



C/LIEN 2016036721



MAY 17 2016 07:51 P 4

Fee amount: 28.00
FB: 01-60000
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
05/17/2016 07:51:20.00



2016036721

NOTICE OF COMMENCEMENT

1. Property. This Notice of Commencement applies to the following described real estate being or intended to be improved or directly benefited:

See Exhibit "A" attached hereto.

2. Parties. The parties, their addresses and interest in the real estate are as follows:

CONTRACTING OWNER: 204 FSTREET, LLC, a Nebraska limited liability company

Address of Contracting Owner: 21008 Cumberland Drive, Suite 110, Elkhorn, Nebraska 68022

CONTRACTING OWNER'S INTEREST IN THE REAL ESTATE: Fee Simple, subject to easements, covenants and restrictions of record, if any.

3. Lien Property. If, after this Notice of Commencement is recorded, a lien is recorded as to an improvement covered by this Notice of Commencement, the lien will have priority from the time this Notice of Commencement is recorded.
4. Duration. The duration of this Notice of Commencement is three (3) years unless extended as provided in Neb. Rev. St. § 52-145.
5. Limitations. This Notice of Commencement covers all improvements made on the real estate described above (or benefiting the real estate as described under Neb. Rev. St. § 52-133(4)) except as limited by the following: NONE.

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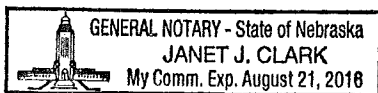
Contracting Owner:

204 FSTREET, LLC,
a Nebraska limited liability company

By: [Signature]
Name: William J. Douglas
Title: MANAGER

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me this 11 day of MAY, 2016, by WILLIAM J. DOUGLAS MANAGER of 204 FStreet, LLC, a Nebraska limited liability company, on behalf of said company.



[Signature]
Notary Public
My Commission expires: 8-21-2018

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

Parcel A:

A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE ON THE NORTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S87°31'20"W, 127.87 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 204TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ON SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES: (1) S01°44'53"W, 112.05 FEET; (2) S15°14'40"W, 243.87 FEET; (3) S26°59'20"E, 108.62 FEET; (4) S03°52'52"E, 1140.11 FEET; (5) S01°25'06"E, 974.61 FEET TO A POINT INTERSECTING SAID WEST RIGHT-OF-WAY LINE OF 204TH STREET AND THE NORTH RIGHT-OF-WAY LINE OF "F" STREET; THENCE WESTERLY ON SAID NORTH RIGHT-OF-WAY LINE OF "F" STREET FOR THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) N85°40'05"W, 382.86 FEET; (2) S78°14'40"W, 408.84 FEET; (3) S02°30'44"E, 29.48 FEET; (4) S87°25'57"W, 1093.26 FEET; (5) N02°35'52"W, 17.00 FEET; (6) S87°25'57"W, 171.47 FEET; THENCE N19°50'21"E, 342.09 FEET; THENCE S70°09'39"E, 5.78 FEET; THENCE N19°50'21"E, 81.26 FEET; THENCE N06°36'38"W, 66.72 FEET; THENCE N12°09'09"W, 42.69 FEET; THENCE N07°14'20"W, 83.49 FEET; THENCE N02°11'27"W, 84.63 FEET; THENCE N02°51'26"E, 84.63 FEET; THENCE N07°54'18"E, 74.39 FEET; THENCE N11°52'08"E, 50.54 FEET; THENCE N08°56'10"E, 70.60 FEET; THENCE N03°04'16"E, 70.60 FEET; THENCE N03°10'32"W, 79.78 FEET; THENCE N09°35'42"W, 135.71 FEET; THENCE N00°55'41"W, 45.02 FEET; THENCE N87°28'22"E, 702.30 FEET; THENCE N02°37'17"W, 454.69 FEET; THENCE S70°47'46"E, 45.92 FEET; THENCE S59°46'58"E, 49.17 FEET; THENCE N87°22'13"E, 208.26 FEET; THENCE S02°37'47"E, 374.88 FEET; THENCE S47°18'01"E, 12.70 FEET TO A POINT OF CURVATURE; THENCE ON A 86.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 83.76 FEET (LONG CHORD BEARS S75°02'26"E, 80.53 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ON A 36.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 19.38 FEET (LONG CHORD BEARS N62°00'29"E, 19.15 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ON A 1232.50 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 146.33 FEET (LONG CHORD BEARS N50°11'54"E, 146.25 FEET); THENCE N36°24'02"W, 53.41 FEET; THENCE N14°06'10"W, 131.08 FEET; THENCE N06°21'36"W, 89.33 FEET; THENCE N01°22'58"E, 89.33 FEET; THENCE N09°07'31"E, 89.33 FEET; THENCE N16°52'05"E, 89.55 FEET; THENCE N24°07'48"E, 37.14 FEET; THENCE N14°59'54"E, 66.78 FEET; THENCE N03°26'32"E, 70.14 FEET; THENCE N02°28'40"W, 300.00 FEET; THENCE S87°31'20"W, 142.71 FEET; THENCE N24°33'54"W, 248.22 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE N87°31'20"E, ON SAID NORTH LINE. 877.19 FEET TO THE POINT OF BEGINNING.

Parcel B:

A TRACT OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE ON THE NORTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S87°31'20"W, 1319.15 FEET, TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S02°37'17"E ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 865.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, S02°37'17"E ON SAID EAST LINE, 454.69 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87°28'22"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 702.30 FEET; THENCE N05°55'41"W, 45.54 FEET; THENCE N10°05'07"E, 98.33 FEET; THENCE N21°05'54"E, 98.33 FEET; THENCE N32°06'42"E, 98.33 FEET; THENCE N43°07'29"E, 98.33 FEET; THENCE N54°08'17"E, 98.33 FEET; THENCE N65°09'04"E, 98.33 FEET; THENCE N76°09'52"E, 98.33 FEET; THENCE N87°10'39"E, 98.33 FEET; THENCE S81°48'33"E, 98.33 FEET; THENCE S70°47'46"E, 52.42 FEET TO THE POINT OF BEGINNING.