



DEED 2014094689



DEC 05 2014 09:37 P 3

Nebr Doc Stamp Tax
12-05-2014 Date
\$ Ex005
By SB

Fee amount: 22.00  
FB: 01-60000  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
12/05/2014 09:37:44.00



2014094689

Record and Return to:

Keith Halperin, Esq  
Levy & Halperin, LLP  
381 Park Avenue South  
Suite 713  
New York, NY 10016

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**QUITCLAIM DEED**

The *Grantor*, **WIENER OMAHA I, LLC** a limited liability company, organized and existing under and by virtue of the laws of the State of Nebraska, and having a business address of 600 Mamaroneck Avenue, Harrison, New York 10528, in consideration of the sum of One Dollar and other good and valuable consideration received, does quitclaim, grant, bargain, sell, convey, and confirm unto its wholly owned subsidiary, **HOWARD STREET APARTMENTS, LLC** a Delaware limited liability company duly authorized to transact business in the State of Nebraska as H.S. Apartments, LLC, having a business address of 600 Mamaroneck Avenue, Harrison, New York 10528, herein called the *Grantee*, the following described real property in the City of Omaha, Douglas County, Nebraska:

**having a street address of  
7520 Howard Street, Omaha, Nebraska, and more  
particularly described on Schedule A hereto**

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 successors and assigns forever.

[SIGNATURE ON NEXT PAGE]

In witness whereof, Grantor has executed this instrument effective as of December 1, 2014.

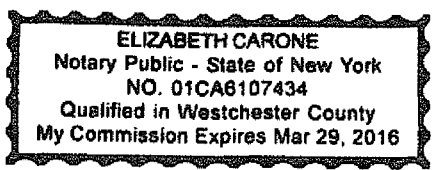
**WIENER OMAHA I, LLC**  
**a Nebraska limited liability company**

By: [Signature]  
Eric R. Wiener, in his capacity as manager of the Wiener Acquisition Company, LLC, the manager of The MAXX Wiener Company, LLC (which is the manager of the Grantor)

STATE OF NEW YORK            )  
  ) ss:  
COUNTY OF WESTCHESTER )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 2014, by Eric R. Wiener in his capacity as manager of the Wiener Acquisition Company, LLC, the manager of The MAXX Wiener Company, LLC, which is the manager of the Grantor

[Signature]  
Notary Public



## SCHEDULE A

PARCEL 3: A tract of land located in the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the East right-of-way line of 76th Street and the North right-of-way line of Howard Street; thence North 90°00'00" East (assumed bearing), along said North right-of-way line of Howard Street, a distance of 164.76 feet, to the Point of Beginning; thence North 00°06'16" East, a distance of 357.25 feet, to a point on the Southwesterly bank of the Little Papillion Creek; thence along said Southwesterly bank of the Little Papillion Creek, on the following described courses; thence Southeasterly, on a curve to the left with a radius of 1,082.71 feet, a distance of 91.97 feet, said curve having a long chord which bears South 45°38'02" East, a distance of 91.94 feet; thence South 48°04'02" East, a distance of 82.52 feet; thence North 42°20'07" East, a distance of 2.64 feet; thence Southeasterly, on a curve to the right with a radius of 593.63 feet, a distance of 74.31 feet, said curve having a long chord which bears South 44°28'51" East, a distance of 74.26 feet, to a point on the West line of Lot 10, West Pacific Commercial, a Subdivision located in said West half of the Southeast Quarter of Section 23; thence South 00°10'42" West, along said West line of Lot 10, West Pacific Commercial, a distance of 186.78 feet, to a point on said North right-of-way line of Howard Street; thence North 90°00'00" West, along said North right-of-way line of Howard Street, a distance of 181.00 feet, to the Point of Beginning;

And,

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section 23, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of 76th Street and the North right-of-way line of Howard Street; thence North 00°06'16" East (assumed bearing), along said East right-of-way line of 76th Street and the East line of West Pacific Terrace, a Subdivision located in said West half of the Southeast Quarter of Section 23, a distance of 585.67 feet, to a point on the Southwesterly bank of the Little Papillion Creek; thence South 28°18'04" East, along said Southwesterly bank of the Little Papillion Creek, a distance of 0.65 feet; thence Southeasterly, along said Southwesterly bank of the Little Papillion Creek, on a curve to the left with a radius of 1,082.71 feet, a distance 281.55 feet, said curve having a long chord which bears South 35°45'03" East, a distance of 280.76 feet; thence South 00°06'16" West, a distance of 357.25 feet, to a point on the said North right-of-way line of Howard Street; thence North 90°00'00" West, along said North right-of-way line of Howard Street, a distance of 164.76 feet, to the Point of Beginning.

All together with beneficial easement rights appurtenant thereto as reserved in Warranty Deed dated May 19, 1970 and recorded May 26, 1970, in Book 1410 at Page 13 of the Deed Records of Douglas County, Nebraska.