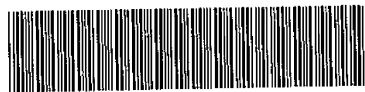




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Date

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By *M*

RICHARD N TAKECHI REGISTER OF DEEDS DOUGLAS COUNTY, NE

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SPECIAL WARRANTY DEED DEL

In consideration of One Dollar and other good and valuable consideration received from Gordman 133rd & Arbor, L.L.C., a Nebraska limited liability company ("Grantee"), Gordman Properties Company, a Nebraska general partnership ("Grantor"), hereby conveys onto Grantee, the following described real estate, situated in Omaha, Douglas County, Nebraska;

See Exhibit "A", attached hereto and by this reference made a part hereof.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor shall and will warrant and forever defend the above described real estate in the quiet and peaceable possession of the Grantee, and successors in interest, against any and all persons claiming the whole or any part thereof, by, through or under the Grantor.

EXECUTED this 3rd day of January, 2000.

Gordman Properties Company, a Nebraska general partnership

BY: *Nelson T. Gordman*
Nelson T. Gordman, Partner

STATE OF NEBRASKA)
) SS.:
COUNTY OF DOUGLAS)

On this day of January 3, 2000, before me, a notary public in the State of Nebraska, personally appeared Nelson T. Gordman, Partner of Gordman Properties Company, a Nebraska general partnership, on behalf of the partnership, to me known to be the identical person named in and who executed the foregoing instrument as Grantor, and acknowledged that they executed the same as the voluntary act and deed of the partnership.

Sandra A. Ceplecha
Notary Public in the State of Nebraska

My commission expires: 4/4/02

Drafted By:
Paul R. Dietsch
Fraser, Stryker, Meusey
Olson, Boyer & Bloch, P.C.
500 Energy Plaza
409 South 17th Street
Omaha, NE 68102
(402) 341-6000

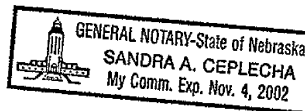


EXHIBIT "A"

- Lot Five (5), in Old Orchard West, an Addition to the City of Omaha, in Douglas County, Nebraska, as surveyed, platted and recorded.

216666.01