



BK 1848 PG 243



DEED 1989 06063

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CORPORATION SPECIAL WARRANTY DEED

1819 Form 183

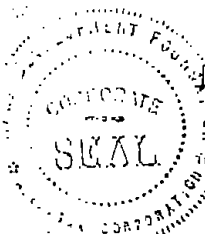
OMAHA DEVELOPMENT FOUNDATION, a Nebraska nonprofit corporation, GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration received from GRANTEE, THE CITY OF OMAHA, NEBRASKA, conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE EXHIBIT "A" ATTACHED HERETO

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that such real estate is free from encumbrances except easements, restrictions, covenants, reservations, agreements, and encumbrances of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons claiming the same or any part thereof through, by or under GRANTOR.

Executed: April 28th, 1989.



RECEIVED

1989 MAY -2 AM 10: 55

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

OMAHA DEVELOPMENT FOUNDATION, a Nebraska nonprofit corporation

By: Willis A. Strauss
Title: President

6063 Keith

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

BK 1848 N _____ C/O _____ FEE 30.00
PG 243-247 N 23-15-13 DEL IN MC WC
OF Deeds COMP _____ F/B 01-60000

The foregoing instrument was acknowledged before me this 28th day of April, 1989, by Willis A. Strauss, President of Omaha Development Foundation, a Nebraska nonprofit corporation, on behalf of such corporation.

[Signature]
Notary Public

My Commission Expires: July 10, 1992

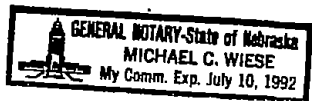


EXHIBIT "A"

LEGAL DESCRIPTION

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.

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 6th Street adjacent to Lot 5 on the West; and together with the South Half of vacated alley adjacent thereto on the North.

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 $90^{\circ}15.5'$ 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 $124^{\circ}57'$ with last previously described course, 166.80 feet; thence Southeast on an interior angle of $171^{\circ}14'$ with last previously described course, 104.39 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 $69^{\circ}03'$ 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.

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.

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° 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; Except that part more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 3; thence South $02^{\circ}14'55''$ East (bearings based on the Nebraska State Plane System, South Zone) for 265.87 feet along the West line of said Government Lot 3 to the South right-of-way line of Howard Street extended; thence North $88^{\circ}02'39''$

East for 10.18 feet along said South right-of-way line to the True Point of Beginning; thence North $10^{\circ}13'55''$ East for 85.81 feet; thence South $36^{\circ}56'06''$ East for 102.37 feet to the South right-of-way line of Howard Street extended; thence South $88^{\circ}02'39''$ West for 76.80 feet along said South right-of-way line to the True Point of Beginning.

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.