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RICHARD W. TAXICHI
REGISTERED PROFESSIONAL
DOUGLAS COUNTY, NE

3/20/98
4/20/98
5/19/98

THIRD SUPPLEMENTAL PARKING DECLARATION

THIS THIRD SUPPLEMENTAL PARKING DECLARATION is made this 20th day of May, 1998 by OPUS CORPORATION, a Minnesota corporation ("Opus") and CONAGRA, INC., a Delaware corporation ("ConAgra").

RECITALS:

A. Opus and ConAgra, Inc., a Delaware corporation, executed a Parking Declaration ("Declaration") dated November 30, 1989, recorded November 30, 1989 in Book 906 at Page 481 of the Miscellaneous Records of Douglas County, Nebraska, which provides parking facilities on the property legally described on Exhibit A hereto for the benefit of the property legally described on Exhibit B hereto. Under Section 12 of the Declaration, Opus may extend the benefits and burdens of the Declaration by recording supplemental declarations to the Declaration.

B. Opus executed a First Supplemental Parking Declaration recorded June 19, 1990 in Book 928 at Page 9 of the Miscellaneous Records of Douglas County, Nebraska, which extended the benefits and burdens of the Declaration to the property legally described on Exhibit C hereto.

C. Opus executed a Second Supplemental Parking Declaration recorded November 7, 1990 in Book 944 at Page 01 of the Miscellaneous Records of Douglas County, Nebraska, which extended the benefits and burdens of the Declaration to the property legally described on Exhibit D hereto.

D. Opus desires to extend the benefits and burdens of the Declaration to the property legally described on Exhibit E hereto ("Trading Parcel").

NOW, THEREFORE, Opus hereby declares the following:

1. The Trading Parcel shall be a Benefitted Parcel as such term is defined in the Declaration, under the Declaration.

2. As the holder of various interests in the Benefitted Properties, ConAgra hereby consents to the provisions of this Third Supplemental Parking Declaration and Amendment and agrees that its interests in the Benefitted Properties are subject to the Declaration as supplemented and amended.

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IN WITNESS WHEREOF, the undersigned has caused these presents to be made as of the day and year first above stated.

OPUS CORPORATION

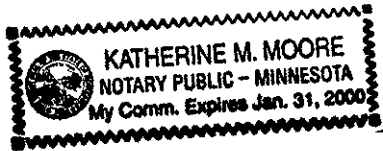
By J. Conroy
Its Vice President

CONAGRA, INC.

By David Richards
Its VICE PRESIDENT, CORPORATE FACILITIES

STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 20th day of May, 1998, by Dez Campa, Vice President of Opus Corporation, a Minnesota corporation, on behalf of the corporation.



Katherine M. Moore
Notary Public

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 20th day of MAY, 1998, by Janet Richardson, the Vice Pres. Corp. Facilities of ConAgra, Inc., a Delaware corporation, on behalf of the corporation.



Mary O. Bond
Notary Public

THIS INSTRUMENT DRAFTED BY:

Gray, Plant, Mooty, Mooty
& Bennett, P.A. (JLT)
3400 Multifoods Tower
33 South Sixth Street
Minneapolis, MN 55402

GP:468033 v3

EXHIBIT A

23-06170

Lots 13 and 14, CENTRAL PARK EAST, an Addition to the City of Omaha as surveyed, platted and recorded in Douglas County, Nebraska.

That part of Lot 16, CENTRAL PARK EAST, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the southwest corner of said Lot 16, CENTRAL PARK EAST;

Thence North $88^{\circ}02'40''$ East (bearings referenced to the Nebraska State Plane System South Zone) for 365.75 feet along the line common to Lots 14 and 16, CENTRAL PARK EAST to the northeast corner of Lot 14, CENTRAL PARK EAST;

Thence North $02^{\circ}17'01''$ West for 97.97 feet along the extended east line of Lot 14, CENTRAL PARK EAST;

Thence South $87^{\circ}58'44''$ West for 365.18 feet parallel with and 60.00 feet south of the south line of Lot 17, CENTRAL PARK EAST to the east right-of-way line of CONAGRA BLVD.;

Thence South $01^{\circ}57'20''$ East for 97.55 feet to the Point of Beginning.

Note: Said portion of Lot 16, CENTRAL PARK EAST, is now known as part of Lot 1, in CENTRAL PARK EAST REPLAT 2, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

23-06173

EXHIBIT B

23-06170

Lots 1 and 10, CENTRAL PARK EAST, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

EXHIBIT C

23-06170

Lot 17, CENTRAL PARK EAST, an Addition to the City of Omaha, as surveyed,
platted and recorded in Douglas County, Nebraska.

EXHIBIT D

23-06170

Lot 2, CENTRAL PARK EAST, an Addition to the City of Omaha, as surveyed,
platted and recorded in Douglas County, Nebraska.

EXHIBIT E

TRADING PARCEL

23-06173

Lot 1, CENTRAL PARK EAST REPLAT 2, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.