

**GAINES, MULLEN, PANSING
& HOGAN**
10050 Regency Circle, Suite 200
Omaha, NE 68114-3773

May 1 3 50 PM '97

RICHARD H. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE



FIRST NATIONAL BANK OF OMAHA, being the owner of the real estate described below and hereinafter referred to as the "Grantor", for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to SANITARY AND IMPROVEMENT DISTRICT NO. 396 OF DOUGLAS COUNTY, NEBRASKA, a Nebraska political subdivision, and FIRST NATIONAL BUSINESS PARK PROPERTY OWNERS ASSOCIATION, a Nebraska nonprofit corporation, and their successors, licensees and assigns, hereinafter collectively referred to as "Grantee", a permanent right-of-way easement for the construction, installation, operation, maintenance, repair, replacement, preservation and renewal of landscape areas and certain subdivision monuments and/or entrance markers identifying and displaying the name and/or logos of "First National Business Park" over, upon, above, along, in and across the following described real estate to-wit:

Where such facilities are constructed, the Grantee shall have the right to construct, operate, repair, renewal, maintain, replace and preserve such landscaping, monuments, markers and related accessories within the strip of land indicated above.

5167 Comp MC-2142

FEE 1002	FB
DEL C/O	COMP MB
LEGAL PG	SCAN 10 EV

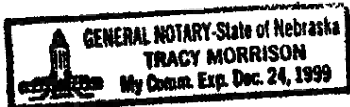
FIRST NATIONAL BANK OF OMAHA,

By Robert J. Horak
Robert J. Horak, Vice President

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

On this 30th day of April, 1997, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came Robert J. Horak, Vice President of FIRST NATIONAL BANK OF OMAHA, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledge the same to be the voluntary act and deed of the bank.

WITNESS my hand and notarial seal on the day and year last above written.



Grace Morrison
Notary Public

My commission expires the 24 day of December, 1999

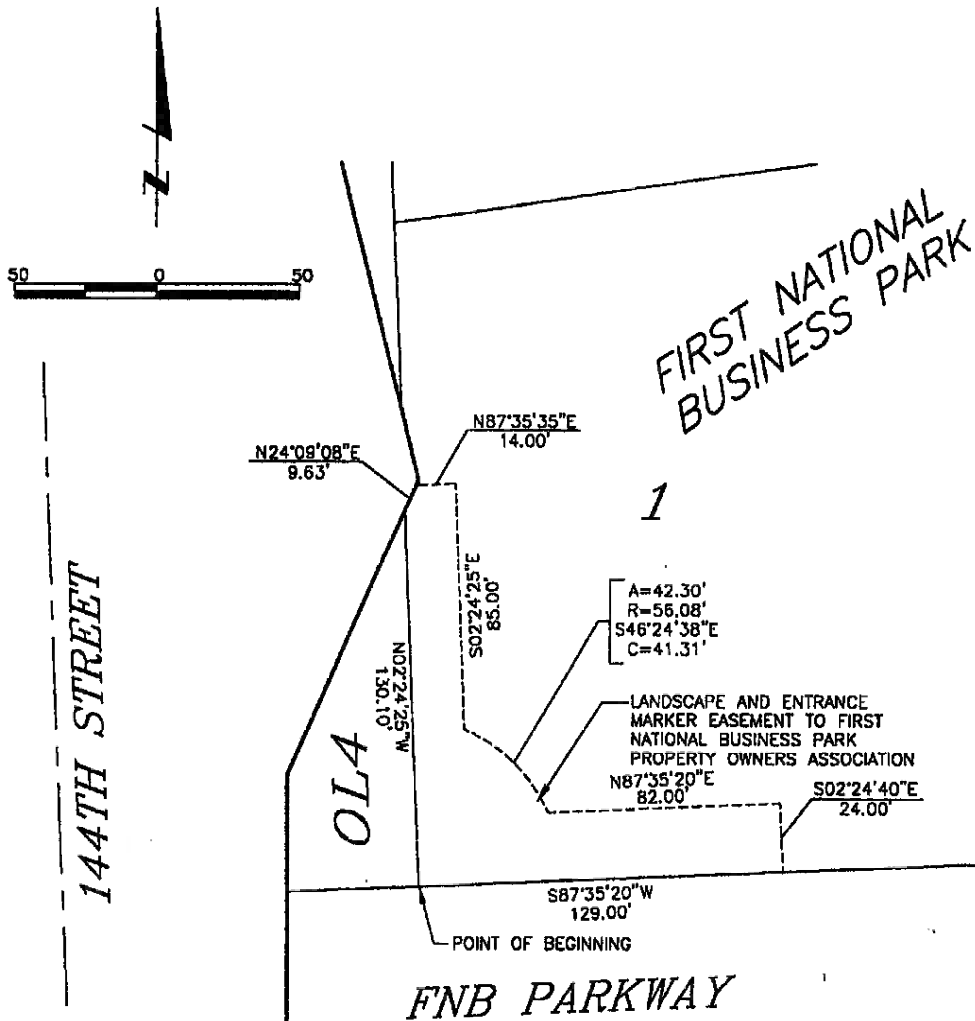
NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

EXHIBIT A

LEGAL DESCRIPTION

A permanent easement for the construction and maintenance of entrance markers and landscaping over that part of Lot 1, FIRST NATIONAL BUSINESS PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, described as follows:

Beginning at the southwest corner of said Lot 1;
Thence North 02°24'25" West (bearings referenced to the Final Plat of FIRST NATIONAL BUSINESS PARK) for 130.10 feet along the west line of said Lot 1 to the east right of way line of 144th Street;
Thence North 24°08'08" East for 9.63 feet along the said east right of way line;
Thence North 87°35'35" East for 14.00 feet;
Thence South 02°24'25" East for 85.00 feet;
Thence along a curve to the right (having a radius of 56.08 feet and a long chord bearing South 46°24'38" East for 41.31 feet) for an arc length of 42.30 feet;
Thence North 87°35'20" East for 82.00 feet;
Thence South 02°24'40" East for 24.00 feet to the south line of said Lot 1;
Thence South 87°35'20" West for 129.00 feet to the Point of Beginning.
Contains 0.13 acre.



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Book _____ Page _____ Date 03-04-97 DwnBy SEZ Job Number 94002-957



lamp, rynearson & associates, inc.

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surveyors

planners

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