



DEED Inst. # 2018007247, Pg: 1 of 3 Rec Date: 01/29/2018 08:05:31.380
Fee Received: \$22.00 NE Documentary Stamp Tax Fee:\$13,185.00 Electronically Recorded By: SN
Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

Return To:
DRI Title & Escrow
13057 West Center Road, Suite 1
Omaha, NE 68144

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT

Boardwalk Square, L.L.C., a Nebraska limited liability company

herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto

Omaha Pacific Plaza LLC, a Colorado limited liability company

herein called the grantee whether one or more, the following described real property in Douglas County, Nebraska, more particularly described as follows;

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 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 except covenants, easements and restrictions of record, if any; and free from all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; 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.

Executed this 23 day of JANUARY, 2018.

Boardwalk Square, L.L.C., a Nebraska limited liability company

BY: James B O'Brien
James B. O'Brien
Manager

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

The foregoing instrument was acknowledged before me on this 23 day of JANUARY, 2018, by James O'Brien as Manager of Boardwalk Square, L.L.C., a Nebraska limited liability company, on behalf of the corporation.

Jo McKinsey
Notary Public

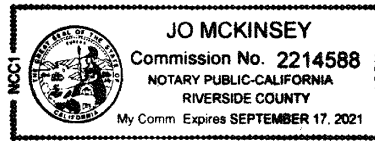


EXHIBIT A

Tract I: A tract of land located in part of Lot 2 and part of Lot 3, in Pacific Plaza Replat, a Replat of Part of Lot 10, in Pacific Plaza Addition, a Subdivision located in the Northwest Quarter of Section 29, Township 15 North, Range 12 East of the 6th P.M., in Douglas County Nebraska, more particularly described as follows:

Commencing at the point of intersection of the West right of way line of 119th Street and the South right of way line of Pacific Street; thence South 00°30'11" West, (assumed bearing), along said West right of way line of 119th Street, a distance of 150.00 feet to the point of beginning; thence continuing South 00°30'11" West, along said West right of way line of 119th Street, a distance of 341.37 feet; thence North 89°29'49" West, a distance of 243.87 feet; thence North 00°33'23" East, a distance of 338.85 feet; thence North 89°59'40" East, a distance of 243.57 feet, to the point of beginning.

Tract II: A part of Lots 1 and 3, in Pacific Plaza Replat, a Replat of Part of Lot 10, in Pacific Plaza Addition, a Subdivision located in the Northwest Quarter of Section 29, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Lot 1, in Pacific Plaza Replat; thence South 00°33'23" West (assumed bearing), along the East right of way line of 120th Street, a distance of 208.50 feet, to the Point of Beginning, thence South 89°26'37" East, a distance of 208.00 feet; thence South 00°33'23" West, a distance of 78.27 feet; thence South 89°29'49" East, a distance of 243.87 feet, to a point on the West right of way line of 119th Street; thence South 00°30'11" West, along said West right of way line of 119th Street, a distance of 67.57 feet; thence North 89°29'49" West, a distance of 268.88 feet, to a point the West line of said Lot 3, Pacific Plaza Replat; thence South 00°35'17" West along said West line of Lot 3, Pacific Plaza Replat, a distance of 63.97 feet; thence South 89°55'58" West, a distance of 183.03 feet; to a point on said East right of way line of 120th Street; thence North 00°33'23" East, along said East right of way line of 120th Street, a distance of 211.83 feet to the point of beginning.

Tract III: A part of Lot 3, in Pacific Plaza Replat, a Replat of Part of Lot 10, Pacific Plaza Addition, a Subdivision located in the Northwest Quarter of Section 29, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3, Pacific Plaza Replat; thence South 89°56'37" West (assumed bearing), along the South line of said Lot 3, Pacific Plaza Replat, a distance of 315.40 feet; thence North 00°38'12" East a distance of 100.37 feet; thence South 89°54'52" West, a distance of 75.04 feet, to a point on the West line of said Lot 3, Pacific Plaza Replat; thence North 00°35'17" East, along said West line of Lot 3, Pacific Plaza Replat, a distance of 364.96 feet; thence South 89°29'49" East, a distance of 268.88 feet, to a point on the Westerly right of way line of 119th Street; thence along said Westerly right of way line of 119th Street, on the following described courses; thence South 00°30'11" West, a distance of 223.38 feet; thence Southeasterly, on a curve to the left with a radius of 194.87 feet, a distance of 160.31 feet, said curve having a long chord which bears South 23°03'49" East, a distance of 155.82 feet; thence Southeasterly on a curve to the right with a radius of 209.14 feet, a distance of 113.17 feet, said curve having a line chord which bears South 31°01'54" East, a distance of 111.79 feet, to the point of beginning.

Tract IV: That part of Lots 1 and 2, Pacific Plaza Replat, a subdivision in Douglas County, Nebraska, described as follows:

Beginning at the NW corner of said Lot 1; thence S 00°33'23" W (assumed bearing) 28.50 feet on the West line of said Lot 1; thence S89°59'44" E 208.01 feet on a line 28.50 feet South of and parallel with the North line of said Lot 1 to a point 25.00 feet East of the West line of said Lot 2; thence N00°33'23" E 78.58 feet on a line 25.00 feet East of and parallel with the West line of said Lot 2; to a point 150.00 feet South of a North line of said Lot 2; thence S89°59'40"W 25.00 feet on a line 150.00 feet South of and parallel with a North line of said Lot 2 to the West line of said Lot 2; thence S00°33'23"W 50.03 feet on the West line of said Lot 2 to the NE corner of said Lot 1; thence N89°59'44"W 183.00 feet on the North line of said Lot 1 to the point of beginning.