

02 APR 25 AM 8:45

RESTRICTIVE COVENANTS AND AGREEMENT CHARLOTTE L. PETERSEN WASHINGTON COUNTY, CLERK BLAIR, NEBR.

LEGAL DESCRIPTION: Lot Eighteen (18) in College Heights Addition to the City of Blair, Washington County, Nebraska.

ADDRESS: 2831 Westridge Drive

This agreement is entered into on April 8, 2002 by and between Richard A. and Eva M. Engdahl, husband and wife, hereinafter referred to as "Engdahls" and the City of Blair, Nebraska, hereinafter referred to as "City".

Whereas, Engdahls are the fee simple owners of the above-described real estate and desire to obtain a building permit from the City for the remodeling of the basement of the residence on said real estate and create a "Bonus Room" which is designed for uses other than a bedroom.

Whereas, Engdahls acknowledge that to promote safety in an emergency situation, the City Building Code and/or Fire Code require the installation of a window or other approved structure to be used for ingress and egress for any habitable sub-surface area, such as a bedroom.

For valuable consideration, the parties hereby agree to the following Restrictive Covenants:

- 1. City will issue a building permit to Engdahls for the remodeling of the basement which will include said "Bonus Room" to be located in the basement of said structure; provided however, said "Bonus Room" shall not be used as a bedroom; provided further, that Engdahls acknowledge that use of such "Bonus Room" as a bedroom is a safety hazard and is in violation of City Building and Fire Codes.
2. Attached hereto, marked Exhibit "A", is a floor plan showing the "Bonus Room" which is not to be used as a habitable sub-surface area (bedroom).
3. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

CITY OF BLAIR, NEBRASKA

By [Signature] Rodney A. Storm, City Administrator

[Signature] Richard A. Engdahl

[Signature] Eva M. Engdahl

Recorded General Numerical Photostat Procteo

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20022602 STATE OF NEBRASKA COUNTY OF WASHINGTON)SS ENTERED IN NUMERICAL INDEX AND FILED FOR RECORD THIS 25th DAY OF April A.D. 2002 AT 8:45 O'CLOCK A.M. AND RECORDED IN BOOK 363 AT PAGE 561-563 COUNTY CLERK Charlotte L. Petersen DEPUTY Karen Madison

STATE OF NEBRASKA)
) :ss:
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 20 day of April, 2002 by Rodney A. Storm, City Administrator.



Brenda R. Taylor
Notary Public



STATE OF NEBRASKA)
) :ss:
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 20th day of April, 2002, by Richard A. Engdahl and Eva M. Engdahl, husband and wife.



Shari A. Thomas
Notary Public

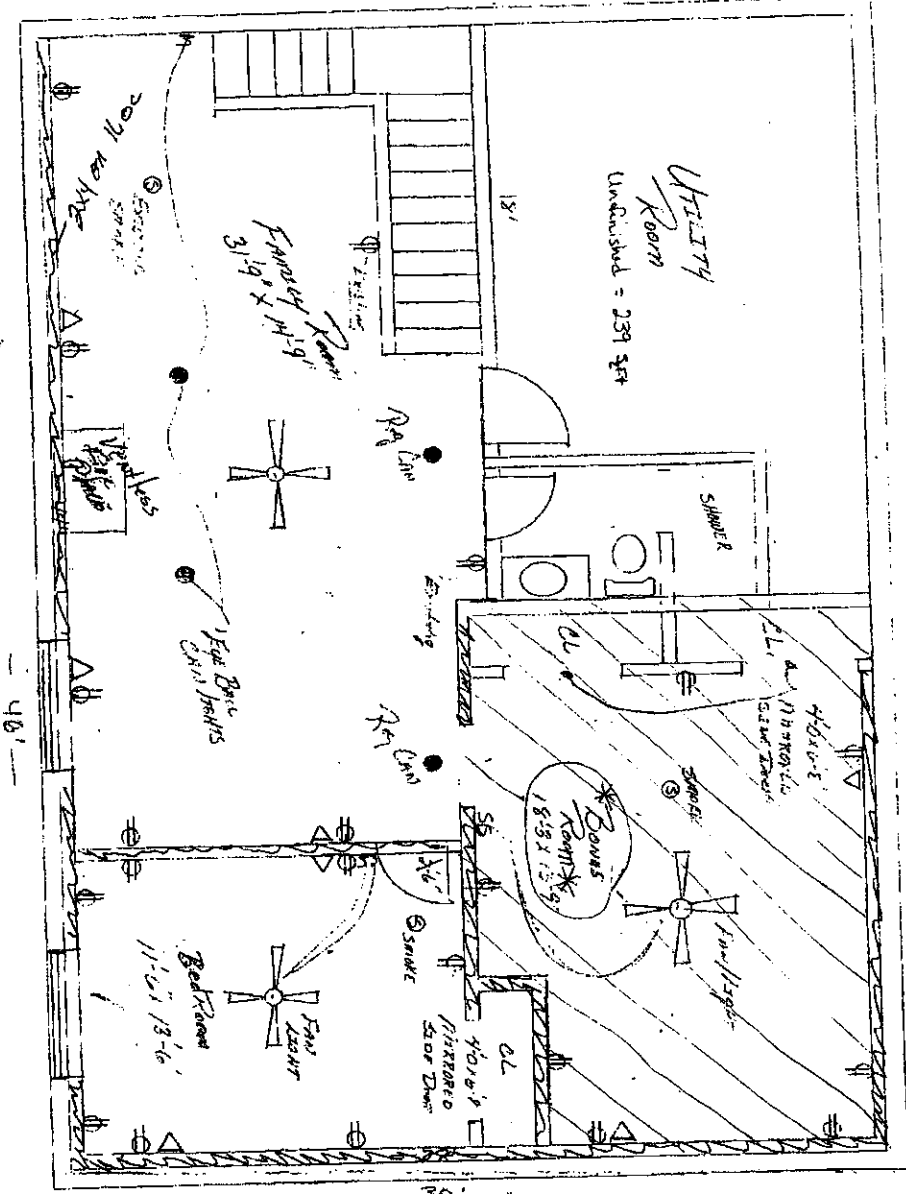


EXHIBIT "A"

2831 Westridge Dr,
Blair NE 68008

1380 = Main
1220 = Bath
2600 FSF

1/4" = 1 ft
1232 TH SF
- 364 Utilin.
1220 FSF