

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2001-09841

2001 APR 13 P 3:52 B

*Sherry J. ...*  
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY  
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**WARRANTY DEED**

PORTAL, L.L.C., a Nebraska limited liability company, GRANTOR(S), in consideration of Two Dollars (\$2.00) and other good and valuable consideration received from GRANTEE(S), VAL VISTA, L.L.C., a Nebraska limited liability company, conveys to GRANTEE(S) the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE EXHIBIT A ATTACHED HERETO

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate, that it is free from encumbrances; subject to easements, restrictions and reservations of record; and subject to a prorated share of current real estate taxes and to all subsequent taxes and assessments;
- (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 April 11, 2001.

PORTAL, L.L.C., a Nebraska limited liability company

By: Portal, L.L.C. - Maryon D. Hoffman

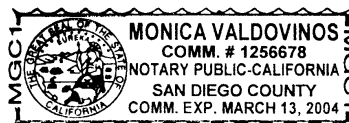
Its: Manager

STATE OF CALIFORNIA )  
                                  ) ss.  
COUNTY OF SAN DIEGO )

The foregoing instrument was acknowledged before me on this 11<sup>th</sup> day of April, 2001, by MARYON D. HOFFMAN the Manager of Portal, L.L.C., a Nebraska limited liability company, for and on behalf of the company.

*Monica Valdivinos*  
Notary Public

My Commission Expires MARCH 13, 2004



STS

2001 09841 A

Exhibit A

A tract of land located in part of the North 1/2 of the SW 1/4 of Section 16, lying South of the Southerly right-of-way line of the Chicago Burlington and Quincy Railroad; and also together with a part of Tax Lot 9, lying south of said Southeasterly right-of-way line of the Chicago Burlington and Quincy Railroad, a tax lot located in the NW 1/4 of the SE 1/4 of said Section 16; and also together with a part of Tax lot 10, a tax lot located in said NW 1/4 of the SE 1/4 of Section 16; and also together with Tax Lot R2, that part of the abandoned Missouri Pacific Railroad lying in said NW 1/4 of the SE 1/4 of Section 16; and also together with part of the South 1/2 of said SW 1/4 of Section 16; and also together with part of Tax Lot 1, a tax lot located in said South 1/2 of the SW 1/4 of Section 16; all located in Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said SW 1/4 of Section 16; thence S03°01'11"E (assumed bearing), along the West line of said Section 16, a distance of 604.05 feet; thence N86°58'49"E, a distance of 85.00 feet to the point of intersection of said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad and the East right-of-way line of 108th Street; thence S64°46'56"E along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad, a distance of 336.52 feet; thence Southeasterly along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad on a curve to the left with a radius of 2488.93 feet, a distance of 248.73 feet, said curve having a long chord which bears S67°38'42"E, a distance of 248.63 feet; thence Easterly along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad on a curve to the left with a radius of 2412.70 feet, a distance of 745.05 feet, said curve having a long chord which bears S79°21'17"E, a distance of 742.10 feet to a point on the East line of the NW 1/4 of said SW 1/4 of Section 16; thence S02°53'06"E along said East line of the NW 1/4 of the SW 1/4 of Section 16, said line also being said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad, a distance of 25.08 feet to the point of beginning; thence Easterly along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad on a curve to the left with a radius of 2437.70 feet, a distance of 226.98 feet, said curve having a long chord which bears N89°04'59"E, a distance of 226.90 feet; thence Northeasterly along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad on a curve to the left with a radius of 2336.70 feet, a distance of 1024.89 feet, said curve having a long chord which bears N73°51'02"E, a distance of 1016.69 feet; thence Northeasterly along said Southerly right-of-way line of the Chicago Burlington and Quincy Railroad on a curve to the left with a radius of 2374.50 feet, a distance of 1259.30 feet, said curve having a long chord which bears N46°05'32"E, a distance of 1244.59 feet to a point on the North line of said SE 1/4 of Section 16, said line also being the North line of said Tax Lot R2; thence N87°31'16"E along said North line of the SE 1/4 of Section 16, said line also being said North line of Tax Lot R2 and also the North line of said Tax Lot 10, a distance of 506.13 feet to the Northeast corner of said NW 1/4 of the SE 1/4 of Section 16, said point also being the Northeast corner of said Tax Lot 10, said point also being the Northwest corner of Mayfair, a subdivision located in the East 1/2 of said SE 1/4 of Section 16; thence S02°33'41"E along the East line of said NW 1/4 of the SE 1/4 of Section 16, said line also being the East line of said Tax Lot 10, said line also being the West line of said Mayfair and the West line of Mayfair 2nd Addition, a subdivision located in said SE 1/4 of Section 16, a distance of 1321.36 feet to the Southeast corner of said NW 1/4 of the SE 1/4 of Section 16, said point also being the Southeast corner of said Tax Lot 10, said point also being the Southwest corner of Lot 108, said Mayfair 2nd Addition; thence S87°30'45"W along the South line of said NW 1/4 of the SE 1/4 of Section 16, said line also being the South line of said Tax Lots 9, 10 and R2, said line also being the North line of said Mayfair 2nd Addition, a distance of 1327.45 feet to the Southwest corner of said NW 1/4 of the SE 1/4 of Section 16, said point also being the Southwest corner of said Tax Lot 9, said point also being the Northwest corner of Outlot "A", said Mayfair 2nd Addition; thence S02°45'00"E along the East line of the West 1/2 of said Section 16, said line also being the West line of said Outlot "A", Mayfair 2nd Addition, a distance of 1196.76 feet to a point on the Northerly right-of-way line of Giles Road; thence S79°00'36"W along said Northerly right-of-way line of Giles Road, a distance of 402.71 feet; thence N69°53'09"W along said Northerly right-of-way line of Giles Road, a distance of 325.00 feet; thence S87°29'39"W along said Northerly right-of-way line of Giles Road, a distance of 100.00 feet; thence S78°01'55"W along said Northerly right-of-way line of Giles Road, a distance of 304.14 feet; thence S74°57'01"W along said Northerly right-of-way line of Giles Road, a distance of 409.78 feet; thence N70°42'15"W along said Northerly right-of-way line of Giles Road, a distance of 91.55 feet; thence S87°29'39"W along said Northerly right-of-way line of Giles Road, a distance of 22.95 feet; thence N02°29'39"W a distance of 212.71 feet; thence Northeasterly on a curve to the right with a radius of 300.00 feet, a distance of 112.77 feet, said curve having a long chord which bears N08°16'30"E, a distance of 112.11 feet; thence N19°02'39"E, a distance of 415.96 feet; thence Northwesterly on a curve to the left with a radius of 295.00 feet, a distance of 231.46 feet, said curve having a long chord which bears N03°26'00"W, a distance of 225.57 feet; thence Northeasterly on a curve to the right with a radius of 250.00 feet, a distance of 375.99 feet, said curve having a long chord which bears N17°10'28"E a distance of 341.54 feet; thence N29°44'24"W, a distance of 30.00 feet; thence N09°11'31"W, a distance of 169.84 feet; thence N21°03'31"E, a distance of 52.91 feet to the point of beginning.

Said tract of land contains an area of 3,642,881 square feet or 83.629 acres, more or less.

SEE SHEET 1 FOR DRAWING



E&A CONSULTING GROUP, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
12001 Q STREET, OMAHA, NE 68137 PHONE: (402) 895-4700

BOUNDARY  
DRAWING

DRAWN BY: M.L.B. CHECKED BY: \_\_\_\_\_ DATE: 04-06-2001

SHEET 2 OF 2 JOB No.: 99175