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DECLARATION OF SITE DISTANCE EASEMENTS

This Declaration of Site Distance Easements is made as of this 25<sup>th</sup> day of August, 1992, by Maple North Enterprises, Inc., a Nebraska corporation (herein the "Declarant").

PRELIMINARY STATEMENT

Declarant is the owner and developer of real property known as Hillsborough, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska (herein the "Subdivision"). Among the lots in the Subdivision owned by Declarant are Lot 1, Lot 444, and Lot 522 (herein the "Restricted Lots"). The Restricted Lots are situated in such a manner that the City of Omaha has required the imposition of restrictions on the height of improvements and vegetation situated, constructed, placed or maintained on certain portions of the Restricted Lots. Declarant desires to impose easements on the Restricted Lots to restrict the height of improvements situated, constructed, placed or maintained on the Restricted Lots.

NOW, THEREFORE, the Declarant hereby declares that the Restricted Lots shall be held, sold, and conveyed subject to site distance easements, as follows:

Declarant hereby reserves and creates a permanent easement prohibiting the construction, maintenance, or placement of improvements or vegetation exceeding a height of eighteen (18) inches over, upon, along, in and across the following parts of the Restricted Lots (the "Easement Areas"), to-wit:

See attached Exhibits "A", "B" and "C", wherein the Easement Areas are both legally and pictorially described.

The easements created herein shall each run with the land, inure to the benefit of, and be binding upon, the Declarant and the owners of the Restricted Lots, and each of their respective heirs, personal representatives, assigns, and transferees.

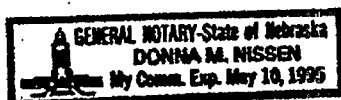
DATED this 25<sup>th</sup> day of August, 1992.

MAPLE NORTH ENTERPRISES, a Nebraska corporation

By Robert P. Horgan, President

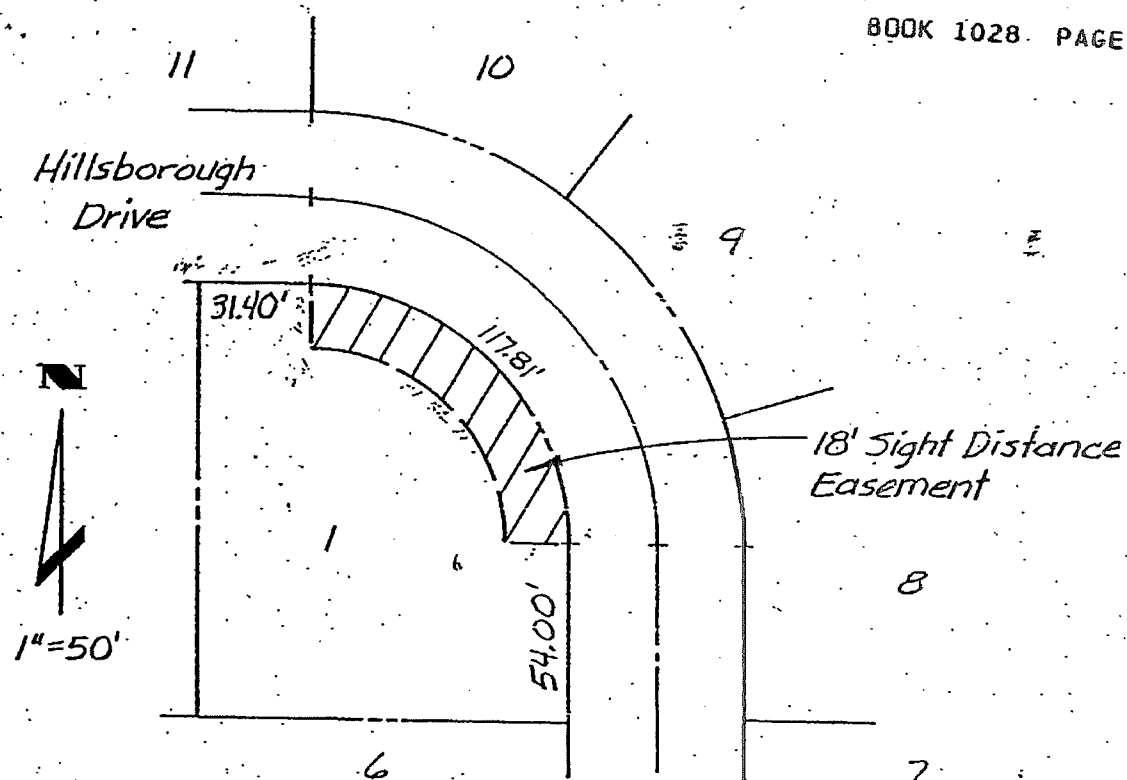
STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

Acknowledged this 25<sup>th</sup> day of August, 1992, before me, a notary public in and for said county and state, by Robert P. Horgan, President of Maple North Enterprises, a Nebraska corporation, on behalf of said corporation.

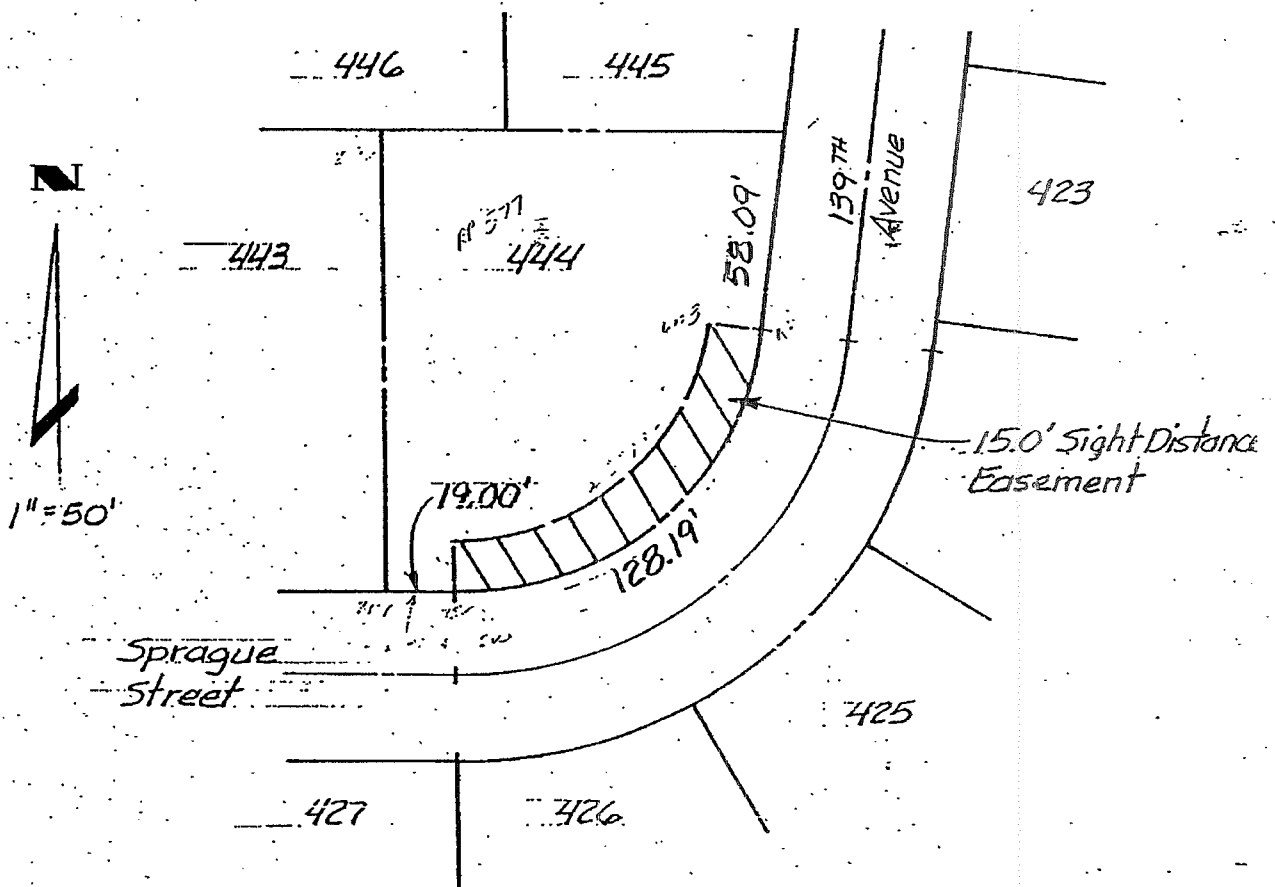


Donna M. Nissen  
Notary Public

RETURN  
5000 B...  
10000...  
8/11/92

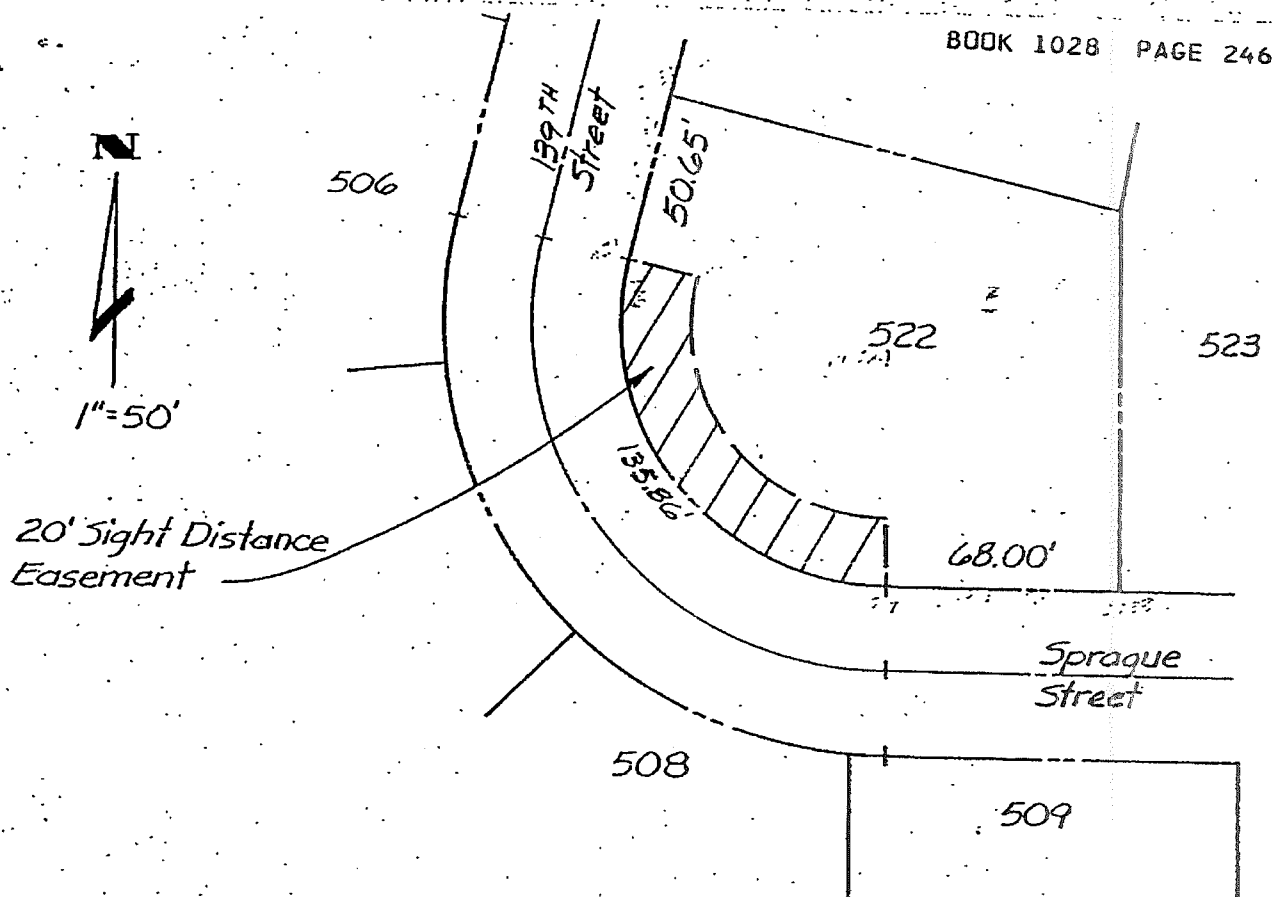
Legal Description:

That part of Lot 1, Hillsborough, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows: Commencing at the NW corner of said Lot 1; thence East (assumed bearing) 31.40 feet on the North line of said Lot 1 to a point of curve and the point of beginning; thence Southeasterly on the Northeasterly line of said Lot 1 on a 75.00 foot radius curve to the right, chord bearing S45°00'00"E, chord distance 106.07 feet, an arc distance of 117.81 feet; thence West 18.00 feet; thence Northwesternly on a 57.00 foot radius curve to the left, chord bearing N45°00'00"W, chord distance 80.61 feet; an arc distance of 89.54 feet; thence North 18.00 feet to the point of beginning.



Legal Description:

That part of Lot 444, Hillsborough, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows: Commencing at the SW corner of said Lot 444; thence S89°42'15"E (assumed bearing) 19.00 feet on the South line of said Lot 444 to a point of curve and the point of beginning; thence Northeasterly on the Southeasterly line of said Lot 444 on an 89.03 foot radius curve to the left, chord bearing N49°02'45"E, chord distance 117.40 feet, an arc distance of 128.19 feet; thence N82°12'15"W 15.00 feet; thence Southwesterly on a 74.03 foot radius curve to the right, chord bearing S49°02'45"W, chord distance 97.62 feet, an arc distance of 106.59 feet; thence S00°17'45"W 15.00 feet to the point of beginning.



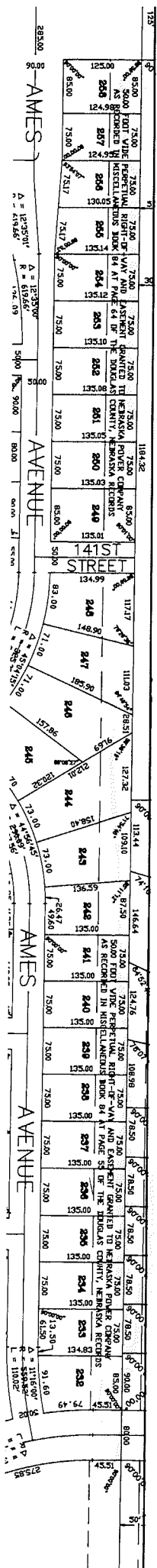
Legal Description:

That part of Lot 522, Hillsborough, a subdivision as surveyed, platted, and recorded in Douglas County, Nebraska, described as follows: Commencing at the SE corner of said Lot 522; thence N89°42'15"W (assumed bearing) 68.00 feet on the South line of said Lot 522 to a point of curve and the point of beginning; thence Northwesterly on the Southwesterly line of said Lot 522 on a 75.27 foot radius curve to the right, chord bearing N37°59'45"W, chord distance 118.15 feet, an arc distance of 135.86 feet; thence S76°17'15"E 20.00 feet; thence Southeasterly on a 55.27 foot radius curve to the left, chord bearing S37°59'45"E, chord distance 86.76 feet, an arc distance of 99.76 feet; thence S00°17'45"W 20.00 feet to the point of beginning.

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PG 243-246 N 246 DEL IN MC  
OF misc COMP VP F/B MC-16530

RECEIVED  
Aug 26 4 01 PM '92  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

EXHIBIT 3



S.W. 1/4 SEC. 1-15-11

