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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE

7/11/2006 14:44:18.72



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GRANT OF EASEMENT

* UNITED STATES OF AMERICA

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BY:

* STATE OF NEBRASKA

TO: TLC PROPERTIES, INC.

* COUNTY OF DOUGLAS

This Grant of Easement ("Agreement") is made this 30 day of June, 2006, by and between APR MANAGEMENT GROUP, L.L.C. , a Nebraska limited liability company whose address is 4623 S. 28th St. Omaha, NE 68107 ("Grantor"), and TLC PROPERTIES, INC., a Louisiana Corporation, whose address is 5551 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, a perpetual easement for the location and construction of the outdoor advertising structure or structures (the "Sign Location Easement"), which Sign Location Easement is described on Exhibit "A", together with a maintenance, utility, access, and visibility easement (the "Maintenance, Utility, Access and Visibility Easement"), and all necessary or desirable appurtenances on, over and upon the following described real property (collectively, the Sign Location Easement and the Maintenance, Utility, Access and Visibility Easement are referred to herein as the "Easements"), the property subject to the foregoing Easements is described on Exhibit "B" (the "Property").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor herein grants perpetual Easements subject to the following terms and conditions:

Easements shall consist of perpetual servitudes of use that run with the land and shall include the right to service, maintain, improve, modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law or replace any outdoor advertising structure on the Property described. The specific location of the sign shall be limited to the Sign Location Easement area described in Exhibit "A". This right shall include but not be limited to a right of ingress and egress, a right of overhang for electrical service, a right to maintain telecommunication devices (including but not limited to telecommunications towers and related ground facilities) and a right of view, prohibiting vegetation or improvements on the Property described herein that would obstruct the view of advertising structure from the adjoining highway. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Easements as often as Grantee deems

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necessary to prevent obstruction or to improve the appearance of the structure. Grantee, its successors and assigns hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities on the Property described.

Grantor warrants that it is the sole record owner of the immovable Property over which these Easements are created, that such Property is not subject to any mortgages or liens, that such Property is not encumbered by any restrictions, easements, covenants, leases or other rights that are in any way conflicting with or inconsistent with the conveyance herein made, and that Grantor has the right and authority to execute these Easements and to grant, sell and convey the real rights set forth herein to Grantee.

In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the Grantor grants to the Grantee the right to relocate its sign on Grantor's remaining Property adjoining the condemned property or the relocated highway. Any condemnation award for Grantee's property shall accrue to Grantee.

The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, assigns, and legal representatives of Grantor and Grantee.

WITNESS this 30th day of June, 2006.

WITNESSES:

GRANTOR:

APR Management Group, L.L.C.

By: Richard Narduzzo
Richard Narduzzo, President

STATE OF NEBRASKA)
) s.s.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on June 30, 2006 by Richard Narduzzo, President of APR Management Group, L.L.C., a Nebraska limited liability company, on behalf of the Limited Liability Company. Richard Narduzzo personally appeared before me, a General Notary Public for the State of Nebraska, and is either personally known to me or was identified by me through satisfactory evidence.



Elizabeth A. Bucklin
Notary Public

Exhibit "A"

Sign Easement:

A sign Easement located in Lots 8 and 9, Block 68, South Omaha Addition to the City of Omaha, and part of Vacated 28th Street, as platted and recorded in Douglas County, Nebraska, being more particularly described as follows: Beginning at the Northwest corner of said Lot 8, thence South 89°50'05" West for 10.00 feet along the South line of said Vacated S. 28th Street; thence North 90°00'00" West for 20.00 feet along the West line of said Vacated S. 28th Street; thence North 90°00'00" East for 65.00 feet; thence South 00°00'00" East for 49.97 feet; thence North 90°00'00" West for 55.00 feet; thence North 00°00'00" West for 30.00 feet along the West line of said Lot 8 to the point of beginning. Above described easement contained 2,948 square feet, more or less.

LEGAL DESCRIPTION:

Lot 7 except the South 20', All of Lots 8, 9, and 10, Part of Lot 11, Block 68, South Omaha Addition to the City of Omaha, and part of Vacated 28th. Street, as platted and recorded in Douglas County, Nebraska.

(That part of Lot 11, as described in Book 1889, Page 415, Douglas County Register of Deeds Office: Part of Lot 11, Block 68 South Omaha Addition to the City of Omaha, Douglas County, Nebraska described as follows: Commencing at the Southeast Corner of Lot 11, thence along the common:lot line between Lots 10 and 11, S89°52'22"W 9.1 feet to the easterly edge of an existing building and the point of beginning; thence continue S89°52'22"W 69.76 feet to the intersection of the northerly building line and the lot line between Lots 10 and 11; thence along said northerly building line N89°18'33"E 69.75 feet to the northeast corner thereof, thence along the easterly building line S0°41'27"E 0.69 feet to the point of beginning.)