BK 1834 PG 391

DEED 1988 10576

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BOOK 1834 PAGE 391

DOCUMENTARY STAMP TAX
Date 9-14-88
By CD

C.D. No. 56074-5

MINERAL DEED

THIS INDENTURE, made as of the 1st day of April, 1971, between UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, and UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Utah, which, by merger effective August 12, 1977, became Union Pacific Land Resources Corporation, a corporation of the State of Nebraska, successor in interest, Grantee:

WITNESSETH, That the said Grantor does hereby quitclaim as a contribution, without consideration, to the capital of the Grantee, and by these presents does REMISE, RELEASE and QUITCLAIM unto the said Grantee, its successors and assigns, forever, all of its right, title, interest, estate, claim and demand, both at law and in equity, in and to all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered in and underlying certain property consisting of 393,285 square feet more or less, situated in Blocks 97, 98, 99, 127, 130, 156, 160, 161, 178, 179, 180, 181, 188, 189, 190 of the Original City of Omaha, as well as Government Lot 3 and the East 1/2 of vacated 7th Street of Original City of Omaha in Douglas County, State of Nebraska, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive, and perpetual right to explore for, remove, and dispose of, said minerals by any means or methods suitable to the Grantee, its successors and assigns, but without entering upon or using the surface of said lands, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the Grantor, its successors and assigns.

Together with all and singular the appurtenances thereunto belonging; TO HAVE AND TO HOLD the above-described mineral rights unto the said UNION PACIFIC LAND RESOURCES CORPORATION, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, Union

RECEIVED
1988 SEP 14 PM 12:13
GEORGE J. BUCHANAN
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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OF deeds COMP ✓ F/B 03-80000
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Pacific Railroad Company, has caused these presents to be duly executed as of the day and year first herein written.

Attest:

C. W. Saylors
Assistant Secretary

(SEAL)

UNION PACIFIC RAILROAD COMPANY,

By J R Dain
Executive Vice President

3714i

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 12th day of September, 1988, by J. R. Davis, Executive Vice President of Union Pacific Railroad Company, a Utah corporation, on behalf of the corporation.

GENERAL NOTARY-State of Nebraska
A.A. HOLDORF
My Comm. Exp. March 24, 1989

A A Holdorf
Notary Public

(Seal)

Acknowledgement

3714i

UPRR CO.

OMAHA, DOUGLAS COUNTY, NEBRASKA

EXHIBIT "A"

Union Pacific Railroad Company (Grantor)
Omaha Development Foundation (Grantee)

That part of Lot 7, Block 97, Original City of Omaha, Douglas County, Nebraska, described as follows: Commencing at the Southwest corner of Lot 7, Block 97; thence N. 1°46'15" W. (bearing based on the Nebraska State Plane System, South Zone) for 12.99 feet along the West line of said Lot 7 to the TRUE POINT OF BEGINNING; thence continuing N. 1°46'15" W. for 65.94 feet along said West line; thence S. 33°52'37" E. for 93.05 feet to the South line of said Lot 7; thence S. 88°06'01" W. for 41.63 feet along said South line to a point that is 7.83 feet East of the Southwest corner of said Lot 7; thence N. 32°52'42" W. for 15.15 feet to the TRUE POINT OF BEGINNING. Contains 1,901 square feet.

Also, all of Lots 1, 2 and 3, Block 98, Original City of Omaha, Douglas County, Nebraska, except that portion of Lot 1 described as follows: Beginning at the northeast corner of said Lot 1; thence S. 01°46'14" E. (bearings based on the Nebraska State Plane System, South Zone) for 67.21 feet along the east line of said Lot 1; thence N. 40°20'59" W. for a distance of 74.24 feet; thence along a curve to the left (having a radius of 471.66 feet and a long chord bearing N. 41°03'40" W. for 11.72 feet) for an arc distance of 11.72 feet to the north line of said Lot 1; thence N. 88°07'12" E. for a distance of 53.72 feet to the Point of Beginning. Contains a net area of 24,336 square feet.

Also, that part of Lot 8, Block 99, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of Lot 8, said Block 99; thence S. 1°47'12" E. (bearings based on the Nebraska State Plane System, South Zone) for 53.00 feet along the East line of said Lot 8; thence N. 19°34'45" W. for 55.63 feet to the North line of said Lot 8; thence N. 88°07'11" E. for 17.00 feet to the Point of Beginning. Contains 450 square feet.

Also, that part of Lot 1, Block 99, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of Lot 1, Block 99; thence S. 1°47'11" E. (bearings based on the Nebraska State Plane System, South Zone) for 131.70 feet to the Southeast corner of said Lot 1; thence S. 88°07'11" W. for 24.00 feet along the South line of said Lot 1; thence N. 21°45'03" W. for 123.04 feet to the West line of said Lot 1; thence N. 1°47'27" W. for 16.00 feet to the Northwest corner of said Lot 1; thence N. 88°07'11" E. for 66.01 feet to the Point of Beginning. Contains 6,264 square feet.

Also, that part of Lot 2, Block 99, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of Lot 2, said Block 99; thence S. 1°47'27" E. (bearings based on the Nebraska State Plane System, South Zone) for 16.00 feet along the East line of said Lot 2; thence N. 21°45'03" W. for 17.01 feet to the North line of said Lot 2; thence N. 88°07'11" E. for 5.81 feet to the Point of Beginning, contains 46 square feet, together with that part of Lot 2, said Block 99, described as follows: Beginning at the Northwest corner of said Lot 2; thence N. 88°07'11" E. (bearings based on the Nebraska State Plane System, South Zone) for 25.11 feet along the North line of said Lot 2; thence S. 21°54'32" E. for 118.90 feet to the East line of said Lot 2; thence S. 1°47'27" E. for 20.00 feet to the Southeast corner of said Lot 2; thence S. 88°07'11" W. for 66.00 feet to the Southwest corner of said Lot 2; thence N. 1°47'42" W. for 131.71 feet to the Point of Beginning. Contains 6,409 square feet.

Also, that part of Lots 2, 3 and 4, Block 127, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Lot 3, said Block 127; thence N. 88°05'10" E. (bearings based on the Nebraska State Plane System, South Zone) for 45.95 feet along the North line of said Lot 3; thence S. 33°52'37" E. for 5.05 feet; thence along a curve to the right (having a radius of 247.16 feet and a long chord bearing S. 29°15'07" E. for 39.86 feet) for an arc distance of 39.90 feet; thence along a curve to the right (having a radius of 1,399.41 feet and a long chord bearing S. 22°36'23" E. for 98.67 feet) for an arc distance of 98.69 feet to the South line of Lot 2, said Block 127; thence S. 88°05'09" W. for 53.65 feet along the South line of Lots 2 and 3, said Block 127; thence along a curve to the left (having a radius of 1,280.45 feet and a long chord bearing N. 23°53'20" W. for 142.34 feet) for an arc distance of 142.42 feet to the North line of Lot 4, said Block 127; thence N. 88°05'10" E. for 5.13 feet to the Point of Beginning. Contains 7,087 square feet.

Also, that part of Lots 6 and 7, Block 127, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Lot 7, said Block 127; thence N. 88°05'09" E. (bearings based on the Nebraska State Plane System, South Zone) for 42.73 feet along the North line of said Lot 7; thence along a curve to the right (having a radius of 1,399.41 feet and a long chord bearing S. 18°01'19" E. for 83.12 feet) for an arc distance of 83.14 feet to the East line of Lot 7, said Block 127; thence S. 1°42'20" W. for 52.14 feet to the Southeast corner of said Lot 7; thence S. 88°05'09" W. for 41.68 feet along the South line of Lots 7 and 6, said Block 127; thence along a curve to the left (having a radius of 1,280.45 feet and a long chord bearing N. 16°41'15" W. for 136.51 feet) for an arc distance of 136.58 feet to the North line of Lot 6, said Block 127; thence N. 88°05'09" E. for 10.89 feet to the POINT OF BEGINNING. Contains 6,767 square feet.

Also, that part of Lots 1 and 2, Block 130, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Lot 1, said Block 130; thence N. 88°05'08" E. (bearing based on the Nebraska State Plane System, South Zone) for 34.45 feet along the North line of said Lot 1; thence S. 14°04'56" E. for 134.75 feet to the South line of said Lot 1; thence S. 88°04'31" W. for 67.92 feet along the South line of Lots 1 and 2, said Block 130; thence N. 3°36'24" W. for 38.15 feet; thence N. 12°49'32" W. for 95.32 feet to the North line of Lot 2, said Block 130; thence N. 88°05'08" E. for 24.24 feet to the Point of Beginning. Contains 8,048 square feet.

Also, Lot 8 and part of Lot 7, Block 130, Original City of Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Northeast corner of Lot 8, said Block 130; thence S. 1°41'01" E. (bearings based on the Nebraska State Plane System, South Zone) for 131.72 feet to the Southeast corner of said Lot 8; thence S. 88°03'53" W. for 65.55 feet along the South line of said Lot 8, thence along a curve to the left (having a radius of 943.51 feet and a long chord bearing N. 2°57'29" W. for 131.75 feet) for an arc distance of 131.86 feet to the North line of Lot 7, said Block 130; thence N. 88°04'31" E. for 68.48 feet to the Point of Beginning. Contains 8,625 square feet.

Also, all of Lot 1 and that part of Lot 2, Block 156, Original City of Omaha, Douglas County, Nebraska, together with a part of the North ½ of the vacated alley adjoining said Lot 2 on the South, all more particularly described as follows: Commencing at the Northeast corner of said Lot 2; thence South on the East line of said Lot 2, 0.40 feet to the Point of Beginning; thence continuing South on the East line of said Lot 2, 117.10 feet to the Southeast corner of said Lot 2; thence S. 89°36'17" W. on the Southerly line of said Lot 2, 15.81 feet; thence S. 01°24'34" E. on the Easterly line of said Lot 2, 14.40 feet to the North line of said vacated alley; thence S. 23°08'48" W., 10.86 feet to the centerline of said vacated alley; thence west on the centerline of said vacated alley, 4.45 feet to a point 173.83 feet East of the West line of said Block 156; thence North 10.00 feet to a point on the South line of said Lot 2 that is 50.00 feet Northwesterly, measured radially, from the centerline of the main track of the Union Pacific Railroad Company, as originally constructed and operated; thence Northeasterly along a nontangent curve, concave Northwesterly, having radius of 1,382.69 feet and being concentric with and 50.00 feet Northwesterly from said centerline of main track, a chord distance of 133.80 feet and an arc distance of 133.82 feet to the Point of Beginning. Contains 8,887 square feet.

Also, that part of the East ½ of vacated 7th Street adjoining Blocks 131 and 155, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Block 131, Original City of Omaha; thence South along the West line of said Block 131 and 155 to the extended centerline of the vacated alley in said Block 155; thence West for

50 feet along said centerline of the alley to the centerline of vacated 7th Street; thence North along said centerline of vacated 7th Street to the North line of said Block 131 extended; thence East for 50 feet to the Point of Beginning. Contains 26,300 square feet.

Also, that part of Lots 2, 3, 4, 6, 7 and vacated alley in Block 160, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of Lot 2, said Block 160, said point being the intersection of the West line of Government Lot 3, in the Southwest ¼ of Section 23, Township 15 North, Range 13, East of the 6th P.M., and the North line of said Block 160; thence S. 2°17'01" E. (bearings based on the Nebraska State Plane System, South Zone) for 48.15 feet along the West line of said Government Lot 3; thence S. 87°42'59" W. for 14.10 feet; thence S. 5°52'59" W. for 10.60 feet; thence along a curve to the right (having a radius of 582.19 feet and a long chord bearing S. 2°43'50" W. for 83.64 feet) for an arc distance of 83.72 feet to the centerline of the vacated alley in said Block 160; thence S. 88°10'42" W. for 19.59 feet along said centerline; thence along a curve to the right (having a radius of 973.72 feet and a long chord bearing S. 20°09'57" W. for 153.04 feet) for an arc distance of 153.20 feet to the South line of Lot 6, said Block 160; thence S. 88°18'42" W. for 18.11 feet to the Southwest corner of said Lot 6; thence N. 2°02'19" W. for 141.87 feet along the West line of said Lot 6 extended to the centerline of the vacated alley in said Block 160; thence S. 88°10'42" W. for 43.22 feet along said centerline; thence along a curve to the left (having a radius of 384.20 feet and a long chord bearing N. 22°50'11" E. for 80.54 feet) for an arc distance of 80.68 feet; thence N. 14°16'55" E. for 7.51 feet to the North line of Lot 3, said Block 160; thence N. 88°02'39" E. for 107.09 feet to the Point of Beginning. Contains 23,842 square feet.

Also, Lots 3 and 4, Block 161, Original City of Omaha, Douglas County, Nebraska, together with the North ½ of the vacated alley adjoining on the South, the East ½ of vacated 7th Street adjoining on the West and that part of the South ½ of vacated Howard Street adjoining vacated 7th Street on the North. Contains 28,344 square feet.

Also, that part of Lots 7 and 8 of Block 161, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the southeast corner of said Lot 8; thence west along the south lines of said Lots 7 and 8 for 81.2 feet; thence northeasterly along a straight line for 96.5 feet to a point on the east line of said Lot 8; thence south along said east line of Lot 8 for 51.7 feet to the Point of Beginning. Contains 1,950 square feet.

Also, that part of Lots 1 through 4, inclusive, Block 178, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northeast corner of Lot 1, said Block 178; thence S. 1°47'14" E. (bearings based on the Nebraska

State, South Zone) for 32.36 feet along the East line of said Lot 1; thence S. 88°02'41" W. for 264.00 feet to the West line of Lot 4, said Block 178; thence N. 1°58'11" W. for 32.12 feet to the Northwest corner of Lot 4, said Block 178; thence N. 87°59'35" E. for 264.00 feet to the Point of Beginning. Contains 8,510 square feet.

Also, Lots 1 through 8, inclusive, Block 179, Original City of Omaha, Douglas County, Nebraska, together with the vacated alley in said Block 179, except that part of Lots 4, 5 and vacated alley in Block 179 described as follows: Beginning at the Southwest corner of Lot 5, Block 179, Original City of Omaha; thence N. 1°47'15" W. (bearings based on the Nebraska State Plane System, South Zone) for 234.43 feet along the West line of Lots 5 and 4, said Block 179; thence along a curve to the right (having a radius of 185.00 feet and a long chord bearing S. 22°03'33" E. for 127.18 feet) for an arc distance of 129.82 feet; thence S. 1°57'19" E. for 115.00 feet to the South line of Lot 5, said Block 179; thence S. 88°02'39" W. for 44.40 feet to the Point of Beginning. Contains a net area of 66,297 square feet.

Also, Lots 1 through 8, inclusive, Block 180, Original City of Omaha, Douglas County, Nebraska. Contains 69,696 square feet.

Also, that part of Lot 4, Block 181, Original City of Omaha, Douglas County, Nebraska, and vacated East 20 feet of 6th Street adjoining on the West, all being more particularly described as follows: Beginning at the Northwest corner of Lot 4, said Block 181; thence N. 88°18'38" E. (bearings based on the Nebraska State Plane System, South Zone) for 26.34 feet along the North line of said Lot 4; thence along a curve to the right (having a radius of 973.72 feet and a long chord bearing S. 32°49'17" W. for 46.45 feet) for an arc distance of 46.46 feet to the West line of said Lot 4; thence continuing along a curve to the right (having a radius of 973.72 feet and a long chord bearing S. 35°10'08" W. for 33.32 feet) for an arc distance of 33.32 feet to the West line of the vacated East 20 feet of 6th Street; thence N. 1°43'04" W. for 64.94 feet to the North line of said Block 181, extended; thence N. 88°18'38" E. for 20.00 feet to the Point of Beginning. Contains 1,548 square feet.

Also, that part of Lots 2, 3 and adjoining vacated alley in Block 188, Original City of Omaha, Douglas County, Nebraska, described as follows: Commencing at the Southeast corner of Lot 1, said Block 188; thence S. 88°12'46" W. (bearings based on the Nebraska State Plane System, South Zone) for 120.51 feet along the South line of Lots 1 and 2, said Block 188, to the TRUE POINT OF BEGINNING; thence along a curve to the right (having a radius of 2,557.15 feet and a long chord bearing N. 0°30'45" E. for 90.37 feet) for an arc distance of 90.37 feet; thence along a curve to the right (having a radius of 394.15 feet and a long chord bearing N. 5°24'02" E. for 43.21 feet) for an arc distance of 43.23 feet to the North line of Lot 1, said Block 188; thence S. 88°02'40" W.

for 17.82 feet along the North line of Lots 1 and 2, said Block 188; thence along a curve to the left (having a radius of 411.15 feet and a long chord bearing S. 5°09'53" W. for 42.14 feet) for an arc distance of 42.16 feet; thence along a curve to the left (having a radius of 2,574.15 feet and a long chord bearing S. 0°30'29" W. for 91.36 feet) for an arc distance of 91.37 feet to the South line of Lot 2, said Block 188; thence S. 1°47'14" E. for 10.00 feet to the centerline of the vacated alley; thence N. 88°12'46" E. for 17.00 feet along said centerline; thence N. 1°47'14" W. for 10.00 feet to the TRUE POINT OF BEGINNING. Contains 2,441 square feet.

Also, Lots 1 through 4, inclusive, Block 189, Original City of Omaha, Douglas County, Nebraska. Contains 34,848 square feet.

Also, Lots 1 and 2, Block 190, Original City of Omaha, Douglas County, Nebraska. Contains 17,424 square feet.

Also, that part of Government Lot 3 in the Southwest ¼ of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of said Government Lot 3; thence N. 88°03'14" E. (bearings based on the Nebraska State Plane System, South Zone) for 99.70 feet along the North Line of said Government Lot 3; thence S. 11°40'23" W. for 95.68 feet; thence N. 43°51'44" W. for 36.42 feet; thence S. 9°20'54" W. for 118.39 feet; thence S. 10°13'55" W. for 132.77 feet to the West line of said Government Lot 3; thence N. 2°14'55" W. for 311.77 feet along said West line to the Point of Beginning. Contains 13,025 square feet.

Also, that part of Government Lot 3 in the Southwest ¼ of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of fractional Block 181, Original City of Omaha; thence North along the East line of said Block 181 for 284 feet; thence East for 15 feet; thence South for 284 feet; thence West for 15 feet to the Point of Beginning. Contains 4,260 square feet.

Also, that part of Government Lot 3 in the Southwest ¼ of Section 23, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the Southwest corner of said Government Lot 3; thence North for 305 feet along the West line of said Government Lot 3; thence East for 15 feet; thence South for 305 feet to the South line of said Government Lot 3; thence West for 15 feet to the Point of Beginning. Contains 4,575 square feet.

Also, that part of Lots 3 and 4, Block 190, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Southwest corner of Lot 4, said Block 190; thence N. 1°50'42" W. (bearings based on the Nebraska State Plane System, South Zone) for 62.30 feet along the West line of said Lot 4;

thence N. 73°49'40" E. for 136.84 feet to the East line of Lot 3, said Block 190; thence S. 3°06'42" E. for 95.91 feet to the Southeast corner of said Lot 3; thence S. 88°02'15" W. for 134.70 feet to the Point of Beginning. Contains 10,588 square feet.

Also, that part of Lot 5, Block 190, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Lot 5, said Block 190; thence N. 88°02'15" E. (bearings based on the Nebraska State Plane System, South Zone) for 65.84 feet to the Northeast corner of said Lot 5; thence S. 1°49'39" E. for 4.23 feet along the East line of said Lot 5; thence S. 73°49'40" W. for 67.96 feet to the West line of said Lot 5; thence N. 1°50'42" W. for 20.91 feet to the Point of Beginning. Contains 828 square feet.

Also, that part of Lot 6, Block 190, Original City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Northwest corner of Lot 6, said Block 190; thence N. 88°02'15" E. (bearings based on the Nebraska State Plane System, South Zone) for 16.69 feet along the North line of said Lot 6; thence S. 73°49'40" W. for 17.23 feet to the West line of said Lot 6; thence N. 1°49'39" W. for 4.23 feet to the Point of Beginning. Contains 35 square feet.

Office of AVP-Engineering Services
Omaha, Nebraska
September 8, 1988