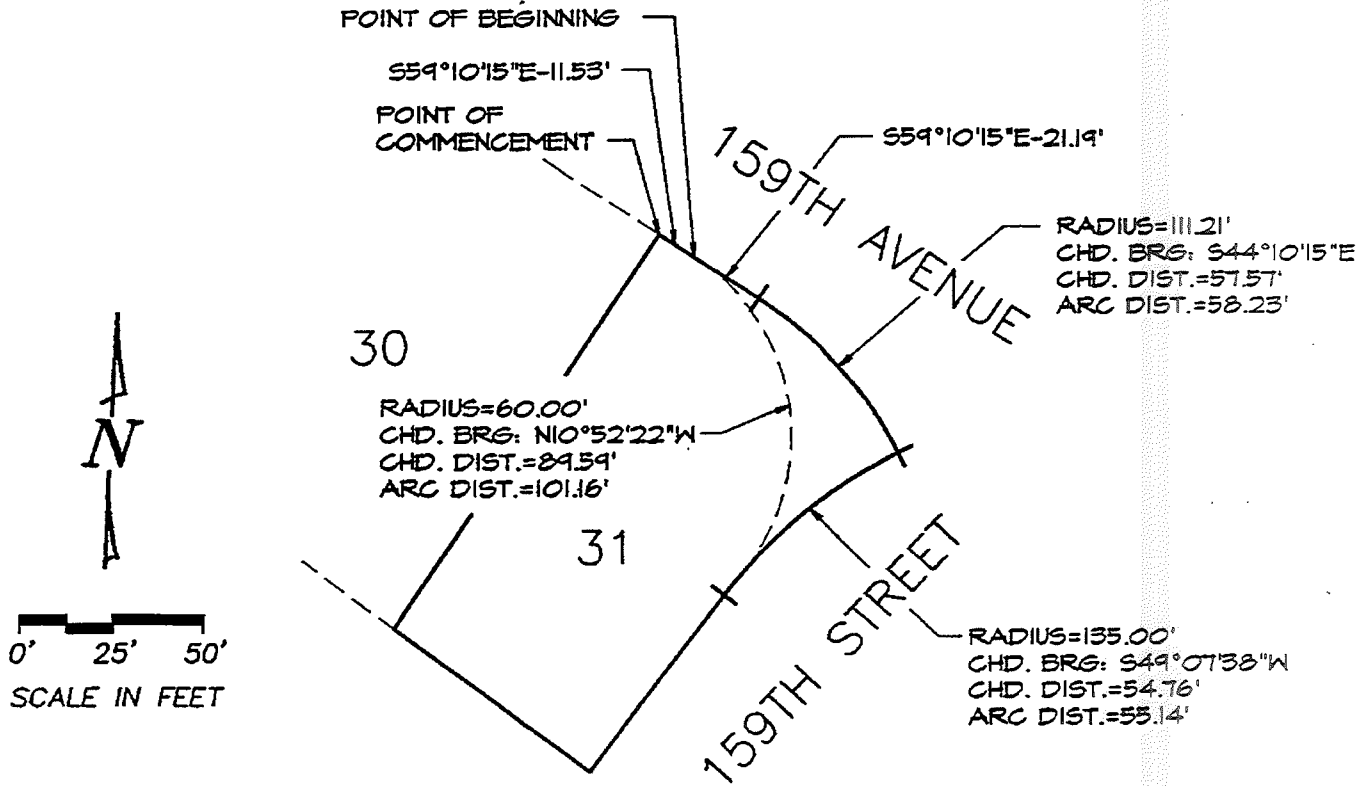


EXHIBIT A



LEGAL DESCRIPTION

THAT PART OF LOT 31, VILLAS OF HUNTINGTON WOODS, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 31; THENCE S 59°10'15" E (ASSUMED BEARING) 11.53 FEET ON THE NORTHERLY LINE OF SAID LOT 31 TO THE POINT OF BEGINNING; THENCE CONTINUING S 59°10'15" E 21.19 FEET ON THE NORTHERLY LINE OF SAID LOT 31 TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID LOT 31 ON A 111.21 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S 44°10'15" E, CHORD DISTANCE 57.57 FEET, AN ARC DISTANCE OF 58.23 FEET TO THE NE CORNER THEREOF; THENCE SOUTHWESTERLY ON THE EASTERLY LINE OF SAID LOT 31 ON A 135.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S 49°07'38" W, CHORD DISTANCE 54.76 FEET, AN ARC DISTANCE OF 55.14 FEET; THENCE NORTHWESTERLY ON A 60.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N 10°52'22" W, CHORD DISTANCE 89.59 FEET, AN ARC DISTANCE OF 101.16 FEET TO THE POINT OF BEGINNING.

JOB NO. 172-123
 SHEET NO.
 BOOK PAGE
 DATE 4-18-94