

EXHIBIT "A"

Part of the S 1/2 NE 1/4 of Section 25, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

From the East 1/4 corner of Section 25, Township 16 North, Range 10 East; thence N89°59'20"W (assumed bearing) along the South line of the NE 1/4 of said Section 25, a distance of 850.75 feet to the point of beginning; thence continuing N89°59'20"W along said South line a distance of 1808.91 feet to the center of Section 25; thence N00°00'00"W along the West line of said NE 1/4 a distance of 1320.57 feet to the Northwest corner of the S 1/2 NE 1/4 of said Section 25; thence S89°55'14"E along the North line of said S 1/2 NE 1/4 a distance of 2232.72 feet to the Northwest corner of a two acre tract of land; thence S00°59'06"W along the West line of said two acre tract of land a distance of 233.40 feet to the Southwest corner of said two (2) acre tract of land; thence S89°55'14"E along the South line of said two (2) acre tract of land a distance of 373.00 feet to a point on the Westerly right-of-way line of State Highway No. 31, thence S00°59'06"W along said Westerly highway right-of-way line a distance of 146.60 feet; thence S88°17'15"W a distance of 373.37 feet; thence S84°55'27"W a distance of 355.97 feet; thence S08°18'46"E a distance of 255.46 feet; thence S22°14'15"E a distance of 148.38 feet; thence S27°37'18"E a distance of 99.66 feet; thence S04°35'11"E a distance of 119.97 feet; thence S08°34'32"W a distance of 101.61 feet; thence S38°09'56"W a distance of 121.60 feet; thence S54°21'37"W a distance of 145.21 feet; thence S10°54'32"W a distance of 16.31 feet to the point of beginning.