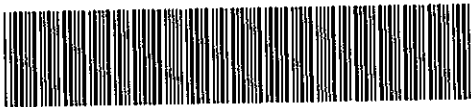


RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

98 AUG 27 PM 3:01



2099 372 DEED



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RECEIVED

FEE	10.50	FB	01-00000
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WARRANTY DEED

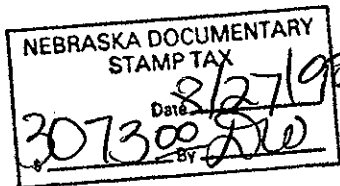
THAT Michael J. Hagge and Mary E. Hagge in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, received from Grantee, does grant, bargain, sell, convey and confirm unto I-80 Business Park, L.L.C., a Nebraska limited liability company, herein called the Grantee, the following described real property in Douglas County, Nebraska:

See Exhibit "A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever except easements, restrictions and encumbrances of record.

And the Grantors for themselves and their successors do hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantors are lawfully seized of said premises; that they are free from encumbrance, except easements and restrictions of record; that Grantors have good right and lawful authority to convey the same; and that the Grantors warrant and will defend the title to said premises against the lawful claims of all persons whosoever.

Dated: July 13, 1998.



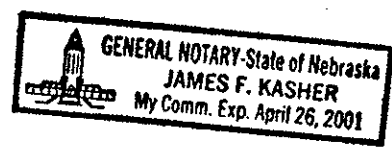
Michael J. Hagge
Michael J. Hagge

Mary E. Hagge
Mary E. Hagge

STATE OF NEBRASKA, COUNTY OF Douglas

The foregoing instrument was acknowledged before me on July 13, 1998, by Michael J. Hagge and Mary E. Hagge.

James F. Kasher
Notary Public



Return To:
First Nebraska Title Company
2425 South 120th Street
Omaha, NE 68144

T9808046 8/25

LEGAL DESCRIPTION
THE HORSE FARM
GENERAL INDUSTRIAL LOTS

A tract of land located in the West 1/2 of Section 8, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of said Section 8; thence $S89^{\circ}34'25''E$ (assumed bearing) along the South line of said Section 8, a distance of 228.76 feet; thence $N00^{\circ}25'35''E$, a distance of 32.89 feet to the point of intersection of the North right-of-way line of Harrison Street and the Easterly right-of-way line of Interstate Highway No. 80, said point also being the point of beginning; thence along said Easterly right-of-way line of Interstate Highway No. 80 on the following described courses; thence $N46^{\circ}52'15''E$, a distance of 663.41 feet; thence Northeasterly on a curve to the left with a radius of 3044.79 feet, a distance of 623.14 feet, said curve having a long chord which bears $N39^{\circ}15'18''E$, a distance of 622.06 feet; thence $N31^{\circ}40'48''E$, a distance of 753.87 feet; thence $N02^{\circ}41'47''E$, a distance of 751.35 feet; thence $N11^{\circ}31'39''E$, a distance of 874.48 feet; thence $N01^{\circ}57'10''W$, a distance of 225.54 feet; thence $N09^{\circ}20'52''E$, a distance of 522.38 feet to a point on the North line of the SE 1/4 of the NW 1/4 of said Section 8, said point also being the Southwest corner of Lot 8, Roxbury, a subdivision located in said NW 1/4 of Section 8; thence $S89^{\circ}31'23''E$ along said North line of the SE 1/4 of the NW 1/4 of Section 8, said line also being the South line of said Lot 8, Roxbury, a distance of 186.67 feet; thence $S10^{\circ}44'48''E$, a distance of 776.96 feet; thence $S07^{\circ}10'40''E$, a distance of 480.47 feet; thence $S66^{\circ}09'42''W$, a distance of 100.00 feet; thence $S23^{\circ}50'18''E$, a distance of 350.00 feet; thence $S66^{\circ}09'42''W$, a distance of 126.17 feet; thence Southwesterly on a curve to the right with a radius of 270.00 feet, a distance of 132.42 feet, said curve having a long chord which bears $S80^{\circ}12'43''W$, a distance of 131.10 feet; thence $N85^{\circ}44'16''W$, a distance of 5.53 feet; thence $S04^{\circ}15'44''W$, a distance of 25.00 feet; thence $S23^{\circ}50'18''E$, a distance of 520.00 feet; thence $S66^{\circ}09'42''W$, a distance of 180.00 feet; thence $S23^{\circ}50'18''E$, a distance of 280.00 feet; thence $S61^{\circ}11'55''W$, a distance of 147.94 feet; thence $S31^{\circ}40'48''W$, a distance of 1058.21 feet; thence $S09^{\circ}48'00''E$, a distance of 105.00 feet; thence $S55^{\circ}24'51''W$, a distance of 60.00 feet; thence $N89^{\circ}34'35''W$, a distance of 190.00 feet; thence $S00^{\circ}25'25''W$, a distance of 320.00 feet to a point on said North right-of-way line of Harrison Street; thence $N89^{\circ}34'35''W$ along said North right-of-way line of Harrison Street, a distance of 1000.00 feet to the point of beginning.

Said tract of land contains an area of 51.250 acres, more or less.

#98043^{sw}

6/29/98

Exhibit "A"

F & A CONSULTING GROUP

SE NW
NE SW
SE SW