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Date

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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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LANDSCAPE EASEMENT

FALCON RIDGE LAND CORP., a Nebraska corporation, and its successors, being the owner of the real estate described below and hereinafter referred to as the "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to SANITARY AND IMPROVEMENT DISTRICT NO. 434 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, and FALCON RIDGE HOMEOWNERS ASSOCIATION, a Nebraska nonprofit corporation, and their successors, licensees and assigns, hereinafter collectively referred to as "Grantee", a permanent right-of-way easement for the construction, installation, operation, maintenance, repair, replacement, preservation and renewal of landscape areas and fencing over, upon, above, along, in and across the following described real estate to-wit:

See attached Exhibits "A", "B" and "C", wherein the real estate is both legally and pictorially described (the "Easement Area").

Where such facilities are constructed, the Grantee shall have the right to construct, operate, repair, renew, maintain, replace and preserve such landscaping, fencing and related accessories within the Easement Area.

No fencing shall be installed in the Easement Area without the prior written approval of Grantor. The owners of the real estate described within the Easement Area, other than the Grantor, shall not be permitted to remove, alter or relocate the landscaping, fencing and related materials except for the purposes of repair and replacement.

This conveyance is made for the benefit of the property owners of Falcon Ridge and their successors and assigns.

BMS
FEE *3000* FB _____
EXP _____ CO _____ COMP _____
M _____ SCN _____ FV _____

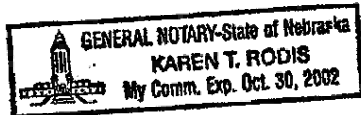
FALCON RIDGE LAND CORP., a Nebraska corporation

By _____
President

STATE OF NEBRASKA)
) ss.:
COUNTY OF DOUGLAS)

On this *1st* day of January, 2000, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came JOHN C. ALLEN, President of FALCON RIDGE LAND CORP., a Nebraska corporation, on behalf of the corporation.

WITNESS my hand and notarial seal on the day and year last above written.



Karen T. Rodis

Notary Public

Return to:

John Q. Bachman
GAINES, MULLEN, PANSING & HOGAN
10050 Regency Circle, Suite 200
Omaha, Nebraska 68114

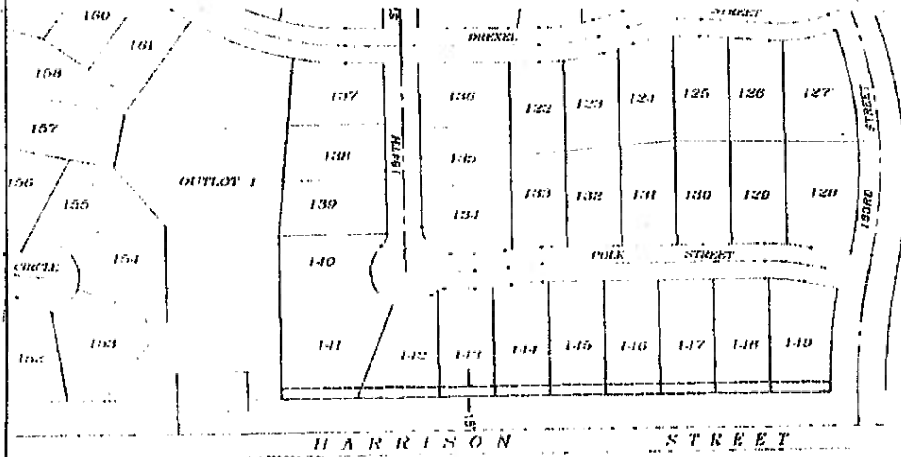
EXHIBIT "A"

LEGAL DESCRIPTION OC-11942

A permanent landscaping easement over the South fifteen (15') foot of Lots 141 through 149, inclusive, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



FALCON RIDGE



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Book _____ Page _____ Date Dec. 8, 1999 Dwn.By oet Job Number 96054.01-003



lamp, ryneason & associates, inc.

engineers surveyors planners

14710 west dodge road, suite 100
omaha, nebraska 68154-2029

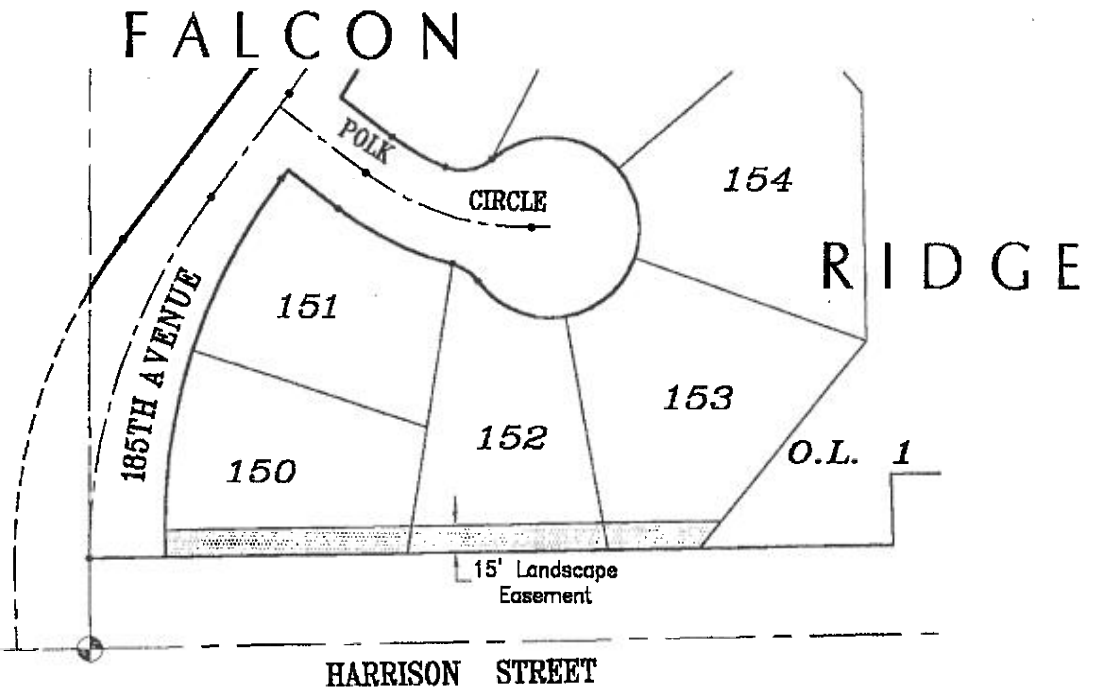
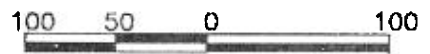
ph 402-496-2498
fax 402-496-2730

EXHIBIT "B"

LEGAL DESCRIPTION

0c-11942

A permanent landscaping easement over the South fifteen (15') foot of Lots 150, 152 and 153, FALCON RIDGE, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



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Job Number 94056.01-003



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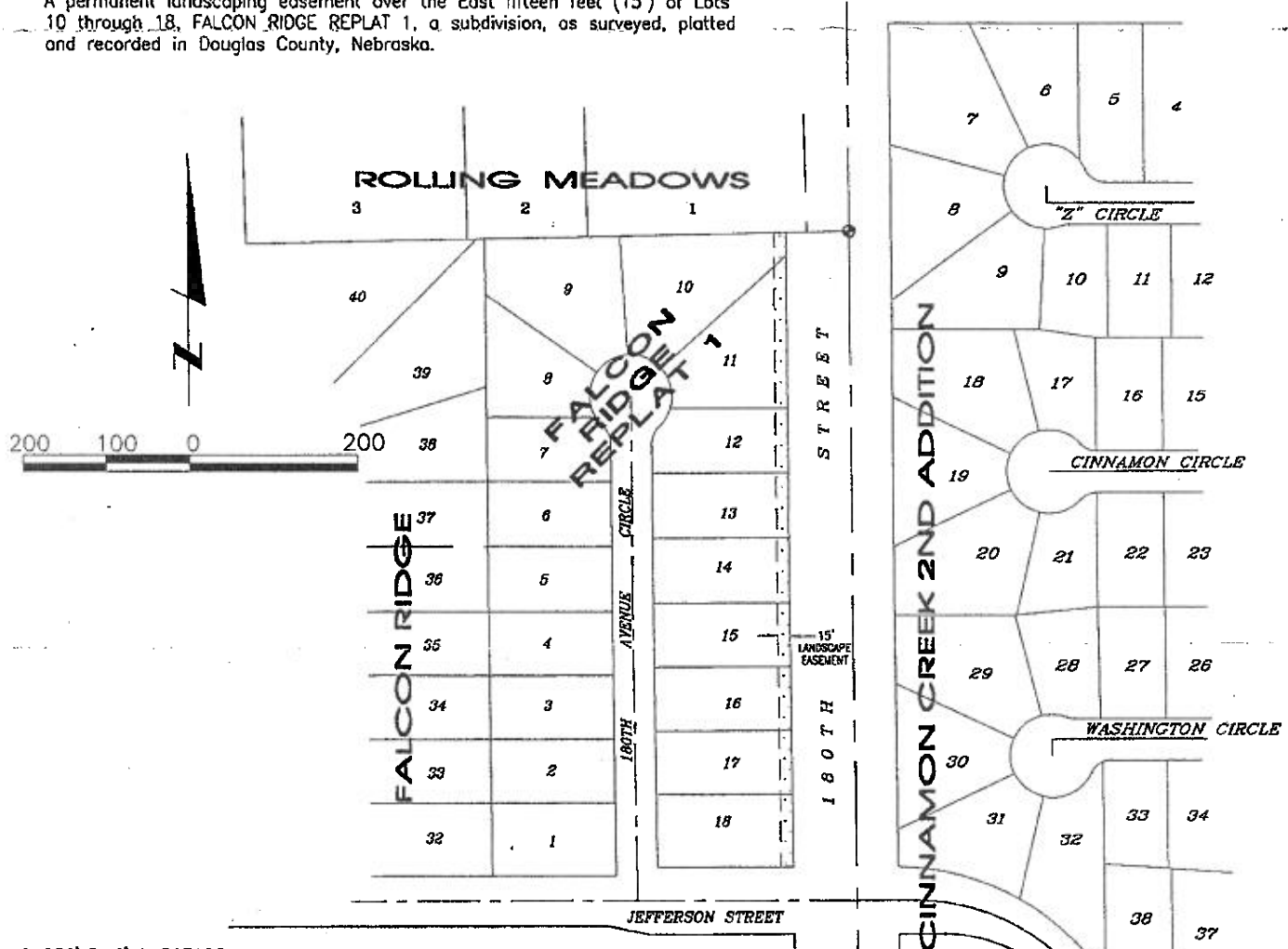
14710 west dodge road, suite 100
omaha, nebraska 68154-2029

ph 402-496-2498
fax 402-496-2730

EXHIBIT "C"

LEGAL DESCRIPTION :

A permanent landscaping easement over the East fifteen feet (15') of Lots 10 through 18, FALCON RIDGE REPLAT 1, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.



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Book _____ Page _____ Date Jan. 4, 2000 Dwn.By DJB Job Number 96054.01-003

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