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When recorded, return to:

Joel Mogy, Trustee of Arkell Charitable Trust  
c/o Hill Wynne Troop & Meisinger  
10940 Wilshire Boulevard  
Los Angeles, California 90024-3902  
Attention: Martin S. Appel, Esq. *MSA*

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ASSIGNMENT OF NOTES, DEEDS OF TRUST AND PROPERTY DOCUMENTS

For Value Received, the undersigned ("Assignor") without recourse, representation or warranty, express or implied, of any kind whatsoever (except as contained in the Settlement Agreement entered into in connection herewith), hereby quitclaims, assigns and transfers to Arkell Charitable Trust, a charitable trust established under the laws of California ("Assignee"), all its right, title and interest in and to the documents and title insurance policies (collectively, the "Assigned Documents") listed on Schedule 1 attached hereto encumbering or relating to the real property (the "Property") described on Schedule 2 attached hereto, together with any and all amendments, modifications, replacements, substitutions, renewals, supplements, extension and consolidations to, of and for any or all of the foregoing, together with all the money due and to become due on any or all of the foregoing with interest, and all rights accrued or to accrue under any or all of the foregoing, and all products and proceeds thereof.

Assignee, for itself and its successors and assigns, hereby accepts this assignment.

Dated as of December 15 1992.

"ASSIGNOR":

AMERICAN ICL-I, INC., a Nebraska  
corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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"ASSIGNEE":

ARHELL CHARITABLE TRUST, a charitable trust established under the laws of California

By: Joel Mogy, Trustee  
Joel Mogy, Trustee

STATE OF California )  
COUNTY OF Los Angeles ) ss

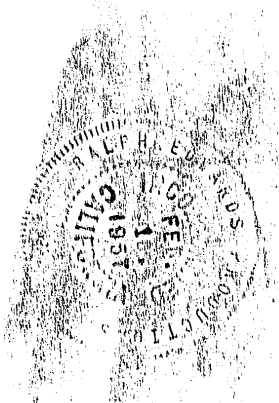
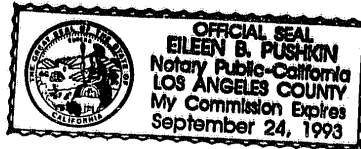
Before me, the undersigned, this 11 day of December, 1992, personally appeared Joel Mogy, known to me to be the Trustee of the Arkell Charitable Trust, a charitable trust established under the laws of California, a signer and sealer of the foregoing instrument, acknowledged the execution of the same to be his free act and deed individually and as such trustee, and the free act and deed of said trust.

IN WITNESS WHEREOF, I hereunto set my hand.

Eileen B. Pushkin  
Notary Public

My commission expires:

September 24, 1993



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**SCHEDULE 1**

Location No. 1: 206 & 238 South 13th Street  
Lincoln, Nebraska

A. Purchase Money Wraparound Installment Note, dated July 15, 1984 in the amount of \$17,012,037.00.

B. Wraparound Deed of Trust and Security Agreement, dated July 15, 1984 and recorded October 19, 1984 as Instrument No. 84-25724.

C. Assignment of Rents and Leases, dated July 15, 1984 and recorded October 19, 1984 as Instrument No. 84-25725.

D. Lease dated October 15, 1984 and recorded October 19, 1984 as Instrument No. 84-25722.

E. Policy of Title Insurance, dated October 19, 1984, Policy No. 28001442000055.

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Schedule 2

Legal Description of Property

Tract I: The West 10 feet of Lot 4 and all of Lot 5 and Lot 6, Block 65, Original Lincoln, Lancaster County, Nebraska.

Tract II: Leasehold estate in and with regard to Lots 7, 8 and 9, Block 65, Original Lincoln, Lancaster County, Nebraska by virtue of that certain lease dated July 28, 1948 commencing January 1, 1949 for a time expiring December 31, 2048 filed February 21, 1950 in Book 442, Page 131 executed by St. Mary's Cathedral of Lincoln, Nebraska, Lessor, and Lincoln Development Company, Lessee; and leasehold estate in and with regard to Lot 10, Block 65, Original Lincoln, Lancaster County, Nebraska by virtue of that certain lease dated July 28, 1948 commencing January 1, 1949 for a time expiring December 31, 2048 and filed December 10, 1949 in Book 438, Page 673 executed by St. Mary's Cathedral of Lincoln, Nebraska, Lessor, and the Lincoln Telephone and Telegraph Company, Lessee, assigned by Lessee to Lincoln Development Company by the Instrument filed February 21, 1950 in Book 442, Page 123; the entirety of such leasehold estate having been assigned by Lessee, Lincoln Development Company -to- State Federal Savings and Loan Association by the instrument dated June 16, 1980 and filed June 19, 1980 as Instrument Number 80-11152 as further assigned by Lessee to American Charter Federal Savings and Loan Association by the Instrument dated September 15, 1983 and filed September 16, 1983 as Instrument Number 83-19237 as further assigned by Lessee, American Charter Federal Savings and Loan Association to American UTF, Inc. by the Instrument dated and filed October 5, 1983 as Instrument Number 83-20995 as further assigned by Lessee, American UTF, Inc. to American ICL II, Inc. by assignment dated March 6, 1984, recorded March 27, 1984 as Instrument Number 84-6763; and further assigned by Lessee, American ICL II, Inc. to American Nebraska, Inc. by the Instrument dated October 15, 1984, recorded October 19, 1984 as Instrument Number 84-25723; Records of Lancaster County, Nebraska.

Property address: 206 South 13th Street, Lincoln, Lancaster County, Nebraska

BLOCK  
CODE  
L 2020  
CHECKED  
ENTERED  
EDITED

LANCASTER COUNTY, NEB  
Dan Neltz  
REGISTER OF DEEDS

50  
#23

DEC 16 3 04 PM '92  
INST. NO. 92 56798

PPP02C22/110692/10:45am

NT