

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2006-15270

2006 MAY -8 P 3:17R

Glenn J. Dowling

REGISTER OF DEEDS

COUNTER *P.P.* C.E. *th*
VERIFY *th* D.E. *th*
PROOF *th*
FEES \$ *99.00*
CHECK# _____
CHG *TD* CASH _____
REFUND _____ CREDIT _____
SHORT _____ NCR _____

RE: Lots 1 through 15 and Outlots A, B, and C
Shadow Lake Towne Center

SIDEWALK, DRAINAGE, AND UTILITY EASEMENT

370 LLC, a Nebraska limited liability company ("GRANTOR"), for and in consideration of the sum of **One Dollar** and other valuable consideration, the receipt of which is hereby acknowledged, does hereby donate, grant and convey unto **Sanitary and Improvement District No. 267 of Sarpy County, Nebraska, a Nebraska political subdivision**, and its successors and assigns, hereinafter referred to as "SID", permanent easements for the right to construct, maintain and replace sidewalks upon and underground drainage ways and underground utilities under the portions of the parcels of land described respectively on Exhibits A to P inclusive, attached and incorporated herein (collectively the "Easement Areas").

TO HAVE AND TO HOLD unto the SID and its successors and assigns, together with the right of reasonable access for the purpose of constructing, inspecting, maintaining, operating, repairing or replacing such sidewalks, drainage ways, and underground utilities. The GRANTOR may, following construction of such sidewalks, drainage ways, and underground utilities, continue to use the Easement Areas for all other purposes, subject to the right of the SID to use the same for the purposes herein expressed.

It is further agreed as follows:

- 1) No buildings or other structures shall be placed in, on, over, or across the Easement Areas by GRANTOR or its successors and assigns without express approval of the SID which shall not be unreasonably withheld or delayed. Landscaping, road and/or street surfaces, parking area surfacing, sidewalks, decorative landscaped areas, including stone and/or brick, and/or pavement are expressly permitted. Any such permitted items placed on or within the Easement Areas shall be maintained by GRANTOR and its successors and assigns.
- 2) The SID will replace or rebuild any and all damage caused by the SID and its successors and assigns exercising its rights granted under this Easement, except for the loss of trees and shrubbery which will not be compensated for by the SID.
- 3) The GRANTOR, for itself and its successors and assigns, does confirm with the SID and its successors and assigns that it is Owner in fee of the Easement Areas and that it has the right to grant and convey this Easement in the manner and form aforesaid, and that it will warrant and defend this Easement to the SID and its successors and assigns against the lawful claims and demands of all persons. This Easement runs with the land.
- 4) This instrument contains the entire agreement of the Parties and there are no other or different agreements or understandings.

15270 *R+R*

RETURN TO:
THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA, NEBRASKA 68154

A

IN WITNESS WHEREOF the GRANTOR has executed this Easement as of this 2nd day of ~~April~~ ^{May}, 2006.

370 LLC, a Nebraska Limited Liability Company,

By: RED Papillion, LLC, a Missouri Limited Liability Company, Its Manager

By: E & R Holdings, LLC, an Arizona Limited Liability Company, Its Manager

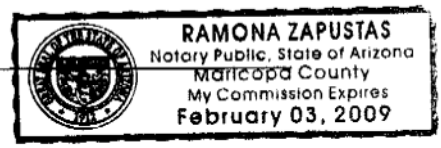
By: [Signature]
Michael L. Ebert, Manager

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

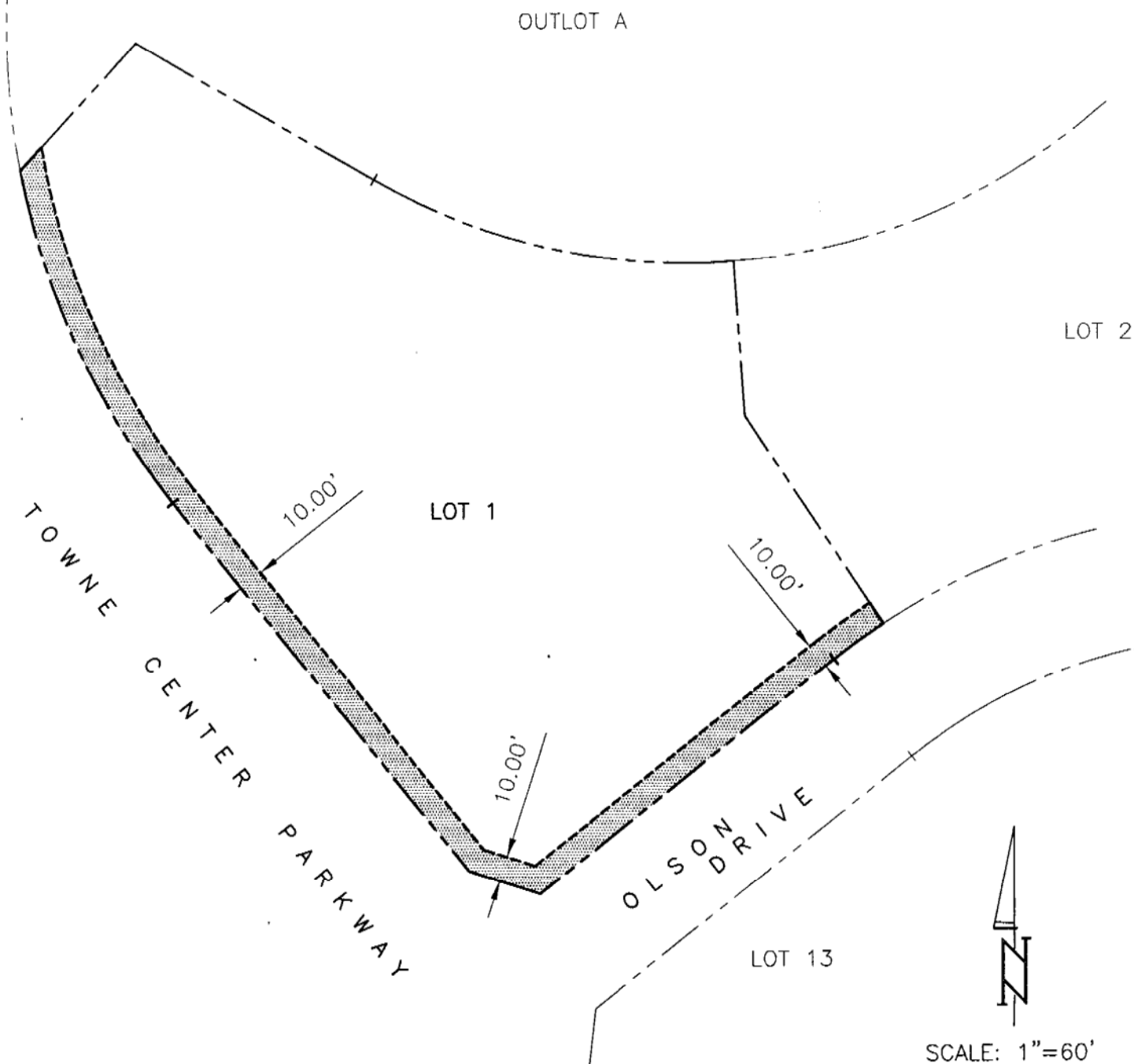
Now on this 2 day of ~~April~~ ^{May}, 2006, before me, the undersigned, a Notary Public, in and for the County and State aforesaid, came Michael L. Ebert, Manager of E & R Holdings, LLC, an Arizona Limited Liability Company, which entity is the Manager of RED Papillion LLC, a Missouri Limited Liability Company, which entity is the Manager of 370 LLC, a Nebraska Limited Liability Company, who is personally known to me to be the same person who executed in such capacity the within instrument on behalf of said entity and who duly acknowledged the execution of the same to be the act and deed of said entity.

[Signature]
Notary Public

My Commission Expires:

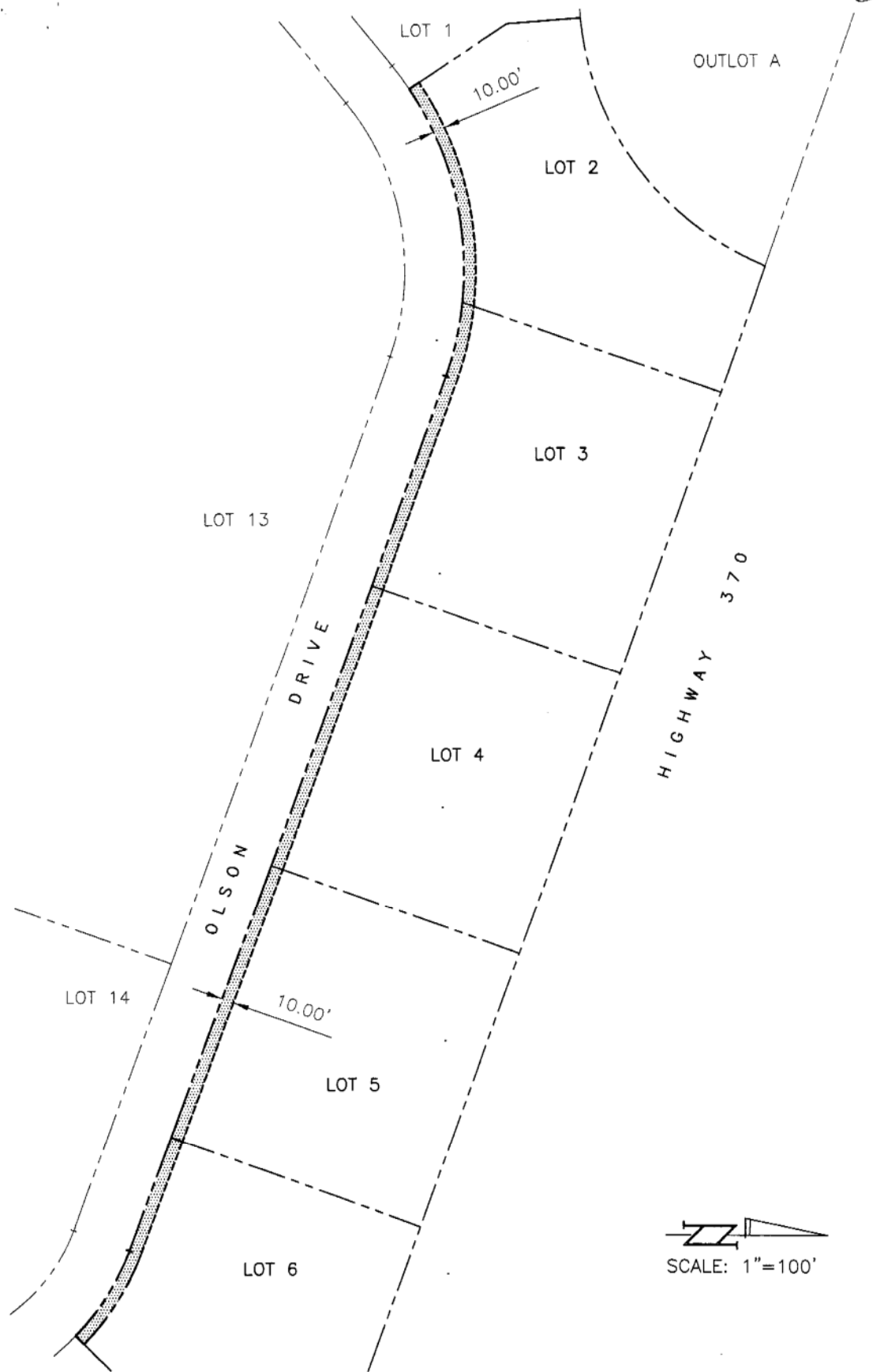


B



LEGAL DESCRIPTION

THE SOUTHWESTERLY 10.00 FEET IN WIDTH, TOGETHER WITH THE SOUTH 10.00 FEET IN WIDTH, TOGETHER WITH THE SOUTHEASTERLY 10.00 FEET IN WIDTH OF LOT 1, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



LEGAL DESCRIPTION

THE SOUTHERLY 10.00 FEET IN WIDTH OF LOTS 2, 3, 4, 5 AND 6, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

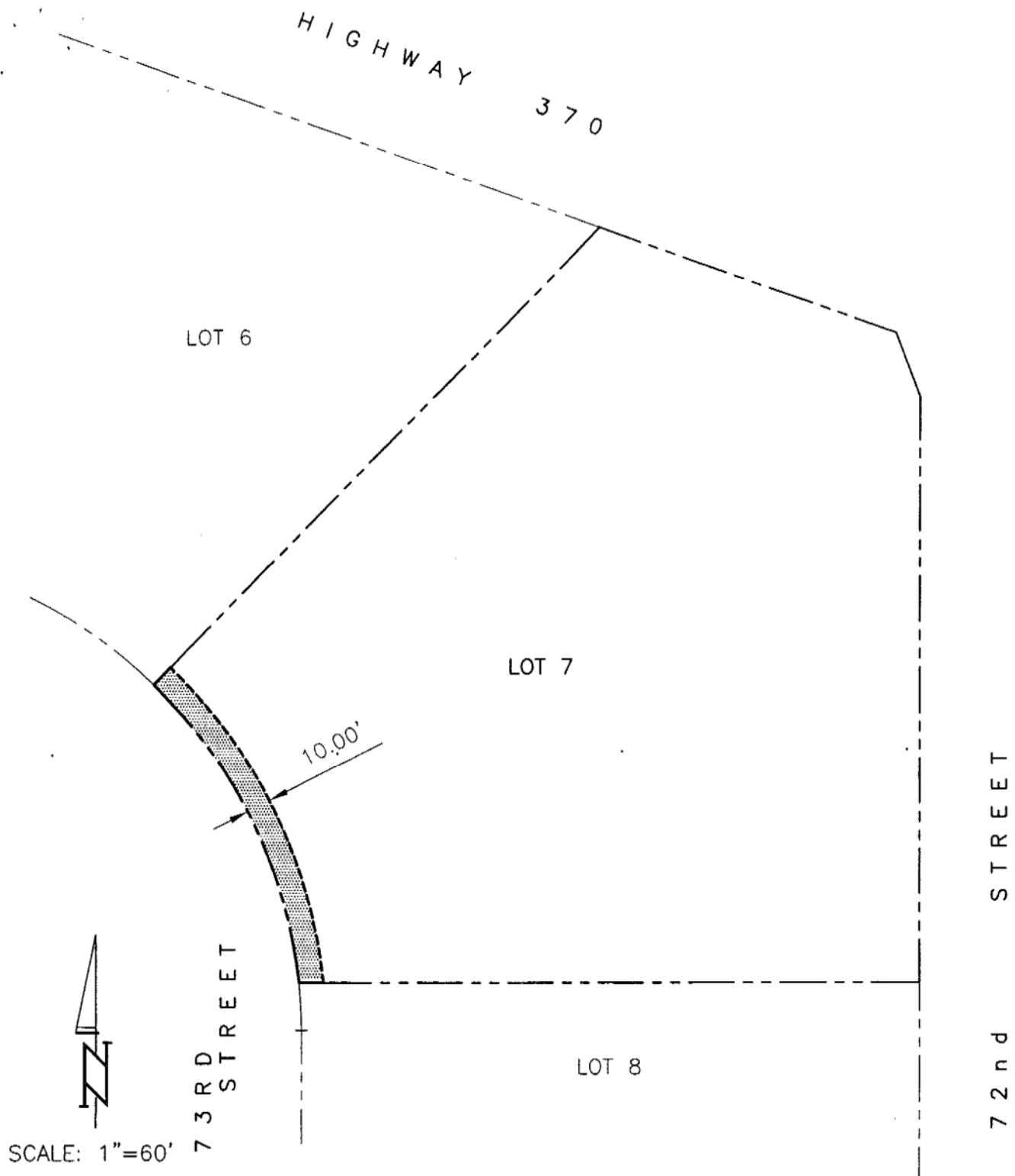
TD2 FILE NO.: 738140EASEN.DWG

EXHIBIT "B"

DATE: APRIL 12, 2006

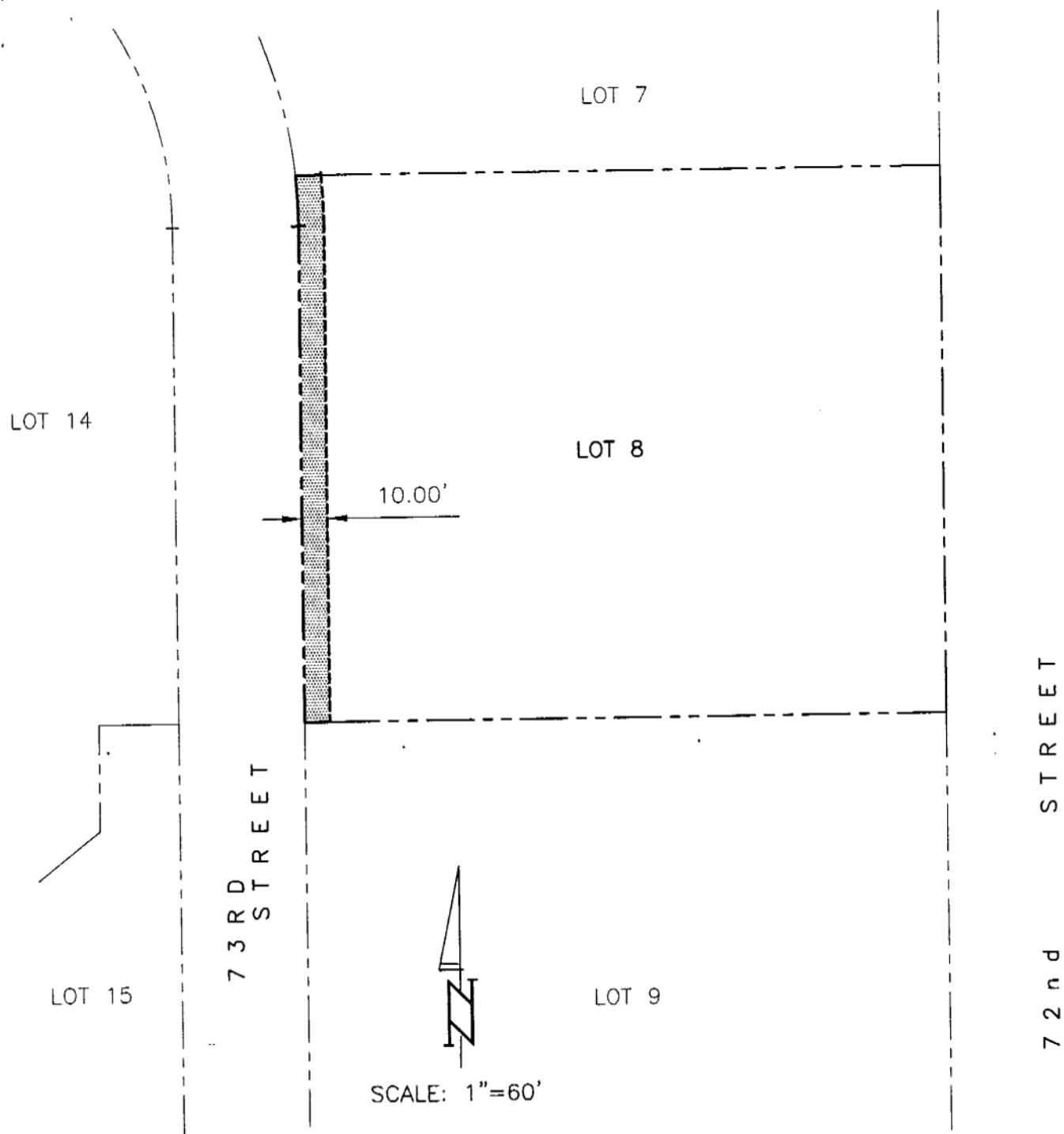
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

D



LEGAL DESCRIPTION

THE SOUTHWESTERLY 10.00 FEET IN WIDTH OF LOT 7, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



LEGAL DESCRIPTION

THE WEST 10.00 FEET OF LOT 8, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

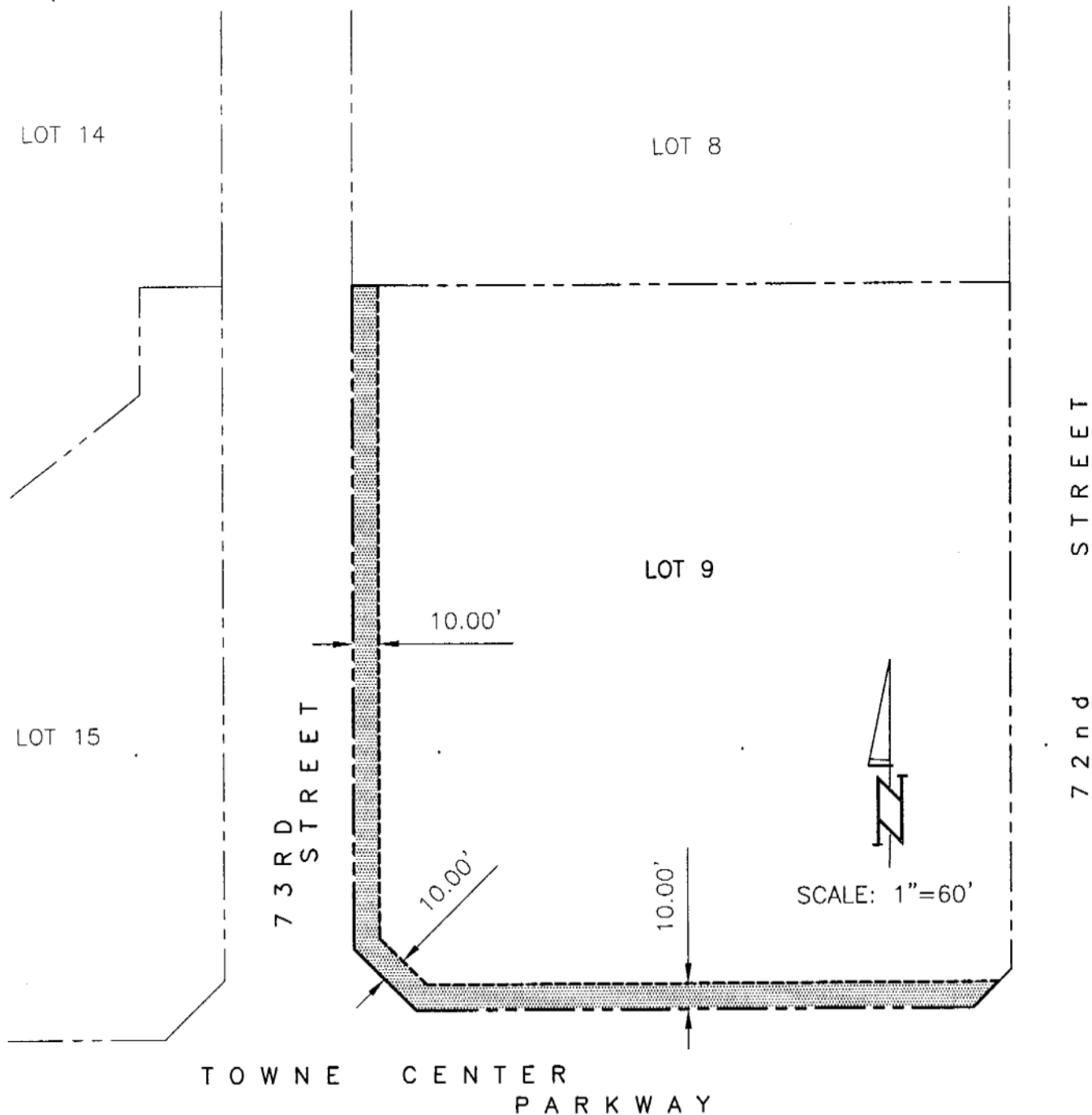
TD2 FILE NO.: 738140EASEP.DWG

EXHIBIT "D"

DATE: APRIL 12, 2006

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

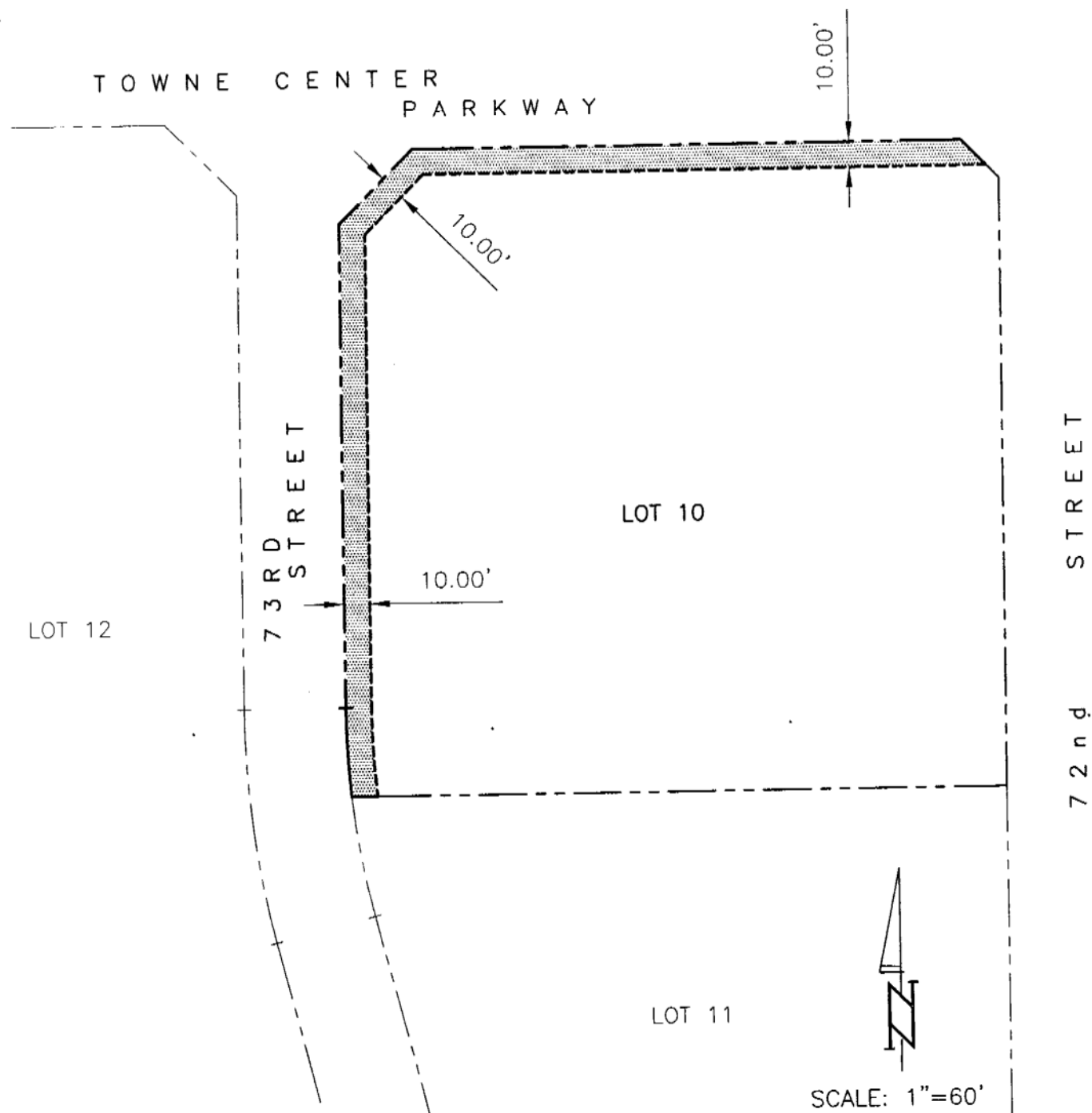
F



LEGAL DESCRIPTION

THE SOUTH 10.00 FEET IN WIDTH, TOGETHER WITH THE SOUTHWESTERLY 10.00 FEET IN WIDTH, TOGETHER WITH THE WEST 10.00 FEET OF LOT 9, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

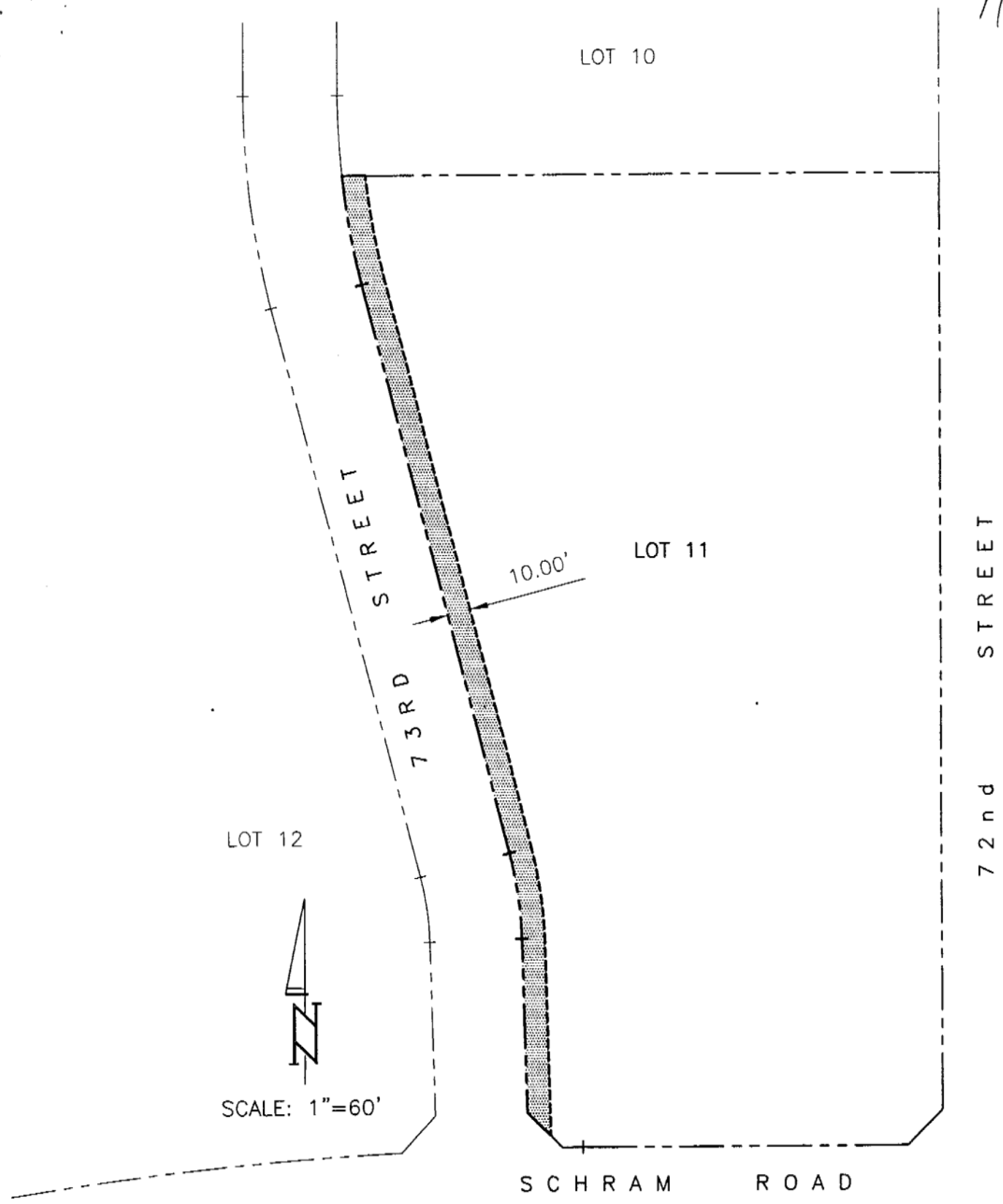
G



LEGAL DESCRIPTION

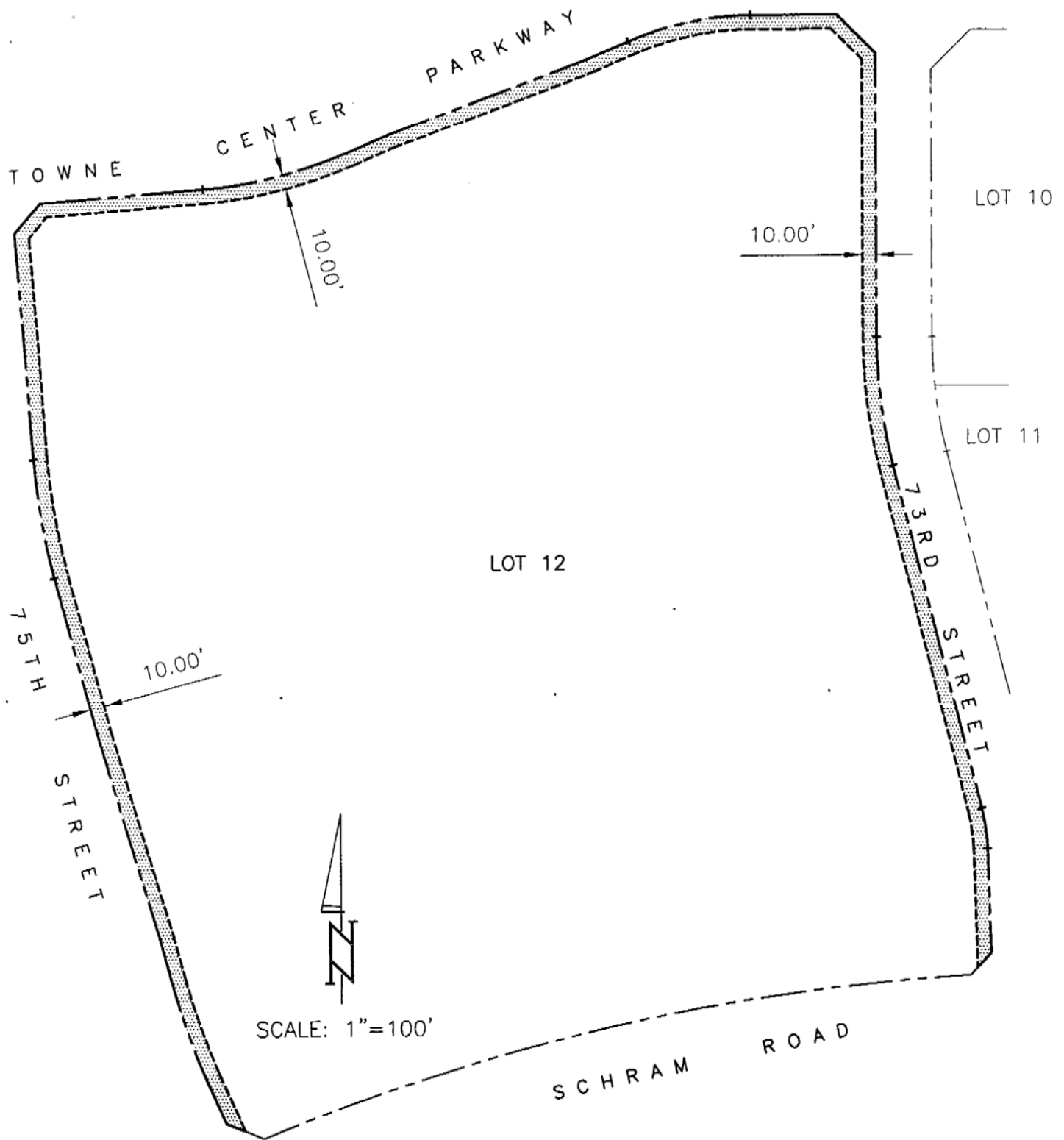
THE NORTH 10.00 FEET IN WIDTH, TOGETHER WITH THE NORTHWESTERLY 10.00 FEET IN WIDTH, TOGETHER WITH THE WEST 10.00 FEET IN WIDTH OF LOT 10, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

H



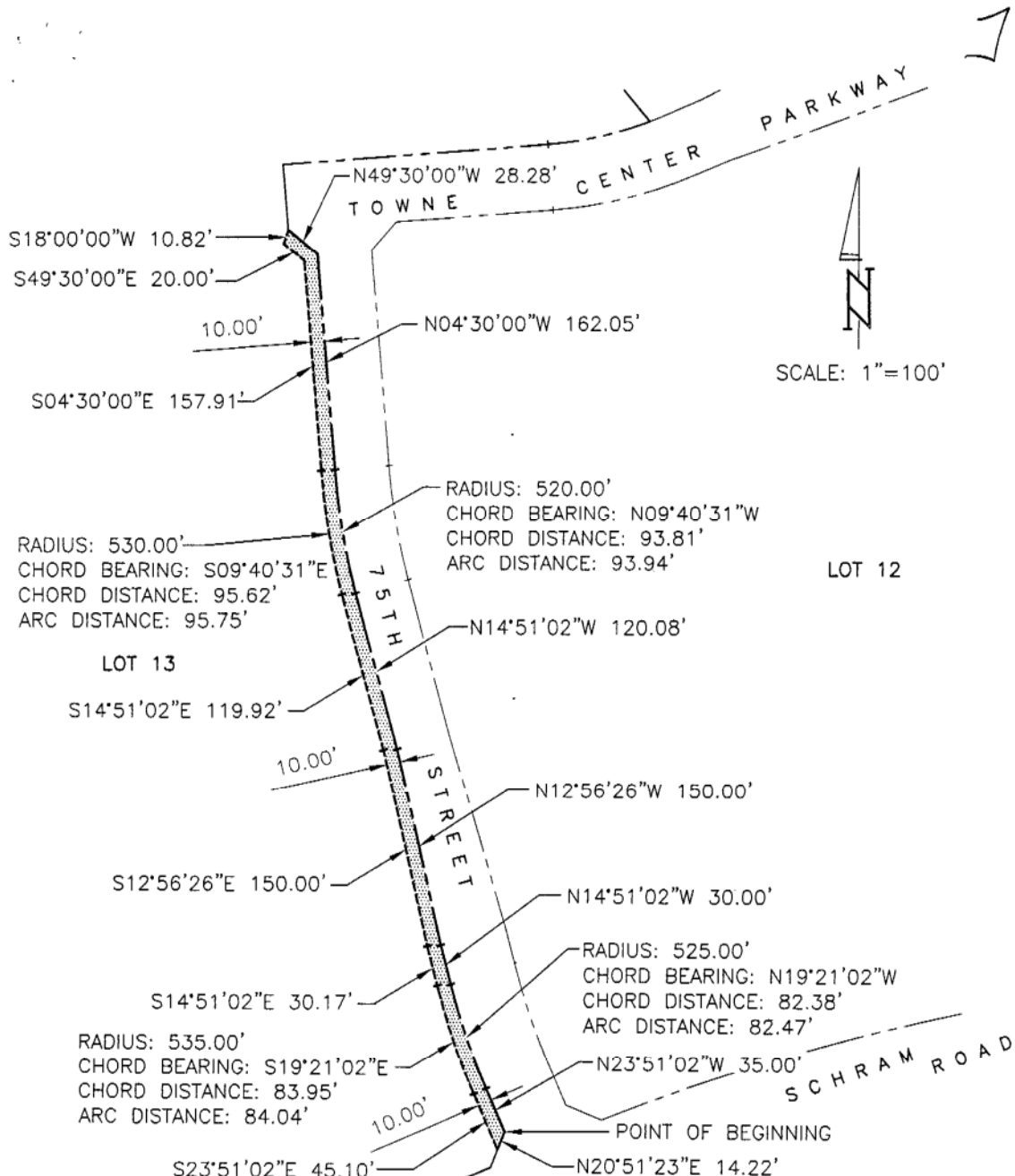
LEGAL DESCRIPTION

THE WESTERLY 10.00 FEET IN WIDTH OF LOT 11, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



LEGAL DESCRIPTION

THE WESTERLY 10.00 FEET IN WIDTH TOGETHER WITH THE NORTHERLY 10.00 FEET IN WIDTH, TOGETHER WITH THE EASTERLY 10.00 FEET IN WIDTH OF LOT 12, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



LEGAL DESCRIPTION

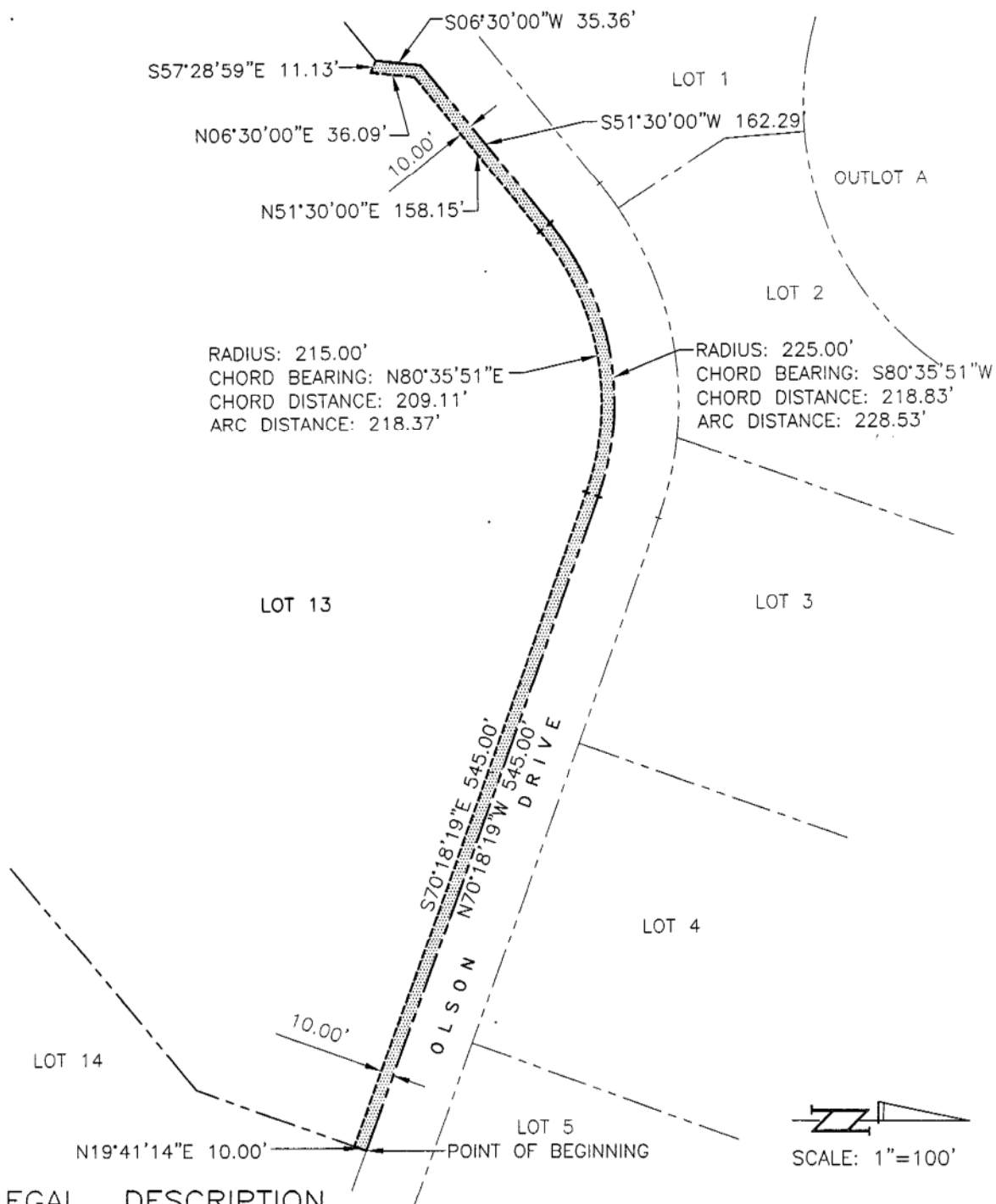
THAT PART OF LOT 13, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT AN EASTERLY CORNER OF SAID LOT 13; THENCE NORTHWESTERLY ON THE EASTERLY LINES OF SAID LOT 13 ON THE FOLLOWING DESCRIBED 8 COURSES; THENCE N23°51'02"W (ASSUMED BEARING) 35.00 FEET; THENCE NORTHWESTERLY ON A 525.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N19°21'02"W, CHORD DISTANCE 82.38 FEET, AN ARC DISTANCE OF 82.47 FEET; THENCE N14°51'02"W 30.00 FEET; THENCE N12°56'26"W 150.00 FEET; THENCE N14°51'02"W 120.08 FEET; THENCE NORTHWESTERLY ON A 520.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N09°40'31"W, CHORD DISTANCE 93.81 FEET, AN ARC DISTANCE OF 93.94 FEET; THENCE N04°30'00"W 162.05 FEET; THENCE N49°30'00"W 28.28 FEET; THENCE S18°00'00"W 10.82 FEET; THENCE SOUTHEASTERLY ON A LINE 10.00 FEET WEST OF, PARALLEL AND CONCENTRIC WITH THE EAST LINES OF SAID LOT 13 ON THE FOLLOWING DESCRIBED 8 COURSES; THENCE S49°30'00"E 20.00 FEET; THENCE S04°30'00"E 157.91 FEET; THENCE SOUTHEASTERLY ON A 530.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S09°40'31"E, CHORD DISTANCE 95.62 FEET, AN ARC DISTANCE OF 95.75 FEET; THENCE S14°51'02"E 119.92 FEET; THENCE S12°56'26"E 150.00 FEET; THENCE S14°51'02"E 30.17 FEET; THENCE SOUTHEASTERLY ON A 535.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S19°21'02"E, CHORD DISTANCE 83.95 FEET, AN ARC DISTANCE OF 84.04 FEET; THENCE S23°51'02"E 45.10 FEET; THENCE N20°51'23"E 14.22 FEET ON AN EAST LINE OF SAID LOT 13 TO THE POINT OF BEGINNING.

TD2 FILE NO.: 738140EASEU.DWG

EXHIBIT "I"

DATE: APRIL 12, 2006

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



LEGAL DESCRIPTION

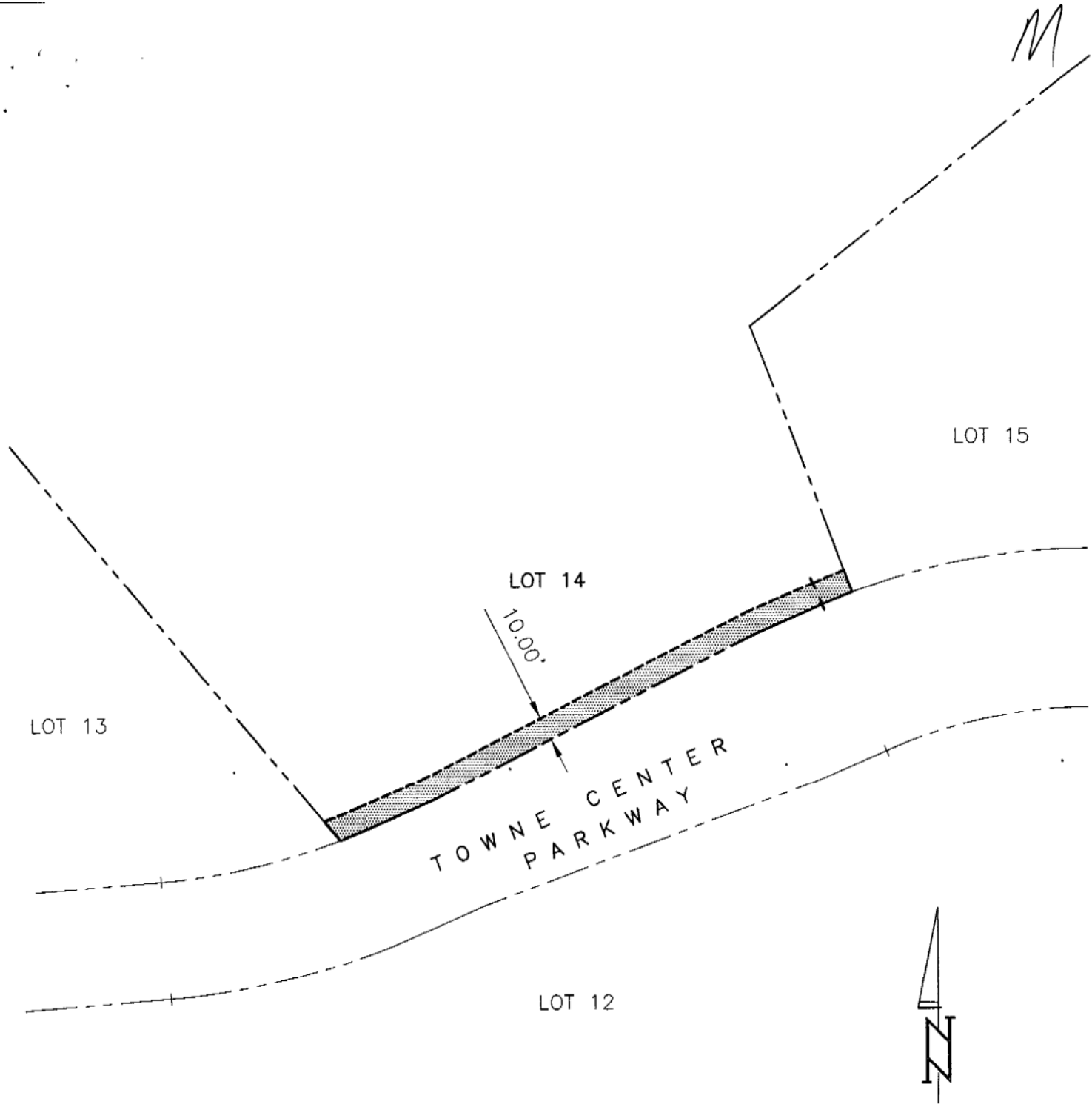
THAT PART OF LOT 13, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 14, SAID SHADOW LAKE TOWNE CENTER; THENCE WESTERLY ON THE NORTH LINES OF SAID LOT 13 ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE N70°18'19"W (ASSUMED BEARING) 545.00 FEET; THENCE SOUTHWESTERLY ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S80°35'51"W, CHORD DISTANCE 218.83 FEET, AN ARC DISTANCE OF 228.53 FEET; THENCE S51°30'00"W 162.29 FEET; THENCE S06°30'00"W 35.36 FEET; THENCE S57°28'59"E 11.13 FEET; THENCE EASTERLY ON A LINE 10.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINES OF SAID LOT 13 ON THE FOLLOWING DESCRIBED 4 COURSES; THENCE N06°30'00"E 36.09 FEET; THENCE N51°30'00"E 158.15 FEET; THENCE NORTHEASTERLY ON A 215.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N80°35'51"E, CHORD DISTANCE 209.11 FEET, AN ARC DISTANCE OF 218.37 FEET; THENCE S70°18'19"E 545.00 FEET TO THE WEST LINE OF SAID LOT 14; THENCE N19°41'14"E 10.00 FEET ON THE WEST LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

TD2 FILE NO.: 738140EASEW.DWG

EXHIBIT "J"

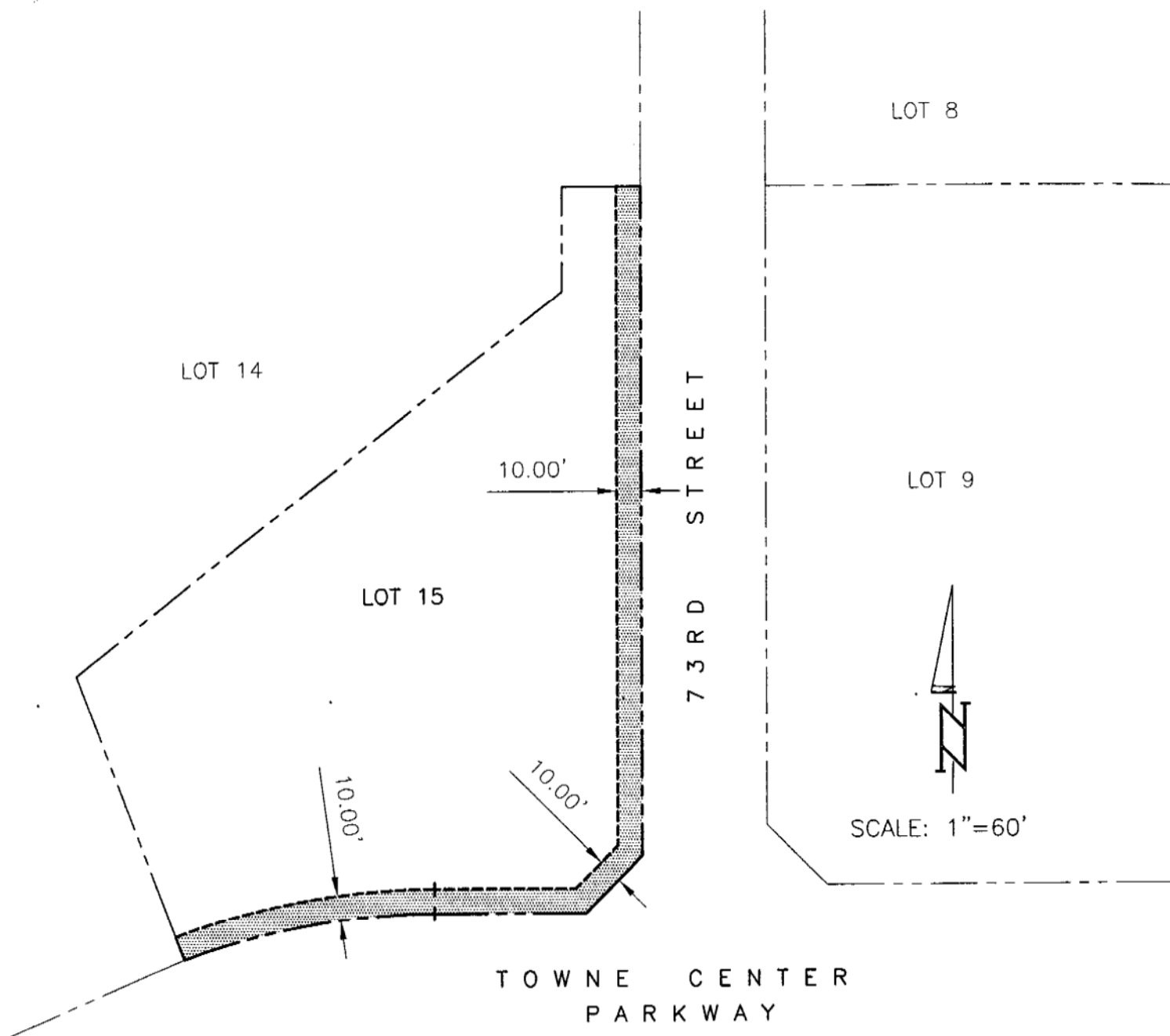
DATE: APRIL 12, 2006

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



LEGAL DESCRIPTION

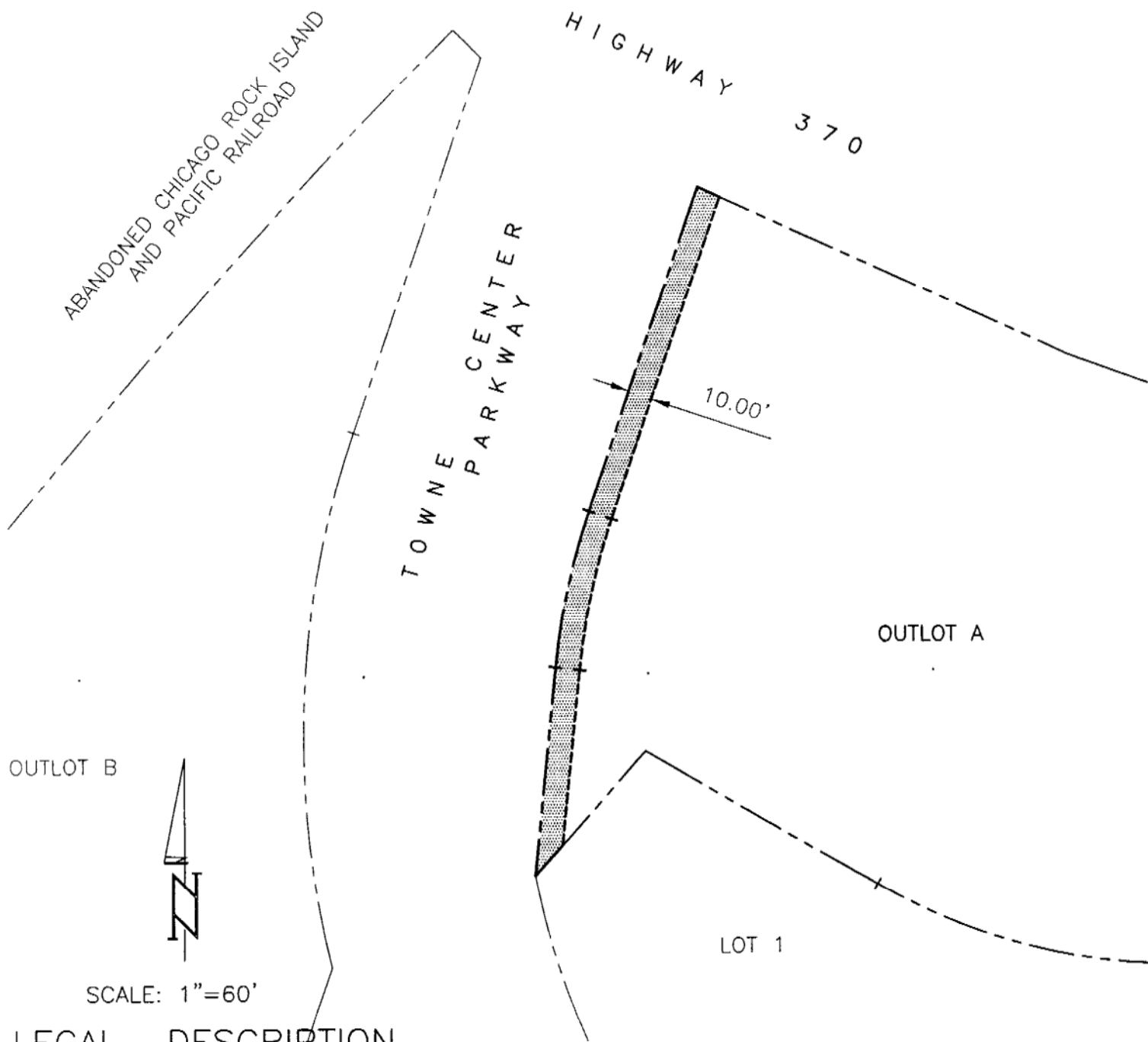
THE SOUTHERLY 10.00 FEET IN WIDTH OF LOT 14, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



LEGAL DESCRIPTION

THE SOUTH 10.00 FEET IN WIDTH, TOGETHER WITH THE SOUTHEASTERLY 10.00 FEET IN WIDTH, TOGETHER WITH THE EAST 10.00 FEET IN WIDTH OF LOT 15, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

0



LEGAL DESCRIPTION

THE WEST 10.00 FEET IN WIDTH OF OUTLOT A, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

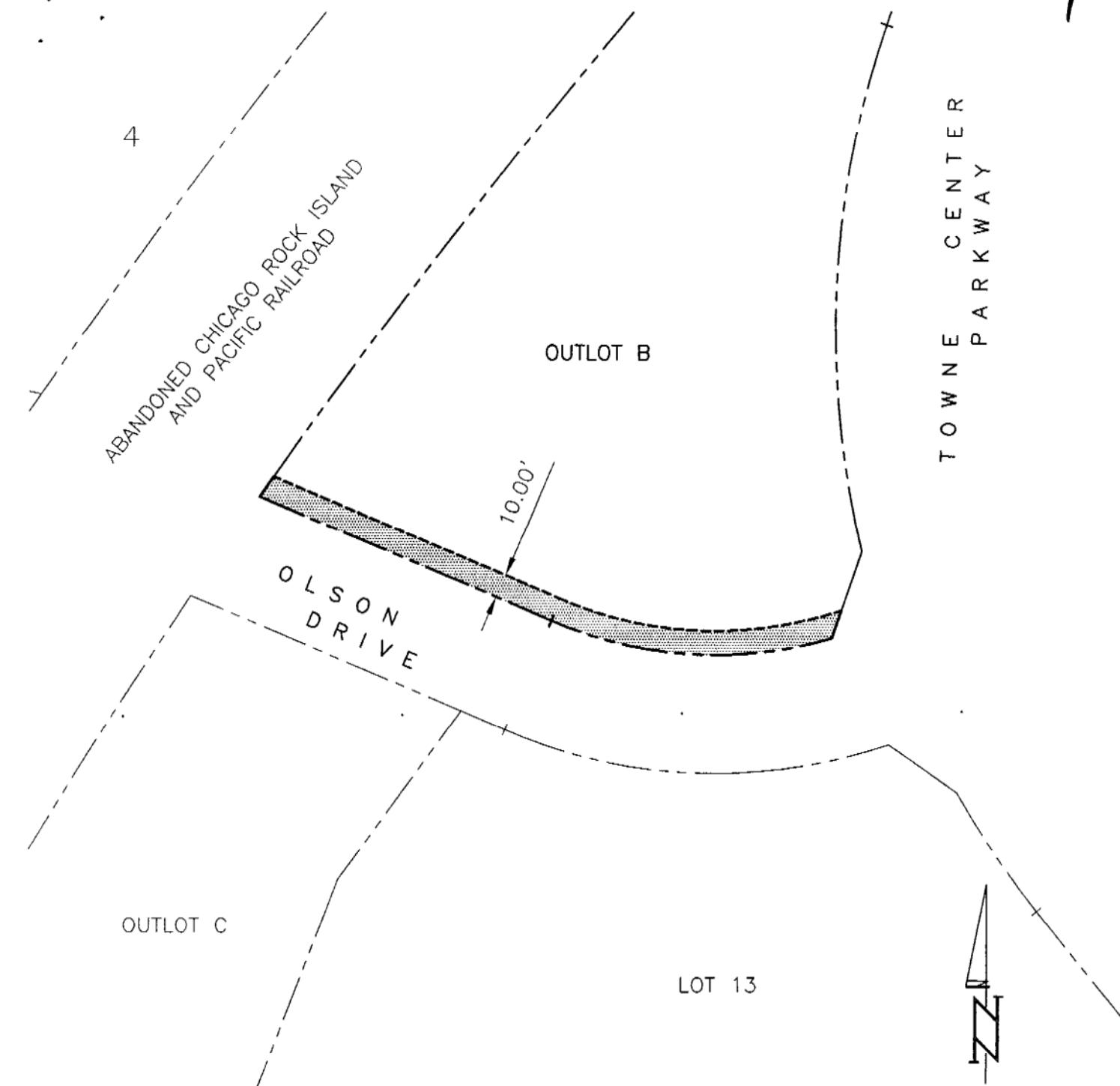
TD2 FILE NO.: 738140EASEAA.DWG

EXHIBIT "N"

DATE: APRIL 12, 2006

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

P

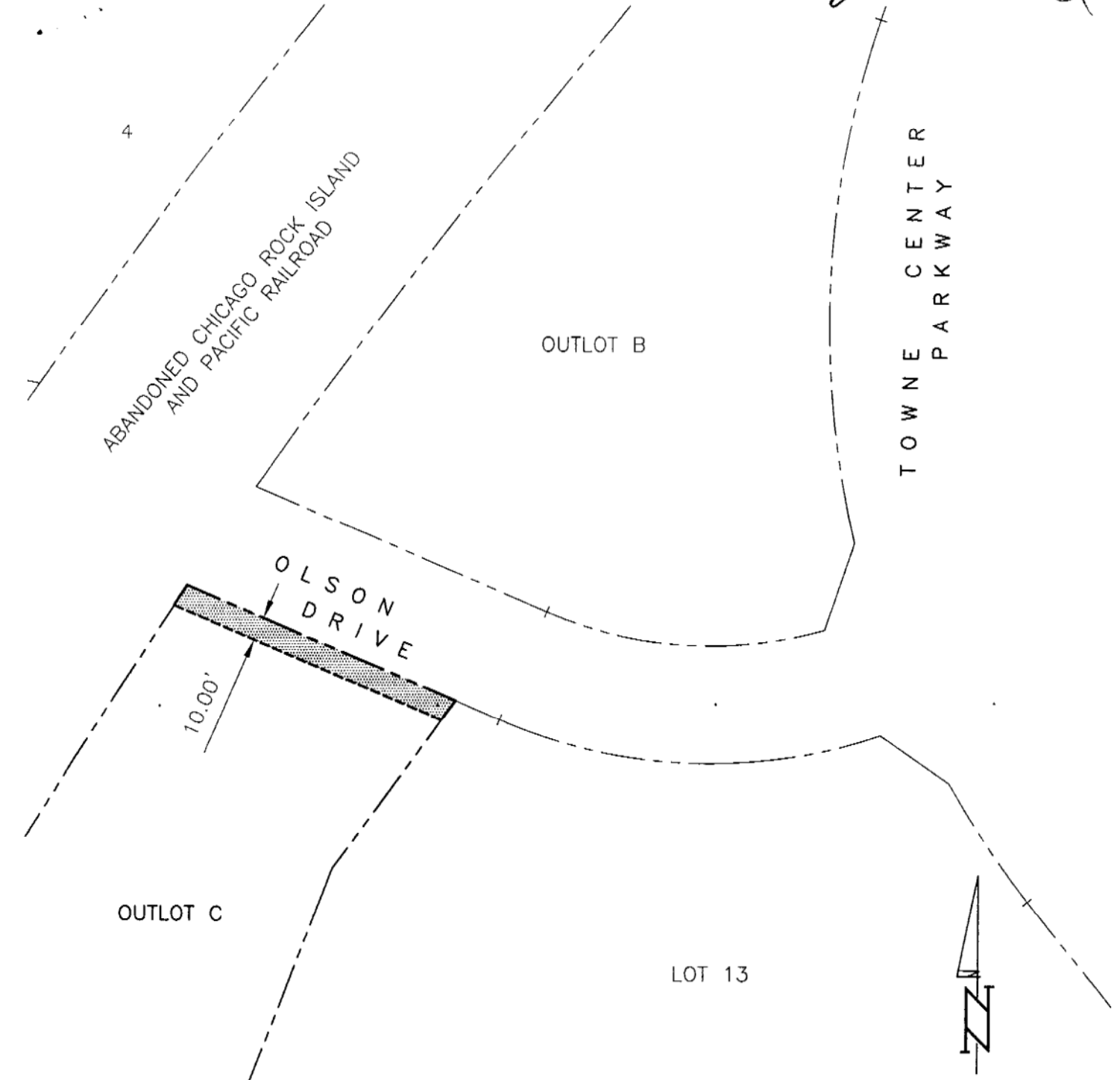


LEGAL DESCRIPTION

SCALE: 1"=60'

THE SOUTHERLY 10.00 FEET IN WIDTH OF OUTLOT B, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.

2006-15270 Q



LEGAL DESCRIPTION

SCALE: 1"=60'

THE NORTHERLY 10.00 FEET IN WIDTH OF OUTLOT C, SHADOW LAKE TOWNE CENTER, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.