

157 \$50

STATE OF NEBRASKA)
COUNTY OF HALL)

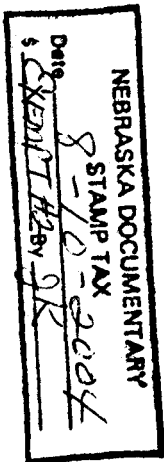
2004 AUG 10 PM 2 26

Kathy Stasch
REG OF DEEDS

Cornhusker Army Ammunition Plant
Hall County, Nebraska
Portions of Acquisition Tracts 14, 17, 18, 19,
26, 27, 58, 60B, 61, 72, 73, 106 and 108

CASH 157 \$50
CHECK _____

REFUNDS:
CASH _____
CHECK _____



G.I. ABSTRACT

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS:

THIS QUITCLAIM DEED is made this 19th day of July, 2004, by and between the UNITED STATES OF AMERICA, hereinafter referred to as Grantor, acting by and through the Deputy Assistant Secretary of the Army (I&H) pursuant to a delegation of authority from the SECRETARY OF THE ARMY, under and pursuant to the powers and authority contained in Section 2836(a) of the National Defense Authorization Act for Fiscal Year 1995 (Public Law 103-337, 108 Stat 2663, 3063) ("said Act"), and DTE Rail Services, Inc., a Michigan corporation, with its principal office located at 425 South Main Street, Ann Arbor, Michigan 48104, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, said Act authorizes the Secretary of the Army to convey the Property herein to the Hall County, Nebraska, Board of Supervisors, or its designee; and

WHEREAS, said Board designated that the Property to be conveyed herein be transferred to Grantee; and

WHEREAS, the Department of the Army has completed environmental restoration required, if any, with respect to the Property conveyed herein; and

WHEREAS, the Grantee's use of the Property will be in a manner consistent with the Cornhusker Army Ammunition Plant Reuse Committee Comprehensive Reuse Plan; and

WHEREAS, all the Property to be conveyed herein has heretofore been declared surplus to the needs of the United States of America, is presently under the jurisdiction of the Secretary of the Army, is available for disposal and its disposal has been heretofore authorized by the Secretary of the Army, acting pursuant to the above mentioned laws, regulations and orders.

NOW THEREFORE, Grantor and Grantee make the following respective conveyances, grants, assignments, reservations, restrictions, covenants, exceptions, notifications, conditions, and agreements hereinafter set forth.

11/10/04

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I. CONVEYANCE

Grantor, for and in consideration of: (1) good and valuable consideration in the sum of Seven Hundred Fifty Two Thousand and No/100 Dollars (\$752,000.00), the receipt of which is hereby acknowledged by Grantor; and (2) the specific agreements hereinafter made by Grantee, for itself and its successors and assigns, to abide by and take subject to all reservations, restrictions, covenants, exceptions, notifications, conditions and agreements hereinafter set forth in this Quitclaim Deed, does hereby convey, remise, release and forever quitclaim to the Grantee, his successors and assigns, including a non-exclusive 20-foot wide access easement located on Tract 26A that is shown on Exhibit "A-1" to the quitclaim deed dated 30 May 2003, conveying said Tract 26A to Southern Public Power District, recorded as Instrument Number 0200307151 on 6 June 2003 in the land records of Hall County, Nebraska, and also shown and described on Exhibit "A-1" hereto, under and subject to the reservations, restrictions, covenants, exceptions, notifications, conditions and agreements hereinafter set forth, all right, title and interest, in and to the following described Property situate, lying, and being in Hall County, State of Nebraska, including any and all buildings, appurtenances and improvements thereon:

Four parcels of land comprising parts of Sections Five (5), Eight (8), Seventeen (17), Twenty (20) and Twenty Nine (29), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, all being located in Hall County, Nebraska, containing 145.719 acres, more or less (hereinafter referred to as the "Property"), and more particularly shown and described in Exhibits "A-1", "A-2", "A-3" and "A-4", attached hereto and made a part hereof.

RESERVING, however, to the Grantor and its assigns, a perpetual and assignable easement for the operation of the existing water lines (hereinafter "facilities") that cross the Property (Parcel 1), as shown in Exhibit "A-1", and connects Well Houses EW-6 (Tract 37A) and EW-7 (Tract 38A), associated with the Pump and Treatment Plant located in Section Seven (7), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, together with access to the facilities for monitoring and/or maintenance purposes. The Grantee, its successors and assigns shall allow ingress and egress of all equipment necessary to accomplish the same.

RESERVING, however, to the Grantor, its successors and assigns, ownership and exclusive use of the existing monitoring wells located on the Property together with access across the Property for the purpose of monitoring and/or closing the two wells located on the Property. The Grantee, its successors and assigns shall allow ingress and egress of all equipment necessary to accomplish the same. One monitoring well is located in the northern part of Parcel No. 1 (G0004) and the other monitoring well is located near the middle of Parcel No. 1 (G0009).

RESERVING, however, to the Grantor and its assigns a perpetual and assignable right, power, and easement in, upon, over and across the above described Property as follows: no new water wells shall be constructed and maintained on the land for domestic purposes; no existing water wells shall be utilized on the land for domestic purposes; and no ground water shall be used for domestic purposes. Domestic purposes include human consumption, sanitation, bathing, cooking, laundering, and swimming. Domestic purposes do not include crop irrigation,

watering of livestock, and fire control. Ground water means that water which occurs in or moves, seeps, filters, or percolates through ground under the surface of the land. Grantor and its assigns also reserve a perpetual right of access to any and all portions of the above described real Property for the purposes of monitoring compliance with and enforcing said easement, including the right, at Grantee, its successors, and assigns sole expense, to close and decommission any water wells being constructed, maintained, or utilized on the land for domestic purposes and to disconnect and remove any related pumping equipment, piping and utilities. Grantor and its assigns shall have the right to enforce said easement in any court of competent jurisdiction. In the event that explosive contamination in the groundwater, as identified in the Record of Decision, is attenuated to less than the cleanup levels established in Table 1 of the final revised Operable Unit 1 Record of Decision Amendment signed on 28 September 2001, or any later amendments to this Record of Decision, the underlying fee owner(s) may file a written application with the U.S. Army Corps of Engineers, Omaha District, Real Estate Division, Omaha, Nebraska, for a written release of said easement. A copy of this application shall be furnished to the U.S. Environmental Protection Agency and the Nebraska Department of Environmental Quality. Said release will be issued to the underlying fee owner(s) only in the event that the Army Corps of Engineers, in its sole discretion, gives its approval. In the event such a release is issued, the underlying fee owner(s) will bear all costs of recording the release in the local county records.

TO HAVE AND TO HOLD the same, together with all improvements, hereditaments, appurtenances therein and all reversions, remainders, issues, profits and other rights belonging or related thereto, either in law or in equity, for the use, benefit and behalf of the Grantee, its successors and assigns forever.

II. GENERAL GOVERNMENT RESERVATIONS TO CONVEYANCE

This conveyance is expressly made subject to the following reservations in favor of Grantor, its successors and assigns:

a. SAVE AND EXCEPT and there is hereby reserved unto Grantor, its successors and assigns, all rights and interests that have been previously reserved to Grantor in any Patent(s) covering the Property.

b. SAVE AND EXCEPT and there is hereby reserved unto Grantor, and its assigns, all rents and other beneficial interests in favor of Grantor in and to the following leases to the extent, and only to the extent that such rents and other beneficial interests cover the Property:

Department of the Army Lease No. DACA45-1-79-6041 granted to DTE Rail Services, Inc., for lease of certain land, buildings and railroad facilities located on the CHAAP.

III. CERCLA COVENANT AND RESERVED ACCESS EASEMENT

a. Pursuant to Section 120(h)(3) of the Comprehensive Environmental Response, Compensation and Liability Act, as amended (CERCLA) 42 U.S.C. 9620(h)(3), the Grantor has

made a complete search of its records concerning the Property subject to this deed. Those records indicate that the hazardous substances, as defined by Section 101(14) of CERCLA, shown on **Exhibit "B"**, attached hereto and made a part hereof, have been stored for one year or more (S), released (R), or disposed of (D) on the Property during the time the Property was owned by the Grantor. The Grantee should review the Final Environmental Baseline Survey No. 38-EH-8519-99, dated 9-20 November 1998, as amended by Amendment No. 1, signed April 2002, the Environmental Baseline Survey for the Property, dated 3 May 1999, and the Finding of Suitability for Transfer, dated August 2001, for further details.

b. The Grantor covenants and warrants that all remedial action necessary to protect human health and the environment with respect to any such substances remaining on the Property has been taken prior to the date hereof. Furthermore, excepting those situations where the Grantee hereunder (who was a lessee of the Property), its successors or assigns, or any other lessee of the Property subsequent to 14 September 1979, is a potentially responsible party, as defined by CERCLA, any additional remedial action found to be necessary with respect to any such substance remaining on the Property after the date hereof shall be conducted by the United States.

c. The Grantor reserves a right of access to any and all portions of the herein-described parcels of land for purposes of environmental investigation, remediation or other corrective action. This reservation includes the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. These rights shall be exercisable in any case in which a remedial action, response action or corrective action is found to be necessary after the date of conveyance of the herein described parcels of land, or such access is necessary to carry out a remedial action, response action or corrective action on adjoining property. Pursuant to this reservation, the United States and its officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable notice to the Grantee or the then owner and any authorized occupant of the Property) to enter upon the herein described parcels of land and conduct investigations and surveys, to include drilling, test-pitting, borings, data and/or record compilation, and other activities related to environmental investigation, and to carry out remedial or removal actions as required or necessary under applicable authorities, including but not limited to monitoring wells, pumping wells, and treatment facilities.

IV. SPECIFIC ENVIRONMENTAL NOTICES, EXCLUSIONS, COVENANTS, AND RESTRICTIONS AFFECTING THE PROPERTY FEDERAL FACILITY AGREEMENT

This conveyance is expressly made subject to the following environmental notices, exclusions, exceptions, restrictions and covenants affecting the Property hereby conveyed to the extent and only to the extent the same are valid and affect the Property, and shall be considered as covenants running with the land and binding on all parties having any right, title or interest in the Property, or any part thereof, their heirs, successors and assigns.

a. Federal Facility Agreement

The Grantee acknowledges that Cornhusker Army Ammunition Plant has been identified as a National Priority List (NPL) site under the Comprehensive, Environmental, Response,

Compensation and Liability Act (CERCLA) of 1980, as amended. A copy of the Cornhusker Army Ammunition Plant Federal Facility Agreement (FFA), entered into by the United States Environmental Protection Agency (EPA) Region VII, the State of Nebraska, and the Department of the Army, effective September 1990, and a copy of any amendments thereto, have been provided the Grantee. The Grantee, its successors and assigns, agree that should any conflict arise between the terms of the FFA as they presently exist or may be amended, and the provisions of this property transfer, the terms of the FFA will take precedence. The Grantee, its successors and assigns, further agree that notwithstanding any other provisions of this Deed, the Grantor assumes no liability to the Grantee, its successors and assigns, should implementation of the FFA interfere with their use of the Property. The Grantee, its successors and assigns, shall have no claim on account of any such interference against the Grantor or any officer, agent, employee or contractor thereof.

b. Environmental Baseline Survey (EBS) and Finding of Suitability to Transfer (FOST)

The Grantee has received the technical environmental reports, including the Environmental Baseline Surveys for the Property dated 9-20 November 1998, as amended, the Environmental Baseline Survey dated 3 May 1999, and the FOST for the Property dated August 2001, prepared by the Grantor, and agrees, to the best of the Grantee's knowledge, that they accurately describe the environmental condition of the Property. The Grantee has inspected the Property and accepts the physical condition and current level of environmental hazards on the Property and deems the Property to be safe for the Grantee's intended use.

If an actual or threatened release of a hazardous substance or petroleum product is discovered on the Property on or after 15 September 1979, whether or not such substance was set forth in the technical environmental reports, including the EBS, Grantee or its successors or assigns shall be responsible for such release or newly discovered substance unless Grantee is able to demonstrate that such release or such newly discovered substance was due to Grantor's activities, ownership, use, or occupation of the Property prior to 15 September 1979. Grantee, its successors and assigns, as consideration for the conveyance, agree to release Grantor from any liability or responsibility for any claims arising solely out of the release of any hazardous substance or petroleum product on the Property occurring on or after 15 September 1979, where such substance or product was placed on the Property by the Grantee, or its successors, assigns, employees, invitees, agents or contractors, on or after 15 September 1979. This Subparagraph VI.b. shall not affect the Grantor's responsibilities to conduct response actions or corrective actions that are required by applicable laws, rules and regulations.

c. Notice of the Presence of Lead-Based Paint and Covenant Against the Use of the Property for Residential Purposes

1. The Grantee is hereby informed and does acknowledge that all buildings on the Property, which were constructed or rehabilitated prior to 1978, are presumed to contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Every purchaser of any interest in Residential Real Property on which a residential

dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in Residential Real Property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. "Residential Real Property" means any housing constructed prior to 1978, except housing for the elderly (households reserved for and composed of one or more persons 62 years of age or more at the time of initial occupancy) or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

2. Available information concerning known lead-based paint and/or lead-based paint hazards, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces is contained in the Environmental Baseline Survey and (for residential properties) the lead-based paint assessment, which have been provided to the Grantee. All purchasers must receive the federally-approved pamphlet on lead poisoning prevention. The Grantee hereby acknowledges receipt of all of the information described in this subparagraph.

3. The Grantee acknowledges that it has received the opportunity to conduct its own risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards prior to execution of this document.

4. The Grantee covenants and agrees that it shall not permit the occupancy or use of the buildings or structures on the Property as Residential Real Property without complying with this section and all applicable Federal, state, and local laws and regulations pertaining to lead-based paint and/or lead-based paint hazards. Prior to permitting the occupancy of the Property where its use subsequent to sale is intended for residential habitation, the Grantee specifically agrees to perform, at its sole expense, the Army's abatement requirements under Title X of the Housing and Community Development Act of 1992 (Residential Lead-Based Paint Hazard Reduction Act of 1992) (hereinafter Title X).

5. The Grantee shall, after consideration of the guidelines and regulations established pursuant to Title X: (1) Comply with the joint HUD and EPA Disclosure Rule (24 CFR 35, Subpart H, 40 CFR 745, Subpart F), when applicable, by disclosing to prospective purchasers the known presence of lead-based paint and/or lead-based paint hazards as determined by previous risk assessments; (2) Abate lead-based paint hazards in pre-1978 buildings and structures in paint, dust and bare soil in accordance with the HUD Guidelines, and (3) Comply with the EPA lead-based paint work standards when conducting lead-based paint activities (40 CFR 745, Subpart L).

6. In complying with these requirements, the Grantee covenants and agrees to be responsible for any abatement or remediation of lead-based paint or lead-based paint hazards on the Property found to be necessary as a result of the subsequent use of the Property for residential purposes. The Grantee covenants and agrees to comply with solid or hazardous waste laws that may apply to any waste that may be generated during the course of lead-based paint abatement activities.

7. The Grantee further agrees to indemnify and hold harmless the Army, its officers, agents and employees, from and against all suits, claims, demands, or actions, liabilities, judgments, costs and attorney's fees arising out of, or in a manner predicated upon personal injury, death or property damage resulting from, related to, caused by or arising out of lead-based paint hazards on the Property if used for residential purposes.

8. The covenants, restrictions, requirements and obligations of this Subsection IV.c. shall be binding upon the Grantee, its successors and assigns and all future owners and shall be deemed to run with the land. The Grantee on behalf of itself, its successors and assigns covenants that it will include and make legally binding, this Subsection IV.c. in all subsequent transfers, leases, or conveyance documents.

d. Notice of the Presence of Asbestos and Covenant

1. The Grantee is hereby informed and does acknowledge that friable and non-friable asbestos or asbestos-containing materials ("ACM") has been found on the Property, as described in the EBS/FOST. The ACM on the Property does not currently pose a threat to human health or the environment. All friable asbestos that posed a risk to human health has been removed.

2. The Grantee covenants and agrees that its use and occupancy of the Property will be in compliance with all applicable laws relating to asbestos; and that the Grantor assumes no liability for future remediation of asbestos or damages for personal injury, illness, disability, or death, to the Grantee, its successors or assigns, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property, whether the Grantee, its successors or assigns have properly warned or failed to properly warn the individual(s) injured. The Grantee agrees to be responsible for any future remediation of asbestos found to be necessary on the Property.

3. Unprotected or unregulated exposures to asbestos in product manufacturing, shipyard, and building construction workplaces have been associated with asbestos-related diseases. Both the Occupational Safety and Health Administration (OSHA) and the EPA regulate asbestos because of the potential hazards associated with exposure to airborne asbestos fibers. Both OSHA and EPA have determined that such exposure increases the risk of asbestos-related diseases, which include certain cancers and which can result in disability or death.

4. The Grantee acknowledges that it has inspected the Property as to its asbestos content and condition and any hazardous or environmental conditions relating thereto. The Grantee shall be deemed to have relied solely on its own judgment in assessing the overall condition of all or any portion of the Property, including, without limitation, any asbestos hazards or concerns.

5. The Grantor assumes no liability for any damages to person or property, and gives no warranties, either express or implied, with regard to the presence or absence of asbestos or ACM in buildings and structures, or whether the Property is or is not suitable for a particular purpose. The Grantee further agrees to indemnify and hold harmless the Grantor, its officers, agents and employees from and against all suits, claims, demands or actions, liabilities, judgments, penalties, costs and attorneys' fees arising out of or in any manner predicated upon, future asbestos abatement or remediation from within buildings and structures on the Property; disposal of ACM or asbestos after conveyance to the Grantee; personal injury, death or property damages resulting from, related to, caused by or arising out of exposure to asbestos within buildings and structures on the Property on or after conveyance of such portion of the Property to the Grantee. The Grantee's obligation hereunder shall apply whenever the United States incurs costs or liabilities for actions giving rise to liability under this Subsection. The Grantee shall not be responsible for indemnifying or holding the Grantor harmless from any loss, claims, liabilities, judgments, penalties, costs, or damages arising out of exposure to asbestos that occurred prior to the date of this Deed.

e. Polychlorinated Biphenyls (PCBs) Containing Equipment Notification

The Grantee is hereby informed and does acknowledge that equipment-containing polychlorinated biphenyls (PCBs) exist on the Property to be conveyed and that said equipment is owned by Southern Public Power District.

f. Land Use Restrictions

The Department of the Army has undertaken careful environmental study of the Property and concluded that the highest and best use of the Property is limited by its environmental condition to commercial/industrial/agricultural uses. In order to protect human health and the environment, promote community objectives, and further the common environmental objectives and land use plans of the Grantor, State of Nebraska, and Grantee, the following covenants and restrictions are included in this deed to assure the use of the Property is consistent with the environmental condition of the Property. The following restrictions and covenants benefit both the lands retained by the Grantor and the general public welfare and are consistent with the State of Nebraska and Federal environmental statutes.

1. Commercial/Industrial/Agricultural Use Restrictions

(a) The Grantee covenants for itself, its successors and assigns, that the Property shall be used solely for commercial industrial and agricultural purposes and not for residential

purposes, the Property having been remediated only for commercial, industrial and agricultural uses. Commercial, Industrial and Agricultural uses include, but are not limited to, administrative/office space, manufacturing, warehousing, restaurants, hotels/motels, and retail activities. Residential use includes, but is not limited to, housing, day care facilities, and schools (excluding education and training programs for persons over 18 years of age), and assisted living facilities.

(b) Nothing contained herein shall preclude the Grantee from undertaking, in accordance with applicable laws and regulations, such additional remediation necessary to allow for residential use of the Property. Any such additional remediation will be at no additional cost to the Grantor and with the Grantor's prior written consent. Consent may be conditioned upon such terms and conditions, as the Grantor deems reasonable and appropriate, including performance and payment bonds and insurance. Upon completion of such remediation required to allow residential use of the Property and upon the Grantee's obtaining the approval of the Army Corps of Engineers, the Environmental Protection Agency (EPA) and the Nebraska Department of Environmental Quality (DEQ) and, if required, any other regulatory agency, the Grantor agrees to release or, if appropriate, modify this restriction by executing and recording, in the same land records of Nebraska, Hall County, as this deed, a Partial Release of Covenant. Grantee shall bear the cost of recording and reasonable administrative fees.

2. Ground Water Notice

Due to past munitions loading, assembly, and packing operations, there is groundwater contamination under portions of the Property. The groundwater contamination consists of RDX, HMX, and TNT. The Grantor has installed a Pump and Treatment Plant, which is in operation to remediate the groundwater contamination. The groundwater remediation operations are expected to continue until 2030. This remediation action was approved by the EPA and Nebraska DEQ in a Record of Decision (ROD), Operable Unit One-Groundwater dated November 1994 and Amendment thereto dated 28 September 2001. Grantor, at its expense, shall remove all equipment and close all monitoring wells in accordance with applicable Nebraska law when the remediation is completed.

3. Enforcement

(a) The above covenant/restrictions shall inure to the benefit of the public in general and adjacent lands, including lands retained by the United States, and, therefore, are enforceable by the United States Government and State of Nebraska. These restrictions and covenants are binding on the Grantee, its successors and assigns; shall run with the land; and are forever enforceable.

(b) The Grantee covenants for itself, its successors and assigns that it shall include and otherwise make legally binding the above land use restrictions in all subsequent leases, transfer or conveyance documents relating to the Property subject hereto. Notwithstanding this

provision, failure to include these land use restrictions in subsequent conveyances does not abrogate the status of these restrictions as binding upon the parties, its successors and assigns.

(c) The Grantee, for itself, its successors and assigns, covenants that it will not undertake or allow any activity on or use of the Property that would violate the land use restrictions contained herein.

(d) Notwithstanding any other provision of this Deed; any agreement between the Grantee and the Grantor; the provisions of CERCLA, including CERCLA Section 120(h)(3), as amended, the Grantee on behalf of itself, its successors and assigns, covenants and agrees that the Grantee or the then record owner of the Property will be fully responsible for any investigation and/or remediation of hazardous substances, pollutants or contaminants, or petroleum or petroleum derivatives, to the extent that such investigation and/or remediation becomes necessary in response to a violation of this Subsection IV.f., or of the negative easement in Section I.

4. Submissions

Modifications of Restrictions. The Grantee shall submit any requests to use the Property for residential purposes, access or use the ground water, install monitoring wells, or other modification to the above restrictions to Grantor, with a copy to EPA and Nebraska DEQ, by first class mail, postage prepaid, addressed as follows:

(a) to Grantor: Corps of Engineers, Omaha District
ATTN: CENWO-RE-M
106 South 15th Street
Omaha, NE 68102-1618

(b) to EPA: U.S. Environmental Protection Agency, Region VII
901 North 5th Street
Kansas City, KS 66101

(c) to STATE EPA: Nebraska Department of Environmental Quality
P.O. Box 98922
Lincoln, NE 68509-8922

V. MISCELLANEOUS GRANTEE COVENANTS

Grantee covenants for itself, and its successors or assigns, and every successor in interest in the Property, to abide with each of the agreements and covenants running with the land described in Section IV of this Quitclaim Deed. In addition, Grantor and its successors and assigns, shall be deemed a beneficiary of each of the following agreements and covenants without regard to whether it remains the owner of any land or interest therein in the locality of the Property hereby conveyed and shall have a right to enforce each of the following agreements and covenants in

any court of competent jurisdiction. Notwithstanding the foregoing, Grantor, and its assigns shall have no affirmative duty to any successor in title to this conveyance to enforce any of the following agreements and covenants.

a. It is understood and agreed by Grantee, for itself and its successors and assigns, that except for warranties, responsibilities and agreements of Grantor specifically set forth herein, the Property is conveyed "*as is*" and "*where is*" without any representation or warranty on the part of Grantor to make any alterations, repairs or additions. Grantor shall not be liable for any latent or patent defects in the Property. Grantee, for itself and its successors and assigns, acknowledges that Grantor has made no representations or warranty concerning the condition and state of repair of the Property nor any agreement or promise to alter, improve, adapt or repair the Property.

b. The Grantee, its successors and assigns, shall neither transfer the Property, lease the Property, nor grant any interest, privilege, or license whatsoever in connection with the Property without the inclusion of the environmental protection provisions contained herein, and shall require the inclusion of such environmental protection provisions in all further deeds, transfers, leases, or grants of any interest, privilege, or license.

VI. AGREEMENTS, NOTICES AND CONDITIONS

a. Anti-Deficiency Act

The Grantor's obligation to pay or reimburse any money under this Deed is subject to the availability of appropriated funds to the Department of the Army, and nothing in this deed shall be interpreted to require obligations or payment by the Grantor in violation of the Anti-Deficiency Act.

b. Wetlands Notice

A portion of the Property contains wetlands.

c. Rail Use Agreement Between DTE Rail Services, Inc., and County of Hall, Nebraska

Use of the conveyed railroad facilities and rights-of-way will be in accordance with the provisions set forth in the AGREEMENT AND DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS, dated 17 December 2002, between DTE Rail Services, Inc., and County of Hall, Nebraska, attached hereto as **Exhibit "C"** and made a part hereof.

VII. GENERAL EXCEPTIONS TO CONVEYANCE

This conveyance is expressly made subject to the following matters to the extent and only to the extent the same are valid and affect the Property:

a. All existing permits, easements and rights-of-way for public streets, roads and highways, public utilities, electric power lines, electric transmission facilities, recreational trails, railroads, pipelines, ditches and canals on, over and across said land, whether or not of record, including but not limited to the following:

1. Easement No. DACA45-2-99-6157 granted to Hall County for road rights-of-way.
2. Easement No. DACA45-2-99-6023 granted to Hall County for road rights of way.
3. Easement No. DACA45-2-97-6024 granted to Southern Nebraska Rural Public Power District for electric power-line and substation rights-of-way.
4. Department of the Army Lease No. DACA45-1-79-6041 granted to DTE Rail Services, Inc., for lease of certain railroad facilities located on the CHAAP. The Grantor upon conveyance of the Property described in this deed will amend the said lease and delete the conveyed Property from the leased premises.

b. Any zoning laws, ordinances, or regulations governing the subject Property or regulations of other regulatory authorities having jurisdiction.

c. Matters which would be disclosed by a careful physical inspection of the Property or the property records and by a properly conducted survey of the Property.

d. Any survey discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or protrusions, or any overlapping of improvements that may affect the Property.

e. All existing interest(s) reserved to or outstanding in third parties in and to coal, oil, gas, and/or minerals.

f. All other existing interests reserved by any original Grantor(s) in chain of title unto said Grantor(s), their respective successors and assigns, which affects any portion of the Property interest(s) hereinabove described.

g. Installation Commander agreements, whether or not of record or otherwise approved in writing by Grantee.

THIS QUITCLAIM DEED is exempt from the documentary tax under the provision of Neb. Rev. Stat. 76-902(2) (R.S. Supp., 1991) in which property is transferred by the United States.

THIS QUITCLAIM DEED is not subject to the provisions of 10 U.S.C. 2662.

200407897

E 1/2 Section 8, T 11 N -

1/4 Section Line

S.W. Cor. E 1/2, Sec. 8, T 11 N - R 10 W, Found PK Nail In Asphalt

Placed PK Nail In Asphalt

40' Wide Extraction Well Pipeline Easement

County Road Right Of Way

Placed PK Nail In Asphalt

1816.81' 00" A

Section Line

S.E. Cor. Sec. 8, T 11 N - R 10 W, Found Aluminum Cap

S.W. Cor. E 1/2, Sec. 5, T 11 N - R 10 W, Found 1/2" Pipe, (S.W. Cor. E 1/2, Sec. 8)

E 1/2 Section 5 T 11 N -

1/4 Section Line

S.W. Cor. E 1/2, Sec. 5, T 11 N - R 10 W, Found 1/2" Pipe, (S.W. Cor. E 1/2, Sec. 8)

33' County Road Right Of Way

30' Easement

1791.70' 00" A

Section Line

S.E. Cor. Sec. 5, T 11 N - R 10 W, Found Brass Cap (N.E. Cor. Sec. 8)

ACCESS I

A tract of land (E1/2) of Section 5, Township 11 North, Range 10 West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

LEGAL DESCRIPTION (Parcel No. 1)

A tract of land located in the east half (E1/2) of Sections Five (5) and Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Section Five (5); thence running westerly along the north line of said Section Five (5), a distance of One Thousand Seven Hundred Eighty (1780.0) feet, to the ACTUAL point of beginning; thence deflecting left 9°55'37" and running southerly a distance of Two Thousand Six Hundred Forty Seven and Seventeen Hundredths (2647.17) feet; thence deflecting right 00°16'28" and running southerly a distance of Two Thousand Six Hundred Forty One and One Tenth (2641.10) feet; thence deflecting right 00°41'53" and running southerly a distance of Two and Sixty Two Hundredths (2.62) feet, to a point on the south line of said Section Five (5), and to a point on the north line of said Section Eight (8), said point being One Thousand Seven Hundred Seventy Nine and Ninety Six Hundredths (1779.96) feet west of the northeast corner of said Section Eight (8); thence continuing southerly along the last described course, a distance of One Thousand Three Hundred Seventy Nine and Eleven Hundredths (1379.11) feet; thence deflecting right 90°57'16" and running westerly a distance of One Hundred Five and Thirty One Hundredths (105.31) feet; thence deflecting left 90°15'22" and running southerly a distance of One Thousand Three Hundred Sixty Four and Thirty Four Hundredths (1364.34) feet; thence deflecting left 43°30'28" and running southeasterly a distance of One Hundred Sixty One and Forty Six Tenths (161.46) feet; thence deflecting left 14°44'20" and running southeasterly a distance of Two Hundred Fourteen and Forty Nine Hundredths (214.49) feet, to a point of curvature; thence running southwesterly along the arc of a curve to the right whose radius is Ninety One and Fifty Eight Hundredths (91.58) feet, the long chord of which deflects right 55°48'35" from the last described course, a long chord distance of One Hundred Fifty One and Fifty One Hundredths (151.51) feet, to a point of tangency; thence deflecting right 55°48'35" from the last described course and running southwesterly a distance of Three Hundred Fifty Three and Fourteen Hundredths (353.14) feet; thence deflecting left 53°44'45" and running southerly a distance of One Thousand Nine Hundred Fifty Eight and Eighty One Hundredths (1958.81) feet, to a point on the south line of said Section Eight (8), said point being One Thousand Eight Hundred Fifty Nine and Sixty One Hundredths (1859.61) feet west of the southeast corner of said Section Eight (8); thence deflecting right 90°09'09" and running westerly along the south line of said Section Eight (8), a distance of Two Hundred Twenty Seven and Ninety Six Hundredths (227.96) feet; thence deflecting right 90°08'17" and running northerly a distance of Five Thousand Two Hundred Ninety Five and Fifty Eight Hundredths (5295.58) feet, to a point on the north line of said Section Eight (8) and the south line of said Section Five (5); thence deflecting left 00°00'08" and running northerly a distance of Five Thousand Two Hundred Eighty Eight and Eighty Two Hundredths (5288.82) feet, to a point on the north line of said Section Five (5); thence deflecting right 90°20'27" and running easterly along the north line of said Section Five (5), a distance of One Hundred Sixty and Seventy Five Hundredths (160.75) feet, to the ACTUAL point of beginning and containing 59.328 acres more or less, of which 0.922 acres more less is presently occupied by public road right of way. Net 58.405 acres more or less.

E 1/4 Cor. Sec. 5, R 10 W, Found Pipe

CAPITOL AVENUE

1779.96' A

Section Line

Water Line

Section Line

2641.10' A

2641.10' A

Centerline Existing Railroad Track

5295.36' A

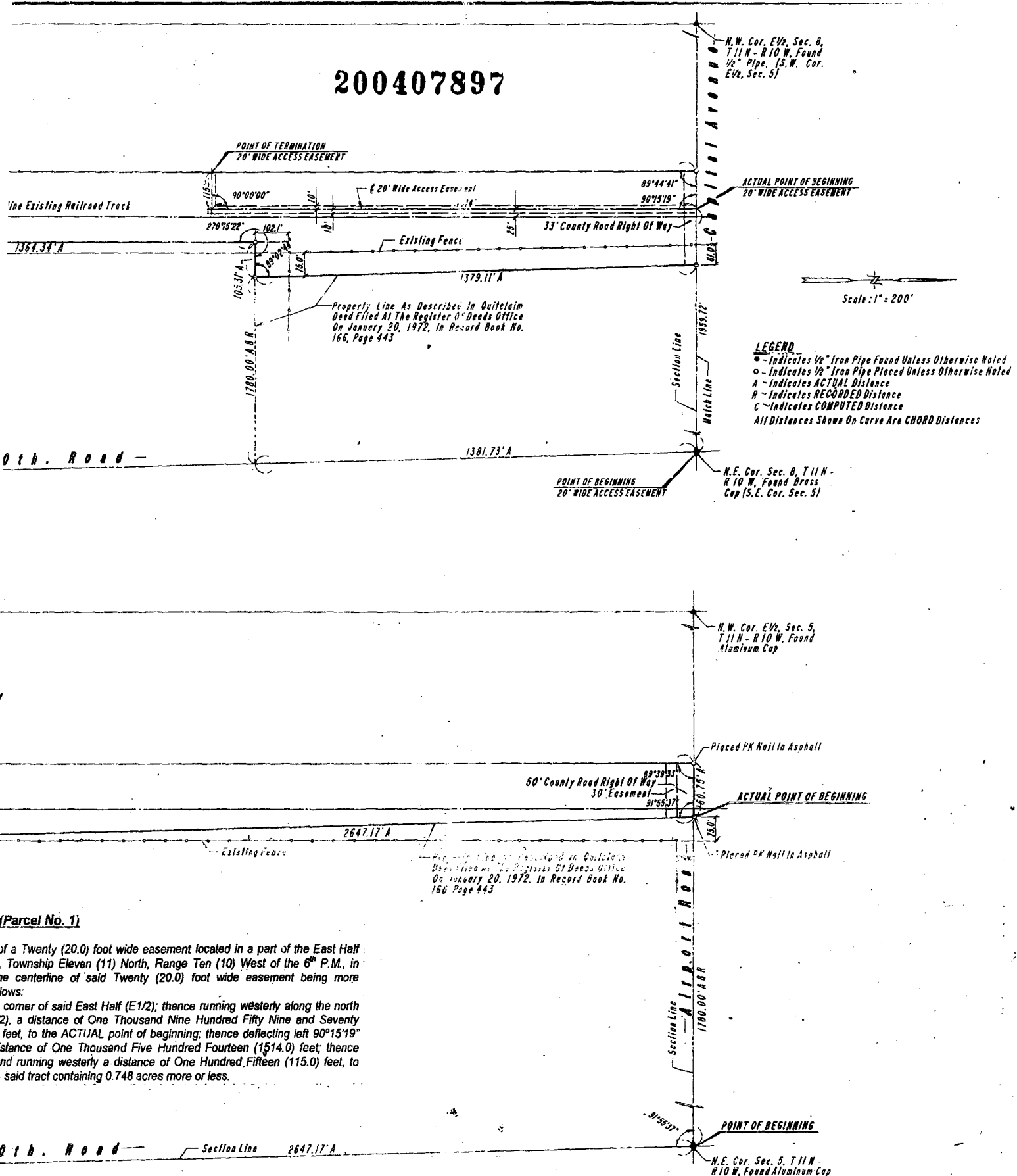
Parcel No. 1

179'43'32"

6670.0' A 8 1

E 1/4 Cor. Sec. 5, R 10 W, Found Pipe

200407897



LEGEND
 ○ - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ◊ - Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance
 C - Indicates COMPUTED Distance
 All Distances Shown On Curve Are CHORD Distances

(Parcel No. 1)
 of a Twenty (20.0) foot wide easement located in a part of the East Half of Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in the centerline of said Twenty (20.0) foot wide easement being more or less:
 corner of said East Half (E1/2); thence running westerly along the north line of said East Half (E1/2), a distance of One Thousand Nine Hundred Fifty Nine and Seventy (1959.7) feet, to the ACTUAL point of beginning; thence deflecting left 90°15'19" an arc distance of One Thousand Five Hundred Fourteen (1514.0) feet; thence and running westerly a distance of One Hundred Fifteen (115.0) feet, to said tract containing 0.748 acres more or less.

EXHIBIT "A-1" ATTACHED TO AND MADE A PART OF QUITCLAIM DEED

SURVEYOR'S CERTIFICATE

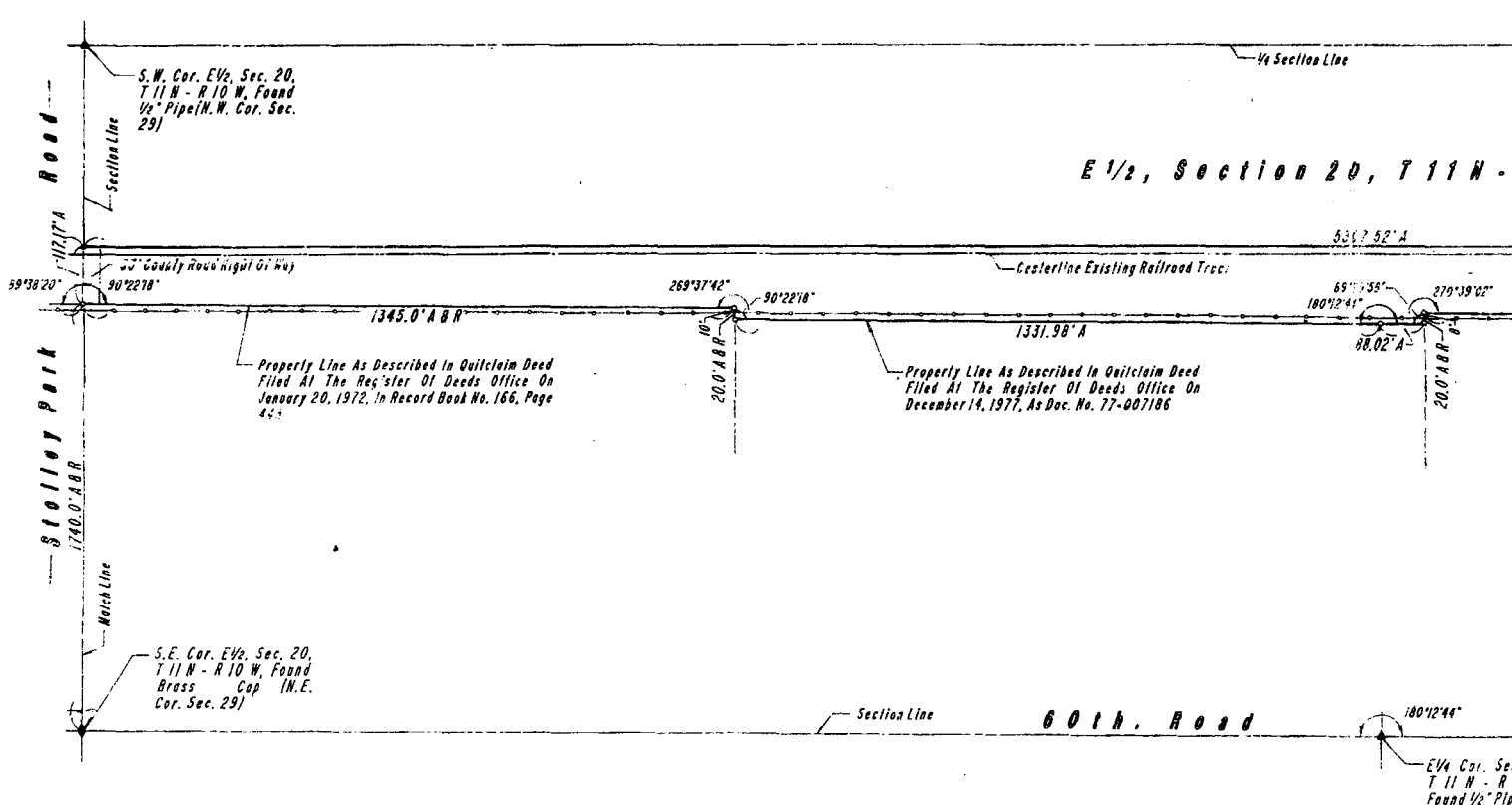
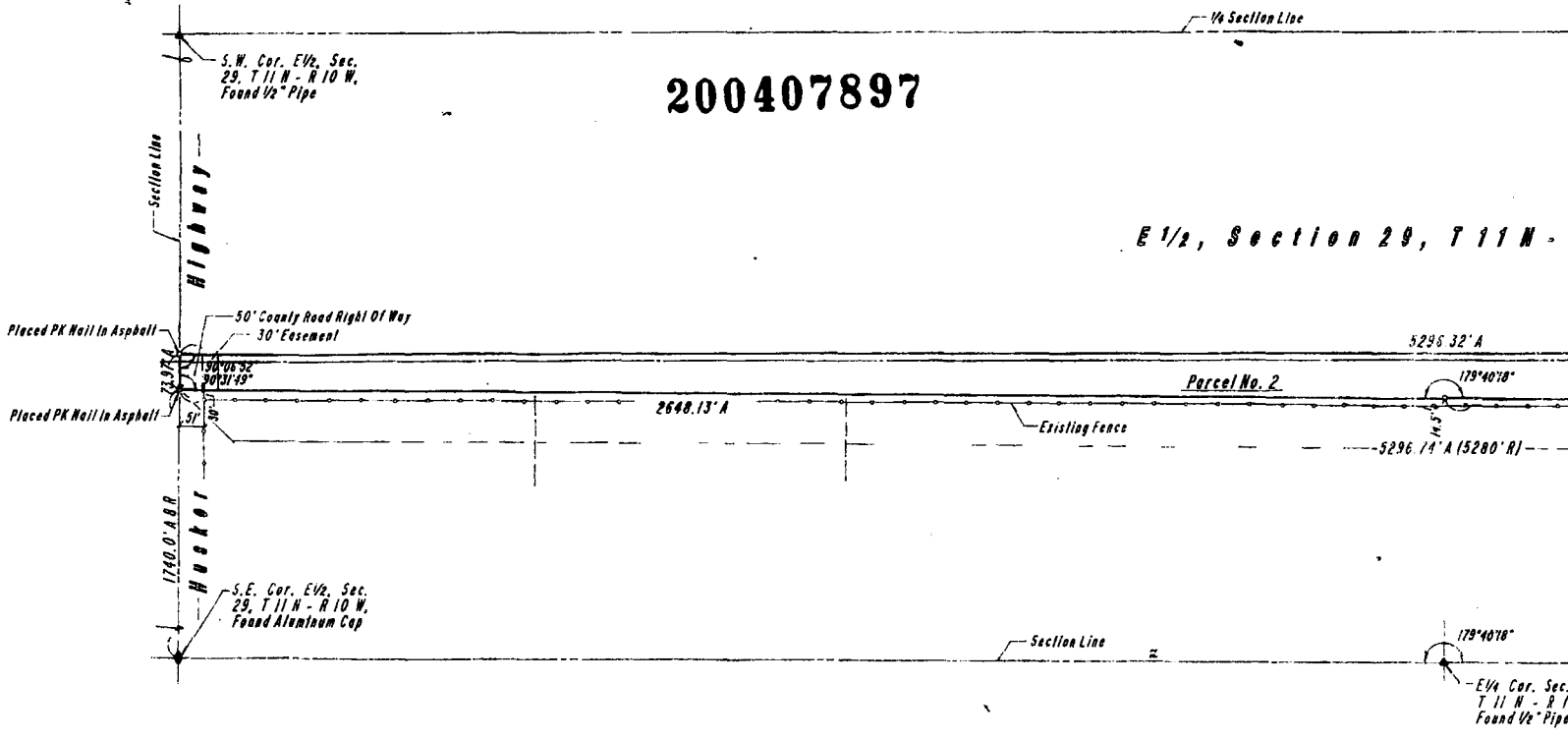
I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.



Ronald R. Rockwell
 Ronald R. Rockwell, Reg. Land Surveyor No. 349

2510 NORTH WEBB ROAD GRAND ISLAND, NEBRASKA 68802		P.O. BOX 64 PHONE (308) 382-147
LAND SURVEY		
Pl. E1/2, Sections 5 And 8, T11N - R10W Hall County, Nebraska		
SUBMITTED BY:	DRAWN BY: Deryll S.	
CHECKED BY: R.R.R.	SHEET No.	DWD. No.
APPROVED BY:	1011	
DATE: June 29, 2000	REVISIONS	
PROJECT No.	December 4, 2000 January 24, 2001	

200407897



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.



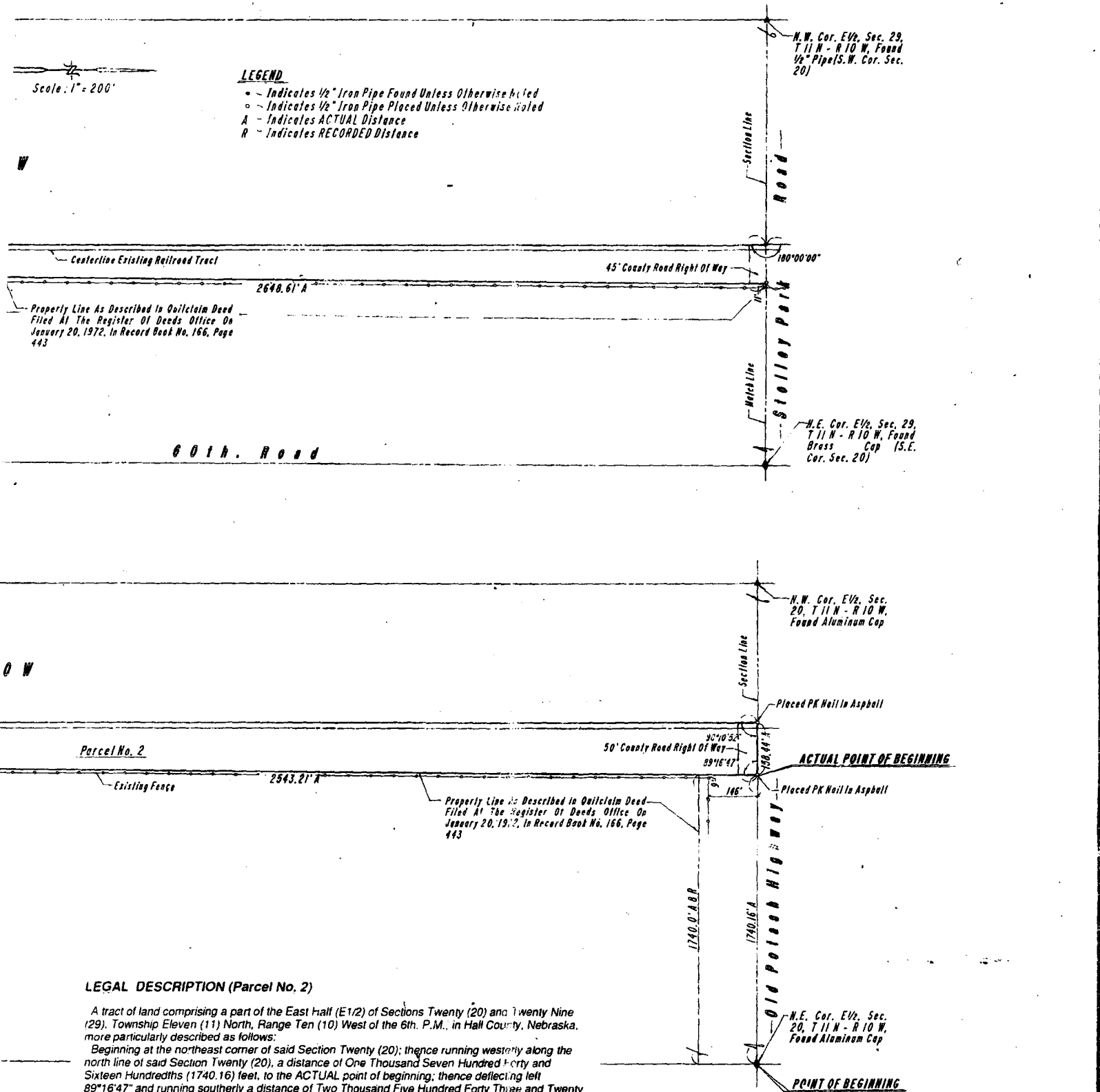
Ronald R. Rockwell
Ronald R. Rockwell, Reg. Land Surveyor No. 349

200407897

Scale: 1" = 200'

LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- o - Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance



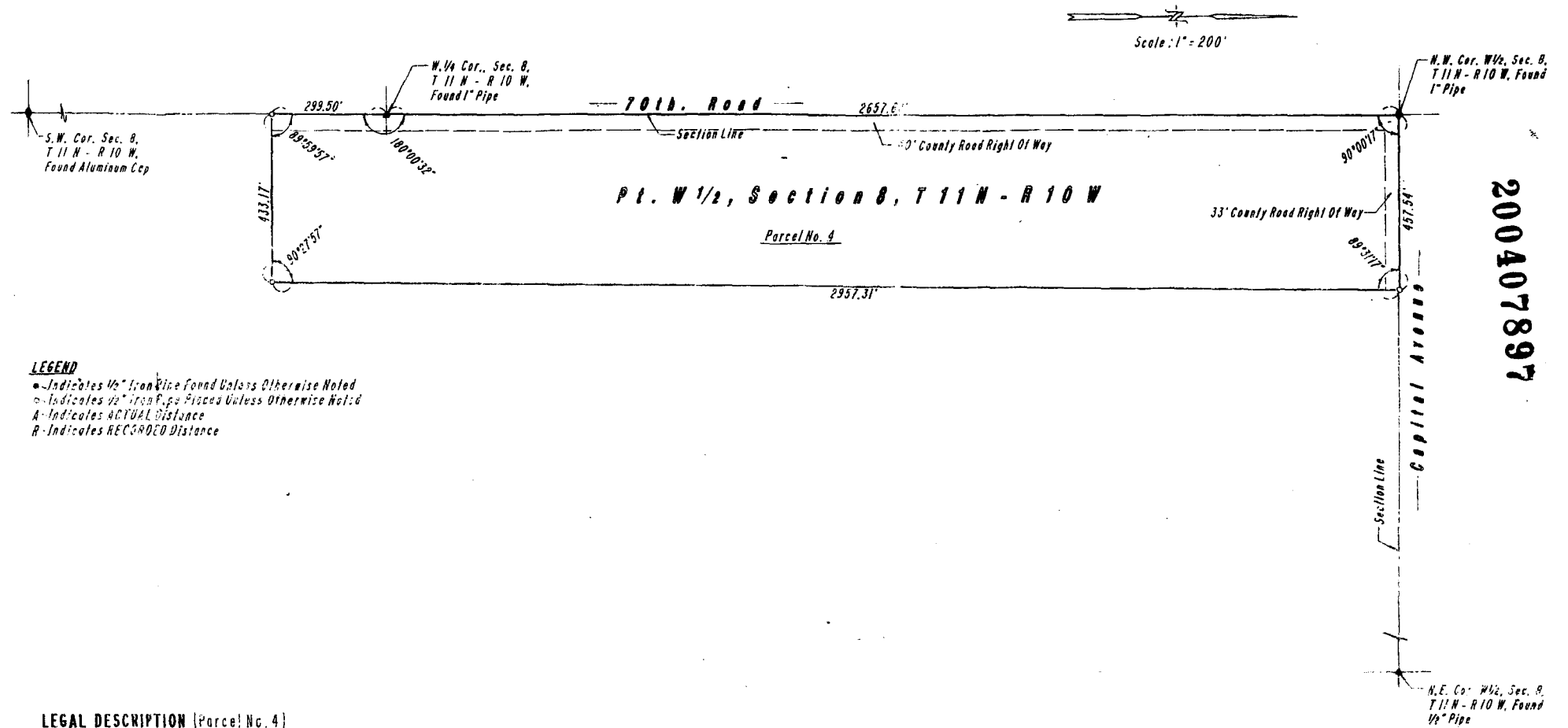
LEGAL DESCRIPTION (Parcel No. 2)

A tract of land comprising a part of the East Half (E 1/2) of Sections Twenty (20) and Twenty Nine (29), Township Eleven (11) North, Range Ten (10) West of the 6th. P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Section Twenty (20); thence running westerly along the north line of said Section Twenty (20), a distance of One Thousand Seven Hundred Forty and Sixteen Hundredths (1740.16) feet, to the ACTUAL point of beginning; thence deflecting left 89°16'47" and running southerly a distance of Two Thousand Five Hundred Forty Three and Twenty One Hundredths (2543.21) feet; thence deflecting left 90°39'02" and running easterly a distance of Twenty (20.0) feet; thence deflecting right 90°39'02" and running southerly a distance of Eighty Eight and Two Hundredths (88.02) feet; thence deflecting left 00°12'44" and running southerly a distance of One Thousand Three Hundred Thirty One and Ninety Eight Hundredths (1331.98) feet; thence deflecting right 89°37'42" and running westerly a distance of Twenty (20.0) feet; thence deflecting left 89°37'42" and running southerly a distance of One Thousand Three Hundred Forty Five (1345.0) feet, to a point on the south line of said Section Twenty (20), and to a point on the north line of said Section Twenty Nine (29), said point being One Thousand Seven Hundred Forty (1740.0) feet west of the northeast corner of said Section Twenty Nine (29); thence deflecting left 00°00'39" and running southerly a distance of Two Thousand Six Hundred Forty Eight and Sixty One Hundredths (2648.61) feet; thence deflecting right 00°19'42" and running southerly a distance of Two Thousand Six Hundred Forty Eight and Thirteen Hundredths (2648.13) feet, to a point on the south line of said Section Twenty Nine (29), said point being One Thousand Seven Hundred Forty (1740.0) feet west of the southeast corner of said Section Twenty Nine (29); thence deflecting left 89°49'08" and running westerly along the south line of said Section Twenty Nine (29), a distance of Seventy Three and Ninety Seven Hundredths (73.97) feet; thence deflecting right 89°53'08" and running northerly a distance of Five Thousand Two Hundred Ninety Six and Thirty Two Hundredths (5296.32) feet, to a point on the north line of said Section Twenty Nine (29), and to a point on the south line of said Section Twenty (20); thence continuing northerly along the last described course a distance of Five Thousand Three Hundred Seven and Fifty Two Hundredths (5307.52) feet, to a point on the north line of said Section Twenty (20); thence deflecting right 89°49'08" and running easterly along the north line of said Section Twenty (20), a distance of One Hundred Fifty Eight and Forty Four Hundredths (158.44) feet, to the ACTUAL point of beginning and containing 29.376 acres more or less of which 0.477 acres more or less is presently occupied by public road right of way. Net 28.899 acres more or less.

EXHIBIT "A-2" ATTACHED TO AND MADE
A PART OF QUITCLAIM DEED

2810 NORTH WEBB ROAD GRAND ISLAND, NEBRASKA 68802 P.O. BOX 648 PHONE (308) 382-1472	
LAND SURVEY Pt. E 1/2, Sections 20 And 29, T 11 N - R 10 W Hall County, Nebraska	
SUBMITTED BY:	DRAWN BY: Deryl S.
CHECKED BY: R.R.R.	SHEET No. 1011
APPROVED BY:	DWG. No.
DATE: June 20, 2000	REVISIONS
PROJECT No.	January 24, 2001



LEGEND

- Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
- Indicates 1/2" Iron Pipe Picked Unless Otherwise Noted
- A - Indicates ACTUAL Distance
- R - Indicates RECORDED Distance

LEGAL DESCRIPTION (Parcel No. 4)

A tract of land comprising a part of the West Half (W $\frac{1}{2}$), of Section Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said West Half (W $\frac{1}{2}$); thence running easterly along the north line of said West Half (W $\frac{1}{2}$), a distance of Four Hundred Fifty Seven and Fifty Four Hundredths (457.54) feet; thence deflecting right 90° 28' 43" and running southerly a distance of Two Thousand Nine Hundred Fifty Seven and Thirty One Hundredths (2957.31) feet; thence deflecting right 89° 32' 03" and running westerly a distance of Four Hundred Thirty Three and Seventeen Hundredths (433.17) feet, to a point on the west line of said West Half (W $\frac{1}{2}$); thence deflecting right 90° 00' 03" and running northerly along the west line of said West Half (W $\frac{1}{2}$), a distance of Two Hundred Ninety Nine and Five Tenths (299.50) feet, to the West Quarter Corner of said Section Eight (8); thence deflecting left 00° 00' 32" and continuing northerly along the west line of said West Half (W $\frac{1}{2}$), a distance of Two Thousand Six Hundred Fifty Seven and Sixty Two Hundredths (2657.62) feet, to the point of beginning, and containing 30.221 acres more or less, of which 3.032 acres more or less is presently occupied by public road right of way. Net 27.199 acres more or less.

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.



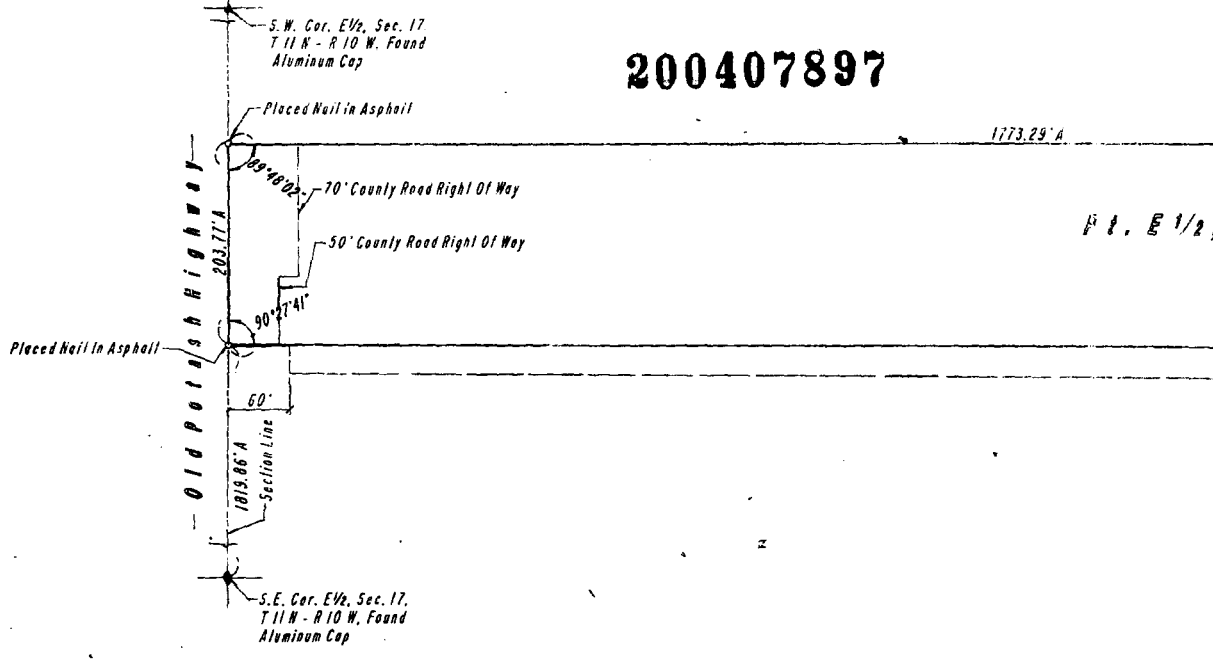
Ronald R. Rockwell
 Ronald R. Rockwell L.S. 349

**EXHIBIT "A-3" ATTACHED TO AND MADE
 A PART OF QUITCLAIM DEED**

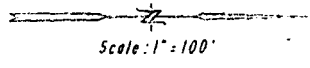
200407897

LAND SURVEY		
Pt. W$\frac{1}{2}$, Section 8, T 11 N - R 10 W		
Hall County, Nebraska		
SUBMITTED BY:	DRAWN BY: <i>Deryl S.</i>	
CHECKED BY: <i>R.R.R.</i>	SHEET No.	QWG. No.

200407897



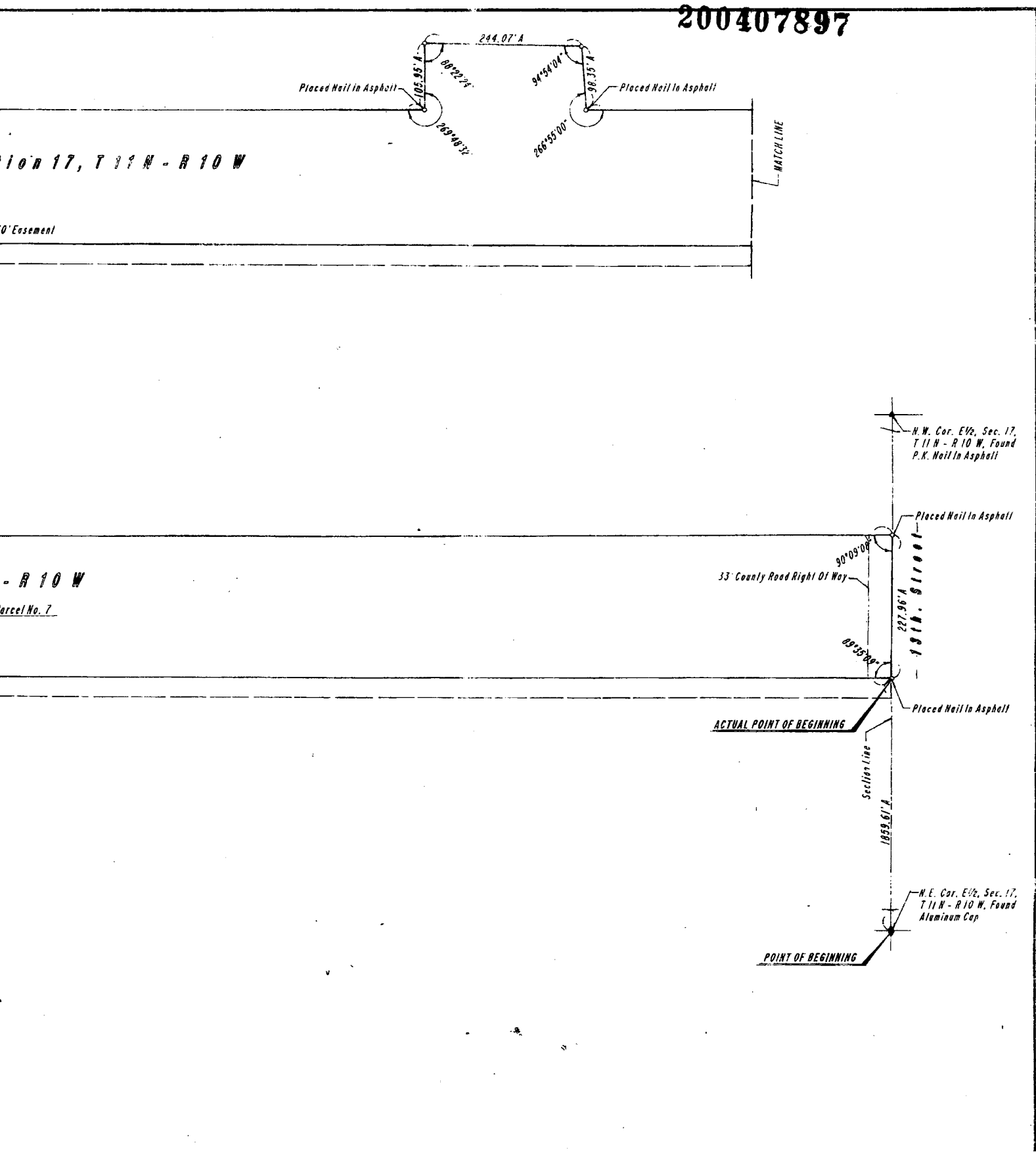
LEGEND
 ● - Indicates 1/2" Iron Pipe Found Unless Otherwise Noted
 ○ - Indicates 1/2" Iron Pipe Placed Unless Otherwise Noted
 A - Indicates ACTUAL Distance
 R - Indicates RECORDED Distance



LEGAL DESCRIPTION (Parcel No. 7)

A tract of land comprising a part of the East Half (E1/2) of Section Seventeen (17), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:
 Beginning at the northeast corner of said East Half (E1/2); thence running westerly along the north line of said East Half (E1/2), a distance of One Thousand Eight Hundred Fifty Nine and Sixty One Hundredths (1859.61) feet, to the ACTUAL point of beginning; thence deflecting left 89°35'09" and running southerly a distance of Five Thousand Two Hundred Eighty Eight and Six Hundredths (5288.06) feet, to a point on the south line of said East Half (E1/2); thence deflecting right 89°32'19" and running westerly along the south line of said East Half (E1/2), a distance of Two Hundred Three and Seventy Seven Hundredths (203.77) feet; thence deflecting right 90°11'58" and running northerly a distance of One Thousand Seven Hundred Seventy Three and Twenty Nine Hundredths (1773.29) feet; thence deflecting left 89°48'32" and running westerly a distance of One Hundred Five and Ninety Five Hundredths (105.95) feet; thence deflecting right 91°37'36" and running northerly a distance of Two Hundred Forty Four and Seven Hundredths (244.07) feet; thence deflecting right 85°05'56" and running easterly a distance of Ninety Eight and Thirty Five Hundredths (98.35) feet; thence deflecting left 86°55'00" and running northerly a distance of Three Thousand Two Hundred Sixty Five and Twenty Four Hundredths (3265.24) feet, to a point on the north line of said East Half (E1/2); thence deflecting right 89°50'52" and running easterly along the north line of said East Half (E1/2), a distance of Two Hundred Twenty Seven and Ninety Six Hundredths (227.96) feet, to the ACTUAL point of beginning and containing 26.784 acres more or less of which 0.471 acres more or less is presently occupied by public road right of way. Net 26.313 acres more or less

200407897



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief, the accompanying plat is from an accurate survey of the described property made under my supervision.



Ronald R. Rockwell
Ronald R. Rockwell, Reg. Land Surveyor No. 349

**EXHIBIT "A-4" ATTACHED TO AND MADE
A PART OF QUITCLAIM DEED**

2540 NORTH WEBB ROAD GRAND ISLAND, NEBRASKA 68802		
P.O. BOX 549 GRAND ISLAND, NEBRASKA 68802		PHONE (308) 382-1472
LAND SURVEY <i>Pl. E1/2, Section 17, T11N - R10W</i> Hall County, Nebraska		
SUBMITTED BY:	DRAWN BY: <i>Deryl S.</i>	
CHECKED BY: <i>R.R.R.</i>	SHRBY No.	DWG. No.
APPROVED BY:	1011	
DATE: <i>June 29, 2000</i>	REVISIONS	
PROJECT No.	January 24, 2001	

Notification Hazardous Substance Storage, Release, and Disposal			
Parcel Description	Name of Hazardous Substance(s)	Date of Storage, Release, or Disposal	Remedial Actions
RAILROAD TRACKS	RDX and other explosive compounds	Past ordnance production and disposal since 1942. (Released)	Portions of the tracks lie over the RDX plume. CHAAP has installed a Pump and Treatment Plant, which is in operation to remediate the groundwater contamination. Record of Decision (ROD) for Operable Unit One - Groundwater. Letters concurring with the FOST, the Army's decision to transfer and the Hall County Reuse Authority Plan proposing to transfer these parcels of property to DTE Rail Car Service, Inc. were received from EPA Region VII on 3 May 2001 and from NDEQ on 6 March 2000.
CLASSIFICATION YARD	RDX and other explosive compounds	Past ordnance production and disposal since 1942. (Released)	The RDX plume lies beneath a portion of the land in the classification yards. CHAAP has installed a Pump and Treatment Plant, which is in operation to remediate the groundwater contamination. Record of Decision (ROD) for Operable Unit One - Groundwater. Letters concurring with the FOST, the Army's decision to transfer and the Hall County Reuse Authority Plan proposing to transfer these parcels of property to DTE Rail Car Service, Inc. were received from EPA Region VII on 3 May 2001 and from NDEQ on 6 March 2000.
59 ACRES - Parcel #1 Approximately 59 acres of land between Airport Road and 13th Street and between the centerline of the north-south rail lines and a line 140 feet west of and parallel to said centerline.	RDX and other explosive compounds	Past ordnance production and disposal since 1942. (Released)	A portion of the RDX plume lies in the southeast corner under a part of this 59 parcel of land. CHAAP has installed a Pump and Treatment Plant, which is in operation to remediate the groundwater contamination. Record of Decision (ROD) for Operable Unit One - Groundwater. Letters concurring with the FOST, the Army's decision to transfer and the Hall County Reuse Authority Plan proposing to transfer these parcels of property to DTE Rail Car Service, Inc. were received from EPA Region VII on 3 May 2001 and from NDEQ on 6 March 2000.
Determined and Prepared by: Ms. Jo Short	Title: Realty Specialist	Site: Cornhusker AAP	Location: Grand Island, Nebraska 68803 EXHIBIT "B"

**EXHIBIT "B" ATTACHED TO AND MADE
A PART OF QUITCLAIM DEED**

**AGREEMENT AND DECLARATION OF
COVENANTS, RESTRICTIONS AND CONDITIONS**

This Agreement and Declaration (this "Agreement"), dated December 17, 2002, is between DTE Rail Services, Inc., a Michigan corporation ("DTERS") and the County of Hall, a political subdivision of the State of Nebraska (the "County").

RECITALS

A. Pursuant to Public Law 103-337, Section 2836 and Resolution Number 98-0030B (the "Resolution") of the Hall County Board of Supervisors (the "Board"), DTERS is the designated transferee from the Department of Defense of certain designated tracts, rail easements and railroad track (the "DTERS Designated Property") located in the Cornhusker Army Ammunition Plant ("CAAP") and more particularly described in the Resolution which includes the North-South Rail Line, as defined below and described in Exhibit A attached hereto. A Legal description of the CAAP is attached hereto as Exhibit B.

B. Pursuant to the Resolution, DTERS is required to enter into an agreement with the County of Hall incorporating certain conditions, restrictions and covenants contained in the Resolution.

C. Pursuant to Public Law 103-337, Section 2836 and Resolution Number 02-0030a of the Board, Nebraska Public Power District, a public corporation and political subdivision of the State of Nebraska ("NPPD") is the designated transferee from the DOD of certain other designated tracts described (subject to final deed) in Exhibit C attached hereto (the "NPPD Designated Property") located in the CAAP.

D. This Agreement sets forth the conditions, covenants and restrictions agreed to and declared by DTERS and accepted by the County in complete satisfaction of the requirements of Paragraph 2 of the Resolution, as the same may be amended.

AGREEMENT AND DECLARATIONS

DTERS hereby declares, and DTERS and the County hereby agree as follows:

1. Private Rail Crossings

DTERS agrees to grant easements and/or rights-of-way, without charge or compensation therefor, for necessary private crossings of roads over DTERS' railroad easements and track to owners of parcels located in the CAAP whose property is divided by such easements and track. The grantee of such private crossings shall bear all costs of construction and maintenance of such crossings and shall comply, at its sole expense, with all applicable federal, state, local and industry association, laws, rules, regulations, standards and guidelines; provided, however, any construction or maintenance of such crossings shall not interfere with the operation of the North-South Rail Line. In the event such crossings are requested, the requesting party shall provide DTERS with reasonable prior notice of any proposed crossing and the parties shall cooperate to minimize disruption to the use of the North-South Rail Line.

2. Public Rail Crossings

**EXHIBIT "C" ATTACHED TO AND MADE
A PART OF QUITCLAIM DEED**

DTERS shall be responsible for maintaining or causing to be maintained public rail crossings at all points where county roads cross DTERS' railroad easements.

3. North-South Rail Line

DTERS shall provide or otherwise make available rail service upon the north-south rail line linking the Burlington Northern Santa Fe mainline tracks and the Union Pacific Railroad mainline tracks (the "North-South Rail Line") to or for the benefit of owners of property located in the NPPD Designated Property and those owners of property within the CAAP with access to the North-South Rail Line. DTERS will satisfy its obligations to provide such rail service either by (a) establishing an affiliated entity which is a common carrier railroad as provided in 49 USC ¶ 10102(5) (and applicable case law) with the duty to provide service upon reasonable request as provided in 49 USC ¶ 11101 and the authority to enter into railroad transportation contracts pursuant to 49 USC § 10709 or (b) arranging for a third-party common carrier railroad to provide service on the North-South Rail Line. DTERS will provide or make available common carrier rail service at such time as service is required, upon reasonable prior notice from an owner of property located in the NPPD Designated property or the Southern Public Power District ("SPPD") Designated Property. The common carrier railroad shall be entitled to impose transportation rates and charges for such service that are agreed to with the rail shipper in a rail transportation contract, or are in accordance with the requirements applying to rates of common carrier railroads as provided in 49 USC ¶ 10701-10705, including the requirement that rates for market dominant rail traffic must be reasonable. DTERS shall be entitled to impose reasonable rental fees and terms for the use of the North-South Rail Line by the common carrier railroad. In the event that NPPD constructs an electric generating station or other facility on such property and requires "unit train" rail service (entire trains of 100 or more railcars moving in shuttle service from origin to destination and back) to such facility, DTERS will if requested by such owner negotiate in good faith with respect to the granting of non-exclusive overhead trackage rights to the connecting carrier carriers that will deliver such trains to the North-South Rail Line, in order to permit the delivering carrier or carriers to operate such trains over the North-South Rail Line all the way to the destination facility. DTERS shall have the right to insist on reasonable terms and conditions, including compensation, for any such trackage rights operations, and DTERS (or the common carrier railroad designated under (a) or (b) above, as the case may be) shall retain control over access to and operations on the North-South Rail-Line. Except as specifically provided in this section, DTERS shall have no obligation to provide, or to permit others to provide rail service in, to, or for the benefit of, any party, or upon any trackage in the CAAP other than the North-South Rail Line. Neither DTERS nor the common carrier railroad shall have any obligation to construct or maintain any connections, spurs, sidetracks or other rail facilities connecting to the North-South Rail Line except as may be required under the Interstate Commerce Act, 49 USC ¶ 10101, et seq. DTERS shall allow a switch connection to the North-South Rail Line with any private spur track connecting to the NPPD Designated Property and to those owners of property within the CAAP with access to the North-South Rail Line provided the cost of such switch connection is paid by the spur track owner.

4. Maintenance of Rail and Rail Right of Way

DTERS shall be responsible for the maintenance of all track and railroad easements included in the DTERS Designated Property in their current condition, or if upgraded or

replaced, consistent with applicable law and industry practice. DTERS may require third parties to satisfy this obligation pursuant to agreement but shall remain primarily liable so long as it retains title to the property in question.

5. Utility Crossings.

DTERS agrees to grant, without charge for such grant, to public utilities or their franchisees reasonable and necessary utility crossings, over or under its railroad easements for the benefit of owners of land located within the CAAP; provided however, any construction, installation or maintenance by such public utilities or franchisees over or under the railroad easements shall not interfere with the operation of the North-South Rail Line. In the event such a crossing is requested, the requesting party shall provide DTERS with reasonable prior notice of any proposed construction, installation or maintenance and the parties shall cooperate to minimize any disruption to the use of the North-South Rail Line.

6. Covenants Run With the Land

The covenants of DTERS contained in this Agreement shall run with the land at law and shall be binding on DTERS and all persons claiming by, through, or under DTERS unless and until released.

7. Deed Restrictions

DTERS agrees that it shall not sell or convey (other than non-exclusive track leases, trackage rights, or other non-exclusive track usage arrangements, utility and crossing easements and the like) any interest in the DTERS Designated Property without including in the granting instrument the covenants and restrictions contained in this Agreement.

8. Release

The restrictions and covenants contained in this Agreement may be released in whole or in part at any time by written instrument executed by the record owners of at least sixty percent (60%) of the property located in the NPPD Designated Property and the property being served by the North-South Rail Line.

9. Satisfaction of Resolution

The County hereby acknowledges that this Agreement satisfies all of the requirements of Paragraph 2 of the Resolution.

10. Recording.

This Agreement shall be recorded in the official real property records of Hall County in the County' Office of Register of Deeds as soon a practicable, and the covenants, condition and restrictions are to run with the DTERS Designated Property and bind future transferees of all or any portion of the DTERS Designated Property.

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY OCCUPIED BY THE
NORTH-SOUTH MAIN RAILROAD TRACK
CORNHUSKER ARMY AMMUNITION PLANT
HALL COUNTY, NEBRASKA

A tract of land consisting of the property occupied by the North-South railroad line linking the Burlington Northern Santa Fe Railroad mainline tracks and the Union Pacific Railroad mainline tracks and comprising a part of the East Half (E1/2) of Section Five (5), a part of the East Half (E1/2) of Section Eight (8), a part of the East Half of Section Seventeen (17), a part of the East Half (E1/2) of Section Twenty (20), and a part of the East Half (E1/2) of Section Twenty Nine (29), all being in Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska.

EXHIBIT B

LEGAL DESCRIPTION OF OVERALL CORNHUSKER ARMY AMMUNITION PLANT HALL

COUNTY, NEBRASKA

(PER HALL COUNTY MAP)

A tract of land formerly known as the Cornhusker Army Ammunition Plant comprising all of Sections Five (5), Six (6), Seven (7), Eight (8), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty Nine (29) and Thirty (30), all being in Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and all of Sections One (1), Two (2), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Twenty Three (23), Twenty Four (24), Twenty Five (25), and Twenty Six (26), all being in Township Eleven (11) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska.

EXHIBIT C
NPPD DESIGNATED PROPERTY

RESOLUTION #02-0030a

**A RESOLUTION DESIGNATING NEBRASKA PUBLIC POWER DISTRICT
AS TRANSFEREE OF PROPERTY LOCATED AT THE
CORNHUSKER ARMY AMMUNITION PLANT**

WHEREAS, Public Law 103-337, sec. 2836 authorizes the Secretary of the Army to convey to the Hall County, Nebraska, Board of Supervisors or its designee all right, title and interest of the United States in and to the real property that is the site of the Cornhusker Army Ammunition Plant, hereinafter referred to as "CAAP," for fair market value, said property to be used in a manner consistent with the CAAP Reuse Committee's Comprehensive Reuse Plan, hereinafter referred to as the "Reuse Plan"; and

WHEREAS, Nebraska Public Power District has proposed a plan to utilize the real estate described herein for development of a power plant; and

WHEREAS, the use of said property for industrial use is consistent with the CAAP Reuse Committee's Comprehensive Reuse Plan.

BE IT RESOLVED, the Hall County Board of Supervisors hereby designates Nebraska Public Power District, hereinafter referred to as "NPPD," as the transferee of the following lands located at the Cornhusker Army Ammunition Plant, to wit:

All of tracts 32, 33, 35, 36, and a portion of tract 37 as marked on attachment "A"

BE IT FURTHER RESOLVED, the above described transfers shall be subject to the following conditions, restrictions, and limitations:

1. Survey And Changes In Descriptions And Parcels. The above description of land is approximate and intended to describe only the general area to be conveyed to NPPD. NPPD shall furnish a perimeter survey of said parcel to the Hall County Board of Supervisors. The Hall County Board of Supervisors and the CAAP Reuse Committee may require changes to any parcel description, boundary, or dimensions or require designations of easements as necessary to accommodate the needs of the County of Hall or the CAAP Reuse Committee.
2. Abandonment Of Designation. The County of Hall may rescind and cancel this designation in whole or in part if the designation is abandoned by NPPD.
3. Transfer And Assignments. This designation of NPPD as transferee shall not be assigned or transferred by NPPD except with written prior consent of the Hall County Board of Supervisors

- 4. Obligations To Inform County. NPPD shall inform the Hall County Board in a timely manner of activities and communications between NPPD and the Department of the Army relative to the conveyance of the above properties.
- 5. Amendments. The terms of this resolution may be modified or amended upon written agreement of the County and NPPD.
- 6. Use Of Property. NPPD shall use the aforesaid property in a manner consistent with the CAAP Reuse Committee's Comprehensive Reuse Plan.
- 7. Previous Designations and Conveyances. The lands herein identified as all of tracts 32, 33, 35, 36, and a portion of tract 37 as marked on attachment "A" shall not include nor be interpreted as including any easement, tract, or parcel for which as transferee has been previously designated by the Hall County Board of Supervisors, nor shall it include any easement, tract or parcel previously conveyed by the Secretary of the Army.

RESOLUTION MOVED BY Jim Eriksen

SECONDED BY Scott Arnold

Vote:

Supervisor Arnold:	For <u>✓</u> ;	Against ___;	Abstained ___;	Not Present ___.
Supervisor Eriksen:	For <u>✓</u> ;	Against ___;	Abstained ___;	Not Present ___.
Supervisor Hartman:	For <u>X</u> ;	Against ___;	Abstained ___;	Not Present ___.
Supervisor Humiston:	For <u>✓</u> ;	Against ___;	Abstained ___;	Not Present ___.
Supervisor Jeffries:	For <u>X</u> ;	Against ___;	Abstained ___;	Not Present ___.
Supervisor Lancaster:	For <u>X</u> ;	Against ___;	Abstained ___;	Not Present ___.
Supervisor Logan:	For <u>✓</u> ;	Against ___;	Abstained ___;	Not Present ___.

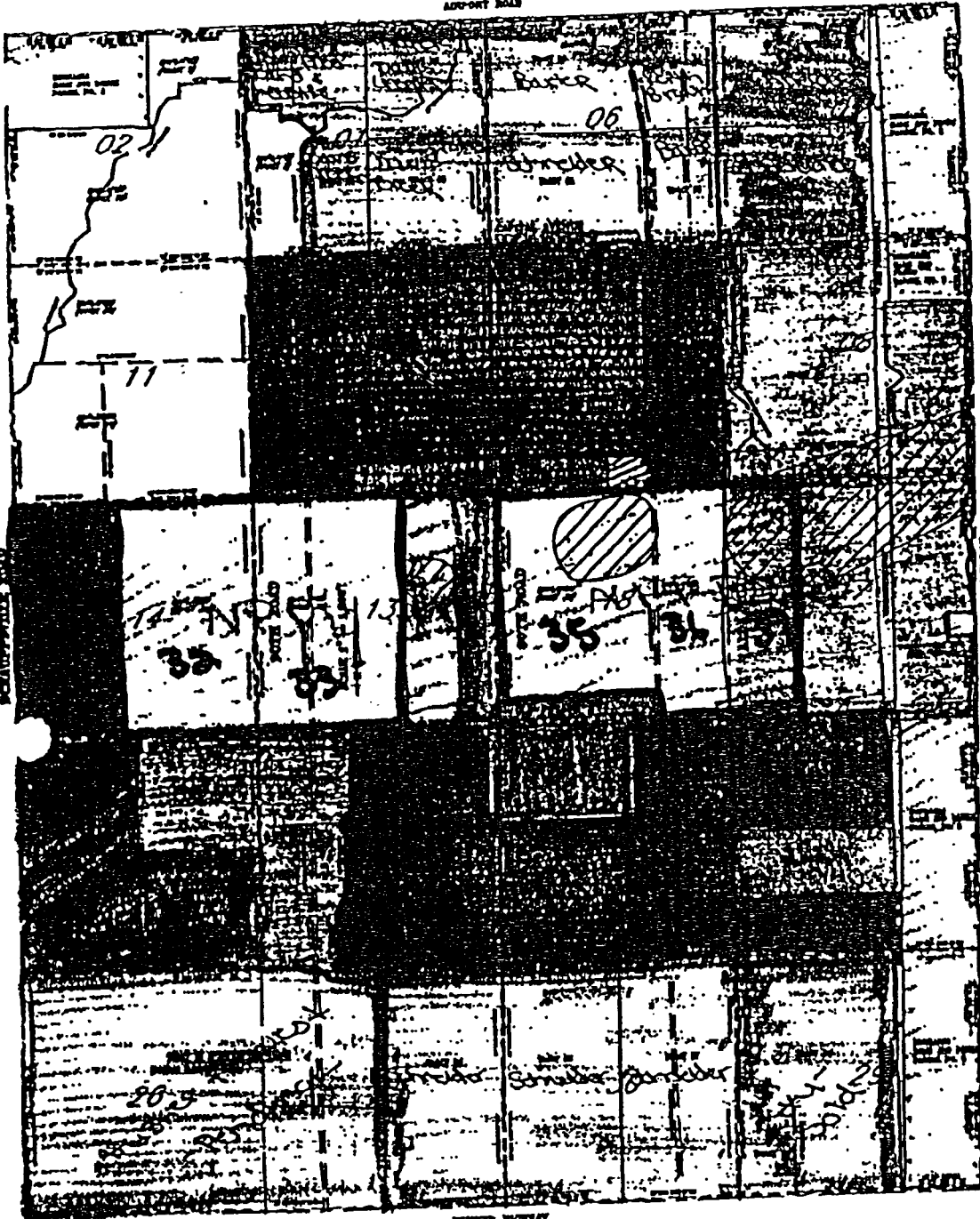
PASSED AND ADOPTED THIS 9 DAY OF April, 2002.

HALL COUNTY BOARD OF SUPERVISORS


 Pamela B. Lancaster, Chairman of the Board
 of Supervisors


 Marla J. Conley, Hall County Clerk

ADDITIONAL



CONGRESSIONAL ARMY AMMUNITION PLANT RAIL EIGHT, MEMPHIS	
BOLAN AND ASSOCIATES, INC. MEMPHIS, TENN.	

- /// designated to NPPD
- /// owned by other entities
- OTE parcels - pending
- Sold
- Sold - Nov. 16, 2001
- Sale - 2007:

all surveyed except tract 37

Entered As Instrument No

0200509309

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2005 SEP 20 AM 11 19

Kathy Beach
REG OF DEEDS

CASH _____
CHECK 1593.50

REFUNDS:
CASH _____
CHECK _____

DTE RAIL SERVICES INC

NEBRASKA DOCUMENTARY
STAMP TAX
Date 9-20-2005
\$ 1,596.00 BY KB

QUITCLAIM DEED

200509309

DTE COAL SERVICES, INC., Grantor, in consideration of Ten and no/100 Dollars (\$10.00), receipt of which is hereby acknowledged, hereby quitclaims and conveys to CORNHUSKER RAILWAYS LLC, Suite 201, 425 South Main Street, Ann Arbor, Michigan 48104, Grantee, its successors and assigns, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Hall County, Nebraska:

27.50

Three parcels of land comprising parts of Sections Five (5), Eight (8), Seventeen (17), Twenty (20), and Twenty-Nine (29), Township Eleven (11) North, Range Ten (10) West of the Sixth Principal Meridian, containing 145.719 acres more or less, and more particularly described on Exhibits "A-1", "A-2", and "A-3" attached hereto, including any and all buildings, appurtenances and improvements thereon, and including a non-exclusive 20-foot wide access easement located on Tract 26A that is shown on Exhibit "A-1" to the Quitclaim Deed, dated 30 May 2003, conveying said Tract 26A to Southern Public Power District, recorded as Instrument Number 0200307151 on 6 June 2003 in the land records of Hall County, Nebraska (collectively, the "Property").

SUBJECT TO the reservations, exceptions, easements, notices, exclusions, covenants, agreements and restrictions set forth in the Quitclaim Deed, dated 19 July 2004, conveying the Property to Grantor, recorded as Instrument Number 0200407897 on 10 August 2004 in the land records of Hall County, Nebraska, including, without limitation, the Agreement and Declaration of Covenants, Restrictions and Conditions attached thereto as "Exhibit B".

Executed: August 26 2005

Evan J. O'Neil
By: Evan J. O'Neil
Its: Chief Executive Officer



200509309

STATE OF MICHIGAN

200509309

COUNTY OF WASHTENAW

The foregoing instrument was executed before me on August 26, 2005 by Evan J. O'Neil, the Chief Executive Officer of DTE Rail Services, Inc., on behalf of said company.

Noree Bowbeer

Print Name

Notary Public, Washtenaw County,

Noree Bowbeer

My Commission Expires: _____

NOREE BOWBEER
Notary Public, Washtenaw County, MI
My Commission Expires 08/02/2007

STATE OF NEBRASKA

County of Hall

Filed for record and entered in Numerical Index on

ato'clockM., and recorded in Book, Page.....

By:
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

EXHIBIT A-1

200509309

LEGAL DESCRIPTION (Parcel No. 1)

A tract of land located in the east half (E ½) of Sections Five (5) and Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Section Five (5); thence running westerly along the north line of said Section Five (5), a distance of One Thousand Seven Hundred Eighty (1780.0) feet, to the ACTUAL point of beginning; thence deflecting left 91°55'37" and running southerly a distance of Two Thousand Six Hundred Forty Seven and Seventeen Hundredths (2647.17) feet; thence deflecting right 00°16'28" and running southerly a distance of Two Thousand Six Hundred Forty One and One Tenth (2641.10) feet; thence deflecting right 00°41'53" and running southerly a distance of Two and Sixty Two Hundredths (2.62) feet, to a point on the south line of said Section Five (5), and to a point on the north line of said Section Eight (8), said point being One Thousand Seven Hundred Seventy Nine and Ninety Six Hundredths (1779.96) feet west of the northeast corner of said Section Eight (8); thence continuing southerly along the last described course, a distance of One Thousand Three Hundred Seventy Nine and Eleven Hundredths (1379.11) feet; thence deflecting right 90°57'16" and running westerly a distance of One Hundred Five and Thirty One Hundredths (105.31) feet; thence deflecting left 90°15'22" and running southerly a distance of One Thousand Three Hundred Sixty Four and Thirty Four Hundredths (1364.34) feet; thence deflecting left 43°30'28" and running southeasterly a distance of One Hundred Sixty One and Forty Six Tenths (161.46) feet; thence deflecting left 14°44'20" and running southeasterly a distance of Two Hundred Fourteen and Forty Nine Hundredths (214.49) feet, to a point of curvature; thence running southwestwardly along the arc of a curve to the right whose radius is Ninety One and Fifty Eight Hundredths (91.58) feet, the long chord of which deflects right 55°48'35" from the last described course, a long chord distance of One Hundred Fifty One and Fifty One Hundredths (151.51) feet, to a point of tangency; thence deflecting right 55°48'35" from the last described course and running southwestwardly a distance of Three Hundred Fifty Three and Fourteen Hundredths (353.14) feet; thence deflecting left 53°44'45" and running southerly a distance of One Thousand Nine Hundred Fifty Eight and Eighty One Hundredths (1958.81) feet, to a point on the south line of said Section Eight (8), said point being One Thousand Eight Hundred Fifty Nine and Sixty One Hundredths (1859.61) feet west of the southeast corner of said Section Eight (8); thence deflecting right 90°09'09" and running westerly along the south line of said Section Eight (8), a distance of Two Hundred Twenty Seven and Ninety Six Hundredths (227.96) feet; thence deflecting right 90°08'17" and running northerly a distance of Five Thousand Two Hundred Ninety Five and Fifty Eight Hundredths (5295.58) feet, to a point on the north line of said Section Eight (8) and the south line of said Section Five (5); thence deflecting left 00°00'08" and running northerly a distance of Five Thousand Two Hundred Eighty Eight and Eighty Two Hundredths (5288.82) feet, to a point on the north line of said Section Five (5); thence deflecting right 90°20'27" and running easterly along the north line of said Section Five (5), a distance of One Hundred Sixty and Seventy Five Hundredths (160.75) feet, to the ACTUAL point of beginning and containing 59.328 acres more or less, of which 0.923 acres more less is presently occupied by public road right of way. Net 58.405 acres more or less.

ACCESS EASEMENT (Parcel No. 1)

A tract of land consisting of a Twenty (20.0) foot wide easement located in a part of the East Half (E ½) of Section Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, the centerline of said Twenty (20.0) foot wide easement being more particularly described as follows:

Beginning at the northeast corner of said East Half (E ½); thence running westerly along the north line of said East Half (E ½), a distance of One Thousand Nine Hundred Fifty Nine and Seventy Two Hundredths (1959.72) feet, to the ACTUAL point of beginning; thence deflecting left 90°15'19" and running southerly a distance of One Thousand Five Hundred Fourteen (1514.0) feet; thence deflecting right 90°00'00" and running westerly a distance of One Hundred Fifteen (115.0) feet, to the point of TERMINATION, said tract containing 0.748 acres more or less.

LEGAL DESCRIPTION (Parcel No. 2)

A tract of land comprising a part of the East Half (E ½) of Sections Twenty (20) and Twenty Nine (29), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said Section Twenty (20); thence running westerly along the north line of said Section Twenty (20), a distance of One Thousand Seven Hundred Forty and Sixteen Hundredths (1740.16) feet, to the ACTUAL point of beginning; thence deflecting left 89°16'47" and running southerly a distance of Two Thousand Five Hundred Forty Three and Twenty One Hundredths (2543.21) feet; thence deflecting left 90°39'02" and running easterly a distance of Twenty (20.0) feet; thence deflecting right 90°39'02" and running southerly a distance of Eighty Eight and Two Hundredths (88.02) feet; thence deflecting left 00°12'44" and running southerly a distance of One Thousand Three Hundred Thirty One and Ninety Eight Hundredths (1331.98) feet; thence deflecting right 89°37'42" and running westerly a distance of Twenty (20.0) feet; thence deflecting left 89°37'42" and running southerly a distance of One Thousand Three Hundred Forty Five (1345.0) feet, to a point on the south line of said Section Twenty (20), and to a point on the north line of Said Section Twenty Nine (29), said point being One Thousand Seven Hundred Forty (1740.0) feet west of the northeast corner of said Section Twenty Nine (29); thence deflecting left 00°00'38" and running southerly a distance of Two Thousand Six Hundred Forty Eight and Sixty One Hundredths (2648.61) feet; thence deflecting right 00°19'42" and running southerly a distance of Two Thousand Six Hundred Forty Eight and Thirteen Hundredths (2648.13) feet, to a point on the south line of said Section Twenty Nine (29), said point being One Thousand Seven Hundred Forty (1740.0) feet west of the southeast corner of said Section Twenty Nine (29); thence deflecting right 89°28'11" and running westerly along the south line of said Section Twenty Nine (29), a distance of Seventy Three and Ninety Seven Hundredths (73.97) feet; thence deflecting right 89°53'08" and running northerly a distance of Five Thousand Two Hundred Ninety Six and Thirty Two Hundredths (5296.32) feet, to a point on the north line of said Section Twenty Nine (29), and to a point on the south line of said Section Twenty (20); thence continuing northerly along the last described course a distance of Five Thousand Three Hundred Seven and Fifty Two Hundredths (5307.52) feet, to a point on the north line of said Section Twenty (20); thence deflecting right 89°49'08" and running easterly along the north line of said Section Twenty (20), a distance of One Hundred Fifty Eight and Forty Four Hundredths (158.44) feet, to the ACTUAL point of beginning and containing 29.376 acres more or less of which 0.477 acres more or less is presently occupied by public road right of way. Net 28.899 acres more or less.

EXHIBIT A-3

200509309

LEGAL DESCRIPTION (Parcel No. 7)

A tract of land comprising a part of the East Half (E ½) of Section Seventeen (17), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, more particularly described as follows:

Beginning at the northeast corner of said East Half (E ½); thence running westerly along the north line of said East Half (E ½), a distance of One Thousand Eight Hundred Fifty Nine and Sixty One Hundredths (1859.61) feet, to the ACTUAL point of beginning; thence deflecting left 89°35'09" and running southerly a distance of Five Thousand Two Hundred Eighty Eight and Six Hundredths (5288.06) feet, to a point on the south line of said East Half (E ½); thence deflecting right 89°32'19" and running westerly along the south line of said East Half (E ½), a distance of Two Hundred Three and Seventy Seven Hundredths (203.77) feet; thence deflecting right 90°11'58" and running northerly a distance of One Thousand Seven Hundred Seventy Three and Twenty Nine Hundredths (1773.29) feet; thence deflecting left 89°48'32" and running westerly a distance of One Hundred Five and Ninety Five Hundredths (105.95) feet; thence deflecting right 91°37'36" and running northerly a distance of Two Hundred Forty Four and Seven Hundredths (244.07) feet; thence deflecting right 85°05'56" and running easterly a distance of Ninety Eight and Thirty Five Hundredths (98.35) feet; thence deflecting left 86°55'00" and running northerly a distance of Three Thousand Two Hundred Sixty Five and Twenty Four Hundredths (3265.24) feet, to a point on the north line of said East Half (E ½); thence deflecting right 89°50'52" and running easterly along the north line of said East Half (E ½), a distance of Two Hundred Twenty Seven and Ninety Six Hundredths (227.96) feet, to the ACTUAL point of beginning and containing 26.784 acres more or less of which 0.471 acres more or less is presently occupied by public road right of way. Net 26.313 acres more or less.

4100

STATE OF NEBRASKA)
COUNTY OF HALL) SS

2010 NOV 5 PM 3 15

Kathy Brackel
REG OF DEEDS

CASH 1728.50
CHECK _____

REFUNDS:
CASH _____
CHECK _____

SPECIAL WARRANTY DEED

NEBRASKA DOCUMENTARY
STAMP TAX
Date 11-5-2010
\$ 1087.50 BY MN

G.I. ABSTRACT



DTE Rail Services, Inc., a Michigan corporation ("**GRANTOR**"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, received from or on behalf of FreightCar Rail Services, LLC, a Delaware limited liability company ("**GRANTEE**"), conveys to GRANTEE the real estate (as defined in Neb. Rev. Stat. 76.201) described in Exhibit A attached hereto, subject to the matters set forth on Exhibit B attached hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances created by Grantor, except for easements, restrictions and covenants of record and the matters set forth on Exhibit B attached hereto;
- (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 claiming the same or any part thereof through, by or under Grantor.

Special Provisions

This Special Warranty Deed incorporates by reference, and the conveyance of the real estate is subject to, the following provisions, which shall be binding on GRANTEE, its successors and assigns and all future owners and shall be deemed to run with the land, and GRANTEE on behalf of itself, its successors and assigns covenants that it will include and make legally binding the following provisions in all subsequent transfers, leases, or conveyance documents:

- (A) The provisions set forth in Section IV of Instrument No. 200212070 recorded on November 4, 2002, with the Hall County Register of Deeds (with respect to Parcel 1 described in Exhibit A attached hereto).
- (B) The provisions set forth in Section IV of Instrument No. 200600526 recorded on January 19, 2006, with the Hall County Register of Deeds (with respect to Parcels 2 and 4 described in Exhibit A attached hereto).
- (C) The provisions set forth in Section IV of Instrument No. 200600527 recorded on January 19, 2006, with the Hall County Register of Deeds (with respect to Parcel 3 described in Exhibit A attached hereto).

- (D) The provisions set forth in Section IV of Instrument No. 200407897 recorded on August 10, 2004, with the Hall County Register of Deeds (with respect to Parcel 5 described in Exhibit A attached hereto).
- (E) The provisions set forth in that certain Agreement and Declaration of Covenants, Restrictions and Conditions dated December 17, 2002 between DTE Rail Services, Inc. and the County of Hall and filed with the Hall County Register of Deeds Office on December 4, 2009, as Document No. 200909550 (with respect to Parcel 5 described in Exhibit A attached hereto).

Executed effective as of November 1, 2010.

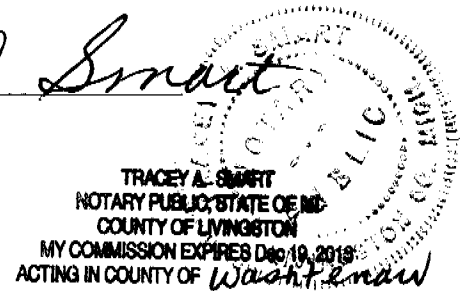
DTE RAIL SERVICES, INC.
a Michigan corporation

By: *Matthew Paul*
Name: Matthew Paul
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF Washtenaw

The foregoing instrument was acknowledged before me on 28th Oct, 2010 by Matthew Paul, the President of DTE Rail Services, Inc, a Michigan corporation, on behalf of the corporation.

Tracey A. Smart
Notary Public



GRANTEE ACCEPTANCE:

The undersigned GRANTEE does hereby accept the herein-described property, subject to the notices, agreements, restrictions, conditions, covenants and exceptions set forth in the Special Provisions herein.

FREIGHTCAR RAIL SERVICES, LLC
a Delaware limited liability company

By: *Laurence M. Trusdell*
Name: Laurence M. Trusdell
Its: Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on October 29, 2010 by Laurence M. Trusdell, the Vice President of FreightCar Rail Services, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Michelle Lee Krofel
Notary Public

After recording return to:

~~Thomas L. Hefty
McDermott Will & Emery LLP
227 West Monroe Street
Chicago, IL 60606~~



WHEN RECORDED RETURN TO:
LAWYERS TITLE/COMMONWEALTH NCS
1050 Wilshire Dr., Ste. 310
Troy, MI 48064
105418

EXHIBIT A
LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1: A. tract of land comprising a part of the Northwest Quarter (NW1/4) and a part of the Northeast Quarter (NE1/4), all. being in Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly, along and upon the north line of said Northwest Quarter (NW1/4), a distance of One Thousand Three Hundred Sixty Four and Sixty Two Hundredths (1,364.62) feet; thence deflecting right 90° 39' 30" and running southerly, a distance of Two Hundred Sixteen and Three Hundredths (216.03) feet; thence deflecting right 38° 33' 45" and running southwesterly, a distance of Four Hundred Thirty One and Fifty Five Hundredths (431.55) Feet; thence deflecting right 51° 15' 56" and running westerly, a distance of Three Hundred Seventy Five and Eighty Three Hundredths (375.83) feet; thence deflecting left 89° 19' 48" and running southerly, a distance of One Hundred Seventy Nine and Five Hundredths (179.05) feet; thence deflecting left 90° 46' 44" and running easterly, a distance of One Hundred Ninety Three and Seven Tenths (193.70) feet; thence deflecting right 89° 45' 02" and running southerly, a distance of Two Hundred Eighty Five and Four Tenths (285.40) feet; thence deflecting left 89° 45' 07" and running easterly, a distance of Four Hundred Fifty Seven and Eighty Seven Hundredths (457.87) feet; thence deflecting right 89° 59' 37" and running southerly, a distance of Three Hundred Thirty Four and Fifteen Hundredths (334.15) feet; thence deflecting left 88° 42' 57" and running easterly, a distance of Seven Hundred Seventy One and Fifty Nine Hundredths (771.59) feet; thence deflecting left 89° 42' 41" and running northerly, a distance of Three Hundred Seventy and Nineteen Hundredths (370.19) feet; thence deflecting right 48° 35' 09" and running northeasterly, a distance of Two Hundred Forty Three and Sixty Seven Hundredths (243.67) feet; thence deflecting right 40° 39' 09" and running easterly, a distance of Four Hundred Eighty and Forty Five Hundredths (480.45) feet; thence deflecting left 89° 33' 32" and running northerly, a distance of Four Hundred Twenty Three and Fourteen Hundredths (423.14) feet; thence deflecting left 91° 17' 27" and running westerly, a distance of Five Hundred Ninety Nine and Nine Hundredths (599.09) feet; thence deflecting right 64° 10' 26" and running northwesterly, a distance of Two Hundred Twenty Nine and Fifty Four Hundredths (229.54) feet; thence deflecting right 23° 03' 25" and running northerly, a distance of Two Hundred Twenty Three and Eighty Seven Hundredths (223.87) feet to a point on the north line of said Northwest Quarter (NW1/4); thence deflecting right 90° 26' 17" and running easterly, along and upon the north line of said Northwest Quarter (NW1/4), a distance of Five Hundred Twenty Nine and Forty Five Hundredths (529.45) feet to the northwest corner of said Northeast Quarter (NE1/4); thence deflecting right 00 0 03' 25" and running easterly, along and upon the north line of said Northeast Quarter (NE1/4) a distance of Seven Hundred Ninety Two and Fifteen Hundredths (792.15) feet; thence deflecting right 90° 11' 02" and running southerly, a distance of Two Thousand Five Hundred Eighty Seven and Five Tenths (2587.50) feet; thence deflecting right 90° 51' 26" and running westerly, a distance of Three Thousand Four Hundred Forty Five and Thirty Nine Hundredths (3,445.39) feet to a point on the west line of said Northwest Quarter (NW1/4); thence deflecting right 89° 19' 17" and running northerly along and upon the west line of said Northwest Quarter (NW1/4), a distance of Two

Thousand Five Hundred Twenty Two and Forty Nine Hundredths (2,522.49) feet to the point of Beginning

PARCEL 2: A tract of land comprising a part of the North Half (N1/2) of Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska more particularly described as follows:

Beginning at the northwest corner of said North Half (N1/2); thence running easterly along the north line of said North Half (N1/2), a distance of One Thousand Three Hundred Sixty Four and Sixty Two Hundredths (1364.62) feet, to the ACTUAL point of beginning; thence continuing easterly along the north line of said North Half (N1/2), a distance of Seven Hundred Fifty and Seventy Nine Hundredths (750.79) feet; thence deflecting right 87° 33' 43" and running southerly a distance of Two Hundred Twenty Three and Eighty Seven Hundredths (223.87) feet; thence deflecting left 23° 04' 13" and running southeasterly a distance of Two Hundred Twenty Nine and Fifty Four Hundredths (229.54) feet; thence deflecting left 64° 09' 24" and running easterly a distance of One Hundred Nine and Twenty One Hundredths (109.21) feet; thence deflecting right 90° 00' 00" and running southerly Four Hundred Fifteen and Eighty Eight Hundredths (415.88) feet; thence deflecting right 50° 12' 39" and running southwesterly a distance of Two Hundred Forty Three and Seventy Four Hundredths (243.74) feet; thence deflecting left 48° 35' 43" and running southerly a distance of Three Hundred Seventy and Nineteen Hundredths (370.19) feet; thence deflecting right 89° 42' 41" and running westerly a distance of Seven Hundred Seventy One and Fifty Nine Hundredths (771.59) feet; thence deflecting right 88° 42' 57" and running northerly a distance of Three Hundred Thirty Four and Fifteen Hundredths (334.15) feet; thence deflecting left 90° 00' 07" and running westerly a distance of Four Hundred Fifty Seven and Eighty Seven Hundredths (457.87) feet; thence deflecting right 89° 45' 07" and running northerly a distance of Two Hundred Eighty Five and Thirty Eight Hundredths (285.38) feet; thence deflecting left 89° 45' 30" and running westerly a distance of One Hundred Ninety Three and Seventy Hundredths (193.70) feet; thence deflecting right 90° 47' 40" and running northerly a distance of One Hundred Seventy Nine and Five Hundredths (179.05) feet; thence deflecting right 89° 19' 48" and running easterly a distance of Three Hundred Seventy Five and Seventy Eight Hundredths (375.78) Feet; thence deflecting left 51° 15' 32" and running northeasterly a distance of Four Hundred Thirty One and Fifty Five Hundredths (431.55) feet; thence deflecting left 38° 34' 36" and running northerly a distance of Two Hundred Sixteen and Three Hundredths (216.03) feet to the ACTUAL point of beginning

PARCEL 3: A tract of land comprising a part of the North Half (N1/2) of Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th PM, in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said North Half (N1/2); thence running easterly along the north line of said North Half (N1/2), a distance of Two Thousand One Hundred Fifteen and Forty One Hundredths (2115.41) feet; thence deflecting right 87° 33' 43" and running southerly a distance of Two Hundred Twenty Three and Eighty Seven Hundredths (223.87) feet; thence deflecting left 23° 04' 13" and running southeasterly a distance of Two Hundred Twenty Nine and Fifty Four Hundredths (229.54) feet; thence deflecting left 64° 09' 24" and running easterly a

distance of One Hundred Nine and Twenty One Hundredths (109.21) feet; to the ACTUAL point of beginning; thence continuing easterly along the last described course, a distance of Four Hundred Eighty Nine and Eighty Eight Hundredths (489.88) feet; thence deflecting right $91^{\circ} 16' 38''$ and running southerly a distance of Four Hundred Twenty Three and Fourteen Hundredths (423.14) feet; thence deflecting right $89^{\circ} 34' 35''$ and running westerly a distance of Four Hundred Eighty and Fifty Hundredths (480.50) feet; thence deflecting right $89^{\circ} 08' 47''$ and running northerly a distance of Four Hundred Fifteen and Eighty Eight Hundredths (415.88) feet, to the ACTUAL point of beginning

PARCEL 4: A tract of land comprising a part of Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section Twenty (20); thence running northerly along the west line of said Section Twenty (20), a distance of One Hundred Eighteen and Ninety Four Hundredths (118.94) feet; thence deflecting right $90^{\circ} 04' 43''$ and running easterly a distance of Three Thousand Four Hundred Forty Five and Thirty Nine Hundredths (3445.39) feet, to a point Fifteen (15.0) feet west of the centerline of an existing railroad tract; thence deflecting right $89^{\circ} 08' 34''$ and running southerly parallel with and Fifteen (15.0) feet west of the centerline of an existing railroad tract a distance of One Thousand Three Hundred Ninety Seven and Ninety One Hundredths (1397.91) feet; thence deflecting right $89^{\circ} 50' 54''$ and running westerly a distance of Three Thousand Four Hundred Forty Nine and Fifty Four Hundredths (3449.54) feet, to a point on the west line of said Section Twenty (20); thence deflecting right $90^{\circ} 20' 14''$ and running northerly along the west Line of said Section Twenty (20), a distance of One Thousand Three Hundred Thirty Nine and Sixty Five Hundredths (1339.65) feet to the point of beginning

PARCEL 5: A tract of land comprising a part of the West Half (W1/2) of Section Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said West Half (W1/2); thence running easterly along the north line of said West Half (W1/2), a distance of Four Hundred Fifty Seven and Fifty Four Hundredths (457.54) feet; thence deflecting right $90^{\circ} 28' 43''$ and running southerly a distance of Two Thousand Nine Hundred Fifty Seven and Thirty One Hundredths (2957.31) feet; thence deflecting right $89^{\circ} 32' 03''$ and running westerly a distance of Four Hundred Thirty Three and Seventeen Hundredths (433.17) feet, to a point on the west line of said West Half (W1/2); thence deflecting right $90^{\circ} 00' 03''$ and running northerly along the west line of said West Half (W1/2), a distance of Two Hundred Ninety Nine and Five Tenths (299.50) feet to the West Quarter corner of said Section Eight (8); thence deflecting left $00^{\circ} 00' 32''$ and continuing northerly along the west line of said West Half (W1/2), a distance of Two Thousand Six Hundred Fifty Seven and Sixty Two Hundredths (2657.62) feet to the point of beginning

End of Exhibit A

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. Taxes for 2010, not yet due and payable.
2. Subject to the rights of the public and others thereto in and to the use of that portion of the real estate within the bounds of any roads or highways. (As to Parcels 1, 2 and 5) (As shown on the survey identified in item #14 below)
3. Right of Way Easement executed by Anna Schoel Et Al to American Telephone and Telegraph Company of Nebraska, dated November 7, 1940, filed November 14, 1940 in Book T, Page 233. Assignment executed by Northwestern Bell Telephone Company to Northwestern Bell Telephone Company, dated April 12, 1977 in the Register of Deeds Office as Document No. 77-002052. (As to Parcels 1, 2, 3, 4 and 5)
4. Notice of Easement and Easement for Electric Distribution System executed by The Secretary of the Army under and by virtue of the authority vested in the Secretary by Title 10 United States Code, Section 2668 to Southern Nebraska Rural Public Power District. Easement dated January 27, 1997 and Notice of Easement dated February 12, 1997, all filed March 4, 1997 in the Register of Deeds Office as Document No. 97-101563. (As to Parcels 1, 2, 3, and 4)
5. Easement for Public Road or Street executed by the Secretary of the Army under and by Virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668 to Hall County. Easement dated September 14, 1999, filed September 14, 1999 in the Register of Deeds Office as Document No. 99-109121. (As to Parcels 1, 2, 3, 4 and 5)
6. Easement for Pipeline Right of Way located on Cornhusker Army Ammunitions, Hall County, Nebraska executed by The Secretary of the Army to Northwestern Public Services. Easement for Pipeline Right of Way filed August 10, 1999 in the Register of Deeds Office as Document No. 99-108017. (As to Parcels 1, 2, 3, and 4)
7. Department of the Army Easement for Public Road or Street Located on Cornhusker Army Ammunition Plant, Hall County, Nebraska filed May 15, 2000 in the Register of Deeds Office as Document No. 200003926. Department of the Army Amendment No. 1 to Easement No. DACA45-1-00-6023, Cornhusker Army Ammunition Plant, Hall County, Nebraska filed February 28, 2001 in the Register of Deeds Office as Document No. 200101488. (As to Parcels 1, 2, 3, 4 and 5)
8. Subject to Restrictions and Conditions & Perpetual and Assignable Easements and Right of Way Access as shown in the executed Quitclaim Deed for the insured premises filed August 10, 2004 in the Register of Deeds Office as Document No. 200407897. (As to Parcels 1, 2, 3, 4, and 5)

201008263

Hall Co NE -Rail yard

9. Subject to the reservations and restrictions set forth in Department of the Army Assignment of Easement Interests for Access Roads and Railroad Facilities and Bill of Sale for Rails, Ties, Beds and Ballast located on Cornhusker Army Ammunition Plant, Hall County, Nebraska filed January 19, 2006 in the Register of Deeds Office as Document No. 200600528. (As to Parcels 1, 2, 3, and 4)
10. Subject to Easements, Reservations and Restrictions as shown in Quitclaim Deed filed January 19, 2006 in the Register of deeds Office as Document No. 200600526 and Quitclaim Deed filed January 19, 2006 in the Register of Deeds Office as Document No. 200600527 and Quitclaim Deed filed November 4, 2002 in the Register of Deeds Office as Document No. 200212070. (As to Parcels 1, 2, 3, and 4)
11. Subject to the reservations and restrictions set forth in Department of the Army Assignment of Easement interests for Railroad Facilities located on Cornhusker Army Ammunition Plant, Hall County, Nebraska filed August 10, 2004 in the Register of Deeds Office as Document No. 200407898. (As to Parcel 5)
12. Agreement and Declaration of Covenants, Restrictions and Conditions between DTE Rail Services, Inc. and the County of Hall, dated December 17, 2002, filed December 4, 2009 in the Register of Deeds Office as Document No. 200909550. (As to Parcel 5)
13. Rights of parties under unrecorded leases as follows:
 - (a) Lease dated May 1, 2006 between Property Owner and Railworks (as tenant) (As to Parcel 2);
 - (b) Agricultural License dated March 1, 2010 between Property Owner (as licensor) and Jerry Woitaszewski (as licensee) (As to Parcel 4); and
 - (c) Agricultural License dated April 1, 2010 between Property Owner (as licensor) and Michael and John Panowicz (as licensee) (As to Parcels 1 and 4).
14. Matters shown on ALTA/ACSM Land Title Survey, B&C Project No. 201001228,001, prepared by Todd L. Whitfield, and dated as of September 24, 2010, last revised October 19, 2010.

End of Exhibit B

STATE OF NEBRASKA)
COUNTY OF HALL) SS

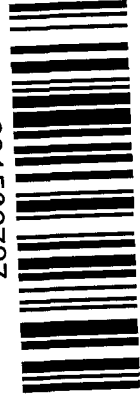
2015 SEP 30 PM 4 05

Grant P. Johnson
ASSIGNMENT OF DEEDS

CASH _____
CHECK 3590.50

REFUNDS:
CASH _____
CHECK _____

NEBRASKA DOCUMENTARY
Date 9.30.2015
\$ 3590.50 By JP



201506727

Return to: Steptoe & Johnson PLLC
Post Office Box 1588
Charleston, WV 25326-1588
Attn: Joseph G. Bunn, Esq.

58.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into on this 30th day of September, 2015. FreightCar Rail Services, LLC, a Delaware limited liability company ("GRANTOR"), in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, received from or on behalf of ARS Nebraska, LLC, a Delaware limited liability company ("GRANTEE"), conveys to GRANTEE the real estate (as defined in Neb. Rev. Stat. 76.201) described in Exhibit A attached hereto, subject to the matters set forth on Exhibit B attached hereto.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances created by GRANTOR, except for easements, restrictions and covenants of record and the matters set forth on Exhibit B attached hereto;
- (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 claiming the same or any part thereof through, by or under GRANTOR.

Special Provisions

This Special Warranty Deed incorporates by reference, and the conveyance of the real estate is subject to, the following provisions, which shall be binding on GRANTEE, its successors and assigns and all future owners and shall be deemed to run with the land, and GRANTEE on behalf of itself, its successors and assigns covenants that it will include and make legally binding the following provisions in all subsequent transfers, leases, or conveyance documents:

- (A) The provisions set forth in Section IV of Instrument No. 200212070 recorded on November 4, 2002, with the Hall County Register of Deeds (with respect to Parcel 1 described in Exhibit A attached hereto).
- (B) The provisions set forth in Section IV of Instrument No. 200600526 recorded on January 19, 2006, with the Hall County Register of Deeds (with respect to Parcels 2 and 4 described in Exhibit A attached hereto).
- (C) The provisions set forth in Section IV of Instrument No. 200600527 recorded on January 19, 2006, with the Hall County Register of Deeds (with respect to Parcel 3 described in Exhibit A attached hereto).
- (D) The provisions set forth in Section IV of Instrument No. 200407897 recorded on August 10, 2004, with the Hall County Register of Deeds (with respect to Parcel 5 described in Exhibit A attached hereto).
- (E) The provisions set forth in that certain Agreement and Declaration of Covenants, Restrictions and Conditions dated December 17, 2002 between DTE Rail Services, Inc. and the County of Hall and filed with the Hall County Register of Deeds Office on December 4, 2009, as Document No. 200909550 (with respect to Parcel 5 described in Exhibit A attached hereto).
- (F) The provisions set forth in that certain Special Warranty Deed as Instrument No. 201008263 recorded on November 5, 2010 with the Hall County Register of Deeds.

[Signature page to follow.]

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1: A tract of land comprising a part of the Northwest Quarter (NW1/4) and a part of the Northeast Quarter (NE1/4), all being in Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, and more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter (NW1/4); thence running easterly, along and upon the north line of said Northwest Quarter (NW1/4), a distance of One Thousand Three Hundred Sixty Four and Sixty Two Hundredths (1,364.62) feet; thence deflecting right $90^{\circ} 39' 30''$ and running southerly, a distance of Two Hundred Sixteen and Three Hundredths (216.03) feet; thence deflecting right $38^{\circ} 33' 45''$ and running southwesterly, a distance of Four Hundred Thirty One and Fifty Five Hundredths (431.55) Feet; thence deflecting right $51^{\circ} 15' 56''$ and running westerly, a distance of Three Hundred Seventy Five and Eighty Three Hundredths (375.83) feet; thence deflecting left $89^{\circ} 19' 48''$ and running southerly, a distance of One Hundred Seventy Nine and Five Hundredths (179.05) feet; thence deflecting left $90^{\circ} 46' 44''$ and running easterly, a distance of One Hundred Ninety Three and Seven Tenths (193.70) feet; thence deflecting right $89^{\circ} 45' 02''$ and running southerly, a distance of Two Hundred Eighty Five and Four Tenths (285.40) feet; thence deflecting left $89^{\circ} 45' 07''$ and running easterly, a distance of Four Hundred Fifty Seven and Eighty Seven Hundredths (457.87) feet; thence deflecting right $89^{\circ} 59' 37''$ and running southerly, a distance of Three Hundred Thirty Four and Fifteen Hundredths (334.15) feet; thence deflecting left $88^{\circ} 42' 57''$ and running easterly, a distance of Seven Hundred Seventy One and Fifty Nine Hundredths (771.59) feet; thence deflecting left $89^{\circ} 42' 41''$ and running northerly, a distance of Three Hundred Seventy and Nineteen Hundredths (370.19) feet; thence deflecting right $48^{\circ} 35' 09''$ and running northeasterly, a distance of Two Hundred Forty Three and Sixty Seven Hundredths (243.67) feet; thence deflecting right $40^{\circ} 39' 09''$ and running easterly, a distance of Four Hundred Eighty and Forty Five Hundredths (480.45) feet; thence deflecting left $89^{\circ} 33' 32''$ and running northerly, a distance of Four Hundred Twenty Three and Fourteen Hundredths (423.14) feet; thence deflecting left $91^{\circ} 17' 27''$ and running westerly, a distance of Five Hundred Ninety Nine and Nine Hundredths (599.09) feet; thence deflecting right $64^{\circ} 10' 26''$ and running northwesterly, a distance of Two Hundred Twenty Nine and Fifty Four Hundredths (229.54) feet; thence deflecting right $23^{\circ} 03' 25''$ and running northerly, a distance of Two Hundred Twenty Three and Eighty Seven Hundredths (223.87) feet to a point on the north line of said Northwest Quarter (NW1/4); thence deflecting right $90^{\circ} 26' 17''$ and running easterly, along and upon the north line of said Northwest Quarter (NW1/4), a distance of

Five Hundred Twenty Nine and Forty Five Hundredths (529.45) feet to the northwest corner of said Northeast Quarter (NE1/4); thence deflecting right $00^{\circ} 03' 25''$ and running easterly, along and upon the north line of said Northeast Quarter (NE1/4) a distance of Seven Hundred Ninety Two and Fifteen Hundredths (792.15) feet; thence deflecting right $90^{\circ} 11' 02''$ and running southerly, a distance of Two Thousand Five Hundred Eighty Seven and Five Tenths (2587.50) feet; thence deflecting right $90^{\circ} 51' 26''$ and running westerly, a distance of Three Thousand Four Hundred Forty Five and Thirty Nine Hundredths (3,445.39) feet to a point on the west line of said Northwest Quarter (NW1/4); thence deflecting right $89^{\circ} 19' 17''$ and running northerly

along and upon the west line of said Northwest Quarter (NW1/4), a distance of Two Thousand Five Hundred Twenty Two and Forty Nine Hundredths (2,522.49) feet to the point of Beginning

AND

PARCEL 2: A tract of land comprising a part of the North Half (N1/2) of Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska more particularly described as follows:

Beginning at the northwest corner of said North Half (N1/2); thence running easterly along the north line of said North Half (N1/2), a distance of One Thousand Three Hundred Sixty Four and Sixty Two Hundredths (1364.62) feet, to the ACTUAL point of beginning; thence continuing easterly along the north line of said North Half (N1/2), a distance of Seven Hundred Fifty and Seventy Nine Hundredths (750.79) feet; thence deflecting right 87° 33' 43" and running southerly a distance of Two Hundred Twenty Three and Eighty Seven Hundredths (223.87) feet; thence deflecting left 23° 04' 13" and running southeasterly a distance of Two Hundred Twenty Nine and Fifty Four Hundredths (229.54) feet; thence deflecting left 64° 09' 24" and running easterly a distance of One Hundred Nine and Twenty One Hundredths (109.21) feet; thence deflecting right 90° 00' 00" and running southerly Four Hundred Fifteen and Eighty Eight Hundredths (415.88) feet; thence deflecting right 50° 12' 39" and running southwesterly a distance of Two Hundred Forty Three and Seventy Four Hundredths (243.74) feet; thence deflecting left 48° 35' 43" and running southerly a distance of Three Hundred Seventy and Nineteen Hundredths (370.19) feet; thence deflecting right 89° 42' 41" and running westerly a distance of Seven Hundred Seventy One and Fifty Nine Hundredths (771.59) feet; thence deflecting right 88° 42' 57" and running northerly a distance of Three Hundred Thirty Four and Fifteen Hundredths (334.15) feet; thence deflecting left 90° 00' 07" and running westerly a distance of Four Hundred Fifty Seven and Eighty Seven Hundredths (457.87) feet; thence deflecting right 89° 45' 07" and running northerly a distance of Two Hundred Eighty Five and Thirty Eight Hundredths (285.38) feet; thence deflecting left 89° 45' 30" and running westerly a distance of One Hundred Ninety Three and Seventy Hundredths (193.70) feet; thence deflecting right 90° 47' 40" and running northerly a distance of One Hundred Seventy Nine and Five Hundredths (179.05) feet; thence deflecting right 89° 19' 48" and running easterly a distance of Three Hundred Seventy Five and Seventy Eight Hundredths (375.78) Feet; thence deflecting left 51° 15' 32" and running northeasterly a distance of Four Hundred Thirty One and Fifty Five Hundredths (431.55) feet; thence deflecting left 38° 34' 36" and running northerly a distance of Two Hundred Sixteen and Three Hundredths (216.03) feet to the ACTUAL point of beginning

AND

PARCEL 3: A tract of land comprising a part of the North Half (N1/2) of Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said North Half (N1/2); thence running easterly along the north line of said North Half (N1/2), a distance of Two Thousand One Hundred Fifteen and Forty One Hundredths (2115.41) feet; thence deflecting right 87° 33' 43" and running southerly a distance of Two Hundred Twenty Three and Eighty Seven Hundredths (223.87) feet; thence

deflecting left $23^{\circ} 04' 13''$ and running southeasterly a distance of Two Hundred Twenty Nine and Fifty Four Hundredths (229.54) feet; thence deflecting left $64^{\circ} 09' 24''$ and running easterly a distance of One Hundred Nine and Twenty One Hundredths (109.21) feet; to the ACTUAL point of beginning; thence continuing easterly along the last described course, a distance of Four Hundred Eighty Nine and Eighty Eight Hundredths (489.88) feet; thence deflecting right $91^{\circ} 16' 38''$ and running southerly a distance of Four Hundred Twenty Three and Fourteen Hundredths (423.14) feet; thence deflecting right $89^{\circ} 34' 35''$ and running westerly a distance of Four Hundred Eighty and Fifty Hundredths (480.50) feet; thence deflecting right $89^{\circ} 08' 47''$ and running northerly a distance of Four Hundred Fifteen and Eighty Eight Hundredths (415.88) feet, to the ACTUAL point of beginning

AND

PARCEL 4: A tract of land comprising a part of Section Twenty (20), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows: Beginning at the West Quarter corner of said Section Twenty (20); thence running northerly along the west line of said Section Twenty (20), a distance of One Hundred Eighteen and Ninety Four Hundredths

(118.94) feet; thence deflecting right $90^{\circ} 40' 43''$ and running easterly a distance of Three Thousand Four Hundred Forty Five and Thirty Nine Hundredths (344.39) feet, to a point Fifteen (15.0) feet west of the centerline of an existing railroad tract; thence deflecting right $89^{\circ} 08' 34''$ and running southerly parallel with and Fifteen (15.0) feet west of the centerline of an existing railroad tract a distance of One Thousand Three Hundred Ninety Seven and Ninety One Hundredths (1397.91) feet; thence deflecting right $89^{\circ} 50' 54''$ and running westerly a distance of Three Thousand Four Hundred Forty Nine and Fifty Four Hundredths (3449.54) feet, to a point on the west line of said Section Twenty (20); thence deflecting right $90^{\circ} 20' 14''$ and running northerly along the west line of said Section Twenty (20), a distance of One Thousand Three Hundred Thirty Nine and Sixty Five Hundredths (1339.65) feet to the point of beginning

EXCEPTING a certain tract more particularly described in Deed recorded as Document No. 200509308 and EXCEPTING a certain tract more particularly described in Deed recorded as Document No. 200509309

AND

PARCEL 5: A tract of land comprising a part of the West Half (W1/2) of Section Eight (8), Township Eleven (11) North, Range Ten (10) West of the 6th P.M., in Hall County, Nebraska, more particularly described as follows:

Beginning at the northwest corner of said West Half (W1/2); thence running easterly along the north line of said West Half (W1/2), a distance of Four Hundred Fifty Seven and Fifty Four Hundredths (457.54) feet; thence deflecting right $90^{\circ} 28' 43''$ and running southerly a distance of Two Thousand Nine Hundred Fifty Seven and Thirty One Hundredths (2957.31) feet; thence deflecting right $89^{\circ} 32' 03''$ and running westerly a distance of Four Hundred Thirty Three and Seventeen Hundredths (433.17) feet, to a point on the west line of said West Half (W1/2); thence deflecting right $90^{\circ} 00' 03''$ and running northerly along the west line of said West Half (W1/2),

a distance of Two Hundred Ninety Nine and Five Tenths (299.50) feet to the West Quarter corner of said Section Eight (8); thence deflecting left $00^{\circ} 00' 32''$ and continuing northerly along the west line of said West Half (W1/2), a distance of Two Thousand Six Hundred Fifty Seven and Sixty Two Hundredths (2657.62) feet to the point of beginning

EXHIBIT B**PERMITTED EXCEPTIONS**

- a. Right of Way Easement executed by Anna Schoel Et Al to American Telephone and Telegraph Company of Nebraska dated November 7, 1940, filed November 14, 1940 in Book T. Page 233. Assignment executed by Northwestern Bell Telephone Company to Northwestern Bell Telephone Company dated April 12, 1977 in the Register of Deeds Office as Document No. 77-002052. (Parcels 1-4)
- b. Notice of Easement and Easement for Electric Distribution System executed by The Secretary of the Army under and by virtue of the authority vested in the Secretary by Title 10 United States Code, Section 2668 to Southern Nebraska Rural Public Power District. Easement dated January 27, 1997 and Notice of Easement dated February 12, 1997, all filed March 4, 1997 in the Register of Deeds Office as Document No. 97-101563. (Parcels 1-5)
- c. Easement for Public Road or Street executed by the Secretary of the Army under and by Virtue of the authority vested in the Secretary by Title 10, United States Code, Section 2668 to Hall County. Easement dated September 3, 1999, filed September 14, 1999 in the Register of Deeds Office as Document No. 99-109121. (Parcels 1-5)
- d. Easement for Pipeline Right of Way located on Cornhusker Army Ammunitions, Hall County, Nebraska executed by The Secretary of the Army to Northwestern Public Services. Easement for Pipeline Right of Way filed August 10, 1999 in the Register of Deeds Office as Document No. 99-108017. (Parcels 1-4)
- e. Department of the Army Easement for Public Road or Street Located on Cornhusker Army Ammunition Plant, Hall County, Nebraska filed May 15, 2000 in the Register of Deeds Office as Document No. 200003926. Department of the Army Amendment No. 1 to Easement No. DACA45-1-00-6023, Cornhusker Army Ammunition Plant, Hall County, Nebraska filed February 28, 2001 in the Register of Deeds Office as Document No. 200101488. (Parcels 1-5)
- f. Department of the Army Easement for Public Recreational Trail located on Cornhusker Army Ammunition Plant, Hall County, Nebraska, filed June 4, 2001 in the Register of Deeds Office as Document No. 200105237. Department of the Army Amendment No. 1 to Easement No. DACA45-2-01-6078, Cornhusker Army Ammunition Plant, Hall County, Nebraska filed March 4, 2002 in the Register of Deeds Office as Document No. 200202406. Department of the Army Amendment No. 2. to Easement No. DACA45-2-01-6078 Cornhusker Army Ammunition Plant, Hall County, Nebraska filed August 22, 2002 in the Register of Deeds Office as Document No. 200208779. Department of the Army Amendment No. 4, to Easement No. DACA45-2-01-6078 Cornhusker Army Ammunition Plant, Hall County, Nebraska, filed January 12, 2006 in the Register of Deeds Office as Document No. 200600318. (Parcels 1-5)
- g. Subject to Restrictions and Conditions & Perpetual and Assignable Easements and Right of Way Access as shown in the executed Quitclaim Deed for the insured premises filed August 10, 2004 in the Register of Deeds Office as Document No. 200407897. (Parcels 1-5)

- h. Department of the Army Assignment of Easement Interests for Access Roads and Railroad Facilities and Bill of Sale for Rails, Ties, Beds and Ballast located on Cornhusker Army Ammunition Plant, Hall County, Nebraska filed January 19, 2006 in the Register of Deeds Office as Document No. 200600528. Assignment executed by DTE Rail Services, Inc. to FCRS, effective as of November 1, 2010, filed November 5, 2010 in the Register of Deeds Office as Document No. 201008264. (Parcels 1-4)
- i. Subject to the Rights of the Railroad, if any. (Parcels 1-4)
- j. Subject to Easements, Reservations and Restrictions as shown in Quitclaim Deed filed January 19, 2006 in the Register of deeds Office as Document No. 200600526 and Quitclaim Deed filed January 19, 2006 in the Register of Deeds Office as Document No. 200600527 and Quitclaim Deed filed November 4, 2002 in the Register of Deeds Office as Document No. 200212070. (Parcels 1-4)
- k. Special Warranty Deed filed November 5, 2010 in the Register of Deeds Office as Document No. 201008263. (Parcels 1-5)
- l. Department of the Army Assignment of Easement interests for Railroad Facilities located on Cornhusker Army Ammunition Plant, Hall County, Nebraska filed August 10, 2004 in the Register of Deeds Office as Document No. 200407898. Assignment of Easement executed by DTE Rail Services, Inc. to FCRS, a Delaware limited liability company, effective as of November 1, 2010 and filed November 5, 2010 in the Register of Deeds Office as Document No. 201008265. (Parcel 5)
- m. Agreement and Declaration of Covenants, Restrictions and Conditions between DTE Rail Services, Inc. and the County of Hall, dated December 17, 2002, filed December 4, 2009 in the Register of Deeds Office as Document No. 200909550. (Parcel 5)
- n. Rights of parties under unrecorded leases as follows:
 - i. Agricultural License dated April 13, 2015 between FCRS (licensor) and John Kaliff (licensee);
 - ii. Agricultural Lease dated June 1, 2011 between FCRS (licensor) and Eric Hostetler and Aron Hostetler (licensee);
 - iii. Lease of Building S-37 dated May 1, 2011 between FCRS (landlord) and Railworks Corporation (tenant);
 - iv. Agricultural License dated April 1, 2011 between FCRS (licensor) to Michael Panowicz and John Panowicz (licensee); and
 - v. Agricultural License dated March 1, 2011 between FCRS (licensor) to Jerry and Linda Woitaszewski's, Corporation (licensee).

End of Exhibit B