

FILED SARPY CO. NE.
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Glenn J. Dowling
REGISTER OF DEEDS

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**PROJECT COOPERATION AGREEMENT
BETWEEN
BEACON VIEW, INC.
AND
PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT
FOR
WESTERN SARPY/CLEAR CREEK FLOOD REDUCTION PROJECT**

THIS AGREEMENT (hereinafter referred to as "THIS AGREEMENT") is made by and between **PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT** (hereinafter referred to as "the NRD") and **BEACON VIEW, INC.**, a Nebraska non-profit corporation (hereinafter referred to as "BEACON VIEW").

WHEREAS, BEACON VIEW is the owner of the certain parcels of land designated as Lot Nos. 14, 16, 17, 18 and 20 in the Declaration and Agreement of Restrictive Covenants dated March 20, 1988, filed with the Register of Deeds of Sarpy County, Nebraska, on March 12, 1990, as Instrument No. 90-03154 (such parcels hereinafter being referred to collectively as "the OLD LOTS"), said lots consisting of informally-subdivided portions of a larger parcel of land owned by BEACON VIEW, described as follows, to-wit:

That part of Tax Lot "F" and Tax Lot "D" and Government Lot 2, all in Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska described as follows: Beginning the center of said Section 29; thence N 33° 18' 30" W, 3086.53 feet to a point 50.0 feet South of the North line of said Section 29; thence S 89° 37' W on a line 50.0 feet South of and parallel with the North line of said Section 29, 264.41 feet; thence South 1199.6 feet; thence West 416.7 feet to a point on the Easterly bank of the Platte River;

thence Southerly on the Easterly bank of the Platte River to a point where it intersects a line 100.0 feet Northwesterly from the centerline of CB&Q Railroad track; thence N 51° 56' E on a line 100.0 feet Northerly from and parallel with the centerline of said railroad tracks, 1844.87 feet; thence N 14° 34' W 54.46 feet; thence S 51° 56' W, 166.50 feet; thence S 71° 36' W, 69.1 feet; thence N 85° 19' 55" W, 52.4 feet; thence N 60° 29' 35" W, 48.9 feet; thence N 33° 04' 05" W, 61.6 feet; thence N 18° 14' 25" W, 79.9 feet; thence N 14° 27' 10" W, 58.4 feet; thence North 115.7 feet to the point of beginning. (The East line of the NW ¼ of Section 29 assumed North-South in direction.)

and

That part of Tax Lot "F" in the SE ¼ of Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska more particularly described as follows: Beginning at a point of the West line of the SE ¼; being 115.51 feet South of the Center of said Section 29, thence S 14° 27' 10" E, 58.4 feet; thence S 18° 14' 25" E, 79.9 feet; thence S 33° 04' 05" E, 61.6 feet, thence S 60° 29' 35" E, 48.9 feet; thence S 85° 19' 55" E, 52.4 feet; thence N 71° 36' E, 69.1 feet; thence N 51° 56' E, 166.50 feet; thence S 14° 34' E, 54.46 feet to the North R.O.W. line of C.B. & Q. Railroad; thence S 51° 56' W, 480.67 feet along the North R.O.W. line of C.B. & Q. Railroad to the West line of said SE ¼ thence North 436.81 feet along the West line of said SE ¼ to the point of beginning

(hereinafter referred to collectively as **BEACON VIEW'S PROPERTY**); and,

WHEREAS, the NRD intends to sponsor the construction by the United States Army Corps of Engineers of the Western Sarpy/Clear Creek Flood Reduction Project (hereinafter referred to as "**the PROJECT**"), including flood protection levee(s) (hereinafter referred to as "**the PROJECT LEVEE**") located in part on the OLD LOTS.

WHEREAS, construction of the PROJECT will necessitate the NRD's removal of the existing dwelling structures now located on the OLD LOTS, so that the NRD can permanently use and occupy the OLD LOTS and other portions of BEACON VIEW'S PROPERTY as rights-of-way for the PROJECT LEVEE; and,

WHEREAS, the NRD and BEACON VIEW wish to enter into an overall agreement providing for the consideration BEACON VIEW shall receive in return for the acquisitions from it by the NRD for the PROJECT LEVEE.

WHEREAS, the NRD is willing to provide for the platting of five additional lots (hereinafter referred to as "**the NEW LOTS**") on BEACON VIEW'S PROPERTY, to substitute for the OLD LOTS and to pay to BEACON VIEW the monetary and in kind compensation as provided for herein,

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NOW THEREFORE, in consideration of the foregoing recitals and their mutual covenants hereinafter expressed, the parties agree as follows:

1. CONSULTANT. The NRD shall retain a professional engineer (hereinafter referred to as "the CONSULTANT") who shall perform duties relating to the NEW LOTS and otherwise as hereinafter described as directed by the NRD and at the NRD's sole cost and expense, without reimbursement by BEACON VIEW.
2. PRODUCTION OF PROPOSED PLAT. The CONSULTANT shall perform site investigations, surveying and other engineering work necessary to produce a proposed plat (hereinafter referred to as "the PROPOSED PLAT") of a portion of BEACON VIEW'S PROPERTY to reflect the addition of the NEW LOTS.
3. APPROVAL OF PROPOSED PLAT. After the PROPOSED PLAT has been completed by the CONSULTANT, the NRD shall furnish a copy of the same to BEACON VIEW for its written approval, which approval shall not be unreasonably withheld or delayed by BEACON VIEW.
4. EXECUTION OF SUBDIVISION APPLICATIONS. Upon approval of the PROPOSED PLAT by BEACON VIEW, the NRD shall prepare and furnish to BEACON VIEW applications for execution by BEACON VIEW for Sarpy County subdivision approval for the PROPOSED PLAT, which executions shall not be unreasonably withheld or delayed by BEACON VIEW.
5. FILING OF PLAT AND APPLICATIONS. Upon the NRD's receipt of BEACON VIEW'S written approval of the PROPOSED PLAT and subdivision applications executed by BEACON VIEW, the CONSULTANT shall file such plat and applications with those officials of Sarpy County, Nebraska, who are authorized to receive and act upon the same, and the CONSULTANT shall appear before such officials in support of approval for the PROPOSED PLAT. Any filing fees relating to such PROPOSED PLAT and subdivision applications shall be paid for by NRD.
6. ACQUISITION OF LESSEES' INTERESTS. The NRD shall have the sole responsibility to acquire, at NRD expense and without reimbursement by BEACON VIEW, the interests of the existing lessees of the OLD LOTS who will be displaced; and, the NRD shall have the sole responsibility to pay, at NRD expense and without reimbursement by BEACON VIEW, any relocation benefits to which such lessees may be entitled as a result of such displacement from the OLD LOTS.
7. EXCHANGE OF EASEMENTS. At a closing held (a) 15 days after county subdivision approval for the PROPOSED PLAT, (b) 15 days after the NRD has acquired the interests of all of the lessees of the OLD LOTS, (c) 15 days after the exchange of tracts provided by paragraph 8 of THIS AGREEMENT, or (d) on the day for closing computed under paragraph 14 of THIS AGREEMENT, whichever

day shall be later (hereinafter referred to as "**the CLOSING**"), and without additional consideration, (a) BEACON VIEW shall execute and deliver to the NRD a permanent levee and access easement (hereinafter referred to as "**the LEVEE EASEMENT**") in the form as attached hereto as Exhibit "A" and incorporated herein by reference, over those portions of BEACON VIEW'S PROPERTY which are described in the LEVEE EASEMENT (hereinafter referred to as "**the PERMANENT EASEMENT AREA**"); (b) BEACON VIEW shall execute and deliver to the NRD temporary construction and access easements (hereinafter referred to as "**the TEMPORARY EASEMENTS**") in the form as attached hereto as Exhibit "B" and incorporated herein by reference, over those portions of BEACON VIEW'S PROPERTY which are described in the TEMPORARY EASEMENTS (hereinafter referred to as "**the TEMPORARY EASEMENT AREA**"); and (c) the NRD shall execute and deliver to BEACON VIEW a written release of the easements granted to the NRD by BEACON VIEW by the instrument entitled "Easements - Western Sarpy County Drainage District," recorded with the Register of Deeds of Sarpy County, Nebraska, as Document No. 98-004966. The LEVEE EASEMENT and the TEMPORARY EASEMENTS are referred to collectively hereinafter as "**the EASEMENTS**."

8. EXCHANGE OF TRACTS. Prior to the CLOSING (a) BEACON VIEW shall execute and deliver to the grantees named therein a deed in the form as attached hereto as Exhibit "C" and incorporated herein by reference, conveying to the grantees named therein 1.13 acres of BEACON VIEW'S PROPERTY; and (b) the grantees named in Exhibit "C" shall execute and deliver to BEACON VIEW a deed in the form as attached hereto as Exhibit "D" and incorporated herein by reference, conveying to BEACON VIEW 1.05 acres of real property that are described in such Exhibit "D." The NRD agrees to reimburse BEACON VIEW for the first Five Thousand Dollars (\$5,000.00) of consideration paid by BEACON VIEW for the deed in the form as attached hereto as Exhibit "D," plus any filing fees and reasonable title insurance expenses incurred by BEACON VIEW in connection with such exchange.
9. USE OF NEW LOTS BY DISPLACED LESSEES. BEACON VIEW shall offer to lease the NEW LOTS to those displaced lessees of OLD LOTS who desire to build replacement dwellings on NEW LOTS, the respective offered leases to contain the same or equivalent terms and conditions, and to be for at least the same remaining term, as provided by the respective existing OLD LOTS leases between BEACON VIEW and such lessees(s). The parties agree that the use of the NEW LOTS shall be in compliance with Sarpy County zoning and building regulations.
10. RESTRICTIONS ON NEW LOTS. At the CLOSING, BEACON VIEW agrees to execute and deliver to the NRD recordable instrument(s) in a form approved by the NRD, which approval shall not be withheld or delayed unreasonably, containing and implementing restrictive covenants providing that not more than thirty (30) dwellings shall be permitted on BEACON VIEW'S PROPERTY. The

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existing maintenance equipment shed is not considered one of the "dwellings" for purposes of this restriction.

11. MONETARY COMPENSATION. At the CLOSING the NRD shall pay BEACON VIEW the sum of Seventy-Five Thousand Dollars (\$75,000.00) as consideration for the EASEMENTS
12. PAYMENT. The aforesaid cash payment shall be paid by the NRD to BEACON VIEW at the time of the CLOSING via the NRD's bank check.
13. GRANTS. The EASEMENTS shall be granted by BEACON VIEW to the NRD free and clear of all leases, mortgages, taxes and other liens and encumbrances, except easements and protective covenants now of record (all such excepted items hereinafter being referred to collectively as "the **PERMITTED EXCEPTIONS**").
14. TITLE INSURANCE. Within 30 days after the date of THIS AGREEMENT, the NRD shall purchase at its own expense and deliver to BEACON VIEW a commitment for a title insurance policy for the EASEMENTS.

a. Such commitment shall be issued by an authorized company in the amount of the purchase price and shall show marketable fee simple title to the PERMANENT EASEMENT AREA and TEMPORARY EASEMENT AREA to be vested in BEACON VIEW, subject only to the PERMITTED EXCEPTIONS and liens and encumbrances of an ascertainable amount which may be removed by the payment of money at the time of closing and which BEACON VIEW may so remove at that time by using a portion of the purchase price to be paid at closing, including deposit of same for BEACON VIEW's account with the title insurer pursuant to a "title indemnity" or similar escrow arrangement pending removal or release of such liens or encumbrances. The aforesaid policy or commitment shall be conclusive evidence of good title as therein shown as to all matters insured or to be insured by the policy, subject only to the exceptions as therein stated.

b. If the aforesaid commitment discloses any exceptions to title other than the PERMITTED EXCEPTIONS (hereinafter referred to as "the NONPERMITTED EXCEPTIONS"), BEACON VIEW shall have 30 days from the date of delivery of the commitment to BEACON VIEW to have the NONPERMITTED EXCEPTIONS removed from the policy or commitment, or, at BEACON VIEW's expense, to have the title insurer commit to insure against loss or damage that may be occasioned by such NONPERMITTED EXCEPTIONS, and in such event, the time of the CLOSING shall be the day following the date of such removal of exceptions or commitment to insure, or the date for the CLOSING as provided by this AGREEMENT, whichever is later in time.

c. If BEACON VIEW fails to have the NONPERMITTED EXCEPTIONS removed, or in the alternative, to obtain the commitment for title insurance specified above as to such NONPERMITTED EXCEPTIONS within the specified time, the NRD may, at the NRD's election, terminate this AGREEMENT or take

the EASEMENTS as title then is, in either case by giving BEACON VIEW written notice of NRD's election and, in the latter case, by tendering performance on the NRD's part. If the NRD fails to give notice of such election within ten days after the expiration of the aforesaid 30 days, then the NRD shall be deemed to have elected to take the EASEMENTS as title then is, and this transaction shall close in accordance with the preceding provisions hereof. If the NRD shall give notice of the NRD's election to terminate this AGREEMENT, as aforesaid, within the time provided, then this AGREEMENT shall thereupon, without further action by any party, become null and void and neither party shall have any obligation hereunder.

15. ADDITIONAL UNDERTAKINGS BY NRD. NRD hereby agrees to the following additional undertakings:

a. Access. The NRD agrees that its construction work shall not prevent any BEACON VIEW members from accessing their cabins/residences by automobile for more than 72 consecutive hours in any 15-day period during the period of construction of the PROJECT LEVEE.

b. Ramps. The NRD agrees to construct ramps enabling vehicular passage (i) from the road on the PROJECT LEVEE to the location known to the parties as Deer Park and (ii) at the North River Access Road.

c. Reconstruction of Driveways. The NRD agrees to construct ramps enabling vehicular passage from the PROJECT LEVEE to the leased lots of each BEACON VIEW members whose present driveway is lower than the top of the PROJECT LEVEE, and agrees to resurface each such driveway (including horseshoe-configured driveways) damaged by such construction work. Such construction shall be performed in such manner as to not deny automobile access to any such lot for more than 72 consecutive hours in any 15-day period during the period of construction of the PROJECT LEVEE.

d. Deadline for Substantial Completion. In the event of failure of the NRD to substantially complete original construction of the portion of the PROJECT improvements intended for the PERMANENT EASEMENT AREA within 365 calendar days after the commencement of construction of such portion, the NRD agrees to pay to BEACON VIEW, within fifty (50) days of demand, liquidated damages at the rate of \$100 for each day substantial completion is delayed beyond such 365 calendar day period and until the day such substantial completion is achieved. The terms "substantially complete" and "substantial completion" shall denote that original construction of the original PROJECT improvements within the PERMANENT EASEMENT AREA is substantially complete in accordance with the contract for construction of such improvements.

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e. Ingress and Egress. Ingress and egress by the NRD and its contractors during construction shall be accomplished solely from the Northerly boundary of the BEACON VIEW PROPERTY.

f. Miscellaneous. Notwithstanding any provisions of the EASEMENTS to the contrary, the NRD agrees:

i. In constructing the PROJECT LEVEE the NRD shall not in any fashion disturb the "reserved" area depicted in the drawing attached hereto as Exhibit "E" and incorporated herein by reference, except as may be unavoidable or necessary during driveway reconstruction.

ii. The NRD shall perform only that tree cutting in the PERMANENT EASEMENT AREA that is necessary for construction, operation, maintenance or repair of the PROJECT LEVEE.

iii. No fill for the PROJECT shall be borrowed from the portion of the BEACON VIEW PROPERTY outside the PERMANENT EASEMENT AREA.

g. Bar Gate. As a part of the PROJECT, to discourage trespassing, the NRD shall construct, operate and maintain a bar gate at the North end of the portion of the PROJECT LEVEE located on BEACON VIEW'S PROPERTY.

h. Prior to the CLOSING, the NRD shall place flags and set iron pins at all corners of the PERMANENT EASEMENT AREA.

i. Road Grade Raise. Conditional upon receipt by the NRD of necessary rights-of-way from BNSF Railroad and BEACON VIEW, which BEACON VIEW agrees to provide, the NRD at its sole expense shall raise the grade of the portion of BEACON VIEW'S entrance roadway that runs westerly from Ridgeway Road to the PROJECT LEVEE, to make the elevation of such portion of such entrance roadway approximate the elevation of the top of the PROJECT LEVEE; and the NRD may add fill to regularize the grade of the remaining portion of the entrance roadway, between the entrance gate and Ridgeway Road, insofar as that can be done with a minimal clearing of trees.

j. Ridgeway Road. Prior to exercising the TEMPORARY EASEMENTS, the NRD shall place a two-inch (2") layer of rock on Ridgeway Road. During construction of the PROJECT the NRD shall keep in good condition and repair the roads within BEACON VIEW'S PROPERTY which it uses; and, prior to completion of the NRD's use of the roads within BEACON VIEW'S PROPERTY, the NRD shall place another two-inch (2") layer of rock on Ridgeway Road.

k. Future Design Changes. As long as any portion of BEACON VIEW'S PROPERTY is used for human habitation, the NRD shall submit for approval of BEACON VIEW all plans for substantial changes in the as-built design of the

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PROJECT improvements within the PERMANENT EASEMENT AREA, such approval(s) to not be withheld or delayed unreasonably.

16. PROHIBITION AGAINST PUBLIC USE. The NRD's acquisition of the LEVEE EASEMENT, the TEMPORARY EASEMENTS and the interests of the lessees in the OLD LOTS shall not be construed as entitling the NRD to permit the public use of any portion of BEACON VIEW'S PROPERTY for trail or other recreational purpose, or for public road purposes, or for any other purpose other than the construction, operation, maintenance and repair of the PROJECT LEVEE. Nothing shall prohibit BEACON VIEW from using BEACON VIEW'S PROPERTY for uses that are not inconsistent with the rights granted by the LEVEE EASEMENT and the TEMPORARY EASEMENTS.

17. LEVEE OPERATION, MAINTENANCE AND REPAIR. BEACON VIEW shall not have responsibility for operation, maintenance or repair of the PROJECT LEVEE in the LEVEE EASEMENT AREA, which shall be performed by the NRD at such time and in such manner as the NRD in its sole discretion determines necessary.

18. ROADWAY ON LEVEE. The NRD at its sole expense shall construct the road to be located on the PROJECT LEVEE on BEACON'S VIEW PROPERTY, all as depicted in the attached Exhibit "E," which road shall be constructed by NRD in accordance with generally accepted engineering standards and the specifications described on said Exhibit "E". Such road shall serve as a part of BEACON VIEW'S road system and shall also provide access to the NRD for its ongoing inspection and maintenance of the portion of the PROJECT LEVEE located on BEACON VIEW'S PROPERTY. After PROJECT construction, BEACON VIEW shall keep such road on the PROJECT LEVEE in good order and repair at its own cost and expense; provided however, repairs to such road necessitated by settlements, washouts, or structural failure of any part of the PROJECT LEVEE during flooding events, shall be made by the NRD within a reasonable time and at NRD's sole cost and expense. The NRD may add rock to such road at any time the NRD determines advisable.

19. BINDING NOTWITHSTANDING EASEMENTS AND BINDING UPON SUCCESSORS TO NRD. All representations, warranties, covenants and undertakings of NRD shall survive the delivery of the easements described herein. To the extent that there is any inconsistency between the language contained in the EASEMENTS and the language of THIS AGREEMENT, the language of THIS AGREEMENT shall be considered binding upon the parties. All representations, warranties, covenants and undertakings of NRD herein shall be binding upon any successor to NRD's interest as easement holder and provided further that such assignment of easement may only be made by NRD to a governmental agency charged with flood control responsibilities.

20. EFFECTIVE DATE. THIS AGREEMENT shall be effective upon execution by the parties.

Executed by the NRD on this 13th day of June, 2002.

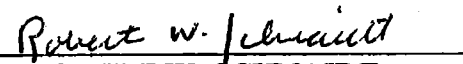
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PAPIO-MISSOURI RIVER NATURAL
RESOURCES DISTRICT

By 
STEVEN G. OLTMANS
General Manager

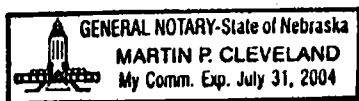
Executed by BEACON VIEW on this 3 day of JUNE, 2002.

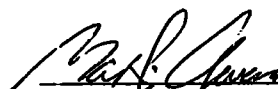
BEACON VIEW, INC.

By 
ROBERT W. SCHNAIDT
Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF Sarpy)

The foregoing instrument was acknowledged before me on this 3rd day of June, 2002, by Steven G. Oltmans, General Manager of the Papio-Missouri River Natural Resources District, on behalf of the District.

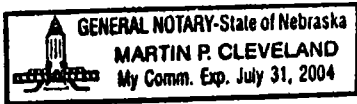


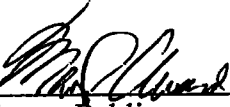

Notary Public

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STATE OF NEBRASKA)
COUNTY OF Sarpy) ss.

The foregoing instrument was acknowledged before me on this 3rd day of June, 2002, by Robert W. Schnaidt, Chairman of the Board of Directors of Beacon View, Inc., on behalf of the corporation.





Notary Public

EXHIBIT "A"

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REGISTER OF DEEDS USE

PERMANENT EASEMENTS

In consideration of Ten Dollars (\$10.00) and other consideration, receipt of which is acknowledged, **BEACON VIEW, INC.**, a Nebraska non-profit corporation (hereinafter referred to as "**GRANTOR**"), owner of:

That part of Tax Lot "F" and Tax Lot "D" and Government Lot 2, all in Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska described as follows: Beginning the center of said Section 29; thence N 33° 18' 30" W, 3086.53 feet to a point 50.0 feet South of the North line of said Section 29; thence S 89° 37' W on a line 50.0 feet South of and parallel with the North line of said Section 29, 264.41 feet; thence South 1199.6 feet; thence West 416.7 feet to a point on the Easterly bank of the Platte River; thence Southerly on the Easterly bank of the Platte River to a point where it intersects a line 100.0 feet Northwesterly from the centerline of CB&Q Railroad track; thence N 51° 56' E on a line 100.0 feet Northerly from and parallel with the centerline of said railroad tracks, 1844.87 feet; thence N 14° 34' W 54.46 feet; thence S 51° 56' W, 166.50 feet; thence S 71° 36' W, 69.1 feet; thence N 85° 19' 55" W, 52.4 feet; thence N 60° 29' 35" W, 48.9 feet; thence N 33° 04' 05" W, 61.6 feet; thence N 18° 14' 25" W, 79.9 feet; thence N 14° 27' 10" W, 58.4 feet; thence North 115.7 feet to the point of beginning. (The East line of the NW ¼ of Section 29 assumed North-South in direction.)

and

That part of Tax Lot "F" in the SE ¼ of Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska more particularly described as follows: Beginning at a point of the West line of the SE ¼; being 115.51 feet South of the Center of said Section 29, thence S 14° 27' 10" E, 58.4 feet; thence S 18° 14' 25" E, 79.9 feet; thence S 33° 04' 05" E, 61.6 feet, thence S 60° 29' 35"

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E, 48.9 feet; thence S 85° 19' 55" E, 52.4 feet; thence N 71° 36' E, 69.1 feet; thence N 51° 56' E, 166.50 feet; thence S 14° 34' E, 54.46 feet to the North R.O.W. line of C.B. & Q. Railroad; thence S 51° 56' W, 480.67 feet along the North R.O.W. line of C.B. & Q. Railroad to the West line of said SE ¼ thence North 436.81 feet along the West line of said SE ¼ to the point of beginning;

(hereinafter referred to as **"GRANTOR'S PROPERTY"**) does hereby grant to the **PATIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT** (hereinafter referred to as **"GRANTEE"**), and its successors and assigns and the U.S. Army Corps of Engineers and its contractors, permanent easements described below, in, over, under and upon the portion(s) of GRANTOR'S PROPERTY that are described in the legal description attached hereto as **"Exhibit 1"** and incorporated herein by reference (such portion(s) hereinafter being referred to collectively as **"the PERMANENT EASEMENT AREA"**), such easements to consist of the following, to-wit:

1. The perpetual and assignable right to enter the PERMANENT EASEMENT AREA and therein construct, maintain, repair, operate, patrol and replace a flood protection levee, including appurtenances thereto, and including a roadway on the top of such levee and 15 foot maintenance corridors beyond and abutting the inside and outside toes of such levee (all hereinafter being referred to collectively as **"the LEVEE"**); and,

2. The perpetual and assignable right to enter the portion(s) of the PERMANENT EASEMENT AREA within or abutting the channel of the Platte River, and therein construct, maintain, repair, operate, patrol and replace revetments, jetties and other riverbank stabilization and riverbank protection measures, including appurtenances thereto (all such improvements hereinafter being referred to collectively as **"the JETTIES"**),

reserving, however, to GRANTOR, its successors and assigns, all such rights and privileges in the PERMANENT EASEMENT AREA as may be used without interfering with or abridging the rights and easements hereby acquired; subject, however, to the following provisions:

1. GRANTOR shall not excavate, nor construct any structures or improvements, other than road improvements, within the PERMANENT EASEMENT AREA, nor excavate on GRANTOR'S PROPERTY within two hundred feet (200') on either side of the PERMANENT EASEMENT AREA to any depth (measured below the natural ground plane) deeper than one-fourth (1/4) the horizontal distance from the point of excavation to the nearest boundary of the PERMANENT EASEMENT AREA.

2. GRANTOR shall not have responsibility for operation or maintenance of the LEVEE or the JETTIES;

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3. The easements granted herein are intended to include, without limitation, GRANTEE'S rights: (a) to remove or demolish the existing structures within the PERMANENT EASEMENT AREA; (b) to remove, regulate and control trees and other vegetation within the PERMANENT EASEMENT AREA; (c) to borrow or deposit fill within the PERMANENT EASEMENT AREA; (d) to have the air space above the PERMANENT EASEMENT AREA unobstructed to such height as will allow the passage and operation of GRANTEE'S construction and maintenance machinery; and, (e) to have ingress and egress over the PERMANENT EASEMENT AREA. GRANTEE may not permit public use of any portion of the PERMANENT EASEMENT AREA for trail or other recreational purposes, or for public road purposes, or for any other purpose than the construction and maintenance of the LEVEE.

4. The consideration recited herein, together with the GRANTOR'S performance of any obligation placed upon it by a separate PROJECT COOPERATION AGREEMENT dated the JUNE 13, 2002, shall constitute payment in full for all damages sustained by GRANTOR by reason of the exercise by GRANTEE, or its successors and assigns, of the rights or privileges herein described or granted. GRANTOR waives compliance by GRANTEE with the Uniform Procedure for Acquiring Private Property for Public Use (Sec. 25-2501, R.R.S. 1943, et seq.)

5. This Easement shall not be construed to pass to GRANTEE, or its successors or assigns, any fee simple interest or title to the PERMANENT EASEMENT AREA.

6. This Easement and the obligations undertaken by the GRANTEE in the PROJECT COOPERATION AGREEMENT dated the JULY 9, 2002, shall be deemed to run with the land and shall be binding upon the parties and their successors and assigns.

7. GRANTOR warrants that it is the owner of the PERMANENT EASEMENT AREA and that it has good right to convey this Easement over the same; that the PERMANENT EASEMENT AREA is free and clear of all other leases, liens and other encumbrances (except as may be subordinated at the foot hereof); and, that GRANTOR will warrant and defend the title of GRANTEE, and of its successors and assigns, to the aforesaid easements over the PERMANENT EASEMENT AREA against all lawful claims and demands of all persons whomsoever.

8. GRANTOR warrants that no verbal or written representations or inducements have been made or given by GRANTEE, or by any of its officers, agents or employees, other than as may be recited in this document or in the PROJECT COOPERATION AGREEMENT dated the JUNE 13, 2002, which document contains additional terms which are binding on NRD, and its successors,

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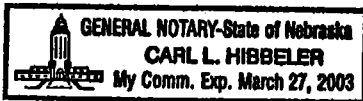
and which additional terms continue after and survive the delivery of this easement.

IN WITNESS WHEREOF, this Easement is executed by GRANTOR as of this
9th day of July, 2002.
BEACON VIEW, INC.

By Robert W. Schnaidt
Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on this 9th day of
July, 2002, by Robert W. Schnaidt, Chairman of the Board of Directors of
Beacon View, Inc., on behalf of the corporation.



Carl L. Hibbler
Notary Public

2002-26217N

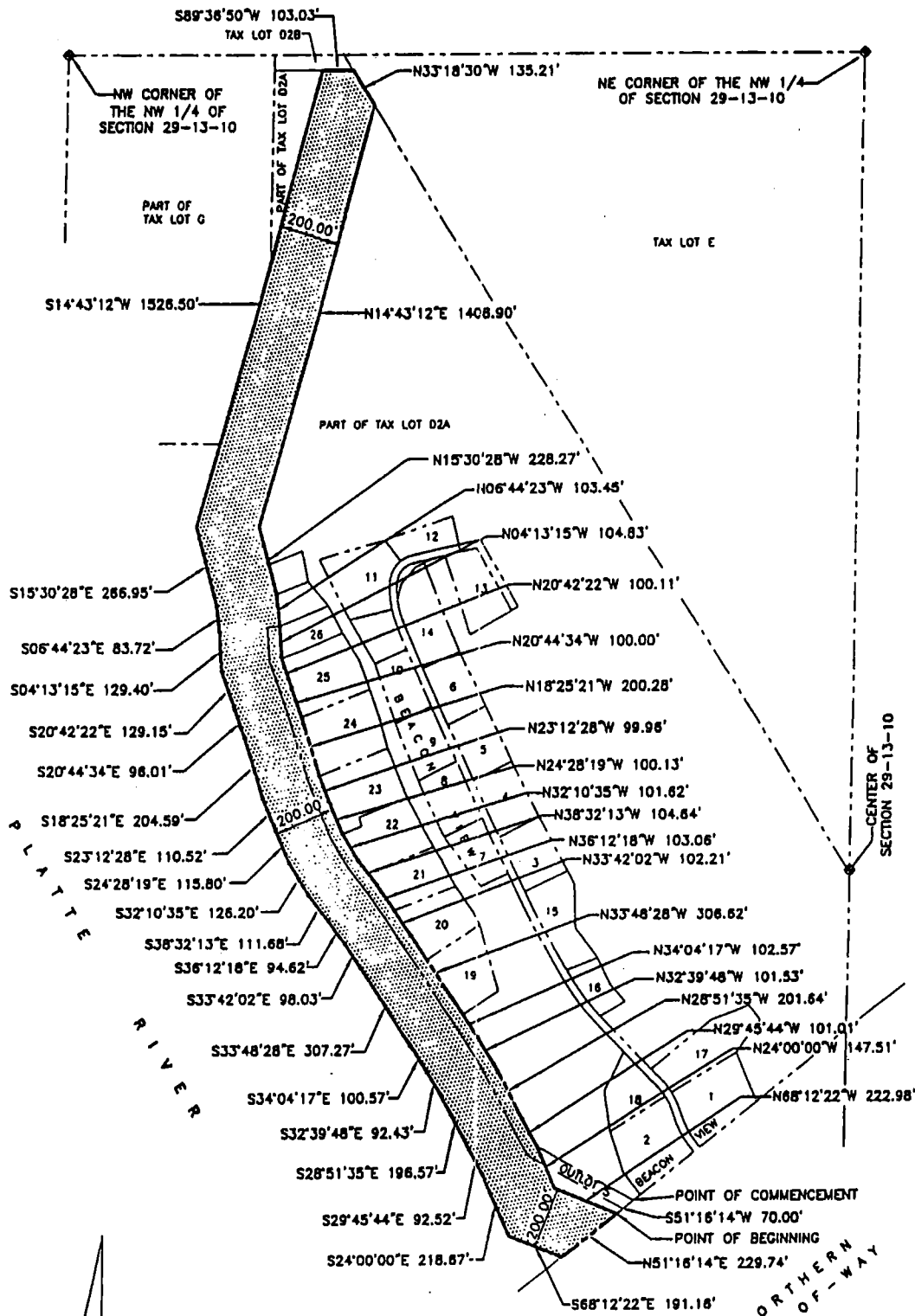


Exhibit "1"

SCALE: 1" = 400'

SHEET 1 OF 2

PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT

TD2 JOB NO.: 1202-101-B.DWG

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

2002-262170

LEGAL DESCRIPTION

PART OF THE WEST 1/2 OF SECTION 29, T13N, R10E OF THE 6th P.M., SARPY COUNTY, NEBRASKA, TOGETHER WITH PART OF OUTLOT 5, BEACON VIEW, A SUBDIVISION IN SAID SARPY COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST EASTERLY CORNER OF SAID OUTLOT 5;
THENCE S51°16'14"W (ASSUMED BEARING) 70.00 FEET ON THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING;
THENCE N68°12'22"W 222.98 FEET;
THENCE N24°00'00"W 147.51 FEET TO THE NORTHEASTERLY LINE OF SAID OUTLOT 5;
THENCE NORTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID OUTLOT 5 ON THE FOLLOWING DESCRIBED 15 COURSES:
THENCE N29°45'44"W 101.01 FEET;
THENCE N28°51'35"W 201.64 FEET;
THENCE N32°39'48"W 101.53 FEET;
THENCE N34°04'17"W 102.57 FEET;
THENCE N33°48'28"W 306.62 FEET;
THENCE N33°42'02"W 102.21 FEET;
THENCE N36°12'18"W 103.06 FEET;
THENCE N38°32'13"W 104.64 FEET;
THENCE N32°10'35"W 101.62 FEET;
THENCE N24°28'19"W 100.13 FEET;
THENCE N23°12'28"W 99.96 FEET;
THENCE N18°25'21"W 200.28 FEET;
THENCE N20°44'34"W 100.00 FEET;
THENCE N20°42'22"W 100.11 FEET;
THENCE N04°13'15"W 104.83 FEET TO THE MOST NORTHERLY LINE OF SAID OUTLOT 5;
THENCE N06°44'23"W 103.45 FEET;
THENCE N15°30'28"W 228.27 FEET;
THENCE N14°43'12"E 1408.90 FEET TO THE NORTHEASTERLY LINE OF TAX LOT D2A IN THE WEST 1/2 OF SAID SECTION 29;
THENCE N33°18'30"W 135.21 FEET ON THE NORTHEASTERLY LINE OF SAID TAX LOT D2A TO THE SE CORNER OF TAX LOT D2B IN THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 29;
THENCE S89°36'50"W 103.03 FEET ON THE SOUTHERLY LINE OF SAID TAX LOT D2B TO A POINT 161.07 FEET FROM THE SW CORNER OF SAID TAX LOT D2B;
THENCE S14°43'12"W 1526.50 FEET;
THENCE S15°30'28"E 266.95 FEET;
THENCE S06°44'23"E 83.72 FEET;
THENCE SOUTHEASTERLY ON A LINE 200.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID OUTLOT 5 ON THE FOLLOWING DESCRIBED 15 COURSES:
THENCE S04°13'15"E 129.40 FEET;
THENCE S20°42'22"E 129.15 FEET;
THENCE S20°44'34"E 96.01 FEET;
THENCE S18°25'21"E 204.59 FEET;
THENCE S23°12'28"E 110.52 FEET;
THENCE S24°28'19"E 115.80 FEET;
THENCE S32°10'35"E 126.20 FEET;
THENCE S38°32'13"E 111.68 FEET;
THENCE S36°12'18"E 94.62 FEET;
THENCE S33°42'02"E 98.03 FEET;
THENCE S33°48'28"E 307.27 FEET;
THENCE S34°04'17"E 100.57 FEET;
THENCE S32°39'48"E 92.43 FEET;
THENCE S28°51'35"E 196.57 FEET;
THENCE S29°45'44"E 92.52 FEET;
THENCE S24°00'00"E 218.67 FEET;
THENCE S68°12'22"E 191.16 FEET TO THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY;
THENCE N51°16'14"E 229.74 FEET ON THE NORTHWESTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINING 19.27 ACRES MORE OR LESS.

Exhibit "1"

SHEET 2 OF 2

EXHIBIT "B"

2002-26217P

REGISTER OF DEEDS USE

TEMPORARY EASEMENT FOR INGRESS AND EGRESS DURING RECONSTRUCTION OR REPAIR

In consideration of Ten Dollars (\$10.00) and other consideration, receipt of which is acknowledged, **BEACON VIEW, INC.**, a Nebraska non-profit corporation (hereinafter referred to as "**GRANTOR**"), owner of:

That part of Tax Lot "F" and Tax Lot "D" and Government Lot 2, all in Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska described as follows: Beginning the center of said Section 29; thence N 33° 18' 30" W, 3086.53 feet to a point 50.0 feet South of the North line of said Section 29; thence S 89° 37' W on a line 50.0 feet South of and parallel with the North line of said Section 29, 264.41 feet; thence South 1199.6 feet; thence West 416.7 feet to a point on the Easterly bank of the Platte River; thence Southerly on the Easterly bank of the Platte River to a point where it intersects a line 100.0 feet Northwesterly from the centerline of CB&Q Railroad track; thence N 51° 56' E on a line 100.0 feet Northerly from and parallel with the centerline of said railroad tracks, 1844.87 feet; thence N 14° 34' W 54.46 feet; thence S 51° 56' W, 166.50 feet; thence S 71° 36' W, 69.1 feet; thence N 85° 19' 55" W, 52.4 feet; thence N 60° 29' 35" W, 48.9 feet; thence N 33° 04' 05" W, 61.6 feet; thence N 18° 14' 25" W, 79.9 feet; thence N 14° 27' 10" W, 58.4 feet; thence North 115.7 feet to the point of beginning. (The East line of the NW ¼ of Section 29 assumed North-South in direction.)

and

That part of Tax Lot "F" in the SE ¼ of Section 29, T 13 N, R 10 E of the 6th P.M., Sarpy County, Nebraska more particularly described as follows: Beginning at a point of the West line of the SE ¼; being 115.51 feet South of

2002-26217 Q

the Center of said Section 29, thence S 14° 27' 10" E, 58.4 feet; thence S 18° 14' 25" E, 79.9 feet; thence S 33° 04' 05" E, 61.6 feet, thence S 60° 29' 35" E, 48.9 feet; thence S 85° 19' 55" E, 52.4 feet; thence N 71° 36' E, 69.1 feet; thence N 51° 56' E, 166.50 feet; thence S 14° 34' E, 54.46 feet to the North R.O.W. line of C.B.& Q. Railroad; thence S 51° 56' W, 480.67 feet along the North R.O.W. line of C.B.&Q. Railroad to the West line of said SE ¼ thence North 436.81 feet along the West line of said SE ¼ to the point of beginning;

(hereinafter referred to as "**GRANTOR'S PROPERTY**") does hereby grant to the **PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT** (hereinafter referred to as "**GRANTEE**"), and its successors and assigns and the U.S. Army Corps of Engineers and its contractors, temporary easements described below, in, over, under and upon Ridgeway Road on GRANTOR'S PROPERTY depicted in the diagram attached hereto as "**Exhibit 2**" and incorporated herein by reference (such portion hereinafter being referred to as "**the TEMPORARY EASEMENT AREA,**") such easements to consist of the following, to-wit: the temporary, full, and free right, liberty and authority to enter and use the TEMPORARY EASEMENT AREA for pedestrian, vehicular and equipment ingress and egress during the period of GRANTEE'S original construction of the Western Sarpy/Clear Creek Flood Reduction Project (hereinafter referred to as "**the PROJECT**") on other portions of GRANTOR'S PROPERTY.

ADDITIONAL PROVISIONS: The easement granted herein shall be subject to the following additional provisions, to-wit:

1. The consideration recited herein together with the GRANTEE's performance of any obligations whether recited herein or not but which are contained in the PROJECT COOPERATION AGREEMENT dated the JUNE 13, 2002, shall constitute payment in full for any and all damages sustained by GRANTOR and its successors and assigns by reason of GRANTEE'S exercise of the rights or privileges herein expressly granted or reasonably implied.

2. GRANTOR waives compliance by GRANTEE with the notice and other provisions of the Uniform Procedure for Acquiring Private Property for Public Use (Sec. 25-2501, R.R.S. 1943, et seq.).

3. The easement granted herein shall be deemed to run with the land and shall be binding upon and inure to the benefit of GRANTOR and GRANTEE, and their respective heirs, successors and assigns.

4. GRANTOR, for itself and for its successors and assigns, covenants that it is the owner of GRANTOR'S PROPERTY and that it has good right to grant the easement granted herein over the TEMPORARY EASEMENT AREA; that the TEMPORARY EASEMENT AREA is free and clear of all liens and encumbrances except easements of record; and, that it will warrant and defend

2002-26217R

GRANTEE'S title to the easement granted herein against the lawful claims and demands of all persons whomsoever.

5. The easement granted herein shall not pass, nor be construed to pass, to GRANTEE, any permanent interest or title.

6. GRANTOR warrants that no verbal or written representations or inducements have been made or given by GRANTEE, or by any of its officers, agents or employees, other than as may be recited in this document or in the PROJECT COOPERATION AGREEMENT dated the JUNE 13, 2002, which document contains additional terms which are binding on NRD, and its successors, and which additional terms continue after and survive the delivery of this easement.

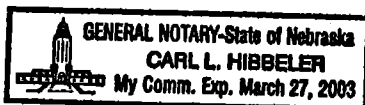
IN WITNESS WHEREOF, this Easement is executed by GRANTOR as of this 9th day of July, 2002.

BEACON VIEW, INC.

By Robert W. Jernstedt
Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

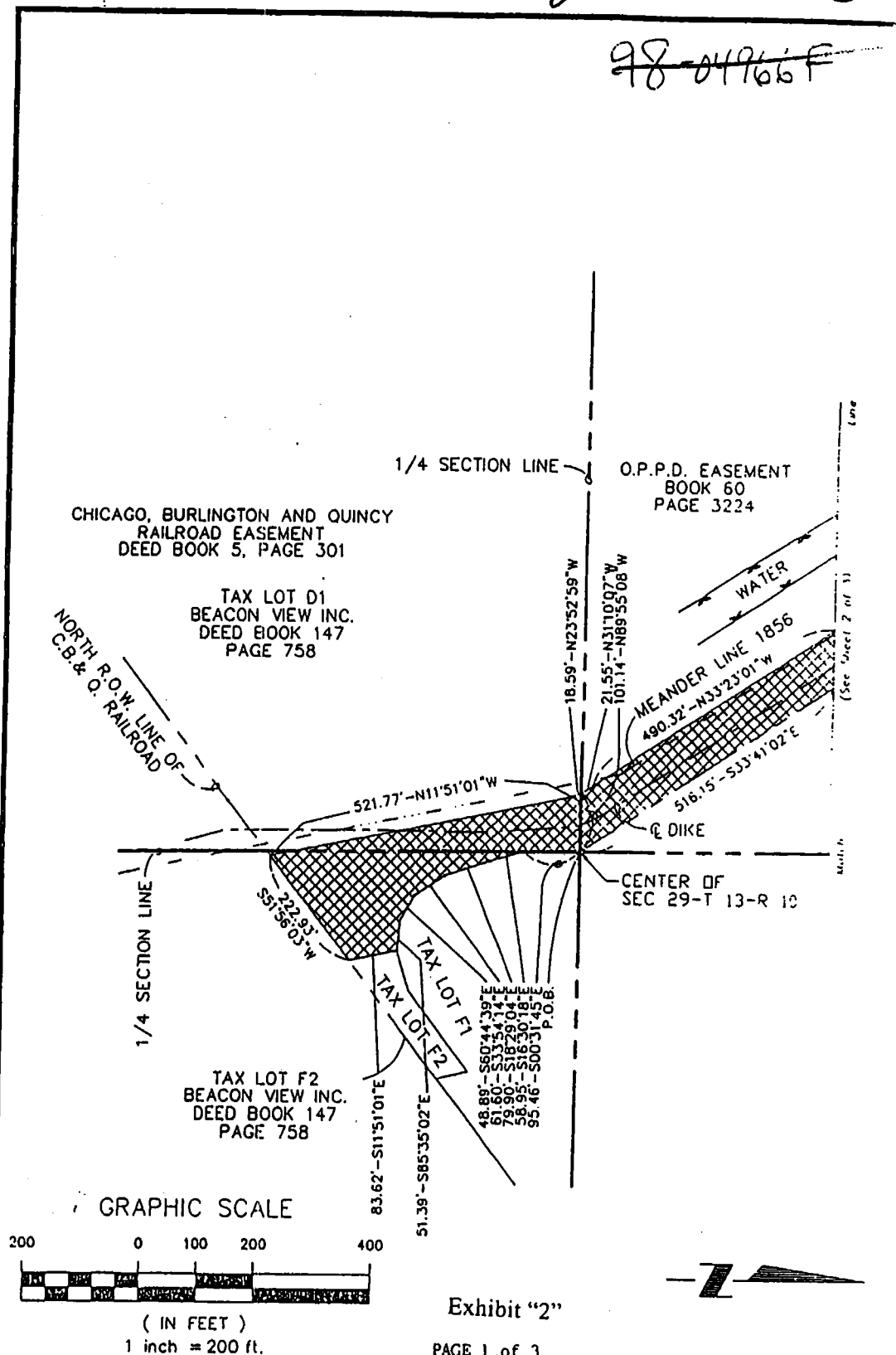
The foregoing instrument was acknowledged before me on this 9th day of July, 2002, by Chairman of the Board of Directors of Beacon View, Inc., on behalf of the corporation.



Carl L. Hibbler
Notary Public

2002-262175

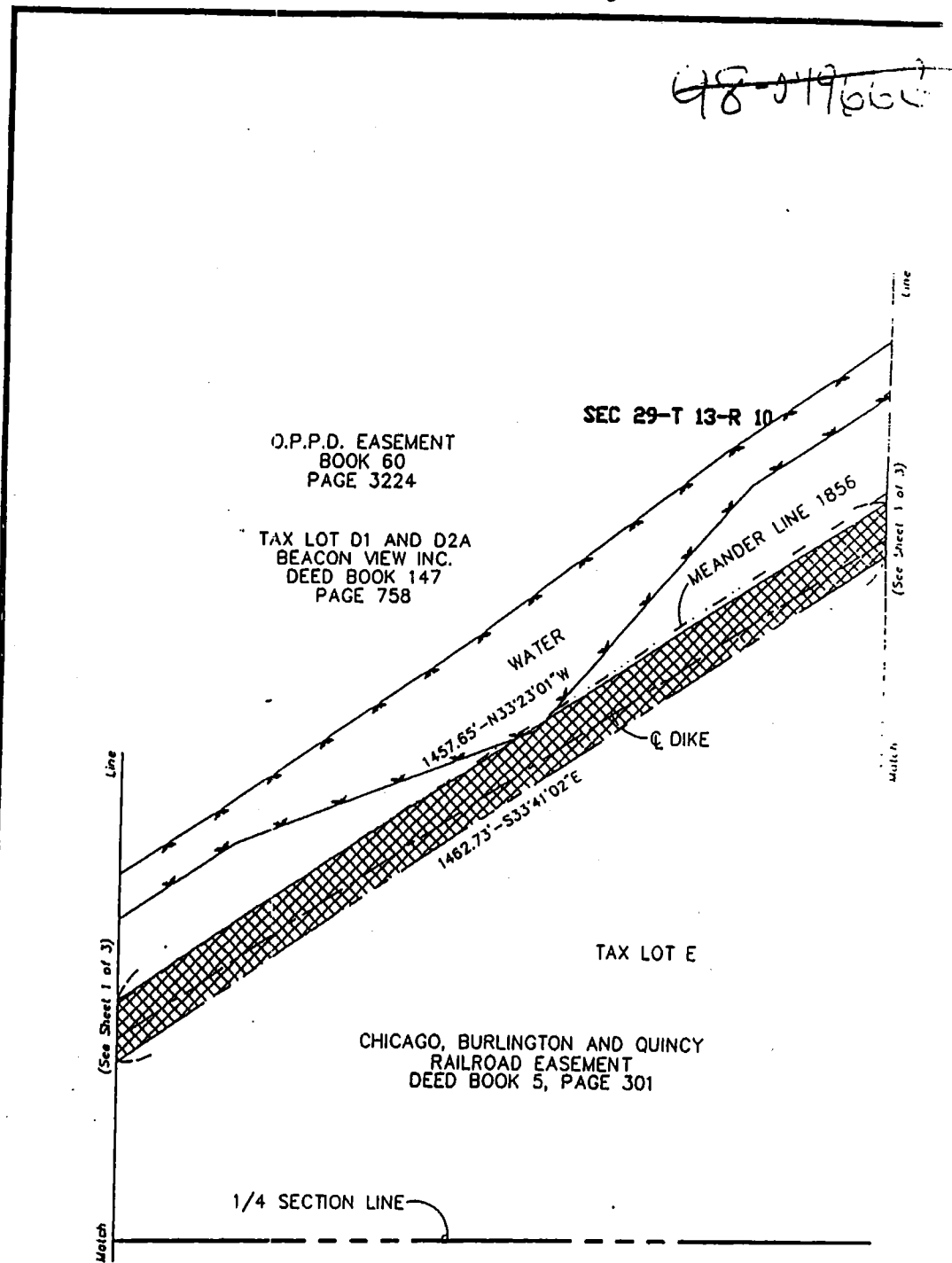
98-01966F



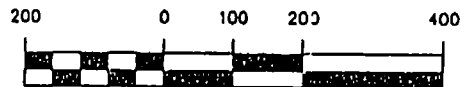
	EXISTING PROPERTY	0 S.F.	PROJECT NO.	98-01966F
	PROPERTY ACQUISITION	322,823 S.F.	TRACT NO.	
	PROPERTY TO VACATE	0 S.F.	PAGE NO.	1 of 3

2002-26217 T

48-549662



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Exhibit "2"

PAGE 2 of 3



	EXISTING PROPERTY (See Sht 1 of 3) S.F.	PROJECT NO. 940
	PROPERTY ACQUISITION (See Sht 1 of 3) S.F.	TRACT NO.
	PROPERTY TO VACATE (See Sht 1 of 3) S.F.	PAGE NO. 2 OF 2

2002-26217U

98 049661

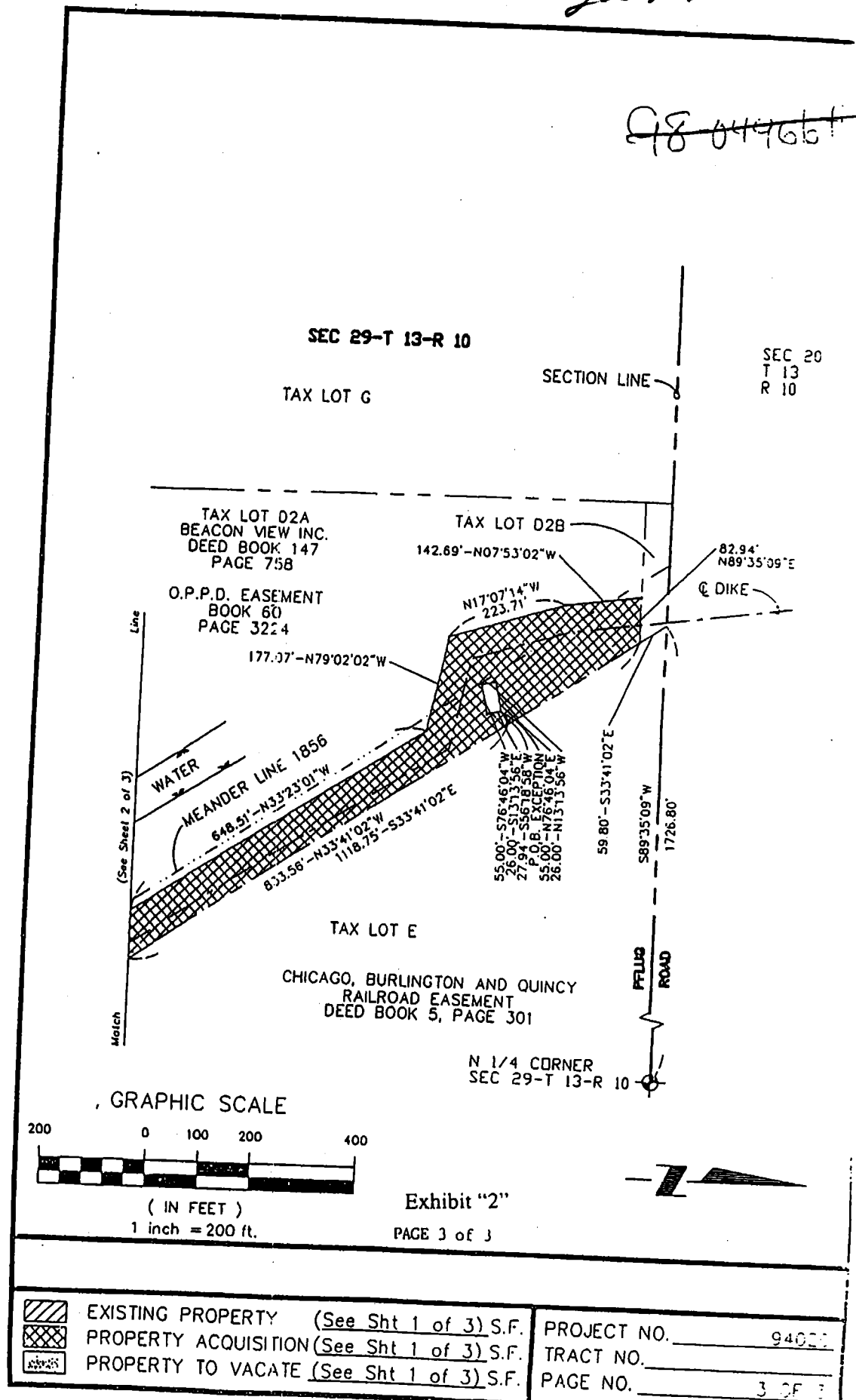


EXHIBIT "C"

2002-26217 V

CORPORATION WARRANTY DEED

Beacon View, Inc., a Nebraska corporation, GRANTOR, in consideration of Two Dollars and other consideration received from GRANTEE, Robert L. Bundy, Trustee of the Robert L. Bundy Real Estate Limited Partnership, does hereby convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of Tax Lot D2A in the West 1/4 of Section 29, T13N, R10E of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the SW Corner of Tax Lot D2B in the NW 1/4 of the NW 1/4 of said Section 29; thence N89°36'50"E (assumed bearing) 161.07 Feet on the Southerly Line of said Tax Lot D2B; thence S 14°43'12"W 632.63 Feet to the Easterly Line of Tax Lot G in the NW 1/4 of the NW 1/4 of said Section 29; thence N00°01'47"W 610.78 Feet on the Easterly Line of said Tax Lot G to the point of beginning, containing 1.13 acres more or less.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

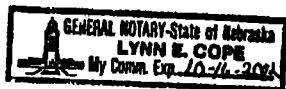
Executed on June 29, 2002.

Beacon View, Inc., Grantor

William D. Hayes
William D. Hayes, President

STATE OF NEBRASKA)
COUNTY OF Sarpy) ss

The foregoing instrument was acknowledged before me on June 29, 2002 by William D. Hayes, President of Grantor, Beacon View, Inc.



Lynn E. Cope
Notary Public
My commission expires 10-16-2002

Ellick, Jones, Buelt, Blazek & Longo
8805 Indian Hills Drive, Suite 280
Omaha, Nebraska 68114-4070

EXHIBIT "D"

2002-26217 W

LIMITED PARTNERSHIP WARRANTY DEED

The Robert L. Bundy Real Estate Limited Partnership, a Nebraska limited partnership, GRANTOR, in consideration of Two Dollars and other consideration received from GRANTEE, Beacon View, Inc., a Nebraska corporation, does hereby convey to GRANTEE, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

That part of Tax Lot G in the NW 1/4 of the NW 1/4 of Section 29, T13N, R10E of the 6th P.M., Sarpy County, Nebraska, described as follows: Beginning at the SE Corner of said Tax Lot G; thence N 89°57'03"W (assumed bearing) 155.06 Feet on the Southerly Line of said Tax Lot G; thence N14°43'12"E 609.03 Feet to the Easterly Line of said Tax Lot G; thence S00°01'47"E 589.17 Feet on the Easterly Line of said Tax Lot G to the point of beginning, containing 1.05 acres more or less.

GRANTOR covenants with GRANTEE that GRANTOR:

- (1) is lawfully seised of such real estate and that it is free from encumbrances
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Executed on June 22, 2002.

Robert L. Bundy Real Estate Limited Partnership, Grantor

Robert L. Bundy
Robert L. Bundy, Trustee

STATE OF NEBRASKA)
COUNTY OF Sarpy) SS

The foregoing instrument was acknowledged before me on June 29, 2002 by Robert L. Bundy, Trustee of the Robert L. Bundy Real Estate Limited Partnership.

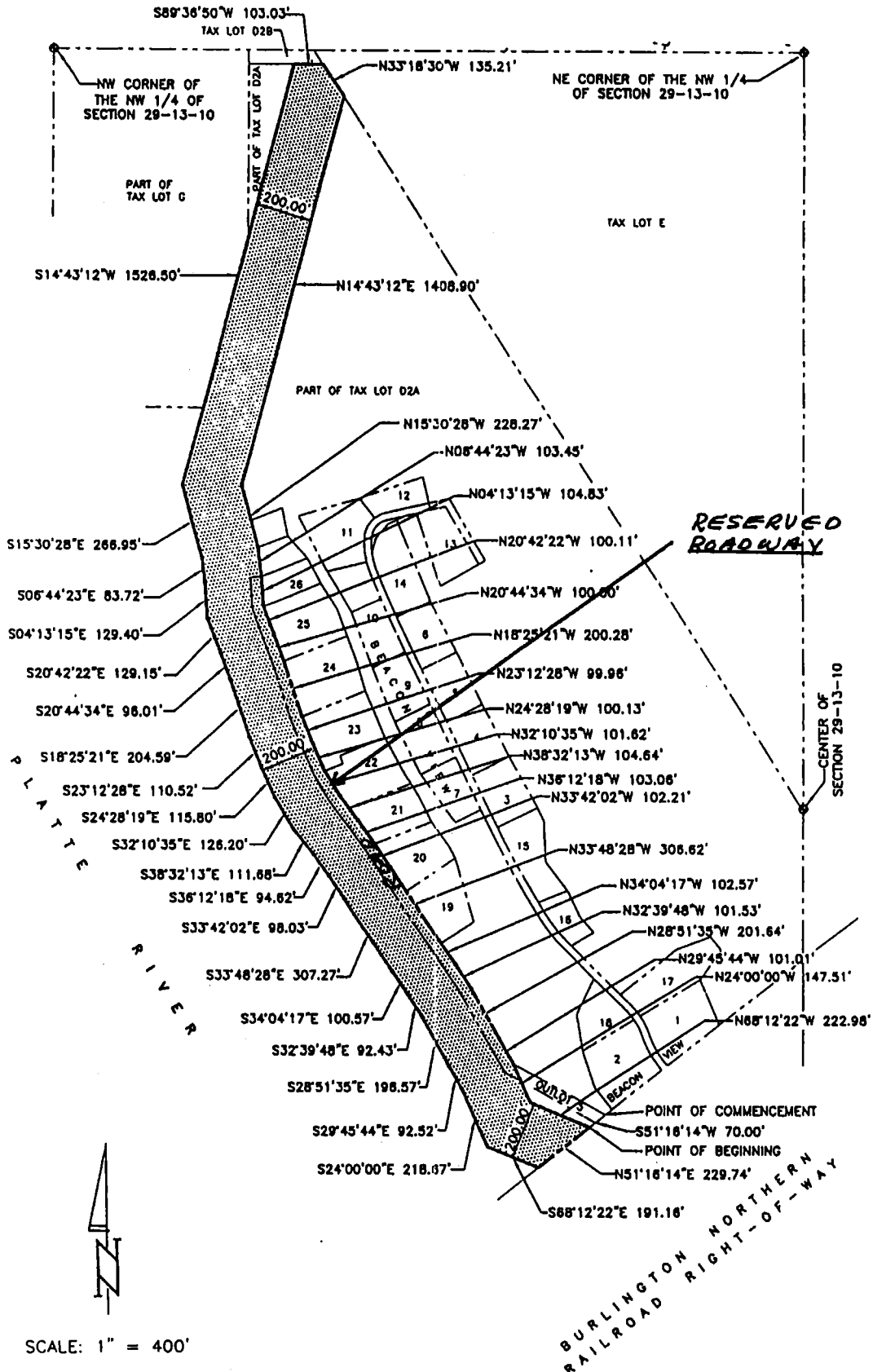


Lynn E. Cope
Notary Public
My commission expires 10-16-2002

Ellick, Jones, Buelt, Blazek & Longo
8805 Indian Hills Drive, Suite 280
Omaha, Nebraska 68114-4070

EXHIBIT "E"

2002-26217 X



PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT

TD2 JOB NO.: 1202-101-B.DWG

THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860