



# UNION PACIFIC RAILROAD COMPANY LAND LEASE APPLICATION

## 1. APPLICANT INFORMATION

All information is confidential and for internal purposes only.

Full Legal Name of Applicant \_\_\_\_\_

DBA \_\_\_\_\_ Tax ID # \_\_\_\_\_

Applicant is a(n):  Individual(s)  Partnership/Ltd. Partnership  Corporation  Limited Liability Company  
 Trust  Other (specify) \_\_\_\_\_

State of Formation \_\_\_\_\_ Spouse of Applicant (if an individual) \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Physical Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Primary Phone # \_\_\_\_\_ Emergency Phone # \_\_\_\_\_ Email \_\_\_\_\_

Secondary Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Primary Phone # \_\_\_\_\_ Emergency Phone # \_\_\_\_\_ Email \_\_\_\_\_

List Partners/Shareholders/Members (unless publicly traded; attach schedule as necessary) \_\_\_\_\_

Is Applicant a rail customer of Union Pacific? Yes  No  Sales Representative \_\_\_\_\_

Is this Application related to a track or industrial development project? Yes  No

Is Applicant an employee, relative, vendor, or contractor of Union Pacific? Yes  No

Do you plan to sublease to another party? Yes  No  (Complete separate Application for Sublessee.)

Are there any unsatisfied judgments or liens against Applicant? Yes  No

Has Applicant declared bankruptcy in the last 10 years? Yes  No

**Note: Income Statement and Balance Sheet must be provided upon request.**

## 2. PROPERTY INFORMATION

Property Location (**Detailed Location Map/Aerial Print/Site Plan MUST be included with this Application.**)

Nearest City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_

Nearest roadway crossing / Intersection \_\_\_\_\_ Tax APN (if available) \_\_\_\_\_

Other Location Description \_\_\_\_\_

Intended Use of this site/purpose for lease (be specific, attach description/schedules as necessary) \_\_\_\_\_

List all **Commodities/Materials/Products** to be used/stored on site \_\_\_\_\_

List all **Equipment** to be used/stored on site \_\_\_\_\_

List all **Hazardous Material or Petroleum Products** to be handled on site \_\_\_\_\_

**Note: Environmental assessment (Phase 1&2, soil/groundwater sampling), spill prevention plan, emergency response plan, MSDS's, etc. may be required upon request. Please attach available information, as applicable.**



**3. IMPROVEMENTS**

Do **improvements currently exist** on the lease site?      Yes  No

Describe all improvements that exist on the premises, including type (office, warehouse, shed, etc.), use, and owner (tenant, Railroad, other) (attach schedule of additional improvements as necessary).

<b>Improvement Type</b> _____	<b>Use</b> _____	<b>Owner</b> _____
<b>Improvement Type</b> _____	<b>Use</b> _____	<b>Owner</b> _____
<b>Improvement Type</b> _____	<b>Use</b> _____	<b>Owner</b> _____

Describe any other improvements not mentioned \_\_\_\_\_

**Please attach bill of sale or other proof of ownership of non-Railroad improvements.**

Do you **plan to construct improvements** on the lease site?       Yes  No

If "Yes", describe improvements \_\_\_\_\_

**Note: Construction plans must be provided to and approved by Union Pacific prior to construction.**

Are there, or do you plan to install, **Storage Tanks** on the lease site?       Yes  No

Above Ground     Underground    Commodity \_\_\_\_\_ Size \_\_\_\_\_

**4. UTILITIES**

**Check the appropriate boxes below, as they relate to the lease premises:**

Power Service to Site: Existing  Planned  None  Provider: \_\_\_\_\_

Public Water Service to Site: Existing  Planned  None  Provider: \_\_\_\_\_

Water Well(s) on Site: Yes  No  # Active Wells: \_\_\_\_\_ # Inactive/Abandoned Wells: \_\_\_\_\_

Sewer Connection on Site:  Public     Septic System     None

**5. GUARANTOR INFORMATION**

*A Guarantor may be required for LLC, Partnership or Small Corporation.*

**Legal Name of Guarantor** (and Spouse if an individual) \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contact Name \_\_\_\_\_ Title \_\_\_\_\_ Tax ID # \_\_\_\_\_

Primary Phone # \_\_\_\_\_ Emergency Phone # \_\_\_\_\_ Email \_\_\_\_\_

**6. APPLICANT SIGNATURE AND RETURN INFORMATION**

**Applicant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Name** \_\_\_\_\_ **Title** \_\_\_\_\_

***This application is not a commitment to lease property, and does not grant permission to access Union Pacific property. If approved, a Lease document will be provided to the applicant for signature.***

**Return completed Application, Print, and any attachments to Lease Manager:**

Union Pacific Railroad Company  
1400 Douglas Street, STOP 1690  
Omaha, NE 68179-1690  
Phone: 402-544-8600  
Fax: 402-501-0340