

EASEMENT

THIS INDENTURE, made this 5th day of March, 1970, between KINGSBROOK, INC., hereinafter referred to as Grantor, and OMAHA PUBLIC POWER DISTRICT, a public corporation, ~~and NORTHWESTERN BELL TELEPHONE COMPANY, a corporation, hereinafter collectively~~ referred to as Grantees,

WITNESSETH:

THAT WHEREAS, Grantor is in the process of constructing and developing an apartment project located upon the following described real estate, to-wit:

All of Block One (1), except part of Lots Eight (8), Nine (9) and Ten (10); all of Block Two (2) and part of Lots Four (4), Five (5), and Six (6) of Block Sixteen (16), together with South Thirty feet (30') of vacated Bancroft Street, the West Thirty feet (30') of vacated 69th Street adjacent to said Block One (1), the West Fifteen feet (15') of vacated 69th Street adjacent to said Block Two (2), all of that part of vacated 70th Street and vacated Oak Street lying adjacent to said Blocks One (1), Two (2) and Sixteen (16), all in Lawnfield Addition, an addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded. Lot 1
to 10
131
Lot 1
to 10
132

to which it holds fee simple title, and since it is not intended to dedicate any streets, alleys, or public ways for public use, an easement is required over said real estate in favor of Grantees so that Grantees may construct and operate electric ~~and telephones~~ installations necessary to supply such services to this project.

NOW THEREFORE, in consideration of the Grantees installing said utilities to serve the said project, the Grantor does hereby grant to the Grantees, their successors and assigns, permanent licenses, easements and rights of way to erect, lay, maintain, operate, repair, relay and remove, at any time, service line, wires, cables, crossarms, guys and anchors and other instrumentalities and to extend thereon wires for the carrying and transmission of electric current for light, heat and power ~~and for the transmission of signals and sound of all kinds and the reception thereof~~ including all services of the Grantees to the improvements on the above described real estate, on, over, through, under and across, and at all times to enter upon, for said purposes, all of the above described real estate, said easement to be located five (5) feet on each side of the centerline of said electric lines as shown on Exhibit A, attached hereto and incorporated herein by this reference, insofar as said exhibit describes the property first above described.

TO HAVE AND TO HOLD said easement and right of way under said Grantees, their successors and assigns.

Grantor covenants that it has good and lawful title to said real estate and will protect the Grantees in the possession and use thereof herein granted.

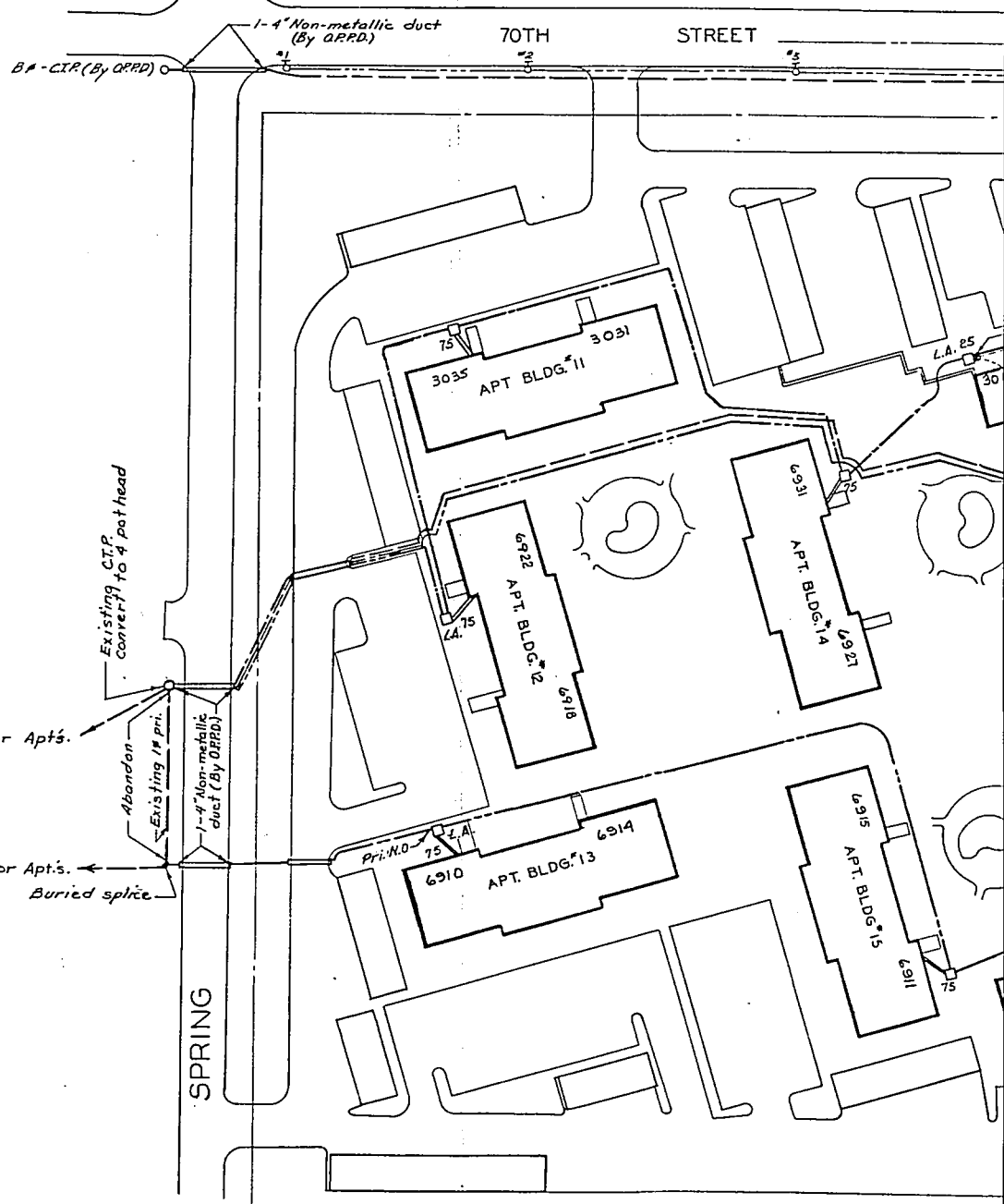
The Grantor and Grantees further covenant, promise and agree, for themselves, their heirs, successors and assigns, as follows:

1. Grantor, its successors or assigns, agree that it will at no time erect, construct, use or place on or below the surface of said land under which any such utility installations or facilities associated therewith are constructed, any building, structure, or pipeline, except walks, streets, parking areas or driveways, and that it will not permit anyone else to do so.

STREET

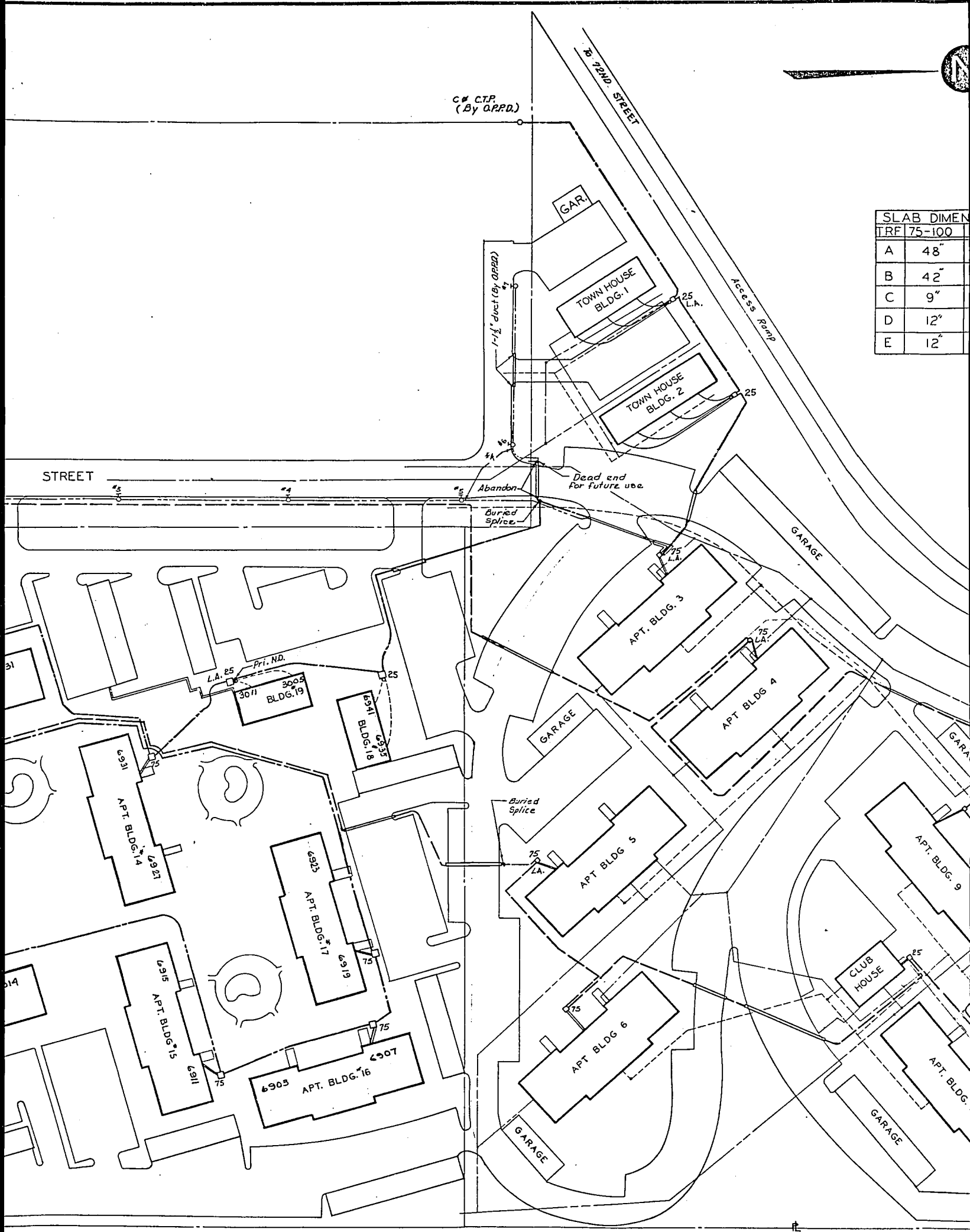
70TH STREET

STREET



To Spring Manor Apt's.

To Spring Manor Apt's.

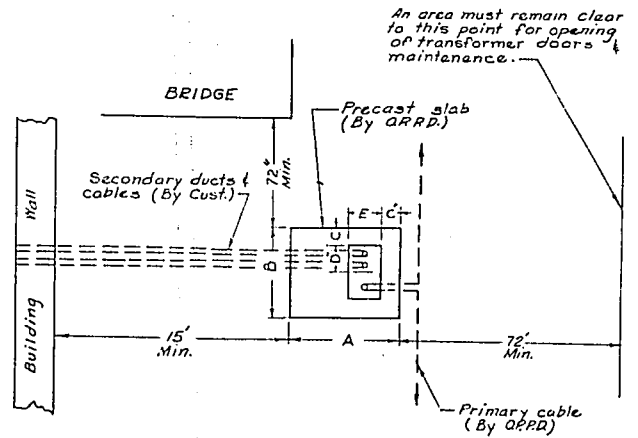


SLAB DIMEN	
TRF	75-100
A	48"
B	42"
C	9"
D	12"
E	12"

LOCATION
SCALE: 1" = 50'-0"



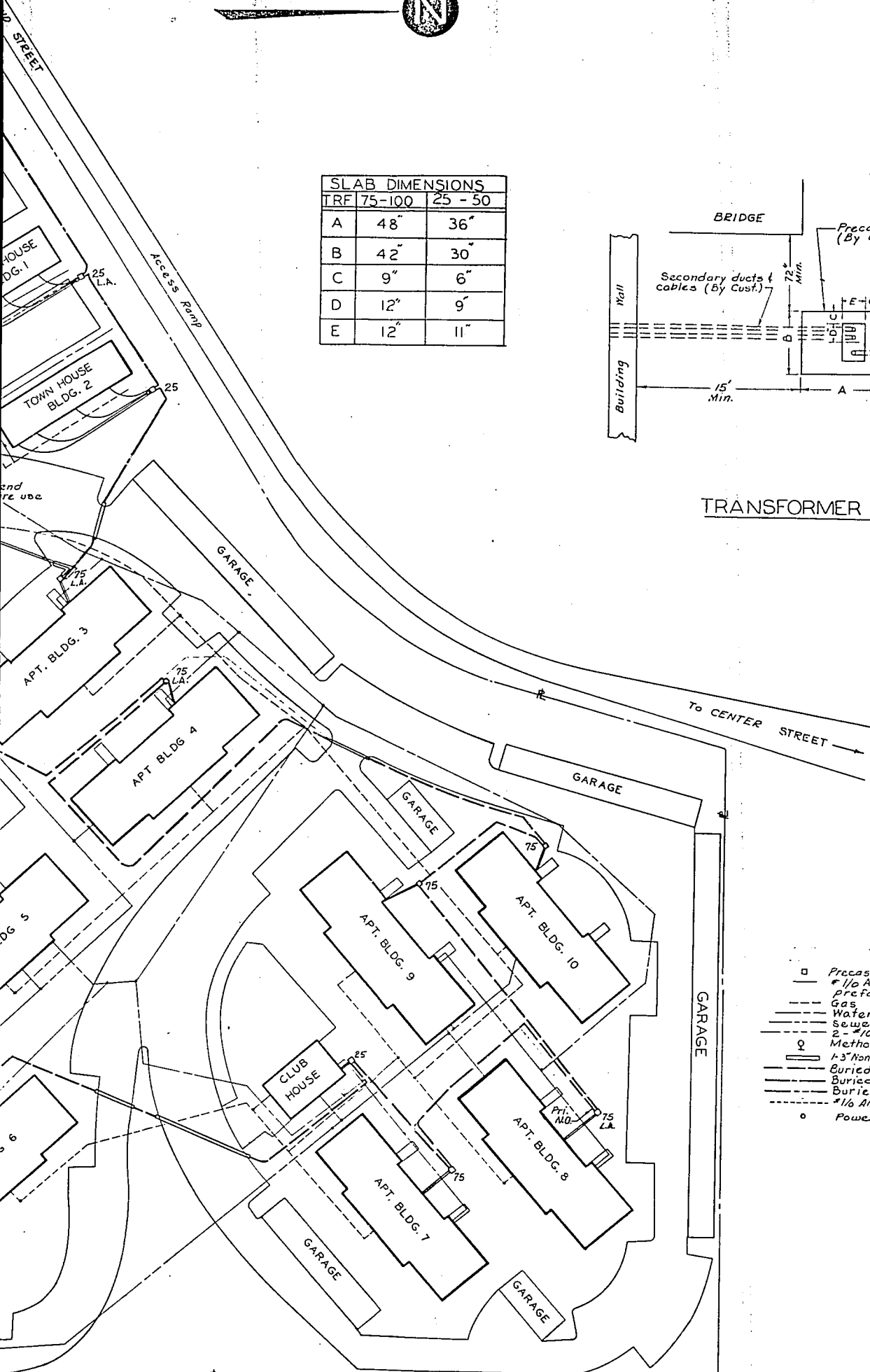
SLAB DIMENSIONS		
TRF	75-100	25-50
A	48"	36"
B	42"	30"
C	9"	6"
D	12"	9"
E	12"	11"



TRANSFORMER SLAB

LEGEND :

- Precast slab & transf. (By O.P.R.D.)
- #1/0 Alum. 600V. service cable in preformed conduit (By O.P.R.D.)
- Gas
- Water
- Sewer
- 2- #10 600V SC CLPs (unless noted.)
- Method #15 Street Light.
- 1-3" Non-metallic duct for pri. (By Cust.)
- Buried 1# primary (By O.P.R.D.)
- Buried 1# primary (By O.P.R.D.)
- Buried 1# primary (By O.P.R.D.)
- #1/0 Al. 3w service cable
- Power pedestal



EST 43344 PHASE II

EST. 41808 W.O. 490 PHASE I

SCALE	AS SHOWN	KINGSBROOK 70TH & CENTER	ENG. 1	
DRAFT	4-29-68 DTK			Sales 3
TRACE				
CHECK	5-1-68 P.O.S.			
DATE	5/1/68	U.G. SERVICE	SKE-68D-30	
APPD.	RTM:IN			
APPD.				
CH. ENG.				
DIV.	U.G.	OMAHA PUBLIC POWER DISTRICT OMAHA, NEBRASKA		

3 ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA,
 14 DAY OF May 1970 AT 10:38 A.M. C. HAROLD OSTLER, REGISTER OF DEEDS 2075