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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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NEBRASKA DOCUMENTARY
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Date 3/30/98
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LIMITED WARRANTY DEED

After recording, return to:
BBFD INVESTORS, L.L.C.
11301 Davenport Street
Omaha, NE 68154

STATE OF NEBRASKA
COUNTY OF DOUGLAS

THIS INDENTURE, made this 20th day of March, 1998, by and between **AB REO II, L.L.C.**, a Delaware limited liability company (hereinafter referred to as "Grantor") and **BBFD INVESTORS, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH: That;

GRANTOR, in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land (hereinafter referred to as the "Land"), together with all improvements thereon, as more particularly described in the attached Exhibit "A", which exhibit is incorporated herein.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "B", which exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

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EXECUTED under seal as of the date above.

GRANTOR:

AB REO II, L.L.C., a Delaware limited liability company

By: AB SUB II, INC., a Delaware corporation, as Managing Member

By: *Louis Paletta*
Name: Louis Paletta
Title: Vice President

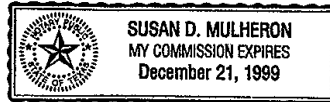
STATE OF TEXAS)
)
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 20th day of March, 1998, by Louis Paletta, Vice President of AB SUB II, INC., a Delaware corporation, as Managing Member of AB REO II, L.L.C., a Delaware limited liability company, on behalf of the limited liability company.

Susan D. Mulheron

My Commission Expires:

12-21-99



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03/20/98 10:05 AM

EXHIBIT "A"

The South 150 feet of Lot 3, Block 2, in Cornhusker Industrial Park No. 2, an Addition to the City of Omaha, Douglas County, Nebraska, except the West 213.65 feet thereof

AND

Lot 7, Block 4, in Cornhusker Industrial Park, an Addition to the City of Omaha, Douglas County, Nebraska, except the South 215 feet thereof.