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REGISTER OF DEEDS

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LANCASTER COUNTY, NE

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SIGN EASEMENT

Pioneer Greens Office Park Association, Inc., a Nebraska nonprofit corporation ("Grantor") for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto Southview, Inc., a Nebraska corporation, its successors and assigns (collectively "Grantee"), the right, privilege and nonexclusive easement to construct, reconstruct, repair, maintain, operate and replace a ground sign on that portion of Outlot "A", Pioneer Greens 5th Addition, Lincoln, Lancaster County, Nebraska (the "Property"), legally described and shown on Exhibit "A", which is attached hereto and incorporated herein by this reference (the "Easement Property"). Grantee shall be responsible for payment of any construction, maintenance, repair, reconstruction, operation or replacement costs related to such ground sign; provided, however, if Grantee is required to identify the Pioneer Greens Office Park on such sign, Grantee agrees that it shall be responsible for a proportionate share of the costs related to such sign based upon the percentage of the sign area used for the Pioneer Greens Office Park identification.

Grantor also grants and conveys to Grantee an easement for ingress and egress across the Property for any purpose in connection with the construction, reconstruction, inspection, repair, maintenance, operation and replacement of a ground sign located within the Easement Property; provided, that such easement shall (i) be only for the most direct route or smallest space reasonably feasible, and (ii) be limited to areas or routes so as not to interfere with the operation of permitted activities in the areas in or adjacent to such easement.

Grantor also grants and conveys to Grantee an easement on and across the Property for purposes of constructing, operating, maintaining and removing any wires and underground electric facilities necessary to serve a ground sign located within the Easement Property; provided, that such easement shall (i) be only for the most direct route or smallest space reasonably feasible and in conformity with the applicable codes and regulations, (ii) be limited to areas or routes so as not to interfere with the operation of permitted activities in the areas in or adjacent to such easement, (iii) permit reasonable maintenance, repair, reconstruction and replacement in such a manner as to not interfere with areas adjacent to such easement, and (iv) shall be subject to the Grantee being responsible for payment of any construction, maintenance, repair, reconstruction or replacement costs related to such wires and underground electric facilities.

The easements granted herein shall be permanent and shall be appurtenant to and run with the above described Property and Easement Property. This instrument and the covenants and agreements contained herein shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties.

IN WITNESS WHEREOF, the parties have executed this document as of this 21 day of October, 2002.

PIONEER GREENS OFFICE PARK ASSOCIATION, INC., a Nebraska nonprofit corporation

By: *Donald W. Linscott*
Donald W. Linscott, President

WTR

PIONEER GREENS, LLC, a Nebraska limited liability company

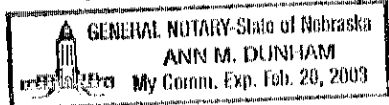
By: *Donald W. Linscott*
Donald W. Linscott
Managing Member

SOUTHVIEW, INC., a Nebraska corporation

By: *Thomas G. Schleich*
Thomas G. Schleich, Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

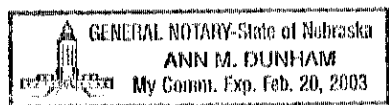
The foregoing was acknowledged before me this 2nd day of October, 2002, by Donald W. Linscott, President of **Pioneer Greens Office Park Association, Inc.**, a Nebraska nonprofit corporation, on behalf of the nonprofit corporation.



Ann M. Dunham
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

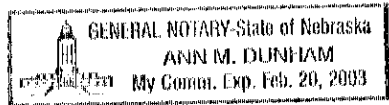
The foregoing instrument was acknowledged before me this 2nd day of October, 2002, by Donald W. Linscott, Member of **Pioneer Greens, LLC**, a Nebraska limited liability company, on behalf of the limited liability company.



Ann M. Dunham
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing was acknowledged before me this 2nd day of October, 2002, by Thomas G. Schleich, Secretary of **Southview, Inc.**, a Nebraska corporation, on behalf of the corporation.



Ann M. Dunham
Notary Public

**LEGAL DESCRIPTION
SIGN EASEMENT**

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF A PORTION OF OUTLOT "A" PIONEER GREENS 5TH ADDITION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 12 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 91.43 FEET TO A POINT, THENCE NORTH 89 DEGREES 47 MINUTES 49 SECONDS EAST, A DISTANCE OF 65.18 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 12 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SOUTH 84TH STREET RIGHT-OF-WAY, A DISTANCE OF 200.13 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE SOUTH 04 DEGREES 02 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 159.57 FEET TO A WEST CORNER OF SAID OUTLOT "A", THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS WEST ALONG A WEST LINE OF SAID OUTLOT "A", SAID LINE BEING THE EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 34.26 FEET TO A POINT, THENCE SOUTH 89 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.00 FEET TO **THE TRUE POINT OF BEGINNING**, THENCE CONTINUING SOUTH 89 DEGREES 03 MINUTES 23 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT, THENCE SOUTH 00 DEGREES 56 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 03 MINUTES 23 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT, THENCE NORTH 00 DEGREES 56 MINUTES 37 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 400.00 SQUARE FEET MORE OR LESS.

October 1, 2002 (4:40PM)
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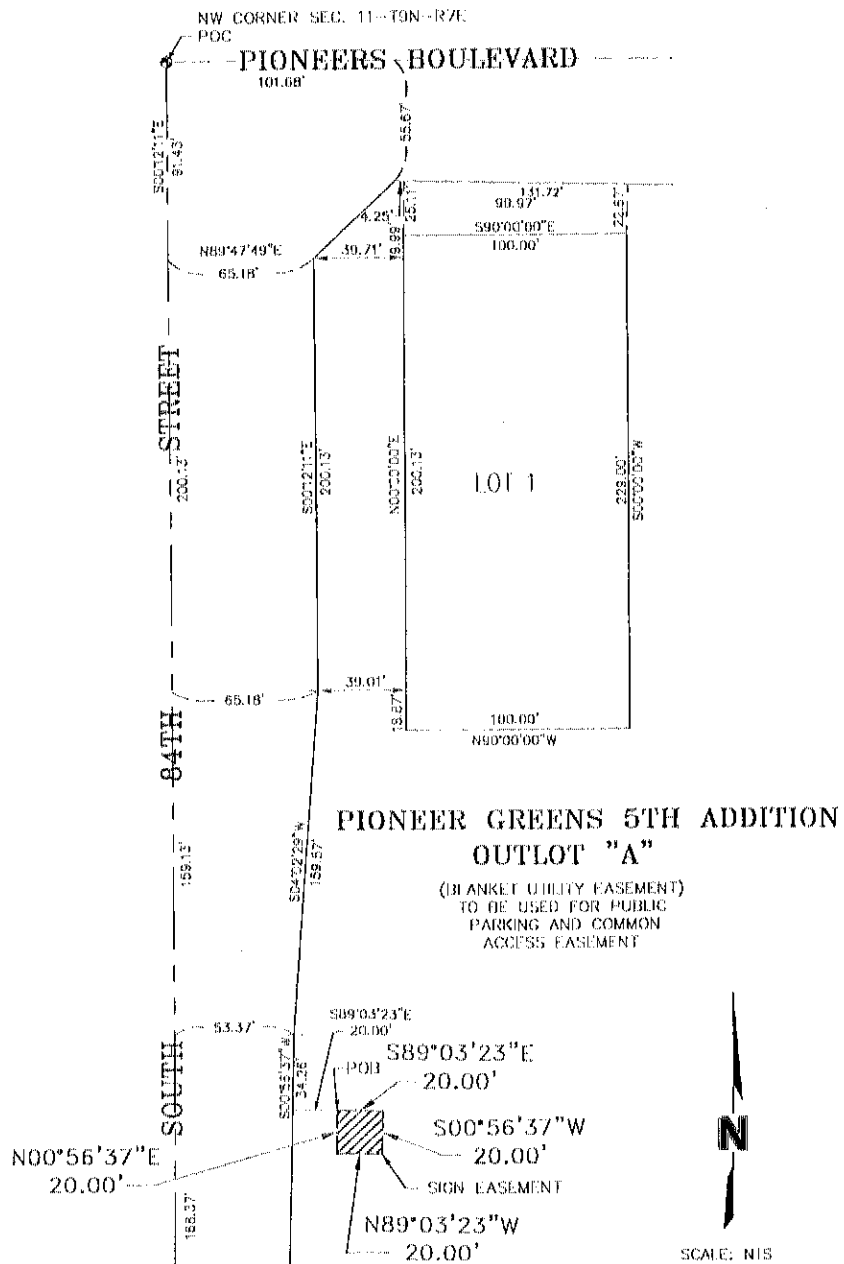


Exhibit "A"