

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That, UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Utah, Grantor, in consideration of the sum of Forty Thousand Two Hundred Eighty-Five Dollars (\$40,285.00) to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto COUNTY OF DOUGLAS, NEBRASKA, a political subdivision of the State of Nebraska, Grantee, its successors and assigns, forever, all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the real estate situate in the County of Douglas, State of Nebraska, described in Exhibit A, hereto attached and hereby made a part hereof.

This deed is made SUBJECT to the following:

- (a) That certain Mineral Deed dated as of April 1, 1971, from Union Pacific Railroad Company to Union Pacific Land Resources Corporation wherein Union Pacific Railroad Company conveyed all its right, title and interest in and to all minerals and mineral rights of every kind and character now known to exist or hereafter discovered in and underlying the land described in Exhibit A hereto attached, 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 Union Pacific Land Resources Corporation, its successors and assigns, but without entering upon or using the surface of said land, and in such manner as not to damage the surface of said land or to interfere with the use thereof by Union Pacific Railroad Company, its successors and assigns.
- (b) All taxes and all assessments levied upon or assessed against the premises described in Exhibit A for any period or time prior to and including the date of this deed shall be payable by the Grantor; all taxes and all assessments levied upon or assessed against the premises described in Exhibit A for any period or time after the date of this deed

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shall be payable by the Grantee; and the Grantee assumes and agrees to pay, or to reimburse the Grantor for, if paid by it, all such taxes and assessments for the period or time after the date of this deed.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the premises described in Exhibit A, subject to the aforesaid provisions, unto the said Grantee and to its successors and assigns, forever.

AND WHEREAS, Union Pacific Railroad Company did, on the first day of June, 1940, execute and deliver to The Chase National Bank of the City of New York a certain mortgage deed wherein and whereby the Railroad Company conveyed to The Chase National Bank of the City of New York as Trustee for the uses and purposes therein mentioned, among other things, the land described in Exhibit A; and

WHEREAS, The Chase National Bank of the City of New York was, on the 31st day of March, 1955, merged into the Bank of the Manhattan Company under the name of The Chase Manhattan Bank, and thereby The Chase Manhattan Bank became successor to The Chase National Bank of the City of New York as Trustee of such mortgage, and on September 23, 1965, The Chase Manhattan Bank was converted into The Chase Manhattan Bank (National Association) and its name changed thereto without affecting the continuity of its business or corporate existence. Such bank is hereinafter referred to as The Chase Manhattan Bank.

NOW THEREFORE, Know All Men By These Presents, that THE CHASE MANHATTAN BANK, Trustee under the aforesaid mortgage deed, in consideration of the premises, does hereby REMISE, RELEASE and forever QUITCLAIM, subject, however, to the provisions aforesaid, unto County of Douglas, Nebraska, its successors and assigns, forever, its entire right, title and interest as Trustee in and to the real estate described in Exhibit A, to be held by the Grantee free and exempt from all liens, encumbrances and charges of such mortgage deed of the first day of June, 1940.

This deed is executed by the Trustee without covenant or warranty, express or implied, and without recourse against it in any event. The Recitals herein contained are made upon representation of the Grantor and the Trustee assumes no responsibility therefor.

IN WITNESS WHEREOF, the Grantor, UNION PACIFIC RAILROAD COMPANY, and THE CHASE MANHATTAN BANK, Trustee

under mortgage deed dated June 1, 1940, each has caused this deed to be duly executed on its part as of the 1st day of November, 1984.

Attest:

UNION PACIFIC RAILROAD COMPANY,

S. D. [Signature]
Assistant Secretary

(Seal)

By J. C. [Signature]
Chief Executive Officer

Attest:

THE CHASE MANHATTAN BANK
(National Association), Trustee

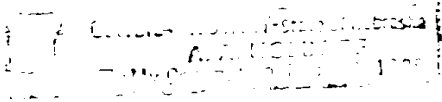
J. P. [Signature]
Assistant Secretary

(Seal)

By [Signature]
Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 1st day of November, 1984, by Mr. J. C. KENEFICK, Chief Executive Officer of Union Pacific Railroad Company, a Utah Corporation, on behalf of the corporation.



A. A. Hildner
Notary Public

(Seal)

jck

On this 20th day of November, 1984, before me, a Notary Public in and for said County in the State aforesaid, personally appeared H.W. Tagliabue, to me personally known, and to me personally known to be a Vice President of THE CHASE MANHATTAN BANK (National Association), and to be the same person whose name is subscribed to the foregoing instrument, and who, being by me duly sworn, did say that he is a Vice President of The Chase Manhattan Bank (National Association); that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and the said H.W. Tagliabue acknowledged said instrument to be his free and voluntary act and deed, and the free and voluntary act and deed of said corporation, by it voluntarily executed, for the uses specified therein.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires March 30 1985

Philip S. Jones
Notary Public

(Seal)



PHILIP S. JONES
Notary Public
State of New York
Commission Expires March 30, 1985

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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GEORGE J. DUGLEIN
REGISTER OF DEEDS

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