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NEBRASKA DOCUMENTARY
STATE OF NEBRASKA

ORIGINAL

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the MISSOURI PACIFIC RAILROAD COMPANY, a Delaware Corporation, Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, ^{South Dakota} RELEASE and forever QUITCLAIM unto STAR CITY/FEDERAL INC., a Nebraska Corporation, Grantee, whose address is 11222 Davenport Street, Omaha, Nebraska 68154, and to its successors and assigns forever, (i) all its right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the real estate, consisting of approximately 245 square feet, more or less, located in Lots 5 and 6, Block 11 of the North Lincoln Addition to the City of Lincoln, Lancaster County, Nebraska, situate in the E1/2 of Section 23, Township 10 North, Range 6 East of the 6th Principal Meridian, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof, and (ii) all of its undivided one-half right, title, interest, estate, claim and demand, both at law and in equity, of, in and to the real estate consisting of 7.72 acres, more or less, situate in Block 6, Block 9 and Block 18 in Original Town and in Block 11 and Block 14 in North Lincoln Addition, together with portions of vacated T, U, V and 9th Streets all in the City of Lincoln, Lancaster County, Nebraska, as more particularly described in Exhibit B, hereto attached and hereby made a part hereof.

This deed is made subject to the condition that all taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the property described in Exhibit A which became or may become due and payable in the year 1993 shall be prorated as of the date of delivery of this deed by Grantor to Grantee, said date being the 1st day of October, 1993: and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by it, all such taxes and assessments applicable to the period subsequent to the date of delivery of this deed and assume all taxes and all assessments and all installments of assessments which may become due and payable after said year.

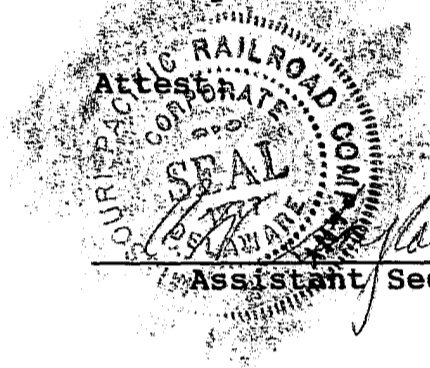
Together with all and singular the hereditaments and appurtenances thereunto belonging, TO HAVE AND TO HOLD the above described premises unto the said Grantee, its successors and assigns.

Grantor, Federal I.D. No. 43-1118635, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification prepared in

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conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit C.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed on its part as of the 16th day of AUGUST, 1993.



MISSOURI PACIFIC RAILROAD COMPANY,

By L.B. Schoultz
Executive Assistant to
Executive Vice President-Operation

Assistant Secretary

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ACKNOWLEDGEMENT

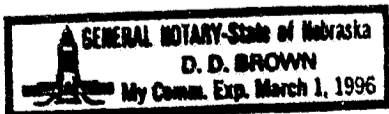
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged on this 16th day of August, 1993, before me, a Notary Public duly commissioned, qualified and acting, within and for the said County and State, by R. B. Schoultz and C. W. Saylor, to me personally known, who stated that they were the Executive Assistant to Executive Vice President-Operation and Assistant Secretary, respectively, of Missouri Pacific Railroad Company, a Delaware corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

D. D. Brown

Notary Public

My commission expires:



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MISSOURI PACIFIC RAILROAD COMPANY
LINCOLN, LANCASTER COUNTY, NEBRASKA

EXHIBIT "A"

PARCEL 2

A tract of land being all that portion of Lots 5 and 6, Block 11, North Lincoln Addition to the City of Lincoln, Nebraska, situate in the east half of Section 23, Township 10 North, Range 6 East of the 6th Principal Meridian in Lancaster County, Nebraska, more particularly described as follows:

COMMENCING at the southwest corner of said Lot 6;
thence on an assumed bearing of N. $0^{\circ}00'05''$ W. along the west line of said Lot 6, a distance of 15.49 feet, to a point in the north line of the Missouri Pacific and Chicago & Northwestern Railroads' right-of-way, and the TRUE POINT OF BEGINNING.

thence continuing northerly along the last described line, a distance of 9.33 feet;

thence N. $55^{\circ}03'37''$ E., a distance of 99.07 feet, to a point in said railroad right-of-way;

thence along a curve to the left whose initial tangent bears S. $55^{\circ}03'37''$ W., whose radius is 716.78 feet, and has a central angle of $8^{\circ}22'32''$, an arc distance of 104.78 feet, to the TRUE POINT OF BEGINNING.

Containing an area of 245 square feet, more or less, or 0.006 acres, more or less.

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MISSOURI PACIFIC RAILROAD COMPANY
AND
CHICAGO & NORTHWESTERN RAILROAD COMPANY

EXHIBIT B

CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA

A tract of land situate in Block 6, Block 9 and Block 18, in Original Town, and in Block 11 and Block 14, in North Lincoln Addition, together with portions of vacated T, U, V and 9th Streets, all in the City of Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the southwest corner of said Block 18;
thence N.00°00'00"E. along the west lines of said Blocks 18, 9, 6 and 14, a distance of 1031.09 feet to the beginning of a nontangent curve to concave to the right, having a radius of 716.78 feet that bears S.65°01'46"E.;

thence northeasterly along said curve, through a central angle of 30°05'23", an arc distance of 376.43 feet to a point on the southeasterly right of way of the Burlington Northern Railroad;

thence N.55°03'37"E. along said right of way, tangent to the end of the last described curve, a distance of 201.94 feet to the beginning of a nontangent curve concave to the left, having a radius of 838.51 feet that bears S.55°14'10"E.;

thence Southwesterly along said curve, through a central angle of 36°41'07", an arc distance of 536.88 feet;

thence S.01°55'12"E. tangent to the end of the last described curve, a distance of 262.75 feet to the beginning of a tangent curve concave to the left, having a radius of 592.96 feet;

thence Southeasterly along said curve, through a central angle of 18°07'30", an arc distance of 187.58 feet;

thence S.00°00'08"W. along a straight line, a distance of 183.47 feet to the beginning of a nontangent curve, having a radius of 60 feet that bears N.59°21'56"W.;

thence Southwesterly along said curve, through a central angle of 19°05'49", an arc distance of 20.00 feet;

thence S.49°43'53"W. tangent to the end of the last described curve, a distance of 11.50 feet to the beginning of a tangent curve concave to the right, having a radius of 80.00 feet;

thence Southwesterly along said curve, through a central angle of 49°43'45", an arc distance of 69.44 feet;

thence S.00°00'08"W. tangent to the end of the last described curve, a distance of 212.51 feet to a point on the

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south line of said Block 18;
thence N.89°58'41"W. along said south line, a distance of
250.08 feet to the Point of Beginning.

Containing an area of 336,342 square feet or 7.72 acres,
more or less.

OFFICE OF CONTRACTS & REAL ESTATE
OMAHA, NEBRASKA APRIL 12, 1993
WRITTEN BY FJF
LINCOLN.1 344-93

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EXHIBIT C

CERTIFICATION OF NON-FOREIGN STATUS

Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to MISSOURI PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of MISSOURI PACIFIC RAILROAD COMPANY:

1. MISSOURI PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. MISSOURI PACIFIC RAILROAD COMPANY's U.S. employer identification number is 43-1118635 and state of incorporation is Delaware; and
3. MISSOURI PACIFIC RAILROAD COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179-1100.

MISSOURI PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

MISSOURI PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of MISSOURI PACIFIC RAILROAD COMPANY.

L. B. Schoultz

Title: Exec. Ass't

Date: 8/16/92

LANCASTER COUNTY, NEB

Dora Hulte
REGISTER OF DEEDS

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INST. NO 93

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