



BK 0927 PG 442



MISC 1990 10747

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INDEXING
PAGE DOWN FOR BALANCE OF INSTRUMENT

RATIFICATION OF REDEVELOPMENT COVENANTS

This ratification is made this 10th day of May, 1990 by Opus Properties, Inc., a South Dakota corporation ("OPI") and Omaha Real Estate Investment Partnership, a Minnesota general partnership ("Partnership"). OPI and Partnership are sometimes hereinafter collectively referred to as the "Declarants".

WITNESSETH:

WHEREAS, OPI is the owner of Lot 10, Central Park East, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska and Partnership is the owner of Lot 1, Central Park East, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska (collectively referred to as the "Lots");

WHEREAS, Declarants obtained title to the Lots subsequent to the execution of those certain Redevelopment Covenants (the "Redevelopment Covenants"), made by and between the City of Omaha, Nebraska, Union Pacific Railroad Company, ConAgra, Inc., Omaha Development Foundation and Opus Corporation, which Redevelopment Covenants were recorded February 23, 1990 with the Register of Deeds for Douglas County, Nebraska, at Miscellaneous Book 914, Page 493, but obtained title to the Lots prior to the recording of the Redevelopment Covenants;

WHEREAS, Declarants desire to ratify the Redevelopment Covenants with respect to the Lots and bind the Lots to the rights and obligations contained in the Redevelopment Covenants.

NOW, THEREFORE, the Declarants hereby ratify and affirm the Redevelopment Covenants and acknowledge that the Lots and the Declarants, their successors and assigns, and all future owners of the Lots shall be bound by the Redevelopment Covenants and that the Redevelopment Covenants shall be binding to and run with Lots 1 and 10, Central Park East, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

OPUS PROPERTIES, INC., a South Dakota corporation

By: [Signature]
Title: President

OMAHA REAL ESTATE INVESTMENT PARTNERSHIP, a Minnesota general partnership

By: Arbeit & Co., a Minnesota general partnership
Its: General Partner
[Signature]
Title: Partner

STATE OF Minnesota)
COUNTY OF Hennepin) ss.

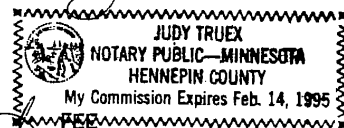
On this 17th day of May, 1990, before me a Notary Public in and for said County and State, personally appeared Mark Kavenhorst to me known to be the identical person who subscribed the name of Opus Properties, Inc. to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation.

Witness my hand and official seal the day and year last above written.

Misc # 10747

RECEIVED JUN 15 12 30 PM '90 GEORGE J. BUBLEWICZ REGISTER OF DEEDS DOUGLAS COUNTY, NE

[Signature]
NOTARY PUBLIC



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STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

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On this 10th day of May, 1990, before me a Notary Public in and for said County and State, personally appeared GERALD RAUENHORST to me known to be the identical person who subscribed the name of Arbeit & Co. to the foregoing instrument as its Partner and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such partnership.

Witness my hand and official seal the day and year last above written.

Betsy Mollay Finnigan
NOTARY PUBLIC

NOTARY PUBLIC
HENNEPIN COUNTY
My Commission Expires Apr 1, 1991