

ATTACHMENT TO A SPECIAL WARRANTY DEED DATED March 17, 2003, WHEREIN NORTHWESTERN UNIVERSITY, IN ITS CAPACITY, AS TRUSTEE, OF THE ELIZABETH HAMPTON CHARITABLE REMAINDER UNITRUST #1, APPEARS AS GRANTOR AND EDWARD ROSE DEVELOPMENT COMPANY, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, APPEARS AS GRANTEE

EXHIBIT A

A parcel of property in that part of the South $\frac{1}{2}$ of Section 7, T15N, R11E of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at the East $\frac{1}{4}$ corner of said Section 7;

thence S00°25'27"E (assumed bearing) 2,572.55 feet on the East line of said Section 7 to a point 75.00 feet North of the SE corner of said Section 7;

thence S89°34'33"W 50.00 feet;

thence S00°25'27"E 75.37 feet on a line 50.00 feet West of and parallel to the East line of said Section 7 to the South line of said Section 7;

thence S89°09'04"W 94.75 feet on the South line of said Section 7 to a point 100.00 feet northerly from the centerline of the Union Pacific Railroad right-of-way;

thence N70°55'54"W 642.00 feet on a line 100.00 feet northerly from and parallel to the centerline of said railroad right-of-way;

thence S16°46'18"W 50.04 feet to the northerly line of said railroad right-of-way;

thence N70°55'54"W 57.07 feet on the northerly line of said railroad right-of-way;

thence N19°04'06"E 50.00 feet on the easterly line of said railroad right-of-way;

thence N70°55'54"W 2,118.08 feet on the northerly line of said railroad right-of-way to a point of curve;

thence northwesterly on the northerly line of said railroad right-of-way on an 11,559.16 foot radius curve to the left, chord bearing N71°42'28"W, chord distance 313.14 feet, an arc distance of 313.15 feet to a point of tangency;

thence N72°29'02"W 764.90 feet on the northerly line of said railroad right-of-way to a point of curve;

thence northwesterly on the northerly line of said railroad right-of-way on a 5,829.58 foot radius curve to the left, chord bearing N74°01'10"W, chord distance 312.43 feet, an arc distance of 312.47 feet to a point of tangency;

thence N75°33'18"W 375.68 feet on the northerly line of said railroad right-of-way to a point 253.00 feet southeasterly of the East line of Tax Lot 3 in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 7 as measured along the northerly line of said railroad right-of-way;

thence N14°32'11E 97.00 feet;

thence N75°35'19"W 278.10 feet to the East line of said Tax Lot 3;

thence South 99.43 feet on the East line of said Tax Lot 3 to a point 52.20 feet North of the northerly line of said railroad right-of-way;

thence N57°52'27"W 288.61 feet to a point on the East line of State Highway No. 31;

thence N06°08'00"W 281.15 feet on the East line of State Highway No. 31 to a point on the North line of said Tax Lot 3, said point being 120.00 feet East of the West line of said Section 7;

thence North 209.26 feet on the East line of State Highway No. 31 on a line 120.00 feet East of and parallel to the West line of said Section 7 to the North line of Lot 11, Block 2, Poppleton's Addition to Elkhorn, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska;

thence N89°06'57"E 300.44 feet on the North line of Lots 10 and 11, Block 2 of said Poppleton's Addition to Elkhorn and on the South line of a tract of land described in Deed Book 1718 at Page 671 of the Douglas County Records and hereinafter called Tract "A";

thence N00°01'03"W 45.00 feet on the South line of said Tract "A";

thence N89°06'57"E 579.63 feet on the South line of said Tract "A" to the SE corner of said Tract "A";

thence N00°01'03"W 392.96 feet on the East line of said Tract "A" and on the East line of a tract of land described in Misc. Book 578 at page 333 of the Douglas County Records to the North line of the South ½ of said Section 7;

thence N89°06'04"E 1,460.94 feet on the North line of the South ½ of said Section 7 to the NW corner of the SE ¼ of said Section 7;

thence N89°06'33"E 2,655.90 feet on the North line of said SE ¼ to the **Point of Beginning.** *Handwritten signature*

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THE ELIZABETH HAMPTON CHARITABLE REMAINDER UNITRUST #1, APPEARS
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MICHIGAN LIMITED LIABILITY COMPANY, APPEARS AS GRANTEE

EXHIBIT B

PERMITTED EXCEPTIONS

Perpetual Easement granted to Union Pacific Railroad Company, filed July 11, 1946, in Book 214, at Page 29, Miscellaneous Records of Douglas County, Nebraska.

Easement granted to the Village of Elkhorn, filed February 10, 1959, in Book 339, at Page 125, Miscellaneous Records of Douglas County, Nebraska.

Right-of-way granted to American Telephone and Telegraph company filed July 27, 1964, in Book 368, at Page 264, Miscellaneous Records of Douglas County, Nebraska.

Reservation of Easements and Controlled Access as contained in the Return of Appraisers, filed March 24, 1977, in Book 578, at Page 333, Miscellaneous Records of Douglas County, Nebraska.

Easement granted to Sanitary and Improvement District No. 251 of Douglas County, filed October 11, 1977, in Book 587, at page 597, Miscellaneous Records of Douglas County, Nebraska.

Permanent underground sewerline easement together with 80 foot wide temporary construction easement for use in construction of permanent underground sewerline easement as contained in the Report of Appraisers filed March 11, 1997, in Book 1203, at Page 634, and in Condemnation Description filed August 6, 1997, in Book 1218, at Page 346, Miscellaneous Records of Douglas County, Nebraska.

Permanent and Temporary Easements and rights-of-way granted to Metropolitan Utilities District of Omaha, filed February 8, 2000, in Book 1326, at Page 521, Miscellaneous Records of Douglas County, Nebraska.

Permanent and Temporary Easement and right-of-way granted to Metropolitan Utilities District of Omaha, filed September 11, 2001, in Book 1398, at Page 619, Miscellaneous Records of Douglas County, Nebraska.