



DEED 2004165212



DEC 22 2004 13:45 P 13

Nebr Doc  
Stamp Tax  
12-22-04  
Date  
\$120225  
By *CP*

Received - RICHARD TAKECHI  
Register of Deeds, Douglas County, NE  
12/22/2004 13:45:29.72



2004165212

**THIS PAGE INCLUDED FOR INDEXING  
PAGE DOWN FOR BALANCE OF INSTRUMENT**

*Deed*  
*13/14*

FEE 72<sup>00</sup> FB 03-80000  
BKP 10.1 C/O \_\_\_\_\_ COMP \_\_\_\_\_  
DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

TO BE INDEXED ON:

ORIGINAL CITY OF OMAHA:  
Block 199½ - Lots 1, 5, 6, 7, and 8  
Block 320 - Lots 3, 4, 6, and 7  
Block 321 - Lots 1, 2, 3, 7 and 8

Temp. 12.4.01

Return to:  
Todd Heistand  
514 Walker St.  
Woodbine, IA 51579

12

142706 -

142703 -

L160153

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation, successor to Missouri Pacific Railroad Company and Chicago, St. Paul, Minneapolis & Omaha Railway ("Grantor") in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto HEISTAND HOLDINGS LLC, a Nebraska limited liability company ("Grantee") whose address is 514 Walker Street, Woodbine, Iowa 51579 and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Omaha, Douglas County, State of Nebraska, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof.

Grantee's development and use of the Property shall not alter or affect the existing natural drainage or the structural integrity of the drainage ditch or cause additional water to be discharged onto Grantor's adjacent operating right-of-way.

The foregoing covenant, condition and restriction shall run with the Property, and a breach of the foregoing covenant, condition and restriction, or the continuance thereof, may, at the option of Grantor, its successors and assigns, be enjoined, abated or remedied by appropriate proceedings. It is understood, however, that the breach of the covenant, condition and restriction shall not defeat or render invalid the lien of any mortgage on the Property made in good faith and for value; PROVIDED, HOWEVER, that any breach, or proper proceedings as aforesaid; and PROVIDED FURTHER, that the foregoing covenant, condition and restriction shall at all times remain in full force and effect against the Property, or any part thereof, title to which is obtained by foreclosure of any such mortgage.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, a PERPETUAL EXCLUSIVE EASEMENT over, under, across and upon the Property described on **Exhibit B** for fiber optic or communications

easement purposes, together with the right of ingress, egress and access from and to such fiber optic or communications easement property over and across the Property for purposes of exercising the easement rights reserved herein.

The communications easement reserved herein ("Communications Easement") shall allow Grantor, its successors and assigns, to enter upon, over and under the communications easement property and every part thereof to construct, reconstruct, install, inspect, repair, maintain, enjoy, operate, use and/or remove existing and/or future communication lines and/or facilities including, but not limited to, fiber optic cables, conduits and related appurtenances. [The term "appurtenances" shall include valves, manholes, air vents, warning signals, junction boxes, transformers, switch boxes, electric devices and the like (collectively, "Communications Equipment").] All communication facilities presently existing or hereafter constructed on the communications easement property shall remain the personal property of Grantor.

Grantor shall have the right to grant, at its sole discretion, sub-easements, licenses and any other interests in the communications easement property and to collect the rents, issues and profits therefrom, and from any existing contracts, and to use the communications easement property for any other lawful purpose, including, but not limited to, entering into agreements with third parties for longitudinal occupancies or crossings.

Grantor hereby declares that all of the Property is held and shall be held, acquired, conveyed, hypothecated, and/or improved subject to this Communications Easement and the following restrictions (the "Restrictions").

Neither Grantee nor any successor or assign of Grantee shall place or make any improvement to the communications easement property without obtaining the prior written approval of Grantor, its successors and assigns; provided, however, neither Grantee nor its successors and assigns shall make or cause to be made or constructed any permanent buildings, structures or fences whatsoever.

The Restrictions and this Communications Easement shall run with the land and shall be binding upon Grantee, its successors and assigns, and on all parties acquiring any right, title or interest in the Property or any part thereof, and shall inure to the benefit of Grantor, its successors and assigns.

FURTHER EXCEPTING from this quitclaim and FURTHER RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such

manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 21<sup>st</sup> day of DECEMBER, 2004.

Attest:

  
Assistant Secretary  
(Seal)

UNION PACIFIC RAILROAD COMPANY

By   
Title: GENERAL MANAGER-REAL ESTATE

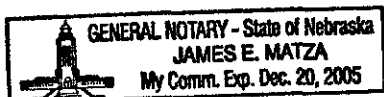
ACKNOWLEDGMENT

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 21<sup>ST</sup> day of DECEMBER, 2004, before me, a Notary Public in and for said County and State, personally appeared TONY K. LOVE and M.E. HEENAN who are the GENERAL MANAGER - REAL ESTATE and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

James E. Matza  
Notary Public



(Seal)

**UNION PACIFIC RAILROAD COMPANY**  
**Omaha, Douglas County, Nebraska**  
**EXHIBIT "A"**

PARCEL 1

THE EAST 33.00 FEET OF LOT 1, BLOCK 199 1/2, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 4,356 SQUARE FEET OR 0.10 ACRES MORE OR LESS.

PARCEL 2

A TRACT OF LAND LYING IN A PORTION OF LOTS 5 THROUGH 8, BLOCK 199 1/2 AND A PORTION OF VACATED IZARD STREET ADJOINING THERETO, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00°05'23" WEST ON THE EAST LINE OF SAID LOT 8 AND AN EXTENSION THEREOF, A DISTANCE OF 182.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID VACATED IZARD STREET; THENCE SOUTH 89°48'15" WEST ON SAID LINE, A DISTANCE OF 67.40 FEET; THENCE NORTH 00°06'00" EAST, A DISTANCE OF 38.90 FEET; THENCE NORTH 00°14'46" WEST, A DISTANCE OF 11.02 FEET TO THE NORTH LINE OF SAID VACATED IZARD STREET; THENCE NORTH 41°15'23" WEST, A DISTANCE OF 52.61 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 394.99 FEET AND A CENTRAL ANGLE OF 26°37'12", AN ARC DISTANCE OF 183.52 FEET (CHORD = 181.87 FEET, CHORD BEARING = NORTH 62°29'56" WEST) TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 00°05'57" EAST ON SAID LINE, A DISTANCE OF 9.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 199 1/2; THENCE SOUTH 89°57'40" EAST ON SAID LINE, A DISTANCE OF 263.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 23,186 SQUARE FEET OR 0.53 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND LOCATED IN PORTIONS OF BLOCKS 320 AND 321 AND IN A PORTION OF VACATED IZARD STREET ADJOINING SAID BLOCKS 320 AND

321, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 320; THENCE SOUTH 89°57'40" EAST ON THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 89°57'40" EAST, A DISTANCE OF 13.73 FEET, TO A POINT ON A LINE LYING 15.00 FEET DISTANT FROM AND PARALLEL WITH THE CENTER LINE OF AN EXISTING UNION PACIFIC RAILROAD TRACK; THENCE ON SAID PARALLEL LINE FOR THE FOLLOWING THREE COURSES; THENCE SOUTH 13°09'10" EAST, A DISTANCE OF 323.54 FEET; THENCE SOUTH 12°58'43" EAST, A DISTANCE OF 88.20 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 990.93 FEET AND A CENTRAL ANGLE OF 12°01'17", AN ARC DISTANCE OF 207.91 FEET (CHORD - 207.53 FEET, CHORD BEARING - SOUTH 18°59'22" EAST); THENCE SOUTH 01°30'51" EAST, A DISTANCE OF 26.43 FEET; THENCE NORTH 21°31'14" WEST, A DISTANCE OF 41.09 FEET; THENCE NORTH 30°32'12" WEST, A DISTANCE OF 80.66 FEET TO A POINT ON THE SOUTH LINE OF LOT 2 IN SAID BLOCK 321; THENCE SOUTH 89°54'42" WEST ON SAID LINE, A DISTANCE OF 49.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°05'36" EAST ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 77.43 FEET TO A POINT ON A CURVE THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 441.43 FEET AND A CENTRAL ANGLE OF 22°27'38", AN ARC DISTANCE OF 173.05 FEET (CHORD - 171.94 FEET, CHORD BEARING - NORTH 50°04'03" WEST) TO A POINT ON THE EAST LINE OF 15<sup>TH</sup> STREET; THENCE NORTH 00°04'06" EAST ON SAID LINE, A DISTANCE OF 44.29 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 320; THENCE SOUTH 89°57'34" EAST ON THE SOUTH LINE OF SAID BLOCK 320, A DISTANCE OF 1.35 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 481.43 FEET AND A CENTRAL ANGLE OF 19°16'49", AN ARC DISTANCE OF 162.00 FEET (CHORD - 161.24 FEET, CHORD BEARING - SOUTH 54°02'29" EAST); THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 5.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°57'34" EAST ON THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 29.13 FEET; THENCE NORTH 14°25'07" WEST, A DISTANCE OF 396.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 18,251 SQUARE FEET OR 0.42 ACRES MORE OR LESS.

Contains a combined area of 1.05 acres more or less.

OFFICE OF REAL ESTATE  
OMAHA, NEBRASKA  
December 20, 2004  
226446.leg

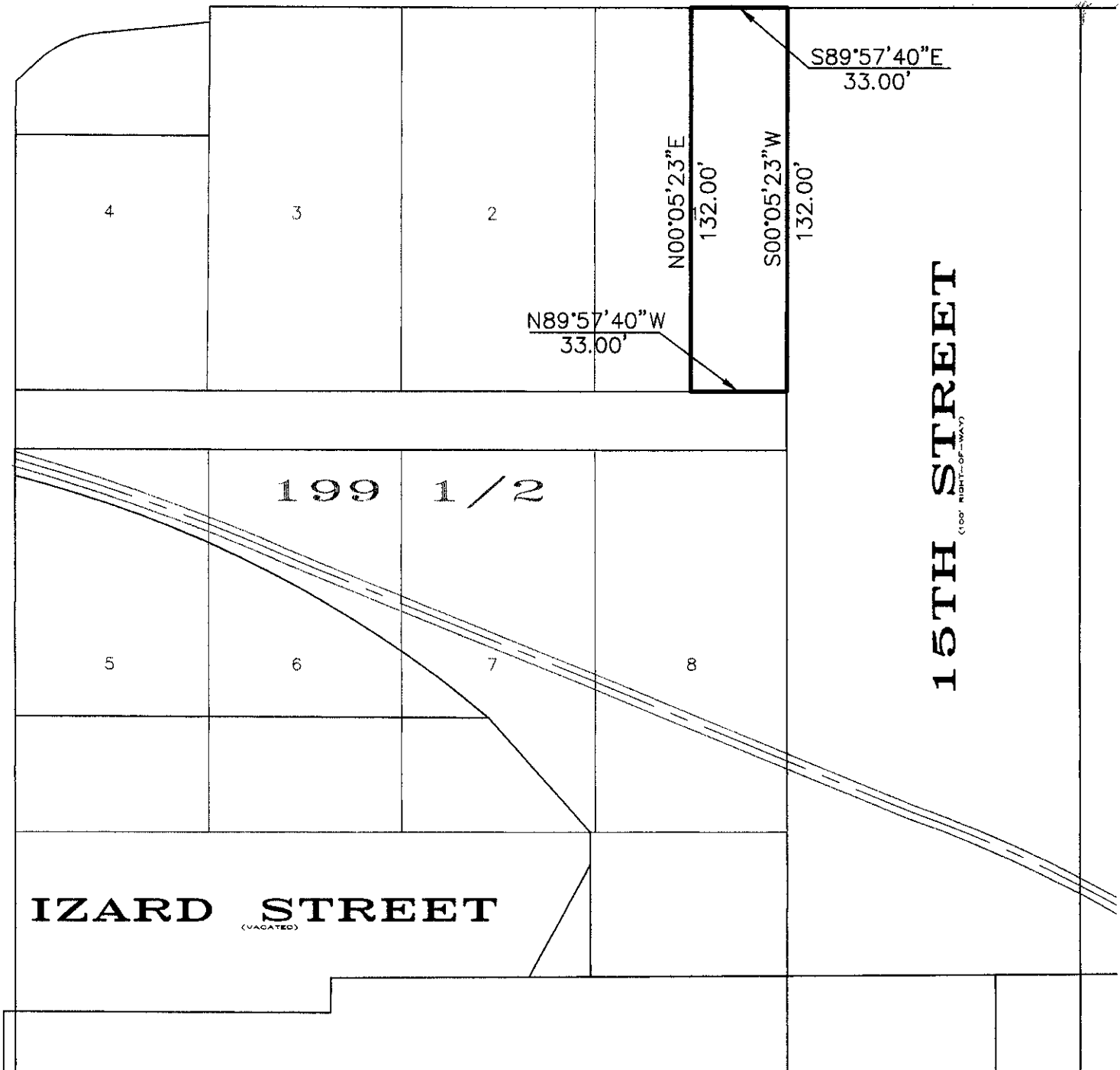
Project No. EGA041370

# DESCRIPTION & SKETCH

## NICHOLAS STREET

16TH STREET  
(100' RIGHT-OF-WAY)

15TH STREET  
(100' RIGHT-OF-WAY)



IZARD STREET  
(VACATED)

PARCEL 1

THE EAST 33.00 FEET OF LOT 1, BLOCK 199 1/2, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA. SAID TRACT OF LAND CONTAINS 4,356 SQUARE FEET OR 0.10 ACRES MORE OR LESS.



**NORTH**  
SCALE 1" = 50'

Date: 12/08/04

**EHRHART  
GRIFFIN &  
ASSOCIATES**

ENGINEERING      PLANNING      LAND SURVEYING  
3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631



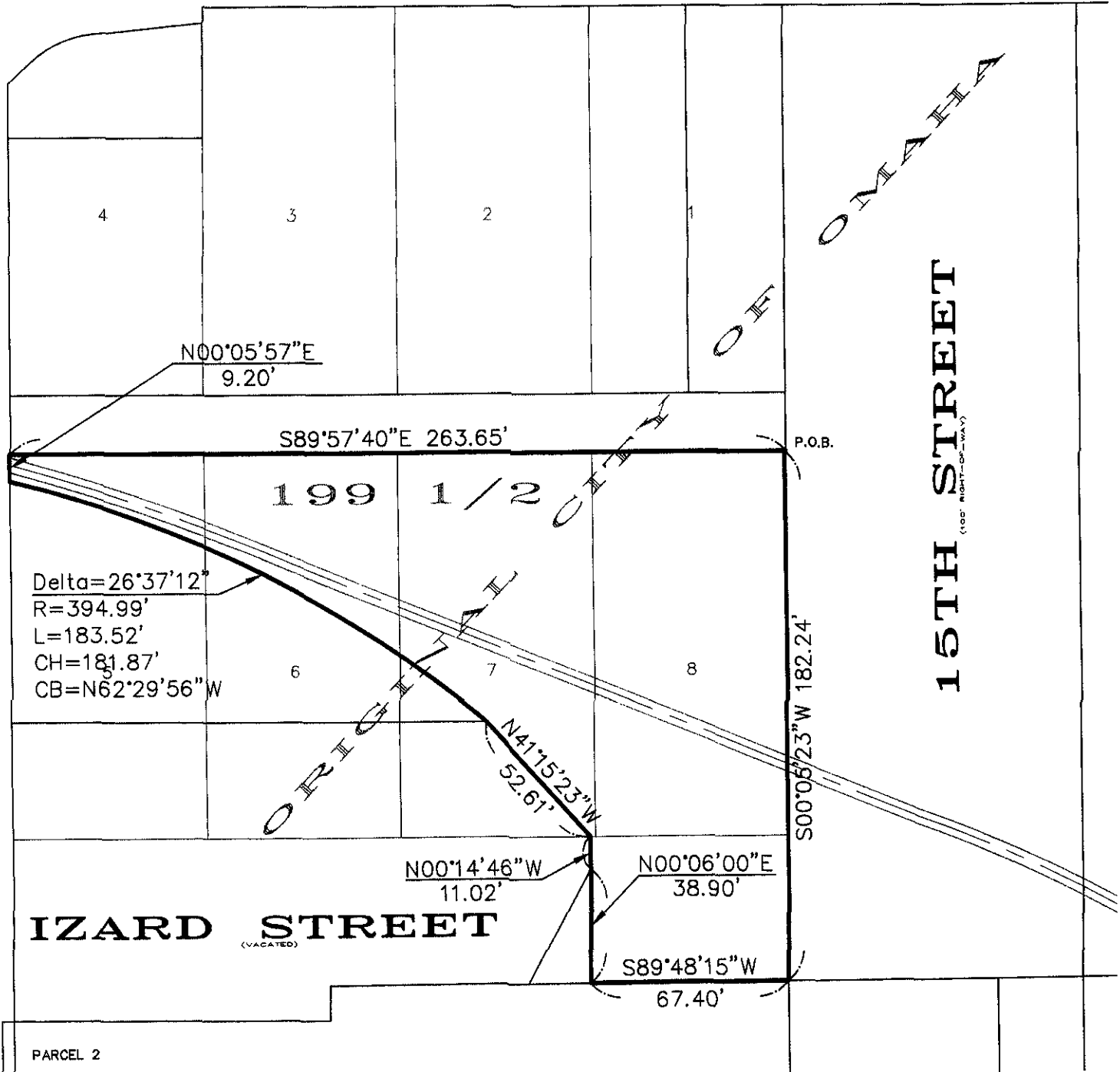
Project No. EGA041370

# DESCRIPTION & SKETCH

## NICHOLAS STREET

16TH STREET  
(SEE RIGHT-OF-WAY)

15TH STREET  
(SEE RIGHT-OF-WAY)



PARCEL 2

A TRACT OF LAND LYING IN A PORTION OF LOTS 5 THROUGH 8, BLOCK 199 1/2 AND A PORTION OF VACATED IZARD STREET ADJOINING THERETO, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00°05'23" WEST ON THE EAST LINE OF SAID LOT 8 AND AN EXTENSION THEREOF, A DISTANCE OF 182.24 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 50.00 FEET OF SAID VACATED IZARD STREET; THENCE SOUTH 89°48'15" WEST ON SAID LINE, A DISTANCE OF 67.40 FEET; THENCE NORTH 00°06'00" EAST, A DISTANCE OF 38.90 FEET; THENCE NORTH 00°14'46" WEST, A DISTANCE OF 11.02 FEET TO THE NORTH LINE OF SAID VACATED IZARD STREET; THENCE NORTH 41°15'23" WEST, A DISTANCE OF 52.61 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 394.99 FEET AND A CENTRAL ANGLE OF 26°37'12", AN ARC DISTANCE OF 183.52 FEET ( CHORD = 181.87 FEET, CHORD BEARING = NORTH 62°29'56" WEST) TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 00°05'57" EAST ON SAID LINE, A DISTANCE OF 9.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE SOUTH LINE OF THE ALLEY IN SAID BLOCK 199 1/2; THENCE SOUTH 89°57'40" EAST ON SAID LINE, A DISTANCE OF 263.65 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 23,186 SQUARE FEET OR 0.53 ACRES MORE OR LESS.



**NORTH**

SCALE 1" = 50'

Date: 12/08/04



**EHRHART  
GRIFFIN &  
ASSOCIATES**

ENGINEERING

PLANNING

LAND SURVEYING

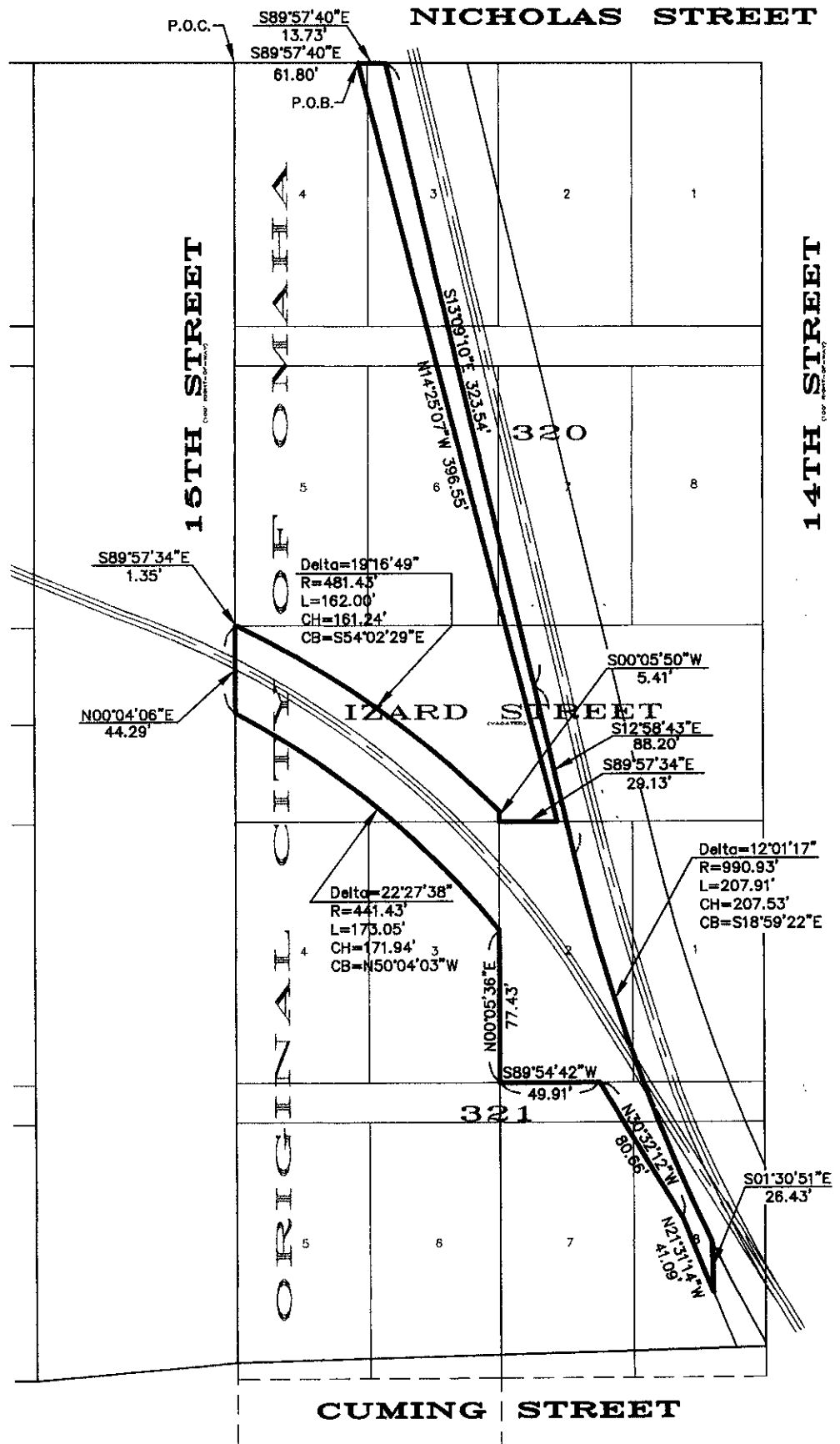
3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631

Project No. EGA041370

# DESCRIPTION & SKETCH

PARCEL 3

A TRACT OF LAND LOCATED IN PORTIONS OF BLOCKS 320 AND 321 AND IN A PORTION OF VACATED IZARD STREET ADJOINING SAID BLOCKS 320 AND 321, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 320; THENCE SOUTH 89°57'40" EAST ON THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 89°57'40" EAST, A DISTANCE OF 13.73 FEET, TO A POINT ON A LINE LYING 15.00 FEET DISTANT FROM AND PARALLEL WITH THE CENTER LINE OF AN EXISTING UNION PACIFIC RAILROAD TRACK; THENCE ON SAID PARALLEL LINE FOR THE FOLLOWING THREE COURSES; THENCE SOUTH 13°09'10" EAST, A DISTANCE OF 323.54 FEET; THENCE SOUTH 12°58'43" EAST, A DISTANCE OF 88.20 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 990.93 FEET AND A CENTRAL ANGLE OF 12°01'17", AN ARC DISTANCE OF 207.91 FEET ( CHORD = 207.53 FEET, CHORD BEARING = SOUTH 18°59'22" EAST); THENCE SOUTH 01°30'51" EAST, A DISTANCE OF 26.43 FEET; THENCE NORTH 21°31'14" WEST, A DISTANCE OF 41.09 FEET; THENCE NORTH 30°32'12" WEST, A DISTANCE OF 80.66 FEET TO A POINT ON THE SOUTH LINE OF LOT 2, IN SAID BLOCK 321; THENCE SOUTH 89°54'42" WEST ON SAID LINE, A DISTANCE OF 49.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°05'36" EAST ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 77.43 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 441.43 FEET AND A CENTRAL ANGLE OF 22°27'38", AN ARC DISTANCE OF 173.05 FEET ( CHORD = 171.94 FEET, CHORD BEARING = NORTH 50°04'03" WEST) TO A POINT ON THE EAST LINE OF 15TH STREET; THENCE NORTH 00°04'06" EAST ON SAID LINE, A DISTANCE OF 44.29 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 320; THENCE SOUTH 89°57'34" EAST ON THE SOUTH LINE OF SAID BLOCK 320, A DISTANCE OF 1.35 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 481.43 FEET AND A CENTRAL ANGLE OF 19°16'49", AN ARC DISTANCE OF 162.00 FEET ( CHORD = 161.24 FEET, CHORD BEARING = SOUTH 54°02'29" EAST); THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 5.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°57'34" EAST ON THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 29.13 FEET; THENCE NORTH 14°25'07" WEST, A DISTANCE OF 396.55 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 18,251 SQUARE FEET OR 0.42 ACRES MORE OR LESS.



NORTH

SCALE 1" = 80'

Date: 12/08/04

**UNION PACIFIC RAILROAD COMPANY**  
**Omaha, Douglas County, Nebraska**  
**EXHIBIT "B"**

TRACT "A"

A TRACT OF LAND LOCATED IN A PORTION OF BLOCKS 320 AND IN A PORTION OF VACATED IZARD STREET ADJOINING SAID BLOCK 320, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 320; THENCE SOUTH 89°57'40" EAST ON THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 89°57'40" EAST, A DISTANCE OF 9.28 FEET; THENCE SOUTH 16°00'14" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 09°16'3" EAST, A DISTANCE OF 35.78 FEET; THENCE SOUTH 13°14'08" EAST, A DISTANCE OF 186.53 FEET; THENCE SOUTH 12°21'58" EAST, A DISTANCE OF 70.20 FEET; THENCE NORTH 14°25'07" WEST, A DISTANCE OF 315.66 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,406 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

TRACT "B"

A TRACT OF LAND LOCATED IN A PORTION OF BLOCK 321, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 320 OF SAID ORIGINAL CITY OF OMAHA; THENCE SOUTH 89°57'40" EAST ON THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 61.80 FEET; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 89°57'40" EAST, A DISTANCE OF 9.28 FEET; THENCE SOUTH 16°00'14" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 09°16'33" EAST, A DISTANCE OF 35.78 FEET; THENCE SOUTH 13°14'08" EAST, A DISTANCE OF 186.53 FEET; THENCE SOUTH 12°21'58" EAST, A DISTANCE OF 70.20 FEET; THENCE SOUTH 12°21'58" EAST, A DISTANCE OF 20.57 FEET; THENCE SOUTH 13°50'29" EAST, A DISTANCE OF 55.42 FEET; THENCE SOUTH 15°17'46" EAST, A DISTANCE OF 4.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15°17'46" EAST, A DISTANCE OF 37.02 FEET; THENCE SOUTH 16°54'53" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 16°04'53" EAST, A DISTANCE OF 38.27 FEET;

THENCE SOUTH 14°48'14" EAST, A DISTANCE OF 66.12 FEET; THENCE SOUTH 28°13'11" EAST, A DISTANCE OF 68.04 FEET; THENCE SOUTH 01°30'51" EAST, A DISTANCE OF 16.85 FEET; THENCE NORTH 21°31'14" WEST, A DISTANCE OF 41.09 FEET; THENCE NORTH 30°32'12" WEST, A DISTANCE OF 63.09 FEET; THENCE NORTH 14°48'14" WEST, A DISTANCE OF 47.06 FEET; THENCE NORTH 16°04'53" WEST, A DISTANCE OF 38.08 FEET; THENCE NORTH 16°54'53" WEST, A DISTANCE OF 27.66 FEET; THENCE NORTH 15°17'46" WEST, A DISTANCE OF 39.91 FEET; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 10.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,963 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

Contains a combined area of 0.08 Acres more or less.

OFFICE OF REAL ESTATE  
OMAHA, NEBRASKA  
December 14, 2004  
226446b.leg

Project No. EGA041370

# DESCRIPTION & SKETCH

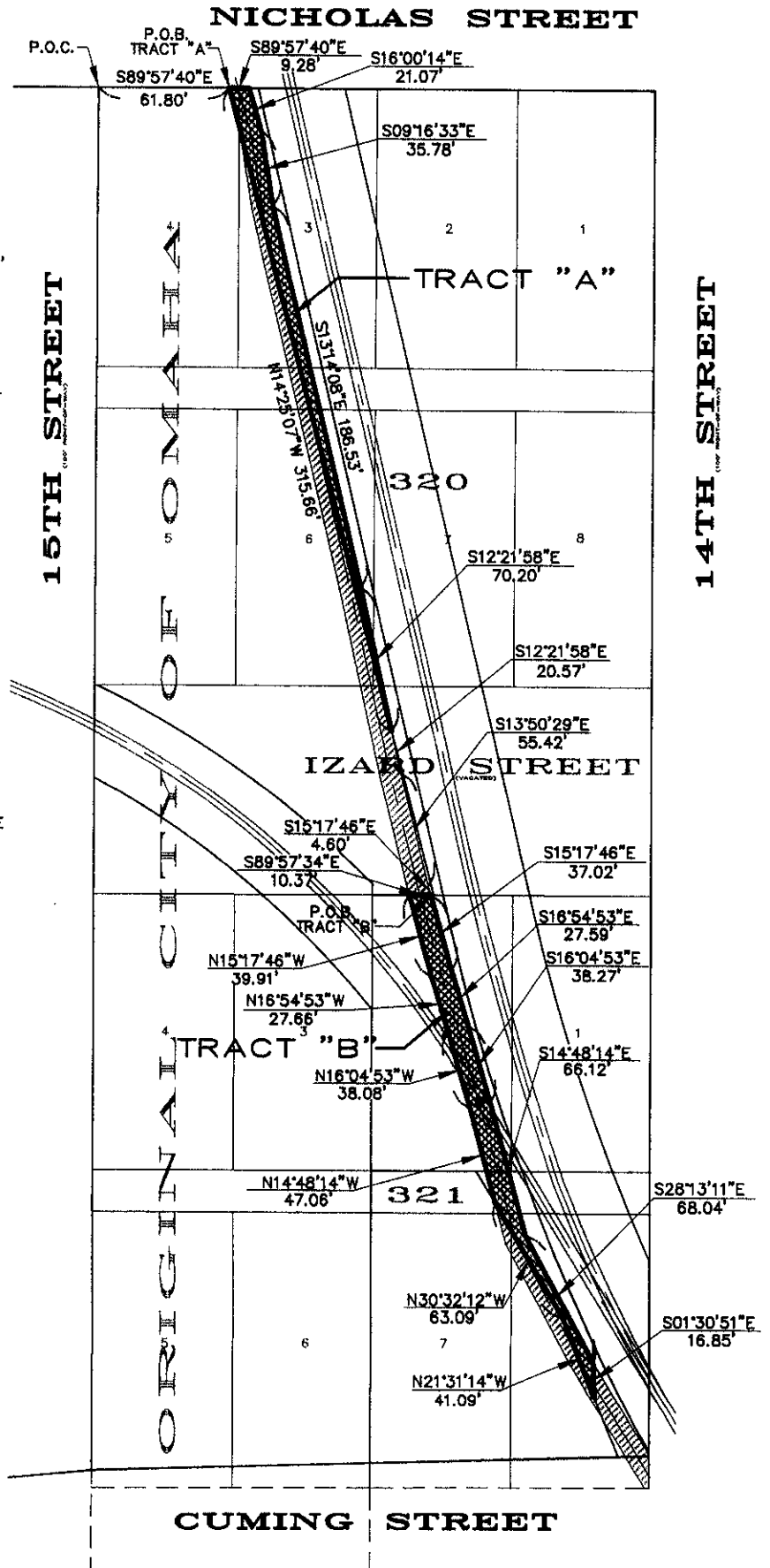
MCI EASEMENT

**TRACT "A"**

A TRACT OF LAND LOCATED IN A PORTION OF BLOCKS 320 AND IN A PORTION OF VACATED IZARD STREET ADJOINING SAID BLOCK 320, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 320;  
 THENCE SOUTH 89°57'40" EAST ON THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 89°57'40" EAST, A DISTANCE OF 9.28 FEET; THENCE SOUTH 16°00'14" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 09°16'33" EAST, A DISTANCE OF 35.78 FEET; THENCE SOUTH 13°14'08" EAST, A DISTANCE OF 186.53 FEET; THENCE SOUTH 12°21'58" EAST, A DISTANCE OF 70.20 FEET; THENCE NORTH 14°25'07" WEST, A DISTANCE OF 315.66 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1,406 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

**TRACT "B"**

A TRACT OF LAND LOCATED IN A PORTION OF BLOCK 321, IN THE ORIGINAL CITY OF OMAHA, AS SURVEYED AND LITHOGRAPHED IN DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;  
 COMMENCING AT THE NORTHWEST CORNER OF BLOCK 320 OF SAID ORIGINAL CITY OF OMAHA; THENCE SOUTH 89°57'40" EAST ON THE NORTH LINE OF SAID BLOCK, A DISTANCE OF 61.80 FEET; THENCE CONTINUING ON THE LAST DESCRIBED COURSE SOUTH 89°57'40" EAST, A DISTANCE OF 9.28 FEET; THENCE SOUTH 16°00'14" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 09°16'33" EAST, A DISTANCE OF 35.78 FEET; THENCE SOUTH 13°14'08" EAST, A DISTANCE OF 186.53 FEET; THENCE SOUTH 12°21'58" EAST, A DISTANCE OF 70.20 FEET; THENCE SOUTH 12°21'58" EAST, A DISTANCE OF 20.57 FEET; THENCE SOUTH 13°50'29" EAST, A DISTANCE OF 55.42 FEET; THENCE SOUTH 15°17'46" EAST, A DISTANCE OF 4.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15°17'46" EAST, A DISTANCE OF 37.02 FEET; THENCE SOUTH 18°54'53" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 18°04'53" EAST, A DISTANCE OF 38.27 FEET; THENCE SOUTH 14°48'14" EAST, A DISTANCE OF 66.12 FEET; THENCE SOUTH 28°13'11" EAST, A DISTANCE OF 68.04 FEET; THENCE SOUTH 01°30'51" EAST, A DISTANCE OF 16.85 FEET; THENCE NORTH 21°31'14" WEST, A DISTANCE OF 41.09 FEET; THENCE NORTH 30°32'12" WEST, A DISTANCE OF 63.09 FEET; THENCE NORTH 14°48'14" WEST, A DISTANCE OF 47.06 FEET; THENCE NORTH 18°04'53" WEST, A DISTANCE OF 38.08 FEET; THENCE NORTH 18°54'53" WEST, A DISTANCE OF 27.66 FEET; THENCE NORTH 15°17'46" WEST, A DISTANCE OF 39.91 FEET; THENCE SOUTH 89°57'34" EAST, A DISTANCE OF 10.37 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1,963 SQUARE FEET OR 0.05 ACRES MORE OR LESS.



**NORTH**

SCALE 1" = 80'

Date: 12/08/04

**EHRHART  
 GRIFFIN &  
 ASSOCIATES**

ENGINEERING      PLANNING      LAND SURVEYING  
 3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631