

RECEIVED

JUN 29 8 51 AM '95



GEORGE J. JUNGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

When recorded, please return to:  
Tim Phelan  
Public Works Dept.  
ROW Section, Suite 604  
Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, Nebraska 68183

Project No. S.P. 87-16  
Tract No. 7

WARRANTY DEED - INDIVIDUAL - PUBLIC PURPOSES

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 27th day of June, 1995, A.D., between *Omaha Nebraska Hotel Limited Partnership, a Delaware limited partnership*, herein known as the Grantor, whether one or more, for and in consideration of the sum of Two Hundred Twenty-five and No/100 dollars (\$225.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the CITY OF OMAHA, NEBRASKA, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska, the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

A part of Lot 1, except the North 17 feet thereof, ~~and all of Lots 2 through 5~~ <sup>T.C.P.</sup>, Block 12, Lawnfield, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at the original Northeast corner of Lot 1, Block 12, Lawnfield Addition; thence South for a distance of 17.0 feet to the Northeast corner of said Lot 1 (as it exists today), with said point also being the intersection of the South ROW line of Grover Street and the West ROW line of 70th Street, and said point is also the point of beginning; thence South 00°00'00" East along said West ROW line of 70th Street for a distance of 10.0 feet; thence North 45°00'00" West to a point on the South ROW line of Grover Street for a distance of 14.14 ± feet; thence South 90°00'00" East along said South ROW line of Grover Street for a distance of 10.0 feet and to point of beginning.

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said Grantor.....herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY OF OMAHA, NEBRASKA and its successors and assigns forever for public purposes, and we, the said parties of the first part, grantors herein, for ourselves and our heirs, executors, and administrators, do covenant with the said CITY OF OMAHA, NEBRASKA and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except those now of record; that we have good right and lawful authority to sell the same, and that we will and our heirs, executors, and administrators shall warrant and defend the same unto the said CITY OF OMAHA, NEBRASKA and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 27th day of June, 19 95

In presence of:

David J. Kimichik  
David J. Kimichik

Terry A. Hamilton  
Terry A. Hamilton

INDIVIDUAL and/or PARTNERSHIP  
OMAHA NEBRASKA HOTEL LIMITED PARTNERSHIP  
By: David A. Brooks  
David A. Brooks, Vice President

B3 55-22020  
7140 32-292  
20.50  
DEL. 0/0  
LEGAL PG 34633CAN

NEBRASKA DOCUMENTARY  
STAMP TAX  
Date 6-29-95  
By [Signature]

INDIVIDUAL ACKNOWLEDGMENT

STATE OF TEXAS )  
COUNTY OF DALLAS )

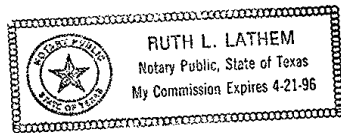
On this 27th day of June, 19 95

before me, a Notary Public, in and for said County, personally came the above named:

David A. Brooks, Vice President of FCS Nebraska Hotel Corp., general partner of  
OMAHA NEBRASKA HOTEL LIMITED PARTNERSHIP, a Delaware limited partnership

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) affixed to the above instrument and acknowledged the instrument to be his, her (their) voluntary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the day and year last above written.



Ruth L. Lathem  
NOTARY PUBLIC

My Commission expires 4/21/96

# Exhibit "A"

**Owner's Legal Description**

Lot 1, except the North 17 feet thereof, and all of Lots 2 through 5, Block 12, Lawnfield, an Addition to the City of Omaha, Douglas County, Nebraska.










**Land Acquisition Legal Description**

Commencing at the original Northeast corner of Lot 1, Block 12, Lawnfield Addition; thence South for a distance of 17.0 feet to the Northeast corner of said Lot 1 (as it exists today), with said point also being the intersection of the South ROW line of Grover Street and the West ROW line of 70th Street, and said point is also the point of beginning; thence South 00°00'00" East along said West ROW line of 70th Street for a distance of 10.0 feet; thence North 45°00'00" West to a point on the South ROW line of Grover Street for a distance of 14.14 ± feet; thence South 90°00'00" East along said South ROW line of Grover Street for a distance of 10.0 feet and to point of beginning.

**Temporary Easement Legal Description**

Commencing at the original Northwest corner of said Lot 1, Block 12, Lawnfield Addition; thence South 17.0 feet to the Northwest corner of said Lot 1 (as it exists today) and which is also the point of beginning; thence South 90°00'00" East along said South ROW line of Grover Street for a distance of 288.5 feet; thence South 45°00'00" East for a distance of 14.14 ± feet to a point on the West ROW line of 70th Street; thence South 00°00'00" East along the West ROW line of 70th Street for a distance of 163.0 feet; thence South 90°00'00" West for a distance of 10.0 feet; thence North 00°00'00" West along a line parallel with said West ROW line of 70th Street for a distance of 70.0 feet; thence South 90°00'00" East for a distance of 5.0 feet; thence North 00°00'00" West along a line parallel with said West ROW line of 70th Street for a distance of 98.0 feet; thence South 90°00'00" West along a line parallel with the South ROW line of Grover Street for a distance of 218.5 feet; thence South 00°00'00" East along a line parallel with the West line of said Lot 1 for a distance of 15.0 feet; thence South 90°00'00" West along a line parallel with the South ROW line of Grover Street for a distance of 75.0 feet; thence North 00°00'00" East along the West line of said Lot 1 for a distance of 20.0 feet and to the point of beginning.

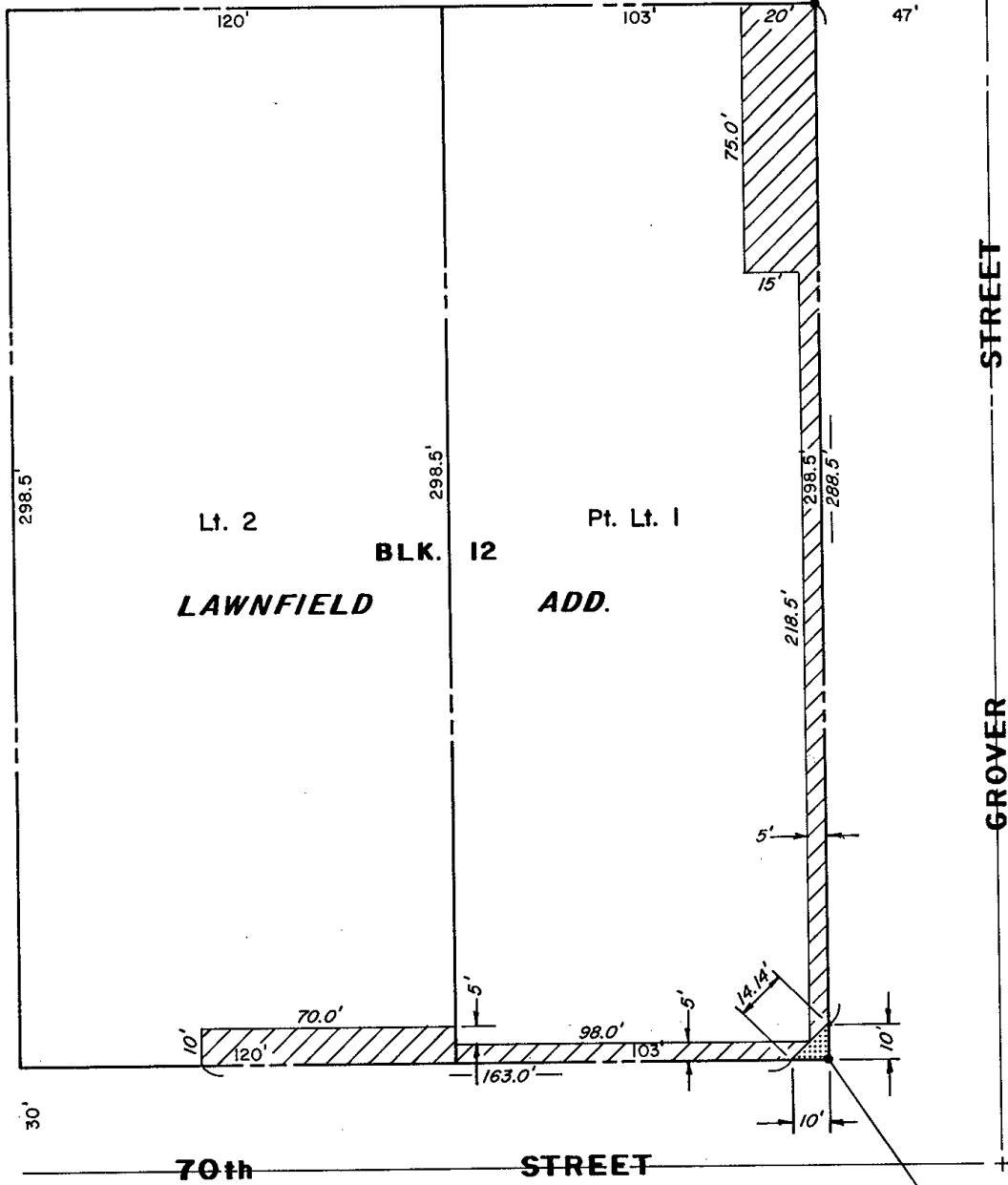
## CITY OF OMAHA Public Works Department

Owner(s) Omaha Nebraska Hotel Ltd. Partners Address 7007 Grover Street Omaha, NE 68106	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30px;"></td> <td>Land Acquisition _____ 50 S.F.</td> </tr> <tr> <td></td> <td>Permanent Easement _____ S.F.</td> </tr> <tr> <td></td> <td>Temporary Easement _____ 3,758 S.F.</td> </tr> </table>		Land Acquisition _____ 50 S.F.		Permanent Easement _____ S.F.		Temporary Easement _____ 3,758 S.F.
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Project No. S.P. 87-16	Date Prepared: 01/05/95						
Tract No. 7	Revision Date(s): 01/24/95; 2/15/95						
Page 1 of 1							

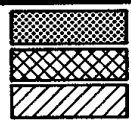


S.W. 36-15-12  
SCALE: 1" = 40'

PT. OF BEGINNING  
TEMP. EASE.



CITY OF OMAHA - PUBLIC WORKS DEPARTMENT



LAND ACQUISITION	50	S.F.
PERMANENT EASEMENT	—	S.F.
TEMPORARY EASEMENT	3,758	S.F.

PROJECT NO.	S.P. 87-16
TRACT NO.	7