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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

Mr. Mark Stursma City of Papillion Planning Director May 11, 2011 Page 2

to be compliant with the parking stall requirement depending on the proposed use.

- 3. The ALTA survey shows that parking stalls are split by a lot line. Those stalls cannot be included in the required parking count for either lot because complete ownership of a stall is needed to show the right to use the stall.
- 4. The access aisle and associated improvements for the van accessible stalls located on Lot 2, Masters Addition Replat 2 cannot be used to meet the accessibility requirement for Lot 1, Masters Addition Replat 2. Two handicap accessible stalls will need to be provided on Lot 1 when the building is constructed.

Clayton Byam

STATE OF NEBRASKA)

) ss.

COUNTY OF DOUGLAS)

On May 11, 2011, the foregoing letter was subscribed before me by Clayton Byam, Personal Representative of the Estate of Robert S. Masters, Deceased.

GENERAL NOTARY - State of Nebraska
JILL COMBS
My Comm. Exp. March 14, 2014

Notary Public