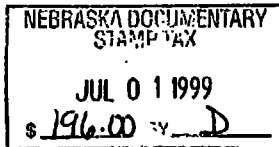


FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
99-020941

99 JUL -1 PM 1:55

*Shawn J. ...*  
REGISTER OF DEEDS



99-20941

Counter DS  
Verify S  
D.E. W  
Proof AK  
Fee \$ 15.50  
Gk  Cash  Cng

QUITCLAIM DEED - STATE

PROJECT: IN-01-09(20)

TRACT: 17

John L. Craig, DIRECTOR, in the name of the STATE OF NEBRASKA and for the DEPARTMENT OF ROADS of said State of Nebraska, under the provisions of Section 39-1326 R.R.S. of Nebraska, 1943 and for and in consideration of the sum of One Hundred Eleven Thousand Nine Hundred Four and no/100 DOLLARS in hand paid, does hereby grant, bargain, sell, convey, remise, release and forever quitclaim unto I-80 Business Park, L.L.C., hereinafter known as the Grantee, whether one or more, the following described real property situated in Sarpy County and State of Nebraska and subject to any and all existing restrictions and/or easements:

A tract of land located in the Northwest Quarter of Section 17, Township 14 North, Range 12 East of the 6th P.M., Sarpy County, Nebraska more particularly described as follows:

Commencing at the Northwest Corner of said Northwest Quarter of Section 17; thence South 89 degrees 35 minutes, 02 seconds East (assumed bearing) along the North Line of said Northwest Quarter of Section 17, a distance of 191.81 feet to a point on the southeasterly right-of-way line of U.S. Interstate Highway No. 80, said point also being the point of beginning; thence continuing South 89 degrees 35 minutes 02 seconds East along said North Line of the Northwest Quarter of Section 17, a distance of 702.72 feet; thence South 00 degrees 24 minutes 58 Seconds West, a distance of 33.00 feet to a point on the South right-of-way line of Harrison Street; thence South 77 degrees, 24 minutes, 01 seconds West, a distance of 377.41 feet; thence southwesterly, on a curve to the left with a radius of 400.00 feet, a distance of 93.19 feet, said curve having a long chord which bears South 66 degrees, 35 minutes, 20 seconds West, a distance of 92.98 feet to a point on the North right-of-way line of Harry Anderson Avenue; thence South 76 degrees, 56 minutes, 26 seconds West, a distance of 325.28 feet; thence North 84 degrees, 00 minutes, 34 seconds West, a distance of 125.38 feet to a point on the West Line of said Northwest Quarter of Section 17; thence North 00 degrees, 14 minutes 42 seconds East along said West Line of the Northwest Quarter of Section 17, a distance of 45.01 feet to a point on said southeasterly right-of-way line of U.S. Interstate Highway No. 80; thence North 48 degrees, 05 minutes, 53 seconds East along said southeasterly right-of-way line of U.S. Interstate Highway No. 80, a distance of 258.70 feet to the point of beginning, containing 111,904 square feet or 2.569 acres, more or less.

There will be no ingress or egress over the following described controlled access line located in the Northwest Quarter of Section 17, Township 14, North, Range 12 East of the Sixth Principal Meridian, Sarpy County, Nebraska:

Referring to the Northwest Corner of said Quarter Section; thence easterly a distance of 191.81 Feet along the North Line of said Quarter Section to the point of beginning; thence southwesterly deflecting 137 Degrees, 41 Minutes, 59 Seconds Right, a distance of 258.70 Feet to a point on the West Line of Said Quarter Section; thence, southerly deflecting 047 Degrees, 26 minutes, 59 Seconds left, a distance of 45.01 Feet to the point of termination;

The rights of ingress and egress as granted in the document filed in Deed Book 87, Page 300, in the records of the Register of Deeds of Sarpy County, Nebraska shall be terminated, and the rights of ingress and egress as described above shall prevail.

20f2  
RETURN TO:  
WALSH, FULLENKAMP & DOYLE  
11440 WEST CENTER ROAD  
OMAHA, NEBRASKA 68144-4482  
ATTN: Aimee Haley

020941

99-20941A


In accordance with Article III, Section 20 of the Constitution of the State of Nebraska, the State of Nebraska, Department of Roads does hereby retain and reserve to itself all salt springs, coal, oil, gas, natural resources or other mineral rights it may have in or on the above described real property.

The State of Nebraska, Department of Roads, reserves an easement for the operation, maintenance and use of any and all existing utilities which are located over, under or upon the above described tract.

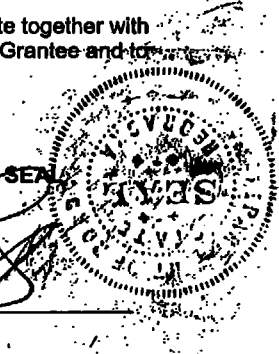
The State reserves to itself a permanent easement over which the various impacts, including but not limited to, noise, air, light, and dust, associated with vehicular traffic on the highway may be disbursed.

To have and to hold said real property, hereby known to include real estate together with all tenements, hereditaments and appurtenances thereunto belonging, unto said Grantee and to his, her or their heirs, successors and assigns forever.

Duly executed this 17<sup>th</sup> day of June, 1999

  
Governor of the State of Nebraska

  
Director

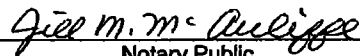


STATE OF NEBRASKA)  
  ) ss.  
Lancaster County                )

On this 17<sup>th</sup> day of June, A.D., 1999, before me, a General Notary Public, duly commissioned and qualified personally came John L. Craig, Director, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be a voluntary act and deed.

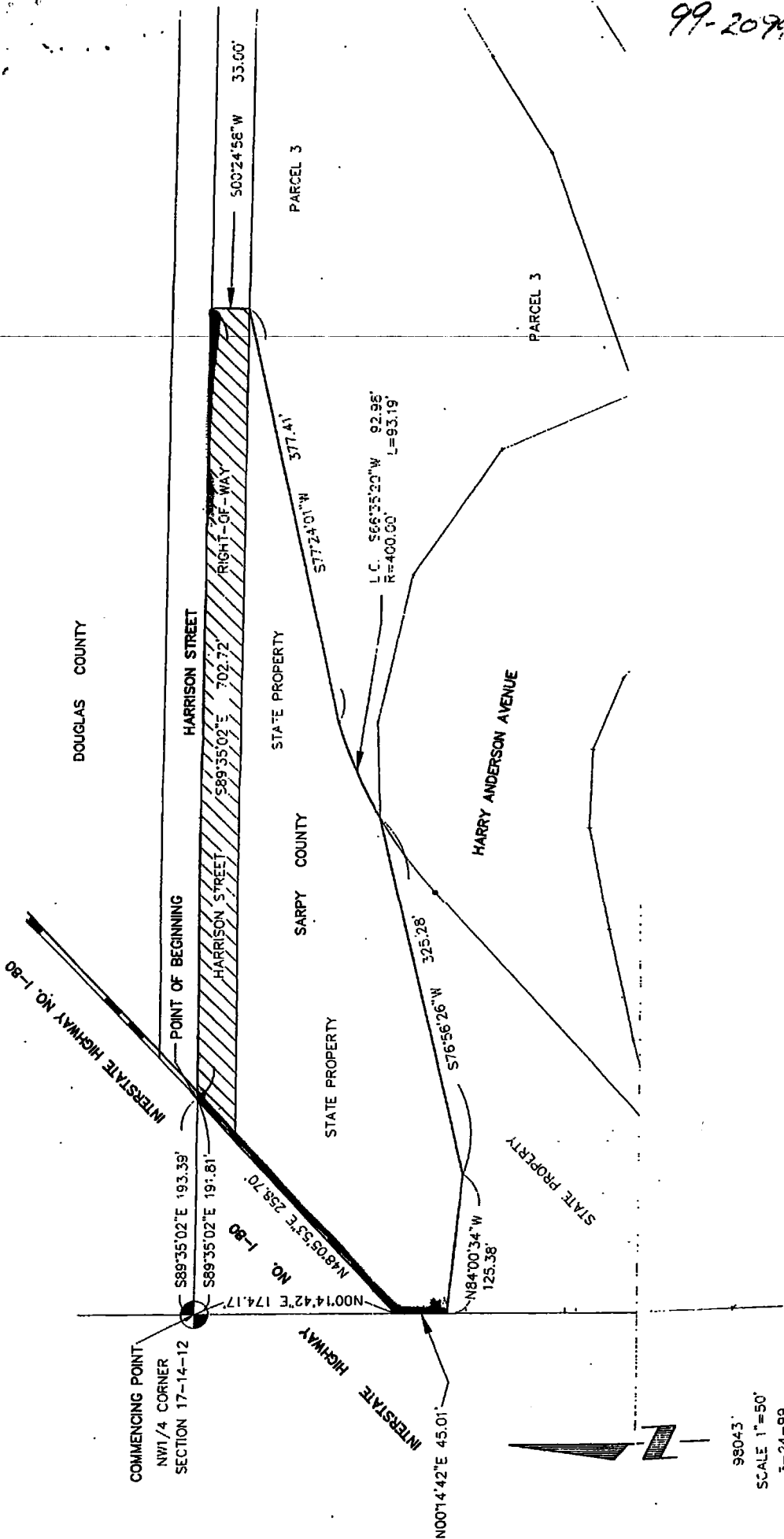
WITNESS my hand and Notary Seal the day and year last above written.



  
Notary Public

My commission expires the 21<sup>st</sup> day of July, 2002

99-20741B



DOUGLAS COUNTY

PARCEL 3

PARCEL 3

11.4'

STATE PROPERTY

SARPY COUNTY

STATE PROPERTY

HARRY ANDERSON AVENUE

STATE PROPERTY

COMMENCING POINT  
NW 1/4 CORNER  
SECTION 17-14-12

N001°4'42"E 174.17'

S89°35'02"E 193.39'

S89°35'02"E 197.81'

N48°05'57"E 258.70'

INTERSTATE HIGHWAY

N001°4'42"E 45.01'

N84°00'34"W  
125.38'

S76°56'26"W  
325.28'

S77°24'01"W  
571.14'

L.C. 566°35'22"W 92.95'  
R=400.00'  
L=93.19'

HARRISON STREET

S89°35'02"E 702.72'

S03°24'56"W 33.00'

POINT OF BEGINNING

HARRISON STREET



98043

SCALE 1"=50'

3-24-99