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RICHARD H. TAKECHI  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE



FILED FOR RECORD AT THE REQUEST OF:  
AND WHEN RECORDED RETURN TO:

US WEST NEWVECTOR GROUP  
REAL ESTATE/PROP MNGMT.  
3350 161ST AVE. S.E. M/S 223  
BELLEVUE, WA 98009-9211

OMA BOB-1

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LEGAL PG	SCAN	FV

**NOTICE OF EXERCISE OF OPTION**

On February 6, 1997, Omaha Cellular Telephone Company as Optionee/Lessee, West Pacific Storage Limited Partnership as Optionor/Lessor, entered into an Option and Lease Agreement of which a Memorandum dated February 6, 1997 was recorded March 13, 1997 under recording No. 03049H\* in the records of Douglas County, State of Nebraska. \*BOOK 1204 PAGE 443

The Option and Lease Agreement concerns the property described on Exhibit B which is attached hereto and incorporated herein by this reference.

On June 1, 1997, the Option was exercised and the Optionee/Lessee, Omaha Cellular Telephone Company became Lessee of the property under the terms and conditions specified in the Option and Lease Agreement.

Optionee/Lessee: Omaha Cellular Telephone Company

By: U S WEST New Vector Group, Inc.

By: Richard A. Hummer  
Its: Wireless Technical Services Manager

Date: 5/9/97





E&A CONSULTING GROUP  
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U.S. WEST NEWVECTOR SITE  
OMA BOB-1

LEGAL DESCRIPTION  
LEASE AREA

Part of Lot 1, Block 28, Pacific Heights, a subdivision located in the NE ¼ of Section 27, Township 15 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of said Lot 1, Block 28, Pacific Heights; thence S32°40'00"E (assumed bearing) along the West line of said Lot 1, Block 28, Pacific Heights, said line also being the East right-of-way line of the Union Pacific Railroad, a distance of 153.61 feet to the point of intersection on the South right-of-way line of Pacific Street and said East right-of-way line of the Union Pacific Railroad; thence N83°11'19"E along said South right-of-way line of Pacific Street, a distance of 18.66 feet to the point of beginning; thence continuing N83°11'19"E along said South right-of-way line of Pacific Street, a distance of 33.34 feet; thence S32°40'00"E, a distance of 18.93 feet; thence N57°36'21"E, a distance of 9.88 feet; thence S32°34'23"E, a distance of 20.00 feet; thence S57°36'20"W, a distance of 19.79 feet; thence N32°29'51"W, a distance of 10.35 feet; thence S57°20'00"W, a distance of 20.09 feet; thence N32°40'00"W, a distance of 43.07 feet to the point of beginning.

Said tract of land contains an area of 1374 square feet or 0.031 acres, more or less.

Robert Clark  
ROBERT CLARK L.S. 419

Jan. 7, 1997  
DATE



**E&A CONSULTING GROUP**  
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# U.S. WEST NEWVECTOR SITE

## OMA BOB-1

### LEGAL DESCRIPTION EGRESS & INGRESS EASEMENT

An Ingress and Egress Easement located in part of Lot 1, Block 28, Pacific Heights, a subdivision located in the NE ¼ of Section 27, Township 15 North, Range 11 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1, Block 28, Pacific Heights; thence S87°45'59"W (assumed bearing) along the North line of said Lot 1, Block 28, Pacific Heights, a distance of 78.37 feet; thence S02°14'01"E, a distance of 93.06 feet to a point on the South right-of-way line of Pacific Street, said point also being the point of beginning; thence Southeasterly on a curve to the left with a radius of 2633.64 feet, a distance of 23.57 feet, said curve having a long chord which bears S08°12'56"E, a distance of 23.57 feet; thence S03°35'25"E, a distance of 23.86 feet; thence Southeasterly on a curve to the left with a radius of 187.27 feet, a distance of 113.57 feet, said curve having a long chord which bears S15°09'35"E, a distance of 111.84 feet; thence Southeasterly on a curve to the right with a radius of 187.70 feet, a distance of 97.95 feet, said curve having a long chord which bears S15°51'44"E, a distance of 96.84 feet; thence Southwesterly on a curve to the right with a radius of 121.97 feet a distance of 95.98 feet, said curve having a long chord which bears S04°27'32"W, a distance of 93.52 feet; thence Southwesterly on a curve to the right with a radius of 59.67 feet, a distance of 54.03 feet, said curve having a long chord which bears S75°01'21"W, a distance of 52.20 feet; thence N79°36'38"W, a distance of 44.70 feet; thence S87°49'33"W, a distance of 315.66 feet; thence N32°35'06"W, a distance of 333.52 feet; thence S57°25'37"W, a distance of 4.56 feet; thence N32°34'23"W, a distance of 14.63 feet; thence S57°36'21"W, a distance of 9.88 feet; thence N32°40'00"W, a distance of 18.93 feet to a point on said South right-of-way line of Pacific Street; thence N83°11'19"E along said South right-of-way line of Pacific Street, a distance of 16.06 feet; thence N87°45'54"E along said South right-of-way line of Pacific Street, a distance of 23.18 feet; thence S32°35'06"E, a distance of 336.97 feet; thence N87°49'33"E, a distance of 304.20 feet; thence S80°09'27"E, a distance of 50.01 feet; thence Northeasterly on a curve to the left with a radius of 39.67 feet, a distance of 31.45 feet, said curve having a long chord which bears N77°09'07"E, a distance of 30.64 feet; thence Northeasterly on a curve to the left with a radius of 101.97 feet, a distance of 79.06 feet, said curve having a long chord which bears N02°27'20"E, a distance of 77.09 feet; thence Northwesterly on a curve to the left with a radius of 167.70 feet, a distance of 90.30 feet, said curve having a long chord which bears N15°17'18"W, a distance of 89.22 feet; thence Northwesterly on a curve to the right with a radius of 207.27 feet, a distance of 124.35 feet, said curve having a long chord which bears N15°15'35"W, a distance of 122.49 feet; thence N03°35'25"W, a distance of 22.02 feet; thence Northwesterly on a curve to the right with a radius of 2653.64 feet, a distance of 28.27 feet, said curve having a long chord which bears N08°08'31"W, a distance of 28.87 feet to a point on said South right-of-way line of Pacific Street; thence S81°18'25"E, along said South right-of-way line of Pacific Street, a distance of 20.87 feet to the point of beginning.

Said tract of land contains an area of 22,246 square feet or 0.511 acres, more or less.

*Robert Clark*

ROBERT CLARK L.S. 419

*Jan. 7, 1997*

DATE