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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that, BC Real Estate Investments, Inc., a Delaware corporation, in consideration of One Dollar and Other Valuable Considerations (\$1.00) receipt of which is hereby acknowledged from grantee, does grant, bargain, sell, convey and confirm to

EB Development, a Nebraska general partnership

herein called the grantee, whether one or more, the following described real property in Douglas County, Nebraska:

Lot 3, Spring Valley Plaza, an Addition to the City of Omaha, Douglas County, Nebraska, together with reciprocal easement rights for ingress and egress as contained in the Declaration recorded June 14, 1991, in Book 967 at Page 23; and together with a nonexclusive perpetual easement for the purposes of vehicular ingress, egress, passage, traffic and access to and from Lots 3 and 4 and 50th Street, over and upon that portion of Lot 4, Spring Valley, as set forth in the Lot 3, Declaration, dated November 8, 1993, and recorded November 18, 1993, in Book 1103 at Page 168.

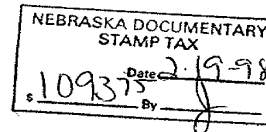
To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance; subject to all building and use restrictions, easements and covenants now of record; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED this 6 day of February, 1998.

BC Real Estate Investments, Inc.
A Delaware corporation

By: James C. Hoar
James C. Hoar, Vice President



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STATE OF COLORADO ,
COUNTY OF JEFFERSON)^{SS}

Before me, a notary public qualified in said county personally came James C. Hoar, Vice President of BC Real Estate Investments, Inc., a Delaware corporation known to me to be the Vice President and identical person who signed the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of said corporation.

Witness my hand and notarial seal on: 2-6-98

Elaine Soltis

Notary Public

My commission expires: 3/26/01

