



DEED 2010018624



MAR 03 2010 14:26 P 5

Nebr Doc Stamp Tax
3/3/10 Date
\$ 3712 <sup>50</sup>
By MDP

deed 5/1  
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Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 3/3/2010 14:26:35.08



2010018624

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**AFTER RECORDING RETURN TO:**  
 Gilsa Real Estate Co., LLC,  
 c/o Gilsa Products and Services, Co.  
 7006 J Street  
 Omaha, NE 68117  
 Attn: Bruce Langel,  
 Logistic & Distribution Manager

### SPECIAL WARRANTY DEED

THE Grantor, SOUTH 72<sup>ND</sup> STREET ASSOCIATES, LLC, a Delaware limited liability company, in consideration of One Dollar (\$1.00) and other valuable consideration receipt of which is hereby acknowledged, conveys to, does hereby convey, grant, bargain and sell to GILSA REAL ESTATE CO., LLC, a Nebraska limited liability company, as Grantee, the following described real estate (as defined in Neb. Rev. State. 76-201) in Douglas County, Omaha, Nebraska:

See Exhibit A, attached hereto and incorporated herein by this reference (the "Property").

SUBJECT TO the "Permitted Exceptions" set forth on Exhibit B, attached hereto and incorporated herein by this reference.

THE Grantor covenants with Grantee that Grantor:

(1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record and subject to all regular taxes and special assessments.

(2) has legal power and lawful authority to convey the same;

(3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under Grantor.

**[Signature Page Follows]**

Rob 29C

932761

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✓1451100957

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

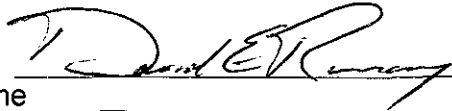
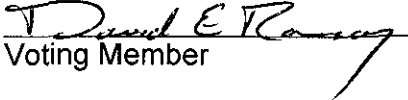
SELLER:

SOUTH 72<sup>ND</sup> STREET ASSOCIATES, LLC,  
a Delaware limited liability company

By: 72nd Street Partners, LLC, a Colorado limited liability company, its Managing Member

By: Alliance Real Estate Value Fund III, LLC,  
a Delaware limited liability company,  
its Manager

By: AVF Management, LLC,  
a Colorado limited liability company,  
its Managing Member

By:   
Name  
:   
Title: Voting Member

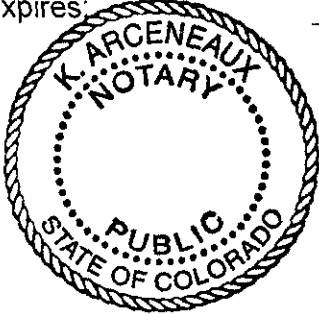
STATE OF COLORADO )  
 ) ss.  
COUNTY OF JEFFERSON )

The foregoing instrument was acknowledged before me this 26 day of FEBRUARY, 2010, by DAVID E. RAMSAY, Voting Member of AVF Management, LLC, a Colorado limited liability company, Managing Member of Alliance Real Estate Value Fund III, LLC, a Delaware limited liability company, Manager of 72nd Street Partners, LLC, a Colorado limited liability company and Managing member of SOUTH 72<sup>ND</sup> STREET ASSOCIATES, LLC, a Delaware limited liability company, for and on behalf of said limited liability company.

WITNESS my hand and official seal.

My commission expires:

4/7/10



My Commission Expires 04/07/2010

K Arceneaux  
Notary Public

Address: 10621 W. 161<sup>st</sup> Ave  
Arvada, CO 80004

**EXHIBIT A TO DEED**

Legal Description

*Park (AKA) of Y.T.*  
Lot 2, Crown Industrial Replat 1, an Addition to the City of Omaha in Douglas County, Nebraska;

Together with a perpetual non-exclusive easement for access as set out in Declaration of Access Easement filed March 3, 2010 as Instrument No. 2010-018622 in the Office of the Register of Deeds of Douglas County, Nebraska; and

Together with a perpetual non-exclusive easement for detention basin access and maintenance as set out in Declaration of Drainage and Water Detention Easement filed March 3, 2010 as Instrument No. 2010-018622 in the Office of the Register of Deeds of Douglas County, Nebraska.

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**EXHIBIT B TO DEED**

Permitted Exceptions

1. 2009-2010 taxes, a lien but not yet due and payable.
2. Easements as shown on the Plat and Dedication filed December 29., 2008 as Instrument No. 2008121679 and as shown on Crown Industrial Park Replat 1 filed March 3, 2010 as Instrument No. 2010-018620 in the Office of the Register of Deeds of Douglas County, Nebraska.
3. Reservation of easement contained in Deed filed November 25, 1960 in Book 1104, Page 17 in the Office of the Register of Deeds of Douglas County, Nebraska.
4. Environmental Remediation and Access Agreement filed February 20, 2007 as Instrument No. 2007019035 in the Office of the Register of Deeds of Douglas County, Nebraska.
5. Notice of Redevelopment Agreement Covenants filed October 16, 2008 as Instrument No. 2008101150 in the Office of the Register of Deeds of Douglas County, Nebraska.
6. Terms and conditions of Declaration of Access Easement by South 72<sup>nd</sup> Street Associates, LLC, a Delaware limited liability company, dated March 3, 2010 and filed March 3, 2010 as Instrument No. 2010-018622, in the Office of the Register of Deeds of Douglas County, Nebraska.
7. Terms and conditions of Declaration of Drainage and Water Detention Easement by South 72<sup>nd</sup> Street Associates, LLC, a Delaware limited liability company, dated March 2, 2010 and filed March 3, 2010 as Instrument No. 2010-018623, in the Office of the Register of Deeds of Douglas County, Nebraska.
8. Terms and conditions of Post Construction Stormwater Management Plan Maintenance Agreement and Easement by South 72<sup>nd</sup> Street Associates, LLC, a Delaware limited liability company, dated February 26, 2010 and filed March 3, 2010 as Instrument No. 2010-018619, in the Office of the Register of Deeds of Douglas County, Nebraska.