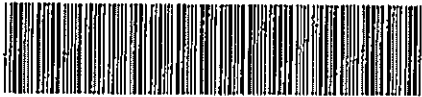




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RICHARD N TAKESHI
REGISTER OF DEEDS
DOUGLAS COUNTY, NE
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EASEMENT

THIS is an Easement, made this 7th day of March, 2000, between Maple 144 LLC, a Nebraska Limited Liability Company, hereinafter referred to as "Grantor" and METROPOLITAN UTILITIES DISTRICT OF OMAHA, a Municipal Corporation, hereinafter referred to as "Grantee",

WITNESSETH:

The Grantor, in consideration of the sum of Two Dollars (\$2.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to Metropolitan Utilities District of Omaha, its successors and assigns, an underground easement to lay, maintain, operate, repair, relay and remove, at any time, pipelines for the transportation of gas, and all appurtenances thereto, together with the right of reasonable ingress and egress to and from the same, under the property of Grantor depicted and more particularly described on Exhibit A attached hereto and made a part hereof by this reference (the "Easement Area").

1. The Grantor agrees that neither it nor its successors or assigns (i) will at any time erect, construct or place on or below the surface of the Easement Area any building or structure, except (a) pavement, asphalt, or substantially equivalent materials, and (b) landscaping, and (ii) will give anyone else permission to do so.
2. The Grantee shall restore the surface of the Easement Area including landscaping, if any, or any other covering such as pavement or asphalt, whether it be during initial installation or any subsequent maintenance or additional installation, excavated for any purpose hereunder, as near as may be reasonably possible, to the original contour and condition thereof and as soon after such work is performed as may be reasonably possible to do so.
3. Nothing herein contained shall be construed as a waiver of any rights of the Grantor, or duties and powers of the Grantee, respecting the ownership, use, operations, extensions and connections to any pipeline constructed and maintained hereunder. Grantor and its grantees, successors and assigns shall be entitled, and do hereby reserve the right, to connect to and make reasonable and customary use of any gas and any of the water line installed by the Grantee under the terms of this Easement at no charge or expense to Grantor and its grantees, successors and assigns except for customary connection fees and charges or use fees for gas consumed.
4. It is further agreed the Grantor has lawful possession of the Easement Area, good right and lawful authority to make such conveyance and it and its executors, administrators, successors and assigns shall warrant and defend the same and will indemnify and hold harmless the Grantee forever against the lawful claims of all persons whomsoever in any way asserting any right, title or interest prior to or contrary to this Easement.
5. The person executing this instrument represents that he has the requisite authority to execute same and make this conveyance on behalf of the Grantor.

PLEASE RETURN TO:
THOMPSON, DRESSEN & DORNER, INC.
10836 Old Mill Road
Omaha, NE 68154

3987
H

FEE 2150 FB _____
BKP _____ C/O _____ COMP _____
DEL _____ SCAN ds FV _____

IN WITNESS WHEREOF, the Grantor has caused this Easement to be signed and executed on the day and year first above written.

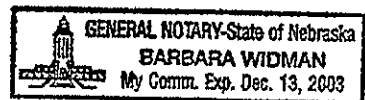
MAPLE 144 LLC,
a Nebraska Limited Liability Company

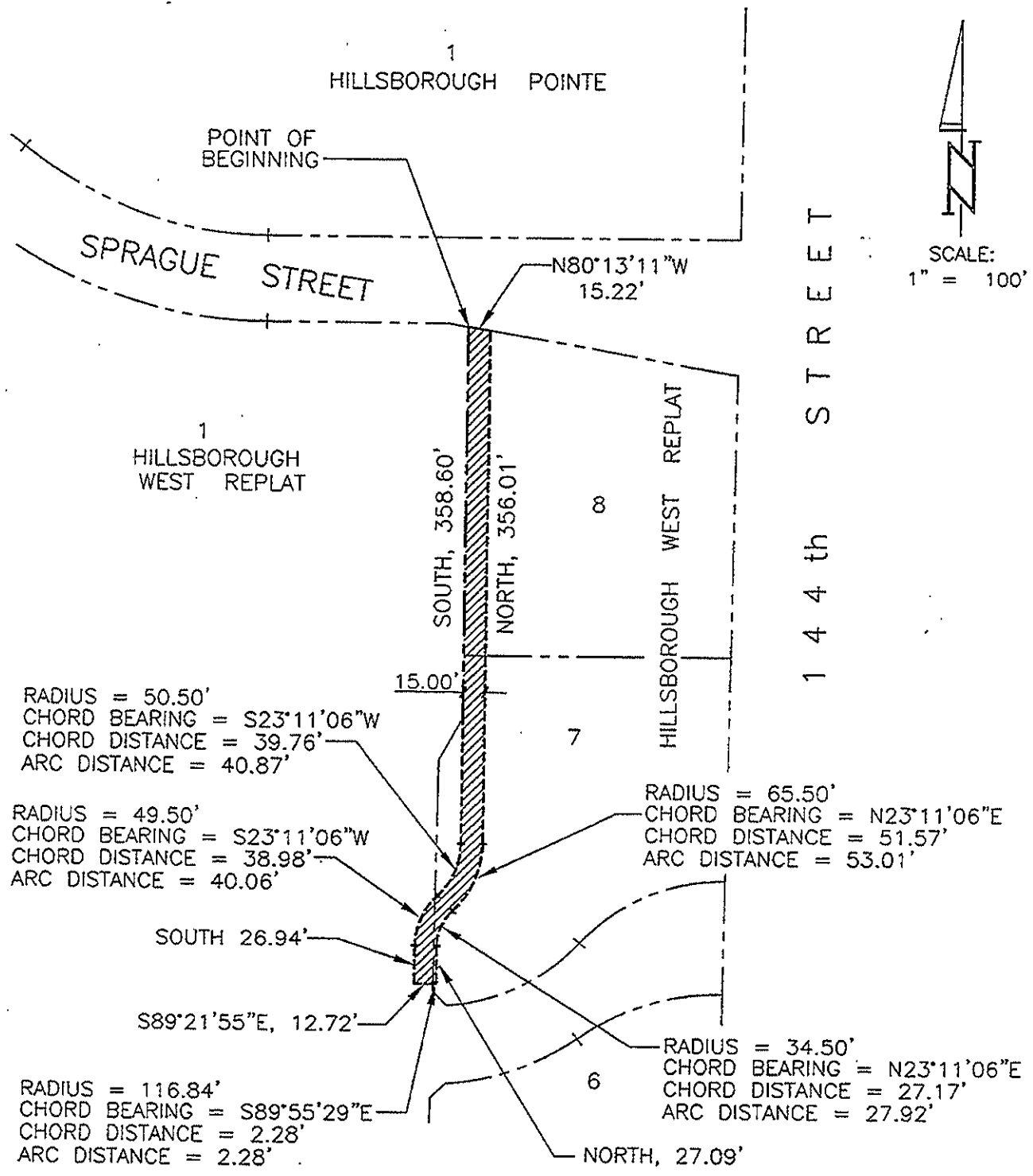
By: _____
Title: Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 7th day of March, 2000, before me, the undersigned, personally came Jay R. Lerner, Manager of MAPLE 144 LLC, a Nebraska limited liability company, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledges the same to be the voluntary act and deed of such limited liability company.

Barbara Widman
Notary Public





SHEET 1 OF 2

THE LERNER COMPANY TD2 FILE NO. 738-116-MUDESMTB DATE: MARCH 1, 2000
 THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOTS 1, 7 AND 8, HILLSBOROUGH WEST REPLAT, A SUBDIVISION IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID LOT 8;

THENCE SOUTH (ASSUMED BEARING) 358.60 FEET ON THE WEST LINE OF SAID LOT 8, AND ITS SOUTHERLY EXTENSION;

THENCE SOUTHWESTERLY ON A 50.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING S23°11'06"W, CHORD DISTANCE 39.76 FEET, AN ARC DISTANCE OF 40.87 FEET;

THENCE SOUTHWESTERLY ON A 49.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S23°11'06"W, CHORD DISTANCE 38.98 FEET, AN ARC DISTANCE OF 40.06 FEET;

THENCE SOUTH 26.94 FEET;

THENCE S89°21'55"E 12.72 FEET;

THENCE EASTERLY ON A LINE 15.00 FEET NORTH OF AND CONCENTRIC WITH THE SOUTH LINE OF SAID LOT 7 ON A 116.84 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING S89°55'29"E, CHORD DISTANCE 2.28 FEET, AN ARC DISTANCE OF 2.28 FEET;

THENCE NORTH 27.09 FEET;

THENCE NORTHEASTERLY ON A 34.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARING N23°11'06"E, CHORD DISTANCE 27.17 FEET, AN ARC DISTANCE OF 27.92 FEET;

THENCE NORTHEASTERLY ON A 65.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N23°11'06"E, CHORD DISTANCE 51.57 FEET, AN ARC DISTANCE OF 53.01 FEET;

THENCE NORTH 356.01 FEET ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 8 TO THE NORTH LINE THEREOF;

THENCE N80°13'11"W 15.22 FEET ON THE NORTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING.

SHEET 2 OF 2

THE LERNER COMPANY TD2 FILE NO. 738-116-MUDESMTB1 DATE: MARCH 1, 2000
THOMPSON, DREESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860

EXHIBIT "A"