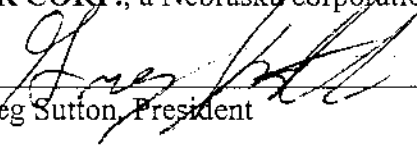
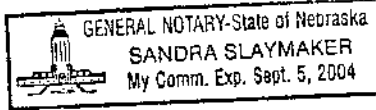


"Eiger"

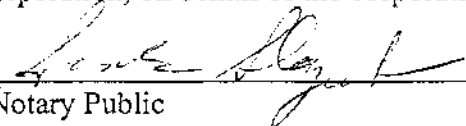
**EIGER CORP.**, a Nebraska corporation

By:   
Greg Sutton, President

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )



The foregoing was acknowledged before me this 27<sup>th</sup> day of August, 2001, by Greg Sutton, President of **Eiger Corp.**, a Nebraska corporation, on behalf of the corporation.

  
Notary Public

"Westcor"

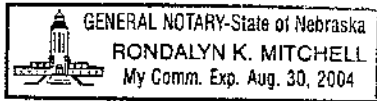
**WESTCOR, LLC**, a Nebraska limited liability company

By: James M. Allen  
James M. Allen, Manager

By: Judy A. Krasomil  
Judy A. Krasomil, Manager

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

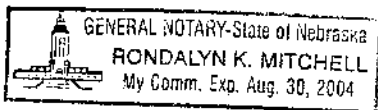
The foregoing was acknowledged before me this 27 day of August, 2001, by James M. Allen, Manager of **Westcor, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.



Rondalyn K. Mitchell  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF LANCASTER )

The foregoing was acknowledged before me this 27 day of August, 2001, by Judy A. Krasomil, Manager of **Westcor, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.



Rondalyn K. Mitchell  
Notary Public

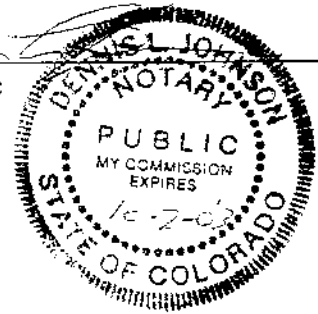
REALTY TRUST GROUP, a Delaware corporation

By: [Signature]  
Title: President

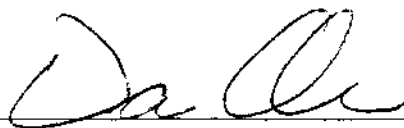
STATE OF Colorado )  
 ) ss.  
COUNTY OF Summit )

The foregoing was acknowledged before me this 28 day of August, 2001, by R. Weigel, President of Realty Trust Group, a Delaware corporation, on behalf of the corporation

[Signature]  
Notary Public



"Olson"

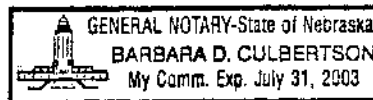


David S. Olson, a married person

STATE OF NEBRASKA            )  
  ) ss.  
COUNTY OF LANCASTER        )

The foregoing was acknowledged before me this 28<sup>th</sup> day of August, 2001, by **David S. Olson**, a married person.

Barbara D. Culbertson  
Notary Public

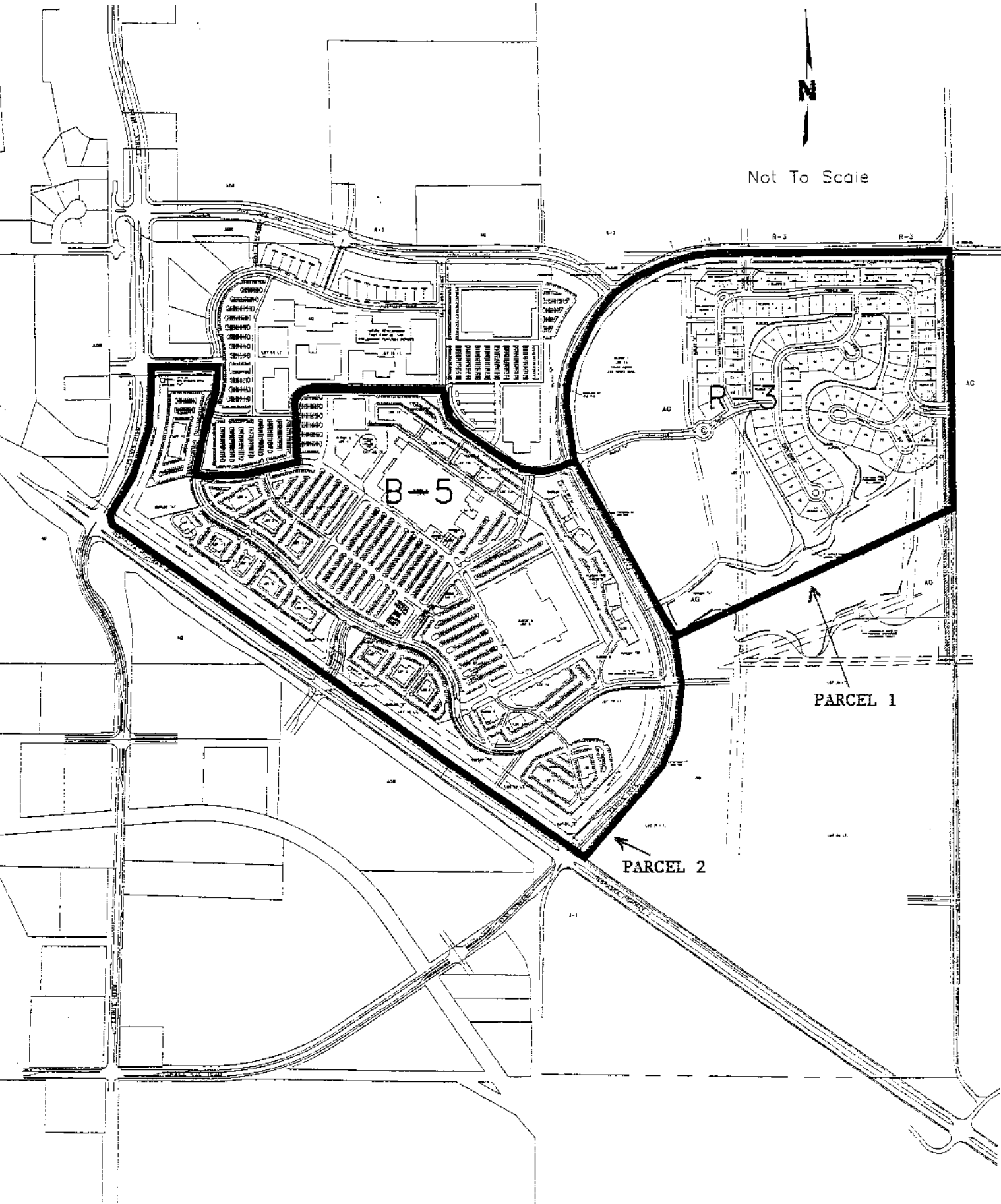


ATTACHMENT "A"

- Andermatt Tract: Rem. Port. of Lots 56, 71 and 92, Lots 66, 70, 78, 79, 80, 81, and a portion of the Rem. Port. of Lot 82, Irregular Tracts, all located in Section 23, and Lots 6 and 38, Irregular Tracts located in Section 14, all located in Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County Nebraska.
- Eiger Tract: Lots 93, 94, 95 and a portion of the Rem. Port. of Lot 82, Irregular Tracts, all located in Section 23, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.
- Olson/Realty Trust Tract: Lot 58, Irregular Tract located in Section 23, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.
- Westcor Tract: Lots 87 and 84, Irregular Tract located in Section 23, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County Nebraska.
- Johnson Tract Lot 36, Irregular Tract located in Section 23, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.
- City Tract: Lot 85, Irregular Tract located in Section 23, Township 9 North, Range 7 East of the 6<sup>th</sup> P.M., Lancaster County Nebraska.



Not To Scale



PARCEL 1

PARCEL 2

B-5

84TH & HIGHWAY 2  
ANNEXATION & ZONING

OLSSON ASSOCIATES

PLANNING ENGINEERS  
Attachment "B"  
Page 1 of 8/10  
P.O. Box 84608, Lincoln, NE 68501

8/2/01

**LEGAL DESCRIPTION**  
CHANGE OF ZONE  
FROM "AG" TO "R-3"

A LEGAL DESCRIPTION FOR CHANGE OF ZONE PURPOSES FOR A TRACT OF LAND COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOT 82 I.T., LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

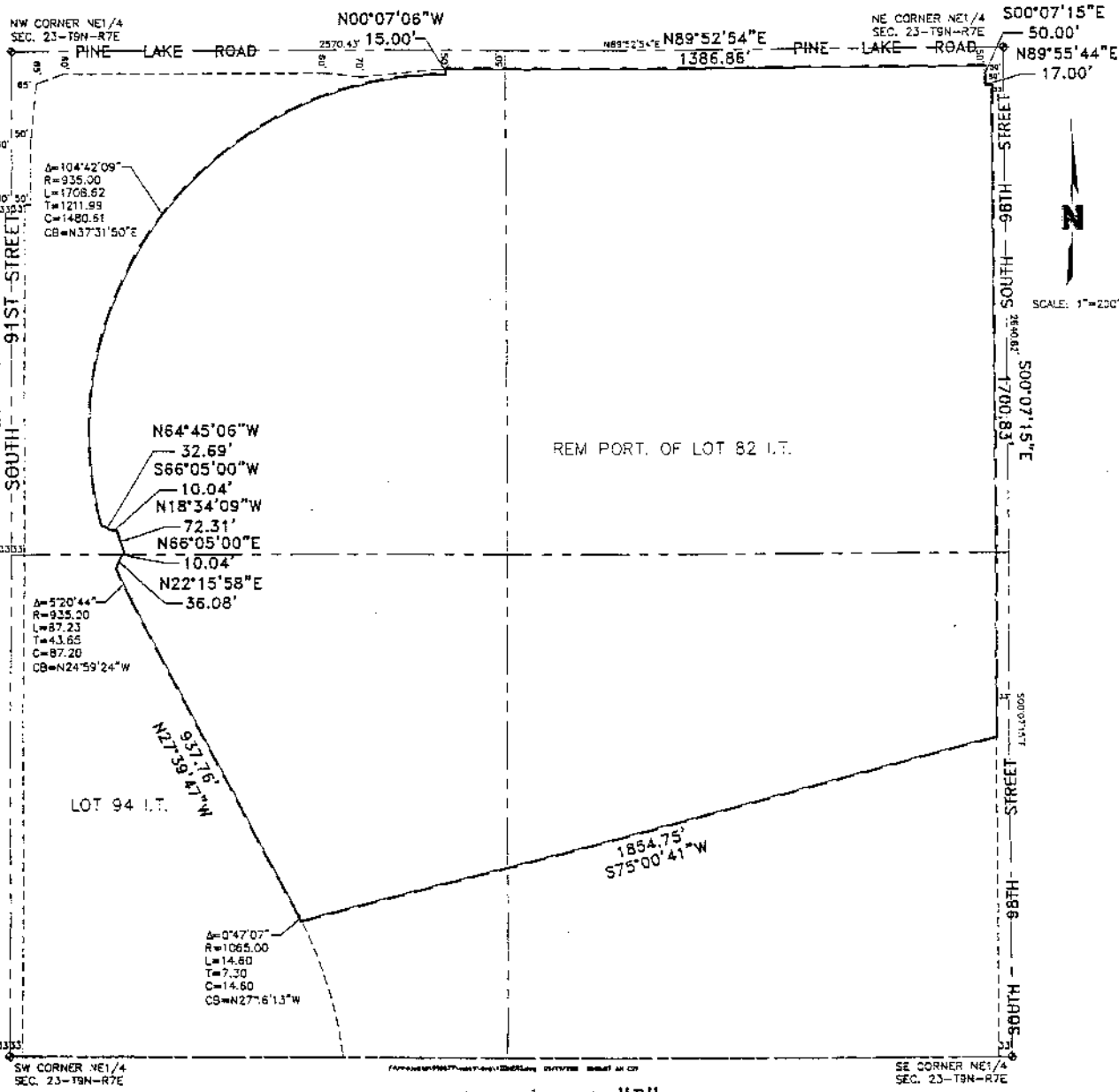
COMMENCING AT THE NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., SAID POINT BEING 50.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, AND 50.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST, ASSUMED BEARING, ALONG A EAST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., SAID LINE BEING THE WEST LINE OF SOUTH 98<sup>TH</sup> STREET RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET TO A NORTH CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS EAST ALONG A NORTH LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 17.00 FEET TO A NORTHEAST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST ALONG THE EAST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., SAID LINE BEING THE WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,700.83 FEET TO A POINT, THENCE SOUTH 75 DEGREES 00 MINUTES 41 SECONDS WEST, A DISTANCE OF 1,854.75 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID REMAINING PORTION OF SAID LOT 82 I.T., THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,065.00 FEET, ARC LENGTH OF 14.60 FEET, DELTA ANGLE OF 00 DEGREES 47 MINUTES 07 SECONDS, A CHORD BEARING OF NORTH 27 DEGREES 16 MINUTES 13 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., AND A CHORD LENGTH OF 14.60 FEET TO A POINT OF TANGENCY, THENCE NORTH 27 DEGREES 39 MINUTES 47 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 937.76 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, ARC LENGTH OF 87.23 FEET, DELTA ANGLE OF 05 DEGREES 20 MINUTES 44 SECONDS, A CHORD BEARING OF NORTH 24 DEGREES 59 MINUTES 24 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., AND A CHORD LENGTH OF 87.20 FEET TO A POINT, THENCE

NORTH 22 DEGREES 15 MINUTES 58 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 36.08 FEET TO A POINT, THENCE NORTH 66 DEGREES 05 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 10.04 FEET TO A POINT, THENCE NORTH 18 DEGREES 34 MINUTES 09 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 72.31 FEET TO A POINT, THENCE SOUTH 66 DEGREES 05 MINUTES 00 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 10.04 FEET TO A POINT, THENCE NORTH 64 DEGREES 45 MINUTES 06 SECONDS WEST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 32.69 FEET TO A POINT, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, ARC LENGTH OF 1,708.62 FEET, DELTA ANGLE OF 104 DEGREES 42 MINUTES 09 SECONDS, A CHORD BEARING OF NORTH 37 DEGREES 31 MINUTES 50 SECONDS EAST ALONG A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., AND A CHORD LENGTH OF 1,480.61 FEET TO A POINT, THENCE NORTH 00 DEGREES 07 MINUTES 06 SECONDS WEST ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID NORTHEAST QUARTER, SAID LINE BEING A WEST LINE OF SAID REMAINING PORTION OF LOT 82 I.T., A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID REMAINING PORTION OF LOT 82 I.T., THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG THE NORTH LINE OF SAID REMAINING PORTION OF LOT 82 I.T., SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,386.86 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 4,285,692.61 SQUARE FEET OR 98.39 ACRES, MORE OR LESS.

October 24, 2001 (2:24PM)  
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# CHANGE OF ZONE EXHIBIT FROM "AG" TO "R-3"



**PRELIMINARY PLAT  
AND  
CHANGE OF ZONE  
FROM "AG" TO "B-5"  
LEGAL DESCRIPTION**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF LOT 58 I.T., LOT 84 I.T., LOT 85 I.T., LOT 87 I.T., LOT 93 I.T., LOT 94 I.T., LOT 95 I.T., AND A PORTION OF SOUTH 91<sup>ST</sup> STREET RIGHT-OF-WAY TO BE VACATED, A PORTION OF STATE OF NEBRASKA RIGHT-OF-WAY TO BE VACATED, ALL LOCATED IN SECTION 23, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHWEST CORNER OF SAID LOT 94 I.T., SAID POINT BEING 85.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, AND 65.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE NORTH 70 DEGREES 11 MINUTES 42 SECONDS EAST, ASSUMED BEARING, ALONG A NORTH LINE OF SAID LOT 94 I.T., SAID LINE BEING THE SOUTH LINE OF PINE LAKE ROAD RIGHT-OF-WAY, A DISTANCE OF 74.21 FEET TO A NORTH CORNER OF SAID LOT 94 I.T., THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 94 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 678.22 FEET TO A NORTH CORNER OF SAID LOT 94 I.T., THENCE SOUTH 84 DEGREES 24 MINUTES 28 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 94 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 100.50 FEET TO A POINT, THENCE NORTH 84 DEGREES 10 MINUTES 16 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 94 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 201.00 FEET TO A NORTH CORNER OF SAID LOT 94 I.T., THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 94 I.T., SAID LINE BEING THE SOUTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 94 I.T., THENCE SOUTH 00 DEGREES 07 MINUTES 06 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 15.00 FEET TO A EAST CORNER OF SAID LOT 94 I.T., THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, ARC LENGTH OF 1,708.62 FEET, DELTA ANGLE OF 104 DEGREES 42 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 37 DEGREES 31 MINUTES 50 SECONDS WEST ALONG A EAST LINE OF SAID LOT 94 I.T., AND A CHORD LENGTH OF 1,480.61 FEET TO A POINT, THENCE SOUTH 64

DEGREES 45 MINUTES 06 SECONDS EAST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 32.69 FEET TO A POINT, THENCE NORTH 66 DEGREES 05 MINUTES 00 SECONDS EAST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 10.04 FEET TO A POINT, THENCE SOUTH 18 DEGREES 34 MINUTES 09 SECONDS EAST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 72.31 FEET TO A POINT, THENCE SOUTH 66 DEGREES 05 MINUTES 00 SECONDS WEST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 10.04 FEET TO A POINT, THENCE SOUTH 22 DEGREES 15 MINUTES 58 SECONDS WEST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 36.08 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 935.00 FEET, ARC LENGTH OF 87.23 FEET, DELTA ANGLE OF 05 DEGREES 20 MINUTES 44 SECONDS, A CHORD BEARING OF SOUTH 24 DEGREES 59 MINUTES 24 SECONDS EAST ALONG A EAST LINE OF SAID LOT 94 I.T., AND A CHORD LENGTH OF 87.20 FEET TO A POINT OF TANGENCY, THENCE SOUTH 27 DEGREES 39 MINUTES 47 SECONDS EAST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 937.76 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 1,065.00 FEET, ARC LENGTH OF 1,338.36 FEET, DELTA ANGLE OF 72 DEGREES 00 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 08 DEGREES 20 MINUTES 18 SECONDS WEST ALONG A EAST LINE OF SAID LOT 94 I.T., AND A CHORD LENGTH OF 1,252.02 FEET TO A POINT OF TANGENCY, THENCE SOUTH 44 DEGREES 20 MINUTES 22 SECONDS WEST ALONG A EAST LINE OF SAID LOT 94 I.T., A DISTANCE OF 383.39 FEET TO A POINT, THENCE SOUTH 04 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF 33.04 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF NEBRASKA HIGHWAY NUMBER 2 RIGHT-OF-WAY, THENCE NORTH 52 DEGREES 57 MINUTES 07 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF LOT 95 I.T., A DISTANCE OF 387.21 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE NORTH 56 DEGREES 19 MINUTES 51 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF LOT 84 I.T., A DISTANCE OF 780.25 FEET TO A SOUTHEAST CORNER OF LOT 58 I.T., THENCE NORTH 52 DEGREES 26 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF LOT 58 I.T., A DISTANCE OF 844.58 FEET TO A SOUTHWEST CORNER OF LOT 93 I.T., THENCE NORTH 57 DEGREES 09 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF LOT 93 I.T., A DISTANCE OF 637.90 FEET TO A SOUTH CORNER OF SAID LOT 93 I.T., THENCE NORTH 45 DEGREES 55 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF LOT 93 I.T., A DISTANCE OF 202.24 FEET TO A SOUTH CORNER OF SAID LOT 93 I.T., THENCE NORTH 53 DEGREES 03 MINUTES 46 SECONDS WEST ALONG A NORTH LINE OF

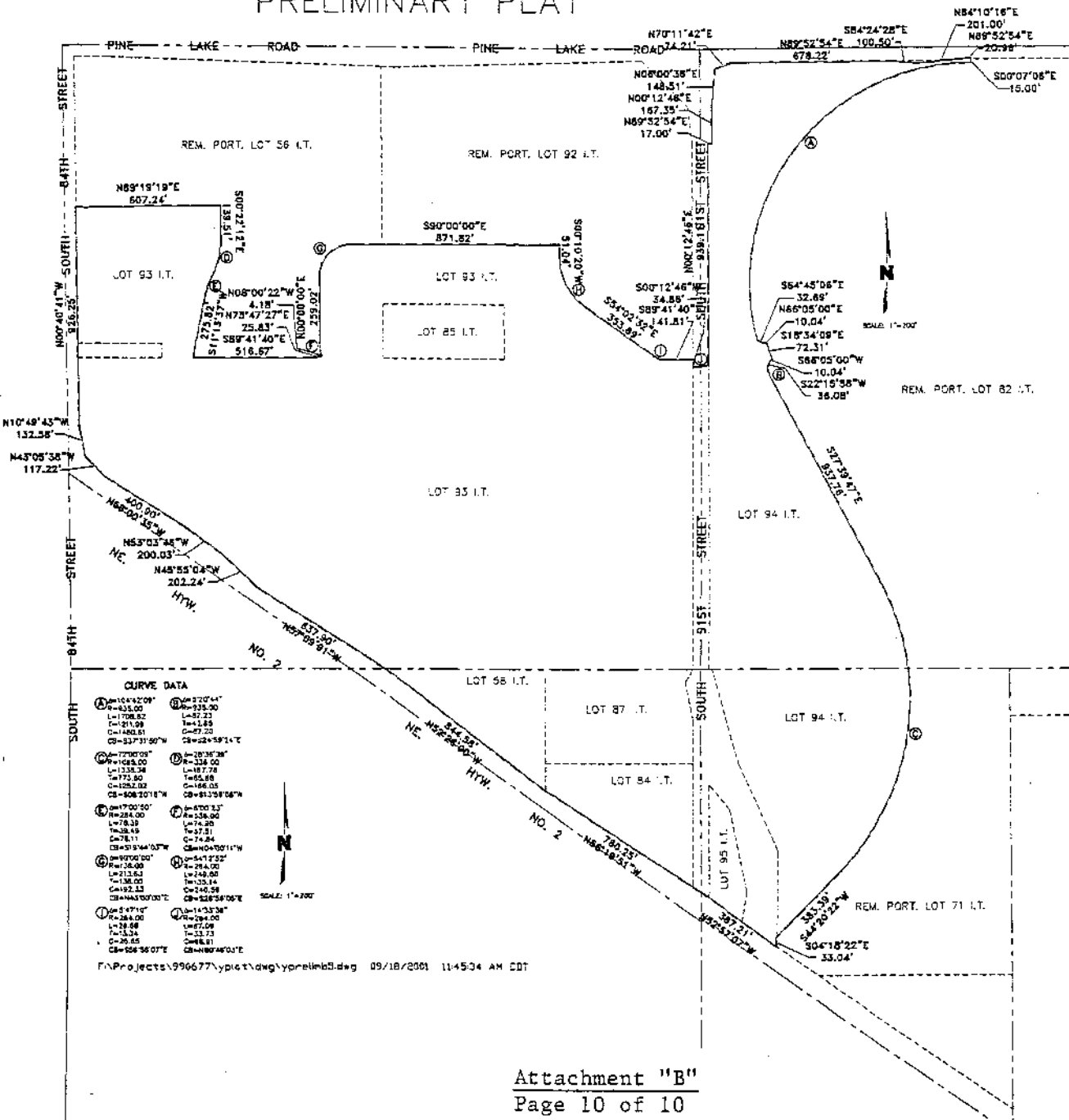
SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 200.03 FEET TO A SOUTH CORNER OF SAID LOT 93 I.T., THENCE NORTH 58 DEGREES 00 MINUTES 35 SECONDS WEST ALONG A NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 400.90 FEET TO A SOUTH CORNER OF SAID LOT 93 I.T., THENCE NORTH 43 DEGREES 05 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING A SOUTHWEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 117.22 FEET TO A SOUTHWEST CORNER OF SAID LOT 93 I.T., THENCE NORTH 10 DEGREES 49 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF SOUTH 84<sup>TH</sup> STREET RIGHT-OF-WAY, SAID LINE BEING A WEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 132.58 FEET TO A WEST CORNER OF SAID LOT 93 I.T., THENCE NORTH 00 DEGREES 40 MINUTES 41 SECONDS WEST ALONG A EAST LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING THE WEST LINE OF SAID LOT 93 I.T., THE WEST LINE OF NEBRASKA DEPARTMENT OF ROADS RIGHT-OF-WAY, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 926.25 FEET TO A NORTHWEST CORNER OF SAID LOT 93 I.T., THENCE NORTH 89 DEGREES 19 MINUTES 19 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 93 I.T., A DISTANCE OF 607.24 FEET TO A POINT, THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS EAST ALONG A EAST LINE OF SAID LOT 93 I.T., A DISTANCE OF 139.51 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 336.00 FEET, ARC LENGTH OF 167.78 FEET, DELTA ANGLE OF 28 DEGREES 36 MINUTES 39 SECONDS, A CHORD BEARING OF SOUTH 13 DEGREES 56 MINUTES 08 SECONDS WEST ALONG A EAST LINE OF SAID LOT 93 I.T., AND A CHORD LENGTH OF 166.05 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 264.00 FEET, ARC LENGTH OF 78.39 FEET, DELTA ANGLE OF 17 DEGREES 00 MINUTES 50 SECONDS, A CHORD BEARING OF SOUTH 19 DEGREES 44 MINUTES 03 SECONDS WEST ALONG A EAST LINE OF SAID LOT 93 I.T., AND A CHORD LENGTH OF 78.11 FEET TO A POINT OF TANGENCY, THENCE SOUTH 11 DEGREES 13 MINUTES 37 SECONDS WEST ALONG A EAST LINE OF SAID LOT 93 I.T., A DISTANCE OF 275.82 FEET TO A POINT, THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 93 I.T., A DISTANCE OF 516.67 FEET TO A POINT, THENCE NORTH 75 DEGREES 47 MINUTES 27 SECONDS EAST ALONG A NORTH LINE OF SAID .LOT 93 I.T., A DISTANCE OF 25.83 FEET TO A POINT, THENCE NORTH 08 DEGREES 00 MINUTES 22 SECONDS WEST ALONG A WEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 4.18 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 536.00 FEET, ARC LENGTH OF 74.90 FEET, DELTA ANGLE OF 08 DEGREES 00 MINUTES 23 SECONDS, A CHORD BEARING OF NORTH 04 DEGREES 00 MINUTES 11 SECONDS WEST ALONG A WEST LINE OF SAID

LOT 93 I.T., AND A CHORD LENGTH OF 74.84 FEET TO A POINT OF TANGENCY, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A WEST LINE OF SAID LOT 93 I.T., A DISTANCE OF 259.02 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 136.00 FEET, ARC LENGTH OF 213.63 FEET, DELTA ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A CHORD BEARING OF NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTHWEST LINE OF SAID LOT 93 I.T., AND A CHORD LENGTH OF 192.33 FEET TO A POINT OF TANGENCY, THENCE SOUTH 90 DEGREES 00 MINUTE 00 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 93 I.T., A DISTANCE OF 871.82 FEET TO A POINT, THENCE SOUTH 00 DEGREES 10 MINUTES 20 SECONDS WEST ALONG A EAST LINE OF SAID LOT 93 I.T., A DISTANCE OF 51.04 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 264.00 FEET, ARC LENGTH OF 249.80 FEET, DELTA ANGLE OF 54 DEGREES 12 MINUTES 52 SECONDS, A CHORD BEARING OF SOUTH 26 DEGREES 56 MINUTES 06 SECONDS EAST ALONG A EAST LINE OF SAID LOT 93 I.T., AND A CHORD LENGTH OF 240.59 FEET TO A POINT OF TANGENCY, THENCE SOUTH 54 DEGREES 02 MINUTES 32 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 93 I.T., A DISTANCE OF 353.89 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 264.00 FEET, ARC LENGTH OF 26.66 FEET, DELTA ANGLE OF 05 DEGREES 47 MINUTES 10 SECONDS, A CHORD BEARING OF SOUTH 56 DEGREES 56 MINUTES 07 SECONDS EAST ALONG A NORTHEAST LINE OF SAID LOT 93 I.T., AND A CHORD LENGTH OF 26.65 FEET TO A POINT, THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 93 I.T., A DISTANCE OF 141.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 93 I.T., THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 93 I.T., SAID LINE BEING THE WEST LINE OF SOUTH 91<sup>ST</sup> STREET RIGHT-OF-WAY, SAID LINE BEING 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 34.86 FEET TO A POINT, THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION, HAVING A RADIUS OF 264.00 FEET, ARC LENGTH OF 67.09 FEET, DELTA ANGLE OF 14 DEGREES 33 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 80 DEGREES 46 MINUTES 03 SECONDS EAST, AND A CHORD LENGTH OF 66.91 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 94 I.T., THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 94 I.T., SAID LINE BEING THE EAST LINE OF SOUTH 91<sup>ST</sup> STREET RIGHT-OF-WAY, SAID LINE BEING 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 939.11 FEET TO A POINT, THENCE NORTH 89 DEGREES 52 MINUTES 54 SECONDS EAST ALONG A NORTH LINE OF SAID LOT 94 I.T., A DISTANCE OF 17.00 FEET TO A NORTH CORNER OF SAID LOT 94 I.T., THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST ALONG A

WEST LINE OF SAID LOT 94 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF WAY, SAID LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 167.35 FEET TO A WEST CORNER OF SAID LOT 94 I.T., THENCE NORTH 06 DEGREES 00 MINUTES 36 SECONDS EAST ALONG A WEST LINE OF SAID LOT 94 I.T., SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 148.51 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 6,388,378.79 SQUARE FEET OR 146.66 ACRES, MORE OR LESS.

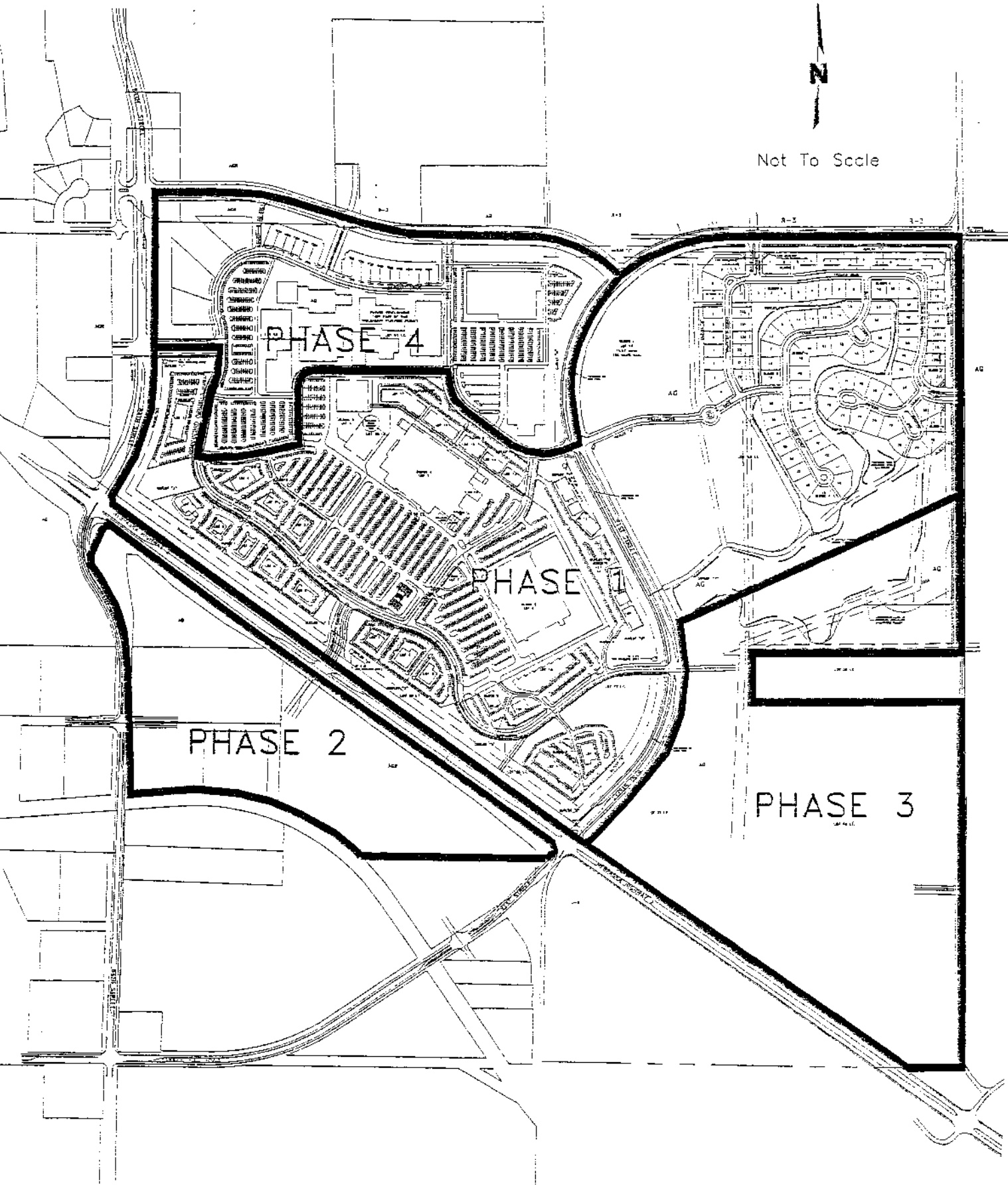
October 24, 2001 (5:13PM)  
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# CHANGE OF ZONE FROM "AG" TO "B-5" AND PRELIMINARY PLAT





Not To Scale



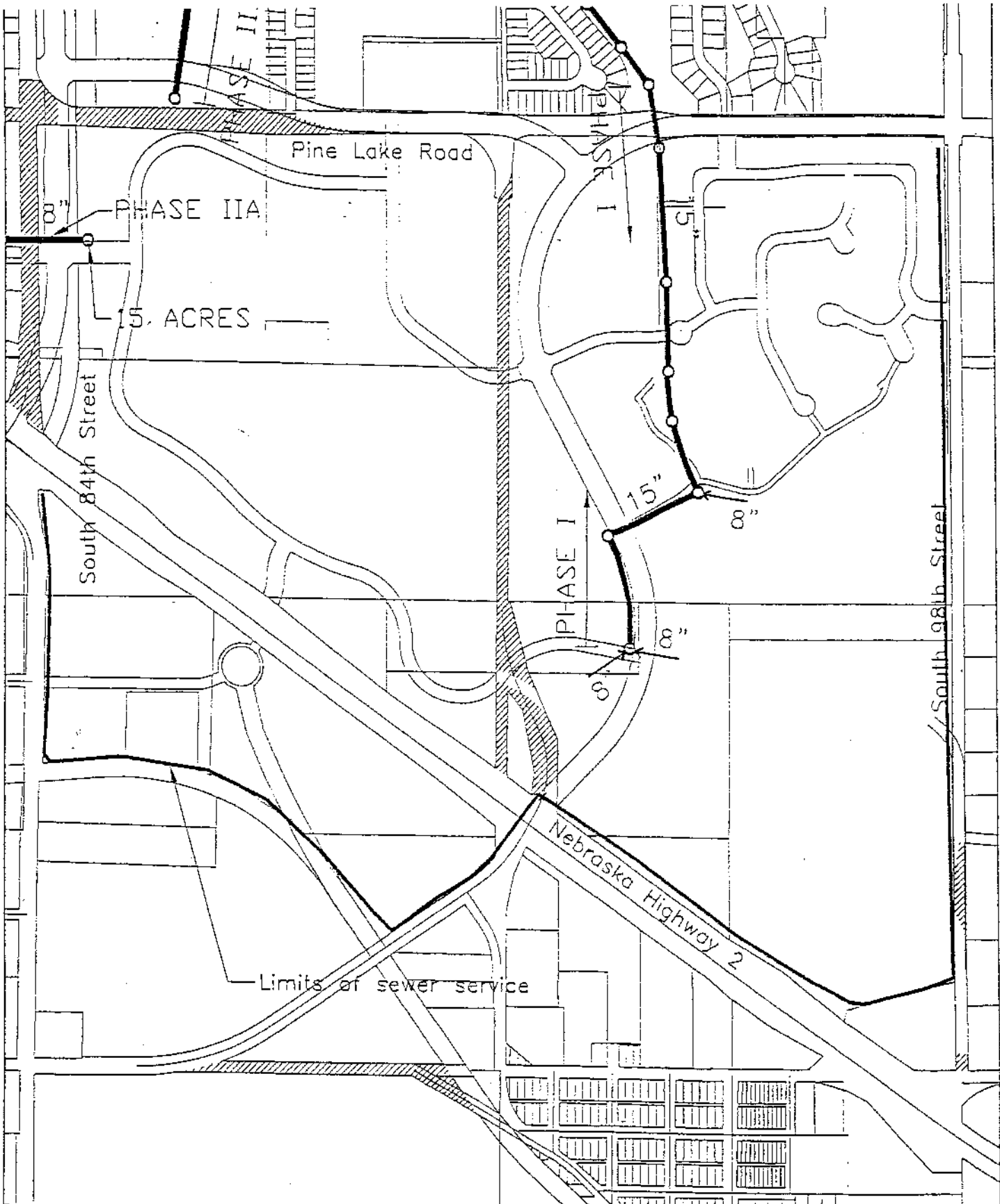
84TH & HIGHWAY 2  
DEVELOPMENT PHASING

OLSSON ASSOCIATES  
CONSULTING ENGINEERS  
P.O. Box 84608, Lincoln, NE 68507

8/2/01

Attachment "C"

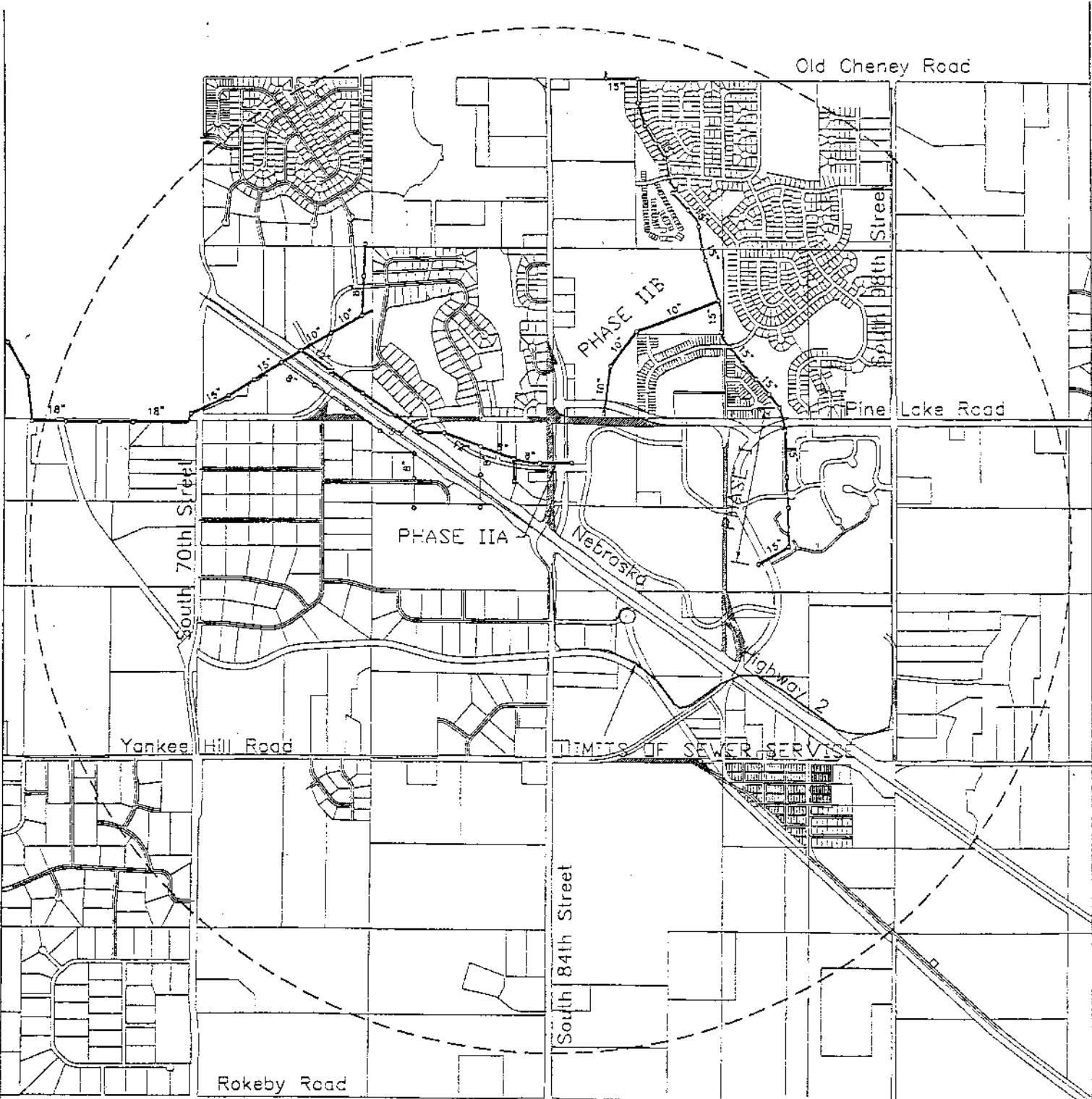




PROPOSED SANITARY SEWER  
KORVER DEVELOPMENT

OLSSON ASSOCIATES  
CONSULTING ENGINEERS  
1111 Lincoln Mall, P.O. Box 84508, Lincoln, NE 68501

NOT TO SCALE  
5/14/2001

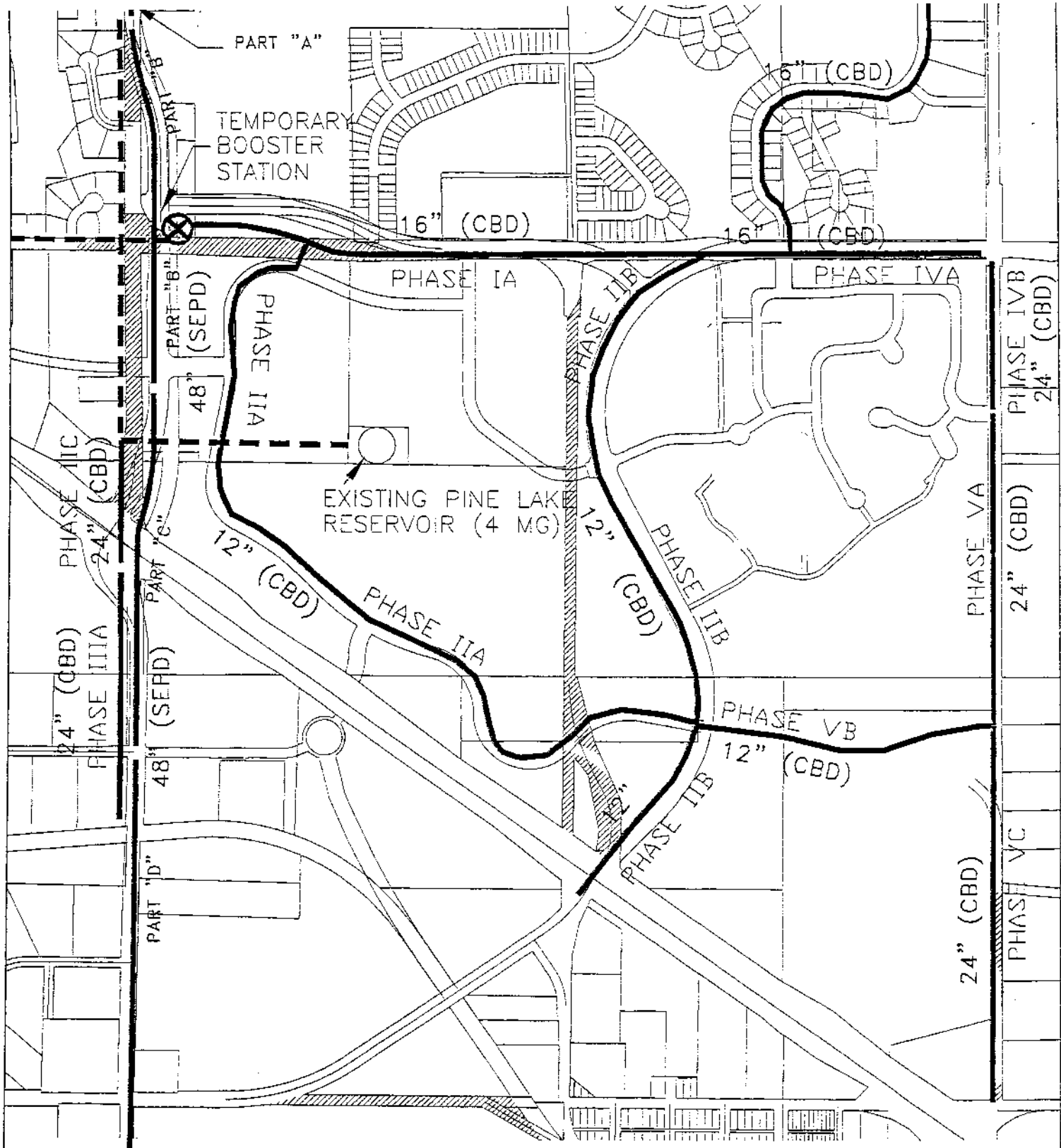


NOTE: ALL SANITARY SEWERS AS SHOWN  
 ARE PROPOSED EXCEPT FOR 15"  
 SEWER NORTH OF PINE LAKE ROAD,  
 WHICH IS EXISTING.

SANITARY SEWER  
 PROPOSED SUB-AREA PLAN

OLSSON ASSOCIATES  
 CONSULTING ENGINEERS

NOT TO SCALE  
 3/29/2001



EXISTING PINE LAKE  
RESERVOIR (4 MG)

TEMPORARY  
BOOSTER  
STATION

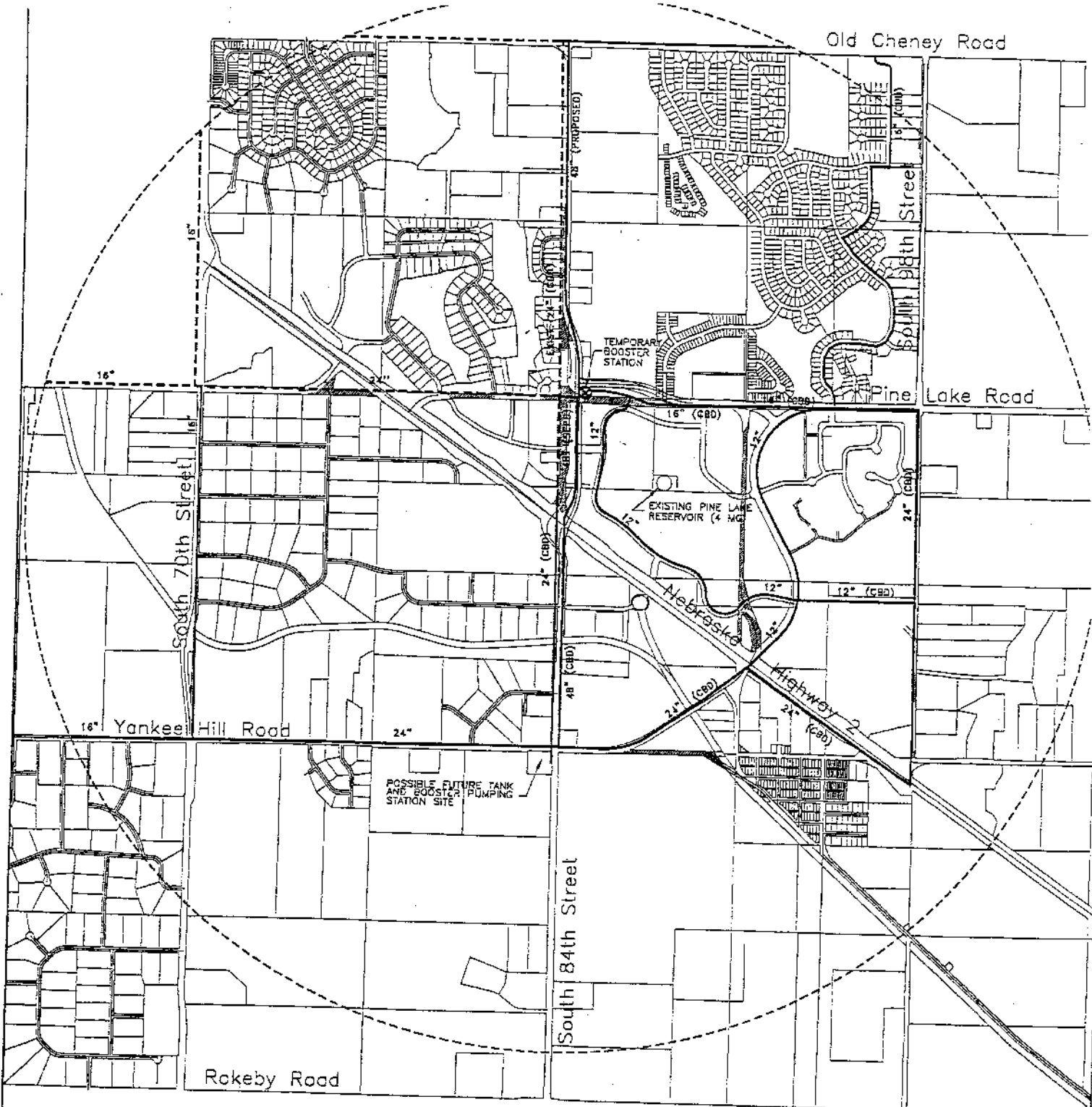
SEPD = SOUTHEAST PRESSURE DISTRICT  
CBD = CHENEY BOOSTER DISTRICT

WATER DISTRIBUTION/ TRANSMISSION  
EIGER DEVELOPMENT

OLSSON ASSOCIATES  
CONSULTING ENGINEERS

NOT TO SCALE  
8/5/2001

P.O. Box 84608, Lincoln, NE 68501



SEPD = SOUTHEAST PRESSURE DISTRICT  
 CBD = CHENEY BOOSTER DISTRICT

WATER DISTRIBUTION/ TRANSMISSION  
 PROPOSED SUB-AREA PLAN

OLSSON ASSOCIATES  
 CONSULTING ENGINEERS  
 1111 Lincoln Mall, P.O. Box 84608, Lincoln, NE 68501

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 3/29/2001

Infrastructure Development/Phasing

Water Mains

Location	Est. Year (start)	Size	Length (ft.)	Total Cost	City C.I.P.	City Subsidy	Eiger Corp	Other Dev.
Tank Relocation	2001			\$4,809,000	\$3,945,785		\$863,216	
Reimbursement to RWD***							\$70,000	
Booster Sta. (Constructed)	2000			\$525,000			\$193,000	
48" (sepd) in 84th st. Part "A"	2003	48" (sebd)	3,800	\$950,000	\$950,000			
48" (sepd) in 84th st. Part "B"	2001	48" (sebd)	6,550	\$1,837,500	\$1,837,500			
48" (sepd) in 84th st. Part "C"	2001	48" (sebd)	2,250	\$562,500	\$562,500		\$112,500**	
48" (sepd) in 84th st. Part "D"	2001	48" (sebd)	2,250	\$562,500	\$562,500		\$112,500**	
Phase IA (constructed)	2000	16" (cbd)	4,300	\$400,000	\$400,000			
Phase IIA	2001	12" (cbd)	5,600	\$285,800		\$95,200*	\$190,400	
Phase IIB	2001	12" (cbd)	4,650	\$237,150		\$79,050*	\$158,100	
Phase IIC	2001	24" (cbd)	850	\$79,050		\$64,600	\$14,450	\$14,450
Phase IIIA	2002	24" (cbd)	1,800	\$167,400		\$136,800	\$30,600	
Phase IVA	2003	16" (cbd)	1,200	\$84,000		\$84,000		
Phase IVB	2003	24" (cbd)	950	\$88,350		\$75,050	\$13,300	
Phase VA	2004	24" (cbd)	2,000	\$186,000		\$158,000	\$28,000	
Phase VB	2004	12" (cbd)	1,900	\$96,900		\$43,700	\$53,200	
Phase VC	2004	24" (cbd)	2,350	\$218,550		\$185,650	\$32,900	
<b>Total - Water</b>				<b>\$12,299,500</b>	<b>\$8,058,285</b>	<b>\$747,800</b>	<b>\$1,647,166</b>	<b>\$14,450</b>

\* Subsidy to be allocated to the 48" Main, Part "C" and "D" (\$174,250 total)

\*\* \$174,250 of subsidy to be credited to Part "C" & "D", \$50,750 is the remaining Eiger Corp responsibility

\*\*\* RWD Reimbursement for entire Korver Site

(cbd) - Cheney Booster District  
(sepd) - Southeast Pressure District

48" Water Main Details

Part "A" Old Cheney Road south to the beginning of 84th st. relocation  
Part "B" Relocated 84th street section to Highway 2  
Part "C" South of Highway 2 to Amber Hill Road  
Part "D" Amber Hill road to Yankee Hill Road

Tank Relocation Cost Calculations:

Cost of 10MG Tank	\$4,809,000
Cost of 6MG Tank	\$3,546,000
Cost Difference	\$1,263,000
% of 10 MG Tank cost	26.3%
Minus tank Painting cost	\$400,000
Approx. Eiger Corp Cost	\$863,000

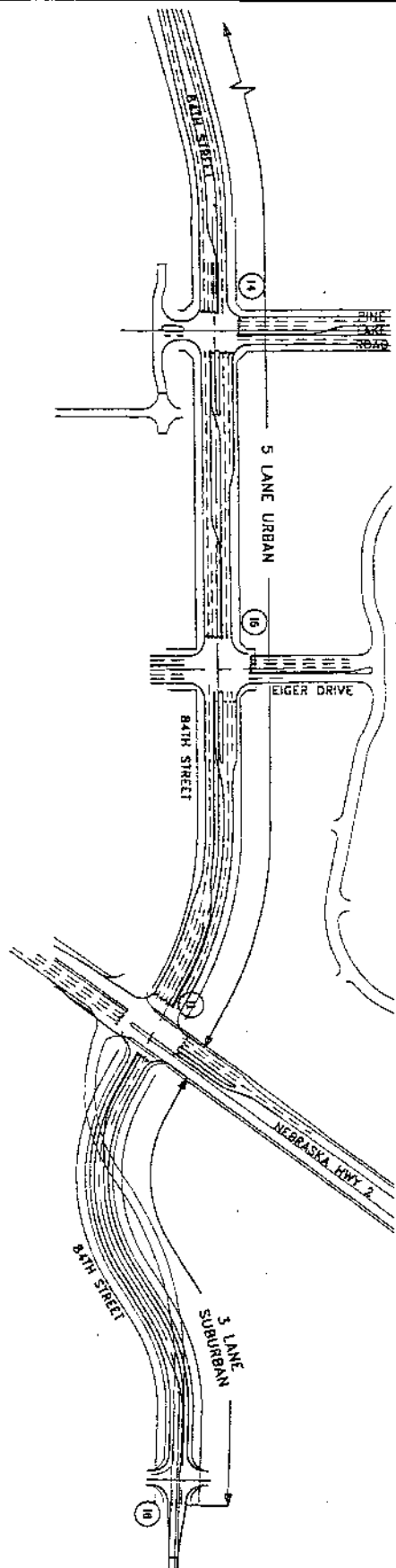
Cost Allocation by Project - Water

Project IIA	100% Eiger for 8", all other 100% city
Project IIB	100% Eiger for 8", all other 100% city
Project IIC	50% Eiger & 50% Hampton for 8", all other 100% city
Project IIIA	50% Eiger & 50% City for 8", all other 100% city
Project IVA	100% city
Project IVB	50% Eiger & 50% City for 6", all other 100% city
Project VA	50% Eiger for 6", all other 100% city
Project VB	100% Eiger for 6", all other 100% city
Project VC	50% Eiger for 8", all other 100% city

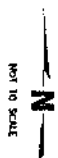
Schedule of Unit Prices - Trunk Projects

48" Water Main	\$250/L.F.
24" Water Main	\$93/L.F.
16" Water Main	\$70/L.F.
12" Water Main	\$51/L.F.
8" Water Main	\$34/L.F.
6" Water Main	\$28/L.F.

Note: Cost estimates include design, construction, city inspection fee, & cont., but not land acquisition. (1.3 x Const. Est.)



**BATH STREET**  
 (FROM PINE LAKE ROAD TO SOUTH OF HWY 2)



Attachment "B"

KORVER  
 BATH &  
 HWY 2

PROPOSED  
 ROADWAY &  
 INTERSECTION  
 IMPROVEMENTS

LINCOLN  
 NEBRASKA  
 2001

Prepared by: [illegible]  
 Checked by: [illegible]  
 Approved by: [illegible]  
 Date: [illegible]

N

84TH STREET

HIGHWAY 2

200' LEFT TURN LANE  
150' RIGHT TURN LANE

250' RIGHT TURN LANE  
250' LEFT TURN LANE

150' LEFT TURN LANE

ISLAND (TYP.)

# I-1 84TH & HIGHWAY 2 INTERSECTION

OLSSON ASSOCIATES

CONSULTING ENGINEERS

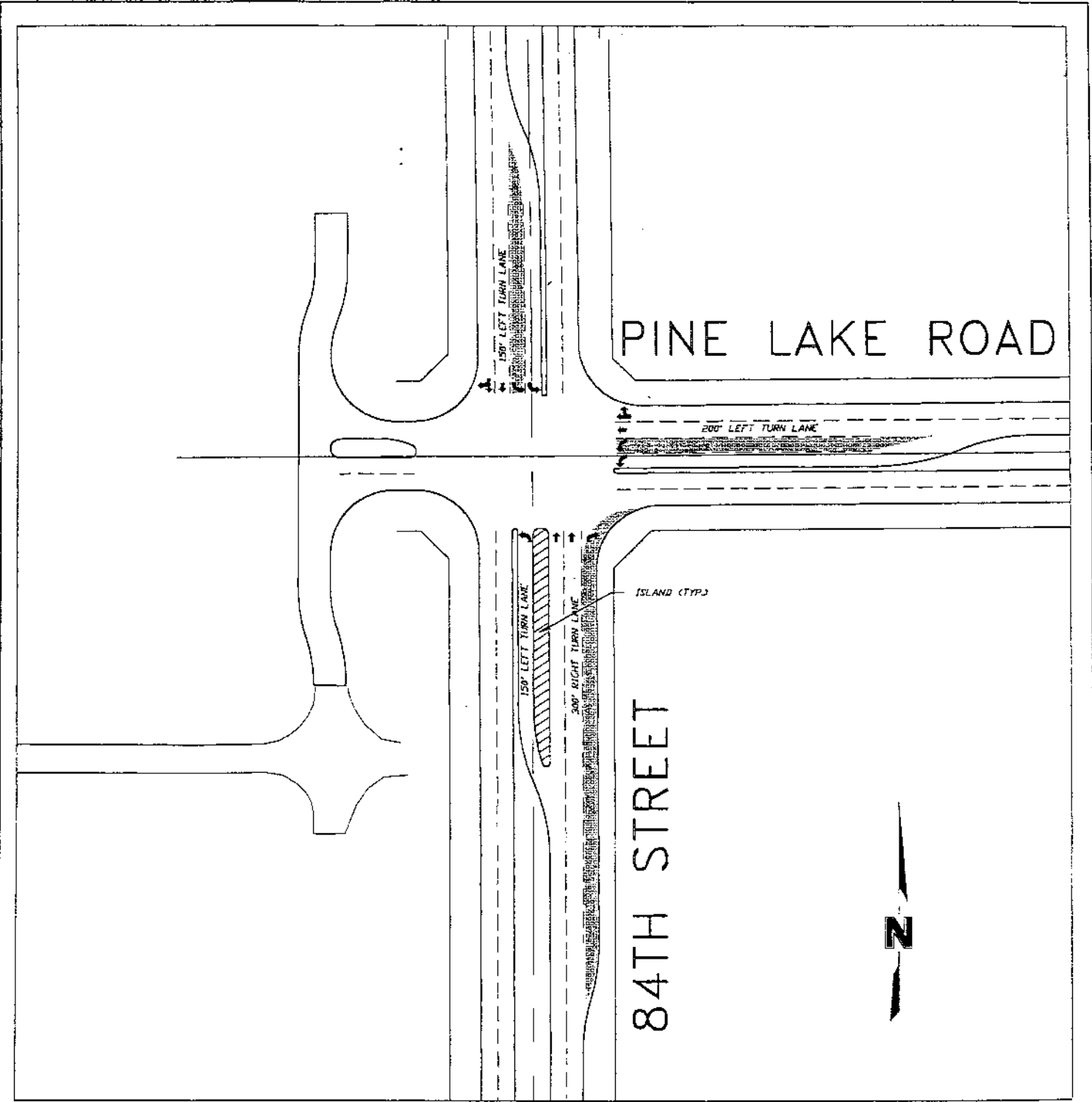
1111 Lincoln Mall, P.O. Box 84508 Lincoln, NE 68501

NO SCALE

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I-4 84TH & PINE LAKE ROAD INTERSECTION

OLSSON ASSOCIATES

CONSULTING ENGINEERS

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NO SCALE

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