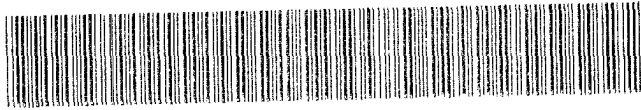




DEED 2006112368



SEP 29 2006 11:48 P 47

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
9/29/2006 11:48:00.12



2006112368

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

*Deed*

*47*  
*30*

FEE 250.00 FB 01-60000 *ald*  
*6-14-12* *cc*  
 BKP 31-15-12 C/O COMP *dc*  
 DEL SD SCAN            FV 1M2E

*New-61-28703*

*Ret C Bairl*

*#344-0500  
V135626*

**CONSENT TO AND RATIFICATION OF PLAT**

This Consent to and Ratification of Plat is attached to and made part of that certain Final Plat of Omaha Works Industrial Park dated February 6, 2006, which was prepared by Lamp, Rynearson & Associates, Inc. and identified as Job No. 01087.18. Wachovia Bank, National Association, hereby consents to the plat and dedication of Lots 1 through 25, inclusive, and Outlots 1, 2 and 3 of Omaha Works Industrial Park, being a replatting of the North Half of Section 6, Township 14 North, Range 12 East and part of the South Half of Section 31, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska. Wachovia Bank National Association hereby ratifies such plat and dedication in all respects in the same manner as if the undersigned had executed such plat.

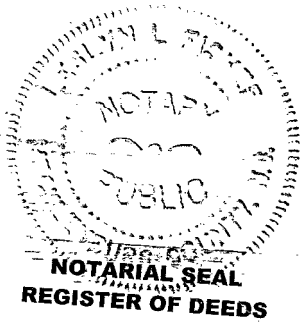
Dated: 5-12-06

WACHOVIA BANK, NATIONAL ASSOCIATION

By: Vickie Strausborger  
Name: Vickie Strausborger  
Its: \_\_\_\_\_

STATE OF NC )  
COUNTY OF Mecklenburg ) ss.

The foregoing instrument was acknowledged before me on this 12 day of May, 2006, by Vickie Strausborger, as vice president of Wachovia Bank, National Association, on behalf of said bank.



Leslie L. Kyles  
Notary Public

My commission expires  
7-28-2009

DOCS/728813.1

Scott Dye  
Baird Klotz LLP  
1500 Woodmen Tower  
Omaha NE 68102-2068



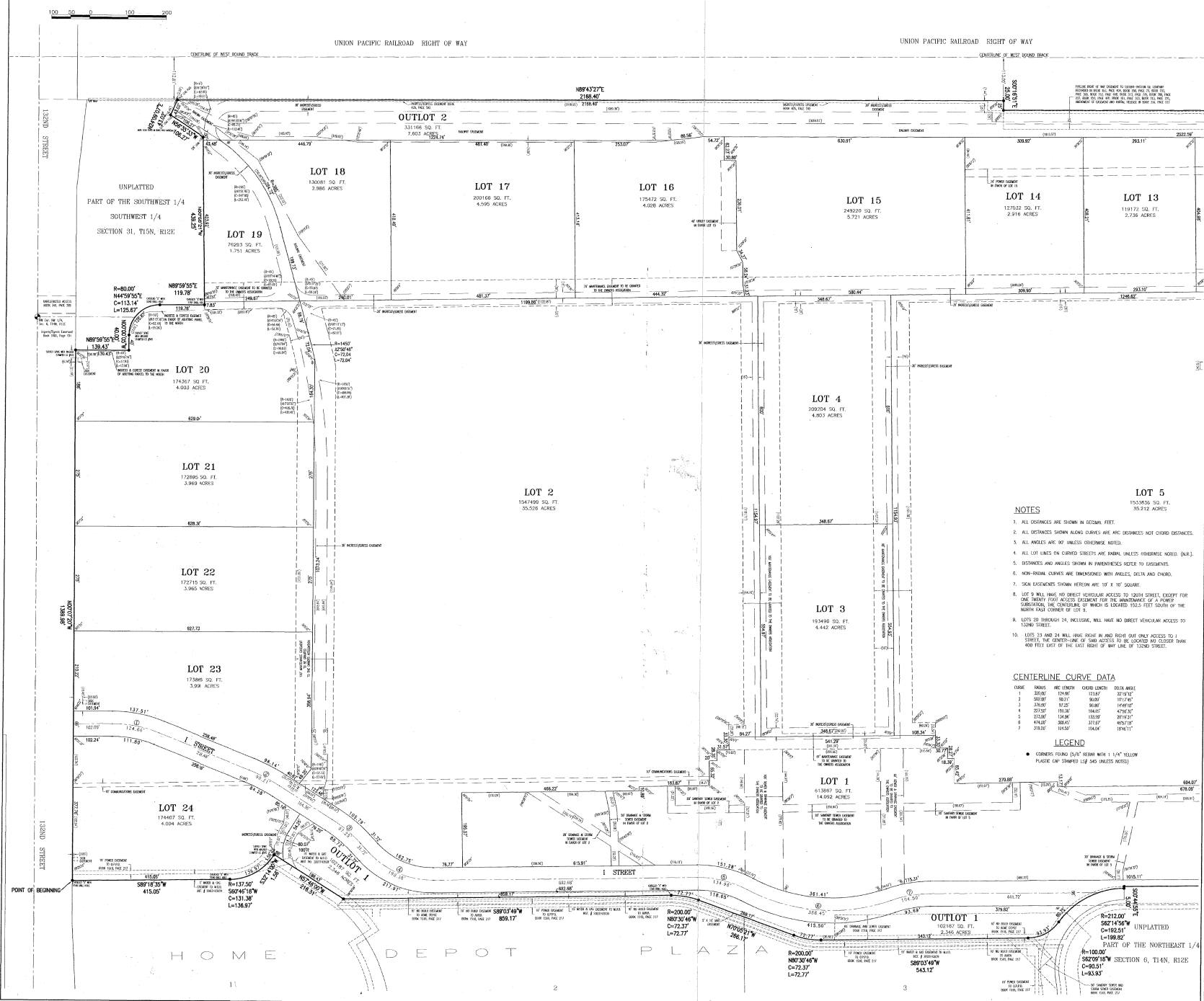
# OMAHA WORKS INDUSTRIAL PARK

Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.

Drawn by	REVISION
Designed by	
Reviewed by	
Prepared by	
Project No.	01087201.dwg
Revision	

WWW.LRA-INC.COM  
 (PH) 402-496-2498  
 (FAX) 402-252-2770  
 Lamp, Rynearson & Associates, Inc.  
 1470 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-0237  
 OMAHA WORKS INDUSTRIAL PARK, (Lots 1 through 25, AND Outlots 1, 2 & 3)  
 Douglas County, Nebraska

FINAL PLAT  
 job number-tasks  
 01087201.dwg 003  
 book page  
 date February 6, 2006  
 sheet 2 of 3



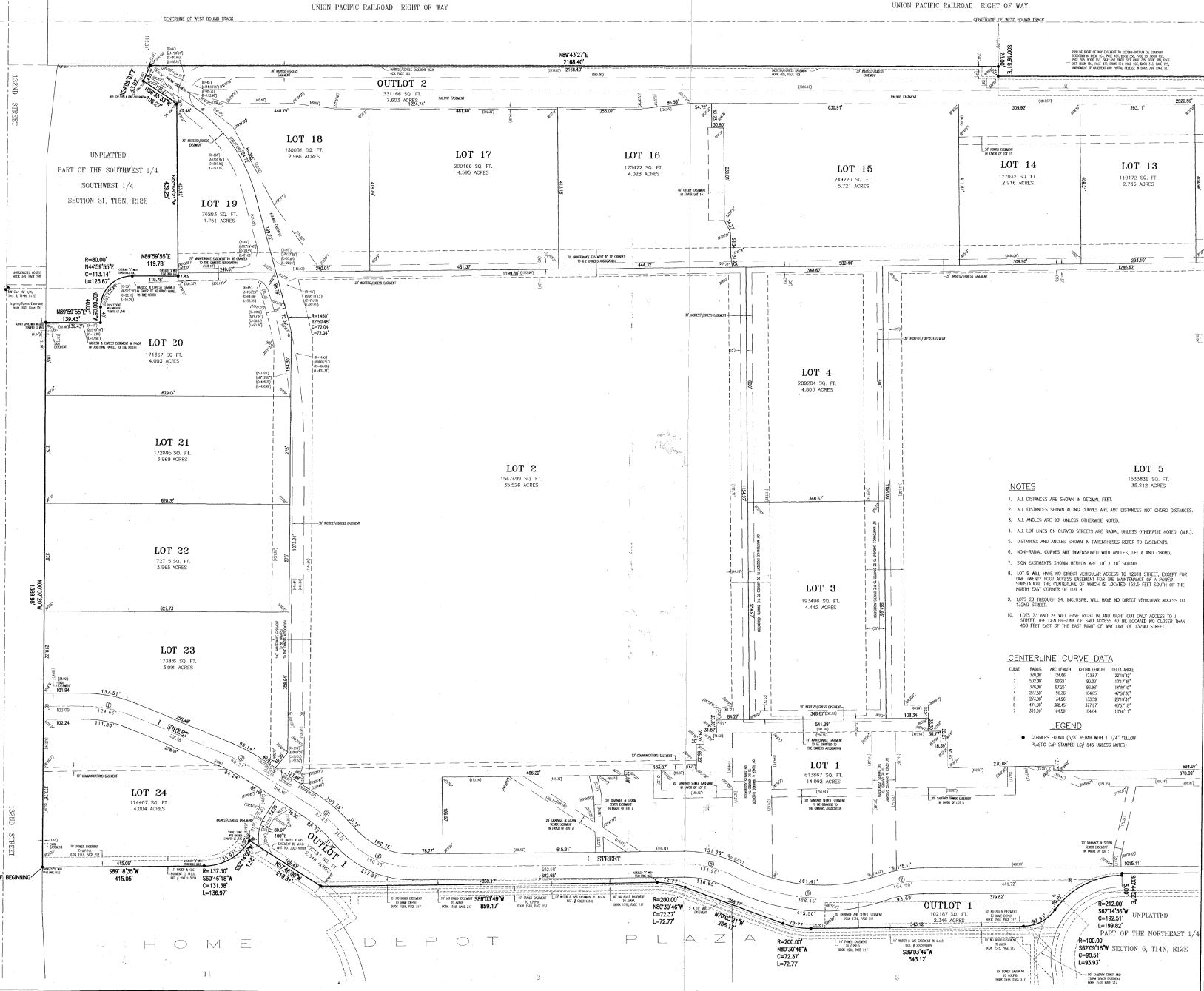
- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  2. ALL DISTANCES ARE SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  3. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
  4. ALL LOT LINES OR CURVED SIDES OR BOUNDARIES MUST BE OTHERWISE NOTED.
  5. DISTANCES AND ANGLES GIVEN IN PARENTHESES REFER TO EXISTENCES.
  6. NON-RADIAL CURVES ARE DEMONSTRATED WITH ANGLES, DELTA AND CHORD.
  7. SIGN EXISTENCES SHOWN HEREON ARE OF A 10' SQUARE.
  8. LOT 9 WILL HAVE NO DIRECT VEHICULAR ACCESS TO 120TH STREET, EXCEPT FOR THE NORTH 100' ACCESS SEGMENT FROM THE INTERSECTION OF A DRIVE SUBSTANTIALLY THE CONTINUATION OF WHICH IS LOCATED 150.5 FEET SOUTH OF THE NORTH S&W CORNER OF LOT 9.
  9. LOTS 20 THROUGH 24, INCLUSIVE, WILL HAVE NO DIRECT VEHICULAR ACCESS TO 120TH STREET.
  10. LOTS 23 AND 24 WILL BE BROKE IN AND BUILT OUT ONLY ACCESS TO A STREET, THE CONTINUATION OF 500' ACCESS TO BE LOCATED BY FEETER THAN 400 FEET EAST OF THE EAST RIGHT OF WAY LINE OF 120TH STREET.

**CENTERLINE CURVE DATA**

CURVE	PIVOTS	ARC LENGTH	CHORD LENGTH	BEAR. WAKE
1	S80°07' 124.90'	124.90'	124.90'	32°32'32"
2	S80°07' 103.17'	103.17'	103.17'	30°14'41"
3	S70°07' 124.90'	124.90'	124.90'	32°32'32"
4	S70°07' 103.17'	103.17'	103.17'	30°14'41"
5	S70°07' 124.90'	124.90'	124.90'	32°32'32"
6	S70°07' 103.17'	103.17'	103.17'	30°14'41"
7	S70°07' 124.90'	124.90'	124.90'	32°32'32"

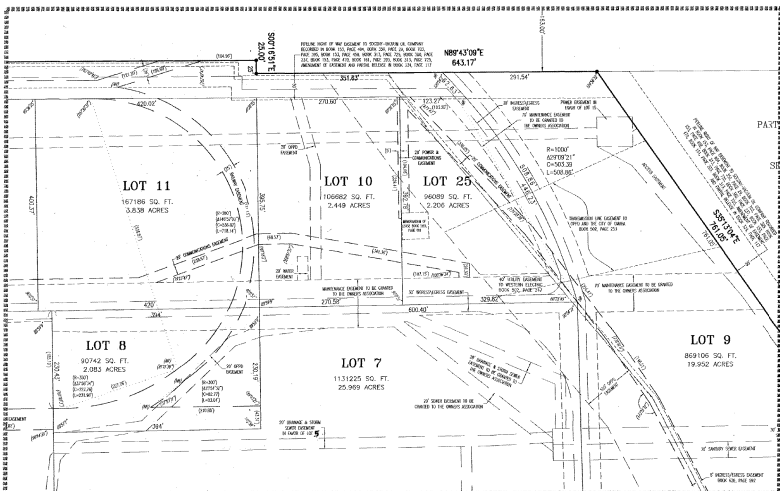
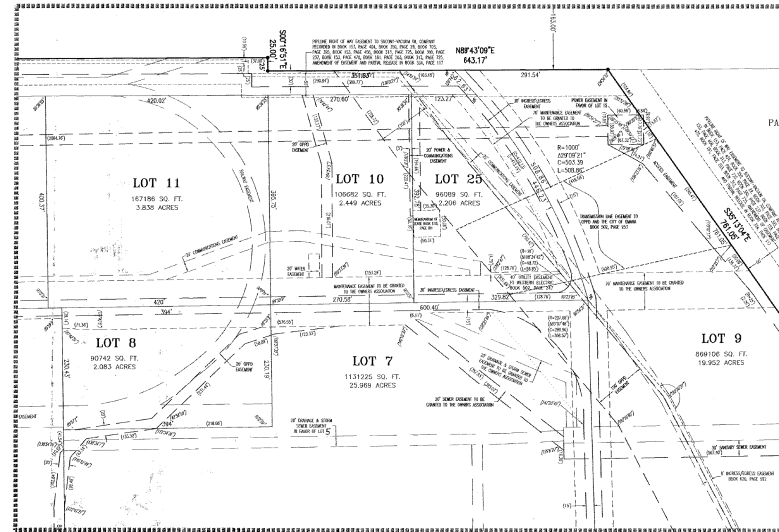
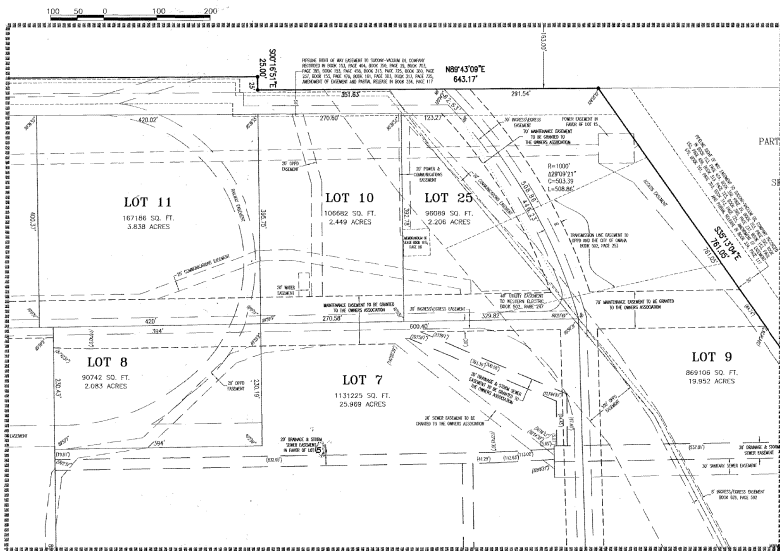
**LEGEND**

- CORNERS FOUND (5/8" BEAM WITH 1/4" YELLOW PLASTIC CAP) SHOWN (IF 5/8" UNLESS NOTED)



# OMAHA WORKS INDUSTRIAL PARK

Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska.



## LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I have made a boundary survey of subdivision herein and that permanent monuments have been placed at all corners, angle points and ends of courses on the boundary of the plat and that a bond has been posted with the City of Omaha, Nebraska, to ensure that permanent monuments will be placed on all corners, angle points and ends of courses on all lots and streets in the subdivision to be known as OMAHA WORKS INDUSTRIAL PARK, Lots 1 through 25, inclusive AND Outlots 1, 2 and 3, (existing therefrom from any corner or angle point falling within an existing building) being a platting of that part of the North Half of Section 6, Township 14 North, Range 12 East AND part of the South Half of Section 31, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows:

Beginning at a corner of a star drill hole measuring the northeast corner of Lot 1, HOME DEPOT PLAZA, a subdivision, as surveyed, plotted and recorded in Douglas County, Nebraska;

Thence North 07°27'20" West (bearing referenced to the First Plat of HOME DEPOT PLAZA) for 1399.98 feet along the east right of way of 132nd Street to a survey spike with washer stamped LS 545;

Thence North 89°28'50" East for 139.43 feet;

Thence North 00°00'00" West for 400.00 feet to a survey spike with washer stamped LS 545;

Thence along a curve to the right (having a radius of 60.00 feet and a long chord bearing North 49°58'55" East for 113.14 feet) for an arc length of 128.87 feet to a corner "X" with star drill hole;

Thence North 89°28'50" East for 1193.76 feet to a corner "X" with star drill hole;

Thence North 07°28'21" West for 439.25 feet to a 5/8" lead spike;

Thence North 50°30'33" West for 106.27 feet to a 5/8" lead spike;

Thence North 21°00'00" East for 43.02 feet to a 5/8" lead spike in the south right of way line of the Union Pacific Railroad;

Thence along said south right of way line for the following five (5) courses:

- 1) Thence North 89°43'27" East for 2168.40 feet;
- 2) Thence South 07°18'51" West for 75.00 feet;
- 3) Thence North 87°10'00" West for 1541.30 feet parallel with and 138.00 feet south of the centerline of the West Bound Track (north end of rail);
- 4) Thence South 50°30'33" East for 20.00 feet;
- 5) Thence North 87°10'00" East for 163.00 feet parallel with and 163.00 feet south of the centerline of the West Bound Track (north end of rail);

Thence South 20°17'04" East for 761.60 feet;

Thence South 33°28'24" East for 254.62 feet to the west right of way line of 130th Street;

Thence along said west right of way line for the following five (5) courses:

- 1) Thence South 02°10'00" West for 50.00 feet parallel with and 50.00 feet west of the east line of the Northwest Quarter of Section 6;
- 2) Thence North 90°00'00" West for 3.00 feet;
- 3) Thence South 02°10'00" West for 302.62 feet parallel with and 50.00 feet west of the east line of the Northwest Quarter of Section 6 to a star drill hole with chained "X";
- 4) Thence North 90°00'00" West for 20.00 feet;
- 5) Thence South 02°10'00" West for 13.02 feet parallel with and 75.00 feet west of the east line of the Northwest Quarter of Section 6;

Thence South 89°25'45" West for 240.17 feet;

Thence along a curve to the left (having a radius of 565.00 feet and a long chord bearing South 08°10'18" West for 412.40 feet) for an arc length of 422.21 feet to a survey spike with washer stamped LS 545;

Thence along a curve to the right (having a radius of 400.00 feet and a long chord bearing South 67°55'38" West for 266.80 feet) for an arc length of 291.67 feet;

Thence South 89°25'45" West for 156.12 feet;

Thence South 89°10'00" West for 1176.75 feet;

Thence South 02°10'00" West for 5.00 feet to the northeast corner of Lot 3, HOME DEPOT PLAZA;

Thence along the south line of HOME DEPOT PLAZA for the following eleven (11) courses:

- (1) Thence along a curve to the left (having a radius of 212.00 feet and a long chord bearing South 62°50'46" West for 192.51 feet) for an arc length of 199.82 feet;
- (2) Thence along a curve to the right (having a radius of 100.00 feet and a long chord bearing South 62°50'46" West for 80.51 feet) for an arc length of 83.93 feet;
- (3) Thence South 89°25'45" West for 196.12 feet;
- (4) Thence along a curve to the right (having a radius of 200.00 feet and a long chord bearing North 80°30'48" West for 72.37 feet) for an arc length of 72.77 feet;
- (5) Thence North 82°02'24" East for 266.17 feet;
- (6) Thence along a curve to the left (having a radius of 200.00 feet and a long chord bearing North 82°02'24" East for 72.37 feet) for an arc length of 72.77 feet;
- (7) Thence South 89°25'45" West for 859.17 feet;
- (8) Thence North 57°46'00" West for 216.31 feet to a survey spike with washer stamped LS 545;
- (9) Thence South 32°14'00" West for 1.58 feet;
- (10) Thence along a curve to the right (having a radius of 13.50 feet and a long chord bearing South 60°46'18" West for 131.30 feet) for an arc length of 136.87 feet;
- (11) Thence South 89°18'00" West for 415.40 feet to the West of Beginning;

Contains 233,368 acres.

NOTE: All of the above corners, angle points and ends of courses are monumented with a 5/8" rebar with 1 1/4" yellow plastic colored offset markers.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That We, Connectivity Solutions Manufacturing, Inc. a Delaware Corporation, being the sole OWNER of the land described within the Land Surveyor's Certificate and without which this plat had caused said land to be subdivided into lots and streets to be named and numbered as shown herein, said subdivision to be hereinafter known as OMAHA WORKS INDUSTRIAL PARK, (Lots 1 through 25, inclusive and Outlots 1, 2 and 3) do hereby ratify and approve of the disposition of our property as shown on this plat and we do hereby dedicate to the public, "T" Street as shown herein and do hereby grant the easements as shown herein. We do further grant a perpetual easement to the Omaha Public Power District and Westcoast to any company which has been granted a franchise under the authority of the City Council of Omaha, Nebraska, to provide a cable television system in the area to be subdivided, that easement and easements, to erect, operate, maintain, repair and renew poles, wires, crossarms, drawbars and other cables, conductors and other related facilities; and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, and power and for the transmission of signals and messages of all kinds including signals provided by cable television systems; and the reception thereof, over, through, under, and across a five foot (5') wide strip of land in each lot abutting the front lot line, on eight foot (8') wide strip of land in each lot abutting the rear line of all interior lots; and all other lots that are adjacent to presently platted and recorded lots; and a sixteen foot (16') wide strip of land in each lot abutting the rear lines of all interior lots that are not adjacent to presently platted and recorded lots. The term "interior lots" is herein defined as those lots forming the outer perimeter of the above described subdivision. Said sixteen foot (16') wide easement will be reduced to an eight foot (8') wide easement when the adjacent land is surveyed, platted and recorded (excepting from the above, any lot line falling in an existing building on Lots 1, 2 and 3). In consideration of the grant of these easements and in limitation of these easements granted herein, any wires, cables, conductors and/or pipelines installed by any grantee or any beneficiary under the easements granted in this Plat and/or Dedication shall be installed at least thirty-six (36) inches below ground and any other underground facilities shall also be installed at least thirty-six (36) inches below ground and, in the event of a failure to comply with this limitation, such grantee and/or beneficiary shall be solely responsible for any and all costs, expenses, liability, and/or damage resulting from such failure, including but not limited to relocation costs. No permanent structures, trees, retaining walls, nor rock walls shall be placed in the above described easements, but the same may be used for gardens, shrubs, landscaping, and other purposes that do not in any way interfere with the proposed uses or rights herein granted.

Connectivity Solutions Manufacturing, Inc. a Delaware Corporation, OWNER

*Richard Dall'Aese*  
Richard Dall'Aese  
RESIDENT COME

(Printed Name/TITLE)

ACKNOWLEDGMENT OF NOTARIES

State of Nebraska ) ss  
County of Douglas )  
I, Richard Dall'Aese, Notary Public in and for the County of Douglas, State of Nebraska, do hereby certify that Richard Dall'Aese is who is personally known to me to be the individual person whose name is stated in the above instrument as:

Richard Dall'Aese  
President

Witness my hand and official seal this 6th day of August, 2006.

*Richard Dall'Aese*  
Richard Dall'Aese  
Notary Public

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of OMAHA WORKS INDUSTRIAL PARK (Lots 1 through 25, inclusive AND Outlots 1, 2 and 3) on the design presented by Richard Dall'Aese, City Engineer.

*Richard Dall'Aese*  
City Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plat of OMAHA WORKS INDUSTRIAL PARK was approved and adopted by the City Council of the City of Omaha, Nebraska, this 15th day of March, 2006.

*Michael J. Kelly*  
Mayor

*David J. H. ...*  
President

APPROVAL OF CITY PLANNING BOARD

This plat of OMAHA WORKS INDUSTRIAL PARK was approved by the City Planning Board of the City of Omaha, Nebraska, this 15th day of March, 2006.

*...*  
Chairman

Frank A. Kohl LS #545  
February 6, 2006

NOTES

1. ALL DIMENSIONS ARE SHOWN IN DECIMAL FEET.
2. ALL DIMENSIONS SHOWN ALONG CURVES ARE ARC DIMENSIONS NOT CHORD DIMENSIONS.
3. ALL ANGLES ARE IN UNLESS OTHERWISE NOTED.
4. ALL LOT LINES ON UNLINED STRIPES ARE BOUND UNLESS OTHERWISE NOTED, AND;
5. DIMENSIONS AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
6. NON-ARC CURVES ARE DIMENSIONED WITH ANGLES, DELTA AND CHORDS.
7. DIMENSIONS SHOWN HEREIN ARE 1/4" = 10' SQUARE.
8. LOTS 23 AND 24 WILL HAVE RIGHT IN AND RIGHT OUT ONLY ACCESS TO STREET, THE CENTER LINE OF SAID ACCESS TO BE LOCATED 50' CLOSER THAN 100' FEET TO THE EAST RIGHT OF WAY LINE OF 130th STREET.
9. LOTS 23 AND 24 WILL HAVE RIGHT IN AND RIGHT OUT ONLY ACCESS TO STREET, THE CENTER LINE OF SAID ACCESS TO BE LOCATED 50' CLOSER THAN 100' FEET TO THE EAST RIGHT OF WAY LINE OF 130th STREET.

COUNTY ENGINEER'S CERTIFICATE

This plat of OMAHA WORKS INDUSTRIAL PARK was approved and adopted by the County Engineer of the County of Douglas, Nebraska, this 5th day of February, 2006.

*Richard Dall'Aese*  
County Engineer

COUNTY TREASURER'S CERTIFICATE

This plat of OMAHA WORKS INDUSTRIAL PARK was approved and adopted by the County Treasurer of the County of Douglas, Nebraska, this 5th day of February, 2006.

*...*  
County Treasurer

APPROVAL OF CITY ENGINEER OF OMAHA

I HEREBY APPROVE this plat of OMAHA WORKS INDUSTRIAL PARK (Lots 1 through 25, inclusive AND Outlots 1, 2 and 3) on the design presented by Richard Dall'Aese, City Engineer.

*Richard Dall'Aese*  
City Engineer

APPROVAL OF OMAHA CITY COUNCIL

This plat of OMAHA WORKS INDUSTRIAL PARK was approved and adopted by the City Council of the City of Omaha, Nebraska, this 15th day of March, 2006.

*Michael J. Kelly*  
Mayor

*David J. H. ...*  
President

APPROVAL OF CITY PLANNING BOARD

This plat of OMAHA WORKS INDUSTRIAL PARK was approved by the City Planning Board of the City of Omaha, Nebraska, this 15th day of March, 2006.

*...*  
Chairman

Frank A. Kohl LS #545  
February 6, 2006

WWW.IRA-INCCOM

Lamb, Ryevarson & Associates, Inc.

1610 West Douglas Road, Suite 100  
Omaha, Nebraska 68154-2017  
(402) 492-2310  
(402) 492-2310

OMAHA WORKS INDUSTRIAL PARK, (Lots 1 through 25, AND Outlots 1, 2 & 3)  
Douglas County, Nebraska

FINAL PLAT

Job number-lease 1068718 / 003  
book page 010  
date February 6, 2006  
sheet 3 of 3