



BK 1383 PG 585-588

RICHARD M. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE.



MISC 2001 07874

2001 MAY 30 PM 12: 29

RECEIVED

EASEMENT

KNOW ALL MEN BY THESE PRESENTS that FIRST DATA RESOURCES INC. ("FDR"), for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by The City of Omaha, Nebraska (the "City"), the receipt of which is hereby acknowledged, does hereby give, grant, extend, and confer on the City a perpetual non-exclusive easement to build, construct, maintain, repair and replace a sidewalk for use by the general public as a pedestrian right-of-way on, over and across the parcel of ground depicted on the attached Exhibit A, Exhibit B, and Exhibit C (the "Easement Areas"), incorporated herein by reference, and to use such additional space adjacent to the Easement Areas as may be reasonably required for working room during the construction, reconstruction, maintenance, or repair, replacement or removal of the aforementioned sidewalk. The City shall promptly repair any damage to the adjacent property caused by its construction, reconstruction, maintenance, repair, replacement or removal of the sidewalk. In addition, the City shall, at all times, keep the sidewalk and surrounding areas adjacent to the Easement Areas in good condition and repair. The City and its successors shall indemnify, defend, and hold FDR and its successors harmless from any and all claims, liabilities, expenses or damages whatsoever incurred as a result of injuries, property damage or any other claims arising in connection with the foregoing sidewalk. The City's use of the Easement Areas, including the use by the general public, shall not unreasonably interfere with FDR's use of its property. The easement hereby granted is irrevocable and shall continue forever and shall run with the land.

IN WITNESS WHEREOF, the above named grantor has signed these presents this 29 day of May, 2001.

FIRST DATA RESOURCES INC.

By: Craig Page
Name: Craig Page
Title: Managing Director

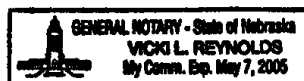
STATE OF Nebraska)
) SS.
COUNTY OF Douglas)

On this 29 day of May, 2001, before me personally appeared Craig Page, to me personally known who, being by me duly sworn, did say that s/he is the Managing Director of First Data Resources Inc., a corporation of the State of Delaware, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, by authority of its Board of Directors; and said Managing Director acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal in the County and State aforesaid, the day and year first above written.

Vicki Lynn Reynolds
Notary Public

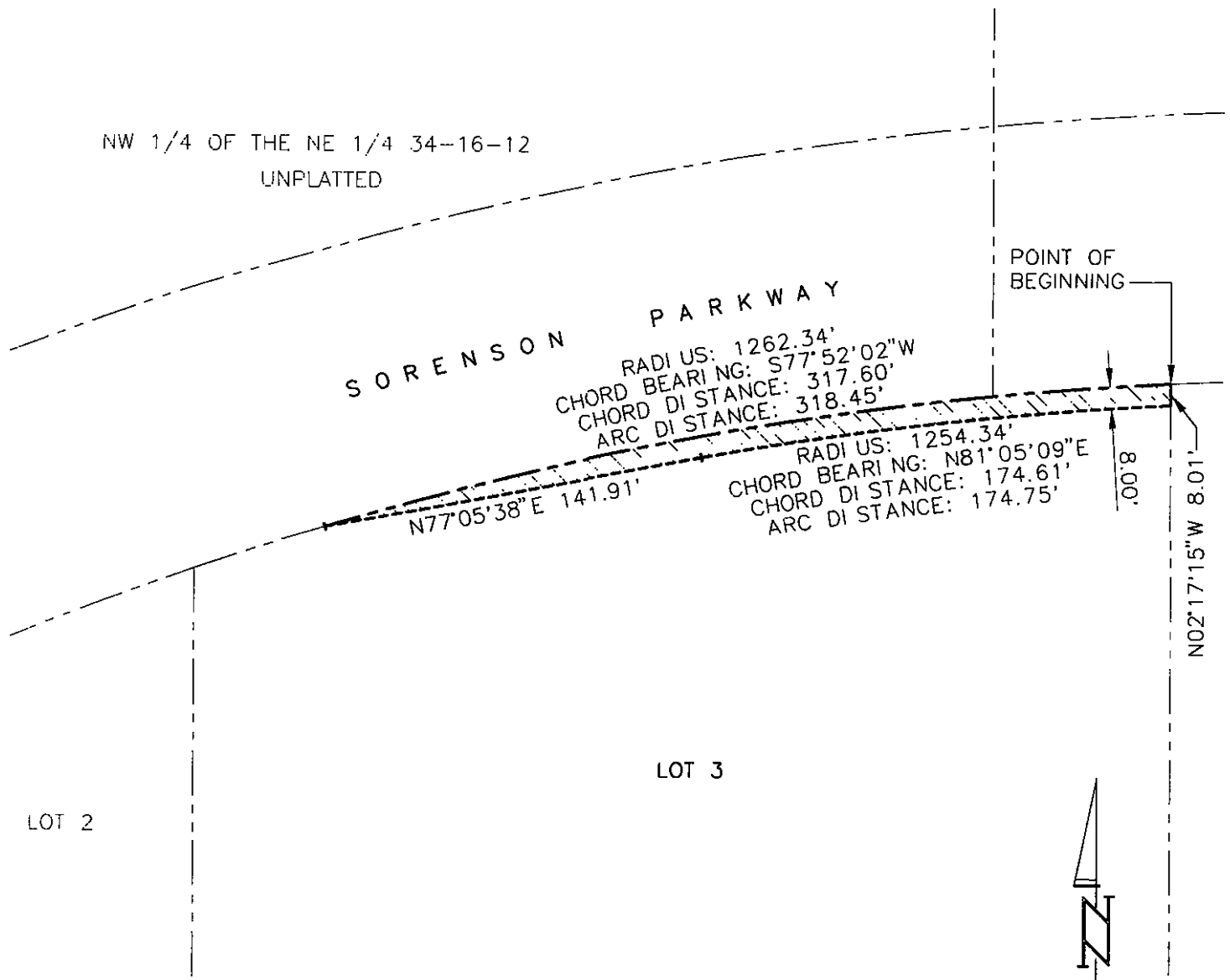
My commission expires:



44407
STLD01-883928-1

Return to:
Pacific Realty
1905 Harney Street, Suite 400
Omaha, NE 68102
Attn: Ted Zeteman

MISC 7150
4
3
FEE: _____
BK: _____ C/O _____
DEL: _____ SCAN _____ FV _____



LEGAL DESCRIPTION

SCALE: 1"=60'

THAT PART OF LOT 3, IRVINGTON TECHNOLOGY PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 3;

THENCE WESTERLY ON THE NORTHERLY LINE OF SAID LOT 3, ON A 1262.34 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S77°52'02"W (ASSUMED BEARING), CHORD DISTANCE 317.60 FEET, AN ARC DISTANCE OF 318.45 FEET;

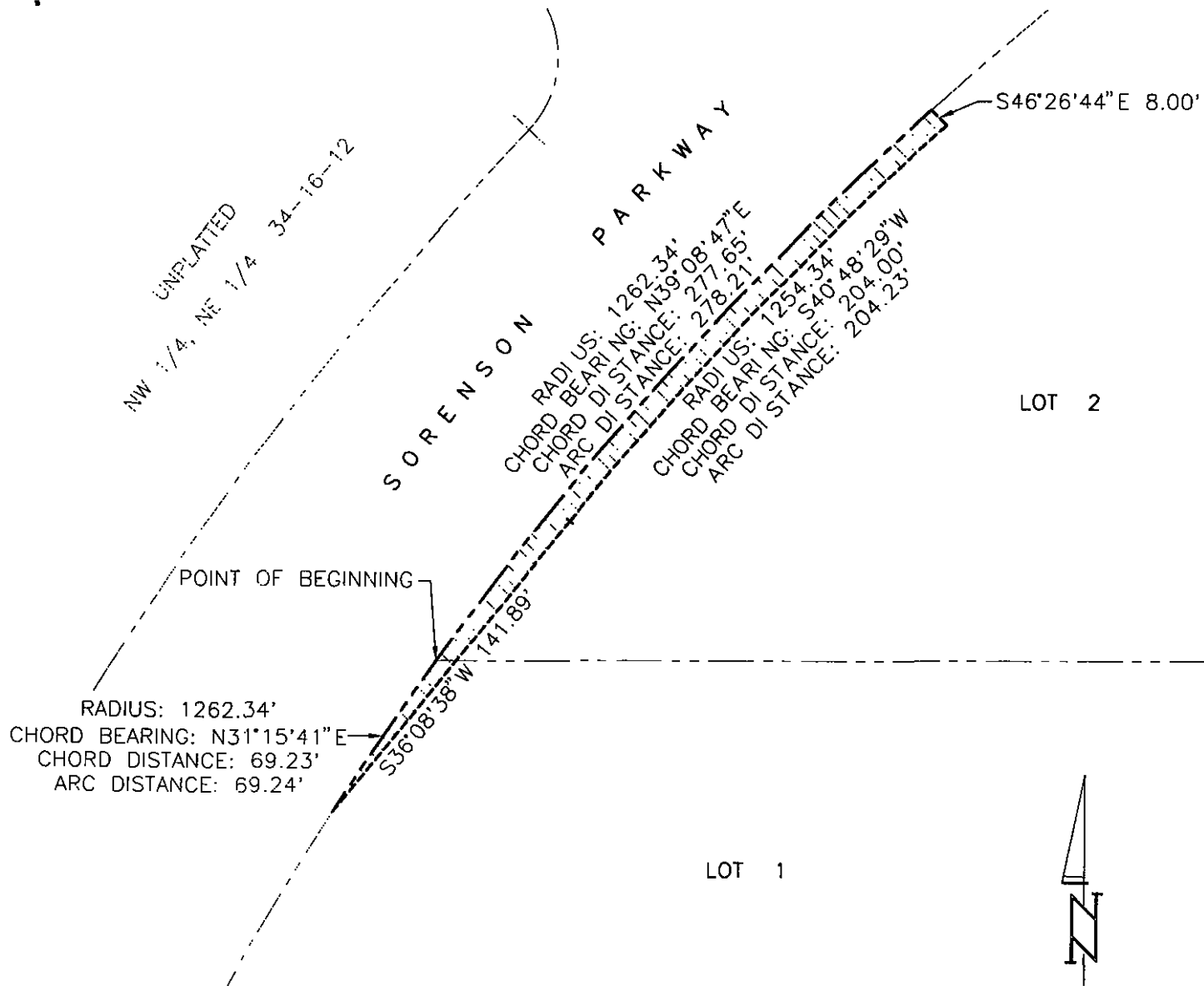
THENCE N77°05'38"E 141.91 FEET TO A POINT 8.00 FEET SOUTH OF THE NORTHERLY LINE OF SAID LOT 1;

THENCE NORTHEASTERLY ON A LINE 8.00 FEET SOUTH OF AND CONCENTRIC WITH THE NORTHERLY LINE OF SAID LOT 1 ON A 1254.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N81°05'09"E, CHORD DISTANCE 174.61 FEET, AN ARC DISTANCE OF 174.75 FEET TO THE EAST LINE OF SAID LOT 1;

THENCE N02°17'15"W 8.01 FEET ON THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

FIRST DATA RESOURCES TD2 FILE NO.: 839-118-EXHC DATE: MAY 18, 2001
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"



LEGAL DESCRIPTION

THAT PART OF LOTS 1 AND 2, IRVINGTON TECHNOLOGY PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 2;

THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF SAID LOT 2 ON A 1262.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N39°08'47"E (ASSUMED BEARING), CHORD DISTANCE 277.65 FEET, AN ARC DISTANCE OF 278.21 FEET;

THENCE S46°26'44"E 8.00 FEET;

THENCE SOUTHWESTERLY ON A LINE 8.00 FEET SOUTHEASTERLY OF AND CONCENTRIC WITH THE NORTHWESTERLY LINE OF SAID LOT 2 ON A 1254.34 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S40°48'29"W, CHORD DISTANCE 204.00 FEET, AN ARC DISTANCE OF 204.23 FEET;

THENCE S36°08'38"W 141.89 FEET TO THE WESTERLY LINE OF SAID LOT 1;

THENCE NORTHEASTERLY ON THE WESTERLY LINE OF SAID LOT 1 ON A 1262.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N31°15'41"E CHORD DISTANCE 69.23 FEET, AN ARC DISTANCE OF 69.24 FEET TO THE POINT OF BEGINNING.

FIRST DATA RESOURCES TD2 FILE NO.: 839-118-EXHD DATE: MAY 18, 2001
 THOMPSON, DRESEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "B"

LOT 2

UNPLATTED
NW 1/4, NE 1/4
34-16-12

POINT OF COMMENCEMENT

PARKWAY

CHORD RADIUS: 1262.34'
CHORD BEARING: S25°51'52"W
ARC DISTANCE: 306.29'

POINT OF BEGINNING

N71°01'33"W 8.00'

SORENSEN

CHORD RADIUS: 1262.34'
CHORD BEARING: S11°47'01"W
ARC DISTANCE: 312.60'

RADIUS: 1254.34'
CHORD BEARING: N14°07'28"E
CHORD DISTANCE: 208.67'
ARC DISTANCE: 208.91'

LOT 1

S04°40'14"W 46.40'

N09°21'10"E 149.28'



SCALE: 1" = 100'

LEGAL DESCRIPTION

THAT PART OF LOT 1, IRVINGTON TECHNOLOGY PARK, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 1; THENCE SOUTHWESTERLY ON THE WEST LINE OF SAID LOT 1 ON A 1262.34 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S25°51'52"W (ASSUMED BEARING), CHORD DISTANCE 306.29 FEET, AN ARC DISTANCE OF 307.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ON THE WEST LINE OF SAID LOT 1 ON A 1262.34 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S11°47'01"W, CHORD DISTANCE 312.60 FEET, AN ARC DISTANCE OF 313.40 FEET; THENCE S04°40'14"W 46.40 FEET ON THE WEST LINE OF SAID LOT 1; THENCE N09°21'10"E 149.28 FEET TO A POINT 8.00 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTHEASTERLY ON A LINE 8.00 FEET EAST OF AND CONCENTRIC WITH THE WEST LINE OF SAID LOT 1 ON A 1254.34 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N14°07'28"E, CHORD DISTANCE 208.67 FEET, AN ARC DISTANCE OF 208.91 FEET; THENCE N71°01'33"W 8.00 FEET TO THE POINT OF BEGINNING.

FIRST DATA RESOURCES TD2 FILE NO.: 839-118-EXHE DATE: MAY 18, 2001
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "C"