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RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NECORPORATE WARRANTY DEED
PUBLIC PURPOSESCity of Omaha, Nebraska
Public Works Department
Design Division
R-O-W SectionFOR OFFICE USE ONLY
Project: Saddle Creek Road
City Proj. No.: S.P. 91-19
Tract No.: 11
Address: 360 North Saddle Creek Rd.
Omaha, Nebraska 68132

KNOW ALL MEN BY THESE PRESENTS:

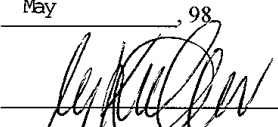
THIS DEED, made this 26 day of May, 1998 AD, between **Canadian Four State Holding, LTD and IATT Investments N.V.**, herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of Forty-four thousand six hundred and twenty-two and 00/100 dollars (\$44,622.00) and other good 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, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"--LAND ACQUISITION LEGAL DESCRIPTION

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;

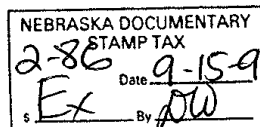
TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY and its successors and assigns forever for public purposes, and we, the said parties of the first part, GRANTOR herein, for ourselves and our heirs, executors, and administrators, do covenant with CITY and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except easements, covenants, conditions, and restrictions 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 CITY and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR have hereunto set their hand(s) this 26th day of

May, 98

Canadian Four State Holding, LTD

ACKNOWLEDGMENT

City Montreal
STATE OF Quebec)
Province Quebec) SS
COUNTY OF Quebec)



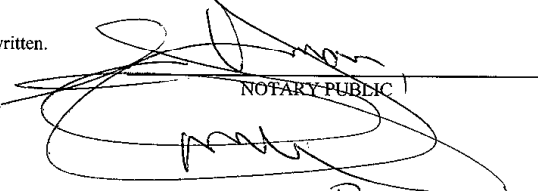
FEE 18.00 FB 10-30940
BKP 39-508 C/O V COMP 100
DEL AS SCAN AS FV AS

On this 26th day of May, 1998, before me, a Notary Public in and for said
Province Quebec, personally came Elias Kotler, President
(Name) (Title)

of Canadian Four State Holding LTD. to me personally known to be the respective officers of said Canadian Four State Holding LTD and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officer and the voluntary act and deed of said Canadian Four State Holding LTD.

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

Notary Seal


NOTARY PUBLIC
LAWRENCE S. BERGMAN

IMPRINTED CORPORATE SEAL
REGISTER OF DEEDS


IATT Investments N.V.

ACKNOWLEDGMENT

City Montreal
STATE OF
Province) SS
COUNTRY OF Quebec

On this 26th day of May, 1998, before me, a Notary Public in and for said
Province personally came Barry Kotler Representative
Country (Name) (Title)

of IATT Investments N.V.. to me personally known to be the respective officers of said IATT Investments N.V. and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officer and the voluntary act and deed of said IATT Investments N.V..

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

Notary Seal



NOTARY PUBLIC

LAWRENCE S. BERGMAN

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Exhibit "A"

TRACT No. 11

OWNER'S LEGAL DESCRIPTION

LAND ACQUISITION LEGAL DESCRIPTION

AN IRREGULARLY SHAPED PARCEL OF LAND LOCATED IN POPPLETON PARK ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AND CERTAIN VACATED STREET AND ALLEY RIGHTS OF WAY LOCATED THEREIN, MORE SPECIFICALLY BEING PART OF LOTS 9, 10, 12, 13, AND THE VACATED EAST/WEST ALLEY IN BLOCK 15, LOTS 8, 13, AND THE VACATED EAST/WEST ALLEY IN BLOCK 22, LOTS 8, 13, AND THE VACATED EAST/WEST ALLEY IN BLOCK 24, AND PORTIONS OF VACATED WAKELY STREET, VACATED CHICAGO STREET AND VACATED CASS STREET.




THE SAID PARCEL TO BE ACQUIRED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF LOT 10, BLOCK 23 OF SAID POPPLETON PARK ADDITION, SAID POINT BEING 670.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, BRIGGS PLACE ADDITION; THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE FORMER OMAHA BELT LINE RAILROAD RIGHT OF WAY FOR A DISTANCE OF 940.13 FEET; THENCE SOUTH 89°29' EAST FOR A DISTANCE OF 204.45 FEET TO THE WEST RIGHT OF WAY LINE OF SADDLE CREEK ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 200.70 FEET FOR AN ARC DISTANCE OF 48.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°42' EAST ALONG SAID WEST LINE FOR A DISTANCE OF 59.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 14°42' EAST ALONG SAID WEST LINE FOR A DISTANCE OF 358.51 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 0°24' WEST ALONG SAID WEST LINE FOR A DISTANCE OF 490.75 FEET; THENCE NORTH 89°16' WEST FOR A DISTANCE OF 1.76 FEET; THENCE NORTH 0°29'09" EAST FOR A DISTANCE OF 335.79 FEET TO A POINT 1.26 FEET WEST OF THE WEST RIGHT OF WAY LINE OF SADDLE CREEK ROAD; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 780.51 FEET FOR AN ARC DISTANCE OF 182.63 FEET (CHORD BEARING NORTH 6°13'04" WEST FOR 182.21 FEET); THENCE NORTH 12°55'15" WEST FOR A DISTANCE OF 239.93 FEET; THENCE NORTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 856.51 FEET FOR AN ARC DISTANCE OF 88.09 FEET (CHORD BEARING NORTH 9°58'29" WEST FOR 88.05 FEET) TO THE POINT OF BEGINNING.

TEMPORARY EASEMENT LEGAL DESCRIPTION

EXCEPT FOR LAND ACQUISITION PREVIOUSLY DESCRIBED, AN IRREGULARLY SHAPED PARCEL OF LAND LOCATED IN POPPLETON PARK ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AND CERTAIN VACATED STREET AND ALLEY RIGHTS OF WAY LOCATED THEREIN, MORE SPECIFICALLY BEING PART OF LOT 11 IN BLOCK 13; LOTS 9, 10, 11, 12, 13, AND THE VACATED EAST/WEST ALLEY IN BLOCK 15, LOTS 8, 9, 13, AND THE VACATED EAST WEST ALLEY IN BLOCK 22, LOTS 8, 13, AND THE VACATED EAST/WEST ALLEY IN BLOCK 24, AND PORTIONS OF VACATED WAKELY STREET, VACATED CHICAGO STREET, AND VACATED CASS STREET.

THE SAID TEMPORARY CONSTRUCTION EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF LOT 10, BLOCK 23 OF SAID POPPLETON PARK ADDITION, SAID POINT BEING 670.00 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 23, BLOCK 4, BRIGGS PLACE ADDITION; THENCE NORTH (ASSUMED BEARING) ALONG THE EAST LINE OF THE FORMER OMAHA BELT LINE RAILROAD RIGHT OF WAY FOR A DISTANCE OF 940.13 FEET; THENCE SOUTH 89°29' EAST FOR A DISTANCE OF 289.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°29' EAST FOR A DISTANCE OF 14.85 FEET TO THE WEST RIGHT OF WAY LINE OF SADDLE CREEK ROAD; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 200.70 FEET FOR AN ARC DISTANCE OF 48.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°42' EAST ALONG SAID WEST LINE FOR A DISTANCE OF 417.55 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 0°24' WEST ALONG SAID WEST LINE FOR A DISTANCE OF 490.75 FEET; THENCE NORTH 89°16' WEST FOR A DISTANCE OF 21.76 FEET; THENCE NORTH 0°29'09" EAST FOR A DISTANCE OF 335.70 FEET; THENCE NORTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 760.51 FOR AN ARC DISTANCE OF 177.95 FEET (CHORD BEARING NORTH 6°13'04" WEST FOR 177.55 FEET); THENCE NORTH 12°55'15" WEST FOR A DISTANCE OF 322.00 FEET; THENCE NORTH 13°24'20" WEST FOR A DISTANCE OF 62.26 FEET TO THE SOUTHWEST CORNER OF LOT 11, BLOCK 13 OF SAID POPPLETON PARK ADDITION; THENCE NORTH 0°40'41" EAST ALONG THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 55.62 FEET TO THE POINT OF BEGINNING.

CITY OF OMAHA Public Works Department

Owner(s): Canadian Four State Holding, LTD and IATT Investments N.V.	 Land Acquisition = 4.958 S.F.		
Address: 360 North Saddle Creek Rd.	 Permanent Easement = 0 S.F.		
Omaha, Nebraska 681	 Temporary Easement = 19.309 S.F.		
Project No. S.P. 91-19	Project Name: Saddle Creek Road		
Tract No. 11	Date Prepared: 2/24/97	Revision Date(s):	Page 1 of 2