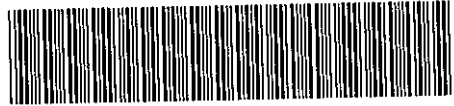


2142 156 DEED



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Nebr Doc Stamp Tax

1-12-00
Date

\$15163⁷⁵

By *[Signature]*

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

00 JAN 12 AM 11:51

RECEIVED

SPECIAL WARRANTY DEED

PMC FINANCIAL SERVICES, INC., a District of Columbia corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, GREENHOUSE HOLDING, L.L.C., a Nebraska limited liability company, conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. §76-201):

See Exhibit "A" attached hereto and by this reference incorporated herein.

GRANTOR covenants with GRANTEE that GRANTOR: (a) is lawfully seized of such real estate and that it is free of encumbrances, except: covenants, easements and restrictions of record; rights of tenants; and, real property taxes and assessments; (b) has legal power and lawful authority to convey the same; and, (c) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

Executed this 7th day of January, 2000.

PMC FINANCIAL SERVICES, INC.,
a District of Columbia corporation

By: *Cary N. Brownley*
Cary N. Brownley, Vice President
and Director of Portfolio Management

STATE OF MD)
COUNTY OF Prince Georges) ss.

The foregoing instrument was acknowledged before me this 7th day of January, 2000 by Cary N. Brownley, as Vice President and Director of Portfolio Management of PMC Financial Services, Inc., a District of Columbia corporation, for and on behalf of the corporation.

Kimberly A. Keller
Notary Public

My commission expires _____
KIMBERLY A. KELLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 26, 2001

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

414
FEE 2150 FB 03-80000
BKP _____ C/O Y COMP 8
DEL _____ SCAN de FV _____

EXHIBIT "A"

LEGAL DESCRIPTION

The East 3.5 feet of Lot 6, and all of Lots 7 and 8, in Block 124, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, together with the South 2.00 feet of the vacated alley adjacent thereto on the North, and together with the vacated West 0.75 feet of 9th Street adjacent thereto on the East, and together with the vacated North 0.75 feet of Farnam Street adjacent thereto on the South, all being more particularly described as follows:

Beginning at a point that is 3.50 feet West of and 0.75 feet South of the Southeast corner of Lot 6, said Block 124, Original City of Omaha; thence North 0°00'00" E (assumed bearing) for 134.75 feet parallel with and 3.50 feet West of the East line of said Lot 6; thence North 89°58'29" East for 136.25 feet, parallel with and 2.00 feet North of the North line of Lots 6, 7, and 8, said Block 124; thence South 0°00'00" West, for 134.75 feet, parallel with and 0.75 feet East of the East line of said Lot 8; thence South 89°58'29" West, for 136.25 feet, parallel with and 0.75 feet South of the South line of Lots 8, 7 and 6, said Block 124 to the Point of Beginning.

Together with the following easements, rights and appurtenances:

DESCRIPTION B-1: EAST BALCONY

The air rights for a rectangular structure at the North face of a structure known as "The Greenhouse" described as follows:

From a point at the Northeast corner of The Greenhouse, as measured at the finish grade of Central Park Mall, a distance of 47'-0" Westerly along the face of said building, to the Point of Beginning; thence 4'-0" North from the face of the masonry wall of said Greenhouse; thence Westerly 10'-0" parallel to said building; thence Southerly 4'-0" to the face of said building; thence Easterly along the masonry face of said building, a distance of 10'-0" to the Point of Beginning. Also, vertically from the finish grade of said Central Park Mall, a distance of 11'-3" to the bottom of the air rights and 126'-0" from the bottom to the top of said air rights.

DESCRIPTION B-2: WEST BALCONY

The air rights for a rectangular structure at the North face of a structure known as "The Greenhouse" described as follows:

From a point at the Northeast corner of The Greenhouse, as measured at the finish grade of Central Park Mall, a distance 77'-0" Westerly along the face of said building, to the Point of Beginning; thence 4'-0" North from the face of the masonry wall of said Greenhouse; thence Westerly 10'-0" parallel to said

building; thence Southerly 4'-0" to the face of said building; thence Easterly along the masonry face of said building a distance of 10'-0" to the Point of Beginning. Also, vertically from the finish grade of said Central Park Mall a distance of 11'-3" to the bottom of the air rights and 126'-0" from the bottom to the top of said air rights.

LEGAL DESCRIPTION:

An Easement for pedestrian ingress and egress on, over and/or under that part of 9th Street described as follows: Beginning at a point that is 17.70 feet South of and 0.75 feet East of the Northeast corner of Lot 8, in Block 124, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska; thence East, perpendicular to the East line of said Lot 8, for 10.00 feet; thence North, parallel with the East line of said Lot 8, for 8.30 feet; thence East, perpendicular to the East line of said Lot 8, for 20.00 feet; thence South, parallel with the East line of said Lot 8, for 23.00 feet; thence West perpendicular to the East line of said Lot 8, for 30.00 feet; thence North, parallel with and 0.75 feet East of the East line of said Lot 8, for 14.70 feet, to the Point of Beginning.

DESCRIPTION C: GLASS BOX (RECTANGULAR STRUCTURE)

The air rights for a rectangular structure at the North face of a structure known as "The Greenhouse" described as follows:

From a point at the Northeast corner of The Greenhouse, as measured at the finish grade of Central Park Mall, a distance 58'-6" Westerly, along the face of said building, to the Point of Beginning; thence 4'-10" North from the face of the masonry wall of said Greenhouse; thence Westerly 16'-0" parallel to said building; thence Southerly 4'-10" to the face of said building; thence Easterly, along the masonry face of said building, a distance of 16'-0" to the Point of Beginning. Also, vertically from the finish grade of said Central Park Mall a distance of 28'-0" to the bottom of the air rights and 114'-0" from the bottom to the top of said air rights.

DESCRIPTION D: SERVICE LIFT

A ground level encroachment at the East face of a structure known as "The Greenhouse" (McKesson-Robbins Building) containing a structure, and described as follows:

From a point at the Southeast corner of The Greenhouse, as measured at the finish grade, a distance of 18'-9" Northerly, along the face of said building, to the Point of Beginning; thence 11'-2" North, along the face of the masonry wall of said building; thence East 7'-10" perpendicular to said building; thence South 11'-2", parallel to said building, thence West 7'-10" to the Point of Beginning.

DESCRIPTION OF LEASEHOLD RIGHTS

All of the leasehold rights in and to that certain parking garage which were created in that certain Parking Lease dated November 14, 1985 and recorded in Book 811 at Page 13, which parking garage is situated on Block "F", ORIGINAL CITY OF OMAHA, and more particularly described as follows:

At a point of beginning, 30 feet East and 5 feet North of the Southeast corner of Lot 8, Block 124, Original City of Omaha, in vacated 9th Street right-of-way, thence North 118 feet, thence East 224 feet, thence South 6 feet 6 inches, thence East 13 feet 6 inches, thence South 6 feet 6 inches, thence East 13 feet, thence South 6 feet 6 inches, thence East 13 feet, thence South 98 feet 6 inches, thence West 263 feet 6 inches back to the Point of Beginning.