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816 W 22nd Avenue

EXHIBIT "A"

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A tract of land being part of Lot 1, Block Three, Western Nebraska Property Development Addition to the City of Kearney, Buffalo County, Nebraska, more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1 and assuming the North line of said Lot 1 as bearing S89°27'45"E and all other bearing shown hereon relative thereto; thence S89°27'45"E on said North line a distance of 432.32 feet to the beginning of a tangent curve to the left, having a central angle of 30°08'26", a radius of 233.00 feet, and an arc length of 122.59 feet; thence N60°23'41"E continuing on said North line tangent to said Curve a distance of 14.56 feet to the beginning of a tangent curve to the right, having a central angle of 90°00'00", a radius of 25.00 feet; and an arc length of 39.27 feet; thence S29°36'19"E on the East line of said Lot 1 a distance of 115.93 feet to the beginning of a tangent curve to the right, having a central angle of 22°29'16", a radius of 960.00 feet and an arc length of 376.79 feet; thence N88°59'29"W leaving said East line a distance of 284.47 feet; thence S01°00'36"W a distance of 142.26 feet to the beginning of a non-tangent curve to the right, having a central angle of 49°22'14", a radius of 44.23 feet, an arc length of 38.11 feet, and a chord bearing S36°15'48"W a distance of 36.94 feet; thence N88°51'11"W non-tangent to said curve a distance of 51.55 feet; thence S00°59'57"W a distance of 2.67 feet; thence N88°56'35"W a distance of 34.15 feet; thence N01°01'02"E a distance of 57.92 feet; thence N88°56'30"W a distance of 12.97 feet; thence N01°01'20"E a distance of 55.71 feet; thence N89°00'21"W a distance of 154.88 feet; thence N00°55'04"E a distance of 99.57 feet; thence N88°59'24"W a distance of 218.88 feet to a point on the West line of said Lot 1; thence N00°54'58"E on said West line a distance of 380.06 feet to the Point of Beginning. Containing 7.45 acres, more or less.