

EXHIBIT A

A PARCEL OF GROUND LOCATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 11, EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 01°34'29" EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°34'29" EAST ALONG SAID EAST LINE OF THE NORTHEAST 1/4, A DISTANCE OF 598.40 FEET; THENCE SOUTH 88°25'31" WEST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 01°34'29" EAST, A DISTANCE OF 218.71 FEET; THENCE NORTH 88°25'31" EAST, A DISTANCE OF 208.71 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 01°34'29" EAST ALONG SAID EAST LINE, A DISTANCE OF 779.51 FEET TO A POINT OPPOSITE THE NORTH LINE OF THE CORPS OF ENGINEERS DAM SIDE NUMBER 18 EXTENDED EASTERLY; THENCE SOUTH 87°35'37" WEST ALONG THE NORTH LINE OF SAID DAM SITE, A DISTANCE OF 344.22 FEET; THENCE NORTH 60°54'21" WEST ALONG SAID NORTH LINE OF THE DAM SITE, A DISTANCE OF 734.79 FEET; (THE NEXT 3 COURSES ARE ALSO ALONG THE NORTH LINE OF SAID DAM SITE 18); THENCE SOUTH 87°35'37" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 01°40'56" WEST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 87°35'37" WEST, A DISTANCE OF 200.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE DEPARTING FROM THE NORTH LINE OF SAID DAM SITE 18 ON A BEARING OF NORTH 01°40'35" WEST, A DISTANCE OF 1032.67 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST CENTER ROAD, SAID POINT BEING 33.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32 AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE; THENCE NORTH 87°35'36" EAST ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1328.51 FEET TO THE POINT OF BEGINNING, SUBJECT TO PUBLIC ROADS AND/OR HIGHWAYS.

ALL OF THE ABOVE BEING LOCATED IN THE NE1/4 NE1/4 AND THE SE1/4 NE1/4 OF SEC. 32-15-11