

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 the property 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 minerals and mineral rights unto the said UNION PACIFIC LAND RESOURCES CORPORATION, and unto its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor, Union Pacific Railroad Company, has caused these presents to be signed by its Vice President and attested by its Assistant Secretary, and its corporate seal to be hereunto affixed as of the day and year first herein written.

In Presence of:

UNION PACIFIC RAILROAD COMPANY,

A. A. Holdorf

By J. R. Davis
Vice President

Attest:

A. A. Juppary (Seal)
Assistant Secretary

NEBRASKA DOCUMENTARY.
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Union Pacific Railroad Company

Omaha, Douglas County, Nebraska

Property to be conveyed to Douglas County in connection with the Central Park East Development Project.

Parcel 1

A parcel of land situate in Lot 7 of Block 97 of the Original City of Omaha, and a portion of Sixth Street vacated by Ordinance No. 980 dated February 2, 1886, in Douglas County, Nebraska, being more particularly described as follows:

Beginning at the southwest corner of said Block 97;

thence west along the prolongation of the south line of said Block, a distance of 29.13 feet, more or less, to a point 100.0 feet distant southwesterly, measured radially, from the centerline of the main track of the Union Pacific Railroad Company, as originally constructed and operated;

thence northwesterly along a non-tangent curve, concave southwesterly, having a radius of 1332.69 feet, and being concentric with and 100.0 feet distant southwesterly from said centerline of main track, a distance of 25.60 feet, the long chord of which forms an angle of 58 31' 51" from west to northwest with said prolongation, a distance of 25.60 feet;

thence northwesterly along a straight line tangent to the end of the last described curve, and parallel with and 100.0 feet distant southwesterly, measured at right angles, from said centerline of main track, a distance of 108.46 feet, to a point on the east line of Lot 8 of Block 98 of said City that is 18.21 feet south, measured along said east line, from the northeast corner of said Lot 8;

thence north along said east line, a distance of 5.13 feet;

thence southeasterly along a non-tangent curve, concave southwesterly, having a radius of 384.2 feet, a distance of 141.76 feet, the long chord of which forms an angle of 43 31' 52" from south to southeast with said east line, a distance of 141.35 feet;

thence continuing southeasterly along a compound curve, concave southwesterly, having a radius of 750.68 feet, a distance of 19.44 feet, the long chord of which forms an angle of 11 01' 37" from southeast to south with the prolongation of the last described long chord, a distance of 19.44 feet, to a point on the south line of said Block 97;

thence west along said south line, a distance of 7.83 feet, to the Point of Beginning.

Containing an area of 3248 square feet, more or less.

✓ Parcel 2

A parcel of land situate in Lots 3, 4, 6 and 7 of Block 127 of the Original City of Omaha, and a portion of that part of the east-west alley of said Block vacated by Ordinance No. 22956 dated April 7, 1964, in Douglas County, Nebraska, being more particularly described as follows:

Beginning at a point on the north line of said Block 127 that is 33.0 feet east, measured along said north line, from the northwest corner thereof;

thence south along a straight line parallel with and 33.0 feet distant east of the west line of said Block, a distance of 142.0 feet, to a point in the centerline of said vacated alley;

thence east at right angles along said centerline of vacated alley, a distance of 55.03 feet;

thence south at right angles, a distance of 10.0 feet, to a point on the south line of said alley that is 88.03 feet east, measured along said south line, from the northwest corner of Lot 5 of said Block, and which point is also 100.0 feet distant southwesterly, measured radially, from the centerline of the main track of the Union Pacific Railroad Company, as originally constructed and operated;

thence southeasterly along a non-tangent curve, concave southwesterly, having a radius of 1332.69 feet, and being concentric with and 100.0 feet distant southwesterly from said centerline of main track, a distance of 137.35 feet, the long chord of which forms an angle of 105 59' 46" from west to southeast with said south line, a distance of 137.32 feet, to a point on the south line of said Block that is 125.87 feet east, measured along said south line, from the southwest corner thereof;

thence east along said south line, a distance of 30.56 feet;

thence northwesterly along a non-tangent curve, concave southwesterly, having a radius of 1280.45 feet, a distance of 136.63 feet, the long chord of which forms an angle of 75 05' 31" from west to northwest with said south

line, a distance of 136.60 feet, to a point on the south line of said alley that is 121.29 feet east, measured along said south line, from the northwest corner of said Lot 5;

thence west along said south line, a distance of 7.87 feet, to a point on the easterly limit of that portion of said alley vacated by Ordinance No. 22956 that is 113.42 feet east, measured along said south line, from the northwest corner of said Lot 5;

thence northwesterly along said easterly limit being a non-tangent curve, concave southwesterly, having a radius of 755.99 feet, a distance of 21.2 feet, more or less, to a point on the north line of said alley that is 106.4 feet east, measured along said north line, from the southwest corner of said Lot 4;

thence easterly along the said north line a distance of 8.22 feet;

thence northwesterly along a non-tangent curve, concave southwesterly having a radius of 1280.45 feet, a distance of 142.51 feet, the long chord of which forms an angle of 67° 54' 07" from west to northwest with the north line of said alley, a distance of 142.47 feet, to a point on the north line of said Block that is 61.02 feet east, measured along said north line, from the northwest corner thereof;

thence west along said north line, a distance of 28.02 feet, to the Point of Beginning.

Containing an area of 12629 square feet, more or less.

✓ Parcel 3

A parcel of land situate in Lot 2 of Block 130 of the Original City of Omaha in Douglas County, Nebraska, being more particularly described as follows:

Beginning at a point on the north line of said Block 130 that is 136.7 feet east, measured along said north line, from the northwest corner thereof;

thence southeasterly along a straight line, a distance of 132.3 feet, to a point on the south line of Lots 1, 2, 3, and 4 of said Block that is 145.14 feet east, measured along said south line, from the southwest corner of said Lot 4;

thence east along said south line, a distance of 48.32 feet;

thence northwesterly along a non-tangent curve, concave southwesterly, having a radius of 943.51 feet, a distance of 38.15 feet, the long chord of which forms an angle of 82 20' 21" from west to northwest with said south line, a distance of 38.15 feet;

thence northwesterly along a straight line tangent to the end of said curve, a distance of 95.32 feet, to a point on the north line of said Block that is 173.76 feet east, measured along said north line from the northwest corner thereof;

thence west along said north line, a distance of 37.06 feet, to the Point of Beginning.

Containing an area of 5676 square feet, more or less.

Parcel 4

A parcel of land situate in Lots 7 and 8 of Block 130 of the Original City of Omaha in Douglas County, Nebraska, being more particularly described as follows:

Beginning at a point on the north line of Lots 5, 6, 7, and 8 of said Block that is 146.40 feet east, measured along said north line, from the northwest corner of said Lot 5;

thence southeasterly along a straight line, a distance of 132.3 feet, to a point on the south line of said Block that is 154.89 feet east, measured along said south line, from the southwest corner thereof;

thence east along said south line, a distance of 43.56 feet;

thence northerly along a non-tangent curve, concave westerly, having a radius of 943.51 feet, a distance of 132.08 feet, the long chord of which forms an angle of 91 16' 10" from west to north with said south line, a distance of 132.03 feet, to a point on said north line of Lots 5, 6, 7 and 8 that is 195.52 feet east, measured along said north line, from the northwest corner of said Lot 5;

thence west along said north line, a distance of 49.12 feet, to the Point of Beginning.

Containing an area of 6320 square feet, more or less.

Parcel 5

A parcel of land situate in Lots 3, 4, and 5 of Block 160 of the Original City of Omaha, a portion of the east-west alley of said Block vacated by Ordinance No. 15402 dated May 7, 1946, and a portion of Sixth Street vacated by Ordinance No. 23989 dated September 20, 1966, in Douglas County, Nebraska, being more particularly described as follows:

Beginning at a point on the north line of said Block 160 that is 61.26 feet east, measured along said north line, from the northwest corner thereof;

thence southwesterly along a straight line, a distance of 137.46 feet, (137.6 per deed record) to a point on the west line of said Block that is 123.05 feet south, measured along said west line from the northwest corner thereof;

thence west at right angles, a distance of 50.0 feet to a point in the centerline of said vacated Sixth Street;

thence south at right angles along said centerline of vacated Sixth Street, a distance of 8.95 feet, to a point on the south limit of said vacated Sixth Street at the intersection of said centerline with the west prolongation of the north line of said vacated alley;

thence east at right angles along said south limit and said prolongation, a distance of 50.0 feet, to the southwest corner of said Lot 4;

thence south at right angles along the prolongation of the west line of said Lot, a distance of 10.0 feet, to a point in the centerline of said vacated alley;

thence east at right angles along said centerline of vacated alley, a distance of 8.46 feet;

thence south at right angles, a distance of 10.0 feet, to a point in the south line of said vacated alley that is 8.46 feet east, measured along said south line, from the northwest corner of said Lot 5, and which point is also 50.0 feet distant northwesterly, measured radially, from the centerline of the main track of the Union Pacific Railroad Company, as originally constructed and operated;

thence southwesterly along a non-tangent curve, concave northwesterly, having a radius of 1382.69 feet, and being concentric with and 50.0 feet distant northwesterly from said centerline of main track, a distance of 16.11 feet,

to a point on the west line of said Lot 5 that is 13.71 feet south, measured along said west line, from the northwest corner thereof;

thence south along said west line, a distance of 10.23 feet;

thence northeasterly along a non-tangent curve, concave northwesterly, having a radius of 384.20 feet, a distance of 121.16 feet, the long chord of which forms an angle of 26 55' 52" from north to northeast with said west line, a distance of 121.00 feet;

thence northeasterly along a straight line tangent to the end of said curve, a distance of 71.51 feet, to a point on the north line of said Block that is 76.75 feet east, measured along said north line, from the northwest corner thereof;

thence west along said north line, a distance of 15.49 feet, to the Point of Beginning.

Containing an area of 4355 square feet, more or less.

Office of Chief Engineer
Omaha, Nebraska
January 26, 1984

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