEET TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 122.84 FEET TO A POINT ON THE SOUTH LINE OF THE NW $\frac{1}{4}$; THENCE WEST ALONG THE SOUTH LINE OF SAID NW $\frac{1}{4}$ A DISTANCE OF 295.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 168,500 SQUARE FEET OR 3.80 ACRES MORE OR LESS.

TAX LOT E2

BEING ALL THAT PART OF TAX LOT E, LOCATED IN SECTION 16 T12N R11E OF THE 6TH PM SARPY COUNTY, NEBRASKA; EXCEPT TAX LOT E1.

1.41 AC

TAX LOT F

BEING ALL THAT PART OF THE C.R.I. & P. RAILROAD RIGHT-OF-WAY, LOCATED IN THE NE $\frac{1}{4}$ SECTION 16 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

6.06 AC

TAX LOT F1

BEING ALL OF THE C.R.I. & P. RAILROAD, RIGHT-OF-WAY, LOCATED IN THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 16, T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

3.03 AC

TAX LOT F2A

THAT PART OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 16-T12N-R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD AND THE WEST LINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$; THENCE EASTERLY ALONG THE NORTHERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 1012.97 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF EXISTING ACCESS ROAD TO CITY RETREAT; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID EXISTING ACCESS ROAD TO CITY RETREAT A DISTANCE OF 50.0 FEET TO A POINT ON THE CENTERLINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE WESTERLY ALONG THE CENTERLINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 1020.37 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$; THENCE NORTH ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ A DISTANCE OF 50.52 FEET TO THE POINT OF BEGINNING.

CONTAINS: 50,833.5 SQUARE FEET OR 1.17 ACRES MORE OR LESS.

SECTION 16 T12, R11E

TAX LOT F3

BEING ALL THAT PART OF TAX LOT F, FORMER C.R.I. & P. RAILROAD RIGHT-OF-WAY, LOCATED IN THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 16 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 16 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE C.R.I.&P. RAILROAD THENCE NORTH ALONG SAID EAST LINE A DISTANCE OF 50.59' TO THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG THE CENTERLINE A DISTANCE OF 1303' MORE OR LESS TO THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$; THENCE SOUTH ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SAID SECTION 16, A DISTANCE OF 50.59' TO THE SOUTHERLY LINE OF TAX LOT F (FORMERLY C.R.I. & P. RAILROAD); THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID TAX LOT F A DISTANCE OF 1303' MORE OR LESS TO THE POINT OF BEGINNING.

1.54 AC

SECTION 16 T12N R11E

TAX LOT F2

THAT PART OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 16--T12N--R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTHERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD AND THE WEST LINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$; THENCE EASTERLY ALONG THE NORTHERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD DISTANCE OF 1302.97 FEET TO A POINT ON THE EAST LINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$; THENCE SOUTH ALONG THE EAST LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ A DISTANCE OF 50.59 FEET TO A POINT ON THE CENTERLINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE WESTERLY ALONG THE CENTERLINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 1302.87' TO A POINT ON THE WEST LINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$, THENCE NORTH ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ A DISTANCE OF 50.59 FEET TO THE POINT OF BEGINNING.

CONTAINS: 64,761.75 SQUARE FEET OR 1.49 ACRES MORE OR LESS.

SECTION 16 T12N R11E

TAX LOT F2B

BEING ALL THAT PART OF TAX LOT F2 (FORMER C.R.I.&P. RAILROAD), LOCATED IN SECTION 16, T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA; EXCEPT TAX LOT F2A.

0.32 AC.

TAX LOT F3A

THAT PART OF GOVERNMENT LOT 1 OF SECTION 16-T12N-R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 AND THE CENTERLINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 1020.37 FEET TO A POINT ON THE WESTERLY LINE OF EXISTING ACCESS ROAD TO CITY RETREAT; THENCE SOUTHEASTERLY ALONG THE THE WESTERLY LINE OF SAID EXISTING ACCESS ROAD TO CITY RETREAT A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF ABANDONED ROCK ISLAND RAILROAD; THENCE WESTERLY ALONG THE SOUTHERLY R.O.W. LINE OF SAID ABANDONED ROCK ISLAND RAILROAD A DISTANCE OF 1027.77 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 50.52 FEET TO THE POINT OF BEGINNING.

CONTAINS: 51,203.50 SQUARE FEET OR 1.18 ACRES MORE OR LESS.

TAX LOT F3B

BEING A PART OF TAX LOT F3 (FORMER C.R.I.&P. RAILROAD) LOCATED IN SECTION 16 T12N, R11E OF THE 6TH P.M. SARPY COUNTY, NEBRASKA; EXCEPT T.L: F3A

0.37 AC.