



MISC 2012036842



APR 18 2012 08:21 P 3

Misc
 3 FEE 21⁰⁰ 01-60000
 12 BKPR 21.15.13 MB FB *See attached*
 EXAM
 IND SCAN PRF

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 4/18/2012 08:21:02.77



2012036842

THIS PAGE INCLUDED FOR INDEXING
 PAGE DOWN FOR BALANCE OF INSTRUMENT

RETURN TO: City of Omaha
 Planning Department
 Code Enforcement
 1819 Farnam St., Suite 1003
 Omaha, NE 68183

CHECK NUMBER



City of Omaha
Jim Suttle, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1003
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 546-0714

R. E. Cunningham, RA, F.S.A.M.E.
Director

April 17, 2012

ND 24 TURNER PARK LOFTS LLC
C/O Troy Strawhecker
1045 76 St., Suite 2000
West Des Moines, IA 50266

RE: 3001 DOUGLAS ST FKA 3000 1/2 FARNAM ST
Parcel No. 0379000423
Legal: See Exhibit A
Structure: Entire Structure Commercial Building

This is to clarify the release notice dated April 3, 2012 that was previously sent to you regarding the above property. The inspection conducted by Roger Carroll, Code Inspector, on March 30, 2012, confirmed that the dangerous conditions in the parking garage had been remedied to the extent that the Demolition Order for the property (filed with the Register of Deeds on April 26, 2011, as part of Instrument No. 2011035884) is released and cancelled. However, the violations listed in the Notice of Violations within that Instrument No. 2011035884 still exist as violations and must still be remedied. If there are any questions please do not hesitate to contact me.

Sincerely,

Kevin J. Denker
for Planning Director

c: D & S Realty, Inc., 5709 F St., Omaha, NE 68117
Jason D Abboud, 5709 F St., Omaha, NE 68117
Fidelity National Title Ins. Co., c/o Nebraska Title Co., PO Box 6169, Lincoln, NE
68506
Central State Bank, 109 W. Main St., PO Box 548, State Center, IA 50247

Exhibit "A"

Parcel 1:

Lots Eight (8), Nine (9) and Ten (10), Block One (1), in Summit Place, an Addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska, EXCEPT those portions thereof described as Apartment Units No. P1 to P51, both inclusive all in Twin Towers Condominium, a condominium property regime organized under the laws of the State of Nebraska, in the City of Omaha, in Douglas County, Nebraska, pursuant to Master Deed dated December 27, 1983, filed December 30, 1983, in Book 1721 at Page 280 of the Deed Records of Douglas County, Nebraska, as amended by Amendment to Master Deed filed July 18, 1984, in Book 714 at Page 377; and by Amendment to Master Deed filed January 6, 1986, in Book 762 at Page 260, and by Amendment to Master Deed dated May 18, 1988, filed May 27, 1988 in Book 850 at Page 223 and Amendment to Master Deed filed February 22, 1989, in Book 878 at Page 290, all of the Miscellaneous Records of Douglas County, Nebraska, and Amendment to Master Deed filed July 7, 1993, in Book 1954 at Page 532 of the Deed Records of Douglas County, Nebraska.

16-37400

16-37400

Parcel 2:

Lots Two (2), Three (3), Four (4), Five (5), Six (6), Nine (9), and Ten (10) and the South 75 feet of Lot Eleven (11), all in Block Four (4), In Bogg's and Hill's Second Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

16-04020

Parcel 3:

That part of Tax Lot 4 in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 21, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, which lies between the North line of Farnam Street and the South line of Lot Nine(9), in Block Four (4), in Bogg's and Hill's Second Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.

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