

99-32379

FILED SARPY CO. NE.
INSTRUMENT NUMBER
99 032379

99 OCT 20 AM 8:30

Glenn J. Dowling
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
OCT 20 1999
\$7864.50 BY *S*

Counter SS
Verify W
D.E. AK
Proof AK
Fee \$ 10.50
Ck Cash Chg

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that Southwest Mall Partners Limited Partnership, a Nebraska limited partnership, 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 Harrison I-80 LLC, a Nebraska limited liability company, herein called the grantee, whether one or more, the following described real property in Sarpy County, Nebraska:

That part of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, more particularly described on 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 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 13th day of October, 1999.

Southwest Mall Partners Limited Partnership,
a Nebraska limited partnership

By: General Growth Companies, Inc.,
a Delaware corporation, General Partner

Jon E. Badesole

STATE OF Illinois)
)SS
COUNTY OF Cook)

Before me, a notary public qualified in said county, personally came Jon E. Badesole, who is Senior Vice President of General Growth Companies, Inc., a Delaware corporation, General Partner of Southwest Mall Partners Limited Partnership, a Nebraska limited partnership, known to me to be the 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 on behalf of said partnership.

Witness my hand and notarial seal on October 13, 1999

Sharon B. Benziger
Notary Public

My commission expires: 4-25-01

OFFICIAL SEAL
SHARON B. BENZIGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 4-25-2001

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FNT

99-32379 A

EXHIBIT 'A'

Parcel 1:

That part of the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, together with part of the West 1/2 of the NE 1/4 of said Section 17, together with part of the NW 1/4 of the SE 1/4 of said section 17, together with part of the NE 1/4 of the SW1/4 of said Section 17, all more particularly described as follows: Commencing at the NW corner of said NW 1/4; thence S02°31'52"E (assumed bearing) 471.60 feet on the West line of said NW 1/4 to the Easterly line of the Union Pacific Railroad; thence S42°53'04"E 594.60 feet on the Easterly line of the Union Pacific Railroad to the Southerly line of Harrison Street and the point of beginning; thence Northeasterly on the southerly line of Harrison Street on the following described 18 courses; thence N55°18'15"E 64.40 feet; thence N51°52'14"E 50.09 feet; thence N50°43'49"E 100.32 feet; thence N54°14'37"E 54.03 feet; thence N50°19'56"E 46.15 feet; thence N52°26'30"E 100.13 feet; thence N53°05'31"E 233.17 feet; thence N46°48'55"E 67.74 feet; thence N43°26'40"E 102.18 feet; thence N39°07'55"E 89.76 feet; thence N55°18'15"E 85.87 feet; thence N56°46'06"E 217.08 feet; thence Northeasterly on a nontangent 1382.39 foot radius curve to the right, chord bearing N71°29'27"E, chord distance 562.81 feet, an arc distance of 566.77 feet; thence N86°13'32"E 216.10 feet on a non-tangent line; thence N87°38'24"E 452.53 feet on a line 50.00 feet South of and parallel with the North line of said NW1/4; thence S87°47'12"E 75.24 feet to the East line of said NW 1/4; thence N02°28'23"W 6.00 feet on the East line of said NW 1/4; thence N87°38'24"E 335.68 feet on a line 50.00 feet South of and parallel with the North line of said NE 1/4; thence S00°08'15"W 978.93 feet on the West lines of Lots 4, 5 and 6, Brook Valley Business Park, a Subdivision, as surveyed, platted and recorded in said Sarpy County; thence S21°21'40"E 1052.34 feet on the West lines of Lots 4 and 33, said Brook Valley Business Park; thence S12°04'42"E 689.92 feet on the West line of said Lot 33 to the SW corner thereof; thence Southwesterly on the Northerly line of the Chicago, Burlington & Quincy Railroad on a non-tangent 2914.79 foot radius curve to the left chord bearing S67°53'56"W, chord distance 1210.60 feet, an arc distance of 1219.47 feet to the Easterly line of the Union Pacific Railroad; thence N42°53'04"W 2878.93 feet on the non-tangent Easterly line of the Union Pacific Railroad to the point of beginning.

Parcel 2:

That part of the NW 1/4 of the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, described as follows: Commencing at the NW corner of said NW1/4; thence S02°31'52"E (assumed bearing) 471.60 feet on the West line of said NW 1/4 to the Easterly line of the Union Pacific Railroad; thence S42°53'04"E 54.20 feet on the Easterly line of the Union Pacific Railroad to the point of beginning; thence N45°20'21"E 166.10 feet on the Southerly line of interstate 80 to the Southerly line of Harry Anderson Avenue; thence Easterly on the Southerly line of Harry Anderson Avenue on the following described seven courses; thence N72°05'50"E 87.58 feet; thence N75°26'51"E 100.25 feet; thence N76°04'09"E 93.92 feet thence N89°10'03"E 70.17 feet; thence S70°54'08"E 68.44 feet; thence S52°36'47"E 66.55 feet; thence S36°03'41"E 76.89 feet to the North line of Harrison Street; thence Westerly on the Northerly line of Harrison Street on the following described seven courses; thence S69°34'01"W 60.88 feet; thence S57°35'41"W 100.08 feet; thence S61°30'37"W 46.25 feet; thence S55°18'15"W 54.02 feet; thence S59°52'41"W 100.32 feet; thence S56°26'59"W 50.01 feet; thence S59°37'18"W 104.54 feet to the Easterly line of the Union Pacific Railroad; thence N42°53'04"W 260.68 feet on the Easterly right-of-way line of the Union Pacific Railroad to the point of beginning.

Parcel 3:

That part of the North 1/2 of the NW 1/4 of Section 17, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, described as follows: commencing at the NW corner of said NW 1/4; thence N87°38'08"E (assumed bearing) 441.78 feet on the North line of said NW 1/4; thence S02°21'52"E 155.56 feet to the Northerly line of Harry Anderson Avenue and the point of beginning; thence Easterly on the Northerly line of Harry Anderson Avenue on the following described four courses; thence N85°08'15"E 85.31 feet; thence S80°30'46"E 133.82 feet; thence S58°31'33"E 135.91 feet; thence S26°00'54"E 125.46 feet to the Northerly line of Harrison Street; thence Easterly on the Northerly line of Harrison Street on the following described four courses; thence N67°53'15"E 229.51 feet; thence N55°17'54"E 100.07 feet; thence N56°46'22"E 222.80 feet; thence Northeasterly on a non-tangent 1482.39 foot radius curve to the right, chord bearing N62°49'39"E, chord distance 217.94 feet, an arc distance of 218.14 feet; thence S87°38'24"W 616.31 feet on a non-tangent line 33.00 feet South of and parallel with the North line of said NW 1/4 to the Southerly line of Interstate 80; thence S74°37'45"W 377.40 feet on the Southerly line of Interstate 80; thence Southwesterly on the Southerly line of Interstate 80 and on a Non-tangent 400.00 foot radius curve to the left, chord bearing S63°48'22"W 92.95 feet, an arc distance of 93.16 feet to the point of beginning.