

TA 18997 (TL SAI + 60)

TT 32393 L22+23

TA 34516 Lts 30-34

TA 46336 Lts 37-38

TA 56369 L'S 37+38

TA 56522 L'S 30+31

7142194 - L-37

SARPY

Spence Title Services, Inc.

TELECOPY TRANSMITTAL COVER SHEET

DATE: 6/30/95

FAX NUMBER: 493-4900

TO: Mr. Frank R. Krejci

Century Development Co.

SUBJECT: Centech Business Park

SPECIAL INSTRUCTIONS OR COMMENTS: Title Insurance Quotes.

Hard copy to follow by regular mail

PLEASE CONFIRM RECEIPT OF THIS FAX.

RECEIVED BY: _____ DATE: _____

OUR FILE NUMBER: _____

DIRECT INQUIRIES TO Rick Schmidt / Lee Kennel

PAGE(S) FOLLOWING COVER SHEET: 2

CentTech Business Park
Lot Areas

Lot Number	Area S.F.	Area Acres	Sq. Ft. Price
1	104,351.13	2.396	2.25
2	81,198.34	1.864	1.85
3	81,853.78	1.879	1.85
4	57,624.21	1.323	1.85
5	55,297.16	1.269	1.85
6	50,266.16	1.154	1.85
7	60,516.99	1.389	1.85
8	61,019.19	1.401	1.85
9	49,554.21	1.138	1.85
10	44,583.89	1.024	1.85
11	49,547.48	1.138	1.85
12	56,398.70	1.295	1.85
13	48,847.28	1.121	1.85
14	107,217.26	2.461	1.65
15	110,447.13	2.536	1.60

Total Lot Area First Phase Final Plat 59,814 Acres

THIS IS NET ACREAGE

Prices Subject to Change

Lot Number	Area S.F.	Area Acres	Sq. Ft. Price
16	88,419.67	2.030	2.50
17	87,340.88	2.005	2.50
18	87,120.00	2.000	2.50
19	87,120.00	2.000	2.50
20	87,120.00	2.000	2.50
21	87,120.00	2.000	2.50
22	128,639.99	2.953	SOLD
23	272,794.02	6.263	SOLD
24	376,142.23	8.635	2.25
25	58,050.89	1.333	1.85
26	58,082.71	1.333	1.85
27	50,660.09	1.163	1.85
28	52,262.83	1.200	1.85
29	65,821.64	1.511	2.25

Post-It™ brand fax transmittal memo 7671 # of pages > 1

To	From
Co. <i>See Terminal</i>	Co. <i>Greene Payer</i>
Dept.	Phone # <i>493 6165</i>
Fax # <i>345-4634</i>	Fax # <i>493 4900</i>

LOT NUMBER	AREAIN SQUARE FEET	SQUARE FOOT PRICE	TOTAL PRICE	PREMIUM
12	56,398.70	\$1.85	\$104,337.60	\$255.50
13	48,847.28	\$1.85	\$ 90,367.47	\$229.60
14	107,217.26	\$1.65	\$176,908.48	\$356.30
15	110,447.13	\$1.60	\$176,715.41	\$356.30
16	88,419.67	\$2.50	\$221,049.18	\$419.30
17	87,340.88	\$2.50	\$218,352.20	\$415.10
18	87,120.00	\$2.50	\$217,800.00	\$413.70
19	87,120.00	\$2.50	\$217,800.00	\$413.70
20	87,120.00	\$2.50	\$217,800.00	\$413.70
21	87,120.00	\$2.50	\$217,800.00	\$413.70
24	376,142.23	\$2.25	\$846,320.02	\$1,294.30
25	58,050.89	\$1.85	\$107,394.15	\$259.70
26	58,082.71	\$1.85	\$107,453.01	\$259.70
27	50,660.09	\$1.85	\$ 93,721.17	\$235.90
28	52,262.83	\$1.85	\$ 96,686.24	\$242.20
29	65,821.64	\$2.25	\$148,098.69	\$317.10

I hope the above quotes prove satisfactory to you, and we would welcome any chance to provide title insurance and/or closing and escrow services on your sales of these lots or any other properties you may be involved with.

Please contact Lee Kennel or me if you need further information or have any questions or comments. We look forward to being of service to you.

Sincerely,

Rick L. Schmidt
Title Underwriter

1905 HARNEY STREET - SUITE 210 OMAHA, NEBRASKA 68102
TELEPHONE: (402) 345-8844 TELECOPY: (402) 345-4634



Spence Title Services, inc.

June 30, 1995

Mr. Frank R. Krejci
Century Development Co.
3323 North 107th Street
Omaha, NE 68134

Subject: Title Insurance Quotes
Lots in CentTech Business Park

Dear Mr. Krejci:

You have requested quotes for title insurance policies for lot sales in the CentTech Business Park, in Sarpy County, Nebraska. The lots in said subdivision qualify for the subdivision rate offered by Commonwealth Land Title Insurance Company for 5 years following the date of filing of the Plat and Dedication. This rate constitutes a 30% reduction from their basic rate for each lot sold. The following table reflects the lot numbers, lot areas, price per square foot, total price, and title insurance premium for each lot in the subdivision:

LOT NUMBER	AREA IN SQUARE FEET	SQUARE FOOT PRICE	TOTAL PRICE	PREMIUM
1	104,351.13	\$2.25	\$234,790.04	\$437.50
2	81,198.34	\$1.85	\$150,216.93	\$319.90
3	81,853.78	\$1.85	\$151,429.49	\$321.30
4	57,624.21	\$1.85	\$106,604.79	\$258.30
5	55,297.16	\$1.85	\$102,299.75	\$252.70
6	50,266.16	\$1.85	\$92,992.40	\$233.80
7	60,516.99	\$1.85	\$111,956.43	\$265.30
8	61,019.19	\$1.85	\$112,885.50	\$266.70
9	49,554.21	\$1.85	\$91,675.29	\$231.70
10	44,583.89	\$1.85	\$82,480.20	\$212.80
11	49,547.48	\$1.85	\$91,662.84	\$231.70

95-04177

Color 5
Ventry ms
D.E. 9
Proof 1

REGISTERED
95-04177

STATEMENT OF

SANITARY AND IMPROVEMENT DISTRICT NO. 172
OF SARPY COUNTY, NEBRASKA

95 APR -4 AM 11:25

Mail _____
Fee # 20.50
Cash Chg

[Signature]
REGISTER OF DEEDS

STATE OF NEBRASKA)
COUNTY OF Sarpy) SS.

The undersigned, Vera Jane Krejci, being first duly sworn, states that she is the Clerk of Sanitary and Improvement District No. 172 of Sarpy County, Nebraska, and makes the following statement regarding same:

1. The name of the District is: Sanitary and Improvement District No. 172 of Sarpy County, Nebraska.
2. The outer boundaries of the District are fully shown on Exhibit "A", attached hereto and by this reference made a part hereof.
3. The purpose of this Sanitary and Improvement District shall be for the acquisition, installation and maintenance of electric service lines and conduits, a sanitary sewer system, a storm sewer system, a water system, a gas distribution system, a civil defense warning system, a system of public roads, streets and highways, to contract for water for fire protection and for resale to residents of the District, and to contract for electricity for street lighting for the public streets and highways within the District, to contract for police protection and security services, and to acquire, approve and operate public parks, playgrounds and recreational facilities. The Board of Trustees of the District shall have power to provide for establishing, maintaining, and constructing sewers, outfall sewers, and disposal plants and disposing of drainage, waste and sewage of the District in a satisfactory manner; to provide for establishing, maintaining and constructing public roads, streets and highways, including the grading, change of grade, paving, repaving, graveling, regravelling, widening or narrowing roads, resurfacing or relaying existing paving or otherwise improving any road, street or highway within the District; to provide for establishing, maintaining and constructing electric service lines and conduits; to contract for water for fire protection and for resale to the residents of the District; to contract for electricity for street lighting for the public streets and highways within the District; to contract for gas service; to contract for police protection and security services; to acquire, improve and operate public parks, playgrounds and recreational facilities; and to contract with other Sanitary and Improvement Districts to acquire, build, improve and operate public parks, playgrounds and recreational facilities for the joint use of the residents of the contracting Districts. The District may construct its sewage disposal plant and other sewerage improvement, in whole or in part, inside or outside the boundaries of the District, and may contract with corporations or municipalities for disposal of sewage in the use of existing sewerage improvements and for supply of water for fire protection and for resale to residents of the District. It may also contract with any corporation or municipality for the installation,

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maintenance and cost of operating a system of street lighting upon the public streets and highways within the District, or for water service for fire protection. The District may contract with other governmental authorities and subdivisions pursuant to the terms and provisions granted by the "Interlocal Cooperation Act" of the State of Nebraska. (R.R.S. 23-2201, et seq.) It may also acquire by purchase, condemnation or otherwise real or personal property, right-of-way and privilege, within or without its corporate limits, necessary for its corporate purposes. It shall also have the power and authority to do any and all activities or functions allowed by the Reissued Revised Statutes of Nebraska as the same may be amended from time to time.

4. The District has the power to levy an unlimited property tax to pay its debt and its expenses of operation and maintenance.

5. The District is required by statute to levy special assessments on property in the District to the full extent of special benefits arising by reason of improvements installed by the District.

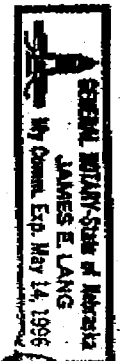
6. In all years when a budget is required by law, the District's annual budget is filed with the County Clerk, which budget shows anticipated revenue and expenses, tax levy, and indebtedness of the District.

7. The actual current tax levy of the District may be obtained from the County Clerk.

8. A copy of the District's annual financial audit is on file with the Clerk of the District and the State Auditor of Public Accounts.

[Signature]
CLERK OF SANITARY & IMPROVEMENT
DISTRICT NO. 172 OF SARPY COUNTY,
NEBRASKA

SUBSCRIBED AND SWORN TO before me on this 14th day of March, 1995.



[Signature]
Notary Public

DISTRICT BOUNDARY
SARPY COUNTY SID NO. 172
See Attached Legal Description

95-04177B

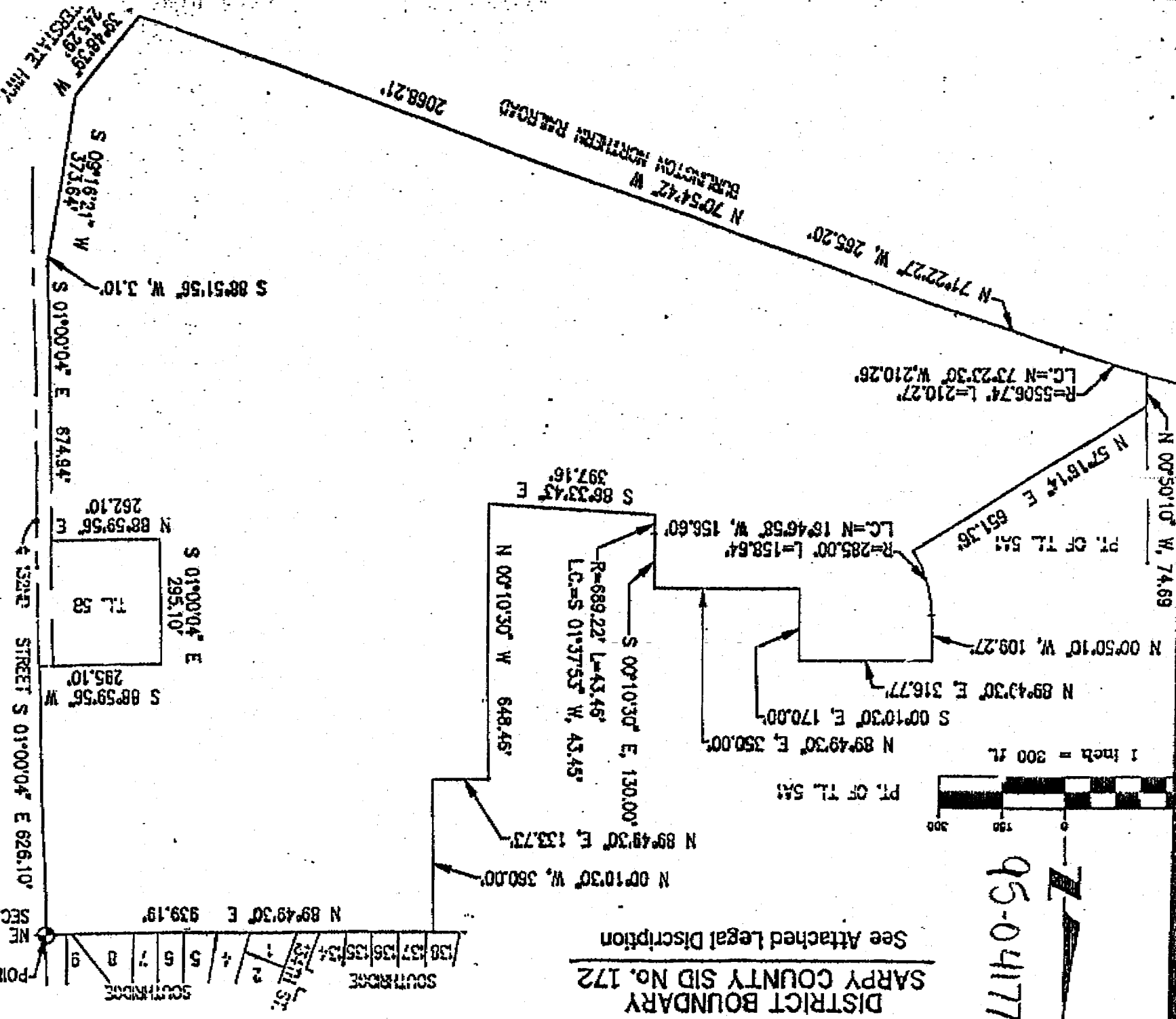
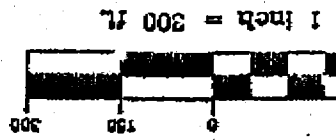


Exhibit "A"
(1 of 2)

LEGAL DESCRIPTION
DISTRICT BOUNDARY
SAPPY COUNTY SID NO. 172

03-04177c

Part of Tax Lot 5A1, all of Tax Lot 5A2 and all of Tax Lot 6B, tax lots located in the SE 1/4 of Section 13, Township 14 North, Range 11 East of the 6th P.M., Sappy County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said SE 1/4 of Section 13, said point also being the Northeast corner of said Tax Lot 5A2; thence S01°00'04"E (assumed bearing) along the East line of said SE 1/4 of Section 13, a distance of 626.10 feet to the Southeast corner of said Tax Lot 5A2; thence S88°59'56"W along the South line of said Tax Lot 5A2, a distance of 295.10 feet to the Southwest corner of said Tax Lot 5A2; thence S01°00'04"E along the West line of Tax Lot 5B, a tax lot located in said SE 1/4 of Section 13, a distance of 295.10 feet to the Southwest corner of said Tax Lot 5B; thence N88°59'56"E along the South line of said Tax Lot 5B, a distance of 262.10 feet to a point on the West right-of-way line of 132nd Street; thence S01°00'04"E along said West right-of-way line of 132nd Street, a distance of 674.94 feet to the point of intersection of said West right-of-way line of 132nd Street and the Northwesterly right-of-way line of I/S Interstate Highway No. 80; thence along said Northwesterly right-of-way line of US Interstate Highway No. 80 on the following described courses; thence S88°51'56"W, a distance of 3.10 feet; thence S09°16'21"W, a distance of 373.64 feet; thence S39°48'39"W, a distance of 245.29 feet to the point of intersection of said Northwesterly right-of-way line of US Interstate Highway No. 80 and the Northerly right-of-way line of the Burlington Northern Railroad; thence along said Northwesterly right-of-way line of the Burlington Northern Railroad on the following described courses; thence N70°54'42"W, a distance of 2068.21 feet; thence N71°22'27"W, a distance of 265.20 feet; thence Northwesterly on a curve to the left with a radius of 5506.74 feet, a distance of 210.27 feet, said curve having a long chord which bears N73°23'30"W, a distance of 210.26 feet to a point on the West line of said SE 1/4 of Section 13; thence N00°50'10"W along said West line of the SE 1/4 of Section 13, a distance 74.69 feet; thence N57°16'14"E, a distance of 651.36 feet; thence Northerly on a curve to the right with a radius of 285.00 feet, a distance of 158.64 feet, said curve having a long chord which bears N16°46'58"W, a distance of 156.60 feet; thence N00°50'10"W, a distance of 109.27 feet; thence N89°49'30"E, a distance of 316.77 feet; thence S00°10'30"E, a distance of 170.00 feet; thence N89°49'30"E, a distance of 350.00 feet; thence S00°10'30"E, a distance of 130.00 feet; thence Southerly on a curve to the right with a radius of 689.22 feet, a distance of 43.46 feet, said curve having a long chord which bears S01°37'53"W, a distance of 43.45 feet; thence S88°33'43"E, a distance of 397.16 feet; thence N00°10'30"W, a distance of 648.46 feet; thence N89°49'30"E, a distance of 133.73 feet; thence N00°10'30"W, a distance of 360.00 feet to a point on the North line of said SE 1/4 of Section 13, said point also being on the South line of Southridge, a subdivision located in the NE 1/4 of said Section 13; thence N89°49'30"E along said North line of the SE 1/4 of Section 13, a distance of 939.19 feet to the point of beginning.

Said tract of land contains an area of 70.123 acres, more or less.

#86029.1
3/8/95

ELLIOTT & ASSOCIATES, INC.
5316 SOUTH 132ND STREET
OMAHA, NE 68137

Exhibit "A"
(2 of 2)

- TO QUARTER SECTION LINE, THENCE NORTH ALONG QUARTER SECTION LINE 366.49 FT. TO PLACE OF BEGINNING. (CEMETERY)
- 1.37 ACRES ±
2. COMMENCING ON QUARTER SECTION LINE 264 FT. SOUTH OF THE NE CORNER OF THE NW¼ OF 13-14-11 AS PLACE OF BEGINNING, THENCE CONTINUING SOUTH ON QUARTER SECTION LINE 102.49 FT., THENCE WEST 262 FT., THENCE NORTH 102.49 FT., THENCE EAST 262 FT. TO THE PLACE OF BEGINNING. (CEMETERY)
- 0.62 ACRES ±
3. A TRACT OF LAND 16 RODS SQUARE IN THE NE CORNER OF NW¼ OF 13-14-11 (IN NAME OF W. H. BLUMER PROBABLY RESERVED FOR A CEMETERY)
- 1.60 ACRES ±
4. ALL THE N½ OF NW¼ OF 13-14-11 EXCEPT TAX LOT 3, TAX LOT 2, P&L TAX LOT 12 AND HWY R.O.W. ~~72.17 ACRES ±~~ 72.17 ACRES ±
5. THE NORTH 74.5 ACRES OF THE SE¼ OF SEC. 13-14-11.
- 74.50 ACRES ±
- 5A1. ALL OF LOT 5 NOT DESCRIBED IN 5B AND 5A2.
- 68.26 ACRES ±
- 5A2. COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P. M.; THENCE SOUTH ALONG SECTION LINE A DISTANCE OF 626.1 FT.; THENCE RIGHT 90° 00' WEST A DISTANCE OF 295.1 FT.; THENCE NORTH TO A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING 295.1 FT. WEST OF THE EAST QUARTER CORNER; THENCE EAST 295.1 FT. TO THE POINT OF BEGINNING.
- 4.24 ACRES ±
- 4A. ALL THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13 EXCEPT HIGHWAY RIGHT-OF-WAY AND EXCEPT TAX LOTS 2, 3, 12 AND 4B.
- 4B. THE WEST 100 FT. OF THE EAST 515 FT. OF THE NORTH 100 FT. OF THE NORTHWEST QUARTER OF SECTION 13. 71.94 ACRES ±
- 5B. REFERRING TO THE EAST QUARTER CORNER OF 13-14-11, THENCE SOUTH ALONG THE EAST LINE OF SEC. 13, 626.1 FT. TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SECTION 13, 295.1 FT., THENCE WEST 90 DEGREES 295.1 FT., THENCE 90 DEGREES N 295.1 FT., THENCE 90 DEGREES EAST 295.1 FT. TO THE POINT OF BEGINNING.
- 0.23 ACRE
- 2.00 ACRES ±
6. THE SOUTH 85.5 ACRES OF THE SE¼ OF SEC 13-14-11 EXCEPT THE RIGHT OF WAY OF THE C. B. & Q. RAILROAD AND SUBJECT TO RIGHT OF WAY OF DRAINAGE DITCHES.
- 79.3 ACRES ±
- 6A. THAT PART OF TAX LOT 6 IN THE SE¼ OF SEC. 13-14-11 LYING SOUTHERLY OF THE C. B. & Q. RAILROAD R. O. W.
- 38.95 ACRES ±
- 6B. THAT PART OF TAX LOT 6 IN THE SE¼ OF SEC. 13-14-11 LYING NORTHERLY OF THE C. B. & Q. RAILROAD R. O. W.
- 34.45 ACRES ±

Tax Lot	Section	13	Township	14	Range	11
1.	COMMENCING AT THE NW CORNER OF THE NE QUARTER OF 13-14-11, THENCE EAST ON SECTION LINE 163 FT.; THENCE SOUTH 366.49 FT. THENCE WEST 163 FT. TO QUARTER SECTION LINE, THENCE NORTH ALONG QUARTER SECTION LINE 366.49 FT. TO PLACE OF BEGINNING. (CEMETERY)					1.37 ACRES ±
2.	COMMENCING ON QUARTER SECTION LINE 264 FT. SOUTH OF THE NE CORNER OF THE NW¼ OF 13-14-11 AS PLACE OF BEGINNING, THENCE CONTINUING SOUTH ON QUARTER SECTION LINE 102.49 FT., THENCE WEST 262 FT., THENCE NORTH 102.49 FT.; THENCE EAST 262 FT. TO THE PLACE OF BEGINNING. (CEMETERY)					0.62 ACRES ±
3.	A TRACT OF LAND 16 RODS SQUARE IN THE NE CORNER OF NW¼ OF 13-14-11 (IN NAME OF W. H. BLUMER PROBABLY RESERVED FOR A CEMETERY)					1.60 ACRES ±
4.	ALL THE N½ OF NW¼ OF 13-14-11 EXCEPT TAX LOT 3, TAX LOT 2, P. TAX LOT 12 AND HWY R.O.W.					72.17 ACRES ± 72.17 ACRES ±
5.	THE NORTH 74.5 ACRES OF THE SE¼ OF SEC. 13-14-11.					74.50 ACRES ±
5A1.	ALL OF LOT 5 NOT DESCRIBED IN 5B AND 5A2.					68.26 ACRES ±
5A2.	COMMENCING AT THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P. M.; THENCE SOUTH ALONG SECTION LINE A DISTANCE OF 626.1 FT.; THENCE RIGHT 90° 00' WEST A DISTANCE OF 295.1 FT.; THENCE NORTH TO A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING 295.1 FT. WEST OF THE EAST QUARTER CORNER; THENCE EAST 295.1 FT. TO THE POINT OF BEGINNING.					4.24 ACRES ±
4A.	ALL THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 13 EXCEPT HIGHWAY RIGHT-OF-WAY AND EXCEPT TAX LOTS 2, 3, 12 AND 4B.					71.94 AC. ±
4B.	THE WEST 100 FT. OF THE EAST 515 FT. OF THE NORTH 100 FT. OF THE NORTHWEST QUARTER OF SECTION 13.					0.23 ACRE
5B.	REFERRING TO THE EAST QUARTER CORNER OF 13-14-11, THENCE SOUTH ALONG THE EAST LINE OF SEC. 13, 626.1 FT. TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SECTION 13, 295.1 FT., THENCE WEST 90 DEGREES 295.1 FT., THENCE 90 DEGREES N 295.1 FT., THENCE 90 DEGREES EAST 295.1 FT. TO THE POINT OF BEGINNING.					2.00 ACRES ±
6.	THE SOUTH 85.5 ACRES OF THE SE¼ OF SEC 13-14-11 EXCEPT THE RIGHT OF WAY OF THE C. B. & Q. RAILROAD AND SUBJECT TO RIGHT OF WAY OF DRAINAGE DITCHES.					79.3 ACRES ±
6A.	THAT PART OF TAX LOT 6 IN THE SE¼ OF SEC. 13-14-11 LYING SOUTHERLY OF THE C. B. & Q. RAILROAD R. O. W.					38.95 ACRES ±
6B.	THAT PART OF TAX LOT 6 IN THE SE¼ OF SEC. 13-14-11 LYING NORTHERLY OF THE C. B. & Q. RAILROAD R. O. W.					