



Pwra 2007076949



JUL 09 2007 09:57 P 3

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 3 FEE 82.00 FB See Attached  
 K-134 BKP \_\_\_\_\_ G/O \_\_\_\_\_ COMP PU  
 104 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ PV \_\_\_\_\_

**POWER OF ATTORNEY**

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
7/9/2007 09:57:16.26



2007076949

Know all men by these presents:

WHEREAS, First National Bank of Omaha, a national banking association (herein referred to as "FNB") owns certain lots and outlots in Saddlebrook, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska and certain lots in The Villas of Saddlebrook, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

WHEREAS, FNB desires NP Dodge Land Development, Inc., a Nebraska corporation (herein referred to as "Dodge"), to market and sell the Lots, as its Common Law Agent, and to perform certain development services,

WHEREAS, the Lots are shown on Exhibit "A" attached hereto and by this reference made a part hereof, said lots are being herein referred to collectively as the "Property" and individually as a "Lot", and

WHEREAS, FNB desires to grant to Dodge a general power of attorney to market and sell the Lots and to perform certain development services relating to the sale of the Lots,

NOW, THEREFORE, FNB grants the following general power of attorney to Dodge:

1. Dodge shall have the full power and authority to act in behalf of FNB in all matters relating to the marketing of the Project, and sale of the Lots, said power to include, signing the following documents: (a) sale agreements and any addendums thereto, (b) other written instruments which relate to the closing of Lot sales except for the deed conveying the lot to the purchaser, FNB specifically reserving for itself the right to sign the deeds and (c) documents relating to Architectural Control Committee and/or the Declarant's review and approval of plans as provided in the Covenants for the Property.

2. FNB acknowledges that all such written instruments signed by Dodge in behalf of FNB shall be as good, valid and effective for all intents and purposes as if the same had been signed and delivered by FNB.

3. As a general statement and to create a broad and liberal interpretation of this

sbpower of attorney.doc  
06/28/07 3:25 PM

Return to:  
NP Dodge Land Development, Inc.  
8701 W. Dodge Rd., Ste. 300  
Omaha, NE 68114

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Power of Attorney, it is the intent of FNB that Dodge shall have the same full power and authority as FNB has as the owner of the Lots in the development, management, and marketing of the Lots in the Project except for the execution of deeds conveying lots to purchasers.

4. This Power of Attorney shall remain in full force and effect until terminated by another recorded document signed by FNB which terminates Dodge's authority under this Power of Attorney, provided said termination does not violate a separate Agreement between FNB and Dodge.

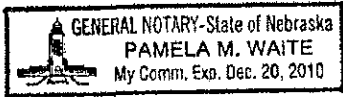
Dated this 28<sup>th</sup> day of June, 2007.

First National Bank of Omaha,  
a National Banking Association

By: *Robert J. Horak* Vice Pres

STATE OF NEBRASKA )  
  )ss  
COUNTY OF DOUGLAS )

On this 28<sup>th</sup> day of June, 2007, before me the undersigned, a Notary Public, personally came Robert J. Horak, Vice-President of First National Bank of Omaha, a National Banking Association, personally known to me to be the identical person whose name is affixed to the foregoing instrument with authority to sign this Agreement and who acknowledged his execution thereof to be the voluntary act and deed as such person and the voluntary act and deed of said Association.



*Pamela M. Waite*  
Notary Public

Exhibit A OJ-34472

Saddlebrook Subdivision			
Lot #	Lot #	Lot #	Lot #
217	276	338	392
223	278	341	393
224	279	342	394 <sup>32</sup>
225	280	344	395
226	281	345	396
229	282	346	397
233	283	347	398
234	288	348	399
235	290	349	400
236	291	350	401
237	295	351	402
238	296	352	404
239	298	353	406
240	299	355	407
244	301	357	408
247	302	358	409
248	304	359	411
249	305	360	412
250	306	362	413
251	308	364	414
252	309	365	415
253	310	370	416
254	311	371	417
255	312	375	418
256	313	376	420
257	314	377	421
259	317	378	422
260	318	379	423
261	320	380	424
262	325	383	425
263	326	384	426
269	327	385	427
270	332	386	
271	333	387	Outlots
272	334	388	5
273	335	389	16 <sup>2</sup>
274	336	390	
275 <sup>36</sup>	337 <sup>36</sup>	391 <sup>38</sup>	

Villas of Saddlebrook
Lot #
8
9
10
14
15
16
17
18
19
20
39
40
43
45
46
50
57 <sup>-18</sup>
58

OJ-40342