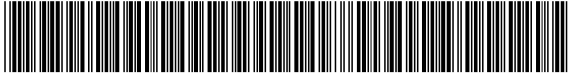




DEED 2011035948



APR 26 2011 09:19 P 5

Nebr Doc
Stamp Tax

04-26-2011
Date

\$ Ex002

By SB

Fee amount: 37.50
FB: 03-80000
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/26/2011 09:19:09.00



**WARRANTY DEED
PUBLIC PURPOSES**

When recorded return to:
City of Omaha, Nebraska
Public Works Department
R-O-W Section

FOR OFFICE USE ONLY	
Project:	CSO Lift Station # 109
City Proj. No.:	OPW 51874
Tract No.:	
Address:	300 Pierce Street Omaha, Nebraska 68108

THIS DEED, made this 22 day of APRIL, 2011, between **Riverview Properties, LLC, a Nebraska limited liability company**, herein known as the "GRANTOR," whether one or more, for and in consideration of the sum of three million eight hundred ninety six thousand eighty one dollars (\$3,896,081.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell, convey, and confirm for public purposes unto the **City of Omaha, Nebraska**, a Municipal Corporation organized and existing under and by virtue of the Laws of the State of Nebraska, herein known as the "CITY," the following described real estate, situated in the County of Douglas and State of Nebraska, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all the tenements, hereditaments, and appurtenances to the same belonging, and all the estate, title, dower, right of homestead, claim or demand whatsoever of the said GRANTOR herein, of, in, or to the same, or any part thereof;

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto said CITY and its successors and assigns forever for public purposes, and we, the said parties of the first part, GRANTOR herein, for ourselves and our heirs, executors, and administrators, do covenant with CITY and with its successors and assigns that we are lawfully seized of said premises, that they are free from encumbrance, except those now of record; that we have good right and lawful authority to sell the same, and that we will and our heirs, executors, and administrators shall warrant and defend the same unto CITY and its successors and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said GRANTOR has or have hereunto set his or their hand(s) this 22 day of April, 2011

**Riverview Properties, LLC,
a Nebraska limited liability company**

Name _____ Title Managing Member

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 22 day of APRIL, 2011, before me, a Notary Public in and for said County, personally came STEVEN M. BRAITHWAITE, MANAGER,
(Name) (Title)

of **Riverview Properties, LLC, a Nebraska limited liability company**, to me personally known to be the respective officers of said limited liability company and the identical persons whose names are affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as such officers and the voluntary act and deed of said limited liability company.

WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal:

NOTARY PUBLIC

EXHIBIT "A"

03-80000

LEGAL DESCRIPTION

23-31620

01-600000

PARCEL 1: That part of Blocks 243, 244 and 268, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, together with part of Lot 1, in QUAKER PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, also together with part of Government Lot 4 in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section 23, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, and also together with part of vacated Pierce Street, 3rd Street, 4th Street and alleys contained within said blocks, the entire parcel described as follows:

Beginning at a 4 inch brass cap at the Southwest corner of Lot 6, of said Block 268, Original City of Omaha; thence South 87°47'11" West (assumed bearings), for 31.12 feet, along the North right-of-way line of Poppleton Avenue, to a 4 inch brass cap; thence North 30°01'31" West, for 74.98 feet, to a 4 inch brass cap on the West line of Lot 5, said Block 268; thence North 88°01'41" East, for 66.03 feet, to a 3/4 inch open top pipe on the West line of said Lot 6, Block 268; thence North 02°13'36" West, for 302.78 feet, along the West line of Lots 3 and 6, said Block 268, and the North extension thereof, to a 3/4 inch open top pipe at the South line of the vacated North portion of Pierce Street and the South line of Lot 1, Quaker Place; thence South 89°34'41" West, for 85.84 feet, along said South line, to a 3/4 inch open top pipe at the Southwest corner thereof; thence South 86°14'18" West, for 29.66 feet, continuing along said South line of the vacated North portion of Pierce Street, to a PK nail at the centerline of vacated 4th Street; thence North 02°45'32" West, for 156.55 feet, along said centerline, to the extended center line of the vacated East-West alley of said Block 244; thence South 87°53'11" West, for 181.46 feet, along said center line, parallel with and 10.00 feet North of the North line of Lots 7 and 8, said Block 244, to a 1 inch rebar at the Northerly extended West line of said Lot 7; thence South 02°34'44" East, for 157.39 feet, along said West line, to a point 15.00 feet South of the Southwest corner of said Lot 7, being at the South line of the vacated North 15.00 feet of Pierce Street; thence South 87°42'28" West, for 40.32 feet, parallel with and 15.00 feet South of the South line of Lot 6, said Block 244, to a 5/8 inch rebar at the East right-of-way line of the Burlington Northern Railroad; thence North 42°14'21" West, for 144.80 feet, along said East right-of-way line, to a 3/4 inch pinched top pipe at the West line of Lot 5, said Block 244; thence North 00°00'16" East, for 47.97 feet, along said West line, to a 5/8 inch solid bar at the center line of vacated East-West alley of said Block 244; thence North 88°23'20" East, for 33.95 feet, along said center line, parallel with and 10.00 feet North of the North line of said Lot 5, Block 244; thence North 02°43'47" West, for 83.16 feet, parallel with and 32.00 feet West of the East line of Lot 4, said Block 244, to a 5/8 inch rebar at the North line of said Lot 4; thence North 87°47'01" East, for 114.52 feet, along the North line of said Block 244; thence North 02°51'50" West, for 130.30 feet, to a 3/4 inch open top pipe; thence North 87°15'50" East, for 4.96 feet, to a 5/8 inch open top pipe; thence North 02°49'02" West, for 128.02 feet, to a 5/8 inch rebar at the South right-of-way line of the Union Pacific Railroad; thence North 87°04'12" East, for 173.60 feet, along said South right-of-way line, to a star drill hole; thence South 02°52'29" East, for 61.89 feet, continuing along said South right-of-way line to a 3/4 inch open top pipe; thence North 87°05'33" East, for 127.62 feet, continuing along said South right-of-way line to a point being 15.00 feet West of the West rail of the East track of the Quaker Oats spur line; thence along a line parallel with and 15.00 feet West of said rail, the following four (4) courses: 1. thence South 10°25'43" East, for 238.22 feet, to a star drill hold with chiseled "x"; 2. thence along a curve to the left (having a radius of 300.10 feet and a long chord bearing South 26°46'32" East, for 168.93 feet) for an arc length of 171.24 feet, to a survey spike with washer stamped LS 692; 3. thence along a curve to the left (having a radius of 725.30 feet and a long chord bearing South 44°16'45" East, for 59.26 feet) for an arc length of 59.28 feet, to a survey spike with washer stamped LS 692; 4. thence South 48°31'25" East, for 91.35 feet, to a survey spike with washer stamped LS 692; thence South 02°10'31" East, for 316.04 feet, to the North right-of-way line of Poppleton Avenue; thence South 87°56'33" West, for 232.44 feet, along said North right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.

PARCEL 2: That part of Lots 1 and 2, in Block 267, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, together with the West 20.00 feet of vacated 4th Street abutting said Lot 1, the entire parcel described as follows:

Beginning at a 3/4 inch pinched top pipe at the intersection of the South right-of-way line of Pierce Street with the East line of the vacated West 20.00 feet of 4th Street; thence South 02°40'09" East (assumed bearings), for 131.82 feet, parallel with and 20.00 feet East of the East line of said Lot 1, to the extended North line of the East-West 20.00 feet public alley in said Block 267; thence South 87°40'00" West, for 43.40 feet, along said North line, to a 5/8 inch solid bar at the East right-of-way line of the Burlington Northern Railroad; thence along a curve to the left (having a radius of 1,684.69 feet and a long chord bearing North 35°03'38" West, for 156.91 feet) for an arc length of 156.96 feet, along said East right-of-way line, to a 3/4 inch open top pipe at the South right-of-way line of Pierce Street; thence North 87°55'39" East, for 127.64 feet, along said South right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.

PARCEL 3: That part of Lot 8, in Block 267, in the ORIGINAL CITY OF OMAHA, as surveyed and

lithographed, in Douglas County, Nebraska, described as follows:

Beginning at a 5/8 inch solid bar at the Northeast corner of said Lot 8; thence South 01°21'19" East (assumed bearings), for 17.55 feet, along the East line of said Lot 8, to a 5/8 inch solid bar at the East right-of-way line of the Burlington Northern Railroad; thence North 33°36'26" West, for 20.53 feet, along said East right-of-way line, to a 5/8 inch solid bar on the North line of said Lot 8; thence North 87°40'00" East, for 10.96 feet, along said North line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.

25-08180

PARCEL 4: Lots 1 and 2, together with part of Lots 3 and 4, in Block 2, in CREDIT FONCIER, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, also together with the vacated West 15.00 feet of 3rd Street abutting said Lot 1, the entire parcel described as follows:

Beginning at a 4 inch brass cap at the intersection of the South right-of-way line of Poppleton Avenue with the East line of the said vacated West 15.00 feet of 3rd Street; thence South 02°06'22" East (assumed bearing), for 131.95 feet, along a line parallel with and 15.00 feet East of the East line of said Lot 1, to a 5/8 inch solid bar, to the extended North line of the East-West 20.00 feet public alley in said Block 2; thence South 87°54'03" West, for 175.22 feet, along said North line, to the East right-of-way line of the Burlington Northern Railroad; thence along a curve to the right (having a radius of 1,860.08 feet and a long chord bearing North 34°49'04" West for 159.66 feet) for an arc length of 159.67 feet, along said East right-of-way line, to the South right-of-way line of Poppleton Avenue; thence North 87°59'20" East, for 264.30 feet, along said South right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.

25-08180

PARCEL 5: That part of Lots 6, 7 and 8, in Block 2, in CREDIT FONCIER, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the vacated West 15.00 feet of 3rd Street abutting said Lot 8, also together with the vacated North 15.00 feet of William Street abutting the right-of-way line of the Burlington Northern Railroad on the East and Lot 8 on the South, the entire parcel described as follows:

Beginning at a 5/8 inch solid bar at the intersection of the South line of the East-West 20.00 feet alley in said Block 2 with the East line of the vacated West 15.00 feet of 3rd Street; thence South 02°08'05" East (assumed bearing), for 147.04 feet, on a line parallel with and 15.00 feet East of the East line of said Lot 8, to a 5/8 inch solid bar 15.00 feet South of the South line thereof; thence South 87°55'10" West, for 61.47 feet, on a line parallel with and 15.00 feet South of the South line of said Lot 8, to a 5/8 inch solid bar at the East right-of-way of the Burlington Northern Railroad; thence North 02°06'41" West, for 15.00 feet, to the South line of said Lot 8 and the East right-of-way line of the Burlington Northern Railroad; thence along a curve to the left (having a radius of 1,960.08 feet and a long chord bearing North 38°38'02" West, for 125.97 feet) for an arc length of 125.99 feet, along said East right-of-way line; thence along a curve to the right (having a radius of 1,860.08 feet and a long chord bearing North 39°52'24" West, for 39.08 feet) for an arc length of 39.08 feet, along said East right-of-way line, to the South right-of-way line of the East-West alley in said Block 2; thence North 87°54'03" East, for 160.25 feet, along said South right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.

LEGAL DESCRIPTION

Parcel 2

That part of Lots 1 and 2, Block 267, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH the west 20.00 feet of vacated 4th Street abutting said Lot 1, the entire parcel described as follows:
Beginning at a 3/4" pinched top pipe at the intersection of the south right of way line of Pierce Street with the east line of the vacated west 20.00 feet of 4th Street;
Thence South 02°49'00" East (assumed bearing) for 131.83 feet parallel with and 20.00 feet east of the east line of said Lot 1, to the extended north line of the east-west 20.00 feet public alley in said Block 267;
Thence South 87°40'00" West for 43.40 feet along said north line to a 5/8" solid bar at the east right of way line of the Burlington Northern Railroad;
Thence along a curve to the left (having a radius of 1884.89 feet and a long chord bearing North 35°03'38" West for 158.61 feet) for an arc length of 158.68 feet along said east right of way line to a 3/4" open top pipe at the south right of way line of Pierce Street;
Thence North 87°55'37" East for 127.64 feet along said south right of way line to the Point of Beginning.
Contains 11,072 square feet as field measured.

Note: All corners are a 5/8"-rebar with 1 1/4"-yellow plastic cap stamped LS 892 unless otherwise noted.

Parcel 3

That part of Lot 6, Block 267, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:
Beginning at a 5/8" solid bar at the northeast corner of said Lot 6;
Thence South 01°21'19" East (assumed bearing) for 17.55 feet along the east line of said Lot 6 to a 5/8" solid bar at the east right of way line of the Burlington Northern Railroad;
Thence North 33°35'26" West for 20.53 feet along said east right of way line to a 5/8" solid bar on the north line of said Lot 6;
Thence North 87°40'00" East for 10.96 feet along said north line to the Point of Beginning.
Contains 96 square feet as field measured.

Note: All corners are a 5/8"-rebar with 1 1/4"-yellow plastic cap stamped LS 692 unless otherwise noted.

Parcel 4

Lots 1 and 2, TOGETHER WITH part of Lots 3 and 4, all in Block 2, CREDIT FONCHER a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, ALSO TOGETHER WITH the vacated west 15.00 feet of 3rd Street abutting said Lot 1, the entire parcel described as follows:
Beginning at a brass cap at the intersection of the south right of way line of Poppleton Avenue with the east line of the said vacated west 15.00 feet of 3rd Street;
Thence South 02°06'22" East (assumed bearing) for 131.95 feet along a line parallel with and 15.00 feet east of the east line of said Lot 1 to the extended north line of the east-west 20.00 feet public alley in said Block 2;
Thence South 87°54'03" West for 175.22 feet along said north line to the east right of way line of the Burlington Northern Railroad;
Thence along a curve to the right (having a radius of 1860.06 feet and a long chord bearing North 34°49'04" West for 159.66 feet) for an arc length of 159.67 feet along said east right of way line to the south right of way line of Poppleton Avenue;
Thence North 87°59'20" East for 284.30 feet along said south right of way line to the Point of Beginning.
Contains 29,215 square feet as field measured.

Note: All corners are a 5/8"-rebar with 1 1/4"-yellow plastic cap stamped LS 692 unless otherwise noted.

Parcel 5

That part of Lots 6, 7 and 8, Block 2, CREDIT FONCHER a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, TOGETHER WITH the vacated west 15.00 feet of 3rd Street abutting said Lot 6, ALSO TOGETHER WITH the vacated north 15.00 feet of Williams Street abutting the right of way line of the Burlington Northern Railroad on the east and Lot 8 on the south, the entire parcel described as follows:
Beginning at a 5/8" solid bar at the intersection of the south line of the east-west 20.00 feet alley in said Block 2 with the east line of the vacated west 15.00 feet of 3rd Street;
Thence South 02°06'22" East (assumed bearing) for 147.04 feet on a line parallel with and 15.00 feet east of the east line of said Lot 6 to a 5/8" solid bar 15.00 feet south of the south line thereof;
Thence South 87°55'10" West for 61.47 feet on a line parallel with and 15.00 feet south of the south line of said Lot 6 to a 5/8" solid bar at the east right of way of the Burlington Northern Railroad;
Thence North 02°06'41" West for 15.00 feet to the south line of said Lot 6 and the east right of way line of the Burlington Northern Railroad;
Thence along a curve to the left (having a radius of 1960.08 feet and a long chord bearing North 38°38'02" West for 125.87 feet) for an arc length of 125.89 feet along said east right of way line;
Thence along a curve to the right (having a radius of 1860.06 feet and a long chord bearing North 39°52'24" West for 38.08 feet) for an arc length of 38.08 feet along said east right of way line to the south right of way line of the east-west alley in said Block 2;
Thence North 87°54'03" East for 160.26 feet along the along said east right of way line to the Point of Beginning.
Contains 15,422 square feet as field measured.

Note: All corners are a 5/8"-rebar with 1 1/4"-yellow plastic cap stamped LS 692 unless otherwise noted.

LEGAL DESCRIPTION

Parcel 1

That part of Blocks 243, 244, and 266, ORIGINAL CITY OF OMAHA, TOGETHER WITH part of Lot 1, QUAKER PLACE oil being subdivisions, as surveyed, platted and recorded in Douglas County, Nebraska, ALSO TOGETHER WITH part of Government Lot 4 in the Southwest Quarter of Section 21, Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, AND ALSO TOGETHER WITH part of vacated Pierce Street, 3rd Street, 4th Street, and alleys contained within said blocks, the entire parcel described as follows:
Beginning at a 4" brass cap at the southwest corner of Lot 6, of said Block 266 ORIGINAL CITY OF OMAHA;
Thence South 87°47'11" West (assumed bearings) for 31.12 feet along the north right of way line of Poppleton Avenue to a brass cap;
Thence North 30°01'31" West for 74.98 feet to a 4" brass cap on the west line of Lot 5, said Block 266;
Thence North 88°01'41" East for 85.03 feet to a 3/4" open top pipe on the west line of said Lot 6, Block 266;
Thence North 02°13'30" West for 202.78 feet along the west line of Lots 3 and 6, said Block 266 and the north extension thereof to a 3/4" open top pipe at the south line of the vacated north portion of Pierce Street and the south line of Lot 1, Quaker Place;
Thence South 89°34'41" West for 85.84 feet along said south line to a 3/4" open top pipe at the southwest corner thereof;
Thence South 88°14'18" West for 29.66 feet continuing along said south line of the vacated north portion of Pierce Street to a 0% roll at the centerline of vacated 4th Street;
Thence North 02°45'32" West for 155.55 feet along said centerline to the extended center line of the vacated east-west alley of said Block 244;
Thence South 87°53'11" West for 181.46 feet along said center line parallel with and 10.00 feet north of the north line of Lots 7 and 8, said Block 244 to a 1" rebar at the northerly extended west line of said Lot 7;
Thence South 02°34'44" East for 157.38 feet along said east line to a point 15.00 feet south of the southwest corner of said Lot 7, being at the south line of the vacated north 15.00 feet of Pierce Street;
Thence South 87°42'28" West for 40.32 feet parallel with and 15.00 feet south of the south line of Lot 6, said Block 244 to a 5/8" rebar at the east right of way line of the Burlington Northern Railroad;
Thence North 42°14'21" West for 144.80 feet along said east right of way line to a 3/4" pinched top pipe at the west line of Lot 5, said Block 244;
Thence North 00°00'16" East for 47.97 feet along said west line to a 5/8" solid bar at the center line of vacated east-west alley of said Block 244;
Thence North 88°23'20" East for 33.95 feet along said center line parallel with and 10.00 feet north of the north line of said Lot 5, Block 244;
Thence North 02°43'47" West for 83.16 feet parallel with and 32.00 feet west of the east line of Lot 4, said Block 244 to a 5/8" rebar at the north line of said Lot 4;
Thence North 87°49'01" East for 114.52 feet along the north line of said Block 244;
Thence North 02°51'50" West for 130.30 feet to a 3/4" open top pipe;
Thence North 87°15'50" East for 4.96 feet to a 5/8" open top pipe;
Thence North 02°49'07" West for 126.02 feet to a 5/8" rebar at the south right of way line of the Union Pacific Railroad;
Thence North 87°04'12" East for 173.80 feet along said south right of way line to a star drill hole;
Thence South 02°52'28" East for 81.88 feet continuing along said south right of way line to a 3/4" open top pipe;
Thence North 87°05'33" East for 127.82 feet continuing along said south right of way line to a point being 13.00 feet west of the west roll of the east track of the Quaker Oats spur line;
Thence along a line parallel with and 15.00 feet west of said roll the following four (4) courses:
1. Thence South 10°22'43" East for 238.22 feet to a star drill hole with chiselled "x";
2. Thence along a curve to the left (having a radius of 305.10 feet and a long chord bearing South 26°46'32" East for 168.03 feet) for an arc length of 171.24 feet to a survey spike with washer stamped LS 892;
3. Thence along a curve to the left (having a radius of 725.30 feet and a long chord bearing South 44°16'45" East for 59.26 feet) for an arc length of 59.28 feet to a survey spike with washer stamped LS 892;
4. Thence South 46°31'25" East for 91.35 feet to a survey spike with washer stamped LS 892;
Thence South 02°10'31" East for 316.04 feet to the north right of way line of Poppleton Avenue;
Thence South 87°58'33" West for 232.44 feet along said north right of way line to the Point of Beginning.
Contains 5,775 acres as field measured.

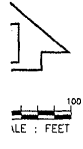
Note: All corners are a 5/8"-rebar with 1 1/4"-yellow plastic cap stamped LS 692 unless otherwise noted.

EASEMENT NOTES

Easements shown herein as per Old Republic National Title Insurance Company Commitment Number TA-38015. Effective Date: April 8, 2011 at 8:00 A.M. Revision Date: April 14, 2011 at 9:00 A.M.

SCHEDULE B - Section II EXCEPTIONS Parcels 1-4

- Item 1 Not a survey matter
Item 2 Subject to Rights or claims of parties in possession not shown by the public records.
Item 3 Subject to any encroachment, encumbrance, violation, violation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
Item 4 Subject to Easements, claims of easement or encumbrances which are not shown by the public records.
Item 5 Subject to any lien, or right to a lien, for services, labor or material hereafter or hereof furnished, imposed by law and not shown by the public records.
Items 6 through 8 Not a survey matter.
Item 9 Easement granted to Chicago, Burlington & Quincy Railroad Company by instrument dated April 22, 1937 and recorded July 19, 1937, in Book 124 of Page 411 of the Miscellaneous Records of Douglas County, Nebraska, to construct, operate and maintain a railroad track and appurtenances over and across a portion of subject property. (As shown hereon)
Item 10 Easement granted by instrument dated July 7, 1937 and recorded July 20, 1937, in Book 28 of Page 122 of the Miscellaneous Records of Douglas County, Nebraska, to use for roadway purposes a portion of subject property. (As shown hereon)
Item 11 Subject to the rights of Omaha Public Power District under contract or license dated October 15, 1920, being Contract No. 17052, entered into between the Chicago, Burlington & Quincy Railroad Company, and Nebraska Power Company and thereafter assigned by said Power Company to Omaha Public Power District, as set forth in Warranty Deed dated November 26, 1930 and recorded February 21, 1931, in Book 888 of Page 435 of the Deed Records of Douglas County, Nebraska.
Item 12 Easements reserved for utilities above, on and below the surface of a portion of vacated 3rd Street included within subject property by Ordinance No. 21884 of the City of Omaha, Nebraska, passed April 11, 1951 and recorded May 3, 1951, in Book 355 of Page 399 of the Miscellaneous Records of Douglas County, Nebraska. (As shown hereon)
Item 13 Easements reserved for utilities above, on and below the surface of a portion of vacated Pierce Street included within subject property by Ordinance No. 21883 of the City of Omaha, Nebraska, passed April 11, 1951 and recorded May 3, 1951, in Book 365, of Page 390 of the Miscellaneous Records of Douglas County, Nebraska. (As shown hereon)
Item 14 Easements reserved for utilities above, on and below the surface of that portion of the vacated alley in Block 266, Original City of Omaha, included within subject property by Ordinance No. 21685 of the City of Omaha, Nebraska, passed April 11, 1951 and recorded April 11, 1951, in Book 435 of Page 737 of the Miscellaneous Records of Douglas County, Nebraska. (As shown hereon)
Item 15 Easements reserved for utilities above, on and below the surface of a portion of vacated 4th Street included within subject property by Ordinance No. 23745 of the City of Omaha, Nebraska, passed March 15, 1966 and recorded April 1, 1966 in Book 435 of Page 737 of the Miscellaneous Records of Douglas County, Nebraska. (As shown hereon)
Item 16 Easements reserved for utilities above, on and below the surface of a portion of vacated 4th Street included within subject property by Ordinance No. 18317 of the City of Omaha, Nebraska, passed March 8, 1955 and recorded April 8, 1951 in Book 408 of Page 350 of the Miscellaneous Records of Douglas County, Nebraska. (As shown hereon)
Item 17 Easements reserved for utilities above, on and below the surface of a portion of vacated 4th Street and Pierce Street included within subject property by Ordinance No. 28261 of the City of Omaha, Nebraska, passed February 14, 1978 and recorded March 2, 1978 in Book 594 of Page 148 of the Miscellaneous Records of Douglas County, Nebraska. (As shown hereon)
Item 18 Subject to Easements reserved for emergency access as contained in Deed dated August 11, 1980 and recorded October 16, 1980, in Book 1658 of Page 129 of the Deed Records of Douglas County, Nebraska.
Item 19 Terms and provisions of easement agreement dated December 8, 1999 and recorded December 10, 1999, in Book 1318 of Page 806 of the Miscellaneous Records of Douglas County, Nebraska, for pedestrian and vehicular passage, delivery, ingress, egress and regress. (As shown hereon)



ALTA/ACSM LAND TITLE SURVEY logo with contact information: 4910 West Dodge Road, Suite 100, Omaha, Nebraska 68154-2077. Phone: 402.496.2498, Fax: 402.496.2730.

CITY OF OMAHA PUBLIC WORKS DEPARTMENT logo with OPW XXXX and SHEET 2/2.