



DEED 2003122207



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Original
RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RECEIVED

1737-35

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation ("Grantor") in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto THE CITY OF OMAHA, a municipal corporation of the State of Nebraska ("Grantee") whose address is 1819 Farnam Street, Omaha, Nebraska 68183 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Omaha, Douglas County, State of Nebraska, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 23rd day of JUNE, 2003.

Attest:

UNION PACIFIC RAILROAD COMPANY

C. J. Meyer
Assistant Secretary

By Larry K. Love
Title: **GENERAL MANAGER-REAL ESTATE**

(Seal)

Deed
3/4

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BKP		C/O	COMB
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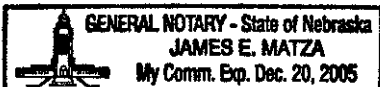
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ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 23RD day of JUNE, 2003, before me, a Notary Public in and for said County and State, personally appeared TONY K. LOVE and C. J. MEYER who are the GENERAL MANAGER - REAL ESTATE and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)

James E. Matza
Notary Public

A parcel of land being a portion of Block 1 and Block 32 of the Original City of Omaha and a portion of vacated Cass Street and vacated California Street along with the vacated alleys in said Blocks 1 and 32 all in the City of Omaha, Douglas County, Nebraska, more fully described as follow:

Commencing at the intersection of the south right-of-way line of vacated Cass Street with the easterly right-of-way line of Abbott Drive, said point being 60.54 feet east of the northwest corner of Block 34;

thence along the south right-of-way line of said vacated Cass Street, North 87 degrees 36 minutes 59 seconds East, 331.59 feet to the TRUE POINT OF BEGINNING;

thence North 44 degrees 03 minutes 13 seconds West, 72.31 feet;

thence North 52 degrees 16 minutes 14 seconds West, 74.96 feet;

thence North 58 degrees 05 minutes 13 seconds West, 39.65 feet;

thence North 56 degrees 27 minutes 56 seconds West, 50.03 feet;

thence North 51 degrees 23 minutes 51 seconds West, 50.02 feet;

thence North 45 degrees 05 minutes 17 seconds West, 50.20 feet;

thence North 40 degrees 01 minute 46 seconds West, 26.64 feet to a point on the easterly right-of-way line of said Abbott Drive;

thence along said easterly right-of-way line the following five (5) courses:

1. North 18 degrees 20 minutes 29 seconds East, 112.49 feet to the beginning of curve, concave northwesterly, having a radius of 508.34 feet;
2. northeasterly, along said curve, through a central angle of 9 degrees 28 minutes 59 seconds, 84.14 feet;
3. North 8 degrees 47 minutes 34 seconds East, 179.08 feet to the beginning of a curve, concave southeasterly, having a radius of 271.56 feet;
4. northeasterly, along said curve, through a central angle of 38 degrees 29 minutes 57 seconds, 182.47 feet;
5. North 47 degrees 17 minutes 34 seconds East, 41.79 feet;

thence South 20 degrees 57 minutes 23 seconds East, 492.59 feet;

thence South 2 degrees 13 minute 05 seconds East, 321.03 feet to a point on said south right-of-way line of vacated Cass Street;

thence along said south right-of-way line, South 87 degrees 36 minutes 59 seconds West, 109.33 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area of 4.172 acres, more or less.