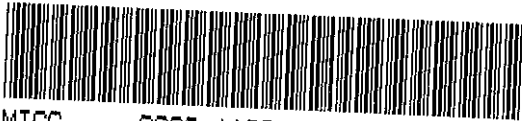


BK 1439 PG 311-315

RICHARD W. TAKECH
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

2002 MAY 10 AM 8:30

RECEIVED



MISC 2002 11088

RELEASE OF EASEMENTS

This instrument, made this 10th day of April, 2002,

WITNESSETH:

misc
FEE 36.50 FB 21-6000
BKP 14-15-1360 C/O _____ COMP _____
23 DEL _____ SCAN OK FV _____

Rush
WHEREAS, there has heretofore been granted to the City of Omaha (the "City") or its predecessors in interest the rights and easements identified in Exhibit "A" attached hereto and by this reference incorporated herein, which rights and easements are hereinafter referred to as the "Easements;" and

WHEREAS, pursuant to that certain Redevelopment Agreement dated April 19, 2001, among the City of Omaha, Nebraska, Douglas County, Nebraska, and Riverfront Campus Developers, LLC, the City has agreed to release the Easements to the extent they burden or encumber the real estate described in Exhibit "B" attached hereto and by this reference incorporated herein;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby releases the Easements to the full extent they burden or encumber the real estate described in Exhibit "B" attached hereto, and further releases all right, title and interest of the City in and to the portions of the real estate described in said Exhibit "B" burdened or encumbered by the Easements by virtue thereof. The Easements shall remain in effect as to any real estate burdened thereby and not described in said Exhibit "B."

IN WITNESS WHEREOF, the City of Omaha has caused these presents to be signed the day and year first above written.

IMPRINTED SEAL
REGISTER OF DEEDS

THE CITY OF OMAHA, NEBRASKA

ATTEST:

City Clerk

By:

Name: Michael Fahey

Title: Mayor

Date: 4-10-02, 2002

Approved as to Form

Special Projects Attorney - City

Date

OM-131587-2

BOX 61

TFW 2107

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on April 10, 2002, by Michael Fahey, who is Mayor of the City of Omaha, Nebraska, on behalf of the City of Omaha, Nebraska.



Susan Kay Walsh
Notary Public

My commission expires: _____

EXHIBIT "A"

1. Easement dated November 27, 1961 filed March 2, 1962 in book 377 at Page 165 of the Miscellaneous Records of Douglas County, Nebraska granted to the City of Omaha for installation and maintenance of sanitary sewer and/or storm sewer.
2. Resolution and Easement filed November 15, 1962 in book 389 at Page 557 of the Miscellaneous Records of Douglas County, Nebraska granted to the City of Omaha for installation and maintenance of sanitary sewer and/or storm sewer.
3. Easement dated April 1, 1963 filed April 12, 1963 in book 395 at Page 625 of the Miscellaneous Records of Douglas County, Nebraska granted to the City of Omaha for installation and maintenance of sanitary sewer and/or storm sewer.
4. Easement dated April 12, 1979 filed October 10, 1979 in book 621 at Page 705 of the Miscellaneous Records of Douglas County, Nebraska granted to the City of Omaha for fill purposes.

EXHIBIT B

Legal Description:

07-13258.
* AND LOTS 2 + 2A
GALLUP University
Riverfront Campus Replat 1.

07-13257 .
GALLUP UNIVERSITY RIVERFRONT CAMPUS (Lots 1 through 17, inclusive, and Outlots 1 through 4, inclusive) ^{except lot 2} being a platting of part of Blocks N, O, P, Q, 1, 32, 328, 360 and abutting alleys within said Blocks together with part of vacated Cass Street, California Street, Webster Street, Burt Street, Cuming Street, IZARD Street, Nicholas Street and Napoleon Street, all in THE ORIGINAL CITY OF OMAHA, a subdivision, as surveyed and lithographed in Douglas County, Nebraska, AND ALSO part of Government Lots 2, 3 and 4 AND Tax Lot 7 AND ALSO KINKADE'S SURVEY AND ALSO part of Abbott Drive, all in Section 14, 01-60200 Township 15 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, described as follows: Beginning at the northwest corner of that part of said Government Lot 2 deeded to City of Omaha and recorded at the Douglas County Deeds Office in Deed Book 945 at Page 556, said point being at the east end of Seward Street on the north right of way line thereof, said point also being on the north line of Government Lot 2 falling 6.83 feet west of the east line of the ORIGINAL CITY OF OMAHA, a subdivision, as surveyed, lithographed and recorded in Douglas County, Nebraska; Thence North $87^{\circ}28'18''$ East (assumed bearings) for 762.01 feet along the north line of the said Government Lot 2 to the east line of the property deeded to the City of Omaha for levee purposes under Ordinance 15182; Thence South $24^{\circ}25'14''$ East for 211.25 feet along said east line; Thence North $73^{\circ}41'00''$ East for 277.79 feet; Thence along a curve to the right (having a radius of 8200.00 feet and a long chord bearing North $74^{\circ}41'41''$ East for 289.48 feet) for an arc length of 289.49 feet; Thence along a curve to the left (having a radius of 1200.00 feet and a long chord bearing North $65^{\circ}47'20''$ East for 413.35 feet) for an arc length of 415.42 feet to the Nebraska and Iowa state line; Thence along said state line for the following four courses; 1) Thence South $52^{\circ}02'40''$ East for 1310.96 feet to the centerline of the Missouri River as established by the US Army Corps of Engineers; 2) Thence along a curve to the left (having a radius of 3825.00 feet and a long chord bearing South $50^{\circ}00'59''$ West for 830.20 feet) for an arc length of 831.83 feet along said Missouri River centerline; 3) Thence South $43^{\circ}47'10''$ West for 874.74 feet continuing along said Missouri River centerline; 4) Thence along a curve to the left (having a radius of 2000.00 feet and a long chord bearing South $28^{\circ}46'57''$ West for 1035.53 feet) for an arc length of 1047.46 feet continuing along said

Missouri River centerline; Thence North 76°13'17" West for 361.28 feet to the west high bank of the Missouri River; Thence South 87°31'46" West for 584.79 feet; Thence South 02°33'51" West for 303.51 feet; Thence along a curve to the right (having a radius of 1225.49 feet and a long chord bearing South 05°40'27" West for 132.99 feet) for an arc length of 133.06 feet; Thence South 08°47'04" West for 384.75 feet; Thence along a curve to the left (having a radius of 474.50 feet and a long chord bearing South 09°24'36" East for 296.32 feet) for an arc length of 301.36 feet; Thence South 27°36'17" East for 136.06 feet to the south line of vacated Cass Street; Thence South 87°37'29" West for 261.55 feet along said south line to the east right of way line of the Union Pacific Railroad; Thence along a curve to the right (having a radius of 793.52 feet and a long chord bearing North 07°20'54" East for 2.59 feet) for an arc length of 2.59 feet along said east right of way line; Thence North 07°26'30" East for 1064.20 feet along said east right of way line; 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 438.09 feet) for an arc length of 438.62 feet along said east right of way line; Thence North 02°19'04" West for 1434.10 feet along said east right of way line; Thence North 37°46'31" East for 82.84 feet along said east line to an angle point therein; Thence North 02°26'24" West for 839.58 feet along said east right of way line to the extended south right of way line of Seward Street; Thence South 87°28'18" West for 19.69 feet along said extended south right of way line to the northwest corner of that property deeded to the Union Pacific Railroad and recorded at the Douglas County Deeds Office in Deed Book 1013 at Page 706; Thence North 09°39'15" East for 61.38 feet to the Point of Beginning. Contains 5184558 square feet or 119.021 acres.