

INDEMNIFICATION AGREEMENT

IN CONSIDERATION of the City of Omaha, Nebraska granting to the undersigned an Administrative Lot Split as to the properties shown and described as Phases I and II on Exhibit "A" attached hereto, which division could otherwise result in Phase I having no access to a public street, the undersigned, Levelopers Consolidated, Inc., the owner of Phase II, hereby agrees as follows:

1. To grant to Phase I and its owners in perpetuity, an easement for ingress, egress and passage over and across the area designated as "easement area" in Exhibits "A", "A-1", and "A-2" attached hereto.

2. To indemnify and forever hold the City of Omaha harmless from and against any claims or demands whatsoever which the owner or any subsequent owner of Parcel I may now have or may hereafter acquire, to require the City of Omaha, Nebraska to provide access to a public street for pedestrian or vehicular traffic.

Executed at Omaha, Douglas County, Nebraska, this 5th day of October, 1984.

DEVELOPERS CONSOLIDATED, INC.

By Michael F. Wilke
President



STATE OF NEBRASKA)
) ss.
County of Douglas)

The foregoing instrument was acknowledged before me on October 5th, 1984, by Michael Wilke, President of Developers Consolidated, Inc., on behalf of the corporation.



Marty Sims
Notary Public

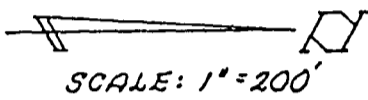
LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

EXHIBIT "A"

Legal Description:

SEE ATTACHED SHEET

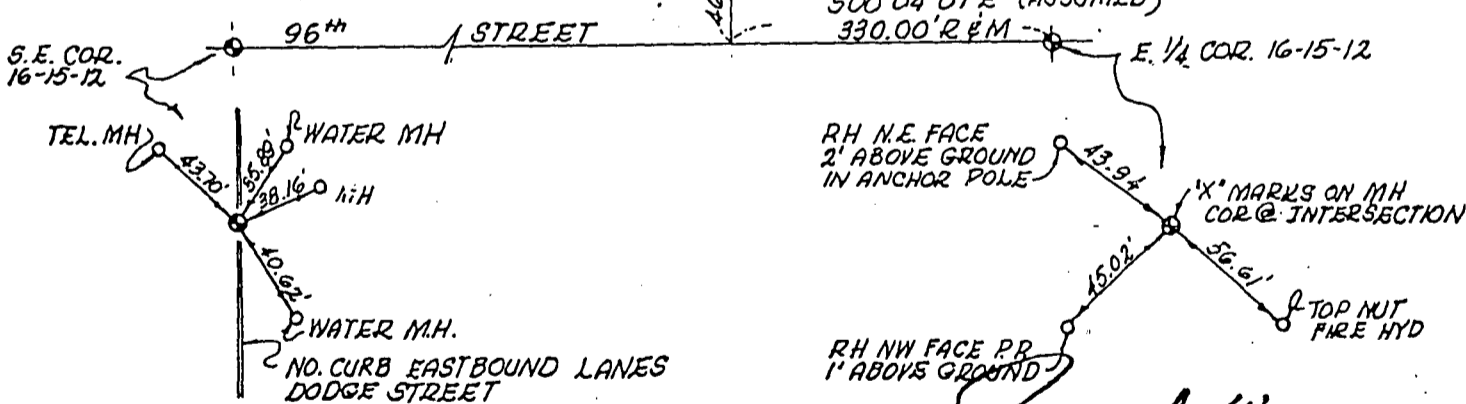


LEGEND

- CORNERS FOUND
- CORNERS SET (3/4" C.T.P.)
- O.T.P. OPEN TOP PIPE
- C.T.P. CRIMPED TOP PIPE
- R RECORDED DISTANCE
- M MEASURED DISTANCE

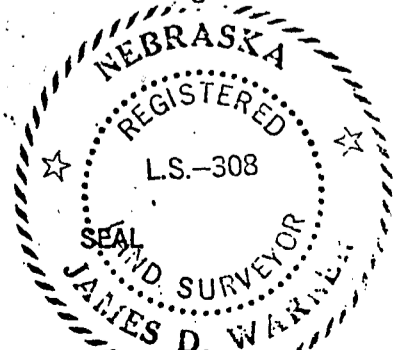
Approved as a subdivision of only two (2) lots with plat requirement waived per Section 7.08 Home Rule Charter of the City of Omaha, 1956. This subdivision approval is void unless filed and recorded with the County Register of Deeds within thirty (30) days of this date.

10-5-84 *Mary Schubert*
Date Planning Director



James D. Warner
Signature of Land Surveyor

DATE RECEIVED _____ Date: Sept 28, 1984 Reg. No. 308
OFFICIAL ADDRESS _____
BLDG. PERMIT NO. _____



JOB NO. 200-113-25
SHEET NO.
BOOK GEN BOOK 12 PAGE 1

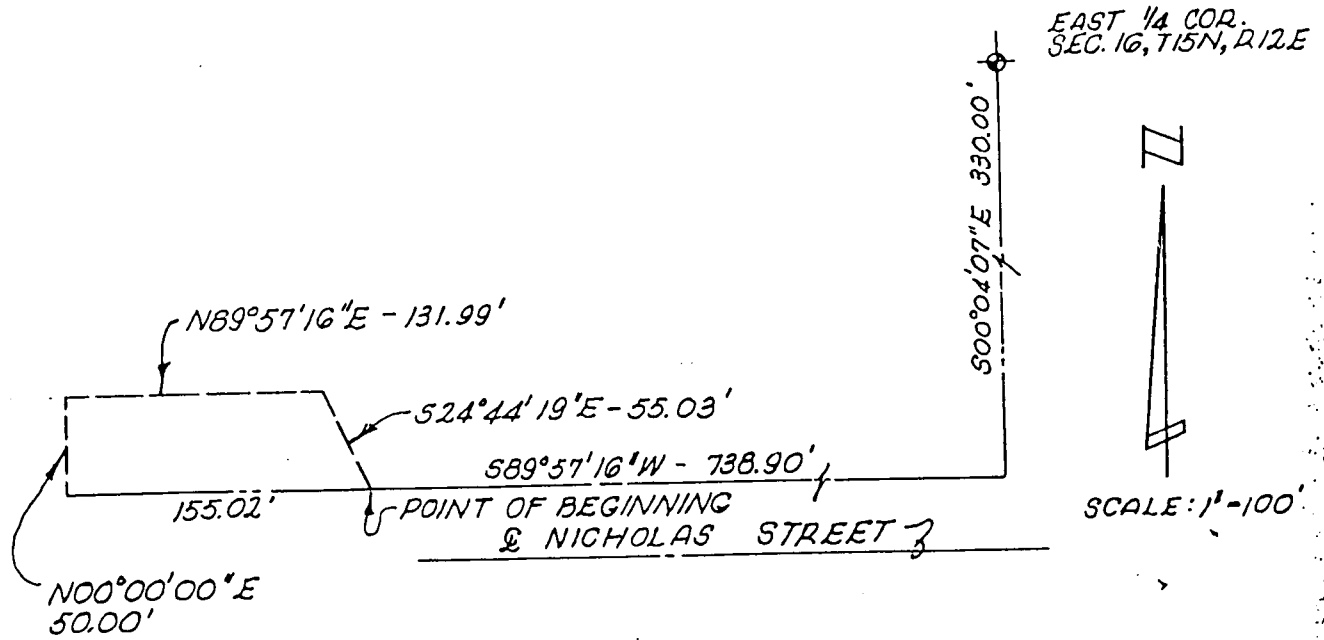
Exhibit A-1

Legal Description:

BOOK 720 PAGE 519

That part of the East $\frac{1}{2}$ of Section 16, T15N, R12E of the 6th P.M., Douglas County, Nebraska described as follows: Commencing at the East $\frac{1}{4}$ corner of said Section 16, thence South $00^{\circ}04'07''$ E (assumed bearing) on the East line of said Section 16, 330.00 feet to a point on the Easterly extension of the North line of Nicholas Street; thence $S89^{\circ}57'16''$ W, on the North line of Nicholas Street and its Easterly and Westerly extension, 468.60 feet to the point of beginning; thence continuing $S89^{\circ}57'16''$ W on the North line of Nicholas Street and its Westerly extension, 425.32 feet; thence North on a line 427.21 feet East of and parallel to the West line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 16, 509.92 feet (measured) 510.00 feet (recorded); thence North $89^{\circ}56'04''$ E, 424.71 feet; thence South $00^{\circ}04'07''$ E on a line 468.60 feet West of and parallel to the East line of said Section 16, 510.07 feet (measured) 510.00 feet (recorded) to the point of beginning. (Containing 4.98 Acres more or less).

Exhibit "A-1"



Legal Description:

That part of the East 1/2 of Section 16, T15N, R12E of the 6th P.M., Douglas County, Nebraska described as follows: Commencing at the East 1/4 corner of said Section 16, thence S00°04'07"E (assumed bearing) on the East line of said Section 16, 330.00 feet to a point on the Easterly extension of the North line of Nicholas Street; thence S89°57'16"W on the North line of Nicholas Street and its Easterly extension 738.90 feet to the point of beginning; thence continuing S89°57'16"W on the North line of Nicholas Street and its Westerly extension, 155.02 feet; thence N00°00'00"E, 50.00 feet; thence N89°57'16"E, 131.99 feet; thence S24°44'19"E, 55.03 feet to the point of beginning. Containing 7175.32 square feet more or less.

Fee 2050
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 Comped 16-15-12

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 Exhibit A-2

RECEIVED
 1984 OCT 12 AM 11:55
 C. HANCOCK REGISTER
 REGISTERED RECORDS
 DOUGLAS COUNTY, NEBR.

Handwritten signature