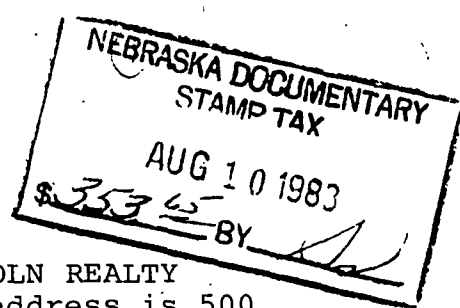


WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS that LINCOLN REALTY CORPORATION, a Nebraska corporation whose mailing address is 500 Empire Building, Des Moines, Iowa 50307 (hereinafter "Grantor") in consideration of Three Hundred Twenty-one Thousand Two Hundred Forty-two and 40/100 Dollars (\$321,242.40) in hand paid, does hereby grant, bargain, sell, convey and confirm unto AMBROSE-KORNFELD DEVELOPMENT ASSOCIATES, LTD., a Colorado limited partnership, whose mailing address is 1165 South Pennsylvania Street, Denver, Colorado 80210 (hereinafter "Grantee") the following described real estate (the "Granted Premises") situate in Douglas County, Nebraska, to-wit:

Lots 3, 4 and 5, Crossroads Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Said tract of land contains an area of 133,851 square feet or 3.073 acres, more or less.

Together with all tenements, hereditaments and appurtenances to the same belonging and all of the estate, title, claim, dower, right of homestead or demand whatsoever of the Grantor of, in, or to the same or any part thereof.

TO HAVE AND TO HOLD the Granted Premises with the appurtenances unto the said Grantee and its successors and assigns forever, and the Grantor for itself and its successors and assigns does covenant with the Grantee and with its successors and assigns that the Grantor is lawfully seized of said premises and that they are free from encumbrances except all easements and restrictions of record, including the easement identified herein as the "Easement"; that the Grantor has good right and lawful authority to sell the same and it will and its successors shall warranty and defend the same unto the Grantee, its successors and assigns forever against the lawful claims of all persons whomsoever.

Grantor hereby reserves the Easement described below for itself and for its successors, transferees and assignees as owners of the following tract of land ("Grantor's Remaining Land"):

- Lot 1, Crossroads Plaza, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Said tract of land contains an area of 152,938 square feet or 3.511 acres, more or less.

Said Easement is as follows:

A perpetual non-exclusive easement upon, over and across (i) the most northerly and most easterly portions of Lot 3 adjacent on the north to the Grantor's Remaining Land (a distance of approximately 425.83 feet) and adjacent on the east to the right-of-way of 76th Street (a distance of approximately 170.0 feet) and (ii) the most easterly portion of Lot 4 adjacent to the right-of-way of 76th Street (a distance of approximately 85.0 feet) for purposes of ingress and egress of pedestrians and motor vehicles from Grantor's Remaining Land to the right-of-way of 76th Street on the conditions that (i) such Easement shall be limited to drive lanes and curb cuts to be constructed on the Granted Premises by Grantee, its successors and assigns, provided that prior to construction of such drive lanes and curb cuts or if the same are never constructed or following construction are thereafter eliminated, such Easement shall be limited to a distance of twenty-five (25) feet from the northerly and/or easterly boundary of said lots adjacent to Grantor's Remaining Land or 76th Street, as the case may be; (ii) Grantee, its successors and assigns shall have the right to construct and develop on the Granted Premises such parking lots, curbs, gutters, landscaping

11/65 to Ambrose-Kornfeld Denver Co.

