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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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August 9, 1999

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RIGHT-OF-WAY EASEMENT

SPRING RIDGE LIMITED PARTNERSHIP

Owner(s) of the real estate described as follows, and hereafter referred to as "Grantor",

Lots 1 thru and including Lot 10, Spring Ridge Replat III Addition, as surveyed, platted and recorded in Douglas County, Nebraska.

in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, do hereby grant to the OMAHA PUBLIC POWER DISTRICT, a public corporation, its successors and assigns, hereafter referred to as "District", a permanent right of way easement with rights of ingress and egress thereto, to construct, operate, maintain, replace and remove its underground electric facilities, consisting of cables, wires, conduits, manholes, drains, splicing boxes and other appurtenances, upon, over, along and under the following described real estate, to wit:

See Exhibit "A" on the reverse side hereof for sketch easement area.

CONDITIONS:

The Grantor hereby grants to the District, its successors and assigns, the right, privilege and authority to clear all trees, roots, brush, and other obstructions from the surface and subsurface of said strip and to temporarily open any fences crossing said strip. Grantor agrees that grade shall not be reduced more than One foot (1') in elevation without the prior approval of the District. The Grantor understands that a single pole and appurtenances may be used to provide service to this property.

In granting this easement, it is understood that said cables shall be buried below plow depth in order to not interfere with the ordinary cultivation of the strip. Damages to fences and growing crops arising from the construction and maintenance of the aforesaid system shall be paid for by the District.

The Grantor covenants that he/they has/have lawful possession of said real estate, good, right and lawful authority to make such conveyance and that his/her/their heirs, executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the District forever against the claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this conveyance.

IN WITNESS WHEREOF, the Owner(s) have executed this instrument this 5th day of August, 1999.

OWNERS SIGNATURE(S)

SPRING RIDGE LIMITED PARTNERSHIP,
by SPRING RIDGE CORPORATION, Partner,

Timothy J. McReynolds, President

RETURN TO:
OMAHA PUBLIC POWER DISTRICT
% Right of Way 6W/EP1
444 South 16th Street Mall
Omaha, NE 68102-2247

CORPORATE ACKNOWLEDGMENT

STATE OF NEBRASKA

COUNTY OF DOUGLAS

On this 5th day of August, 1999, before me the undersigned, a Notary Public in and for said County, personally came Timothy J. McReynolds President of Spring Ridge Corporation, ~~President~~ General Partner of Spring Ridge Limited Partnership, personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be his voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

Homer R. Hunt

NOTARY PUBLIC

HOMER R. HUNT
State of Nebraska
My Commission Expires April 30, 2003

INDIVIDUAL ACKNOWLEDGMENT

STATE OF

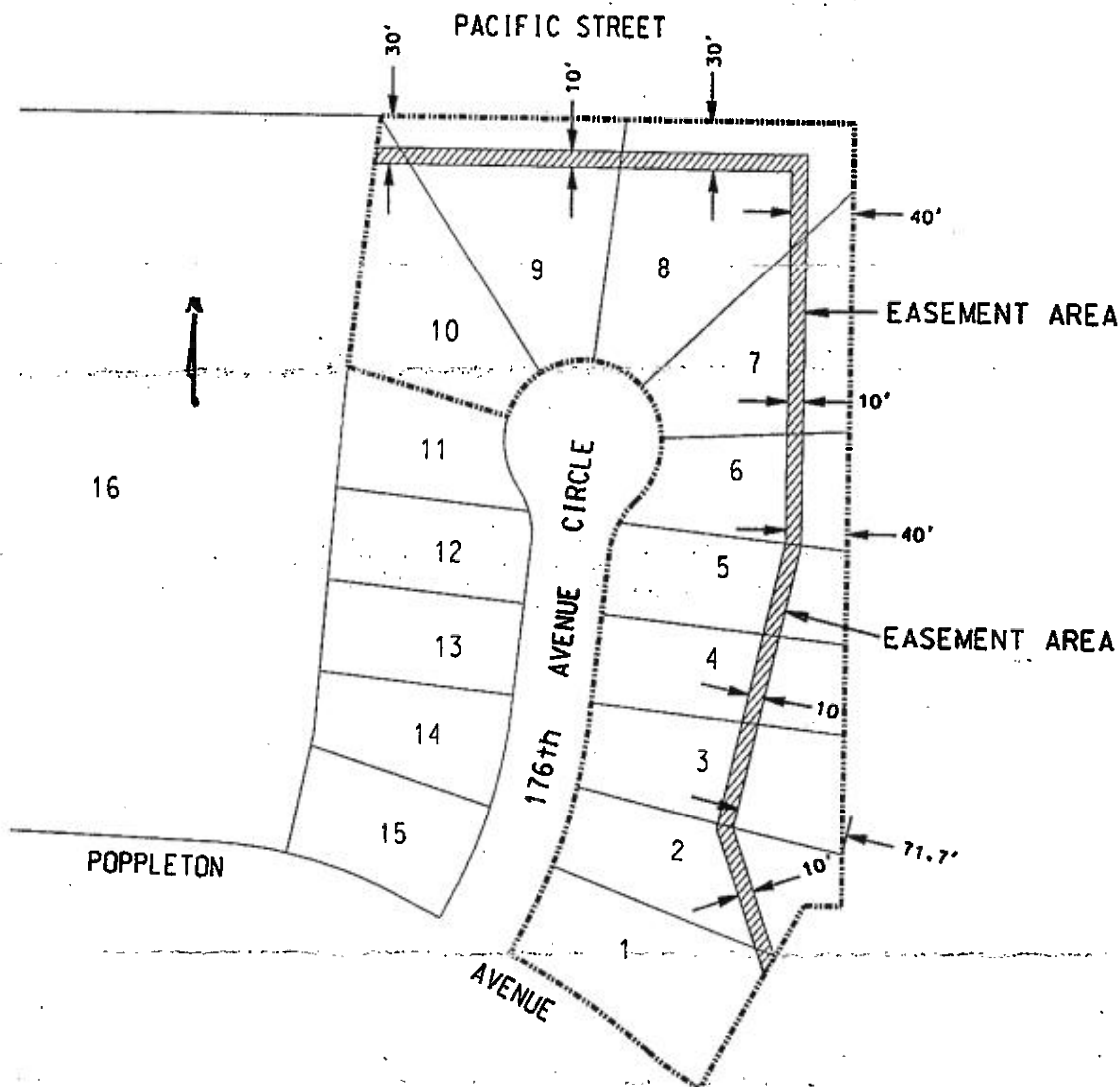
COUNTY OF

On this _____ day of _____, 19____, before me the undersigned, a Notary Public in and for said County and State, personally appeared _____ personally to me known to be the identical person(s) who signed the foregoing instrument as grantor(s) and who acknowledged the execution thereof to be _____ voluntary act and deed for the purpose therein expressed.

Witness my hand and Notarial Seal the date above written.

NOTARY PUBLIC

EXHIBIT "A"



Distribution Engineer _____ Date _____ Property Management _____ Date _____
Section NW 1/4 28 Township 15 North, Range 11 East, County Douglas
Cust Services Wilkins Engineer Peterson W.O.# 00028257