

NEBRASKA DOCUMENTARY
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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that BURLINGTON NORTHERN RAILROAD COMPANY (formerly named Burlington Northern Inc.), a Delaware corporation, Grantor, for Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, to it duly paid, the receipt whereof is hereby acknowledged, and in confirmation of and pursuant to, the Asset Transfer Agreement and Deed dated as of May 26, 1988 between Grantor and Grantee, has granted, conveyed, remised, released and quitclaimed, and by these presents does grant, convey, remise, release and forever quitclaim without any covenants of warranty whatsoever and without recourse to the Grantor, its successors and assigns, unto GLACIER PARK COMPANY, a Delaware corporation, of 1011 Western Avenue, Suite 700, Seattle, Washington 98104, Grantee, and to its successors and assigns forever, all its right, title, interest, estate, claim and demand, if any, both at law and in equity of, in and to that certain strip or parcel of land located in County of Lancaster, State of Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with all after acquired title of Grantor therein.

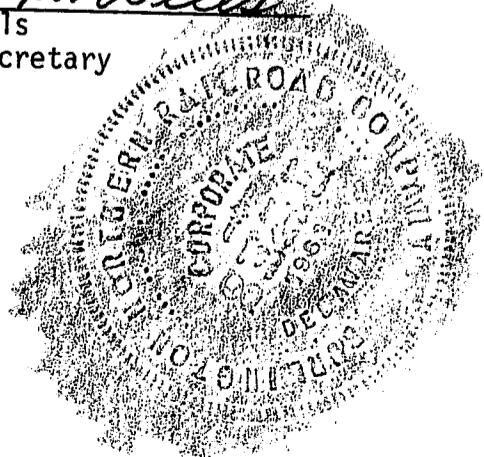
Dated this 2nd day of December, 1988.

BURLINGTON NORTHERN RAILROAD COMPANY

BY J. H. Iikka
J. H. Iikka
Director - Title Services

ATTEST:

BY Anita D. Wells
Anita D. Wells
Assistant Secretary



STATE OF
COUNTY OF

} ss.

On this 2nd day of December, 1988, before me, a Notary Public in and for said County, personally appeared the above named J. H. Ilkka and Anita D. Wells, who respectively acknowledged that they are, respectively, Director - Title Services and Assistant Secretary of said corporation, that they executed the above instrument, that they held the position or title set forth in the above instrument and certificate, that they signed the instrument on behalf of the corporation by proper authority, and that the instrument was the act of the corporation for the purpose therein stated; and I know, or have satisfactory evidence, that the above named are the persons who executed the instrument and the persons named and described therein.

WITNESS my hand and official notarial seal, at Seattle
in said County, the date aforesaid.

Lisa J. Fredrich
Notary Public.

My commission expires: 02/09/92

This instrument was drafted by:
Glacier Park Company
Title Services Department
1011 Western Avenue, Suite 700
Seattle, Washington 98104

ATTN: RUSSELL T. LUND
(206) 467-5524
RETURN TO THE ABOVE AFTER
RECORDING.

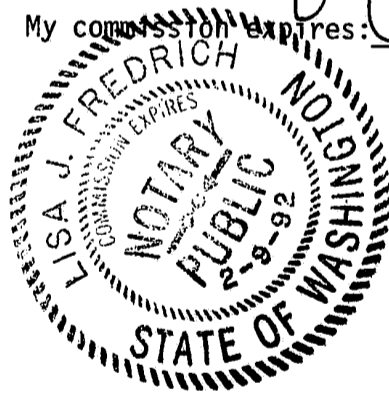


EXHIBIT "A"

That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27, T10N, R6E, of the 6th P.M., Lancaster County, Nebraska, described as follows, to-wit:

Commencing at a point on the North-South center line of said Section 27 at a point 71.4 feet South of the Northwest corner of the NE $\frac{1}{4}$ thereof, being the point of intersection with said North-South centerline and the South right-of-way line of U.S. Highway No. 6, as now located and constructed; thence East along said South right-of-way line of U.S. Highway No. 6, 1158.7 feet to a point which is 83.36 feet South of the North Line of said NE $\frac{1}{4}$, being the True Point of Beginning of the tract herein conveyed; said point also being the Northeast Corner of that certain tract conveyed June, 19, 1953 by the Chicago, Burlington & Quincy Railroad Company to the Lincoln Steel Works; thence South along the East Line of said tract 518.5 feet to the Southeast corner of said tract; thence East parallel with the South Line of said U.S. Highway No. 6 to the Easterly Line of that certain easement dated December 18, 1943 granted to the Sanitary Drainage District No. 1; thence Northerly along said East Line of easement to said South Line of Highway No. 6; thence West along said South Line of Highway No. 6 a distance of 746 feet, more or less, to the True Point of Beginning.

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[Handwritten signature]

LANCASTER COUNTY, NEBR.

Don J. [Signature]

REGISTER OF DEEDS

89 SEP -8 AM 9: 36

ENTERED ON
NUMERICAL INDEX
FOR RECORD AS:

\$15.50

List # 3
Sequence # 3426
10B.3B.3/3426

[Handwritten signature]

INST. NO. 89 25736

BTC/PA

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3426

AFTER RECORDING RETURN TO:
GLACIER PARK COMPANY
1011 Western Avenue, Suite 700
Seattle, Washington 98104

NEBRASKA DOCUMENTARY
STAMP TAX
OCT 03 91
\$ 16.50 BY MC

SPECIAL WARRANTY DEED

THE GRANTOR, GLACIER PARK COMPANY, a Delaware corporation, of 1011 Western Avenue, Suite 700, Seattle, Washington 98104, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration, in hand paid, grants, bargains, sells, conveys and confirms to the Grantee, TRILLIUM CORPORATION, a Washington corporation whose address is 1313 Commercial Street, Bellingham, Washington 98225, all that tract or parcel of land lying and being in the County of Lancaster, State of Nebraska, more particularly described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

- (a) the lien of real estate taxes and assessments not yet delinquent;
- (b) such state of facts as an accurate survey and/or physical inspection of the parcel would show;
- (c) those liens, liabilities and encumbrances against the parcel that arise through or are created by Grantee;
- (d) all special exceptions set forth on Schedule B, attached hereto and made a part hereof; and
- (e) the pre-printed form exclusions and pre-printed general title exceptions listed on the ALTA standard 1987 form of title policy, including, without limitation:
 - (i) public or private easements, streets, roads, alleys or highways, unless disclosed of record by recorded plat or conveyance, or decree of a court of record;
 - (ii) rights or claims of persons in possession, or claiming to be in possession, not disclosed by the public records;
 - (iii) material or labor liens, or liens under the Workmen's Compensation Act not disclosed by the public records;
 - (iv) water rights or matters relating thereto;
 - (v) any service, installation or construction charges for sewer, water, electricity or garbage removal;
 - (vi) mining claims, reservations or exceptions in Patents or in Acts authorizing the issuance thereof;
 - (vii) right of use, control or regulation by the United States of America in the exercise of powers over navigation; and

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Seq. #3426

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(viii) any prohibition of or limitation of the use, occupancy or improvement of the parcel resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.

THE GRANTOR for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, Grantor will forever warrant and defend the said described real estate.

TO HAVE AND TO HOLD THE SAME, together with all the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, said Glacier Park Company has caused its corporate seal to be hereunto affixed and these presents to be executed by its duly authorized officers, this 20th day of September, 1991.

GLACIER PARK COMPANY,
a Delaware corporation

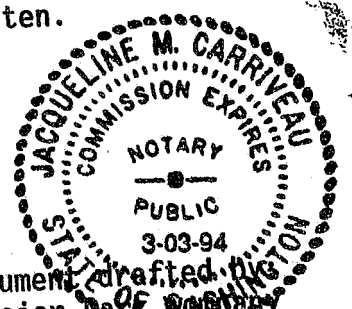
By: [Signature]
Assistant Vice President

By: [Signature]
Assistant Secretary

STATE OF Washington)
COUNTY OF King) ss

On this 25th day of September, 1991, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Leopold and Dennis L. Schilling, to me known to be the Assistant Vice President and Assistant Secretary respectively, of Glacier Park Company, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Jacqueline M. Carriveau
Notary Public in and for the State
of Washington.
Residing at Seattle
My commission expires: 3/3/94

Document drafted by
Glacier Park Company
1011 Western Ave., Suite 700

[Handwritten initials]

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EXHIBIT "A"

A tract of land out of and a part of LOT 98 I.T. in the Northeast Quarter of Section 27, Township 10 North, Range 6 East, of the 6th. P. M., and being more particularly described by Metes and Bounds as follows to-wit; Beginning at a 5/8 inch X 30" Rebar for the Northeast corner of the Tract herein described on the South Right-of-Way line of West "O" Street, said point also being the Northeast corner of said Lot 98 I.T., and being S.89°28'18"W. 754.10 feet, and S.00°31'42"E. 92.32 feet from the Northeast corner of the aforesaid Section 27; THENCE: S.00°09'09"E. (assumed bearing), a distance of 79.10 feet along and with the East line of said Lot 98 I.T., to the point of Curvature of a Curve to the right, having a Central Angle of 07°40'00", a Radius of 2172.01 feet, an Arc length of 290.63 feet, and a Chord Bearing S.03°41'00"W. 290.42 feet; THENCE: Southwesterly along and with the Arc of said Curve, a distance 290.63 feet to the point of Tangency thereof; THENCE: S.07°31'00"W., continuing along the aforesaid East line of Lot 98 I.T., a distance of 150.79 feet, to a point thereon for the Southeast corner of the Tract herein described; THENCE: N.89°54'00"W., a distance of 708.04 feet, to the Southeast corner of Lot 70 I.T., and being the Southwest corner of the Tract herein described; THENCE: N.00°06'00"E., a distance of 518.50 feet along and with the East line of said Lot 70 I.T., to the Northeast corner thereof and the Northwest corner of the Tract herein described, on the South Right-of-Way line of "O" Street; THENCE: S.89°53'55"E., a distance of 745.31 feet along and with the said South Right-of-Way line to the PLACE OF BEGINNING, and containing in all 8.741 Acres of Land, subject to any Easements, Reservations, or Restriction.

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SCHEDULE B - SECTION 2

~~Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company (all clauses, if any, which indicate any preference, limitation or discrimination based on race, color, religion or national origin are omitted from all building and use restrictions, covenants and conditions, if any, shown herein):~~

~~A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.~~

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B. STANDARD EXCEPTIONS:

- 1. Rights or claims of parties in possession not shown by the public records.
- 2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- 3. Easements, or claims of easements, not shown by the public records.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law not shown by the public records.

~~C. SPECIAL EXCEPTIONS:
(Those defects disclosed by a search of the title for which no coverage is provided by this commitment)~~

- ~~1. The lien of the real estate taxes for the second half of the year 1990 and all subsequent years. Taxes for the first half of the year 1990 and all prior years are shown as paid in full.~~
- ~~2. Special Assessments levied to date are shown as paid.~~
- ~~3. Unpaid utility bills, if any, either excepted nor insured.~~
- 5. Compliance with subdivision requirements of the political subdivisions having jurisdiction.
- 6. Terms and provisions of the easement contained in the deed dated December 10, 1970 and filed December 21, 1970 as Inst. No. 70-14030.
- 7. Report of Appraisers, and the terms and conditions thereof, dated October 6, 1988 and filed October 21, 1988 as Inst. No. 88-32983, which includes an easement on ingress and egress and a transmission line easement.

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*** CONTINUED ***

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VHP

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899504 COMMONWEALTH
3426 Lancaster
Schedule B - Section 2
Continued

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8. All rights of the public, the County of Lancaster, and the State of Nebraska to any portion of the subject property taken or used for road purposes.

9. Easements shown on the survey dated June 5, 1991 by Ross Engineering, Inc.

10. Easement granted to the City Lincoln, and the terms and conditions thereof, dated March 22, 1991 and filed April 11, 1991 as Inst. No. 91-10373.

~~11. Any loss or damage resulting from a claim made against the insured title based upon operation of federal bankruptcy, state insolvency or similar creditors' rights laws.~~

BLOCK
CODE
CHECKED
ENTERED
EDITED

LANCASTER COUNTY, NEB
Dan Nolta
REGISTER OF DEEDS

OCT 3 4 30 PM '91

\$25.50

INST. NO. 91 32971

RP
WAP
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2200

LANCASTER COUNTY NEB
Dan Potts

MAR 24 12 30 PM '97

INST. NO 97

010371

BLOCK

CODE
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NEBRASKA DOCUMENTARY
STAMP TAX

MAR 24 1997

\$ 304.50 BY ce

AFTER RECORDING RETURN TO:

Calla Corporation
Attn: Sheri Case
4350 Cordata Parkway
Bellingham, WA 98226

QUIT CLAIM DEED

This Indenture, made this 27th day of February, 1997, between TRILLIUM CORPORATION, a Washington corporation, party of the first part, and CALLA CORPORATION, a Washington corporation, party of the second part.

Witnesseth, that the said party of the first part, in consideration of one dollar and other valuable consideration, the receipt whereof is hereby acknowledged, has granted, conveyed, remised, released and quitclaimed, and by these presents does grant, convey, remise, release and forever quitclaim unto the said party of the second part, and to its successors and assigns forever, all its right, title and interest, estate, claim, and demand, both at law and in equity, of, in and to the real estate situate in Lancaster County, State of Nebraska, more particularly described on Exhibit A, attached hereto and by this reference made a part hereof, together with all and singular the hereditaments and appurtenances thereunto belonging;

To Have and to Hold the above described premises unto the said party of the second part, its successors and assigns.

In Witness Whereof, the said party of the first part has hereunto set its hand the day and year first above written.

February 27, 1997.

TRILLIUM CORPORATION
a Washington corporation

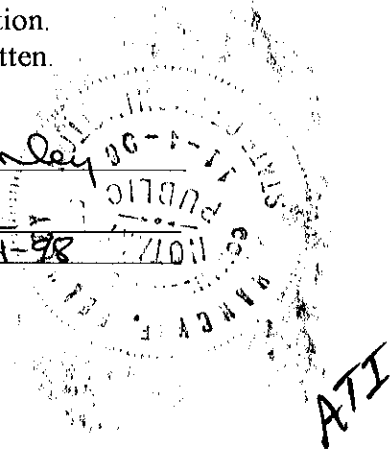
By: Timothy C. Potts
Timothy C. Potts, Senior Vice President

STATE OF WASHINGTON)
) ss:
COUNTY OF WHATCOM)

On this 27th day of February, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Timothy C. Potts to me known to be the Senior Vice President of Trillium Corporation, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Nancy F. Felmlay
Notary Public for Washington
Residing at Bellingham
Commission expires: 11-04-98



ORIGINAL

EXHIBIT "A"

A tract of land out of and a part of LOT 98 I.T. in the Northeast Quarter of Section 27, Township 10 North, Range 6 East, of the 6th. P. M., and being more particularly described by Metes and Bounds as follows to-wit; Beginning at a 5/8 inch X 30" Rebar for the Northeast corner of the Tract herein described on the South Right-of-Way line of West "O" Street, said point also being the Northeast corner of said Lot 98 I.T., and being S.89°28'18"W. 754.10 feet, and S.00°31'42"E. 92.32 feet from the Northeast corner of the aforesaid Section 27; THENCE: S.00°09'09"E. (assumed bearing), a distance of 79.10 feet along and with the East line of said Lot 98 I.T., to the point of Curvature of a Curve to the right, having a Central Angle of 07°40'00", a Radius of 2172.01 feet, an Arc length of 290.63 feet, and a Chord Bearing S.03°41'00"W. 290.42 feet; THENCE: Southwesterly along and with the Arc of said Curve, a distance 290.63 feet to the point of Tangency thereof; THENCE: S.07°31'00"W., continuing along the aforesaid East line of Lot 98 I.T., a distance of 150.79 feet, to a point thereon for the Southeast corner of the Tract herein described; THENCE: N.89°54'00"W., a distance of 706.04 feet, to the Southeast corner of Lot 70 I.T., and being the Southwest corner of the Tract herein described; THENCE: N.00°06'00"E., a distance of 518.50 feet along and with the East line of said Lot 70 I.T., to the Northeast corner thereof and the Northwest corner of the Tract herein described, on the South Right-of-Way line of "O" Street; THENCE: S.89°53'55"E., a distance of 745.31 feet along and with the said South Right-of-Way line to the PLACE OF BEGINNING, and containing in all 8.741 Acres of Land, subject to any Easements, Reservations, or Restriction.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTIES:

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Those portions of Sections 28 and 29, T10N, R6E, 6th P.M., City of Lincoln, Lancaster County, Nebraska, described as follows, to-wit:

A strip of land located in the W1/4SW1/4 of said Section 29, described as follows:

Beginning at the Northwest corner of said SW1/4; thence Southerly along the West line of said SW1/4 a distance of 353.0 feet; thence deflecting left 86°09' a distance of 1319.83 feet to a point on the East line of said W1/4SW1/4; thence deflecting left 93°48' North along said East line a distance of 447.6 feet to a point on the North line of said SW1/4; thence deflecting left 90°18' West along said North line a distance of 1317.27 feet to the Point of Beginning; also,

A strip of land located in the E1/4SW1/4 of said Section 29, described as follows:

Beginning at the Northeast corner of said SW1/4; thence Westerly along the North line of said SW1/4 a distance of 1317.27 feet to the West line of said E1/4SW1/4; thence deflecting left 89°42' South along said West line a distance of 447.6 feet; thence deflecting left 86°12' a distance of 1319.7 feet to a point on the East line of said SW1/4; thence deflecting left 93°45' North along said East line a distance of 542.2 feet to the Point of Beginning; also,

A strip of land located in the NW1/4SE1/4 of said Section 29, described as follows:

Beginning at the Northwest corner of said SE1/4; thence Southerly along the West line of said SE1/4 a distance of 542.2 feet; thence deflecting left 86°15' a distance of 1321.0 feet to a point on the East line of said NW1/4SE1/4; thence deflecting left 94°01' North along said East line a distance of 636.7 feet to a point on the North line of said SE1/4; thence deflecting left 90°04' West along said North line a distance of 1315.45 feet to the Point of Beginning; also,

The S1/4SW1/4 of said Section 29;

EXCEPTING THEREFROM that portion of Opelt Avenue lying Westerly of a line drawn parallel with and distant 33.0 feet Easterly of, as measured at right angles to, the Westerly line of said Section 29;

ALSO EXCEPTING THEREFROM all that portion of the hereinabove described parcels lying Northerly of a line drawn parallel with and distant 100.0 feet Southerly of, as measured radially and at right angles to, the track centerline of the B-2 Route, being the most Southerly trackage of the Lincoln Yard of the Burlington Northern Railroad Company (formerly the Chicago, Burlington and Quincy Railroad Company), as now located and constructed;

ALSO

The N¹/₄ N¹/₄ S¹/₄ E¹/₄ of said Section 28; and Lot B2, Irregular Tract, in the N¹/₄ N¹/₄ S¹/₄ E¹/₄ of said Section 28.

EXCEPTING THEREFROM all that portion of the hereinabove described parcel lying Northerly of a line drawn parallel with and distant 100.00 feet Southerly of, as measured at right angles to, the track centerline of said B-2 Route, as now located and constructed.

ALSO

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A 150.00' WIDE STRIP OF A LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 6 EAST OF THE 6th PRINCIPAL MERIDIAN, LANCASTER COUNTY, NEBRASKA, LYING BETWEEN TWO LINES DRAWN PARALLEL AND CONCENTRIC WITH AND DISTANT 100.0 FEET AND 250.0 FEET TO SOUTHERLY OF BURLINGTON NORTHERN RAILROAD COMPANY'S CENTERLINE OF TRACK OF THE B-2 ROUTE, AS NOW LOCATED AND CONSTRUCTED AND BEING THE MOST SOUTHERLY TRACKAGE OF SAID RAILROAD COMPANY'S LINCOLN YARD, EXCEPTING THEREFROM, THAT PORTION OF OPELT AVENUE (SOUTHWEST 40TH STREET) LYING WESTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 33.0 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID SECTION 29, AND BEING PART OF LOTS 12, 58, 98 AND 100 IRREGULAR TRACTS, LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE 6th P.M., LANCASTER COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, TO BEAR N 0°00'00"E AND ALL OTHER BEARINGS LISTED HEREIN AFTER, RELATIVE THERETO:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, N 0°00'00"E 222.16'; THENCE N 89°59'28"E 33.00', TO THE POINT OF BEGINNING; THENCE PARALLEL TO SAID WEST LINE, N 0°00'00"E 150.00'; THENCE N 89°59'28"E 4.49', TO THE POINT OF CURVATURE, OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2397.30', A CENTRAL ANGLE OF 2°31'24" AND A CHORD DISTANCE OF 105.57'; THENCE ON THE CHORD OF SAID CURVE S 88°44'50"E 105.57', TO THE POINT OF TANGENCY; THENCE ON THE TANGENT OF SAID CURVE, S 87°29'08"E 355.71', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1548.33', A CENTRAL ANGLE OF 19°33'19" AND A CHORD DISTANCE OF 525.88; THENCE ON THE CHORD OF SAID CURVE, S 77°42'29"E 525.89', TO THE POINT OF TANGENCY; THENCE ON THE TANGENT OF SAID CURVE S 67°55'49"E 585.88', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2013.43', A CENTRAL ANGLE OF 22°10'37" AND A CHORD DISTANCE OF 744.46'; THENCE ON THE CHORD OF SAID CURVE S 79°01'08"E 774.46', TO THE POINT OF TANGENCY; THENCE ON THE TANGENT OF SAID CURVE N 89°53'34"E 318.50', TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE ON SAID WEST LINE S 0°07'09"W 150.00'; THENCE S 89°53'34"W 318.01', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2163.43', A CENTRAL ANGLE OF 22°10'37" AND A CHORD DISTANCE OF 832.16'; THENCE ON THE CHORD OF SAID CURVE, N 79°01'08"W 832.16', TO THE POINT OF TANGENCY; THENCE ON THE TANGENT OF SAID CURVE, N 67°55'49"W 585.88', TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1398.33', A CENTRAL ANGLE OF 19°33'19" AND A CHORD DISTANCE OF 474.94'; THENCE ON THE CHORD OF SAID CURVE N 77°42'29"W 474.94', TO THE POINT OF TANGENCY; THENCE ON THE TANGENT OF SAID CURVE N 87°29'08"W 355.71', TO A POINT OF CURVATURE OF CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2247.30', A CENTRAL ANGLE OF 2°31'24" AND A CHORD DISTANCE OF 98.96'; THENCE ON THE CHORD OF SAID CURVE, N 88°44'50"W 98.96', TO THE POINT OF TANGENCY; THENCE ON THE TANGENT OF SAID CURVE, S 89°59'28"W 4.52', TO THE POINT OF BEGINNING, SAID TRACT CONTAINING AN AREA OF 9.22 ACRES, MORE OR LESS

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NTC

Den Joltz
REGISTER OF DEEDS

\$10.50

INST. NO 2000

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BLOCK 08
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NEBRASKA DOCUMENTARY
STAMP TAX

2000 JUN 15 P 1:27

025327

JUN 15 2000

LANCASTER COUNTY, NE

\$192.50 BY *[Signature]*

WARRANTY DEED

CALLA CORPORATION, A WASHINGTON CORPORATION, GRANTOR, in consideration of One Dollar and other valuable consideration received from GRANTEE, conveys to GRANTEE, LARRY MACIEJEWSKI, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

GRANTOR covenants (jointly and severally, if more than one) with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except any easements and restrictions now of record;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

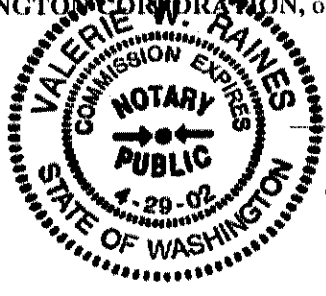
Executed on this 5th day of June, 2000.

CALLA CORPORATION

Sheryl J. Case
BY: Sheryl J. Case
TITLE: Secretary/Treasurer

State of WASHINGTON)
) ss
County of Whatcom)

The foregoing instrument was acknowledged before me on the 5th day of June, 2000, by Sheryl J. Case, as ~~President~~ Secretary/Treasurer of CALLA CORPORATION, A WASHINGTON CORPORATION, on behalf of the corporation



Valerie Raines
Notary Public
comm. Exp. 042902

NTC

179

EXHIBIT "A"

A tract of land out of and a part of Lot 98 Irregular Tracts in the Northeast Quarter of Section 27, Township 10 North, Range 6 East, of the 6th P.M., and being more particularly described by metes and bounds as follows to-wit; Beginning at a 5/8 inch x 30 inch rebar for the Northeast corner of the tract herein described on the South right-of-way line of West "O" Street, said point also being the Northeast corner of said Lot 98 Irregular Tracts, and being South 89 degrees 28 minutes 18 seconds West 754.10 feet, and South 00 degrees 31 minutes 42 seconds East 92.32 feet from the Northeast corner of the aforesaid Section 27; thence; South 00 degrees 09 minutes 09 seconds East (assumed bearing), a distance of 79.10 feet along and with the East line of said Lot 98 Irregular Tracts, to the point of curvature of a curve to the right, having a central angle of 07 degrees 40 minutes 00 seconds, a radius of 2172.01 feet, an arc length of 290.63 feet, and a chord bearing South 03 degrees 41 minutes 00 seconds West 290.42 feet; thence; Southwesterly along and with the arc of said curve, a distance 290.63 feet to the point of tangency thereof; thence; South 07 degrees 31 minutes 00 seconds West, continuing along the aforesaid East line of Lot 98 Irregular Tract, a distance of 150.79 feet, to a point thereon for the Southeast corner of the tract herein described; thence; North 89 degrees 54 minutes 00 seconds West, a distance of 708.04 feet, to the Southeast corner of Lot 70 Irregular Tracts, and being the Southwest corner of the tract herein described; thence; North 00 degrees 06 minutes 00 seconds East, a distance of 518.50 feet along and with the East line of said Lot 70 Irregular Tracts, to the Northeast corner thereof and the Northwest corner of the tract herein described, on the South right-of-way line of "O" Street; thence; South 89 degrees 53 minutes 55 seconds East, a distance of 745.31 feet along and with the said South right-of-way line to the place of beginning.

\$10.50

48619

NEBRASKA DOCUMENTARY
STAMP TAX

FEB 09 2001

\$ 0.55 BY [Signature]

[Signature]

REGISTER OF DEEDS
2001 FEB -9 P 3:37

INST. NO 2001
006245

BLOCK
CODE
CHECKED
ENTERED
EDITED

LANCASTER COUNTY, NE

JOINT TENANCY WARRANTY DEED

Larry Maciejewski and Joann Maciejewski, husband and wife

One Dollar (\$1.00) and other good and valuable consideration
acknowledged, conveys to Jeffrey J. Fredrick and L. Denise Fredrick, as husband and wife

joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in Lancaster
County, Nebraska:
See Attached Exhibit "A"

PD
SP

- Grantor covenants (jointly and severally, if more than one) with the Grantees that Grantor:
- (1) is lawfully seized of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
 - (2) has legal power and lawful authority to convey the same;
 - (3) warrants and will defend the title to the real estate against the lawful claims of all persons.
- Executed: December 27, 2000

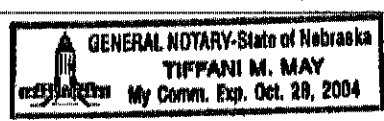
[Signature]
Larry Maciejewski

[Signature]

STATE OF Nebraska
COUNTY OF Lancaster

} ss:
December 29, 2000

The foregoing instrument was acknowledged before me on
by Larry Maciejewski and Joann Maciejewski, husband and wife



[Signature]
Notary Public

STATE OF Nebraska
COUNTY OF Lancaster

} ss:
December _____, 2000

The foregoing instrument was acknowledged before me on
by _____

Notary Public

14700 Country Lane (20)

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land out of and a part of Lot 98 Irregular Tracts in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being more particularly described by metes and bounds as follows to-wit: Beginning at a 5/8 inch X 30 inch rebar for the Northeast corner of the tract herein described on the South right-of-way line of West "O" Street, said point also being the Northeast corner of said Lot 98 Irregular Tracts, and being South 89 degrees 28 minutes 18 seconds West 754.10 feet, and South 00 degrees 31 minutes 42 seconds East 92.32 feet from the Northeast corner of the aforesaid Section 27; thence South 00 degrees 09 minutes 09 seconds East (assumed bearing), a distance of 79.10 feet along and with the East line of said Lot 98 Irregular Tracts, to the point of curvature of a curve to the right, having a central angle of 07 degrees 40 minutes 00 seconds, a radius of 2172.01 feet, an arc length of 290.63 feet, and a chord bearing South 03 degrees 41 minutes 00 seconds West 290.42 feet; thence Southwesterly along and with the arc of said curve, a distance of 290.63 feet to the point of tangency thereof; thence South 07 degrees 31 minutes 00 seconds West, continuing along the aforesaid East line of Lot 98 Irregular Tracts, a distance of 150.79 feet, to a point thereon for the Southeast corner of the tract herein described; thence North 89 degrees 54 minutes 00 seconds West, a distance of 708.04 feet, to the Southeast corner of Lot 70 Irregular Tracts, and being the Southwest corner of the tract herein described; thence North 00 degrees 06 minutes 00 seconds East, a distance of 518.50 feet along and with the East line of said Lot 70 Irregular Tracts, to the Northeast corner thereof and the Northwest corner of the tract herein described, on the South right-of-way line of "O" Street; thence South 89 degrees 53 minutes 55 seconds East, a distance of 745.31 feet along and with the said South right-of-way line to the place of beginning.

PT
LOT 98 NE
27 10 S



\$10.50

04063821

INST. NO 200 *4*

BLOCK

CODE
11
CHECKED
10
ENTERED
11
EDITED
11

2004 SEP 28 P 1:43

063821

LANCASTER COUNTY, NE

NEBRASKA DOCUMENTARY
STAMP TAX

SEP 28 2004

WARRANTY DEED

\$1312.50 BY CA

KNOW ALL MEN BY THESE PRESENTS THAT I or WE, Jeffrey J. Fredrick and L. Denise Fredrick, Husband and Wife, herein called the grantor whether one or more, in consideration of Ten Dollars and other valuable consideration received from grantee, do hereby grant, bargain, sell, convey and confirm unto COFCO, L.L.C., herein called the grantee whether one or more, the following described real property in Lancaster County, Nebraska:

See Exhibit "A" attached hereto and by this reference made a part hereof.

50th Creditor CA

C TC 25800

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated: September 27, 2004

Jeffrey J. Fredrick

Jeffrey J. Fredrick
L. Denise Fredrick

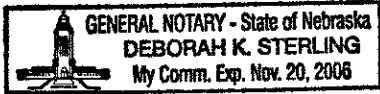
L. Denise Fredrick

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 27th day of September, 2004 by Jeffrey J. Fredrick and L. Denise Fredrick, Husband and Wife.

Deborah K. Sterling

Notary Public



CA

EXHIBIT "A"

A tract of land out of and a part of Lot 98, Irregular Tracts in the Northeast Quarter of Section 27, Township 10 North Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, and being more particularly described by metes and bounds as follows to wit; Beginning at a 5/8 inch x 30 inch rebar for the Northeast corner of the tract herein described on the South right of way line of West "O" Street, said point also being the Northeast corner of said Lot 98, Irregular Tracts, and being South 89 degrees 28 minutes 18 seconds West 754.10 feet, and South 00 degrees 31 minutes 42 seconds East 92.32 feet from the Northeast corner of the aforesaid Section 27; thence South 00 degrees 09 minutes 09 seconds East (assumed bearing) a distance of 79.10 feet along and with the East line of said Lot 98, Irregular Tracts to the point of curvature of a curve to the right, having a central angle of 07 degrees 40 minutes 00 seconds, a radius of 2172.01 feet, an arc length of 290.63 feet, and a chord bearing South 03 degrees 41 minutes 00 seconds West 290.42 feet; thence Southwesterly along and with the arc of said curve, a distance of 290.63 feet to the point of tangency thereof; thence South 07 degrees 31 minutes 00 seconds West, continuing along the aforesaid East line of Lot 98, Irregular Tracts, a distance of 150.79 feet, to a point thereon for the Southeast corner of the tract herein described; thence North 89 degrees 54 minutes 00 seconds West, a distance of 708.04 feet, to the Southeast corner of Lot 70, Irregular Tracts and being the Southwest corner of the tract herein described; thence North 00 degrees 06 minutes 00 seconds East, a distance of 518.50 feet along and with the East line of said Lot 70, Irregular Tracts, to the Northeast corner thereof and the Northwest corner of the tract herein described, on the South right of way line of "O" Street; thence South 89 degrees 53 minutes 55 seconds East, a distance of 745.31 feet along and with the said South right of way line to the place of beginning.



04070571

INST. NO 2004

\$10.50

NEBRASKA DOCUMENTARY
STAMP TAX

2004 OCT 27 P 3: 27

070571

LANCASTER COUNTY, NE

OCT 27 2004

\$ X2 BY JS

WARRANTY DEED

BLOCK
~~CODE~~
~~CREATED~~
~~DATE~~
~~BY~~
Cash

COFCO, L.L.C., a Nebraska limited liability company, ("Grantor"), in consideration of One Dollar (\$1.00) and other good and valuable consideration received from the City of Lincoln, Nebraska, a municipal corporation ("Grantee"), conveys to Grantee the following described real estate (as defined in Neb. Rev. Stat. § 76-201):

The north 65 feet of the east 120 feet of the west 301.19 feet of a tract of land out of and part of Lot 98, I.T., in the NE 1/4 of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at a 5/8 inch x 30 inch rebar for the northeast corner of the tract herein described on the south right-of-way line of West "O" Street, said point also being the northeast corner of said Lot 98, I.T., and being south 89 degrees 28 minutes 18 seconds west 754.10 feet, and south 00 degrees 31 minutes 42 seconds east 92.32 feet from the northeast corner of the aforesaid Section 27; thence south 00 degrees 09 minutes 09 seconds east (assumed bearing), a distance of 79.10 feet along and with the east line of said Lot 98, I.T., to the point of curvature of a curve to the right, having a central angle of 07 degrees 40 minutes 00 seconds, a radius of 2172.01 feet, an arc length of 290.63 feet, and a chord bearing south 03 degrees 41 minutes 00 seconds west 290.42 feet; thence southwesterly along and with the arc of said curve, a distance of 290.63 feet to the point of tangency thereof; thence south 07 degrees 31 minutes 00 seconds west, continuing along the aforesaid east line of Lot 98 I.T., a distance of 150.79 feet, to a point thereon for the southeast corner of the tract herein described, thence north 89 degrees 54 minutes 00 seconds west, a distance of 708.04 feet, to the southeast corner of Lot 70 I.T., and being the southwest corner of the tract herein described; thence north 00 degrees 06 minutes 00 seconds east, a distance of 518.50 feet along and with the east line of said Lot 70, I.T. to the northeast corner thereof and the northwest corner of the tract herein described, on the south right-of-way line of "O" Street; thence south 89 degrees 53 minutes 55 seconds east, a distance of 745.31 feet along and with the said south right-of-way line to the place of beginning.

Grantor covenants with Grantee that Grantor:


1. Is lawfully seized of such real estate and that it is free from encumbrances except easements, covenants, and restrictions of record;

City of Lincoln
Law Department
555 S. 10th
68508

2. Has the legal power and lawful authority to convey the same;
3. Warrants and will defend title to the real estate against the lawful claims of all persons.

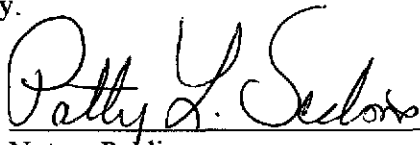
Executed this 15 day of OCTOBER, 2004.

**COFCO, L.L.C., a Nebraska
limited liability company**

By: 
Managing Member

STATE OF NEBRASKA)
) ss.
LANCASTER COUNTY)

The foregoing was acknowledged before me this 15th day of October, 2004,
David T. Cap, managing member of COFCO, L.L.C., a Nebraska limited liability
company, on behalf of said limited liability company.


Notary Public



1750

ATTACHMENT "B"

770
345 WOSTCO

Inst # 2011018509 Mon Apr 25 15:56:30 CDT 2011
Filing Fee \$17 50 Stamp Tax \$0 00 Exempt 12 cpoackg
Lancaster County, NE Assessor/Register of Deeds Office GCDEED
Pages 3



QUITCLAIM DEED

Grantor David T. Cap ("Grantor"), pursuant to a written Memorandum of Understanding dated March 25, 2011, quitclaims to Grantee COFCO, LLC ("Grantee"), any and all of the Grantor's interest in and to the following described real estate (as defined in Neb. Rev. Stat. Sec. 76-201):

SEE ATTACHED EXHIBIT A

Executed 4.19, 2011.

[Signature]
David T. Cap, Grantor

COFCO, LLC, Grantee
By: [Signature]
Its: [Signature]

STATE OF KANSAS)
) ss.
COUNTY OF THOMAS)

The foregoing instrument was acknowledged before me on APRIL 8th, 2011, by David T. Cap, Grantor.

[Signature]
Notary Public
Paula G Jacob
Notary Public State of Kansas
My Appt Expires 5/7/2014

STATE OF ARIZONA)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me on April 19, 2011, by Larry Coffey, on behalf of, COFCO, LLC, Grantee.

[Signature]
Notary Public



[Signature]

345 WEST 'O' STREET

LEGAL DESCRIPTION

UNIT 1

A legal description of a tract of land in a portion of Lot 98 of Irregular Tracts located in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the NE Corner of said Section 27 and extending thence S 89°46'25" W along the north line of said Section 27 a distance of 1499.36 feet; Thence S 00°13'36" E a distance of 84.13 feet to the true POINT OF BEGINNING;

Thence S 89°36'47" E along the north line of said Lot 98 a distance of 181.19 feet;
Thence S 00°24'13" W a distance of 65.00 feet;
Thence S 89°36'47" E a distance of 37.37 feet;
Thence S 00°18'56" W a distance of 229.28 feet;
Thence N 89°36'47" W a distance of 218.28 feet;
Thence N 00°18'48" E a distance of 294.28 feet to the POINT OF BEGINNING containing a calculated area of 61,835.32 square feet or 1.42 acres.

LEGAL DESCRIPTION

UNIT 2

A legal description of a tract of land in a portion of Lot 98 of Irregular Tracts located in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the NE Corner of said Section 27 and extending thence S 89°46'25" W along the north line of said Section 27 a distance of 754.10 feet; Thence S 00°13'36" E a distance of 92.32 feet; Thence N 89°36'47" W along the north line of said Lot 98 a distance of 180.00 feet the true POINT OF BEGINNING;

Thence S 01°11'20" E a distance of 294.39 feet;
Thence N 89°36'47" W a distance of 305.30 feet;
Thence N 00°24'13" E a distance of 229.28 feet;
Thence S 89°36'47" E a distance of 33.00 feet;
Thence N 00°24'13" E a distance of 65.00 feet;
Thence S 89°36'47" E a distance of 264.12 feet to the POINT OF BEGINNING containing a calculated area of 66,494.66 square feet or 1.99 acres.

EXHIBIT

A

**LEGAL DESCRIPTION
UNIT A**

A legal description of a tract of land in a portion of Lot 98 of Irregular Tracts located in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the NE Corner of said Section 27 and extending thence S 89°46'25" W along the north line of said Section 27 a distance of 764.10 feet; Thence S 00°13'35" E a distance of 92.32 feet; Thence N 89°35'47" W along the north line of said Lot 98 a distance of 444.12 feet; Thence S 00°24'13" W a distance of 66.00 feet; Thence N 89°35'47" W a distance of 33.00 feet to the true POINT OF BEGINNING;

Thence S 00°24'13" W a distance of 229.28 feet;
Thence N 89°35'47" W a distance of 49.28 feet;
Thence N 00°18'58" E a distance of 229.28 feet;
Thence S 89°35'47" E a distance of 49.63 feet to the POINT OF BEGINNING containing a calculated area of 11,338.67 square feet or 0.26 acres.

**LEGAL DESCRIPTION
UNIT B**

A legal description of a tract of land in a portion of Lot 98 of Irregular Tracts located in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the NE Corner of said Section 27 and extending thence S 89°46'25" W along the north line of said Section 27 a distance of 764.10 feet; Thence S 00°13'35" E a distance of 92.32 feet to the true POINT OF BEGINNING;

Thence S 00°08'39" W a distance of 79.10 feet to a point on a circular curve to the right having a central angle of 07°40'00", a radius of 2172.01 feet, and whose chord (290.42 feet) bears S 03°59'08" W;
Thence along the arc of said curve a distance of 290.63 feet to a point of tangency;
Thence S 07°49'08" W a distance of 150.79 feet;
Thence N 89°35'53" W a distance of 131.10 feet;
Thence N 07°49'08" E a distance of 17.64 feet;
Thence N 01°11'20" W a distance of 501.18 feet;
Thence S 89°35'47" E a distance of 180.00 feet to the POINT OF BEGINNING containing a calculated area of 83,926.62 square feet or 1.93 acres.

**LEGAL DESCRIPTION
UNIT C**

A legal description of a tract of land in a portion of Lot 98 of Irregular Tracts located in the Northeast Quarter of Section 27, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, more particularly described as follows:

Commencing at the NE Corner of said Section 27 and extending thence S 89°46'25" W along the north line of said Section 27 a distance of 1499.36 feet; Thence S 00°13'35" E a distance of 84.13 feet; Thence S 00°18'48" W a distance of 284.28 feet to the true POINT OF BEGINNING;

Thence S 89°35'47" E a distance of 572.86 feet;
Thence S 01°11'20" E a distance of 206.79 feet;
Thence S 07°49'08" W a distance of 17.64 feet;
Thence N 89°35'53" W a distance of 576.84 feet;
Thence N 00°18'48" E a distance of 224.22 feet to the POINT OF BEGINNING containing a calculated area of 129,061.97 square feet or 2.96 acres.

WARRANTY DEED

COFCO, L.L.C., a Nebraska limited liability company, GRANTOR, whether one or more, in consideration of One Dollar and other good and valuable consideration received from GRANTEE, Metcalf West, LLC, a Nebraska limited liability company, conveys to GRANTEE, the following-described real estate (as defined in Neb. Rev. Stat. 76-201).

Units 1, A, B and C, 345 West O Street Condominium, Lincoln, Lancaster County, Nebraska, created by Condominium Declaration recorded July 20, 2009 as Inst. No. 2009040277; amended by Amended and Restated Condominium Declaration recorded September 8, 2009 as Inst. No. 2009049488; records of Lancaster County, Nebraska.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances, **except** for any easements and restrictions now of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on this 10 day of August, 2015

COFCO, L.L.C., a Nebraska limited liability company

By: Larry W. Coffey
Larry W. Coffey, Managing Member

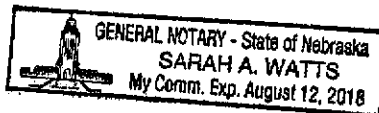
State of Nebraska

§

County of Lancaster

The foregoing instrument was acknowledged before me this 10 day of August, 2015, by **Larry W. Coffey, Managing Member of COFCO, L.L.C., a Nebraska limited liability company**, on behalf of the limited liability company.

Sarah A. Watts
Notary Public



6088404

Please Return recorded document to:
Nebraska Title Company
5601 South 59th Street, Suite C
Lincoln, NE 68516

NO
345WOSTCO