



BK 1488 PG 196-199



MISC 2003 02480

RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

2003 JAN 22 PM 2:36

RECEIVED

THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT

*MISC*  
4 *FEE* *21.00*  
*23-16-11* FB *01-600000*  
*20-16-11* C/O *CR* COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN *CR* FV \_\_\_\_\_

return to:  
John E. Blumenthal  
c/o Baird Holm  
1500 Woodmen Tower  
Omaha, Nebraska 68102  
Temp. 12.4.01

RETURN: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*V1241*

AFFIDAVIT

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

I, Barbara Udes Shaw, being first duly sworn upon my oath and under penalty of perjury, depose and state that I am more than twenty-one (21) years of age and suffer from no legal disability. I have personal knowledge of facts stated in this Affidavit and I am competent to attest to them.

1. Affiant is president of Bennington Company, a Nebraska Grantor ("Grantor").

2. Grantor is the owner and grantor of the real estate located in Douglas County, Nebraska legally described on Exhibit "A", attached hereto and incorporated herein by this reference (the "Subject Property").

3. The Subject Property is being conveyed from Grantor in favor of State Street, L.L.C., a Nebraska limited liability company ("Grantee").

4. Grantee is a single-member limited liability company; Grantor is the sole member of Grantee. No money is exchanging hands in connection with said conveyance.

5. To the best of my knowledge and belief, said transfer of the Subject Property is exempt from the Documentary Stamp Tax pursuant to Neb. Rev. Stat. §76-902.

Date: January 21, 2003

Barbara Udes Shaw  
Barbara Udes Shaw, Affiant

Subscribed and sworn to before me this 21st day of January, 2003.

Karen K. Kula  
Notary Public



My Commission Expires: \_\_\_\_\_

MY COMMISSION EXPIRES:  
JULY 26, 2005

EXHIBIT "A"

MEADOW RIDGE - NORTH  
LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE: N89°46'21"E, (AN ASSUMED BEARING), ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 33.00 FEET; THENCE: N00°14'01"W, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE: CONTINUING N00°14'01"W, ON THE EAST RIGHT-OF-WAY LINE OF 156TH STREET, A DISTANCE OF 2324.61 FEET; THENCE: N89°45'56"E, A DISTANCE OF 86.27 FEET; THENCE: S29°12'16"E, A DISTANCE OF 916.66 FEET; THENCE: S31°58'40"E, ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD, A DISTANCE OF 1683.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°55'08", A RADIUS OF 1282.53 FEET, AN ARC LENGTH OF 110.10 FEET, A CHORD LENGTH OF 110.07 FEET AND A CHORD BEARING S34°26'13"E; THENCE; ON SAID CURVE AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 110.10 FEET TO THE POINT OF TANGENCY; THENCE: S89°46'21"W, ON THE NORTH RIGHT-OF-WAY LINE OF STATE STREET, A DISTANCE OF 1477.95 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 40.682 ACRES MORE OR LESS.

MEADOW RIDGE - SOUTH  
LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 11 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE: N89°46'21"E, (AN ASSUMED BEARING), ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 33.00 FEET; THENCE: S00°33'10"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE: N89°46'21"E, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE STREET, A DISTANCE OF 1528.30 FEET; THENCE: S37°46'21"E, ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD, A DISTANCE OF 1494.96 FEET; THENCE: S52°07'35"W, A DISTANCE OF 255.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°47'45", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 10.46 FEET, A CHORD LENGTH OF 10.46 FEET AND A CHORD BEARING S49°43'45"W; THENCE; ON SAID CURVE, A DISTANCE OF 10.46 FEET TO THE POINT OF TANGENCY; THENCE: S47°19'56"W, A DISTANCE OF 449.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°49'25", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 77.62 FEET, A CHORD LENGTH OF 77.40 FEET AND A CHORD BEARING S54°44'39"W; THENCE; ON SAID CURVE, A DISTANCE OF 77.62 FEET TO THE POINT OF TANGENCY; S62°09'23"W, A DISTANCE OF 500.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°54'56", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 111.23 FEET, A CHORD LENGTH OF 110.67 FEET AND A CHORD BEARING S52°11'55"W; THENCE; ON SAID CURVE, A DISTANCE OF 111.23 FEET TO THE POINT OF TANGENCY; THENCE: S42°14'26"W, A DISTANCE OF 254.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 44°07'26", A RADIUS OF 320.00 FEET, AN ARC LENGTH OF 246.44 FEET, A CHORD LENGTH OF 240.39 FEET AND A CHORD BEARING S64°18'10"W; THENCE; ON SAID CURVE, A DISTANCE OF 246.44 FEET TO THE POINT OF TANGENCY; THENCE: S86°21'53"W, A DISTANCE OF 220.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 76°08'03", A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 398.64 FEET, A CHORD LENGTH OF 369.95 FEET AND A CHORD BEARING S48°17'54"W; THENCE; ON SAID CURVE, A DISTANCE OF 398.64 FEET TO THE POINT OF TANGENCY; THENCE: N86°05'25"W, A DISTANCE OF 45.74 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°41'14", A RADIUS OF 82.50 FEET, AN ARC LENGTH OF 39.87 FEET, A CHORD LENGTH OF 39.48 FEET AND A CHORD BEARING S46°21'30"W; THENCE; ON SAID CURVE, A DISTANCE OF 39.87 FEET TO THE POINT OF TANGENCY; THENCE: S89°45'37"W, A DISTANCE OF 328.24 FEET; THENCE: N00°33'01"W, ON THE EAST RIGHT-OF-WAY LINE OF 156TH STREET, A DISTANCE OF 2567.91 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 100.142 ACRES MORE OR LESS.

DOCS/532373.1