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NEBRASKA DEPARTMENT OF REVENUE

DEC 02 93

Authorization Res. Dated  
Jan. 4, 1993

67725-700

DEED NO. 87231

THE GRANTOR, CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, whose principal office is located at 165 N. Canal Street, Chicago, Illinois, for the consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to it in hand paid does hereby convey and quitclaims to STAR CITY/FEDERAL INC., a Corporation of the State of Nebraska, South Dakota, whose address is 11222 Davenport Street, Omaha, Nebraska 68154, GRANTEE, an undivided one-half (1/2) interest in the following described real estate situated in the City of Lincoln, County of Lancaster, and the State of Nebraska, to wit:

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 North 00°00'00" East 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 South 65°01'46" East; 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 North 55°03'37" East 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 South 55°14'10" East; thence Southwesterly along said curve, through a central angle of 36°41'07", an arc distance of 536.88 feet; thence South 01°55'12" East 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 187.53 feet; thence South 00°00'08" West 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 North 59°21'56" West; thence Southwesterly along said curve, through a central angle of 19°05'49", an arc distance of 20.00 feet; thence South 49°43'53" West 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 South 00°00'08" West tangent to the end of the last described curve, a distance of 212.51 feet to a point on the South line of said Block 18; thence North 89°58'41" West 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.

Subject, however, to all existing interests, including but limited to all reservations, right of way and easements of record or otherwise.

Reserving, however, unto the Grantor, its lessees, licensees, successors and assigns, the right to continue to protect, maintain, repair, reconstruct, replace, operate, and use any and all existing drainage, driveways, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever on said real estate.

Return to Grantor

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By the acceptance of this conveyance, the Grantee, for itself and/or its heirs, successors, transferees and assigns, hereby agrees to take all steps necessary, at no expense to Grantor, to comply with any and all governmental requirements relating to land platting and use.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the Property, subject to the aforesaid exception and reservation, unto Grantee, its successors and assigns, forever.

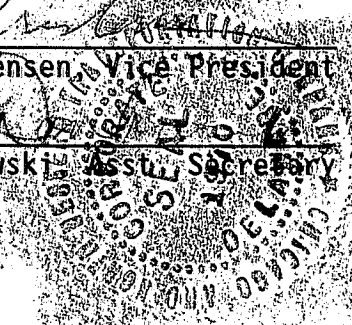
DATED this 16th day of August, 1993.

Signed, Sealed and Delivered in Presence of:

Larry A. Whitney  
Perry Mercey

CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY

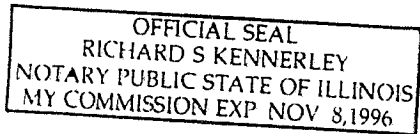
By D.A. Christensen  
D. A. Christensen, Vice President  
Attest K.A. Dombrowski  
K. A. Dombrowski, Asst. Secretary



STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, Richard S. Kennerley, a Notary Public, duly commissioned and qualified in and for the County and State aforesaid and residing therein, DO HEREBY CERTIFY that D. A. Christensen and K. A. Dombrowski, to me personally known and known to me to be, respectively, Vice President and Assistant Secretary of CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, a Delaware corporation, and the identical persons whose names are subscribed to the foregoing Instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 16th day of August, 1993.



Richard S. Kennerley  
Notary Public, In and for the County of Cook, in the State of Illinois

My Commission Expires: November 8, 1996.

LINCOLN  
NOTARY  
HULLSBY  
[Signature]

This instrument was prepared by the Chicago and North Western Transportation Company, 165 North Canal Street, Chicago, Illinois 60606.

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Den [Signature]  
REGISTER OF DEEDS

#31.50

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