



BK 0859 PG 441



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PARCEL 1: All Lots 5, 6, 7, 8, 11, 12, 13, and 14 and part of Lot 9, all in Block 24, Walnut Hill Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, said part of Lot 9, more particularly described as follows; Beginning at the Southeast corner of Lot 9, thence West on the North line of alley 38 feet; thence in a Northeasterly direction on a 4° curve parallel to located line of Omaha Belt Railway to East line of Lot; thence South 75 feet to the place of the beginning.

PARCEL 2: Lots 9, 10, and 11, Block 16, Walnut Hill Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, together with, the North $\frac{1}{2}$ of the vacated alley adjoining Lots 9 and 10 on the South and the South $\frac{1}{2}$ of the vacated alley adjoining Lot 11 on the North.

PARCEL 3: All that part of Lots 1, 20, 21 and 22, in Block 17, Walnut Hill Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, lying within 50 feet of the located line of the Omaha Belt Railway, more particularly described as follows; Commencing at a point on the East line of said Lot 1, 51.5 feet North of the Southeast corner thereof, running thence South along the East line of Lots 1 and 22 to the Southeast corner of said Lot 22, thence west along the South line of Lots 22, 21 and 20, 106.3 feet to a point 6.3 feet west of the Southeast corner of said Lot 20, thence in a Northwesterly direction parallel to and 50 feet northwest of the said located line of the Omaha Belt Railway to the place of beginning.

PARCEL 4: Lots 1, 2, 3, 4, 17, 18, 19 and 20, Block 10, Walnut Hill Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, together with the North $\frac{1}{2}$ of the vacated alley adjoining Lots 3 and 4 on the South and the South $\frac{1}{2}$ of the vacated alley adjoining Lots 17, 18, 19 and part of 20, on the North, SAVE AND EXCEPT, that part conveyed in Deed, dated January 27, 1936, in Book 643 at Page 26 and rerecorded in Book 645 at 614 and SAVE AND EXCEPT, all that part conveyed in Deed, dated April 5, 1965, in Book 1248 at Page 723.

PARCEL 5: Lots 4, 5, 6, 7, 8, 15, 16, 17, and part of Lots 12, 13 and 14, all in Block 4, Walnut Hill Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, together with the North $\frac{1}{2}$ of the vacated alley adjoining Lots 4, 5, 6, 7, and 8 on the South and the South $\frac{1}{2}$ of the vacated alley adjoining Lots 15, 16, 17, and part of Lot 14 on the North, said part of Lots 12, 13, and 14 more particularly described as follows: that portion of Lots 13 and 14

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lying South and East of a line parallel to and 50 feet from the located line of the Omaha Belt Railway through said Lots, said located line being in a 4. course and said parallel line crossing the West line of said Lot 13 at a point 21 feet North of the North line of Mercer Avenue and the line between Lots 13 and 14 at a point 87½ feet North of the North line of Mercer Avenue and the North Line of said Lot 14 at a point 10 feet West of its North east corner, together with, part of Lots 12 and 13 described as follows; Commencing at the Southeast corner of Lot 12, thence westwardly along South front of said Lot and on the North line of Cuming a distance of 22 feet, thence Northeastwardly 120.6 feet to the East line of Lot 13, thence South along said East line of Lot 13, 7.5 feet, thence Southwestwardly along the Northwestwardly right-of-way of said railroad a distance of 84 feet, more or less to the East line of Lot 12, thence South along said East line 21 feet to the point of beginning, SAVE AND EXCEPT that part taken by Condemnation, and described in Return of Appraisers, filed December 21, 1953 in Book 284 at Page 59.

PARCEL 6: Lot 3, Block 1, Doneken's Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, SAVE AND EXCEPT that part conveyed in Deed, dated November 19, 1958, recorded in Book 1052 at Page 265 and that part dedicated for Street in Plat and Dedication, dated, April 12, 1893, recorded in Book 14 at Page 629, and that part taken by Condemnation, Return of Appraisers filed, December 21, 1953, in Book 284 at Page 59.

PARCEL 7: Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 2, Doneken's Addition, an Addition to the City of Omaha, in Douglas County, Nebraska together with ½ the vacated alley within the right-of-way and adjoining Block 2 on the West, SAVE AND EXCEPT, that part conveyed in Deed, dated July 28, 1958, recorded in Book 1043 at Page 139 and that part conveyed by Deed, dated July 28, 1958, recorded in Book 1043 at Page 143 and that part conveyed by Deed, dated March 17, 1961, recorded in Book 1116 at Page 735 and that part taken by Condemnation, Return of Appraisers, filed March 6, 1951, in Book 259 at Page 651 and that part taken for Saddlecreek Road shown on Plat, filed July 3, 1903, in Book 267 at Page 2.

PARCEL 8: Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17, in Block 1, West Cuming Addition, an

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Addition to the City of Omaha, in Douglas County, Nebraska, together with $\frac{1}{2}$ the vacated alley within the abandoned right-of-way and adjoining Block 1 on the East and $\frac{1}{2}$ of vacated 45th Avenue lying between Blocks 1 and 2 in West Cuming Addition within the abandoned right-of-way, and the vacated alley between Lots 14 and 15, SAVE AND EXCEPT, that part conveyed in Deed, dated July 28, 1958, recorded in Book 1043 at Page 141 and that part conveyed by Deed, dated July 28, 1958, recorded in Book 1043 at Page 143 and that part conveyed by Deed, dated March 17, 1961, recorded in Book 1116 at Page 735 and that part taken by Condemnation, Return of Appraisers, filed March 6, 1951, in Book 259 at Page 651 and that part taken for Saddlecreek Road shown on Plat, filed July 3, 1903, in Book 267 at Page 2.

PARCEL 9: Lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, Block 2, West Cuming Addition, an Addition to the City of Omaha, in Douglas County, Nebraska, together with $\frac{1}{2}$ vacated 45th Avenue adjoining said Block 2 on the East, within the abandoned right-of-way, SAVE AND EXCEPT, that part dedicated in Plat and Dedication, dated April 12, 1895, filed in Book 14 at Page 629 and that part taken for Saddlecreek Road shown on Plat, filed July 3, 1903, in Book 267 at Page 2.

EXHIBIT "B"

PARCEL 1

That part of the abandoned Missouri Pacific Railroad right-of-way in the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of Section 20, T15N, R13E of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the point of intersection of the Southeasterly line of said abandoned railroad and the East line of 48th Street said point being 33.00 feet East of the West line of said NW $\frac{1}{4}$; thence N00°06'20"E (assumed bearing) 40.36 feet on the East line of 48th Street to the point of beginning said point being 20.00 feet measured radially from the Southeasterly line of said abandoned railroad; thence Northeasterly on a line 20.00 feet Northwesterly of and parallel to the Southeasterly line of said abandoned railroad on a 5759.58 foot radius curve to the left, chord bearing N29°04'00"E, chord distance 114.58 feet, an arc distance of 114.58 feet to the Southerly line of a 30.00 foot wide strip of land as described in Deed Book 1236 at Page 645 of the Douglas County Records said 30.00 foot wide strip of land being part of the Southeasterly 30.00 feet of said abandoned railroad; thence N61°30'12"W 10.00 feet on the Southerly line of said 30.00 foot wide strip of land; thence Northeasterly on the Westerly line of said 30.00 foot wide strip of land on a 5749.58 foot radius curve to the left, chord bearing N26°09'28"E, chord distance 469.31 feet, an arc distance of 469.44 feet to a point of tangency; thence N23°49'07"E 177.54 feet on the Westerly line of said 30.00 foot wide strip of land; thence S66°10'53"E 30.00 feet on the Northerly line of said 30.00 foot wide strip of land to the Southeasterly line of said abandoned railroad; thence N23°49'07"E 712.34 feet on the Southeasterly line of said abandoned railroad; thence Northerly on a 612.22 foot radius curve to the right, chord bearing N00°01'47"W, chord distance 247.33 feet, an arc distance of 249.04 feet to the Northwesterly line of said abandoned railroad; thence S23°49'07"W 1116.09 feet on the Northwesterly line of said abandoned railroad to a point of curve; thence Southwesterly on the Northwesterly line of said abandoned railroad on a 5679.58 foot radius curve to the right, chord bearing S25°59'56"W, chord distance 432.13 feet, an arc distance of 432.23 feet to the East line of 48th Street; thence S00°06'20"W 166.04 feet on the East line of 48th Street to the point of beginning.

Containing 128,917 square feet more or less.