



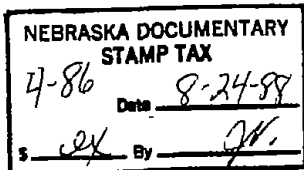
BK 1833 PG 030



DEED 1988 09592

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1361 Henry St  
68102



BOOK 1833 PAGE 30

Quitclaim

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DEED OF CONVEYANCE

This indenture made this 10<sup>th</sup> day of June, 1988 by and between Harbor Realty, a Nebraska general partnership (hereinafter referred to as "Grantor"), and Omaha Development Foundation, a Nebraska nonprofit corporation (hereinafter referred to as "Grantee").

W I T N E S S E T H :

The Grantor in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid by the Grantee, the receipt of which is hereby acknowledged, does by these presence remise, release and forever quitclaim unto the Grantee the realty situated in the County of Douglas, State of Nebraska, described in Exhibit "A" hereto attached.

To have and to hold the same with all tenements, hereditaments and appurtenances thereunto belonging unto the Grantee and all the estate, right, title, interest, claim or demand whatsoever of the Grantor so that neither the Grantor nor any other person or persons for it or in its name or behalf shall or will hereafter claim or demand any right or title to the aforesaid premises.

In witness whereof, the Grantor has caused this instrument to be executed by its participating partners on the date set forth opposite their respective signatures.

HARBOR REALTY, a Nebraska general partnership

(Corporate Seal) RECEIVED

1988 AUG 24 AM 9:17

GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NEBR.

By: Brewco Machinery Corporation,  
a Pennsylvania corporation,  
general partner

By [Signature]  
Title PRESIDENT

(Corporate Seal)

By: Aaron Ferer & Sons Co., a  
Nebraska corporation, general  
partner

By [Signature]  
Title PRESIDENT

NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires March 15, 1989

OK 1833 N C/O 4 FEE 41.00  
PG 30-36 N 10-47 etc DEL IN MC BC  
OF Books COMP F/B

By: Donn H. Lipton  
 Donn H. Lipton, attorney-in-fact  
 for Patricia Ferer and Christie  
 Ann Ferer, general partners

STATE OF New Jersey )  
 ) ss.  
 COUNTY OF Burlington )

The foregoing conveyance was acknowledged before me this 1<sup>st</sup>  
 day of June, 1988 by Peter Epstein in his capacity as  
PRESIDENT of Brewco Machinery Corporation, a  
 Pennsylvania corporation,  
 and on its behalf as a participating partner in Harbor Realty, a  
 Nebraska general partnership.

(Seal)

My commission expires:

Nancy V. Den  
 Notary Public  
 NANCY V. DEN  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires March 15, 1990

STATE OF NEBRASKA )  
 ) ss.  
 COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged before me this 10<sup>th</sup>  
 day of June, 1988 by Harvey D. Ferer in his capacity as President  
 of Aaron Ferer & Sons Co., a Nebraska corporation, on its behalf  
 as a participating partner in Harbor Realty, a Nebraska general  
 partnership.

(Seal)

My commission expires:

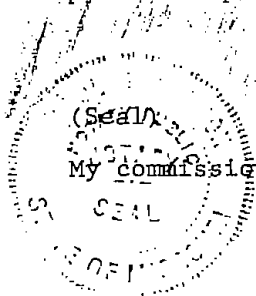
Ray R. Simon  
 Notary Public

NOTARY PUBLIC - State of Nebraska  
 RAY R. SIMON  
 My Comm. Exp. Dec. 12, 1989

STATE OF MISSOURI     )  
                              ) ss.  
COUNTY OF ST. LOUIS )

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The foregoing instrument was acknowledged before me this 3rd day of June, 1988 by Donn H. Lipton in his capacity as attorney-in-fact for Patricia Ferer and Christie Ann Ferer, partner participants in Harbor Realty, a Nebraska general partnership.



Carol S. Sexton  
Notary Public

My commission expires:

CAROL S. SEXTON  
NOTARY PUBLIC, STATE OF MISSOURI  
MY COMMISSION EXPIRES 11/2/91  
CITY OF ST. LOUIS

## EXHIBIT "A"

## LEGAL DESCRIPTION

10-1  
PARCEL 1: Part of Lots 6 and 7, Block 160, and part of Lots 2, 3 and 4, in Block 181, all in the Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska, together with a part of vacated Jackson Street lying between said Blocks 160 and 181, and together with the North Half of the vacated alley adjacent to said Lots 2, 3 and 4, Block 181 on the South, all more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, Block 181, which is also a point on the West line of Government Lot 3 of Section 23, Township 15 North, Range 13 East of the 6th P.M.; thence Northerly along the East line of said Blocks 181 and 160, which said East line is co-incident with said West line of Government Lot 3, a distance of 364 feet, more or less, to a point on the North line of said Lot 7, Block 160; thence Westerly along the North line of said Lot 7, a distance of 46.3 feet, more or less, to a point that is 20 feet distant easterly, measured radially, from the center line of the most Easterly track of the Union Pacific Railroad Company as constructed across said Block 160; thence Southwesterly along a curved line, concave Northwesterly and having a radius of 973.72 feet parallel with and 20 feet distant Southeasterly, measured radially, from said center line of most Easterly track, a distance of 304.7 feet, more or less, to a point on the West line of said Lot 4, Block 181; thence Southerly along said West line of Lot 4, Block 181, a distance of 94.3 feet, more or less, to a point on the South line of said Lot 4; thence Easterly along the South line of Lots 4, 3 and 2, Block 181, a distance of 187.3 feet, more or less, to the Point of Beginning, together with the North half of the vacated alley adjoining said Lots 2, 3, and 4 on the South.

10-1  
PARCEL 2: Lots 5, 6 and 7, in Block 181, in the Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska, together with the East 20 feet of vacated 8th Street adjacent to Lot 5 on the West; and together with the South Half of vacated alley adjacent thereto on the North.

23-15-13  
PARCEL 3: A part of Government Lot 3, in Section 23, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the North line of Jones Street with the center line of 6th Street; thence East, along the North line of Jones Street, 583.16 feet to a point; thence North on an angle of 90°15.5' to the left, 45 feet, to the Point of Beginning; thence North on the same course, 240.6 feet; thence East on a line parallel with the North line of Jones Street, 14.93 feet; thence Southeast on an interior angle of 124°57' with last previously described course, 166.80 feet; thence Southeast on an interior angle of 171°14' with last previously described course, 104.30 feet to a point 10 feet Southwest at right angles from center line of Track No. 4 of the Chicago, Burlington & Quincy Railroad Company; thence Southwest on an interior angle of 69°03' with last previously described

course, 111 feet to a point; thence West on an interior angle of  $174^{\circ}46'$  with last previously described course and parallel with the North line of Jones Street 45 feet to the Point of Beginning.

23-15-13  
PARCEL 4: A part of of Government Lot 3, in Section 23, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at the point of intersection of the North line of Jones Street with the center line of 6th Street; thence East, along the North line of Jones Street, 583.16 feet to a point; thence North, on an angle of  $90^{\circ}15.5'$  to the left, 285.60 feet to a point; thence East on a line parallel with the North line of Jones Street, 14.93 feet to the Point of Beginning; thence East on the same course, 21.67 feet to a point 10 feet Southwest at right angles from center of Track No. 4 of the Chicago, Burlington & Quincy Railroad Company; thence Southeast on an interior angle of  $118^{\circ}52'$  with the last previously described course, 127.64 feet to a point 10 feet Southwest at right angles to center line of said Track No. 4; thence Southeast on an interior angle of  $177^{\circ}19'$  with last previously described course, 27.79 feet to a point; thence Northwest on an interior angle of  $8^{\circ}46'$  with last previously described course, 166.80 feet to the Point of Beginning.

23-15-13  
PARCEL 5: That part of the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 23, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Commencing at a point on the North line of Jones Street, 90 feet East of the Southwest corner of Sub Lot 1, of Government Lot 3; thence Eastward along the North line of Jones Street, a distance of 194.6 feet; thence Northeasterly a distance of 148.8 feet to a point on the East line of Sub Lot 3 of Government Lot 3, 144 feet North of the North line of Jones Street; thence North along the East line of said Sub Lot 3, a distance of 141.6 feet to a point on the South line of Jackson Street extended Eastward; thence East along the South line of Jackson Street extended a distance of 13 feet to the Southeast corner of Sub Lot 4 of Government Lot 3; thence North  $34^{\circ}57'$  West, a distance of 571 feet to a point; thence South  $12^{\circ}$  West a distance of 132 feet, to a point on the East line of Block 160 in the Original City of Omaha, being also a point on the West line of the Northeast Quarter of the Southwest Quarter of said Section 23; thence South along the East line of said Block 160 and the West line of the Northeast Quarter of the Southwest Quarter of said Section 23, a distance of 338.4 feet; thence East along the South line of Jackson Street extended Eastward, a distance of 15 feet; thence South along the West line of Sub Lot 1 of Government Lot 3, a distance of 225.6 feet; thence East on a line parallel to the North line of Jones Street, a distance of 90 feet; thence South a distance of 60 feet to the Point of Beginning.

23-15-13  
PARCEL 6: All that part of Government Lot 3, in Section 23, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, which lies North of the North line of Jackson Street extended East to the Missouri River and East of the East line of the right-of-way of the Omaha and Southwestern Railroad Company.

PARCEL 7: That part of Lot 2, Block 160, in the Original City of Omaha, as surveyed, and lithographed, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of said Lot 2, which is also a point on the West line of Government Lot 3 of Section 23, Township 15 North, Range 13 East of the 6th P.M.; thence Northerly along the East line of said Lot 2, a distance of 84 feet to a point; thence Westerly along a straight line at right angles to said East line of Lot 2, a distance of 14.1 feet to a point that is 8.5 feet distant Westerly, at right angles, from the center line of the spur track constructed across said Lot 2; thence Southerly along a straight line forming an angle from West to South of  $81^{\circ}50'$  with the last described course produced and which is parallel with and 8.5 feet Westerly, at right angles, from said center line of spur track, a distance of 10.6 feet to a point; thence Southerly along a curved line to the left having a radius of 582.19 feet, and which is tangent at its point of beginning to the last described course, parallel with and 8.5 feet Westerly, measured radially, from said center line of spur track, a distance of 73.8 feet, more or less, to a point on the South line of said Lot 2; thence Easterly along said South line of Lot 2, a distance of 21.4 feet, more or less, to the Point of Beginning;

Together with the North half of the vacated alley adjacent thereto on the South.

PARCEL 8: That part of vacated 6th Street adjacent to Lot 4, Block 181, in the Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of said Lot 4; thence North along the West line of said Lot 4, a distance of 94.3 feet, more or less, to a point that is 20 feet distant Southeasterly, measured radially, from the center line of the most Easterly track of the Union Pacific Railroad Company as constructed across said 6th Street; thence Southwesterly along a curved line concave Northwesterly and having a radius of 973.72 feet, parallel with and 20 feet distant Southeasterly, measured radially, from said center line of most Easterly track, a distance of 33.5 feet, more or less, to a point in a straight line that is parallel with and 20 feet distant Westerly, measured at right angles, from said West line of Lot 4; thence Southerly along said straight line that is parallel with and 20 feet distant Westerly, measured at right angles, from said West line of Lot 4, a distance of 67.5 feet, more or less, to a point on the South line, produced Westerly, of said Lot 4; thence Easterly along said South line, produced Westerly, of Lot 4, a distance of 20 feet, more or less, to the Point of Beginning.

PARCEL 9: That part of the South Half of the vacated alley North of and adjoining Lot 7, Block 160 in the Original City of Omaha, as surveyed and lithographed, in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northeast corner of said Lot 7; thence Westerly along the North line of said Lot 7, a distance of 46.3 feet, more or less, to a point that is 20 feet distant Easterly, measured radially, from the center line of the most Easterly track of the Union Pacific Railroad Company as

constructed across said Block 160; thence Northerly along a concave curved line having a radius of 973.72 feet parallel with and 20 feet distant Easterly, measured radially, from said center line of most Easterly track to a point which is the center line of said vacated alley in said Block 160; thence Easterly along the center line of said vacated alley to a point on the Easterly line of said Lot 7, produced Northerly; thence Southerly a distance of 10 feet, more or less, to the Point of Beginning.

All of the above Parcels are subject to railroad right-of-way.