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Lloyd J. Dowding

REGISTER OF DEEDS



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LLOYD J. DOWDING

SARPY COUNTY REGISTER OF DEEDS

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May 11, 2011

Mr. Mark Stursma
City of Papillion Planning Director
122 E. Third Street
Papillion, NE 68046

Re: Lots 1 and 2, Masters Addition Replat 2,
a Subdivision in Sarpy County, Nebraska

Dear Mr. Stursma:

I am the Personal Representative of the Estate of Robert S. Masters, Deceased. I am the owner of Lots 1 and 2 of Masters Addition Replat 2, and Lots 1 and 2 of Masters Addition Replat 1, a Subdivision in Sarpy County Nebraska. I am in the process of selling Lot 2 of Masters Addition Replat 2 to Thertoge, LLC.

Dedication of a cross-parking easement for Masters Addition Replat 2 is recommended by the City of Papillion Planning Director and City Engineer. We acknowledge that failure to dedicate a cross-parking easement will result in the following:

1. The use of the buildings on Lots 1 and 2, Masters Addition Replat 2 will be limited based on the number of parking stalls located on each lot. This means that some uses even though permitted by zoning may not be allowed due to inadequate parking stall count. For example, the building on Lot 2 is 10,500 SF and would be classified as Retail (Large). However, Lot 2 lacks the 53 required stalls for that use.
2. A 10,500 SF was originally proposed for Lot 1, Masters Addition Replat 2. The size of the future building on Lot 1 may need to be reduced

