



MISC 2004167656



DEC 29 2004 09:33 P 4

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
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PEDESTRIAN TRAIL EASEMENT

This grant of Pedestrian Trail Easement ("Easement") is made this 17 day of December, 2004, by Commercial Federal Bank, a federal savings bank ("Grantor"), in favor of Commercial Federal Business Park Association, L.L.C., a Nebraska limited liability company ("Grantee").

RECITALS:

WHEREAS, Grantor is the owner of the real property, described on Exhibit "A" attached hereto, located in the Commercial Federal Business Park; and

WHEREAS, Pursuant to the Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions dated December 26, 2000, and recorded on December 26, 2000, at Book 1363, Page 112, of the Register of Deeds of Douglas County, Nebraska, ("Declaration") and amended by the First Amendment to Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions on June 5, 2001, and recorded on July 5, 2001, at Book 1388, Page 415, of the Register of Deeds of Douglas County, Nebraska, and amended by the Second Amendment to the Declaration of Covenants, Conditions and Restrictions dated December 18, 2003, and recorded on December 22, 2003, at Instrument No. 2003245628 of the Register of Deeds of Douglas County, Nebraska, and amended by the Third Amendment to the Declaration of Covenants, Conditions and Restrictions dated January 21, 2004, and recorded on January 28, 2004, at Instrument No. 2004011835 of the Register of Deeds of Douglas County, Nebraska (the Declaration and all amendments thereto including future amendments shall be referred to as the "Declaration"), Grantee is the property owners association for the Commercial Federal Business Park and includes as its purpose, the maintenance of common areas contained in the Commercial Federal Business Park; and

WHEREAS, the Declaration provides for the establishment and maintenance of a pedestrian trail within the Commercial Federal Business Park for the use by the general public for pedestrian traffic ("Pedestrian Trail").

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FEE 21.00 FB _____
BKP _____ C/O _____ COMP *du*
DEL _____ SCAN _____ FV _____

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Bx 35 42 5364

EXHIBIT "A"

Lots 1 and 2, Commercial Federal Business Park Replat 5, Douglas
County, Nebraska.

EXHIBIT "B"

The North thirty (30) feet of Lots 1 and 2, Commercial Federal Business Park Replat 5, adjacent to and parallel to the northern boundaries of said Lots and the West Fourteen (14) feet of Lot 2, Commercial Federal Business Park Replat 5, Douglas County, Nebraska, adjacent and parallel to the western boundary of said Lot.