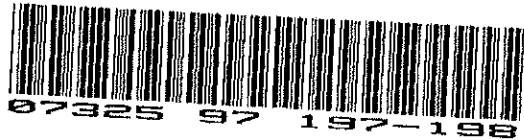


RECEIVED

JUN 17 3 45 PM '97

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



[The Space Above is for Recording Data]

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Construction Sciences, Inc., a Nebraska corporation, in consideration of Ten (\$10.00) Dollars and Other Good and Valuable Consideration, received from grantees, does grant, bargain, sell, convey and confirm unto Lane Building Corporation, a Nebraska corporation, herein called the grantee, the following described real property in Douglas County, Nebraska:

See Attached Exhibit "A"

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

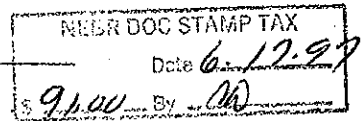
And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance, except easements and restrictions of record; that grantor has good right and lawful authority to convey the same; and that the grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the following, being all of the partners of grantor, have executed and delivered this deed on the date affixed hereto.

Dated this 17 day of May 1996.

CONSTRUCTION SCIENCES, INC., a
Nebraska corporation, Grantor,

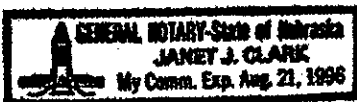
By: [Signature]
John Smith, President



STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

Before me, a Notary Public qualified for said County and State, personally came John Smith, President of Construction Sciences, Inc., known to me to be the identical person who signed the foregoing Warranty Deed, and acknowledged the execution thereof to be his voluntary act and deed of said corporation.

WITNESS my hand and Notary Seal on this 17 day of May 1996.



[Signature]
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

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LEGAL FE SOME DC PV

kp

A tract of land located in the South 1/2 of the SW 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said SW 1/4 of Section 10; thence S88°58'33"W (assumed bearing) along the South line of said SW 1/4 of Section 10, a distance of 1097.80 feet to the Point of Beginning; thence continuing S88°58'33"W along said South line of the SW 1/4 of Section 10, a distance of 181.00 feet; thence N01°01'27"W, a distance of 197.31 feet; thence Northeasterly on a curve to the right with a radius of 340.00 feet, a distance of 214.40 feet, said curve having a long chord which bears N17°02'27"E, a distance of 210.87 feet; thence N88°58'33"E, a distance of 242.00 feet; thence S01°01'27"E, a distance of 80.00 feet; thence Southwesterly on a curve to the right with a radius of 503.54 feet, a distance of 300.55 feet, said curve having a long chord which bears S24°14'32"W, a distance of 296.11 feet; thence S01°01'27"E, a distance of 50.00 feet to the point of beginning.

SE SW

Said tract of land contains an area of 2.279 acres, more or less.

3/12/96
#94053

E & A CONSULTING GROUP
12001 "Q" STREET
OMAHA, NE 68137

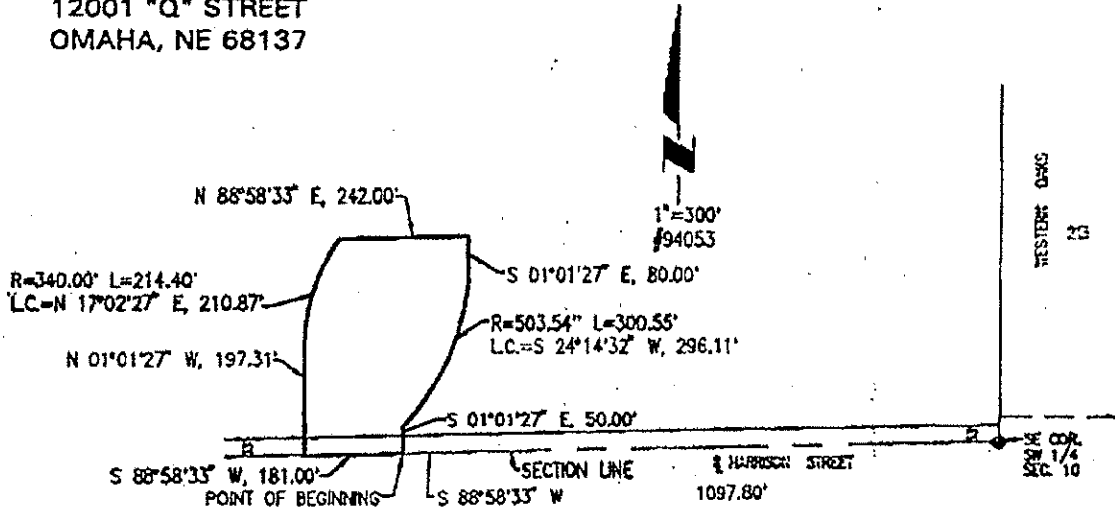


EXHIBIT A