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AMENDED EASEMENT

WHEREAS, West Gate, Inc., a Nebraska corporation ("West Gate"), granted and established certain Easements for open drainage channels as described and set forth in an Easement dated February 26, 1974 and recorded as Instrument No. 74-2869 in the real estate records of Lancaster County, Nebraska and relating to the following described property:

Lots 1 through 24 inclusive, Block 1; and
Lots 1 through 5 inclusive, Block 2; and
Lots 1 through 15 inclusive, Block 3, and
Lots 1 through 4 inclusive, Block 4, and
Lots 1 through 8 inclusive, Block 5, all in
West Gate Park for Business and Industry, a
subdivision in the City of Lincoln, Lancaster
County, Nebraska

(the "1974 Easement"); and

WHEREAS, West Gate granted and established certain Easements for open drainage channels as provided in an Easement dated May 10, 1977 and recorded as Instrument No. 77-18762 relating to the following described property:

Lots 1 through 9 inclusive, Block 1; and
Lots 1 through 10 inclusive, Block 2, all in
West Gate Park for Business and Industry
First Addition, a subdivision of the City of
Lincoln, Lancaster County, Nebraska.

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(the "1977 Easement"); and

WHEREAS, West Gate and Isco, Inc., a Nebraska corporation ("ISCO"), by an Amended Easement dated March 17, 1981 and recorded as Instrument No. 81-4643 in the real estate records of Lancaster County, Nebraska amended the 1974 and 1977 Easements and established and changed open drainage channel and other easements as set forth in said Amended Easement as they related to the following described property:

Lot 110, Irregular Tracts, Southeast Quarter,
Section 22, Township 10 North, Range 6 East,
excepting the parcel described on Exhibit "A"
to said Amended Easement, and Lots 2, 3, 4
and 5 inclusive, Block 1, West Gate Park for
Business and Industry First Addition,
Lincoln, Lancaster County, Nebraska;

AND

Lots 4 and 5, Block 2, West Gate Park for
Business and Industry and the real estate
more particularly described in Exhibit "A" to
said Amended Easement, Lincoln, Lancaster
County, Nebraska.

(the "Amended Easement"); and

WHEREAS, Carol Wright Sales, Inc., a Delaware corporation, is the owner of the following described real property:

Lots 243 and 254 of Irregular Tracts in the
Southeast Quarter of Section 22, Township 10
North, Range 6 East of the 6th P.M., Lincoln,
Lancaster County, Nebraska;

AND

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Lots 1, 2 and 3, Block 1, West Gate Park for Business and Industry First Addition, Lincoln, Lancaster County, Nebraska;

AND

That part of Lot 251, Irregular Tracts in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska more particularly described as follows: commencing at the Southeast Corner of the Northwest Quarter, Southeast Quarter of said Section 22; thence along the east line of said Northwest Quarter, Southeast Quarter on an assumed bearing of north 0° 36' 43" east 144.00 feet; thence north 90° 00' 00" west 261.60 feet to the point of beginning; thence north 90° 00' 00" west 132.33 feet; thence north 1° 26' 49" east 303.27 feet to a point on a curved line; thence on a curve to the left having a central angle of 1° 37' 9" and a radius of 230.00 feet, whose chord bears south 89° 21' 45" an arc length of 6.5 feet to a point of tangency; thence north 89° 49' 40" east 118.34 feet; thence south 0° 01' 52" west 303.46 feet to the point of beginning;

AND

A portion of Apple Creek Road located in West Gate Park for Business and Industry First Addition, more particularly described as follows: that part of Apple Creek Road from the Southwest Corner of Lot 1, Block 1, West Gate Park for Business and Industry First Addition, east along the north right of way line of Apple Creek Road, a distance of 159.65 feet to the intersection with a circular curve; thence southeasterly along the arc of said circular curve bearing to the left, whose initial tangent deflects 90° right, whose central angle is 90°, and whose radius is 60 feet, a distance of 94.25 feet to the point of tangency with the south line of Apple Creek Road; thence west along the south line of Apple Creek Road, a distance of 220.67 feet; thence north along the west line of Apple Creek Road, a distance of 60.01 feet to the point of beginning, Lincoln, Lancaster County, Nebraska, vacated by Ordinance No. 14518, passed by the City Council on September 29, 1986;

all of said property being hereafter referred to as "Parcel I"; and

WHEREAS, ISCO is the owner of the following described property:

Lots 4, 5, 6, 7 and 8, Block 1, West Gate Park for Business and Industry First Addition, Lincoln, Lancaster County, Nebraska;

AND

Lots 3, 4 and 5, Block 2, West Gate Park for Business and Industry, Lincoln, Lancaster County, Nebraska;

AND

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That part of Lot 251, Irregular Tract in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska more particularly described as follows: beginning at a point on the east line of the Northwest Quarter, Southeast Quarter of said Section 22, said point being 144.00 feet northly distant from the Southeast Corner of the Northwest Quarter, Southeast Quarter of said Section 22; thence on an assumed bearing of north 90° 00' 00" west 261.6 feet; thence north 0° 01' 52" east 303.46 feet; thence north 89° 49' 40" east 209.16 feet to a point of curvature; thence on a curve to the left having a central angle of 13° 58' 00" and a radius of 230.00 feet, whose long chord bears north 82° 55' 05" east an arc length of 56.07 feet to a point of tangency; thence along the east line of the said Northwest Quarter, Southeast Quarter south 0° 36' 43" west 311.01 feet to the point of beginning

all of said property being hereinafter referred to as "Parcel II"; and

WHEREAS, Carol Wright and ISCO wish to further amend the 1974 Easement, the 1977 Easement and the Amended Easement as they relate to Parcels I and II for the purpose of vacating certain of the easements previously granted and reserving, granting and establishing certain Easements for open channel drainage and a storm sewer channel over and across Parcel I and Parcel II;

NOW, THEREFORE, Carol Wright and ISCO do hereby (1) amend the 1974 Easement, the 1977 Easement and the Amended Easement; (2) establish, grant, reserve and amend certain open channel Easements located upon Parcel I and Parcel II; and (3) establish and reserve such other easements as are more particularly described herein, to-wit:

1. There is hereby created and reserved an easement for an open channel drainage over the following described property:

The south 25 feet of Lot 243, Irregular Tracts, in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska.

2. There is hereby created and reserved an easement for a storm sewer pipe, a strip of land 20 feet wide whose center line is described as follows:

Commencing at the Southeast Corner of Lot 243, Irregular Tracts in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska and running thence westerly along the south line of said Lot 243 a distance of 111.5 feet; thence 90° 0' 0" right a distance of 21.3 feet to the point of beginning; thence 27° 30' 39" right a distance of 234.5 feet; thence along the arc of a circular curve bearing to the right, whose tangent deflects 2° 55' 43" right from the last described course, whose radius is 130 feet and whose central angle is 39° 28' 28", a distance of 89.6 feet to a point of tangency with a straight line; thence along said straight line a distance of 371.3 feet

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to a point on the east line of said Lot 3, Block 1, West Gate Park for Business and Industry First Addition, Lincoln, Lancaster County, Nebraska, said point being located 186 feet north of the Southeast Corner of said Lot 3.

3. There is hereby created and reserved an Easement for an open channel, a strip of land 30 feet wide whose center line is described as follows:

Beginning at a point on the east line of Lot 6, Block 1, West Gate Park for Business and Industry First Addition, Lincoln, Lancaster County, Nebraska, said point being located 150 feet north of the Southeast Corner of said Lot 6, and running thence westerly along a line lying 150 feet north and parallel to the south line of said Block 1, a distance of 339.6 feet; thence $45^{\circ} 0' 0''$ right a distance of 70.7 feet to a point on the west line of Lot 4, Block 1, West Gate Park for Business and Industry First Addition, said point being located 200 feet north of the Southwest Corner of said Lot 4.

4. There is hereby created and reserved an Easement for an open channel over a strip of land described as follows:

The north 15 feet of Lot 7 and 8, Block 1, West Gate Park for Business and Industry, First Addition, Lincoln, Lancaster County, Nebraska and the South 36 feet of the North 51 feet of the West 30 feet of said Lot 7.

5. There is hereby created and reserved an easement for a storm sewer pipe over a strip of land described as follows:

The East 10 feet of the South 135 feet of Lot 5 and the West 10 feet of the South 135 feet of Lot 6, all in Block 1, West Gate Park for Business and Industry First Addition, Lincoln, Lancaster County, Nebraska.

6. There is hereby created and reserved an easement over an open channel and a storm sewer pipe over a strip of land 28 feet wide whose centerline is described as follows:

Beginning at a point on the west line of Lot 4, Block 1, West Gate Park for Business and Industry First Addition, Lincoln, Lancaster County, Nebraska, said point being located 186 feet north of the Southwest Corner of said Lot 4, and running thence northerly along said west line and said west line extended, a distance of 403.9 feet to a point of tangency with a circular curve; thence along the arc of said circular curve bearing to the right, whose radius is 50 feet and whose central angle is $50^{\circ} 04' 54''$, a distance of 43.7 feet to a point of tangency with a straight line; thence along said straight line a distance of 8.25 feet to a point of tangency with a circular curve; thence along the arc of said circular curve bearing to the right, whose radius is 130 feet and whose central angle is $39^{\circ} 42' 54''$, a distance of 90.11 feet to a point of tangency with a straight line; thence along said straight line a distance of 126.1 feet;

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thence 13° 49' 08" right, a distance of 32.7 feet to a point on the east line of Lot 254, Irregular Tracts, in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lancaster County, Nebraska, said point being located 31 feet north of the Northeast Corner of Lot 251 Irregular Tracts in the Southeast Quarter of Section 22, Township 10 North, Range 6 East of the 6th P.M., Lincoln, Lancaster County, Nebraska

7. The easements herein reserved are shown on Exhibit A attached hereto and incorporated by this reference.

8. The easement for utilities and sidewalks set forth at paragraph 4 of the Amended Easement is not modified by this amendment.

9. The owners of Parcel I and Parcel II shall be responsible for the repairs and maintenance at their own cost and expense of that portion of any open drainage channel or storm sewer pipe located upon said owner's lot. Such repairs and maintenance shall be timely made to keep such channels and pipes open and free flowing. If any owner should neglect to make the necessary repairs and maintenance, the other owner may, after 10 days written notice and the owner's failure to comply therewith within 10 days, may make the necessary repairs and maintenance and the reasonable costs thereof shall be a lien against the lot for which such repairs and maintenance are made. If any open drainage channel parallels two lots, the owner of each lot shall be responsible for the repair and maintenance of the one-half abutting on his lot and if such owner shall fail to repair and maintain one-half, the owner of the other one-half adjacent thereto may, upon five days written demand to the other owner and such owner's failure to comply therewith in 10 days, make such repairs and maintenance and the reasonable costs thereof shall be the lien upon the lot of the owner refusing to make the necessary repairs and maintenance. Such liens shall be perfected by the person making the same by filing a notice of lien in the office of the Register of Deeds of Lancaster County and sending a copy thereof to the owner of the lot against which the lien exists. Any owner who has a right of repair and maintenance shall have the right of ingress and egress to make the repairs and maintenance provided for in this paragraph.

10. Each of the easements granted herein are appurtenant and shall inure to the benefit of any owner of Parcels I and II and any owner of property within West Gate Park for Business and Industry and West Gate Park for Business and Industry First Addition, subdivisions of the City of Lincoln, Nebraska, to the extent provided in the 1974 Easement, the 1977 Easement and the Amended Easement, and the obligations for repairs and maintenance of the open drainage channel shall be binding upon the heirs, executors, administrators, successors, assigns and tenants of each of the owners of property affected by any Easement; provided, however, ISCO or Carol Wright, or any owner of any part of Parcel I or Parcel II on which there is located a facility for which an easement is reserved or granted hereby shall have the right to relocate any such facility located wholly on their respective properties or, with the consent of the owner of other property, on which part of an easement is located, or to enclose any open channels under the same conditions if (1) the relocated facilities provide a system that is consistent with that now provided by the easements granted or reserved herein and that equivalent easements be provided for the relocated facilities and (2) that enclosed drainage structures conform to the design standards and requirements of the City of Lincoln.

11. To the extent that easements which burden Parcel I or Parcel II and which were reserved or granted by the 1974

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Easement, the 1977 Easement or the Amended Easement are inconsistent with or do not coincide with the easements reserved and granted herein, such easements are hereby revoked and vacated.

IN WITNESS WHEREOF, Carol Wright and ISCO have caused this Amended Easement to be executed this 11th day of April, 1989.

CAROL WRIGHT SALES, INC.

By: Robert I. Ginsberg

ISCO, INC.

By: Robert W. Allington

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

ss. April 11, 1989, STAMFORD

The foregoing instrument was acknowledged before me this 11th day of APRIL, 1989 by ROBERT I. GINSBERG, EXECUTIVE VICE PRESIDENT of Carol Wright Sales, Inc., a Delaware corporation, on behalf of the corporation.

Ad R K L
Notary Public

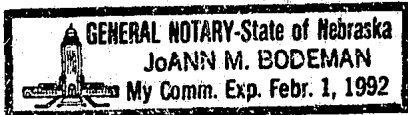
My Commission Expires Mar. 31, 1991

STATE OF NEBRASKA)

COUNTY OF LANCASTER)

ss.

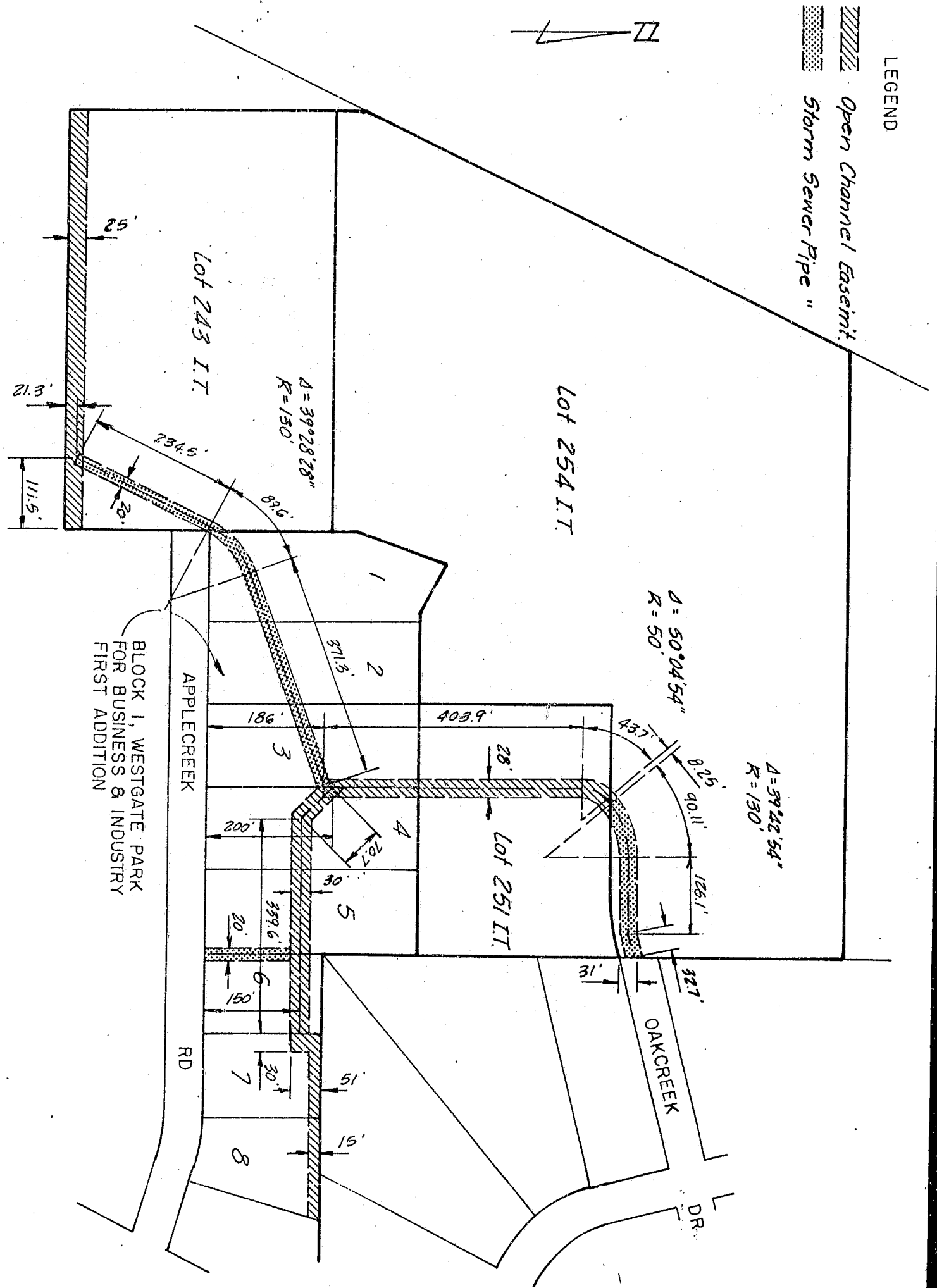
The foregoing instrument was acknowledged before me this 9th day of February, 1989 by Robert W. Allington, President of ISCO, Inc., a Nebraska corporation, on behalf of the corporation.



Jo Ann M. Bodeman
Notary Public

BLESSING & CHASE
 Consulting Engineers
 Lincoln, Nebraska

DRAINAGE EASEMENTS
 December 12, 1986



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WCPA BuIn 2
 WEPA BuIn 1
 CHECKED
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 ENTERED
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LANCASTER COUNTY, NEBR.
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 REGISTER OF DEEDS
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 ENTERED ON
 NUMERICAL INDEX
 FILED FOR RECORD AS:
INST. NO. 90- 27612
 EXHIBIT A

#40.00
 - 50 ft Short
 Rembolt
 attn: Rick Lange
 1201 Lincoln Mall
 Suite 102
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 tel: 415-5100
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