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18684

2

06-24 File against properties listed  
in Attachment A

Introduce: 2-27-06

*Batch# 572373*

ORDINANCE NO. 18684

1 AN ORDINANCE creating a business improvement district under the authority of the  
2 Business Improvement District Act (Neb. Rev. Stat. § 19-4015 et seq.) to be known as the  
3 Downtown Business Improvement District bounded roughly by H, 6th, R, and 17th Streets for  
4 the purpose of providing specified work and improvements in the downtown area of the City of  
5 Lincoln, Nebraska; providing for special assessments to be imposed within the district based  
6 upon the benefits conferred; providing maximum limits upon such assessments; and providing a  
7 sunset of August 31, 2016.

8 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

9 Section I. Public Hearing; Protests to Creation. That a resolution entitled Resolution of  
10 Intention to Establish a Management Business Improvement District to be known as the  
11 "Downtown Business Improvement District bounded roughly by H, 6th, R, and 17th Streets" was  
12 adopted by the Lincoln City Council on February 6, 2006, as Resolution No. A-83731; that  
13 notice that the City Council intended to consider at public hearing an ordinance to establish the  
14 district was made by publication and by mailing a copy of Resolution No. A-83731 to each  
15 owner of taxable property as shown on the latest tax roles of the County Treasurer within the  
16 proposed district; that a public hearing was held by the City Council on March 6, 2006, during  
17 the regular City Council meeting commencing at 1:30 p.m. in the City Council Chambers on the  
18 first floor of the County-City Building, 555 South 10th, Lincoln, Nebraska; that at such public  
19 hearing, the City Council heard all protests and received evidence for and against the creation of  
20 the proposed Business Improvement District; that the City Council has ruled upon all written  
21 protests to the creation of such district which were received prior to the close of the hearing, and

*Chg MCDU \$789.50*

*Joan - City Clerk*

1 hereby finds that protest was not made by the record owners representing over 50% of the  
2 assessable units in the proposed district.

3 Section 2. District Boundaries. The following described property represented on the  
4 attached map (Attachment "A") shall be included within the business improvement district  
5 boundary:

6 In the Original Plat of the City of Lincoln: The South 1/2 of Blocks 25, 26, 27  
7 (including all of Bigelow's Subdivision and Quiggle's Subdivision), and 28; all of  
8 Blocks 30 (including all of Haymarket Parking Garage Addition), 31 (including  
9 all of Buck's Subdivision), 32 (including all of the Candy Factory Subdivision),  
10 33 (including all of the Hambleton-Webb Subdivision and all of the County  
11 Clerk's Subdivision of Block 33), 34 (including all of J.G. Miller's Subdivision),  
12 35 (including all of the County Clerk's Subdivision of Block 35, all of the  
13 Schaberg and Menlove's Subdivision and all of the Putnam and Brocks  
14 Subdivision), 36 (including all of Que Place Addition), 37 (including all of  
15 Webster & Bonnell's Subdivision), 38, 39 (including all of the University Square  
16 Addition), 40 (including all of Lansing's Subdivision), 41 (including all of the  
17 County Clerk's Subdivision of Block 41), 42 (including all of Imhoff & Hyatt's  
18 Subdivision), Old Federal 2nd Addition, 44, 45, 53 (including all of the County  
19 Clerk's Subdivision of Block 53, and Lots 1-7 of the Lincoln Land Co.  
20 Subdivision of Block 53), 54 (including all of the County Clerk's Subdivision of  
21 the North 1/2 of Block 54 and all of the County Clerk's Subdivision of the South  
22 1/2 of Block 54) 55 (including all of the Referees Subdivision of Block 55, all of  
23 the County Clerk's Subdivision of Block 55 and all of Cropsey's Subdivision of  
24 Block 55), 57, 58 (including all of McDonald's Subdivision of Block 58), 59, 60,  
25 61 (including Koch's Subdivision), 62, 63, 64, 65, 66, 67 (including all of Baird's  
26 Subdivision, all of Masonic Temple Ass'n Replat of Block 67, and all of  
27 Ballantine Subdivision), 68 (including all of Cropsey's Subdivision of Block 68  
28 and all of Brocks Subdivision of Block 68), 69 (including all of the City Real  
29 Estate Co. Subdivision of Block 69), 70, 85 (including Lots 1-7 of the Lincoln

1 Land Co. Subdivision of Block 85), 86, 87 (including all of the County Clerk's  
2 Subdivision of Block 87 and all of Brock's Subdivision of Block 87), 88  
3 (including all of N.C. Brock's Subdivision of Block 88 and all of Sheldon's  
4 Subdivision), 90, 91, 92, 93, 94, 95, 96, 97 (including all of Kennard's  
5 Subdivision), 98, 99 (including all of Barretts Subdivision and all of Billingsley's  
6 Subdivision), 100 (including all of the County Clerk's Subdivision of Block 100,  
7 all of Beynon Addition, and all of Jones Subdivision), 101 (including all of the  
8 County Clerk's Subdivision of Block 101 and all of Sheffield's Subdivision), 102  
9 (including Lots 1-7 of the Lincoln Land Co. Subdivision of Block 102), 119, 120,  
10 121 (including all of the County Clerk's Subdivision of Block 121), 122  
11 (including all of the County Clerk's Subdivision of Block 122); and the North 1/2  
12 of Blocks, 123, 125, 126, 127, and 128 of the Original Plat of the City of Lincoln  
13 including all those portions of vacated streets and alleys abutting thereon;

14 [56] All of Centrum Addition including all those portions of vacated  
15 streets and alleys abutting thereon;

16 [89] All of the Cornhusker Square and Cornhusker Square First Addition  
17 including all those portions of vacated streets and alleys abutting thereon;

18 [316, 317, 318] All of lots 37, 38, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51,  
19 53, 54, 55, 56, 57, 58, 60, 61, and 62 of S.W. Little's Subdivision including all  
20 those portions of vacated streets and alleys abutting thereon.

21 [322] All of lots 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of Little and Alexander's  
22 Subdivision of Lot 63 S.W. Little's Subdivision, including all of the east-west  
23 alley abutting thereon and including all those portions of vacated streets and  
24 alleys abutting thereon

25 [323] All of Richard's Addition to Lot 64 S.W. Little's Subdivision.

26 [324] All of the Co. Clerk's Subdivision of Lot 65 S.W. Little's  
27 Subdivision including all those portions of vacated streets and alleys abutting  
28 thereon.

1 [324] All of the 1st Nat'l Bank Subdivision of Lot 65 S.W. Little's  
2 Subdivision including all those portions of vacated streets and alleys abutting  
3 thereon.

4 All of Lots 1, 2, 3, 4, and 5 and Outlot A of Lincoln Station Subdivision  
5 including all those portions of vacated streets and alleys abutting thereon.

6 Where properties are located on the outer edge of such district, the  
7 boundary of the district shall extend to the centerline of any street or alley  
8 abutting thereon.

9 Section 3. Creation of District; Improvements. The Downtown Business Improvement  
10 District is hereby created. The work to be performed and specific improvements proposed to be  
11 made or maintained for such business improvement district shall consist of:

12 a. **Economic Development.**

13 Economic development activities will aim to improve the business climate  
14 of downtown with the goal of attracting and retaining businesses, jobs and investment. While  
15 annual work programs and budgets will be developed in collaboration with stakeholders and  
16 approved by the Downtown Lincoln Association board of directors, programs will be selected  
17 from a variety of options that may include the following:

18 (1) Facilitate efforts with property owners, brokers and businesses to  
19 fill under-utilized downtown properties.

20 (2) Conduct business retention efforts to encourage existing  
21 businesses to grow, including initiatives and support services to encourage local independent  
22 retail.

23 (3) Help attract new investment and catalytic projects that are  
24 consistent with the vision and goals of the 2005 Downtown Master Plan.

25 (4) Design and produce investor marketing packages to assist real  
26 estate brokers, developers and property owners in business recruitment efforts.

- 1 (5) Maintain a district database with local market and real estate  
2 information.
- 3 (6) Trouble-shoot and liaison services to assist property and business  
4 owners to invest and operate in the district.
- 5 (7) Enhance research and development of the downtown website.
- 6 (8) Advertising, including branding and cooperative campaigns and  
7 increased placement and frequency in local media.
- 8 (9) Promote housing and residential development in downtown.
- 9 (10) Work with the Lincoln Partnership for Economic Development  
10 (LPED) and the Lincoln Chamber of Commerce to collaboratively position Lincoln for new  
11 business and downtown as a prime business location.

12 **b. Parking and Transportation.**

13 Parking and transportation initiatives aim to make it easier for customers,  
14 employees and visitors to park in and get around the downtown. Approaches include a  
15 combination of improved parking management, promotion, innovative finance and partnerships.

16 Virtually all parking and transportation recommendations from the 1999  
17 Management BID Business Plan have been implemented, including:

- 18 (1) Allocation of revenue from a meter increase to the City's parking  
19 enterprise fund that has allowed the City to reinvest parking revenues in Downtown parking  
20 improvements.
- 21 (2) Construction of the Haymarket parking garage.
- 22 (3) Creation of a database of parking options.
- 23 (4) Management of a parking validation program for customers.
- 24 (5) Marketing and education of parking and transportation options.

25 For the next five years, new parking and transportation initiatives may include:

1 (1) Implement parking management system recommendations from  
2 the 2005 Carl Walker parking study.

3 (2) Investigate options for improving mobility for all modes of  
4 transportation, including bicycles and shuttles, within the downtown and consistent with the  
5 Downtown Master Plan.

6 (3) Continue efforts to market and educate downtown stakeholders on  
7 parking and transportation options.

8 **c. Communications and Advocacy.**

9 The Management BIDs support ongoing efforts by the Downtown Lincoln  
10 Association to champion downtown interests and involve property owners, businesses and  
11 residents in crafting pro-active solutions to issues that affect downtown. Ongoing  
12 communications and advocacy initiatives may include:

13 (1) Continue to publish a downtown newsletter.

14 (2) Conduct periodic BID ratepayer surveys to measure overall  
15 satisfaction with programs.

16 (3) Manage media relations activities to project a positive image in  
17 local, regional and national media.

18 (4) Increase distribution and enhance the quality of publications,  
19 including the downtown map and directory and activity guides.

20 (5) Maintain and improve the Downtown Lincoln website.

21 (6) Public relations efforts to promote a positive image and overall  
22 experience.

23 (7) Conduct periodic forums and “town hall” meetings to keep  
24 ratepayers informed and involved in downtown development and management issues.

1                   **d.     Management, Support and Reserve:**

2                   Through the Downtown Lincoln Association, the Management BIDs support a  
3 professional staff that delivers programs and advocates on behalf of downtown. The BIDs allow  
4 downtown property owners to project a unified voice and elevate their influence in policies and  
5 issues that affect the central business district. Funds are allocated to office and support services  
6 such as bookkeeping, office rent, insurance, office equipment and professional development and  
7 training for the staff and Downtown Lincoln Association board. An operating reserve is also  
8 budgeted as a contingency for any payment delinquencies and/or unforeseen budget adjustments.

9                   Section 4. Term, Annual Budget and Limitations. The proposed district shall  
10 become effective on September 1, 2006 for a period of ten (10) years to terminate on August 31,  
11 2016. The estimated total annual costs and expenses for the work to be performed within such  
12 district are \$355,651 (first year estimate); provided that, the maximum amount of the first year's  
13 annual assessment for the district shall not exceed \$285,651. In the subsequent nine years the  
14 maximum amount of the annual assessment for the district will not exceed the first year  
15 maximum assessment amount (\$285,651), plus an increase equal to the amount of the Lincoln  
16 Consumer Price Index or 5%, whichever is less. The specific improvements for the first year are  
17 listed for purposes of estimating the costs and expenses of performing the proposed work and  
18 improvements. The assessments levied shall not exceed \$285,651 for the first year. Although  
19 the district proposal is for a ten-year period, the City Council after public hearing shall approve  
20 an annual budget for specific work and improvements in each succeeding year consistent with  
21 the ordinance creating the district. The City Council retains the authority to change, modify and  
22 remove proposed improvements; however, the proposed improvements cannot exceed the scope  
23 of improvements and the annual assessment cannot exceed the maximum amounts of the annual  
24 assessment provided by the ordinance creating the district.

1           Section 5. Method of Assessment. The costs and expenses for the work proposed to be  
2 performed within such business improvement district will be raised through special assessments  
3 based upon the special benefits to the property as fairly and equitably assessed by the City  
4 Council. The assessments will be levied annually as a percentage of assessed valuation of  
5 taxable property within the districts. Based on the recommendation of the Business Area  
6 Improvement Board, residential properties, both owner-occupied and rental, are expected to  
7 receive full benefit from communications and advocacy services. This adjustment results in  
8 residential properties being assessed at 35% of the Downtown BID assessment rate for the  
9 purpose of Downtown BID assessments. Thirty-five percent (35%) is the proportion of  
10 communication and advocacy services in the Downtown BID budget. For income assisted  
11 residential properties that provide low-to-moderate income owner-occupied and/or rental  
12 housing, the residential assessment rate will be 50% of the full residential rate, or 17.5% of the  
13 Downtown BID assessment rate for the purpose of Downtown BID assessments. The income-  
14 assisted adjustment will apply only to units that are restricted to occupancy by “low-to-moderate  
15 income households.” For mixed use buildings that combine residential and other uses, the  
16 property owner may submit evidence supporting a percentage split of the assessed value between  
17 residential and other uses for the City Council to consider when sitting as a board of  
18 equalization.

19           Section 6. Contributions. Based on the recommendation of the Business Area  
20 Improvement Board, all owners of property exempt from ad valorem taxes within the district  
21 shall be invited annually to contribute annually to the City of Lincoln to support B.I.D. activities,  
22 promotions and improvements. Any contributions shall be allocated to reduce assessment rates  
23 in the district.



1 Section 7. Boundary Lines. Commonly owned properties that are intersected by a  
2 boundary line establishing the district shall be considered as entirely within the district unless  
3 otherwise determined by the City Council when sitting as a Board of Equalization.

4 Section 8. Enforcement. The special assessments provided herein shall be a lien on the  
5 property assessed superior and prior to all other liens except general taxes and other special  
6 assessments which shall be of equal priority. Liens for special assessments may be foreclosed  
7 and are subject to interest at the statutory rate when payment of the assessment is delinquent as  
8 provided by law. No special assessment made hereunder shall be void for any irregularity,  
9 defect, error, or informality in procedure, in levy or equalization thereof.

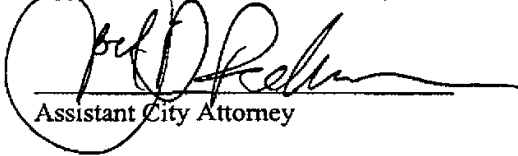
10 Section 9. Effective Date. That this ordinance shall take effect and be enforce from and  
11 after its passage and publication according to law.

Introduced by:



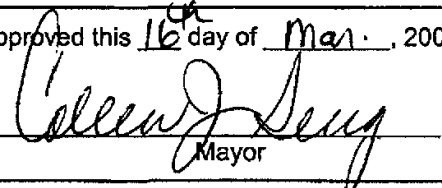
AYES: Camp, Cook, Eschliman,  
Marvin, McRoy, Newman,  
Svoboda; NAYS: None.

Approved as to Form & Legality:



Assistant City Attorney

**PASSED**  
MAR 13 2006  
**BY CITY COUNCIL**

Approved this <sup>16<sup>th</sup></sup> day of Mar, 2006:  
  
Mayor



## Downtown B.I.D. Map Lincoln, NE

- Core Overlay
- Management Boundary
- Right-of-Way

Map prepared by City of Lincoln, Urban Development Dept 11/05

ATTACHMENT "A"

Lincoln Original, Block 31, Lot 1, & E36' Lot 2 (See also Alt Key 1449677 for 1987 thru 1991)
Lincoln Original, Block 31, Lot 5 - 8, & 13 thru 20 W7.28' & vac 7th Street adj & N100' vac N-S alley adj
Lincoln Original, Block 31, Lot 9, & E1/2 vac N-S alley adj
Lincoln Original, Block 31, Lot 10
Lincoln Original, Block 31, Lot 5 - 8, & 13 thru 20 ex W7.28'
Lincoln Original, Block 31, Lot 11, N49' 42', ex E36'
Lincoln Original, Block 31, Lot 11, N56.40' S92.6', ex E36'
Option Rowhouse Condominium, The, Building A, Loft Unit 1 (8.94% Interest)
Option Rowhouse Condominium, The, Bldg A, Loft Unit 2 (8.94% Interest)
Option Rowhouse Condominium, The, Building A, Loft Unit 3 (8.94% Interest)
Option Rowhouse Condominium, The, Building A, Loft Unit 4 (8.94% Interest)
Option Rowhouse Condominium, The, Building A, Loft Unit 5 (8.94% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 6 (8.28% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 7 (5.55% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 8 (5.55% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 9 (8.28% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 10 (8.28% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 11 (5.55% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 12 (5.55% Interest)
Option Rowhouse Condominium, The, Building B, Loft Unit 14 (8.28% Interest)
Lincoln Original, Block 30, Lot 5 - 6, & the vacated E18' of N 8 St abutting Lot 6 & vac S6' of R St abutting Lots 5 & 6 & vacated E18' of N 8 St
Lincoln Original, Block 30, Lot 4
Lincoln Original, Block 30, Lot 7 - 9, & E10' vac 8TH St adj
Lincoln Original, Block 30, Lot 3, W16' & W16' Lot 10 & vac alley adj
Lincoln Original, Block 28, Lot 9
Lincoln Original, Block 28, Lot 10
Lots 1-9, and the remaining portion of Lot 10, Block 27, and Lots 3-8 and 11-12, Block 28, all in the Original Plat of Lincoln; Lots A-C, S.W. Thurber's Subdivision; Lot A, Quggles Subdivision, Lots A-F, Bigelow's Subdivision; and the adjacent vacated streets and alleys
Lincoln Original, Block 26, Lot 4 - 6, & all vac E-W alley
Lincoln Original, Block 26, Lot 11, S82'E25', Lot 12 S82'
Lincoln Original, Block 26, Lot 7 - 10, & W1/2 & E1/2 N60' Lot 11 & N60' Lot 12
Lincoln Original, Block 25, Lot 7 - 8, & all vac E-W alley adj
Lincoln Original, Block 25, Lot 9, & W1' Lot 10
Lincoln Original, Block 25, Lot 10, E49' & all Lots 11 & 12
Lincoln Original, Block 32, Lot 3, W20' & all Lot 4
Lincoln Original, Block 32, Lot 9, S37' & S37'W1/2 Lot 10
Lincoln Original, Block 32, Lot 10, E1/2
Lincoln Original, Block 32, Lot 9, north part & north part W1/2 Lot 10 (being 105.50' on W & 105.4' on E) (Subdivision Permut #2511 Parcels 1 & 2)
Lincoln Original, Block 32, Lot 11 - 12, & 1/2 vac alley adj & W25' of North 8TH Street adj
Lincoln Original, Block 33, Lot 1 - 2, S50' & E10.2' S49.4' Lot 3 (See also 1344999 for 1985 & 1986)
Lincoln Original, Block 33, Lot 5 - 6, & E18.45' N 8th St adj to Lot 6
Lincoln Original, Block 33, Lot 7
Lincoln Original, Block 33, Lot 8 - 9
Lincoln Original, Block 33, Lot 10, W1/2
Lincoln Original, Block 33, Lot 10, E1/2 & W1/2 Lot 11 (See also Alt Key 1552460 for 1987 thru 1991)
County Clerks Sub (of E1/2 Lot 11 & Lot 12 Block 33 Lincoln), Lot A - E
Lincoln Original, Block 34, Lot 7 - 15, & J G Millers Sub (of N1/2 Block 34 Original Plat) Lots 1 thru 17 & all vac alley adj
Improvement: located on Original Plat Block 34 Lots 7 thru 15 & J G Millers Sub Lots 1 thru 17 (of N1/2 Block 34 Original Plat) & all vac alley adj
Lincoln Original, Block 34, Lot 16 - 18

18684

Lincoln Original, Block 35, Lot 3 - 4, & E1/2 Lot 9 & Lots 10-12 & Lots A-H Walsh Putnam & Brocks Sub in Block 35 & Lots A-E County Clerks Sub of Lots 5-6 Block 35 & Lots A-F Schaberg & Menloves Sub in Block 35
Lincoln Original, Block 36, Lot 7, N72' W47'
Lincoln Original, Block 36, Lot 7, E3' N72' & S70' & Lot 8
National Arbor Day Condominium, First Amendment Unit 1 (0% allocated int)
National Arbor Day Condominium, First Amendment Unit 2 (47% allocated int)
National Arbor Day Condominium, First Amendment Unit 3 (12% allocated int)
National Arbor Day Condominium, First Amendment Unit 4 (41% allocated int)
Webster & Bonnells Sub, Lot A - D, & Lincoln Original Block 37 Lot 3
Twelfth and Que Condominium, Unit A
Twelfth and Que Condominium, Unit B
Lincoln Original, Block 37, Lot 4 - 6, S50'
Lincoln Original, Block 37, Lot 7 - 8
Lincoln Original, Block 37, Lot 9
Lincoln Original, Block 37, Lot 10
Lincoln Original, Block 37, Lot 11
Lincoln Original, Block 37, Lot 12
Parkhaus Tower Condominium, Unit A (0.8% Int)
Parkhaus Tower Condominium, Unit B (0.1% Int)
Parkhaus Tower Condominium, Unit C (3.8% Int)
Parkhaus Tower Condominium, Unit D (51.5% Int)
Parkhaus Tower Condominium, Unit E (1.0% Int)
Parkhaus Tower Condominium, Unit F (42.8% Int)
Lincoln Original, Block 38, Lot 7 - 8
Lincoln Original, Block 38, Lot 9
Lincoln Original, Block 38, Lot 10, & W10' Lot 11
Lincoln Original, Block 38, Lot 11, E40'
Lincoln Original, Block 38, Lot 12
Lincoln Original, Block 45, Lot 1 - 3
Lincoln Original, Block 45, Lot 4
Creamery Condominium, Unit 1 (allocated 25%)
Creamery Condominium, Unit 2 (allocated 25%)
Creamery Condominium, Unit 3 (allocated 25%)
Creamery Condominium, Unit 401 (allocated 3.125%)
Creamery Condominium, Unit 404 (allocated 3.125%)
Creamery Condominium, Unit 405 (allocated 3.125%)
Creamery Condominium, Unit 406 (allocated 3.125%)
Creamery Condominium, Unit 407 (allocated 3.125%)
Creamery Condominium, Unit 408 (allocated 3.125%)
Creamery Condominium, Unit 409 (allocated 3.125%)
Creamery Condominium, Units 402 & 403 (Combined allocated 3.125%)
Lincoln Original, Block 45, Lot 15 - 18
Lincoln Original, Block 45, Lot 11 - 14, & vac alley adj
Lincoln Original, Block 44, Lot 13 - 14
Lincoln Original, Block 44, Lot 15
Lincoln Original, Block 44, Lot 16 - 17, N45'
Lincoln Original, Block 44, Lot 21
Lincoln Original, Block 44, Lot 1 - 12
Lincoln Original, Block 44, Lot 16 - 17, S97' & all Lots 18, 19 & 20
Hyatts & Imhoffs, Lot B
Lincoln Original, Block 42, Lot 4 - 8
Crossroads House Condo, Unit #1
Crossroads House Condo, Unit #2
Crossroads House Condo, Unit #3
Crossroads House Condo, Unit #4

Crossroads House Condo, Unit #5
Lincoln Original, Block 42, Lot 18
Lincoln Original, Block 42, Lot 19
Lincoln Original, Block 42, Lot 20 - 21
Hyatts & Imhoff s, Lot A, ex east part (being 50.83' on N & 50.48' on S) & all Lot C
Georgian Place Condo, Unit #101
Georgian Place Condo, Unit# 301 (1.844684% Interest)
Georgian Place Condo, Unit# 302 (1.547866% Interest)
Georgian Place Condo, Unit #303 (1.587976% Interest)
Georgian Place Condo, Unit #304 (2.089358% Interest)
Georgian Place Condo, Unit #305 (1.812596% Interest)
Georgian Place Condo, Unit #401 (1.448281% Interest)
Georgian Place Condo, Unit #402 (1.555888% Interest)
Georgian Place Condo, Unit # 403 (1.51988% Interest)
Georgian Place Condo, Unit #404 (2.101391% Interest)
Georgian Place Condo, Unit #405 (1.824629% Interest)
Georgian Place Condo, Unit #501 (1.457607% Interest)
Georgian Place Condo, Unit #502 (1.215138% Interest)
Georgian Place Condo, Unit #503 (1.600010% Interest)
Georgian Place Condo, Unit #504 (2.113425% Interest)
Georgian Place Condo, Unit #505 (1.836662% Interest)
Georgian Place Condo, Unit #506 (1.780507% Interest)
Georgian Place Condo, Unit #601 (1.892817% Interest)
Georgian Place Condo, Unit #602 (1.579954% Interest)
Georgian Place Condo, Unit #603 (1.612043% Interest)
Georgian Place Condo, Unit #604 (2.125458% Interest)
Georgian Place Condo, Unit 605
Georgian Place Condo, Unit #606 (1.796551% Interest)
Georgian Place Condo, Unit #701 (1.908861% Interest)
Georgian Place Condo, Unit #702 (1.595999% Interest)
Georgian Place Condo, Unit #703 (1.628087% Interest)
Georgian Place Condo, Unit #704 (2.137491% Interest)
Georgian Place Condo, Unit #705 (2.498486% Interest)
Georgian Place Condo, Unit #706 (1.812596% Interest)
Georgian Place Condo, Unit #801 (1.940949% Interest)
Georgian Place Condo, Unit #802 (1.616054% Interest)
Georgian Place Condo, Unit #803 (1.648142% Interest)
Georgian Place Condo, Unit #804 (2.149524% Interest)
Georgian Place Condo, Unit #805 (2.522552% Interest)
Georgian Place Condo, Unit #806 (1.940949% Interest)
Georgian Place Condo, Unit #901 (2.691016% Interest)
Georgian Place Condo, Unit #902 (2.670961% Interest)
Georgian Place Condo, Unit #903 (2.161557% Interest)
Georgian Place Condo, Unit #904 (2.546618% Interest)
Georgian Place Condo, Unit #905 (1.977049% Interest)
Georgian Place Condo, Unit #1001 (2.711072% Interest)
Georgian Place Condo, Unit #1002 (2.691016% Interest)
Georgian Place Condo, Unit #1003 (2.177601% Interest)
Georgian Place Condo, Unit #1004 (2.582718% Interest)
Georgian Place Condo, Unit #1005 (1.993093% Interest)
Georgian Place Condo, Unit #1101 (2.747171% Interest)
Georgian Place Condo, Unit #1102 (2.727116% Interest)
Georgian Place Condo, Unit #1103 (2.201668% Interest)
Georgian Place Condo, Unit #1104 (2.606784% Interest)
Georgian Place Condo, Unit #1105 (2.017159% Interest)

Lincoln Original, Block 42, Lot 16
Lincoln Original, Block 42, Lot 17
Lincoln Original, Block 41, Lot 1 - 2
Continental Commons Condominium, Unit 100 (20% Interest)
Continental Commons Condominium, Unit 200
Continental Commons Condominium, Unit 300
Continental Commons Condominium, Unit 401 (3.04% Interest)
Continental Commons Condominium, Unit 402
Continental Commons Condominium, Unit 403 (3.65% Interest)
Continental Commons Condominium, Unit 404 (4.80% Interest)
Continental Commons Condominium, Unit 405
Continental Commons Condominium, Unit 501 (3.04% Interest)
Continental Commons Condominium, Unit 502 (4.47% Interest)
Continental Commons Condominium, Unit 503 (3.65% Interest)
Continental Commons Condominium, Unit 504 (4.80% Interest)
Continental Commons Condominium, Unit 505 (4.04% Interest)
Lincoln Original, Block 41, Lot 17
Lincoln Original, Block 41, Lot 18
Lincoln Original, Block 41, Lot 3 - 4, & Lots 9-16 & vac alley adj Lots 9 -15 & County Clerks Sub (of Lots 5 & 6 Block 41 Lincoln) Lots A - F
Lansing etal Sub, Lot A - C, & E & E3' Lot D & east part of Lot F & a strip of P Street 2'X75' adj to north line Lots A, B & C & N1/2 vac E-W alley adj ex W16' adj to south line Lot F (Described in Inst
Lincoln Original, Block 40, Lot 3, ex tri tract in SE corner (being 18' on S & 18' on E & 25.5' southwesterly)
Lincoln Original, Block 40, Lot 4 - 6
Centerstone Condominium, Unit #100
Centerstone Condominium, Unit #101
Centerstone Condominium, Unit #102
Centerstone Condominium, Unit #200
Centerstone Condominium, Unit #301
Centerstone Condominium, Unit #302
Centerstone Condominium, Unit #303
Centerstone Condominium, Unit #304
Centerstone Condominium, Unit #305
Centerstone Condominium, Unit #306
Centerstone Condominium, Unit #401
Centerstone Condominium, Unit #402
Centerstone Condominium, Unit #403
Centerstone Condominium, Unit #404
Centerstone Condominium, Unit #405
Centerstone Condominium, Unit #406
Centerstone Condominium, Unit #500
Centerstone Condominium, Unit #501
Centerstone Condominium, Unit #502
Centerstone Condominium, Unit #503
Centerstone Condominium, Unit #601
Centerstone Condominium, Unit #602
Centerstone Condominium, Unit #603
Centerstone Condominium, Unit #604
Centerstone Condominium, Unit #605
Centerstone Condominium, Unit #606
Centerstone Condominium, Unit #701
Centerstone Condominium, Unit #702
Centerstone Condominium, Unit #703
Centerstone Condominium, Unit #704
Centerstone Condominium, Unit #705

Centerstone Condominium, Unit #706
Centerstone Condominium, Unit #801
Centerstone Condominium, Unit #802
Centerstone Condominium, Unit #803
Centerstone Condominium, Unit #804
Centerstone Condominium, Unit #805
Centerstone Condominium, Unit #901
Centerstone Condominium, Unit #902
Centerstone Condominium, Unit #903
Centerstone Condominium, Unit #904
Centerstone Condominium, Unit #905
Centerstone Condominium, Unit #1001
Centerstone Condominium, Unit #1002
Centerstone Condominium, Unit #1003
Centerstone Condominium, Unit #1004
Centerstone Condominium, Unit #1005
Centerstone Condominium, Unit #1100
Centerstone Condominium, Unit #001
Centerstone Condominium, Unit #002
Lincoln Original, Block 40, Lot 9
Lincoln Original, Block 40, Lot 10
Lansing etal Sub, Lot D, E20' W22' & Lot F west part & a tri angle tract Lot 3, Block 40 Original Plat lying I n the SE corner (Described in Inst#73-16207)
Lincoln Original, Block 40, Lot 16 - 17, & S1/2 vac ALLEY ADJ
Lincoln Original, Block 40, Lot 18, & S1/2 vac alley adj
Lincoln Original, Block 40, Lot 11 - 15, & 9' vac alley adj to Lot 15
University Towers Condominium, Amended, Unit #126 (.7911% allocated int)
University Towers Condominium, Amended, Unit #130 (1.3076% allocated int)
University Towers Condominium, Amended, Unit #134 (.6783% allocated int)
University Towers Condominium, Amended, Unit #144 (1.3811% allocated int)
University Towers Condominium, Amended, Unit #1315 (.3163% allocated int)
University Towers Condominium, Amended, Unit #1321 (.3163% allocated int)
University Towers Condominium, Amended, Unit #203 (.6227% allocated int)
University Towers Condominium, Amended, Unit #204 (.9235% allocated int)
University Towers Condominium, Amended, Unit #205 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #207 (.9668% allocated int)
University Towers Condominium, Amended, Unit #208 (.9292% allocated int)
University Towers Condominium, Amended, Unit #304 (1.5642% allocated int)
University Towers Condominium, Amended, Unit #305 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #307 (.9668% allocated int)
University Towers Condominium, Amended, Unit #308 (.9292% allocated int)
University Towers Condominium, Amended, Unit #403 (.8344% allocated int)
University Towers Condominium, Amended, Unit #404 (.9987% allocated int)
University Towers Condominium, Amended, Unit #405 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #407 (.9668% allocated int)
University Towers Condominium, Amended, Unit #408 (1.0755% allocated int)
University Towers Condominium, Amended, Unit #503 (.8344% allocated int)
University Towers Condominium, Amended, Unit #504 (.9987% allocated int)
University Towers Condominium, Amended, Unit #505 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #506 (.5999% allocated int)
University Towers Condominium, Amended, Unit #507 (.9668% allocated int)
University Towers Condominium, Amended, Unit #508 (1.0755% allocated int)
University Towers Condominium, Amended, Unit #603 (.8344% allocated int)
University Towers Condominium, Amended, Unit #604 (.9987% allocated int)
University Towers Condominium, Amended, Unit #605 (1.0346% allocated int)

University Towers Condominium, Amended, Unit #606 (.6685% allocated int)
University Towers Condominium, Amended, Unit #607 (.9668% allocated int)
University Towers Condominium, Amended, Unit #608 (1.0755% allocated int)
University Towers Condominium, Amended, Unit #701 (.9554% allocated int)
University Towers Condominium, Amended, Unit #702 (.8197% allocated int)
University Towers Condominium, Amended, Unit #703 (.7265 allocated int)
University Towers Condominium, Amended, Unit #704 (.9987% allocated int)
University Towers Condominium, Amended, Unit #705 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #706 (.5999% allocated int)
University Towers Condominium, Amended, Unit #707 (.9668 allocated int)
University Towers Condominium, Amended, Unit #708 (.9635% allocated int)
University Towers Condominium, Amended, Unit #709 (1.0265% allocated int)
University Towers Condominium, Amended, Unit #710 (.9848% allocated int)
University Towers Condominium, Amended, Unit #803 (.7265% allocated int)
University Towers Condominium, Amended, Unit #804 (.9987% allocated int)
University Towers Condominium, Amended, Unit #805 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #806 (.5999% allocated int)
University Towers Condominium, Amended, Unit #807 (1.0207% allocated int)
University Towers Condominium, Amended, Unit #808 (.9635% allocated int)
University Towers Condominium, Amended, Unit #809 (1.0265% allocated int)
University Towers Condominium, Amended, Unit #810 (.9848% allocated int)
University Towers Condominium, Amended, Unit #904 (.9987% allocated int)
University Towers Condominium, Amended, Unit #905 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #906 (.5999% allocated int)
University Towers Condominium, Amended, Unit #907 (.9668% allocated int)
University Towers Condominium, Amended, Unit #909 (1.0265% allocated int)
University Towers Condominium, Amended, Unit #910 (.9848% allocated int)
University Towers Condominium, Amended, Unit #1001 (.9554% allocated int)
University Towers Condominium, Amended, Unit #1002 (.8197% allocated int)
University Towers Condominium, Amended, Unit #1003 (.7265% allocated int)
University Towers Condominium, Amended, Unit #1004 (.9987% allocated int)
University Towers Condominium, Amended, Unit #1005 (1.0346% allocated int)
University Towers Condominium, Amended, Unit #1006 (.6636% allocated int)
University Towers Condominium, Amended, Unit #1009 (1.0265% allocated int)
University Towers Condominium, Amended, Unit #1010 (.9848% allocated int)
University Towers Condominium, Amended, UnitS #908, 1007 & 1008 (2.9477% allocated int collectively)
University Towers Condominium, Amended, Unit #901 (.9554% allocated int)
University Towers Condominium, Amended, Unit #801 (.9554% allocated int)
University Towers Condominium, Amended, Unit #802 (.8197% allocated int)
University Towers Condominium, Amended, Unit #124 (3.2012% allocated int)
University Towers Condominium, Amended, Unit #140 (14.3737% allocated int)
University Towers Condominium, Amended, Unit #902 (.8197% allocated int)
University Towers Condominium, Amended, Unit #903 (.7265% allocated int)
University Towers Condominium, Amended, Unit #1101 (1.1343% allocated int)
University Towers Condominium, Amended, Unit #1102 (.7535% allocated int)
University Towers Condominium, Amended, Unit #1103 (.8622% allocated int)
University Towers Condominium, Amended, Unit #1104 (1.0305% allocated int)
University Towers Condominium, Amended, Unit #1200 (1.8927% allocated int)
University Towers Condominium, Amended, Unit #1201 (1.6909% allocated int)
University Towers Condominium, Amended, Unit #1202 (1.4572% allocated int)
University Towers Condominium, Amended, Unit #1203 (.8867% allocated int)
University Towers Condominium, Amended, Unit #1204 (1.3215% allocated int)
University Towers Condominium, Amended, Unit #1400 (1.2790% allocated int)
University Towers Condominium, Amended, Unit #1401 (1.4670% allocated int)
University Towers Condominium, Amended, Unit #1105 (1.0224% allocated int)



University Towers Condominium, Amended, Unit #1106 (1.3893% allocated int)
Lincoln Original, Block 39, Lot 7 - 9, & that part of Lot 10 lying west of a N-S line commencing 75.51' E of the NW corner of Lot 7, to a point 75.53' E of the SW corner Lot 7
1100 Place Condominium Property Regime, Unit 1 (30% Interest)
1100 Place Condominium Property Regime, Unit 2 (45% Interest)
1100 Place Condominium Property Regime, Unit 3 (3.5% Interest)
1100 Place Condominium Property Regime, Unit 4 (21.5% Interest)
Lincoln Station, Lot 1
Lincoln Station, Lot 2, (See also Alt Key 1685761 for 1989 thru 1991)
Lincoln Station, Lot 3
Lincoln Station, Lot 4
Lincoln Station, Outlot A
Lincoln Station, Lot 5, & N 0 25' of O Street abutting
University Square, Lot 1
University Square, Lot 2
University Square, Lot 3
University Square, Lot 4
University Square, Lot 5
University Square, OutLot C
Lincoln Flats Condominium Regime, Amended, Unit 1 (20.08% int)
Lincoln Flats Condominium Regime, Amended, Unit 201 (3.12% int)
Lincoln Flats Condominium Regime, Amended, Unit 202 (3.97% int)
Lincoln Flats Condominium Regime, Amended, Unit 203 (2.97% int)
Lincoln Flats Condominium Regime, Amended, Unit 204 (2.59% int)
Lincoln Flats Condominium Regime, Amended, Unit 205 (2.75% int)
Lincoln Flats Condominium Regime, Amended, Unit 206 (3.23% int)
Lincoln Flats Condominium Regime, Amended, Unit 301 (4.07% int)
Lincoln Flats Condominium Regime, Amended, Unit 302 (4.40% int)
Lincoln Flats Condominium Regime, Amended, Unit 303 (3.00% int)
Lincoln Flats Condominium Regime, Amended, Unit 304 (2.62% int)
Lincoln Flats Condominium Regime, Amended, Unit 305 (2.84% int)
Lincoln Flats Condominium Regime, Amended, Unit 306 (3.25% int)
Lincoln Flats Condominium Regime, Amended, Unit 401 (4.06% int)
Lincoln Flats Condominium Regime, Amended, Unit 402 (4.56% int)
Lincoln Flats Condominium Regime, Amended, Unit 403 (2.92% int)
Lincoln Flats Condominium Regime, Amended, Unit 404 (2.66% int)
Lincoln Flats Condominium Regime, Amended, Unit 405 (2.88% int)
Lincoln Flats Condominium Regime, Amended, Unit 406 (3.48% int)
Lincoln Flats Condominium Regime, Amended, Unit 501 (4.06% int)
Lincoln Flats Condominium Regime, Amended, Unit 502 (4.56% int)
Lincoln Flats Condominium Regime, Amended, Unit 503 (2.92% int)
Lincoln Flats Condominium Regime, Amended, Unit 504 (2.66% int)
Lincoln Flats Condominium Regime, Amended, Unit 505 (2.86% int)
Lincoln Flats Condominium Regime, Amended, Unit 506 (3.50% int)
University Square, Outlot A (includes Concorde Mgmt & Devt Inc's Und 25% int in the amended Lincoln Flats Condominium)
Bucks Subdivision, Lot 1
Bucks Subdivision, Lot 2
Bucks Subdivision, Lot 3, & Lincoln Original Block 31 Lot 11 W14' S36 2'
Hambleton-Webb Sub, Lot 1
Hambleton-Webb Sub, Lot 2
Candy Factory Sub, Lot 2
Candy Factory Sub, Lot 1, and the W25' of North 8th Street & S8' of Q Street adj to Lot 1
Que Place Addition, Lot 1, & south 5'6" vac Q Street adj
Que Place Addition, Lot 2
Que Place Addition, Lot 3

Haymarket Parking Garage Addition, Lot 1
Haymarket Parking Garage Addition, Lot 2
Haymarket Parking Garage Addition, Lot 3
All of Grand Manse Condominium Regime, Lower Level, Pavilion, & 1 <sup>st</sup> -4 <sup>th</sup> flr units, located on: Old Federal 2 <sup>nd</sup> Addition, Lot 1
S W Littles Sub (of W1/2 SW 24-10-6), Lot 37, W70'
S W Littles Sub (of W1/2 SW 24-10-6), Lot 37, ex W70'
S W Littles Sub (of W1/2 SW 24-10-6), Lot 62
S W Littles Sub (of W1/2 SW 24-10-6), Lot 38
S W Littles Sub (of W1/2 SW 24-10-6), Lot 60 - 61
S W Littles Sub (of W1/2 SW 24-10-6), Lot 41 - 46, & Lot 55 N45' & Lot 56 W100' & Lots 57 & 58 & W200' vac alley between 15th & 16th St
S W Littles Sub (of W1/2 SW 24-10-6), Lot 55, S95' & Lot 56 E50'
Improvement: located on S W Littles Sub Lot 55 S95' & Lot 56 E50'
S W Littles Sub (of W1/2 SW 24-10-6), Lot 53, S85' E50' (aka S85' E1/3 Lot 53)
S W Littles Sub (of W1/2 SW 24-10-6), Lot 53, ex E50' S85'
S W Littles Sub (of W1/2 SW 24-10-6), Lot 47 - 51
S W Littles Sub (of W1/2 SW 24-10-6), Lot 54
S W Littles Sub (of W1/2 SW 24-10-6), Lot 54, S72' W100' (Norwest Bank located on:)
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 3 - 5
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 6, N65'
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 7, N25' W90'
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 7, S25' N50' W90'
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 7, N20' S90' W90'
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 7, S20' N90' W90' (aka N20' S70' W90' Lot 7)
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 6, W42' S50' & Lot 7 S50'
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 8, & W1/2 Lot 9
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 9, E1/2
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 10, W1/2
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 11, E1/2
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 12
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 10, E1/2
Little & Alexanders Sub of Lot 63 S W Littles Sub, Lot 11, W1/2
Richards Add, Lot 1 - 24, & vac E-W alley adj
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 2, & E1/2 Lot 3
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 3, W1/2 & E1/2 Lot 4
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 4, W1/2
First National Bank of Lincoln Sub, Lot A, E50' & Lot B E34' N29 2/3' & E25' S15 1/3' N45'
First National Bank of Lincoln Sub, Lot A, W50' & N3' W50' Lot B
First National Bank of Lincoln Sub, Lot B, N41'8" S92' W66' & strip 9 X 15 1/3 E pt & E16' N3' W66'
W C Shinn Lofts Condominium, Unit 1 (90.96% allocated int)
W C Shinn Lofts Condominium, Unit 301 (9.04% allocated int)
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 7 - 10
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 11
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 12
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 13
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 16 - 18
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 1
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 14
County Clerks Sub (of Lot 65 Littles Sub 24-10-6), Lot 15
Lincoln Original, Block 59, Lot 6
Lincoln Original, Block 59, Lot 7
Lincoln Original, Block 59, Lot 10
Chapin Building Condo, Amended, Unit A
Chapin Building Condo, Amended, Unit B
Chapin Building Condo, Amended, Unit C

Suburbia Condo (Subset of Chapin Building Condo), Unit D (32.93% int)
Suburbia Condo (Subset of Chapin Building Condo), Unit E (26.13% int)
Suburbia Condo (Subset of Chapin Building Condo), Unit F (40.94% int)
Lincoln Original, Block 59, Lot 16 - 18
Lincoln Original, Block 59, Lot 13 - 15
Lincoln Original, Block 59, Lot 8 - 9
Lincoln Original, Block 59, Lot 1 - 5
Lincoln Original, Block 61, Lot 1 - 5
Lincoln Original, Block 61, Lot 6, & Lot 7 E12.2' N79.9' & E11.5' S62.1'
Lincoln Original, Block 61, Lot 13
Lincoln Original, Block 61, Lot 14
Lincoln Original, Block 61, Lot 15
Lincoln Original, Block 61, Lot 16
Lincoln Original, Block 61, Lot 17
Lincoln Original, Block 61, Lot 18
Lincoln Original, Block 61, Lot 9 - 12
Lincoln Original, Block 64, Lot 7 - 9
Lincoln Original, Block 64, Lot 10 - 12, (Account Centrally Assessed)
Lincoln Original, Block 64, Lot 4, N22' & N22' E18' Lot 5
Lincoln Original, Block 64, Lot 5, tri tract in SE corner & W32' & all Lot 6
Lincoln Original, Block 64, Lot 1 - 3, & S120' Lot 4 & S120' E18' Lot 5 ex tri tr on alley
Lincoln Original, All of Block 63
Lincoln Original, Block 62, Lot 1 - 2
Lincoln Original, Block 62, Lot 3
Lincoln Original, Block 62, Lot 6
Lincoln Original, Block 62, Lot 7, N60'
Lincoln Original, Block 62, Lot 7, S82'
Lincoln Original, Block 62, Lot 8 - 10
Lincoln Original, Block 62, Lot 11, S85.98' E20' & S88.81' W30' & Lot 12 S85.98'
Lincoln Original, Block 62, Lot 11, N53.19' W30' & N56.27' E20' & Lot 12 N56.02'
Lincoln Original, Block 62, Lot 4
Lincoln Original, Block 62, Lot 5
Lincoln Original, Block 91, Lot 1 - 12
Lincoln Original, Block 92, Lot 7 - 12, & S1/2 vac alley adj to Lots 7 & 8
Lincoln Original, Block 92, Lot 1 - 6, & N1/2 vac E-W alley adj to Lots 5 & 6
Lincoln Original, Block 93, Lot 1 - 2, & E25' S51' Lot 3 & all Lot 12
Lincoln Original, Block 93, Lot 3, ex E25' S51' & all Lot 4 & E1/2 Lot 5
Lincoln Original, Block 93, Lot 5, N100' W1/2 & N100' Lot 6
Lincoln Original, Block 93, Lot 5, S42' W1/2 & S42' Lot 6
Lincoln Original, Block 93, Lot 7, N42' & N42' W1/2 Lot 8
Lincoln Original, Block 93, Lot 7, S100' & S100' W1/2 Lot 8 (& easement over N42' W1/2 Lot 8)
Lincoln Original, Block 93, Lot 8, E1/2 & all Lots 9 - 11
Lincoln Original, Block 96, Lot 7 - 12
Lincoln Original, Block 96, Lot 1 - 6
Lincoln Original, Block 95, Lot 1 - 12, & all vac alley adj
Lincoln Original, Block 94, Lot 1 - 3
Lincoln Original, Block 94, Lot 4 - 6
Lincoln Original, Block 94, Lot 7 - 9, & 11 - 12
Lincoln Original, Block 94, Lot 10
Lincoln Original, Block 123, Lot 4 - 6, & W1/2 vac alley adj
Lincoln Original, Block 123, Lot 1 - 3, & E1/2 vac alley adj
Lincoln Original, Block 60, Lot 1 - 18, & vac E-W alley adj
Kochs Subdivision, Lot 1
Kochs Subdivision, Lot 2
Lincoln Original, Block 53, Lot 8, & E1/4 Lot 9

Lincoln Original, Block 53, Lot 9, W3/4 & E1/2 Lot 10
Lincoln Original, Block 53, Lot 10, W1/2 & ALL Lots 11 & 12
Lincoln Original, Block 53, Lot 16 - 17
County Clerks Sub (of Lots 1,2,3 & 4 Block 53 Lincoln), Lot F - G
Lincoln Original, Block 53, Lot 20 - 21
Lincoln Original, Block 53, Lot 14 - 15, & Lincoln Land Company's Sub (of Block 53 Lots 13 Original Plat) Lots 1 thru 7
County Clerks Sub (of Lots 1,2,3 & 4 Block 53 Lincoln), Lot A - E, & Original Lincoln Block 53 Lots 5 - 7
Lincoln Original, Block 53, Lot 18
Lincoln Original, Block 53, Lot 19
County Clerks Sub (of Lots 1 - 6 Block 54 Lincoln), Lot A - C, & G & H
County Clerks Sub (of Lots 1 - 6 Block 54 Lincoln), Lot F
Lincoln Original, Block 54, Lot 7 - 8
Lincoln Original, Block 54, Lot 9
Lincoln Original, Block 54, Lot 10 - 12
Lincoln Original, Block 54, Lot 13 - 14
Lincoln Original, Block 54, Lot 15
Lincoln Original, Block 54, Lot 16, EX S3'5" E42' & N1'5" W92' Lot 17
Lincoln Original, Block 54, Lot 16, S41' E42' & Lot 17 ex N17' W92' & all Lot 18
County Clerks Sub (of Lots 19,20 & 21 Block 54 Lincoln), Lot A - F
County Clerks Sub (of Lots 1 - 6 Block 54 Lincoln), Lot D - E
Referees Sub, N1/2 E75' vac E-W alley adj to Lots F & G
Referees Sub, Lot A - G
Lincoln Original, Block 55, Lot 4 - 5, (See also Alt Key 1254922 for 1983 thru 1991)
Lincoln Original, Block 55, N1/2 W50' E125' vac alley adj to Lots 4 & 5
Lincoln Original, Block 55, Lot 6 - 7
Lincoln Original, Block 55, Lot 8 - 10
Lincoln Building Condominium, Unit #301 (1.77% Interest)
Lincoln Building Condominium, Unit #302 (1.99% Interest)
Lincoln Building Condominium, Unit #303 (1.67% Interest)
Lincoln Building Condominium, Unit #304 (2.02% Interest)
Lincoln Building Condominium, Unit #305 (1.50% Interest)
Lincoln Building Condominium, Unit #306 (1.06% Interest)
Lincoln Building Condominium, Unit #307 (1.14% Interest)
Lincoln Building Condominium, Unit #401 (1.77% Interest)
Lincoln Building Condominium, Unit #402 (1.99% Interest)
Lincoln Building Condominium, Unit #403 (1.67% Interest)
Lincoln Building Condominium, Unit #404 (2.02% Interest)
Lincoln Building Condominium, Unit #405 (1.50% Interest)
Lincoln Building Condominium, Unit #406 (1.00% Interest)
Lincoln Building Condominium, Unit #407 (1.04% Interest)
Lincoln Building Condominium, Unit #501 (1.77% Interest)
Lincoln Building Condominium, Unit #502 (1.99% Interest)
Lincoln Building Condominium, Unit #503 (1.67% Interest)
Lincoln Building Condominium, Unit #504 (2.02% Interest)
Lincoln Building Condominium, Unit #505 (1.50% Interest)
Lincoln Building Condominium, Unit #506 (1.06% Interest)
Lincoln Building Condominium, Unit #507 (1.03% Interest)
Lincoln Building Condominium, Unit #601 (1.77% Interest)
Lincoln Building Condominium, Unit #602 (1.99% Interest)
Lincoln Building Condominium, Unit #603 (1.67% Interest)
Lincoln Building Condominium, Unit #604 (2.02% Interest)
Lincoln Building Condominium, Unit #605 (1.50% Interest)
Lincoln Building Condominium, Unit #606 (1.06% Interest)
Lincoln Building Condominium, Unit #607 (1.01% Interest)
Lincoln Building Condominium, Unit #701 (3.32% Interest)

Lincoln Building Condominium, Unit #702 (2.12% Interest)
Lincoln Building Condominium, Unit #703 (2.95% Interest)
Lincoln Building Condominium, Unit #704 (1.39% Interest)
Lincoln Building Condominium, Unit #705 (1.43% Interest)
Lincoln Building Condominium, Unit #801 (3.32% Interest)
Lincoln Building Condominium, Unit #802 (2.12% Interest)
Lincoln Building Condominium, Unit #803 (2.95% Interest)
Lincoln Building Condominium, Unit #804 (1.34% Interest)
Lincoln Building Condominium, Unit #805 (1.37% Interest)
Lincoln Building Condominium, Unit #101 (5.78% Interest)
Lincoln Building Condominium, Unit #102 (2.59% Interest)
Lincoln Building Condominium, Unit #103 (3.08% Interest)
Lincoln Building Condominium, Unit #104 (3.66% Interest)
Lincoln Building Condominium, Unit #M01 (3.34% Interest)
Lincoln Building Condominium, Unit #M02 (3.35% Interest)
Lincoln Building Condominium, Unit #201 (2.43% Interest)
Lincoln Building Condominium, Unit #202 (2.10% Interest)
Lincoln Building Condominium, Unit #203 (1.92% Interest)
Lincoln Building Condominium, Unit #204 (1.93% Interest)
Lincoln Building Condominium, Unit #205 (1.74% Interest)
Lincoln Building Condominium, Unit #206 (1.60% Interest)
County Clerks Sub (of Lots 13,14 & 15 Block 55 Lincoln), Lot A, ex S3'
County Clerks Sub (of Lots 13,14 & 15 Block 55 Lincoln), Lot A, S3' & Lots B & C
Cropseys Sub L16-18 B55 Lincoln, Lot A, & N21' Lot B & S1/2 vac alley adj Lot B
County Clerks Sub (OF Lots 13,14 & 15 Block 55 Lincoln), Lot D - E, & Cropseys Sub (of Lots 16-18 Block 55 Lincoln) S2' Lot B & Lots C - F & S112' vac N-S alley adj
Cropseys Sub L16-18 B55 Lincoln, S1/2 E125' vac alley adj to Lot A
Energy Square, Condominium Unit 1
Energy Square, Condominium Unit 2
Centrum Block Addition Block 1, Lot 2
Lincoln Original, Block 57, Lot 10
Lincoln Original, Block 57, Lot 11 - 12, N58.5'
Lincoln Original, Block 57, Lot 11 - 12, S83.5'
Lincoln Original, Block 57, Lot 13, & W20' Lot 14
Lincoln Original, Block 57, Lot 14, E30' & all Lots 15 & 16 & N17' 10 3/8" S75' Lots 17 & 18
Lincoln Original, Block 57, Lot 17 - 18, S57' 1 5/8"
Lincoln Original, Block 57, Lot 1 - 9, & N67' Lots 17 & 18
Lincoln Original, Block 58, Lot 1 - 4
Lincoln Original, Block 58, Lot 5 - 6
Lincoln Original, Block 58, Lot 7 - 8
Lincoln Original, Block 58, Lot 9
Lincoln Original, Block 58, Lot 10
Lincoln Original, Block 58, Lot 11
Lincoln Original, Block 58, Lot 12
Lincoln Original, Block 58, Lot 13, N25' & N25' W25' Lot 14 & McDonalds Sub Lot A
McDonalds Sub, Lot B, & west half of vac alley adj (00-61048)
Lincoln Original, Block 58, Lot 14, E10' & Lot 15 & east half of vac alley adj (00-61963)
Lincoln Original, Block 58, Lot 16 - 18
Lincoln Original, Block 58, west half N55' North-South alley (00-61962)
Lincoln Original, Block 70, Lot 16 - 18, & 1/2 vac E-W alley
Lincoln Original, Block 70, Lot 6 - 7
Lincoln Original, Block 70, Lot 5, ex north .15'
Lincoln Original, Block 70, Lot 4, & N.15' Lot 5
Lincoln Original, Block 70, Lot 2 - 3
Lincoln Original, Block 70, Lot 1

Lincoln Original, Block 70, Lot 13 - 15, & 1/2 vac alley adj
Lincoln Original, Block 70, Lot 8 - 12
Lots 4-9, Block 69, Original Plat of Lincoln, together with the West half of the abutting vacated alley, and Lots A and B, City Real Estate Company's Subdivision of Lots 1, 2 and 3, Block 69, except a triangular portion in the SW corner
Lincoln Original, Block 69, Lot 10 - 11
Lincoln Original, Block 69, Lot 16 - 18
Lincoln Original, Block 69, Lot 12 - 15
Acher Arms Condominium, Units 1 - 4
Lincoln Original, Block 67, Lot 1 - 3
Lincoln Original, Block 67, Lot 4, E40'
Ballantines Subdivision, Lot A - F, & pt alley adj & a strip of land 16'X46' (strip described in Inst #72-3305)
Lincoln Original, Block 67, Lot 9, W10' & E40' & all Lots 10 thru 12 & Bairds Sub (Block 67 Lots 7 & 8 Masonic Temple Association) Lots A thru F & vac alley adj
Lincoln Original, Block 66, Lot 1, S47' & S47' E1/2 & W1/2 Lot 2 & E24'4" Lot 3
Lincoln Original, Block 66, Lot 1, N95' & N95' E1/2 Lot 2
Lincoln Original, Block 66, Lot 3, W25'8" & all Lots 4 thru 8 & W34' Lot 9 ex tri on north & all vac E-W alley adj Lots 7, 8 & pt Lot 9 (Described in Inst #78-2689)
Lincoln Original, Block 66, Lot 9, E16' & all Lots 10 thru 12
Lincoln Original, Block 65, Lot 1 - 3, & ex W10' Lot 4
Lincoln Original, Block 65, Lot 4, W10' & all Lots 5 & 6
Lincoln Original, Block 65, Lot 7 - 10
Lincoln Original, Block 65, Lot 11 - 12
Lincoln Original, Block 85, Lot 10 - 12
Lincoln Original, Block 85, Lot 13 - 15, & all vac E-W alley adj
Lincoln Original, Block 85, Lot 18, N67' & N67' vac N-S alley adj & Lincoln Land Company's Sub (of Block 85, Lots 16 & 17) Lots 1 thru 3 & N5' Lot 4
Lincoln Original, Block 85, Lot 18, S75' & S75' vac N-S alley adj & Lincoln Land Company's Sub (of Block 85, Lots 16 & 17) S15' Lot 4 & all Lots 5, 6 & 7
Lincoln Original, Block 86, Lot 1 - 2
Lincoln Original, Block 86, Lot 3
Lincoln Original, Block 86, Lot 10 - 11
Lincoln Original, Block 86, Lot 12 - 15
Lincoln Original, Block 86, Lot 16
Lincoln Original, Block 86, Lot 17 - 18, ex N35.5'
Lincoln Original, Block 86, Lot 17 - 18, N35.5'
Lincoln Original, Block 86, Lot 4 - 9
Lincoln Original, Block 87, Lot 3
Lincoln Original, Block 87, Lot 4 - 6
Lincoln Original, Block 87, Lot 7 - 8, N87'
Lincoln Original, Block 87, Lot 7 - 8, S55'
Lincoln Original, Block 87, Lot 9 - 10
County Clerks Sub (of Lots 11 & 12 Block 87 Lincoln), Lot D
County Clerks Sub (of Lots 11 & 12 Block 87 Lincoln), Lot B - C
County Clerks Sub (of Lots 11 & 12 Block 87 Lincoln), Lot A
Brocks Subdivision (of Lots 1 & 2 Block 87 Lincoln), Lot E - F
Brocks Subdivision (of Lots 1 & 2 Block 87 Lincoln), Lot D
Brocks Subdivision (of Lots 1 & 2 Block 87 Lincoln), Lot C
Brocks Subdivision (of Lots 1 & 2 Block 87 Lincoln), Lot B
Brocks Subdivision (of Lots 1 & 2 Block 87 Lincoln), Lot A
Brocks Subdivision (of Lots 5 & 6 Block 88 Lincoln), Lot A - D, W1/2 vac alley adj
Sheldons Sub, Lot A - G, & Original Plat Blk 88 Lots 9-12 & vac N-S alley adj to Lot 9
Brocks Subdivision (of Lots 5 & 6 Block 88 Lincoln), Lot E - F, W1/2 vac N-S alley adj & vac E-W alley adj
Lincoln Original, Block 88, Lot 1 - 4, & E1/2 vac N-S alley adj to Lot 4 & vac E-W alley abutting
Cornhusker Square, Lot 1
Cornhusker Square, Lot 4, and Cornhusker Square 1st Add Lot 3 (See also Alt Key 1761611 for 1991)
Cornhusker Square, Lot 3, ex E29'

Cornhusker Square, Lot 3, E29'
Lincoln Original, Block 90, Lot 1 - 2
Lincoln Original, Block 90, Lot 3
Lincoln Original, Block 90, Lot 4 - 6
Improvement: located on Original Plat Block 90 Lots 4 thru 6
Lincoln Original, Block 90, Lot 7 - 9
Lincoln Original, Block 90, Lot 10 - 12
Lincoln Original, Block 102, Lot 7, S10.55' & all Lots 8 thru 13 & Lots 16 thru 18 & Lincoln Land Company's Sub (of Lots 14 & 15) Lots 1 thru 7
Lincoln Original, Block 102, Lot 1 - 6, & N14.45' Lot 7
Lincoln Original, Block 101, Lot 1 - 2, N100'
Lincoln Original, Block 101, Lot 3, N100'
Lincoln Original, Block 101, Lot 4 - 6, E59' & all Lots 7 thru 13
Lincoln Original, Block 101, Lot 4 - 6, W75'
Lincoln Original, Block 101, Lot 14 - 15
Lincoln Original, Block 101, Lot 1 - 3, S42' & County Clerk's Sub (of Block 101 Lots 16 thru 18) Lots A, C & D and Sheffield's Sub Lots 1 thru 6 & vac alley between K & L Street
Lincoln Original, Block 100, Lot 5
Lincoln Original, Block 100, Lot 6
Jones Sub, Lot F
Jones Sub, Lot E
Jones Sub, Lot D
Jones Sub, Lot C
Jones Sub, Lot B
Jones Sub, Lot A
Lincoln Original, Block 100, Lot 9
Lincoln Original, Block 100, Lot 2 - 4, & County Clerks Sub (of Lot 1 Block 100 Lincoln) Lots A - D
Lincoln Original, Block 99, Lot 1
Lincoln Original, Block 99, Lot 2 - 3
Lincoln Original, Block 99, Lot 4
Barretts Subdivision, Lot A, & N2" Lot B
Barretts Subdivision, Lot E
Barretts Subdivision, Lot F
Billingsleys Subdivision (of Lots 7 & 8 Block 99 Lincoln), Lot A - D, & W1/2 vac N-S alley adj
Lincoln Original, Block 99, Lot 9, W33 1/3' & E1/2 vac alley adj
Barretts Subdivision, Lot B, S22'10" & Lots C & D
Lincoln Original, Block 99, Lot 9, E16 2/3' & Lots 10 - 12
Billingsleys Subdivision (of Lots 7 & 8 Block 99 Lincoln), Lot E - G, & W1/2 vac alley adj
Lincoln Original, Block 98, Lot 1 - 2
Lincoln Original, Block 98, Lot 5 - 6
Lincoln Original, Block 98, Lot 10
Lincoln Original, Block 98, Lot 11, S92' & W30' N50'
Lincoln Original, Block 98, Lot 12, S92'
Lincoln Original, Block 98, Lot 11, N50' E20' & N50' Lot 12
Lincoln Original, Block 98, Lot 3 - 4
Lincoln Original, Block 98, Lot 7
Lincoln Original, Block 98, Lot 8 - 9
Lincoln Original, Block 97, Lot 1 - 2
Lincoln Original, Block 97, Lot 3
Lincoln Original, Block 97, Lot 4
Lincoln Original, Block 97, Lot 5 - 6
Lincoln Original, Block 97, Lot 8 - 9, & Kennard's Sub (of Lot 7 Block 97 Lincoln Original) Lots A - E
Lincoln Original, Block 97, Lot 10 - 12
Lincoln Original, Block 119, Lot 1 - 3, & N1/2 vac alley adj
Lincoln Original, Block 119, Lot 4 - 5

Lincoln Original, Block 119, Lot 6 - 12, & S1/2 vac E-W alley adj Lots 10 thru 12 & all N-S alley
Lincoln Original, Block 120, Lot 1 - 3
Lincoln Original, Block 120, Lot 4 - 6
Lincoln Original, Block 120, Lot 7 - 8
Lincoln Original, Block 120, Lot 9
Lincoln Original, Block 120, Lot 10 - 12
Lincoln Original, Block 121, Lot 7 - 9, W48' Lot 10 & all vacated E/W alley adj
Lincoln Original, Block 121, Lot 10, E2' & all Lots 11 & 12
Lincoln Original, Block 121, Lot 4 - 6
County Clerks Sub (of Lots 1, 2 & 3 Block 121 Lincoln), Lot A - D
Lincoln Original, Block 122, Lot 10 - 11, & S1/2 vac E-W alley between J & K St
Lincoln Original, Block 122, Lot 12, & W1/2 vac N-S alley adj & S1/2 vac E-W alley adj
Lincoln Original, Block 122, Lot 3 - 4, & E1/2 vac N-S alley adj to Lot 4
County Clerks Sub (of Lots 1 & 2 Block 122 Lincoln), Lot A - E
13th and K Condominium, Unit 1
13th and K Condominium, Unit 2
Lincoln Original, Block 122, Lot 5 - 6, & E1/2 vac N-S alley adj
Lincoln Original, Block 128, Lot 5 - 6
1045 Lincoln Mall Building, Unit 1
1045 Lincoln Mall Building, Unit 2
1045 Lincoln Mall Building, Unit 3
Lincoln Original, Block 128, Lot 3 - 4
Lincoln Original, Block 127, Lot 1
Lincoln Original, Block 127, Lot 2 - 6
Lincoln Original, Block 126, Lot 1 - 2
Lincoln Original, Block 126, Lot 3
Lincoln Original, Block 126, Lot 4 - 6
Lincoln Original, Block 125, Lot 7 - 9
Lincoln Original, Block 125, Lot 1 - 3
Beynon Addition, Lot 1
Beynon Addition, Lot 2
Cornhusker Square 1st, Lot 1
Cornhusker Square 1st, Lot 2
Cornhusker Square 1st, Lot 4
Cornhusker Square 1st, Lot 5
Cornhusker Square 1st, Lot 6
Airspace Addition, Lot 1, ex S23' W73 91'
Airspace Addition, Lot 1, S 23' W73.91'
Airspace Addition, Lot 2
Airspace Addition, Lot 3




CERTIFICATE

STATE OF NEBRASKA        )  
                                  )  
COUNTY OF LANCASTER    ) ss:  
                                  )  
CITY OF LINCOLN            )

I, Joan E. Ross, City Clerk of the City of Lincoln, Nebraska, hereby certify that the foregoing is a true and correct copy of **Ordinance No. 18684 creating the Downtown Business Improvement District bounded roughly by H, 6<sup>th</sup>, R, and 17th Streets** as passed by **Ordinance No. 18684 on March 13, 2006**, as the original appears of record on file in my said office.

In Witness Whereof, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, on June 13, 2011.

*Joan E. Ross*  
Joan E. Ross, City Clerk



Return filed document to City Clerk