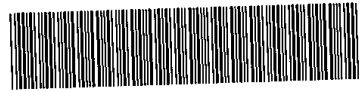


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RICHARD K. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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DECLARATION OF EASEMENT

This Declaration of Easement is made this 25 day of August, 1998, by Ted Grace Development L.L.C., a Nebraska Limited Liability Company, hereinafter referred to as "Declarant".

1. Declarant is the owner of Real Estate described in Exhibit A attached hereto.
2. Declarant hereby declares an easement over the Real Estate as described and depicted in Exhibit B attached hereto and incorporated by reference (the "Easement").
3. The Easement shall be for the purposes of a pedestrian walkway for members of the general public.
4. The Easement shall be paved and maintained in accordance with the requirements of the City of Omaha.
5. This Easement shall run with the title to the land. Neither Declarant nor its successors and assigns with respect to the Real Estate shall construct buildings or structures or any other impediments within the Easement which would impair the Easement for the purposes granted herein.

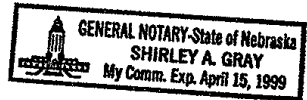
DECLARANT:
TED GRACE DEVELOPMENT L.L.C., a Nebraska Limited Liability Company

By: Ted V. Grace
Ted V. Grace, Manager

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

On this 25 day of August, 1998, before me, the undersigned, a Notary Public in and for said County, personally came Ted V. Grace, Manager of Ted Grace Development L.L.C., a Nebraska Limited Liability Company, to me personally known to be the Manager of said Company and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said Company.

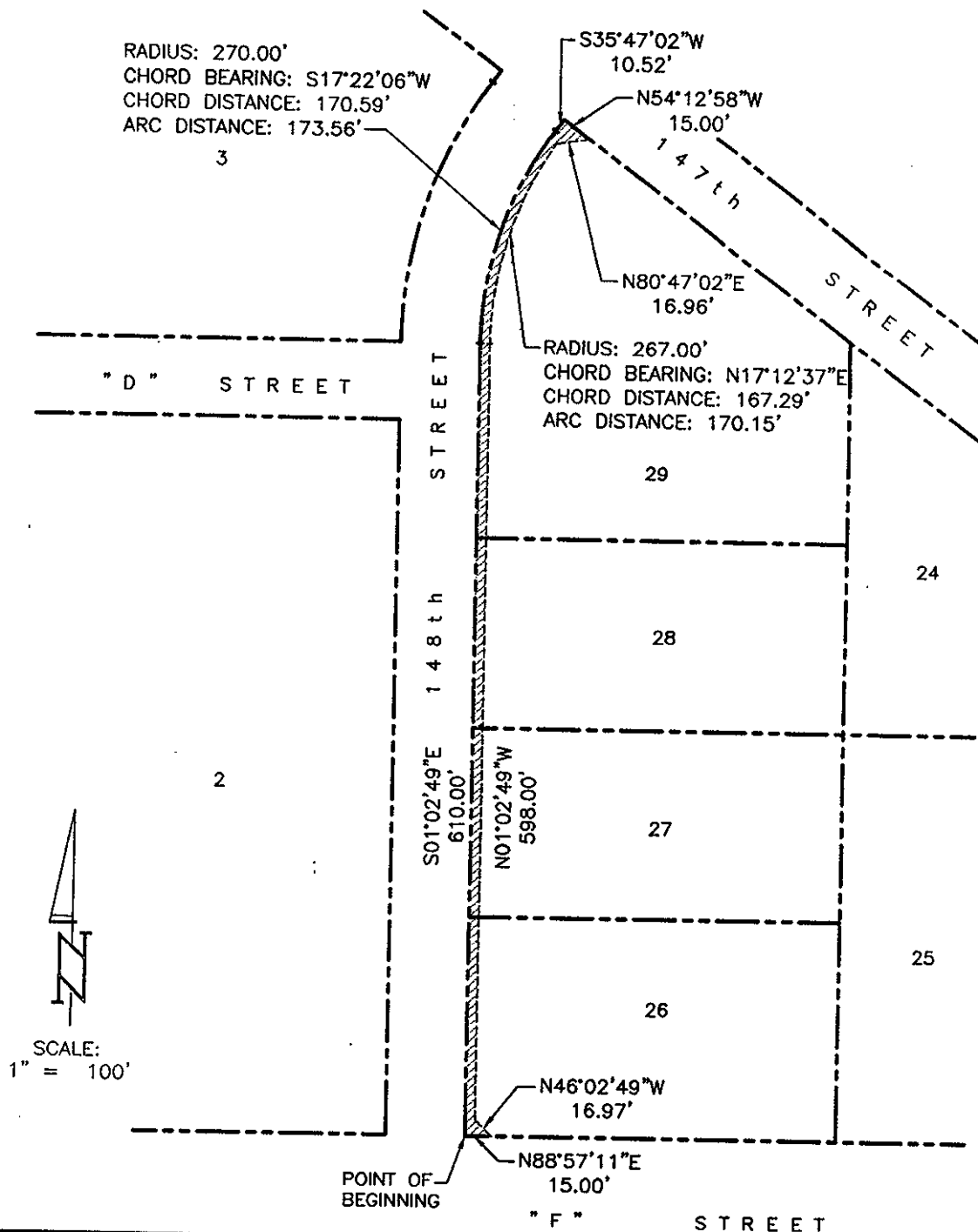
WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above written.



Shirley A. Gray
Notary Public

EXHIBIT A

Lots 26, 27, 28 and 29 , Altech Business Park, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska



LEGAL DESCRIPTION

THAT PART OF LOTS 26, 27, 28 AND 29, ALTECH BUSINESS PARK, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID LOT 26; THENCE N88°57'11"E (ASSUMED BEARING) 15.00 FEET ON THE SOUTHERLY LINE OF SAID LOT 26; THENCE N46°02'49"W 16.97 FEET; THENCE N01°02'49"W 598.00 FEET ON A LINE 3.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINES OF SAID LOTS 26, 27, 28 AND 29; THENCE NORTHEASTERLY ON A LINE 3.00 FEET EASTERLY OF AND CONCENTRIC WITH THE WESTERLY LINE OF SAID LOT 29 ON A 270.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N17°12'37"E CHORD DISTANCE 167.29 FEET, AN ARC DISTANCE OF 170.15 FEET; THENCE N80°47'02"E 16.96 FEET TO THE NORTHERLY LINE OF SAID LOT 29; THENCE N54°12'58"W 15.00 FEET ON THE NORTHERLY LINE OF SAID LOT 29 TO THE NW CORNER THEREOF; THENCE S35°47'02"W 10.52 FEET ON THE WESTERLY LINE OF SAID LOT 29; THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID LOT 29 ON A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S17°22'06"W CHORD DISTANCE 170.59 FEET, AN ARC DISTANCE OF 173.56 FEET; THENCE S01°02'49"E 610.00 FEET ON THE WESTERLY LINES OF SAID LOT 29, 28, 27 AND 26 TO THE POINT OF BEGINNING.

S.I.D. 422, DOUGLAS COUNTY TD2 FILE NO. 1085-105-L DATE: JUNE 24, 1998
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154. 402-330-8860

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