



MISC 2005059875



MAY 25 2005 11:22 P 4

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
5/25/2005 11:22:58.43



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DECLARATION OF COVENANTS AND RESTRICTIONS

Ted Grace Development, L.L.C., a Nebraska Limited Liability Company ("Declarant") is the record owner of the Real Estate described in Exhibit "A" attached hereto.

Declarant establishes the following covenants and restrictions with respect to the Real Estate.

1. No lot included within the Real Estate shall be owned by any organization which is exempt, under the constitution and laws of the State of Nebraska, from the obligation to pay general real property taxes levied by any governmental subdivision to which the lot is otherwise subject.
2. No lot included within the Real Estate shall be put to any use which, under the constitution and laws of the State of Nebraska, would cause such lot to become exempt from the obligation to pay general real property taxes levied by any governmental subdivision to which the lot is otherwise subject.
3. The foregoing restrictions shall remain in effect for as long as the Real Estate is included within the boundaries of Sanitary and Improvement District #422 of Douglas County, Nebraska. At such time as the Real Estate or any lot included therein, is no longer within the boundaries of Sanitary and Improvement District #422, the foregoing covenants and restrictions shall no longer apply.
4. The covenants and restrictions created herein shall run with the Real Estate and each lot included therein, and shall bind the owners of such Real Estate and their successors in interest and shall be for the benefit of and shall be enforceable by Declarant and/or Sanitary Improvement District #422 of Douglas County, Nebraska.

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

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

STALNAKER, BECKER & BURESH, P.C.
8805 INDIAN HILLS DR. #325
P.O. BOX 24268
OMAHA, NEBRASKA 68124

STATE OF NEBRASKA)
)ss
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 19th day of May, 2005 by Ted V. Grace, Manager of Ted Grace Development L.L.C., a Nebraska Limited Liability Company.



My Commission Expires: 10/13/05

Cheryl A. Peterson
Notary Public

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EXHIBIT A

Lots 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 20, 21 and 48 in Altech Business Park, a subdivision as surveyed platted and recorded in Douglas County, Nebraska.

Lot 2, Altech Business Park Replat 4, being a replat of Lots 27, 28 and 29, Altech Business Park, a subdivision as surveyed platted and recorded in Douglas County, Nebraska.