

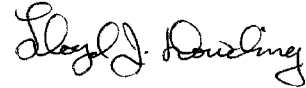
COUNTER LM
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SUBMITTED COX COMMUNICATIONS - OMA

NEBRASKA DOCUMENTARY
STAMP TAX
Mar 16, 2015
\$ Ex023 By LM

FILED SARPY CO. NE.
INSTRUMENT NUMBER

2015-05421

2015 Mar 16 01:09:08 PM



REGISTER OF DEEDS



GPIN/Other#: _____

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Cox Communications
401 N 117th Street
Omaha NE 68154
Attn: _____

THIS IS A CONVEYANCE OF AN EASEMENT
AND CONSIDERATION IS LESS THAN \$100.00

(space above for recorder's use only)

GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT

THIS GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT (this "Easement") is made this **March 1st, 2015**, by and between **SR Group LLC** ("Grantor") and **Cox Communications Omaha, LLC**, a Delaware limited liability company, d/b/a **Cox Communications** ("Cox"). Grantor is the owner of certain real property located in Sarpy County, Nebraska which is more particularly described in Exhibit A, attached hereto and incorporated herein (the "Property"). Grantor hereby declares, creates, and grants to Cox, its affiliates, successors and assigns, a perpetual, non-exclusive easement in, on, over, under, across and through the Property and all its improvements, together with all rights of access, ingress and egress for the purposes stated hereafter. Grantor hereby covenants, represents, and warrants to Cox that Grantor, at the time of execution of this Easement, has the right and title to the Property and all requisite authority to grant this Easement. This Easement shall run with the title to the Property, and be binding on Grantor, all subsequent owners of the Property, and others who may claim an interest in the Property.

This Easement is for the purposes of: (a) constructing, installing, operating, maintaining, repairing, replacing, and removing telecommunications and other facilities consisting of, without limitation, conduits, strands, wires, coaxial cables, hardware, wireless access points, backhaul modems, antennas, pedestals, junction boxes, and other equipment (collectively, the "Facilities") as Cox may from time-to-time require, and (b) offering, providing, and marketing (on an exclusive or non-exclusive basis) video, entertainment, high-speed data, voice and other services (collectively, the "Services") to the Property and other properties and persons that can be served by the Facilities. Cox owns and/or Grantor has granted to Cox the exclusive right to use all or a portion of the Facilities. Any Facilities owned by Cox shall not be deemed a fixture of the Property.

Grantor may grant other easements or rights of access to the Property and use the Property for any purpose that does not restrict or interfere with this Easement or Cox's use of the Facilities, does not damage the Facilities, and is consistent with Cox's rights under either this Easement or the Agreement (as such term is defined below).

PLEASE TAKE NOTICE that, contemporaneously with this Easement, Grantor and Cox have also entered into that certain Service and Access Agreement, dated **March 1st, 2015**, as such may be amended, extended, renewed or replaced (collectively, the "Agreement") which may contain additional information regarding the Facilities and the Services. A copy of relevant provisions of the Agreement will be provided to any properly interested person upon written request.

Grantor shall provide notice to Cox of any pending trustee or foreclosure sale or receivership, bankruptcy or other proceeding affecting the Property, sent to the address above.

SR Group LLC:

By: Laura Miller
Name: Laura Miller
Title: Community Manager

GRANTOR ACKNOWLEDGMENT

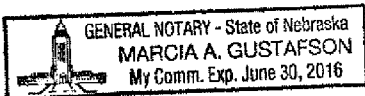
STATE OF Nebraska
COUNTY OF Sarpy

On FEB 23 2015 (date) before me, Marcia Gustafson (Notary), personally appeared Laura Miller (name of signer), who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nebraska that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[NOTARY SEAL]



Marcia A. Gustafson
Notary Public
Name: Marcia A. Gustafson
My Commission Expires: June 30, 2016

" EXHIBIT A "

A part of Lot 21, in Alpine Village South, an Addition to the City of LaVista, as surveyed, platted and recorded in Sarpy County, Nebraska, being more particularly described as follows: Commencing at the East Quarter corner of Section 15, Township 14 North, Range 12 East; thence North $89^{\circ}55'00''$ West (assumed bearing) along the North line of the Southeast Quarter a distance of 235.60 feet to the point of beginning; thence South $00^{\circ}27'50''$ West along a line 105 feet Westerly of and parallel to the Westerly right-of-way line of State Highway # 85 a distance of 833.64 feet; thence South $59^{\circ}04'58''$ West a distance of 329.13 feet to a point of intersection with a curve; said point being on the North right-of-way line of Alpine Drive, thence on a 1,036.63 foot radius curve to the left (chord bearing North $36^{\circ}46'05''$ West, chord distance 335.08 feet) an arc distance of 336.56 feet to a point of tangency; thence North $46^{\circ}04'11''$ West along said North right-of-way line of Alpine Drive a distance of 52.61 feet to a point of curvature; thence on an 888.67 foot radius curve to the left (chord bearing North $59^{\circ}22'25''$ West, chord distance of 409.00 feet) an arc distance of 412.70 feet to an intersection of the right-of-way lines of 87th Street and Alpine Drive; thence on a 680 foot radius curve to the left along the East right-of-way line of 87th Street (chord bearing North $01^{\circ}04'16''$ East, chord distance of 373.28 feet) an arc distance of 378.13 feet to a point of tangency; thence North $14^{\circ}51'34''$ West along the East right-of-way line of 87th Street a distance of 42.70 feet to a point of curvature; thence on a 294.41 foot radius curve to the right (chord bearing $07^{\circ}23'16''$ West, chord distance of 76.56 feet) an arc distance of 76.78 feet to a point on the South line of Park View Heights Addition, a platted and recorded subdivision in Sarpy County, Nebraska; thence South $89^{\circ}55'00''$ East along the Southerly line of said Park View Heights Addition a distance of 893.53 feet to the point of beginning. (Known as Lot 21B.) Together with all easement rights granted under one certain Easement recorded in the Office of the Register of Deeds for Sarpy County, Nebraska in Book 46, Miscellaneous Records, at Page 124, over, under and across the land described as follows: Commencing at the East Quarter corner of Section 15, Township 14 North, Range 12 East of the 6th P.M.; thence North $89^{\circ}55'00''$ West (assumed bearing) along the North line of the Southeast quarter a distance of 235.60 feet; thence South $00^{\circ}27'50''$ West along a line 105.00 feet Westerly of and parallel to the Westerly right-of-way line of State Highway # 85 a distance of 319.10 feet to the point of beginning; thence South $89^{\circ}32'10''$ East a distance of 13.00 feet; thence South $00^{\circ}27'50''$ West along a line 92.00 feet Westerly of and parallel to the Westerly right-of-way line of State Highway # 85 a distance of 448.40 feet; thence North $89^{\circ}55'00''$ West a distance of 13.00 feet; thence North $00^{\circ}27'50''$ East along a line 105.00 feet Westerly of and parallel to the Westerly right-of-way line of State Highway #85 a distance of 448.40 feet to the point of beginning.