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Date
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By

RICHARD N. TAKECHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 DEC -8 PH 12: 29

RECEIVED

AFTER RECORDING RETURN TO:
 CROKER HUCK KASHER DeWITT
 ANDERSON & GONDERINGER, PC (JFK)
 2120 S 72 ST STE 1250
 OMAHA NE 68124-2356

18873 F

FEE 13.00 FB _____

BKP _____ C/O _____ COMP _____

DEL _____ SCAN 9 FV _____

DECLARATION OF INGRESS/EGRESS EASEMENTS

KNOW ALL MEN BY THESE PRESENTS:

THAT **ONE NINETY-TWO, LLC**, a Nebraska limited liability company, (hereinafter referred to as "Grantor"), for valuable consideration, the receipt of which is hereby acknowledged, does hereby declare and impose the following in favor of Lots 199 through 204, inclusive, in The Grove, a subdivision in Douglas County, Nebraska:

A thirty-five (35) foot wide non-exclusive ingress/egress easement over that portion of Lots 199 through 204, inclusive, in The Grove, a subdivision in Douglas County, Nebraska, as described and drawn on Exhibit "A" attached hereto and incorporated herein.

The scope and purpose of said easements are to provide access to and from 190th Street and to and from Marcy Street for the Benefited Lots.

Grantor herein, for itself, its successors and assigns, does hereby covenant and agree that at the time of the execution and delivery of these presents, Grantor is lawfully seized of said premises; that Grantor has good right and lawful authority to grant said non-exclusive ingress/egress easements; and Grantor further hereby covenants to warrant and defend said easementways against the lawful claims of all persons whomsoever.

Grantor, for itself and its successors and assigns, agrees to leave these access easement areas free of any fencing or other obstructions, and agrees to maintain them in a reasonable manner so as to allow vehicular access over them. All costs of maintenance shall be equally apportioned among the Benefited Lots.

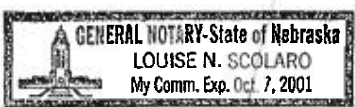
This instrument shall be binding on the successors and assigns of the Grantor as to the above-noted lots.

IN WITNESS WHEREOF, the Grantor herein, for itself, its successors and assigns, has caused the due execution hereof as of the 1st day of June, 1999.

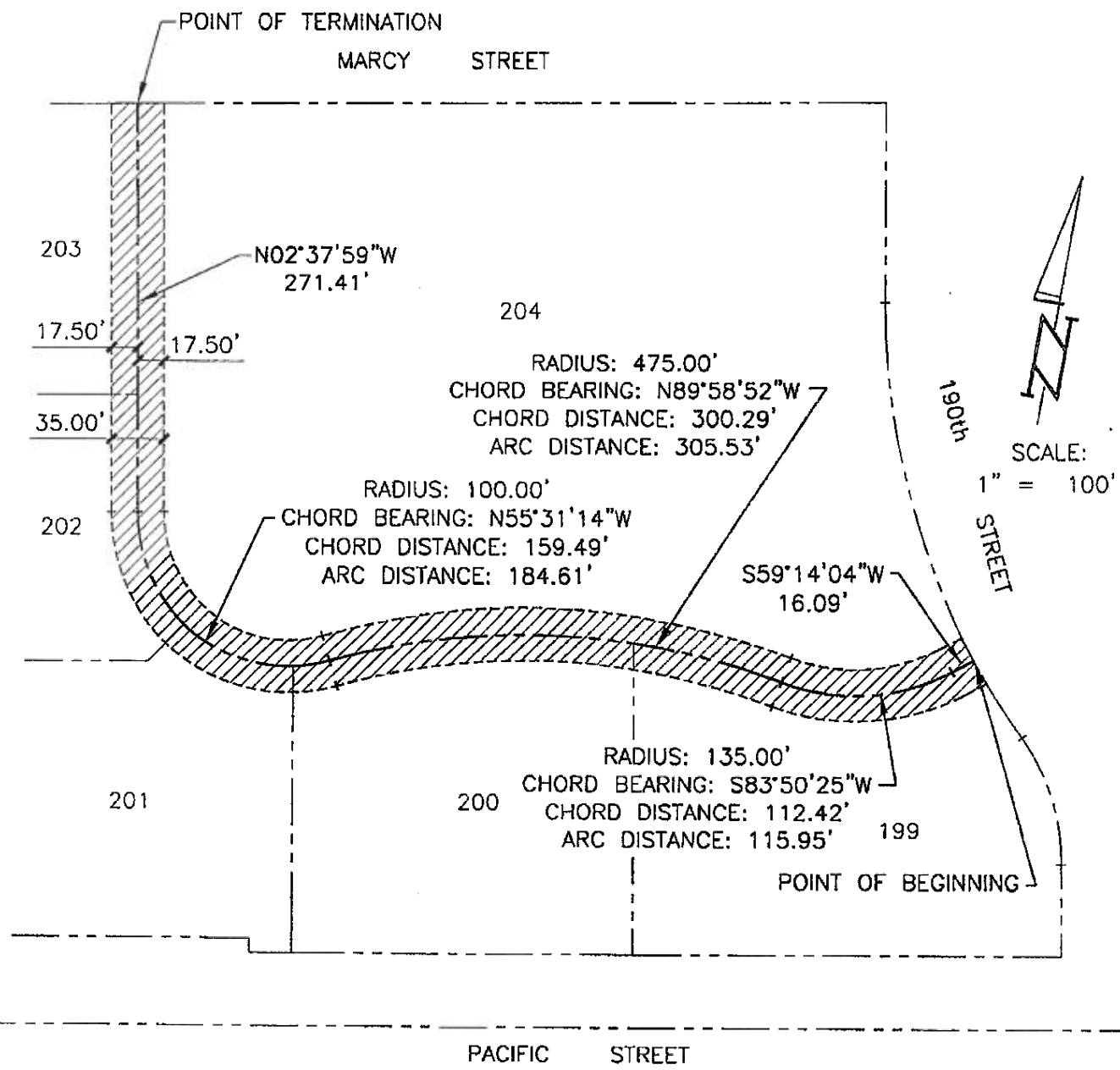
ONE NINETY-TWO, LLC
 By: [Signature]
 Managing Member

STATE OF NEBRASKA)
) ss.
 COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 1st day of June, 1999, by John C. Czerwinski, Jr., Managing Member of One Ninety-Two, LLC, on behalf of the company.



[Signature]
 NOTARY PUBLIC



LEGAL DESCRIPTION

A 35.00 FOOT WIDE STRIP OF LAND LYING WITHIN LOTS 199 THRU 204, INCLUSIVE, THE GROVE, A SUBDIVISION AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, THE CENTERLINE OF SAID 35.00 FOOT WIDE STRIP OF LAND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 199; THENCE WESTERLY AND NORTHERLY ON THE NORTHERLY AND EASTERLY LINES OF SAID LOTS 199 THRU 203, INCLUSIVE, ON THE FOLLOWING FIVE DESCRIBED COURSES; THENCE S59°14'04"W (ASSUMED BEARING) 16.09 FEET; THENCE SOUTHWESTERLY ON A 135.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S83°50'25"W, CHORD DISTANCE 112.42 FEET, AN ARC DISTANCE OF 115.95 FEET; THENCE NORTHWESTERLY ON A 475.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N89°58'52"W, CHORD DISTANCE 300.29 FEET, AN ARC DISTANCE OF 305.53 FEET; THENCE NORTHWESTERLY ON A 100 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N55°31'14"W, CHORD DISTANCE 159.49 FEET, AN ARC DISTANCE OF 184.61 FEET; THENCE N02°37'59"W 271.41 FEET TO THE NE CORNER OF SAID LOT 203 AND THE POINT OF TERMINATION, WITH THE OUTER LIMITS OF SAID 35.00 FOOT WIDE STRIP OF LAND BEING EXTENDED TO MEET THE EASTERLY LINES OF SAID LOTS 199 AND 204 AND THE NORTHERLY LINES OF SAID LOTS 203 AND 204.

THE GROVE TD2 FILE NO. 9122-187-E1 DATE: DEC. 18, 1998
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"