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C/O  
LEGAL PG 473 SCAN  
GEORGE J. BUGLEWICZ  
REGISTER OF DEEDS  
DOUGLAS COUNTY, NE  
01-60000  
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**TEMPORARY GRADING EASEMENT**

THIS INDENTURE AND GRANT OF EASEMENT made this 14 day of May, 1996, between Construction Sciences, Inc., a Nebraska corporation, Harrison Square, Inc., a Nebraska corporation, and Timothy Zweiback, as Personal Representative of the Estate of Warren Zweiback (hereinafter referred to collectively as "Grantors"), in favor of Lane Building Corporation, a Nebraska corporation, its agents, employees, successors and assigns (hereinafter referred to as the "Grantee").

RECITALS:

WHEREAS, each Grantor to this Indenture and Grant of Easement is the owner of the following parcel of real estate in Douglas County, Nebraska, as follows (hereinafter the "Real Property"):

1. Construction Sciences, Inc., a Nebraska corporation, is the owner of the real property legally described in Exhibit A attached hereto;
2. Harrison Square, Inc., a Nebraska corporation, is the owner of the real property legally described in Exhibit B attached hereto; and
3. Timothy Zweiback, as Personal Representative of the Estate of Warren Zweiback, is the owner of the real property legally described in Exhibit C attached hereto.

WHEREAS, Grantee, or its successors and assigns, will cause the Real Property to be excavated in substantial conformance with the Grading, Erosion Control, and Remediation Plan for Vintage Oaks (Project No. 94053) dated April 9, 1996 as approved by Grantors and Grantee ("Grading Plans").

NOW, THEREFORE, in consideration of the sum of One (\$1.00) Dollar, and other valuable consideration, the parties hereto agree as follows:

1. Grantors do hereby grant to Grantee, for its benefit and that of its successors and assigns, the right, privilege and easement to use and occupy the Real Property, and appurtenances thereto, to grade and excavate the same in substantial conformance with the Grading Plans.
2. The right, privilege, and easement granted by this instrument is temporary in nature and shall cease and terminate thirty (30) days after the completion of the grading and excavation as set forth in the Grading Plans.
3. The right, privilege, and easement granted by this instrument shall inure to the benefit of any contractor, agent, employee or other representative of Grantee.
4. Each Grantor hereby represents and warrants, for itself and its successors, assigns, heirs, and legal representatives, that it has the right, power and authority to grant the rights, privileges and easement conveyed by this instrument.

IN WITNESS WHEREOF, Grantors, for themselves and their successors and assigns, have caused this instrument to be executed on the day and year first above written.

GRANTORS:

CONSTRUCTION SCIENCES, INC., a Nebraska Corporation,

By: [Signature]  
Title: preside

TIMOTHY ZWEIBACK, as Personal Representative of the Estate of Warren Zweiback,

By: [Signature]  
Title: [Signature]

HARRISON SQUARE, INC., a Nebraska corporation,

By: [Signature]  
Title: presiden

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF DOUGLAS )

Before me, the undersigned, Notary Public in and for said County and State appeared John Smith, President of Construction Sciences, Inc., a Nebraska corporation, known to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal this 17 day of May 1996.



[Signature]  
Notary Public

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF DOUGLAS )

Before me, the undersigned, Notary Public in and for said County and State appeared Timothy Zweiback, as Personal Representative of the Estate of Warren Zweiback, known to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and his voluntary act and deed on behalf of said Estate.

WITNESS my hand and Notarial Seal this 16 day of May 1996.

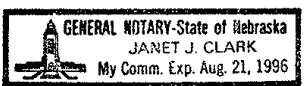


[Signature]  
Notary Public

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF DOUGLAS )

Before me, the undersigned, Notary Public in and for said County and State appeared James LINDER, PRESIDENT of Harrison Square, Inc., a Nebraska corporation, known to me to be the identical person who signed the above instrument and acknowledged the execution thereof to be his voluntary act and deed of said corporation.

WITNESS my hand and Notarial Seal this 17 day of May 1996.



[Signature]  
Notary Public

NOTARIAL SEAL AFFIXED  
REGISTER OF DEEDS

A tract of land located in the South 1/2 of the SW 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

*SE SW  
SW SW*

Commencing at the Southeast corner of said SW 1/4 of Section 10; thence S88°58'33"W (assumed bearing) along the South line of said SW 1/4 of Section 10, a distance of 1097.80 feet to the Point of Beginning; thence continuing S88°58'33"W along said South line of the SW 1/4 of Section 10, a distance of 181.00 feet; thence N01°01'27"W, a distance of 197.31 feet; thence Northeasterly on a curve to the right with a radius of 340.00 feet, a distance of 214.40 feet, said curve having a long chord which bears N17°02'27"E, a distance of 210.87 feet; thence N88°58'33"E, a distance of 242.00 feet; thence S01°01'27"E, a distance of 80.00 feet; thence Southwesterly on a curve to the right with a radius of 503.54 feet, a distance of 300.55 feet, said curve having a long chord which bears S24°14'32"W, a distance of 296.11 feet; thence S01°01'27"E, a distance of 50.00 feet to the point of beginning.

Said tract of land contains an area of 2.279 acres, more or less.

3/12/96  
#94053

E & A CONSULTING GROUP  
12001 "Q" STREET  
OMAHA, NE 68137

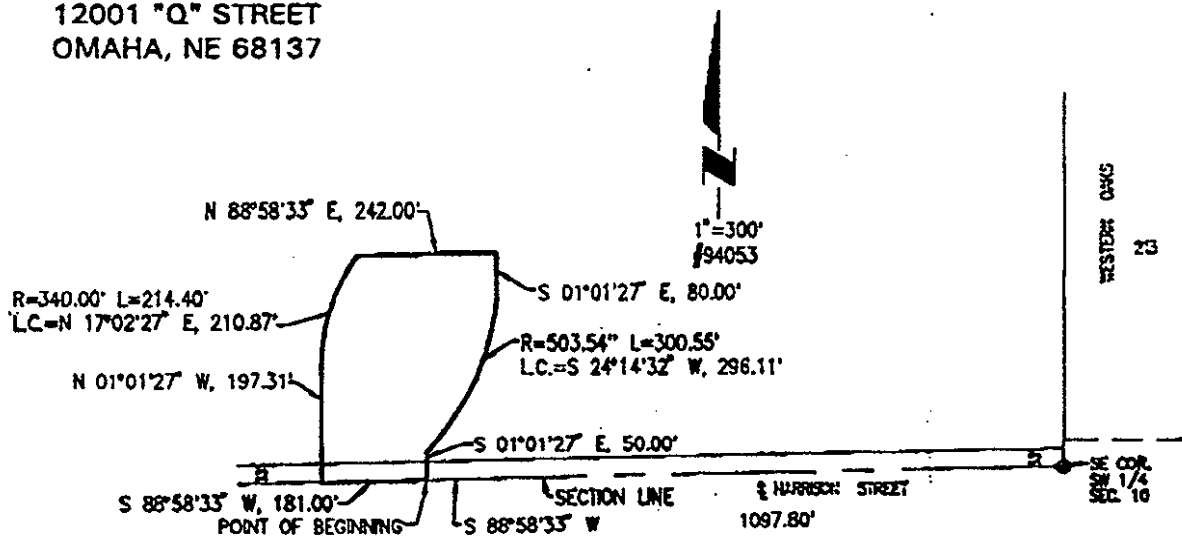
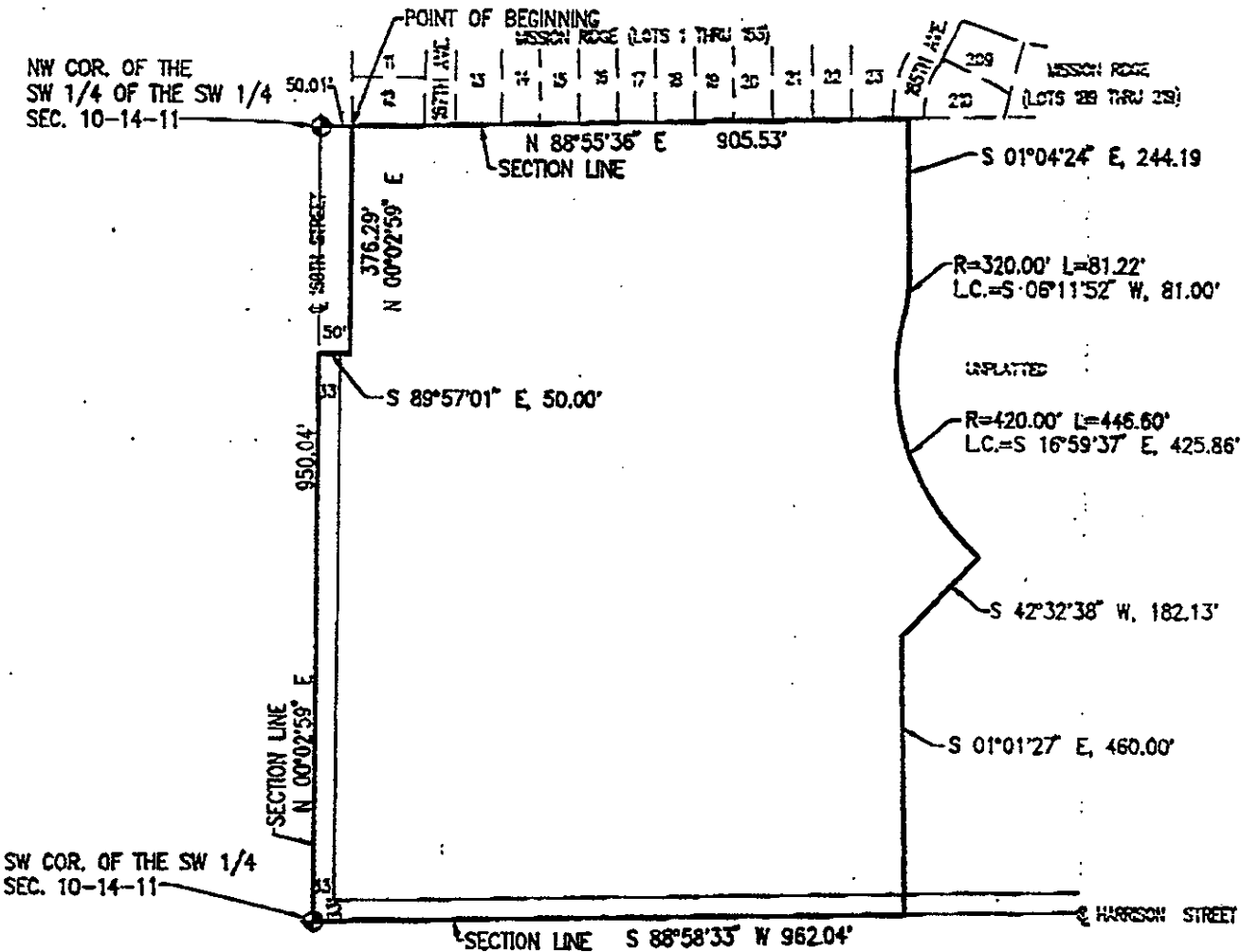


EXHIBIT A

EXHIBIT B

(SEE ATTACHED LEGAL DESCRIPTION)



1"=300'  
#94053

EXHIBIT B

SE SW  
SW SW

A tract of land located in the South 1/2 of the SW 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 12, Mission Ridge (Lots 1 thru 153, inclusive), a subdivision located in the NW 1/4 of said SW 1/4 of Section 10, said point also being on the East right-of-way line of 168th Street, said point also being on the North line of said South 1/2 of the SW 1/4 of Section 10; thence N88°55'36"E (assumed bearing) along said North line of the South 1/2 of the SW 1/4 of Section 10, said line also being said South line of Mission Ridge, (Lots 1 thru 153, inclusive,) a distance of 905.53 feet to the point of intersection of said North line of the South 1/2 of the SW 1/4 of Section 10 and the centerline of 165th Avenue; thence S01°04'24"E, a distance of 244.19 feet; thence Southwesterly on a curve to the right with a radius of 320.00 feet, a distance of 81.22 feet, said curve having a long chord which bears S06°11'52"W, a distance of 81.00 feet; thence Southeasterly on a curve to the left with a radius of 420.00 feet, a distance of 446.60 feet, said curve having a long chord which bears S16°59'37"E, a distance of 425.86 feet; thence S42°32'38"W, a distance of 182.13 feet; thence S01°01'27"E, a distance of 460.00 feet to a point on the South line of said SW 1/4 of Section 10; thence S88°58'33"W, along said South line of the SW 1/4 of Section 10, a distance of 962.04 feet to the Southwest corner of said SW 1/4 of Section 10; thence N00°02'59"E along the West line of said SW 1/4 of Section 10, a distance of 950.04 feet; thence S89°57'01"E along the East right-of-way line of 168th Street and the Westerly extension thereof, a distance of 50.00 feet to a point on said East right-of-way line of 168th Street; thence N00°02'59"E along said East right-of-way line of 168th Street, a distance of 376.29 feet to the point of beginning.

Said tract of land contains an area of 29.033 acres, more or less.

3/13/96  
#94053

E & A CONSULTING GROUP  
12001 "Q" STREET  
OMAHA, NE 68137

A tract of land located in the South 1/2 of the SW 1/4 of Section 10, Township 14 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

*SE SW  
SW SW*

Commencing at the Southwest corner of said SW 1/4 of Section 10; thence N88°58'33"E (assumed bearing) along the South line of said SW 1/4 of Section 10, a distance of 962.04 feet to the point of beginning; thence N01°01'27"W, a distance of 460.00 feet; thence N42°32'38"E, a distance of 182.13 feet; thence Southeasterly on a curve to the left with a radius of 420.00 feet, a distance of 285.09 feet, said curve having a long chord which bears S66°54'07"E, a distance of 279.65 feet; thence Southeasterly on a curve to the right with a radius of 175.00 feet, a distance of 99.48 feet, said curve having a long chord which bears S70°03'47"E, a distance of 98.14 feet; thence S53°46'43"E, a distance of 28.98 feet; thence S36°58'00"W, a distance of 18.99 feet; thence Southwesterly on a curve to the left with a radius of 340.00 feet, a distance of 229.86 feet, said curve having a long chord which bears S18°20'38"W, a distance of 225.51 feet; thence S01°01'27"E, a distance of 197.31 feet to a point on said South line of the SW 1/4 of Section 10; thence S88°58'33"W along said South line of the SW 1/4 of Section 10, a distance of 409.00 feet to the point of beginning.

Said tract of land contains an area of 5.054 acres, more or less.

3/12/96  
#94053

E & A CONSULTING GROUP  
12001 "Q" STREET  
OMAHA, NE 68137

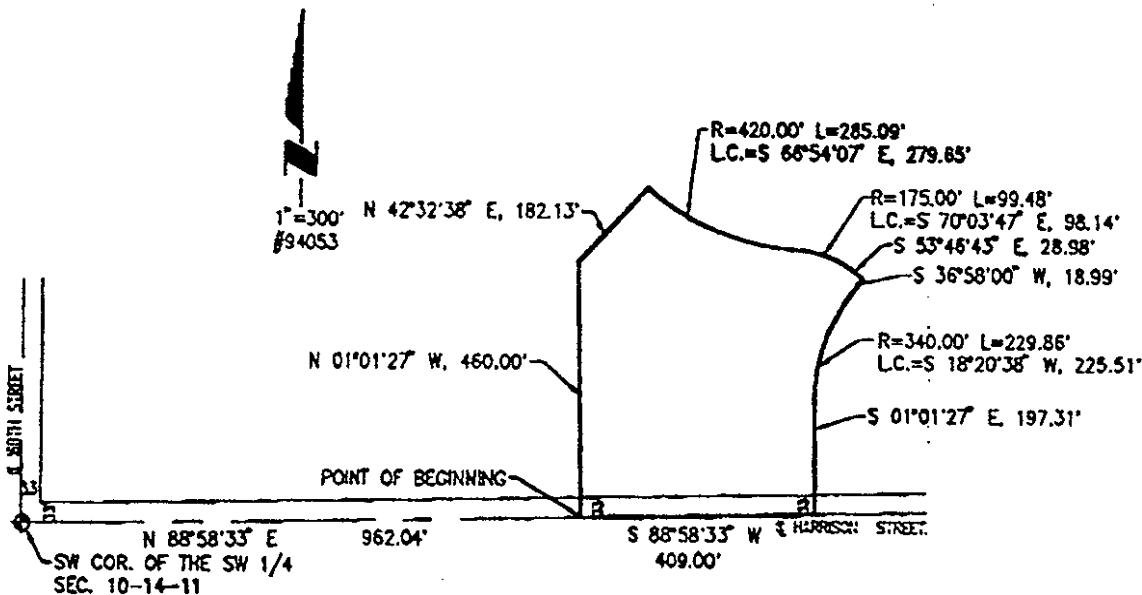


EXHIBIT C