## BOOK 1723 PAGE 326 CORPORATION WARRANTY DEED

GREATER OMAHA CHAMBER FOUNDATION, A Non-Profit Corporation organized and existing

under the laws of Nebraska

GRANTOR, in consideration of

Ten Dollars (\$10.00) and other valuable consideration DOLLARS received from GRANTEE,

THE CITY OF OMAHA, NEBRASKA, A Municipal Corporation

easements and restrictions of record.

conveys to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

1819 Harren

Lot 4 and the West 48.5 feet of Lot 3, Block 149,
Original City of Omaha, Douglas County, Nebrask NEBRASKA DOCUMENTARY.
STAMP TAX

FEB 7 1984 176 By M. M

The Grantor and Grantee agree that the covenants contained on the attached Exhibit A with respect to the construction of a parking facility on the western part of Block 149, Original City of Omaha, shall run with the land.

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

(1) is lawfully seised of such real estate and that it is free from encumbrances except

(0) has least a sugar and lauful outhority to conv	ov the same:
<ul><li>(2) has legal power and lawful authority to conv</li><li>(3) warrants and will defend title to the real esta</li></ul>	
Executed February 3,	
511/14 E	GREATER OMAHA CHAMBER FOUNDATION, A Non-Profit Corporation  Grantor  By President  Frank D. McMullen Jr.
STATE OF NEBRASKA COUNTY OF DOUGLAS	) ) ss.
	e me onFebruary3,
	President o
Greater Omaha Chamber Foundation	a Webraska Non-Profit Corporation
on behalf of the Corporation	·

SENERAL MOTARY - State of Hebrasha
WILLIAM E. MOONEY, JR.
My Comm. Exp. Aug. 4, 1986

Notary Public
My commission expires and 1956

STATE OF NEBRASKA, County of .....

> County or Deputy County Clerk Register or Deputy Register of Deeds

## BOOK 1723 PAGE 327

EXHIBIT A

TO

## CORPORATE WARRANTY DEED

## BETWEEN GREATER OMAHA CHAMBER FOUNDATION

and

THE CITY OF OMAHA, NEBRASKA

With respect to the sale to the City of Omaha of Lot 4 and the West 48.5 feet of Lot 3, Block 149, Original City of Omaha, Douglas County, Nebraska

The parties agree that the following covenants with respect to the construction of a parking facility on the western portion of Block 149, Original City of Omaha shall run with the property conveyed herein:

- (a) The Foundation will participate in the design process of the Facility and all present plans and future additions or modifications shall be subject to the Foundation's approval, which shall not be unreasonably withheld.
- (b) The Facility design and building materials will be compatible and complimentary to the existing Foundation building. The Facility will not exceed five (5) stories in height and shall be set back from Harney Street at least twenty (20) feet from the property line.
- (c) No skywalk will be constructed over Harney Street connecting the Facility to the State Office Building without the prior written consent of the Foundation. This covenant shall expire in the event that the Foundation and the Greater Omaha Chamber of Commerce cease occupying the Foundation building.
- (d) The City will appropriately landscape the Harney Street portion of the Facility and the areas between the Facility and the Foundation Building. Foundation will maintain any plantings and structural installations placed on its property.

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C. HAROLD OSTI ER REGISTER OF DEEDS 1723 Deeds