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RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

EASEMENT

The OMAHA PUBLIC POWER DISTRICT, a public corporation and owner of the real estate hereinafter described, its heirs, executors, administrators, successors and assigns, hereinafter called, "Grantor", in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to CONAGRA, INC., a Delaware corporation, and its successors and assigns, hereinafter called "Grantee", a permanent easement for the purpose of keeping the Easement Area (as defined below) clear of any buildings or other aboveground structures which, if hereafter constructed or installed, would encroach on the separation requirements of U.B.C. Section 505.1.2 as they apply to Grantee's building being constructed on Lot 1, Central Park East Replat 2, an addition to the City of Omaha, Douglas County, Nebraska over and upon the following described real estate to wit, hereinafter referred to as "Easement Area":

That part of Lot 2, Central Park East Replat 2, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the Southwest corner of Outlot 1, CENTRAL PARK EAST, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;

Thence North 82°41'03" East (bearings referenced to the final plat of CENTRAL PARK EAST REPLAT 2) for 29.63 feet along the south line of said Outlot 1, to the southeast corner of said Outlot 1;

Thence South 02°12'48" East for 93.27 feet to the centerline of vacated Jones Street;

Thence South 88°02'41" West for 132.12 feet along said centerline of vacated Jones Street to the east line of Lot 1, Central Park East Replat 2;

Thence North 02°12'48" West for 40.00 feet to the north line of vacated Jones Street;

Thence North 88°02'41" East for 75.00 feet along said north line and the East line of said Lot 1 to an angle point therein;

Thence North 02°12'48" West for 47.92 feet along said east line of Lot 1 to an angle point therein;

Thence North 82°41'03" East for 27.71 feet to the POINT OF BEGINNING. Contains 8,174 square feet.

The Easement Area is shown on that drawing attached hereto as Exhibit A.

5846 23-06173

FEE 6.00 FB _____

BKP [Signature] C/O _____ COMP _____

DEL _____ SCAN dc FV _____

Return 16

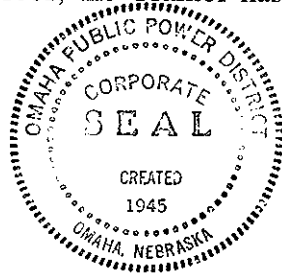
CONDITIONS:

Grantor reserves the right of ingress to and egress from the Easement Area and the right to occupy the Easement Area with underground power lines and other equipment necessary to provide service to its customers, to inspect, maintain, construct and reconstruct the same, and to use the Easement Area for other purposes, except the construction of buildings, that do not interfere with Grantee's use of the Easement Area.

Grantor covenants that it has lawful possession of said real estate, good, right and lawful authority to make such easement conveyance and its heirs, executors, administrators, successors and assigns shall warrant and defend the same.

Grantee agrees to indemnify and hold harmless the Grantor for any claims or damages, including claims or damages arising out of the injury to or death of any person or persons, including the Grantee, from any cause whatsoever, arising, directly or indirectly, out of the use and enjoyment of the Easement Area, except such claims or damages caused by sole negligence of the Grantor, its agents or employees.

In Witness Whereof, the Grantor has executed this instrument this 1st day of May, 1998.



(SEAL)

OMAHA PUBLIC POWER DISTRICT

By: *D.D. Wittke*
D.D. Wittke, Vice-President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 1st day of May, 1998, before me, a notary public in and for said county and state, personally came D.D. Wittke, Vice-President of the Omaha Public Power District, known to me to be the identical person who signed the foregoing and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said corporation.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

Carol J. Kelley
Notary Public

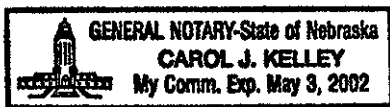
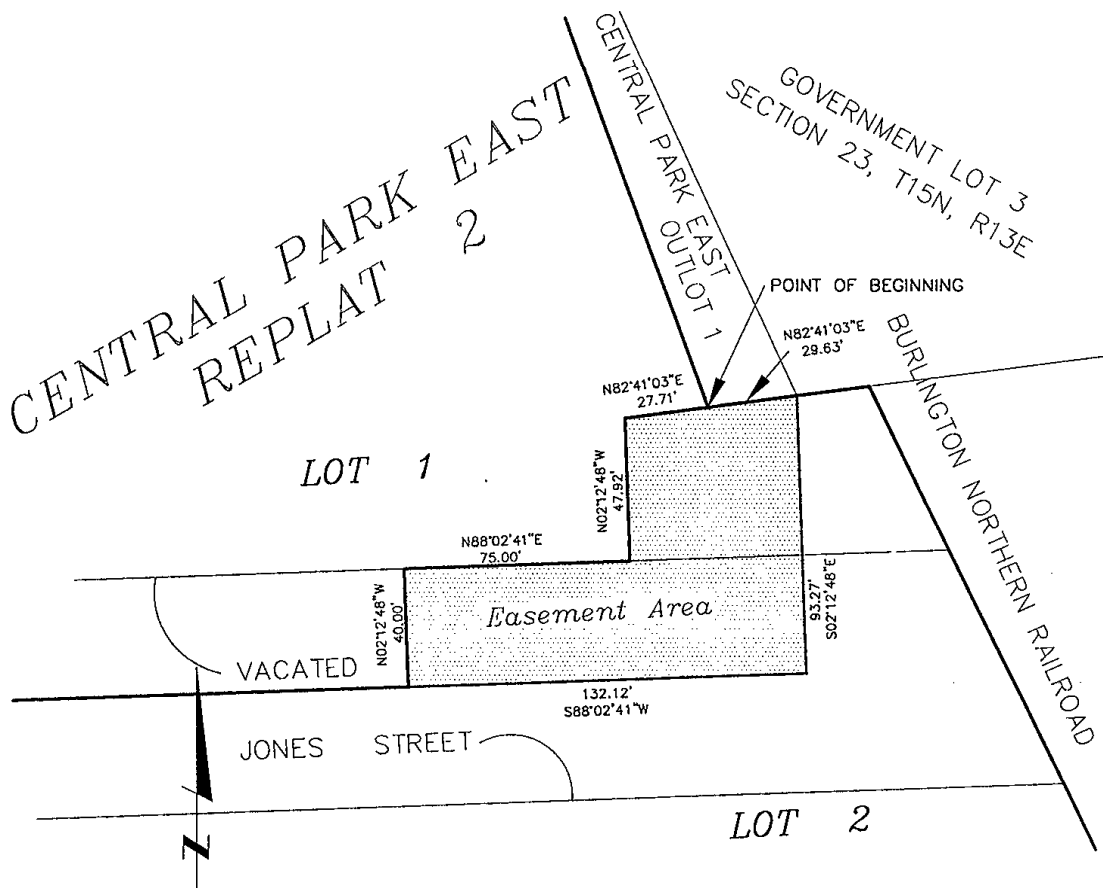


EXHIBIT A


LEGAL DESCRIPTION

A permanent easement over that part of Lot 2, CENTRAL PARK EAST REPLAT 2, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:
 Beginning at the southwest corner of Outlot 1, CENTRAL PARK EAST, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska;
 Thence North 82°41'03" East (bearings referenced to the Final Plat of CENTRAL PARK EAST REPLAT 2) for 29.63 feet to the southeast corner of Outlot 1, CENTRAL PARK EAST;
 Thence South 02°12'48" East for 93.27 feet to the centerline of vacated Jones Street;
 Thence South 88°02'41" West for 132.12 feet along said centerline of vacated Jones Street to the east line Lot 1, CENTRAL PARK EAST REPLAT 2;
 Thence North 02°12'48" West for 40.00 feet along said east line to the north line of vacated Jones Street;
 Thence North 88°02'41" East for 75.00 feet along said north line and the east line of said Lot 1 to an angle point therein;
 Thence North 02°12'48" West for 47.92 feet along said east line of Lot 1 to an angle point therein;
 Thence North 82°41'03" East for 27.71 feet to the Point of Beginning.
 Contains 8174 square feet.



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Book _____ Page _____ Date APRIL 24, 1998 Dwn.By AET Job Number 981028


lamp, rynearson & associates, inc.
 engineers surveyors planners
 14710 west dodge road, suite 100 ph 402-496-2498
 omaha, nebraska 68154-2029 fax 402-496-2730