



FEB 12 2014 16:49 P 6

Fee amount: 40.00 FB: 01-60000 COMP: MS

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 02/12/2014 16:49:37.00



WHEN RECORDED MAIL TO:

Premier Bank 16802 Burke Street Omaha, NE 68118

FOR RECORDER'S USE ONLY

NOTICE OF COMMENCEMENT

To Whom It May Concern:

The undersigned hereby informs all concerned that improvements will be made to certain real property, and in accordance with Neb. Rev. Stat. 52-145, the following information is stated in this NOTICE OF COMMENCEMENT.

Description of Property:

See EXHIBIT "A", which is attached to this Notice and made a part of this Notice as if fully set forth herein.

The Real Property or its address is commonly known as VACANT LAND NORTH OF 208TH & HARRISON STREETS, OMAHA, NE.

General Description of Improvements: RESIDENTIAL LAND DEVELOPMENT

COVENTRY RIDGE, LLC

Contracting Owner

1823 HARNEY STREET, SUITE 301, OMAHA, NE 68102

Address

FEE SIMPLE

Interest in the Real Estate

Fee Simple Title Holder (if other than contracting owner)

Address

NOTE:

If, after this Notice of Commencement is recorded, a lien is recorded as to an improvement covered by this Notice of Commencement, the lien has priority from the time this Notice of Commencement is recorded.

NOTICE OF COMMENCEMENT (Continued)

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Duration of this Notice of Commencement:	72 MONTHS	
Executed this 12th Day of February, 2014		
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CONTRACTING OWNER:	•	
•		
COVENTRY RIDGE, LLC	_	
AVG 2040, LLC, Member of COVENTAY RIDGE, LLC		
By: ARNOLD SCHLESINGER, Manager of AVG 2040,	uc \	
Bv:		
D. GREGORY SCOTT, Manager of A CG 2040, LL	c	
/ ~~	•	
CFM REALTY ADVISORS, LLC, Member of COVENTR	Y RIDGE, LLC	
().) (d a		
BY: JOSEPH F. CANTER, Manager of CFM MEALTY AI	DVISORS, LLC	
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TERRANCE L. PANGMAN, JR., Manager of CFM	REALTY ADVISORS,	
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TERRANCE L. FANGMAN, JR. Manager of CFM AC		
TERRANCE L. FANGMAN, JR. Manager of CFM AC	REALTY ADVISORS, DMPANY ACKNOWLEDGMENT	
TERRANCE I. PANGMAN, JR./ Manager of CFM MC	DMPANY ACKNOWLEDGMENT	
TERRANCE L. PANSMAN, JR./ Manager of CFM MC	OMPANY ACKNOWLEDGMENT	
LIMITED LIABILITY CO	DMPANY ACKNOWLEDGMENT } }ss	
TERRANCE L. PANSMAN, JR./ Manager of CFM MC	OMPANY ACKNOWLEDGMENT	
LIMITED LIABILITY CO	DMPANY ACKNOWLEDGMENT	the undersigne
LIMITED LIABILITY CO STATE OF COUNTY OF On this day of Notary Public, personally appeared ARNOLD SCHLE	DMPANY ACKNOWLEDGMENT	of COVENTR'
COUNTY OF	DMPANY ACKNOWLEDGMENT)) SS) , 20 , before me, ESINGER, Manager of AVG 204Q, LLC, Member of COVENTRY RIDGE, I	of COVENTR
COUNTY OF On this day of Diddic, personally appeared ARNOLD SCHLE RIDGE, LLC; D. GREGORY SCOTT, Manager of AN CARTER, Manager of CPM REALTY ADVISORS, FAMIGMAN, JR., MANAGER OF CPM REALTY ADVISORS, FAMIGMAN, FAMIGMA	DMPANY ACKNOWLEDGMENT)) SS) SS) SSINGER, Numarager of AVG 204Q, LLC, Member of COVENTRY RIDGE, LLC, Member of COVENTRY RIDGE, LLC, and	of COVENTR LC; JOSEPH I TERRANCE I known to me t
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COUNTY OF COUNTY OF On this On this On This ON THE Manager of CPM ARAITY ADVISORS, FANGMAN, JR., Manager of CPM REALTY ADVISORS, FANGMAN, JR., Manager of CPM REALTY ADVISORS, Fangman, JR., Manager of CPM REALTY ADVISORS, Canter, Manager of CPM REALTY ADVISORS, Fangman, JR., Manager of CPM REALTY ADVISORS, Examples or designated agents of the limited lia acknowledged the Notice to be the free and volume statute, its articles of organization or its operating agrestated this, they are authorized to execute this. Notice	DMPANY ACKNOWLEDGMENT	LC; JOSEPH F TERRANCE I known to me to mencement and by authority o led, and on datt a limited liability

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On February 11, 2014, before me, SANDRA JOSEPHINE MAJAM-HARRIS, Notary Public - California, personally appeared Arnold Schlesinger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

SANDRA JOSEPHINE MAJAM-HARRIS Commission # 1951519 Notary Public - California Los Angeles County My Comm. Expires Sep 10, 2015

WITNESS my hand and official seal.

SANDRA SOSEPHINE MAJAM HARRIS

Notary Fublic #1951519

In and for the State of California

MY COMMISSION EXPIRES: **SEPTEMBER 10, 2015**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)	ł
)	SS
COUNTY OF LOS ANGELES	1

On February 11, 2014, before me, SANDRA JOSEPHINE MAJAM-HARRIS, Notary Public - California, personally appeared <u>D. Gregory Scott</u> who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

ANDRA JOSEPHINE MAJAM-HARRIS Commission # 1951519 Notary Public - California Los Angeles County

WITNESS my hand and official seal.

SANDRA JOSEPHINE MAJAM-HARRIS

Notary Public #1951519

In and for the State of California

MY COMMISSION EXPIRES: **SEPTEMBER 10, 2015**

STATE OF <u>Nebraska</u>)
) ss
COUNTY OF Douglas)

The foregoing NOTICE OF COMMENCEMENT was sworn to and acknowledged before me this <u>var</u>day of February, 2014 by Terrance L. Fangman, Jr., Manager of CFM Realty Advisors, LLC, Member of Coventry Ridge, LLC, a Delaware Limited Liability Company, as his free and voluntary act and deed and on behalf of said limited liability company.

GENERAL NOTARY - State of Nebraska MARK P. REYNOLDS My Comm. Exp. May 30, 2014

Iotary Public

STATE OF <u>Nebraska</u>) ss
COUNTY OF <u>Douglas</u>)

The foregoing NOTICE OF COMMENCEMENT was sworn to and acknowledged before me this variety of February, 2014 by Joseph F. Carter, Manager of CFM Realty Advisors, LLC, Member of Coventry Ridge, LLC, a Delaware Limited Liability Company, as his free and voluntary act and deed and on behalf of said limited liability company.

GENERAL NOTARY - State of Nebraska
MARK P. REYNOLDS
My Comm. Exp. May 30, 2014

Notary Public

Parcel 1: Lot 92, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas OC-08150 County, Nebraska.

> Parcel 2: Lot 93, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

> Parcel 3: Lot 94, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska

> Parcel 4: Lof 95, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel 5: Out Lot "C", Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas County, Nebraska.

Parcel 6: A Tract of Land Located in Part of the SW 1/4 of the SE 1/4 of Section 12, Township 14 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as 01-60000 follows:

> Commencing at the Southwest Corner of the SW 1/4 of the SE 1/4 Corner Section of said Section 12; Thence N87°37'25"E (Assumed Bearing) along the South line of said Section 12, a distance of 1167.36 feet; Thence N02°22'35" W, a distance of 432.32 feet to the Point of Beginning; Thence along the North Right-of-Way Line of Spence Drive on the following two courses: Thence on a curve to the left with a radius of 300.00 feet, a distance of 61.73 feet, said curve having a long chord which bears N42°56'22" W, a distance of 61.62 feet, Thence N48°50'03" W, a distance of 397.67 feet to the Point of Intersection of the said North Right-of-Way Line of Spence Drive and the Easterly Right-of-Way Line of Jefferson Drive; thence along the Easterly Right-of-Way Line of Jefferson Drive on the following two courses: Thence N03°50'03"W, a distance of 7.07 feet; Thence N41°09'57"E, a distance of 595.42 feet; thence S02°28'29"E, a distance of 582.16 feet; Thence on a curve to the right with a radius of 114.50 feet, a distance of 58.29 feet, said curve having a long chord which bears N74°39'18"W a distance of 57.66 feet, thence S37°30'23"W, a distance of 60.18 feet, thence on a curve to the right with a radius of 175.77 feet, a distance of 153.92 feet, said curve having a long chord which bears \$06°32'58"E. a distance of 149.05 feet to the Point of Beginning. (SW SE)