



DEED 2005027428



MAR 11 2005 10:55 P 3

Nebr Doc
Stamp Tax
3-11-05
Date
\$ 605.50
By *[Signature]*

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/11/2005 10:55:01.97



2005027428

RETURN TO: Gary M. Gotsdiner, MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., L.L.O., 11404 W. Dodge Rd., Suite 500, Omaha, NE 68154-2584
Space Above Reserved for Recording Information

GENERAL WARRANTY DEED

OMAHA DEVELOPMENT COUNCIL, INC., a non-profit corporation, GRANTOR, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration received from GRANTEE, **SGD - CROWN, L.L.C.**, a Nebraska limited liability company, conveys to GRANTEE the real estate (as defined in NEB. REV. STAT. § 76-201) described in Exhibit 1 hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, subject to restrictions, covenants and easements of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed: March 2, 2005

OMAHA DEVELOPMENT COUNCIL, INC.

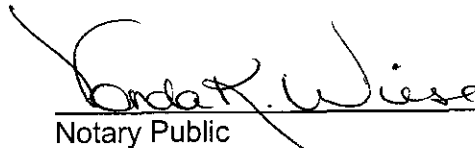
By: *[Signature]*
Name: Bruce R. Lauritzen
Title: President

)
Deed
FEE 1550 FB 52-33030
3/1 BKP _____ C/O _____ COMP BW
DEL _____ SCAN _____ FV _____

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged and executed before me this 2nd day of March 2005 by Bruce R. Lauritzen, acknowledged to be the President of **OMAHA DEVELOPMENT COUNCIL, INC.**, a Nebraska non-profit corporation, and that as such officer, being authorized to do so, signed the name as such officer, on behalf of such Corporation.

My Commission Expires:



Notary Public

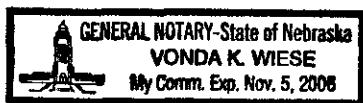


Exhibit 1

LEGAL DESCRIPTION

PARCEL "A"

PART OF LOT 16, RIVERFRONT INDUSTRIAL PARK AS PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 20°31'33" EAST (ASSUMED BEARING) 205.57 FEET ALONG THE WESTERLY LINE OF SAID LOT 16, THENCE SOUTH 69°26'34" EAST 499.77 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CROWN POINT, THENCE SOUTH 20°29'17" WEST 128.41 FEET ALONG SAID RIGHT OF WAY LINE , THENCE NORTH 69°30'28" WEST 5.25 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 474.28 FEET, AN ARC LENGTH OF 143.98 FEET, AND A LONG CHORD BEARING NORTH 78°12'33" WEST FOR 143.43 FEET, THENCE NORTH 87°06'21" WEST, 100.40 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 446.43 FEET, AN ARC LENGTH OF 135.53 FEET, AND A LONG CHORD BEARING NORTH 78°11'38" WEST FOR 135.01 FEET, THENCE SOUTH 20°29'17" WEST 4.29 FEET TO A POINT ON THE NORTHERLY LINE OF RAILROAD RIGHT-OF-WAY, THENCE NORTH 69°26'35" WEST 123.71 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 2.00 ACRES, MORE OR LESS.

PARCEL "B"

PART OF LOT 16, RIVERFRONT INDUSTRIAL PARK AS PLATTED AND RECORDED, DOUGLAS COUNTY, NEBRASKA AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 20°31'33" EAST 205.57 FEET (ASSUMED BEARING) ALONG THE WESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING, THENCE NORTH 20°31'33" EAST 485.39 FEET, THENCE NORTH 20°32'33" EAST 117.38 FEET TO THE NORTHWEST CORNER OF SAID LOT, THENCE SOUTH 71°23'02" EAST 306.34 FEET ALONG THE NORTHERLY LINE OF SAID LOT, THENCE SOUTH 82°19'02" EAST 233.90 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTH 20°31'33" WEST 238.99 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CROWN POINT, THENCE ALONG A CURVE TO THE LEFT OF SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 87.50 FEET, AN ARC LENGTH OF 67.86 FEET, AND A LONG CHORD BEARING SOUTH 42°41'57" WEST 66.17 FEET, THENCE SOUTH 20°29'17" WEST 362.75 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RIGHT-OF-WAY LINE, THENCE NORTH 69°26'34" WEST 499.77 FEET TO THE POINT OF BEGINNING. DESCRIBED CONTAINS 7.24 ACRES MORE OR LESS.