

INST# 19486
RECORDING FEE 5.00
AUDITOR FEE 10.00
RMA FEE 1.00

COMPARED

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

PREPARED BY: Legal Department, 209 Pearl Street, Council Bluffs, IA 51503, (712) 328-4620
RETURN TO: City Clerk, 209 Pearl Street, Council Bluffs, IA 51503, (712) 328-4616

03 MAR 10 AM 9:21

JOHN SCIORTINO
RECORDER

CITY DEED

KNOW ALL PERSONS BY THESE PRESENTS:

That the City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa, by its Mayor thereunto duly authorized, as hereinafter set forth, in consideration of one dollar per square foot, does hereby release, demise, convey and quitclaim unto One Renaissance Center, L.L.C., all its right, title and interest in and to the property described on Exhibit A, attached hereto.

This deed is subject to the reservation of a permanent and perpetual utilities easement of way in favor of the City of Council Bluffs, for the maintenance of any and all utilities equipment presently in place, and for such reconstruction, reemplacment and repair thereof which said City and its licensees and/or franchise grantees may in the future deem necessary and proper, and for the removal of any improvements, emplaced thereon by the grantees, or their successors or assigns, necessitated by the reconstruction, reemplacment, or repair of such utilities, such removal to be at the sole expense of grantees or their successors or assigns and without cost to the City, its licensees and/or franchise grantees, and without obligation to repair or replace such improvements.

This deed is executed under and by virtue of the authority vested in the Mayor of Council Bluffs, Iowa, under the provisions of Resolution No. 20-186, adopted and approved on July 24, 2000, under the provisions of which and in accordance herewith this deed is executed and delivered.

IN WITNESS WHEREOF, the City of Council Bluffs, Iowa, has caused these presents to be signed by its Mayor and the seal of said City duly attested by the City Clerk hereunto affixed this 25th day of FEBRUARY, 2003.

CITY OF COUNCIL BLUFFS, IOWA:

Entered for Taxation MAR 10 2003
Marilyn J. Drake, COUNTY AUDITOR

Thomas P. Hanafan
THOMAS P. HANAFAN, Mayor

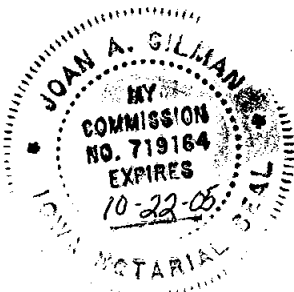
Attest:

Cheryl Puntene
CHERYL PUNTENEY, City Clerk

STATE OF IOWA)
COUNTY OF) ss.
POTTAWATTAMIE)

On this 25th day of February, 2003, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Thomas P. Hanafan and Cheryl Puntene, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the said City of Council Bluffs, Iowa, a municipal corporation, that the seal affixed hereto is the seal of said municipal corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Thomas P. Hanafan and said Cheryl Puntene, as such officers, acknowledge the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

Joan A. Gilman
Notary Public in and for said State



BK103PG47331

Plb. Security Land Title

Exhibit "A"

A parcel of land being part of Government Lot 3 of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 28 and part of Government Lot 1 of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 33, all in Township 75, Range 44 West of the Fifth Principal Meridian, City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 33; thence along the West line of said Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$), North 0 degrees 00 minutes 00 seconds East, 1325.50 feet to the Northwest corner of said Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$); thence along the North line of said Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$), South 89 degrees 34 minutes 00 seconds East, 63.44 feet to the Easterly right of way line of the Council Bluffs Missouri River Levee and the TRUE POINT OF BEGINNING; thence along said Easterly right of way line, North 12 degrees 45 minutes 09 seconds East, 781.59 feet to the South right of way line of Avenue B; thence along said South right of way line, North 89 degrees 41 minutes 47 seconds East, 1085.43 feet to the West line of a 12.00 foot wide North-South alley West of Lots 174 through 184 of Twin City Gardens Addition to the City of Council Bluffs; thence along said West line, South 0 degrees 06 minutes 50 seconds West, 494.70 feet to the Northerly right of way line of Interstate No. 480/Relocated Avenue A; thence along said Northerly right of way line the following seven courses:

1. South 80 degrees 06 minutes 30 seconds West 107.42 feet;
2. South 31 degrees 44 minutes 21 seconds West 74.56 feet;
3. South 62 degrees 46 minutes 29 seconds West 560.55 feet;
4. South 69 degrees 15 minutes 18 seconds West 191.41 feet;
5. South 70 degrees 31 minutes 47 seconds West 288.54 feet;
6. South 83 degrees 48 minutes 30 seconds West 145.66 feet;
7. South 78 degrees 45 minutes 00 seconds West 73.86 feet to the Easterly right of way line of the Council Bluffs Missouri River Levee;

Thence along said Easterly right of way line, North 19 degrees 29 minutes 11 Seconds West, 6.95 feet; thence continuing along said Easterly right of way line, North 12 degrees 45 minutes 09 seconds East, 258.87 feet to the TRUE POINT OF BEGINNING.