

EXHIBIT "A"

The East 49.39 feet of Lots 18 and 21 (also known as Lots 18B and 21B), and all of Lots 16, 17, 22 and 23, in BROOK VALLEY BUSINESS PARK, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska. (Also known as Lot 16, Brook Valley Business Park Replat of Lots 16, 17, 18B, 21B, 22 and 23, an Addition, as surveyed, platted and recorded in Sarpy County, Nebraska.)

EXHIBIT "B"

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights or claims of parties in possession.
3. Mechanics', Contractors' or Materialmens' liens and lien claims, if any, where no notice thereof appears of record.
4. Easements, or claims or easements, not shown by the public records.
5. The lien of general taxes for 1999, due and payable in the year 2000, and all subsequent taxes and special assessments not yet certified to the Office of the County Treasurer for collection at the date hereof.
6. Easements granted for utilities by Plat and Dedication recorded February 25, 1993, as Instrument No. 93-03601 of the Records of Sarpy County, Nebraska, on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land adjoining the rear boundary lines of all interior lots; and, a 16 foot wide strip of land adjoining the rear boundary lines of all exterior lots, with provision for said 16 foot wide easements to be reduced to 8 feet.
 The above easements have been released of record along all of the common lines between said lots by instruments recorded March 9, 1995, as Instrument Nos. 95-02893, 95-02894 and 95-02899 of the Records of Sarpy County, Nebraska.
 NOTE: Subject property has been administratively combined into a single parcel as evidenced by Land Surveyor's Certificate recorded October 18, 1999, as Instrument No. 99-32204 of the Records of Sarpy County, Nebraska.
7. Covenants, conditions and restrictions contained in instrument dated as of February 22, 1993 and recorded February 25, 1993, as Instrument No. 93-03605 of the Records of Sarpy County, Nebraska.
 Provisions for architectural control and approval of construction plans set forth therein.
 Amended by instrument dated February 15, 1995 and recorded February 24, 1995, as Instrument No. 95-02241 of the Records of Sarpy County, Nebraska.
 Amended by instrument dated February 20, 1995 and recorded March 9, 1995, as Instrument No. 95-02897 of the Records of Sarpy County, Nebraska.
 Amended by instrument dated February 20, 1995 and recorded March 9, 1995, as Instrument No. 95-02898 of the Records of Sarpy County, Nebraska.
 Amended by instrument dated November 7, 1995 and recorded November 14, 1995, as Instrument No. 95-20159 of the Records of Sarpy County, Nebraska.
 Amended by instrument dated February 20, 1995 and recorded January 29, 1997, as Instrument No. 97-01739 of the Records of Sarpy County, Nebraska.
8. Terms and provisions of Subdivision Agreement dated February 23, 1993 and recorded August 11, 1999, as Instrument No. 99-25496 of the Records of Sarpy County, Nebraska.