



C/LIEN 2014011202



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



2014011202

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

CONTRACTING OWNER:

COVENTRY RIDGE, LLC

AVG 204Q, LLC, Member of COVENTRY RIDGE, LLC

By: ARNOLD SCHLESINGER, Manager of AVG 204Q, LLC

By: D. GREGORY SCOTT, Manager of AVG 204Q, LLC

CFM REALTY ADVISORS, LLC, Member of COVENTRY RIDGE, LLC

By: JOSEPH F. CARTER, Manager of CFM REALTY ADVISORS, LLC

By: TERRANCE L. FANGMAN, JR., Manager of CFM REALTY ADVISORS, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

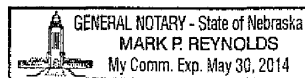
On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared ARNOLD SCHLESINGER, Manager of AVG 204Q, LLC, Member of COVENTRY RIDGE, LLC; D. GREGORY SCOTT, Manager of AVG 204Q, LLC, Member of COVENTRY RIDGE, LLC; JOSEPH F. CARTER, Manager of CFM REALTY ADVISORS, LLC, Member of COVENTRY RIDGE, LLC; and TERRANCE L. FANGMAN, JR., Manager of CFM REALTY ADVISORS, LLC, Member of COVENTRY RIDGE, LLC; and known to me to be members or designated agents of the limited liability company that executed the Notice of Commencement and acknowledged the Notice to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Notice and in fact executed the Notice on behalf of the limited liability company.

By _____
Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My commission expires _____

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GACFPLVC41N.FC TR-1213 PR-1

STATE OF Nebraska)
) ss
 COUNTY OF Douglas)

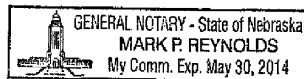
The foregoing NOTICE OF COMMENCEMENT was sworn to and acknowledged before me this 12th day of February, 2014 by Terrance L. Fangman, Jr., Manager of CFM Realty Advisors, LLC, Member of Coventry Ridge, LLC, a Delaware Limited Liability Company, as his free and voluntary act and deed and on behalf of said limited liability company.



Mark P. Reynolds
 Notary Public

STATE OF Nebraska)
) ss
 COUNTY OF Douglas)

The foregoing NOTICE OF COMMENCEMENT was sworn to and acknowledged before me this 12th day 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.



Mark P. Reynolds
 Notary Public

EXHIBIT "A"

0C-08150

Parcel 1: Lot 92, Coventry, A Subdivision, as Surveyed, Platted and Recorded in Douglas 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: Lot 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.

01-60000

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

Commencing at the Southwest Corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 S06°32'58"E, a distance of 149.05 feet to the Point of Beginning. (SW SE)