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REGISTER OF DEEDS

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CORPORATION WARRANTY DEED

Southview, Inc., a Nebraska corporation, and Ridge Development Company, a Nebraska corporation (collectively "Grantor"), in consideration of Ten Dollars (\$10.00) and other valuable consideration received from South Industrial Park LLC, a Nebraska limited liability company ("Grantee"), conveys to Grantee an undivided eighty percent (80%) interest as a tenant in common in the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

See Exhibit "A", attached hereto and incorporated herein by this reference.

Grantor jointly and severally covenants with Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed October 1, 1998.

"GRANTOR"

Ridge Development Company, a Nebraska corporation

By: Thomas E. White
Thomas E. White, President of Development

By: John C. Brager
John C. Brager, President of Construction

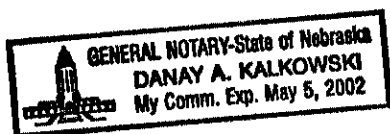
Southview, Inc., a Nebraska corporation

By: Gerald L. Schleich
Gerald L. Schleich, President

100-515

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

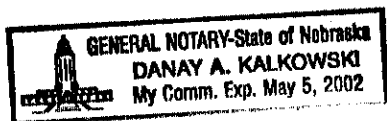
The foregoing instrument was acknowledged before me this 1st day of October, 1998, by Thomas E. White, President of Development for **Ridge Development Company**, a Nebraska corporation, on behalf of said corporation.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

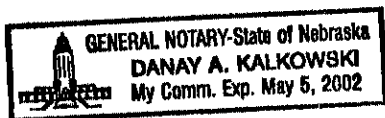
The foregoing instrument was acknowledged before me this 1st day of October, 1998, by John C. Brager, President of Construction for **Ridge Development Company**, a Nebraska corporation, on behalf of said corporation.



Danay A. Kalkowski
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 1st day of October, 1998, by Gerald L. Schleich, President of **Southview, Inc.**, a Nebraska corporation, on behalf of said corporation.



Danay A. Kalkowski
Notary Public

LEGAL DESCRIPTION
PARCEL 2
(REVISED SEPT. 15TH 1998)

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF A PORTION OF LOT 39 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1456.95 FEET TO A POINT, THENCE SOUTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 39 I.T., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 39 I.T., A DISTANCE OF 1202.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 39 I.T., THENCE NORTH 89 DEGREES 44 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 39 I.T., SAID LINE BEING THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1091.19 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN RAIL ROAD, THENCE NORTH 28 DEGREES 30 MINUTES 42 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 351.69 FEET TO A POINT OF DEFLECTION, THENCE NORTH 47 DEGREES 51 MINUTES 05 SECONDS WEST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 75.63 FEET TO A POINT OF DEFLECTION, THENCE NORTH 28 DEGREES 30 MINUTES 42 SECONDS WEST ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 953.56 FEET TO A POINT, THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST, A DISTANCE OF 1770.28 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 39.57 ACRES, OR 1,723,831.45 SQUARE FEET MORE OR LESS.

AND

LOT 23 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA.

APRIL 23, 1998
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