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RESERVATION OF EASEMENTS

THIS RESERVATION OF EASEMENTS made this 6th day of May, 1992 by Pacific Lots, Inc., a Nebraska Corporation (referred to herein as "PLI"),

WHEREAS, PLI owns all of the lots in Cambridge Estates, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, and

WHEREAS, on certain lots in Cambridge Estates PLI desires to reserve permanent landscaping easements as shown herein,

NOW, THEREFORE, in consideration of One Dollar and other valuable consideration, the following easements are hereby reserved:

1. Reservation of Easements. PLI hereby reserves for itself, and its successors and assigns, and all of the owners of lots in Cambridge Estates and their successors and assigns, the following permanent landscaping easements:

a. 168th Street Easement. A permanent easement over the west 15 feet of Lots 4, 5, 6, 11, 12, 19 and 20 of Cambridge Estates as shown and described on Exhibit "A" attached hereto and incorporated herein by reference.

b. Lots 20, 21, 22, and 23 Easement. A permanent easement over the north 50 feet of Lots 20, 21, 22, and 23 of Cambridge Estates as shown and described on Exhibit "A".

c. Burn Easement. A permanent easement over the east 105 feet of Lots 29, 30, 31, 33, 34, 35, 36, 37, 38 and 39 of Cambridge Estates as shown and described on Exhibit "A" attached hereto and incorporated herein by reference.

2. Purpose of Easements. The scope and purpose of said permanent easements is for the care and maintenance of the trees on the easements shown on Exhibit "A". In the case of Paragraph 1.a., the 168th Street easement, the scope and purpose of said permanent easement is also for the care and maintenance of the fence thereon. Each owner of a Lot on which there is said easement shall be responsible at his or her cost for the care and maintenance of the trees and fence, in the case of the easement shown in Paragraph 1.a., on his or her Lot and for the replacement of any dead trees on his or her Lot with new trees of the same size or type as the dead trees. Provided, however, during the first year after the date this document is executed, PLI shall at its expense replace dead trees on the easement on all the lots shown on Exhibit "A" with the same type and size of the

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GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY

dead trees. In addition, the owner of said Lot shall be responsible at his or her sole expense for mowing the grass on the easement on his or her lot as shown on Exhibit "A".

3. Fences. No fences shall be installed on said permanent easements, except in the case of Paragraph 1.a., the 168th Street easement, the owner of each lot shall be entitled to install his or her fence on the easement provided the fence is on the inside of the perimeter fence, that is, east of the perimeter fence.

4. Right of PLI and Its Successors. PLI and its successors and assigns, and any Homeowners' Association composed of residents in the Cambridge Estates Subdivision, shall have the full and continuing right to enter upon said easements as shown on Exhibit "A" for the purpose of caring for and maintaining such fence and trees and replacing the dead trees with new trees of the same type and size as said dead trees. In the event such entry is made, then care and maintenance of the fence and trees and the replacement of dead trees done during such entry shall be at the expense of the entering party, i.e., PLI and its successors or assigns or the Homeowners' Association and its successors and assigns. However such action shall not be construed to relieve the owner of any responsibility created by this easement.

5. Description of Trees. When a description of each of the trees presently on, or to be installed on, the easement area of each lot is prepared, it shall be deemed to be attached to and become a part of this Reservation of Easements even though this Reservation of Easements is already recorded in the Register of Deeds office of Douglas County, Nebraska. Said description shall be also recorded in the Register of Deeds office, Douglas County, Nebraska, and shall be deemed to be attached hereto upon the date it is so recorded.

6. Term of Easements. The term of said easements shall continue forever.

7. Amendment. This Reservation of Easements document may be amended as follows:

a. By PLI. For a period of five (5) years following the date this Reservation of Easements was executed it may be amended by PLI and its successors and assigns.

b. By Lot Owners. Commencing on the date this Reservation of Easements was executed and during its entire term it may be amended by an affirmative vote of at least 75% of the owners of all of the lots presently in Cambridge Estates with each lot being entitled to one (1) vote. In the event a lot is subsequently split or replatted there shall be only one (1) vote



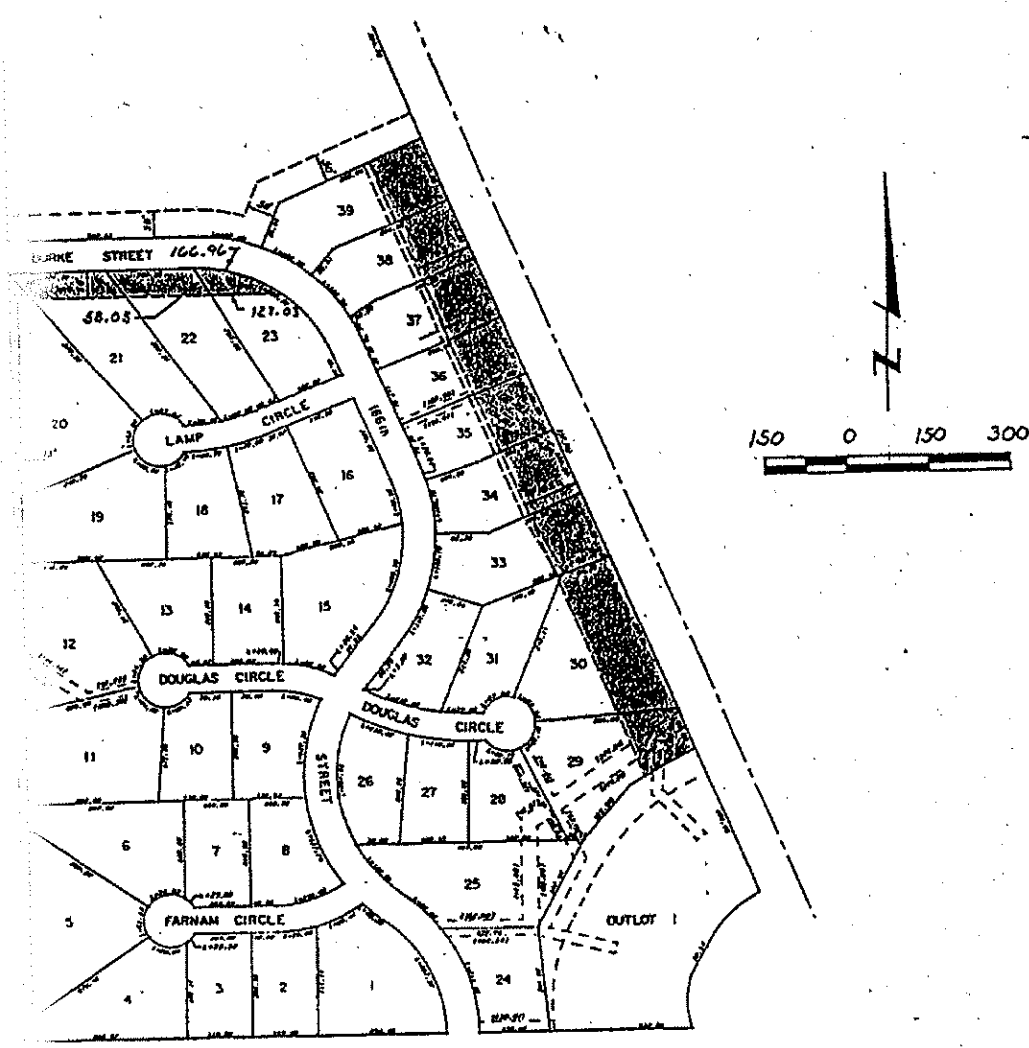
**LEGAL DESCRIPTION**

A permanent easement for landscaping over the West fifteen (15) feet of CAMBRIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, as it passes through Lots 4, 5, 6, 11, 12, 19 and 20.  
 TOGETHER WITH

A permanent easement for landscaping over the North fifty (50) feet of Lots 20, 21 and 22, CAMBRIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.  
 TOGETHER WITH

A permanent easement for landscaping over Lot 23, CAMBRIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows: Beginning at the northwest corner of said Lot 23, CAMBRIDGE ESTATES; Thence along a curve to the right (having a radius of 270.00 feet and a long chord bearing South 71°59'05" East (bearings referenced to the CAMBRIDGE ESTATES Final Plat) for 164.32 feet) for an arc length of 166.96 feet along the north line of said Lot 23; Thence North 89°42'01" West for 127.03 feet on a line parallel with and 50.00 feet south of the westerly tangent to the west line of said Lot 23; Thence North 30°14'13" West for 58.05 feet to the Point of Beginning.  
 TOGETHER WITH

A permanent easement for landscaping over the East 105.00 feet of CAMBRIDGE ESTATES, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, as it passes through Lots 29, 30, 31, 33, 34, 35, 36, 37, 38 and 39.



Book \_\_\_\_\_ Date March 31, 1992 Job Number 88031-6020

**lamp, rynearson & associates, inc.**  
 architects engineers surveyors planners  
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**EXHIBIT**