



BK 2189 PG 266-271



DEED 2001 11237

Nebr Doc Stamp Tax
8-21-01
Date
S. Steuk
By

REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

01 AUG 21 PM 2: 26

RECEIVED

Original

**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

CITY OF OMAHA  
Attn: \_\_\_\_\_  
1819 Farnam Street  
Omaha, Nebraska 68183

*b*

Deed. FEE \$ 77.50 FB 03-80000

6 BKP \_\_\_\_\_ C/O Y COMP Y

95 DEL \_\_\_\_\_ SCAN CL FV \_\_\_\_\_

(Space above for recorder's use only)

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

That UNION PACIFIC RAILROAD COMPANY, a corporation of the State of Delaware, whose address is 1416 Dodge Street, Omaha, Nebraska 68179, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does REMISE, RELEASE and forever QUITCLAIM unto THE CITY OF OMAHA, a municipal corporation of the State of Nebraska, whose post office address is 1819 Farnam Street, Omaha, Nebraska 68183, Grantee, its successors and assigns, forever, all of its right, title interest, estate, claim and demand, both at law and in equity, of, in and to the real estate situated in the County of Douglas, State of Nebraska, more particularly described in **Exhibit 1** hereto attached and hereby made a part hereof (the "Property").

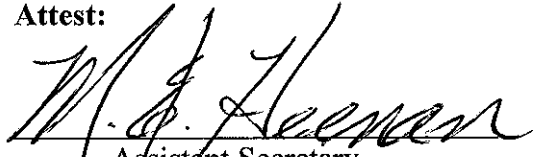
EXCEPTING AND RESERVING unto Grantor, for itself, its successors and assigns, an EXCLUSIVE PERPETUAL EASEMENT AND RIGHT OF WAY in, to, over, along, upon and across the portion of the Property described in **Exhibit 2** hereto attached and hereby made a part (the "Easement Area"), for the construction, maintenance, operation, repair, renewal, reconstruction and use of railroad trackage and/or other railroad facilities and appurtenances, including the exclusive right and privilege to occupy and use the Easement Area for any and all railroad purposes and purposes incidental or related thereto or not inconsistent therewith, together with the right of ingress and egress to and from the Easement Area for the purpose of exercising the rights herein granted, and, if and when necessary, removing any railroad trackage and appurtenances or other railroad facilities located on the Easement Area.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD the premises described in **Exhibit 1**, subject to the aforesaid exception and reservation, unto Grantee, its successors and assigns, forever.

Box 3524  
C01-2960

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Assistant Vice President-Law and attested by its Assistant Secretary, and its corporate seal to be hereunto affixed the 29 day of June, 2001.

Attest:

  
Assistant Secretary

(SEAL)

**UNION PACIFIC RAILROAD COMPANY,  
a Delaware corporation**

By:   
Title: ASST. VICE PRESIDENT

**IMPRINTED CORPORATE SEAL  
REGISTER OF DEEDS**

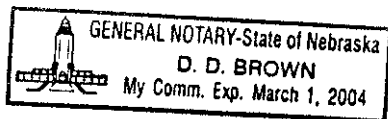
STATE OF NEBRASKA )  
 ) ss  
COUNTY OF DOUGLAS )

On June 29, 2001, before me, a Notary Public in and for said County and State, personally appeared R. D. Ulrich and ME Neenan, ASST. VICE PRESIDENT and Assistant Secretary, respectively, of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

(SEAL)



# EXHIBIT 1

## REDEVELOPMENT SITE

Part of Blocks M, N, O, 300, 312, 313, 314, 315, 316, 322, 323, 324 AND 325, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH part of Elm, Chestnut, Napoleon, Nicholas, Izard, 8<sup>th</sup>, 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 12<sup>th</sup> AND 13<sup>th</sup> Streets as dedicated in the ORIGINAL CITY OF OMAHA, the entire tract described as follows:

Commencing at the point of intersection of the north right of way line of Seward Street with the east line of the ORIGINAL CITY OF OMAHA;

Thence South 02°26'24" East (assumed bearings) for 364.93 feet along the east line of the ORIGINAL CITY OF OMAHA to the TRUE POINT OF BEGINNING;

Thence continuing South 02°26'24" East for 802.49 feet along said east line;

Thence South 64°52'31" West for 22.97 feet;

Thence along a curve to the left (having a radius of 5331.50 feet and a long chord bearing South 55°54'12" West for 38.52 feet) for an arc length of 38.52 feet;

Thence North 02°19'04" West for 233.36 feet;

Thence South 37°46'31" West for 164.65 feet;

Thence South 15°03'30" East for 126.17 feet;

Thence along a curve to the right (having a radius of 1145.93 feet and a long chord bearing South 14°17'29" East for 30.68 feet) for an arc length of 30.68 feet;

Thence along a curve to the left (having a radius of 5331.50 feet and a long chord bearing South 53°14'35" West for 286.24 feet) for an arc length of 286.27 feet;

Thence South 47°32'38" West for 406.88 feet;

Thence South 47°14'26" West for 239.53 feet;

Thence South 49°16'40" West for 149.04 feet;

Thence along a curve to the right (having a radius of 2220.20 feet and a long chord bearing South 56°19'12" West for 205.27 feet) for an arc length of 205.35 feet;

Thence along a curve to the left (having a radius of 191.00 feet and a long chord bearing South 62°57'36" West for 359.96 feet) for an arc length of 469.66 feet;

Thence along a curve to the right (having a radius of 1810.93 feet and a long chord bearing South 79°18'15" West for 525.95 feet) for an arc length of 527.81 feet;

Thence South 87°32'06" West for 454.07 feet along the north right of way line of vacated Cumming Street to the east right of way line of 14<sup>th</sup> Street;

Thence North 02°21'26" West for 47.10 feet along said east right of way line of 14<sup>th</sup> Street;

Thence North 87°37'56" East for 299.45 feet;

Thence along a curve to the left (having a radius of 1685.00 feet and a long chord bearing North 75°43'39" East for 695.18 feet) for an arc length of 700.21 feet;

Thence along a curve to the right (having a radius of 156.70 feet and a long chord bearing North 58°13'25" East for 231.71 feet) for an arc length of 260.78 feet;

Thence along a curve to the left (having a radius of 1700.00 feet and a long chord bearing North 41°54'18" East for 778.16 feet) for an arc length of 785.12 feet;

Thence North 28°40'28" East for 488.84 feet;

Thence along a curve to the right (having a radius of 3125.00 feet and a long chord bearing North 35°42'18" East for 765.01 feet) for an arc length of 766.94 feet to the Point of Beginning.

Contains 586213 square feet or 13.458 acres. (Tract 1C)

Being part or all of Lots 1, 2, 5, 6, 7 and 8, Block "M"; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block "N" Lots 1, 2, 3, 4, 5 and 6, Block "O"; Lots 1, 2, 6, 7 and 8, Block 300; Lots 7 and 8, Block 312; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 313; Lots 2, 3, 4 and 5, Block 314; Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 315; Lot 8, Block 316; Lots 5, 6, 7 and 8, Block 322; Lots 5, 6, 7 and 8, Block 323; Lots 1, 2, 4, 5 and 6, Block 324; Lots 1, 2, 3, 4 and 8, Block 325; Lots 2, 3 and 4, Block 326, Original City of Omaha, Douglas County, Nebraska

## EXHIBIT 1

### TOGETHER WITH

Part of Blocks P, Q, 328, 360, 1 AND 32, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; TOGETHER WITH part of Cass, California, Webster, Burt, Cuming, Izard, AND Nicholas Streets as dedicated in the ORIGINAL CITY OF OMAHA, the entire tract described as follows:

Commencing at the point of intersection of the north right of way line of Seward Street with the east line of the ORIGINAL CITY OF OMAHA;

Thence South 02°26'24" East (assumed bearings) for 1541.23 feet along the east line of the ORIGINAL CITY OF OMAHA to the TRUE POINT OF BEGINNING;

Thence continuing South 02°26'24" East for 1307.35 feet along said east line to an angle point therein;

Thence South 20°58'06" East for 197.21 feet along said east line to the west line of a parcel deeded to the City of Omaha, Nebraska as recorded in Deed Book 896 at page 377 in the Register of Deeds Office in Douglas County Nebraska;

Thence south for the next seven courses along the west line of said deed:

- 1) Thence South 47°17'32" West for 65.56 feet;
- 2) Thence along a curve to the left (having a radius of 331.56 feet and a long chord bearing South 28°02'33" West for 218.62 feet) for an arc length of 222.79 feet;
- 3) Thence South 08°47'34" West for 179.10 feet;
- 4) Thence along a curve to the right (having a radius of 448.33 feet and a long chord bearing South 13°32'04" West for 74.12 feet) for an arc length of 74.21 feet;
- 5) Thence South 18°20'44" West for 112.90 feet;
- 6) Thence South 18°10'53" West for 100.39 feet;
- 7) Thence South 08°57'45" West for 175.01 feet to the south right of way line of vacated Cass Street;

Thence South 89°12'55" West for 14.19 feet along said south right of way line;

Thence along a curve to the right (having a radius of 793.52 feet and a long chord bearing North 07°21'46" East for 2.19 feet) for an arc length of 2.19 feet;

Thence North 07°26'30" East for 1064.20 feet;

Thence along a curve to the left (having a radius of 2575.00 feet and a long chord bearing North 02°33'43" East for 438.08 feet) for an arc length of 438.61 feet;

Thence North 02°19'04" West for 817.31 feet;

Thence North 52°31'54" East for 66.92 feet to the Point of Beginning.\* \*

Contains 158,398 square feet or 3.636 acres. (Tract 1A)

### ALSO TOGETHER WITH

That part of Lot 4, Block 334, ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska, described as follows:

Beginning at the northwest corner of said Lot 4;

4; Thence North 87°32'06" East (assumed bearings) for 27.07 feet along the north line of said Lot

Thence South 37°02'06" East for 35.13 feet;

Thence South 87°37'56" West for 46.89 feet to the west line of said Lot 4;

Thence North 02°40'50" West for 28.85 feet to the Point of Beginning.

Contains 1068 square feet or 0.025 acres. (Tract 1D)

(Item 3.1 of the Agreement)

\* \*Being part or all of Lots 1, 3, 4, 5, 8 and 9, Block 1; Lots 5, 6, 7 and 8, Block 32; Lots 5, 6, 7 and 8, Block 328; Lots 1, 2, 6 and 7, Block 360; Lots 1, 2, 7 and 8, Block "P"; and Lots 1, 2, 7, and 8, Block "Q"; Original City of Omaha, Douglas County, Nebraska

## EXHIBIT 2

### RESERVED RAILROAD EASEMENT

A permanent easement over part of Blocks M and N, AND including part of vacated Elm and Chestnut Streets abutting said Blocks AND ALSO part of the abutting vacated alleys within said Blocks, all in the ORIGINAL CITY OF OMAHA, a subdivision, as lithographed, surveyed and recorded in Douglas County, Nebraska for railroad right of way purposes described as follows;

Commencing at the point of intersection of the north right of way line of Seward Street with the east line of the ORIGINAL CITY OF OMAHA;

Thence South 02°26'24" East (assumed bearings) for 364.63 feet along the east line of the ORIGINAL CITY OF OMAHA to the TRUE POINT OF BEGINNING;

Thence South 02°26'24" East for 534.95 feet continuing along said east line;

Thence South 37°46'31" West for 247.49 feet;

Thence North 15°03'30" West for 445.39 feet;

Thence along a curve to the right (having a radius of 3125.00 feet and a long chord bearing North 39°11'08" East for 387.04 feet) for an arc length of 387.29 feet to the point of Beginning. \*

Contains 114234 square feet or 2.622 acres.

(Item 3.1 of the Agreement)

\*Being part or all of Lots 1, 3, 4, 5, 8 and 9, Block 32;  
Lots 5, 6, 7, and 8, Block 328; Lots 1, 2, 6 and 7, Block 360;  
Lots 1, 2, 7 and 8, Block "P"; Lots 1, 2, 7, and 8, Block "Q";  
Original City of Omaha, Douglas County, Nebraska.