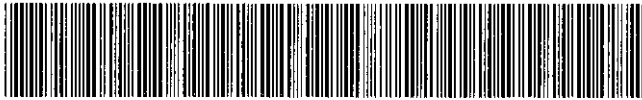




MISC 2006113607



OCT 03 2006 13:38 P 9

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
10/3/2006 13:38:30.87



2006113607

PARTIAL RELEASE OF EASEMENTS

THIS PARTIAL RELEASE OF EASEMENTS is entered into by Omaha Works Industrial Park Property Owners Association, a Nebraska non-profit corporation (the "Association") as of September 29, 2006.

WHEREAS, the Association owns certain existing ingress, egress and maintenance easements, created pursuant to the final plat of Omaha Works Industrial Park, which was recorded on September 29, 2006, as Instrument No. 2006112368 in the Office of the Register of Deeds of Douglas County, Nebraska, (collectively, the "Easement") over portions of the property legally described as Lots 1 through 25, inclusive and Outlots 1, 2, and 3 Omaha Works Industrial Park, an addition to the City of Omaha, Douglas County, Nebraska.

WHEREAS, the Association has not used and does not use a portion of the property covered by said Easement and is willing to grant a partial release of such Easement.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated in and form a part of this instrument, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Association does hereby agree to terminate any portion of the Easement which currently encumbers the following described property:

THE NORTHERLY 310 FEET OF THE 30 FOOT EXISTING INGRESS AND EGRESS EASEMENT SITUATED ON THE EAST PROPERTY LINE OF LOT 2 AND THE WEST PROPERTY LINE OF LOT 4 IN OMAHA WORKS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS DEPICTED ON EXHIBIT "A" ATTACHED HERETO; and

THAT PORTION OF THE 30' INGRESS AND EGRESS EASEMENT LOCATED ON LOTS 18 AND 19 IN OMAHA WORKS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS DEPICTED ON EXHIBIT "B" ATTACHED HERETO; AND

THAT PORTION OF THE 30' INGRESS AND EGRESS EASEMENT LOCATED ON LOT 25 AND OUTLOT 2 IN OMAHA WORKS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS DEPICTED ON EXHIBIT "C" ATTACHED HERETO; and

THE 100 FOOT EXISTING MAINTENANCE EASEMENT SITUATED ON LOTS 2, 20, 21, 22, AND 23 IN OMAHA WORKS INDUSTRIAL PARK, AN ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, AS DEPICTED ON EXHIBIT "A" ATTACHED HERETO.

The Association specifically reserves, however, all other presently existing rights to the remaining property encumbered by the Easement which shall be and remain in full force and effect.

Return to:
Jacqueline A. Pueppke
Baird Holm LLP
1500 Woodmen Tower
Omaha, NE 68102

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9 FEE 50.00 FB 61-28703
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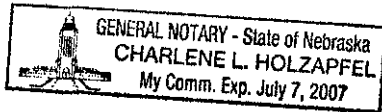
IN WITNESS WHEREOF, the undersigned has executed this Partial Release as of the first date stated above.

OMAHA WORKS INDUSTRIAL PARK PROPERTY OWNERS ASSOCIATION, a Nebraska non-profit corporation

By: *Rhett P. Zeplin*
Rhett Zeplin, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 20th day of September, 2006, by Rhett Zeplin, the President of Omaha Works Industrial Park Property Owners Association, a Nebraska non-profit corporation on behalf of the corporation.



Charlene L. Holzappel
Notary Public

DOCS/757014.2

EXHIBIT A

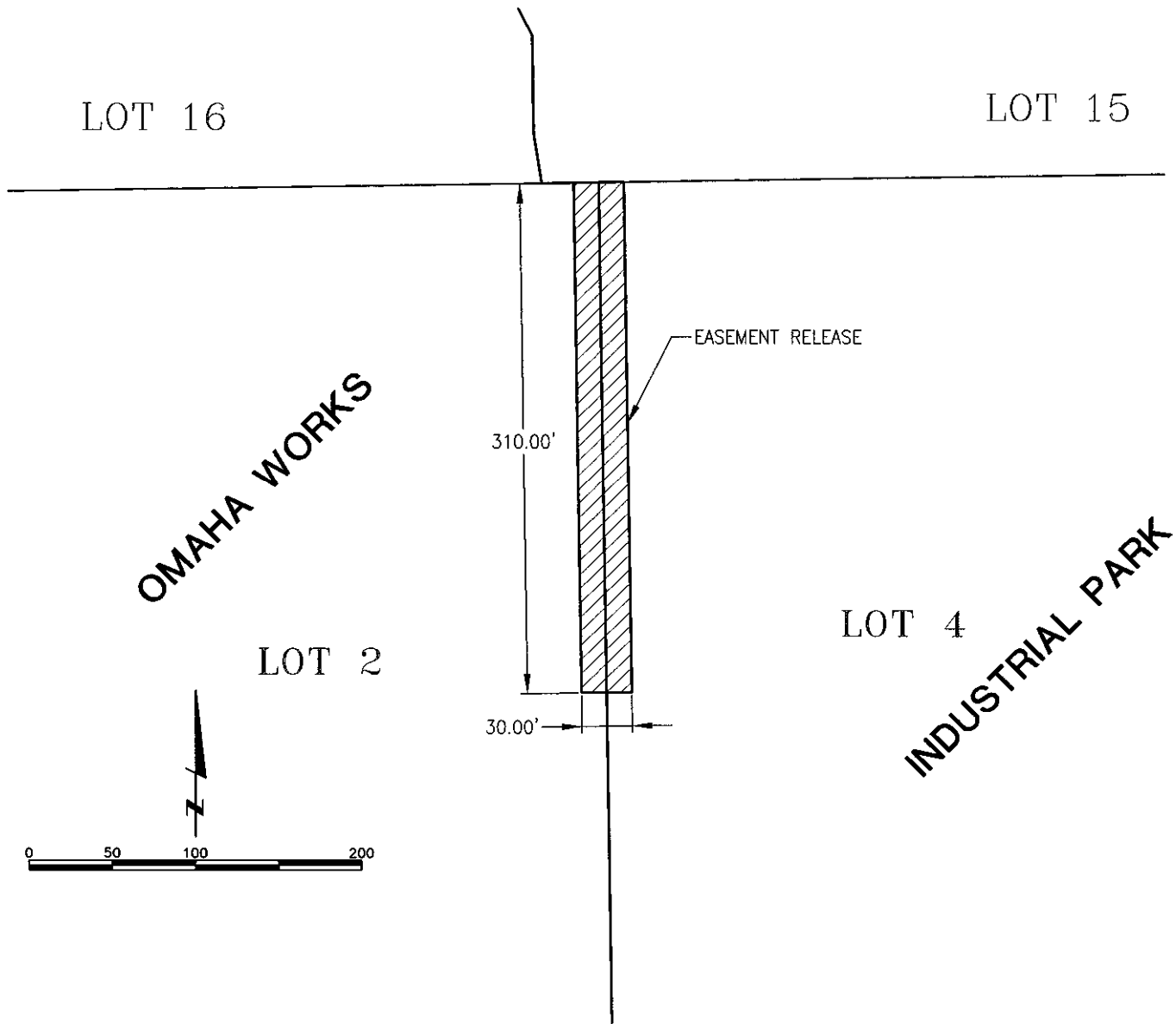
PARTIAL RELEASE INGRESS / EGRESS EASEMENT

A release of that part of the permanent ingress and egress easement Granted in the Final Plat of OMAHA WORKS INDUSTRIAL PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

The East 15.00 feet of the North 310.00 feet of Lot 2, of said OMAHA WORKS INDUSTRIAL PARK;

TOGETHER WITH the West 15.00 Feet of the North 310.00 feet of Lot 4, of said OMAHA WORKS INDUSTRIAL PARK.

Total square footage of released area is 9,300 square feet.



Lamp, Rynearson & Associates, Inc.

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

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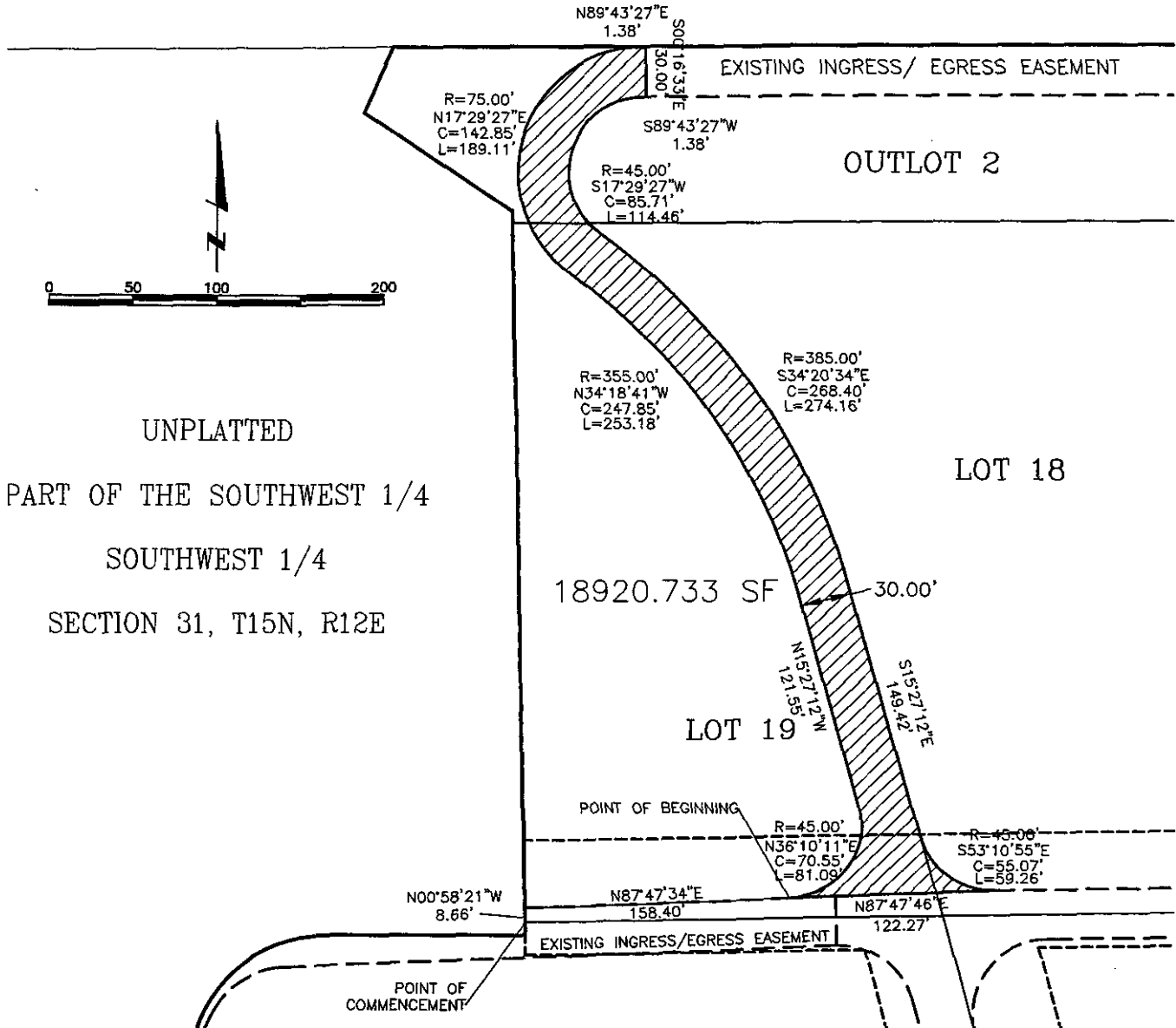
(Ph) 402.496.2498
(Fax) 402.496.2730

drawn by EAM
designer: FAK
job number-task 010787.18-003
date: 9-22-06
book: 01087 page:
file name: 0187E205.DWG

EXHIBIT B

PARTIAL RELEASE INGRESS / EGRESS EASEMENT

A release of that part of the permanent ingress and egress easement over that part of Lots 18, 19 and Outlot 2 as Granted in the Final Plat of OMAHA WORKS INDUSTRIAL PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: (SEE ATTACHED SHEET FOR LEGAL DESCRIPTION)



Lamp, Rynearson & Associates, Inc.
 14710 West Dodge Road, Suite 100
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 (Fax) 402.496.2730

drawn by: EAM
 designer: FAK
 job number-taeke: 010787.18-003
 date: 9-22-06
 book: 01087 page: EXHIBIT OFF
 file name: 0187EXHIBITS.DWG

PARTIAL RELEASE
INGRESS / EGRESS EASEMENT

A release of that part of the permanent ingress and egress easement over that part of Lots 18, 19 and Outlot 2 as Granted in the Final Plat of OMAHA WORKS INDUSTRIAL PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the southwest corner of said Lot 19;

Thence North $00^{\circ}58'21''$ West (bearings referenced to the Final Plat of Omaha Works Industrial Park) for 8.66 feet along the west line of said Lot 19;

Thence North $87^{\circ}47'34''$ East for 158.40 feet to the TRUE POINT OF BEGINNING;

Thence along a curve to the left (having a radius of 45.00 feet and a long chord bearing North $36^{\circ}10'11''$ East for 70.55 feet) for an arc length of 81.09 feet;

Thence North $15^{\circ}27'12''$ West for 121.55 feet parallel with and 30.00 feet west of the east line of said Lot 19;

Thence along a curve to the left (having a radius of 355.00 feet and a long chord bearing North $34^{\circ}18'41''$ West for 247.85 feet) for an arc length of 253.18 feet continuing along said concentric line;

Thence along a curve to the right (having a radius of 75.00 feet and a long chord bearing North $17^{\circ}29'27''$ East for 142.85 feet) for an arc length of 189.11 feet to the north line of said Outlot 2;

Thence North $89^{\circ}43'27''$ East for 1.38 feet along said north line;

Thence South $00^{\circ}16'33''$ East for 30.00 feet;

Thence South $89^{\circ}43'27''$ West for 1.38 feet;

Thence along a curve to the left (having a radius of 45.00 feet and a long chord bearing South $17^{\circ}29'27''$ West for 85.71 feet) for an arc length of 114.46 feet;

Thence along a curve to the right (having a radius of 385.00 feet and a long chord bearing South $34^{\circ}20'34''$ East for 268.40 feet) for an arc length of 274.16 feet along the east line of said Lot 19;

Thence South $15^{\circ}27'12''$ East for 149.42 feet continuing along said east line;

Thence along a curve to the left (having a radius of 45.00 feet and a long chord bearing South $53^{\circ}10'55''$ East for 55.07 feet) for an arc length of 59.26 feet;

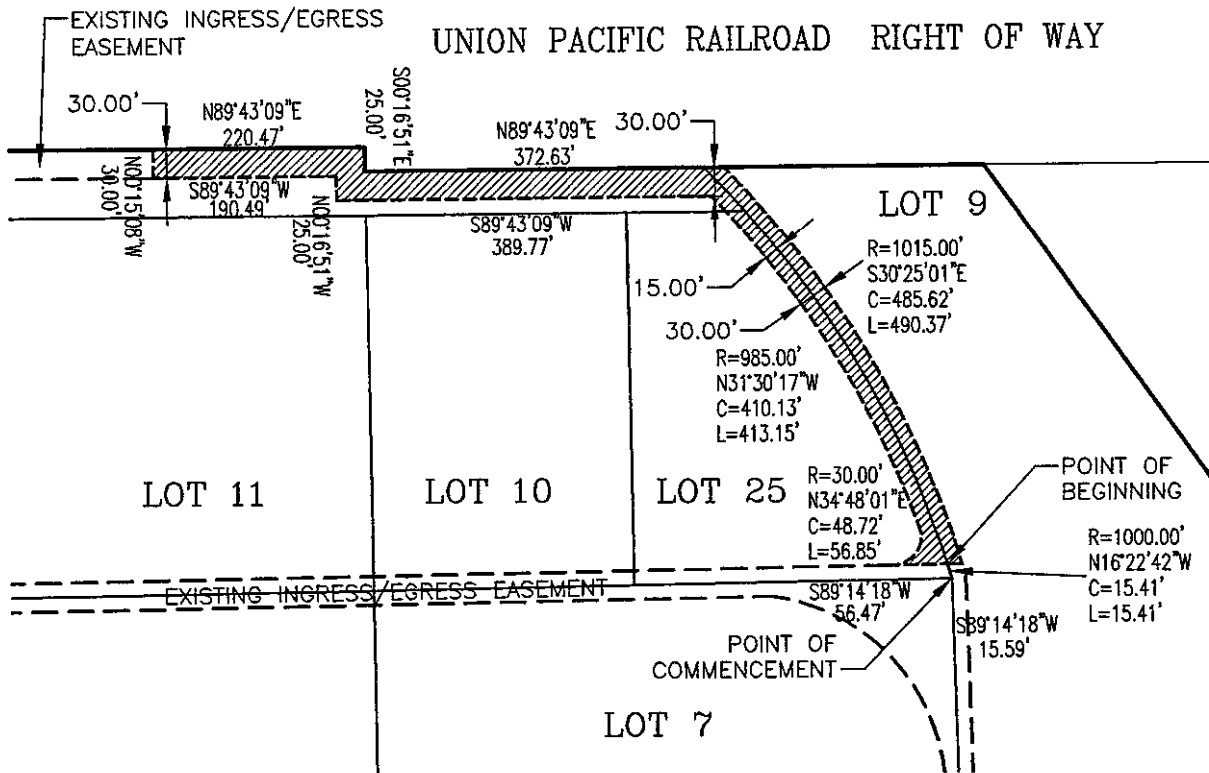
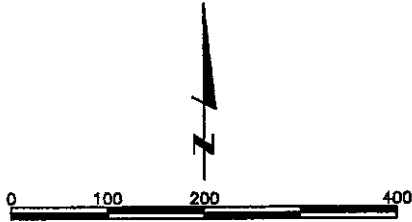
Thence South $87^{\circ}47'46''$ West for 122.27 feet to the Point of Beginning.

Contains 18,921 square feet.

EXHIBIT C

PARTIAL RELEASE INGRESS / EGRESS EASEMENT

A release of that part of the permanent ingress and egress easement over that part of Lots 9, 25 and Outlot 2 as Granted in the Final Plat of OMAHA WORKS INDUSTRIAL PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:
(See attached sheet for complete legal description.)



Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

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(Ph) 402.496.2498
(Fax) 402.496.2730

drawn by: EAM
designer: FAK
job number-tasks: 010787.18-003
date: 9-22-06
book: 01087 page: EXHIBIT LOT 25
file name: 0187EXHIBITS.DWG

PARTIAL RELEASE
INGRESS / EGRESS EASEMENT

A release of that part of the permanent ingress and egress easement over that part of Lots 9, 25 and Outlot 2 as Granted in the Final Plat of OMAHA WORKS INDUSTRIAL PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Commencing at the southeast corner of said Lot 25;

Thence along a curve to the left (having a radius of 1000.00 feet and a long chord bearing North 16°22'42" West {bearings referenced to the Final Plat of Omaha Works Industrial Park} for 15.41 feet) for an arc length of 15.41 feet along the east line of said Lot 25 to the TRUE POINT OF BEGINNING;

Thence South 89°14'18" West for 56.47 feet parallel with and 15.00 feet north of the south line of said Lot 25;

Thence along a curve to the left (having a radius of 30.00 feet and a long chord bearing North 34°48'01" East for 48.72 feet) for an arc length of 56.85 feet;

Thence along a curve to the left (having a radius of 985.00 feet and a long chord bearing North 31°30'17" West for 410.13 feet) for an arc length of 413.15 feet concentric with and 15.00 foot west of the east line of said Lot 25;

Thence South 89°43'09" West for 389.77 feet parallel with and 30.00 foot south of the north line of said Outlot 2;

Thence North 00°16'51" West for 25.00 feet continuing along said parallel line;

Thence South 89°43'09" West for 190.49 feet continuing along said parallel line;

Thence North 00°15'08" West for 30.00 feet;

Thence North 89°43'09" East for 220.47 feet along the north line of said Outlot 2 to an angle point therein;

Thence South 00°16'51" East for 25.00 feet continuing along said north line to an angle point therein;

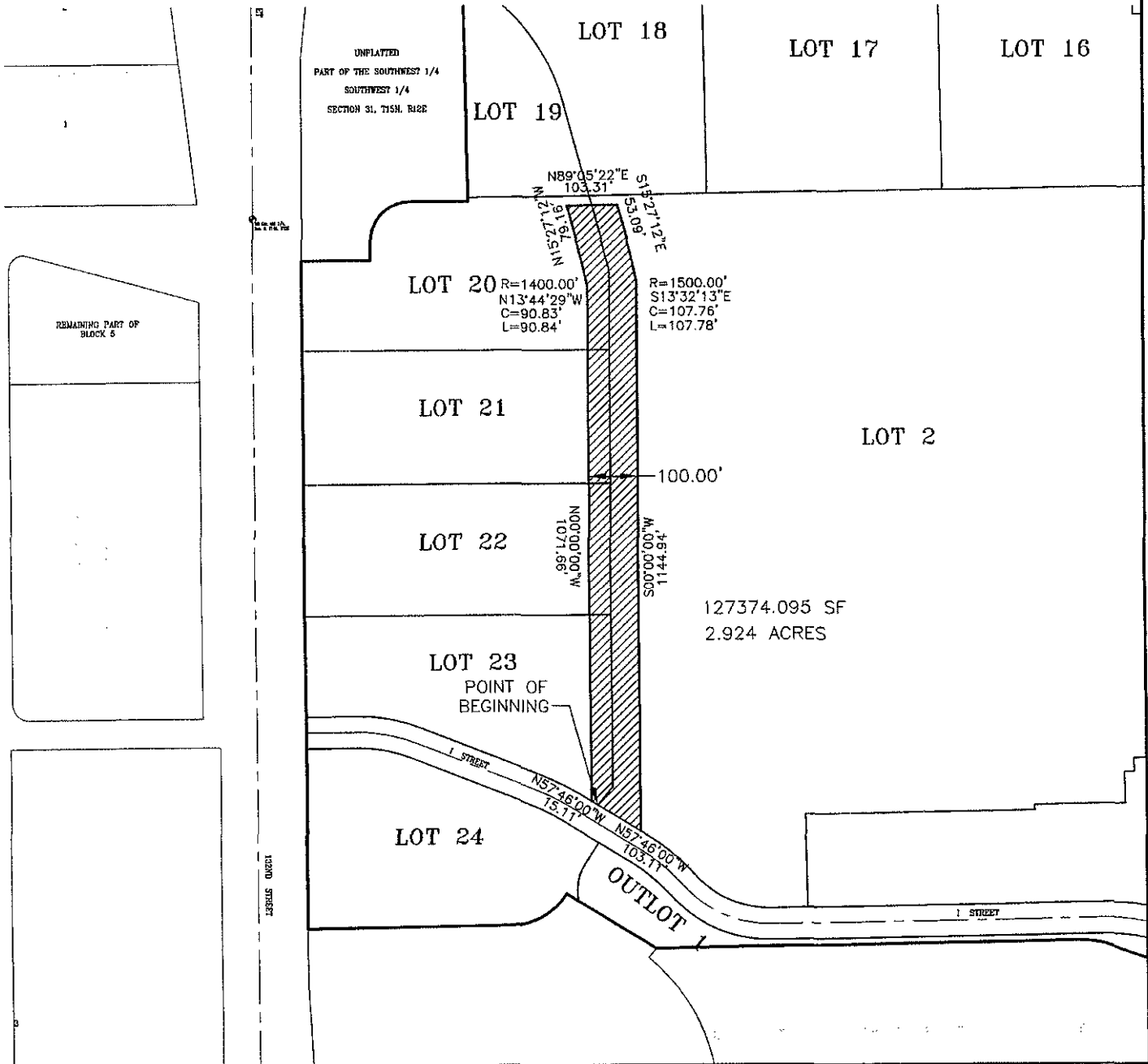
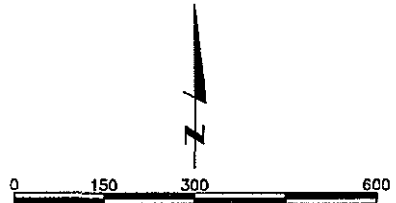
Thence North 89°43'09" East for 372.63 feet continuing along said north line;

Thence along a curve to the right (having a radius of 1015.00 feet and a long chord bearing South 30°25'01" East for 485.62 feet) for an arc length of 490.37 feet concentric with and 15.00 foot east of the east line of Lot 25;

Thence South 89°14'18" West for 15.59 feet parallel with and 15.00 foot north of the extended south line of said Lot 25 to the Point of Beginning.

Contains 32,916 square feet.

EXHIBIT D



Lamp, Rynearson & Associates, Inc.

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Omaha, Nebraska 68154-2027

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drawn by: EAM
 designer: FAK
 job number-task: 010787.18-003
 date: 9-22-06
 book: page: EX MAINTOFF
 file name: 0187EXHIBITS.DWG

PARTIAL RELEASE
MAINTENANCE AND UTILITY EASEMENT

A release of that part of the permanent maintenance and utilities easement granted to the Owners Association over that part of Lots 2, 20, 21, 22, and 23 in the Final Plat of OMAHA WORKS INDUSTRIAL PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the southeast corner of said Lot 23;
Thence North 57°46'00" West (bearings referenced to the Final Plat of Omaha Works Industrial Park) for 15.11 feet along the north right of way line of I Street;
Thence North 00°00'00" West for 1071.66;
Thence along a curve to the left (having a radius of 1400.00 feet and a long chord bearing North 13°44'29" West for 90.83 feet) for an arc length of 90.84;
Thence North 15°27'12" West for 79.16 feet;
Thence North 89°05'22" East for 103.31 feet parallel with and 20.00 feet south of the north line of said Lots 2 and 20;
Thence South 15°27'12" East for 53.09 feet;
Thence along a curve to the right (having a radius of 1500.00 feet and a long chord bearing South 13°32'13" East for 107.76 feet) for an arc length of 107.78;
Thence South 00°00'00" West for 1144.94 feet;
Thence North 57°46'00" West for 103.11 feet along said north right of way line to the Point of Beginning.

Contains 127375 square feet.