

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2007-18088

2007 JUN 19 A 10:29

Sharon J. Lawding
REGISTER OF DEEDS

QUINTELL D P.E. 18
VERIFY AW D.E. OH
PROOF _____
FEES \$ 15.50
CHECK # 30875
CHG _____ CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

PERMANENT SIGN EASEMENT

This Grant of Easement made this 15th day of June, 2007, between **IRWIN HOLDING COMPANY, a Nebraska limited liability company**, hereinafter referred to as "Grantor", in favor of **HARRISON GROUP, L.L.C., a Nebraska limited liability company**, hereinafter referred to as "Grantee" and its successors and assigns.

THAT, said Grantor in consideration of the sum of Two dollars (\$2.00), and other valuable consideration, the following grants and agreements are made:

1. Grantor does hereby grant and confirm unto Grantee and its successors and assigns, the right to use the parcel of land described as follows: to-wit:

SEE EXHIBIT "A" attached hereto and incorporated herein by this reference (hereinafter the "Easement Area")

2. Grantor does hereby grant and confirm unto Grantee, its successors and assigns, an easement together with the right of ingress and egress from the Easement Area, for the purpose of constructing (including grading), inspecting and maintaining signs, landscaping and associated appurtenances at the will of the Grantee. Any improvements placed on the Easement Area by Grantee shall be maintained by Grantee. Grantee agrees to maintain, at its sole expense, any landscaping placed in the Easement Area by Grantee. Grantor shall maintain the remainder of the Easement Area shall be maintained on a regular basis by Grantor, at its sole expense.
3. No building or other structures shall be placed in, on, over or across the Easement Area by Grantor, his successors and assigns, without express approval of the Grantee, except that improvements such as minor grading, landscaping, roads, driveways, streets or parking areas may be constructed without Grantee's approval provided there is no impact to Grantor's signage facility. Any improvements placed on the Easement Area by Grantor shall be maintained by Grantor, his successors or assigns.
4. Grantee shall cause any disturbances of grade made on the Easement Area to be properly refilled and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee or representative of the Grantee.
5. That said Grantor for himself and his successors and assigns, do confirm with the Grantee and its assigns, that he the Grantor is well seized in fee of the above-described property, subject to all covenants, easements, restrictions and other matters of record and that he has the right to grant and convey this easement in the manner and form aforesaid. This easement runs with the land.
6. That this instrument contains the entire agreement of the parties; that there are no other different agreements or understandings between the Grantor and Grantee or their agents; and that neither party, in executing and delivering this instrument, has relied upon any promises, inducements or representations of the other party or their respective agents or employees except as are set forth herein.

CRS 22828
1550

IN WITNESS WHEREOF, said Grantor has executed this easement on the date first written above.

HARRISON GROUP, L.L.C., a Nebraska limited liability company

By: First Management, Inc., Manager

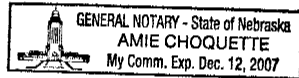
By: Randall Wieseler
Randall Wieseler, President

IRWIN HOLDING COMPANY, LLC, a Nebraska limited liability company

By: Jack L. Irwin
Jack L. Irwin, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

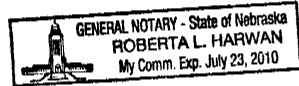
The foregoing instrument was acknowledged before me this 14th day of June, 2007, by Randall Wieseler, President of First Management, Inc., Manager for Harrison Group, L.L.C., on behalf of the limited liability company.



Amie Choquette
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

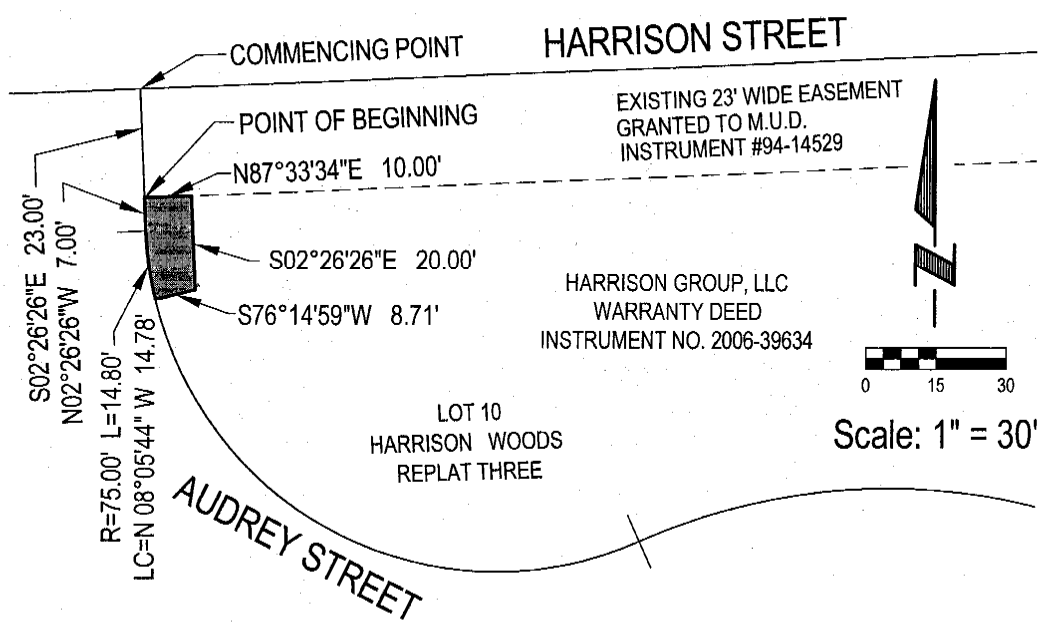
The foregoing instrument was acknowledged before me this 15th day of June, 2007, by Jack L. Irwin, Manager of Irwin Holding Company, LLC on behalf of the limited liability company.



Roberta L. Harwan
Notary Public

2007-18088 B

EXHIBIT "A"



LEGAL DESCRIPTION

PERMANENT SIGN EASEMENT
 HARRISON GROUP, L.L.C.
 WARRANTY DEED
 INSTRUMENT NUMBER 2006-39634

A PERMANENT SIGN EASEMENT LOCATED IN LOT 10, HARRISON WOODS REPLAT THREE, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, HARRISON WOODS REPLAT THREE, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, AND THE EAST RIGHT-OF-WAY LINE OF AUDREY STREET; THENCE S 02°26'26" E (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 10, HARRISON WOODS REPLAT THREE, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF AUDREY STREET, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINING; THENCE N87°33'34" E, A DISTANCE OF 10.00 FEET; THENCE S 02°26'26" E, A DISTANCE OF 20.00 FEET; THENCE S 76°14'59" W, A DISTANCE OF 8.71 FEET TO A POINT ON SAID WESTERLY LINE OF LOT 10, HARRISON WOODS REPLAT THREE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF AUDREY STREET; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF LOT 10, HARRISON WOODS REPLAT THREE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF AUDREY STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 75.00 FEET, A DISTANCE OF 14.80 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N 08°05'44" W, A DISTANCE OF 14.78 FEET; THENCE N 02°26'26" W ALONG SAID WESTERLY LINE OF LOT 10, HARRISON WOODS REPLAT THREE, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF AUDREY STREET, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 203 SQUARE FEET OR 0.005 ACRES, MORE OR LESS.

e+a E&A CONSULTING GROUP, INC.
 ENGINEERING • PLANNING • FIELD SERVICES
 330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 895-4700

Drawn by: FCE Chkd by: WDC 6-18-07 Chkd by: _____
 Job No.: P2003.018.013 Date: 06/18/07 Book No.: XXXXX

PERMANENT SIGN EASEMENT
 LOT 10, HARRISON WOODS REPLAT THREE
 SARPY COUNTY, NEBRASKA