



CLIEN Inst. # 2019086234, Pg: 1 of 3 Rec Date: 10/10/2019 08:22:41.440

Fee Received: \$22.00 By: ER

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

CONSTRUCTION LIEN


1. The real estate subject to this lien is legally described as **SEE ATTACHED EXHIBIT "A"** and commonly known as ~~1020 North 19th Street, Omaha, Nebraska 68102.~~
1920 NICHOLAS *ide*
2. The persons or entities against whose interest in the real estate the lien is claimed is **Vecino Natural Bridge, LLC, 305 West Commercial Street, Springfield, Missouri 65803.**
3. The name and address of the claimant is **Lund-Ross Constructors, Inc., 4601 F Street, Omaha, Nebraska 68117.**
4. The name and address of the party with whom the claimant contracted is **Vecino Natural Bridge, LLC, 305 West Commercial Street, Springfield, Missouri 65803.**
5. A general description of the claimant's services performed or to be performed or materials furnished or to be furnished is **services performed and materials furnished as project manager for the construction of student housing.**
6. The total contract price is **\$24,303,129.95.**
7. The amount unpaid, plus accrued interest, whether due or not, to the claimant for the services or materials is **\$4,603,989.79.**
8. The date the last services or materials were furnished was **October 10, 2019.**

LUND-ROSS CONSTRUCTORS, INC.

By: 
Scott Thompson, Its President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 10th day of October, 2019, by Scott Thompson, President of Lund-Ross Constructors, Inc., on behalf of the corporation.


Notary Public

AFTER RECORDING (RETURN TO):
Justin D. Eichmann #22405
6457 Frances Street, Suite 100
Omaha, Nebraska 68106
(402) 344-4000 Telephone

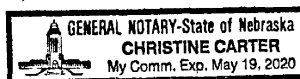


EXHIBIT "A"**LEGAL DESCRIPTION**Parcel A:

Lots 5, 6, 7 and 8 in Block 183½ in the original City of Omaha as surveyed and lithographed in Douglas County, Nebraska; together with the North 38 feet of vacated Nicholas Street adjoining on the South, the East 17 feet of vacated 20th Street adjoining on the West, the West 17 feet of vacated 19th Street adjoining on the East; and together with the South ½ of that part of the vacated alley adjoining Lots 7 and 8 on the North.

Except that part thereof taken by the City of Omaha and more particularly described as follows:

Beginning at a point located 17 feet East and 38 feet South of the Southeast corner of said Lot 8, said point being in the intersection of the West right-of-way line of Florence Boulevard and the North right-of-way line of Nicholas Street; thence Westerly along the existing North right-of-way line of Nicholas Street a distance of 5.00 feet; thence Northeasterly a distance of 7.07 feet to a point on East right-of-way line of Florence Boulevard; thence Southerly along said East right-of-way line of Florence Boulevard a distance of 5.00 feet to the point of beginning.

And except that part thereof conveyed to the City of Omaha described as follows:

Beginning 17.00 feet West and 38.00 feet South of the Southwest corner of said Lot 5; thence North a distance of 5.94 feet along the existing East right-of-way of N. 20th Street; thence Southeasterly a distance of 10.26 feet to a point on the existing North right-of-way of Nicholas Street; thence West a distance of 8.40 feet along said existing North right-of-way to the point of beginning.

Parcel B:

Lots 1, 2, 3 and 4 in Block 195½ in the original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska; together with the West 14 feet of vacated 19th Street abutting Lot 1 on the East; and together with the North 14 feet of vacated alley adjoining on the South.

Except that part thereof conveyed to the City of Omaha described as follows:

Beginning 14.00 feet East of the Northeast corner of said Lot 1; thence South 132.00 feet along the West right-of-way of Florence Boulevard to a point on the South line of said Lot 1 extended East; thence West 5.00 feet along said South line extended; thence North 132.00 feet to a point on the South right-of-way of Nicholas Street; thence East 5.00 feet along said South right of way to the point of beginning.

Parcel C:

Lots 5, 6, 7 and 8 in Block 195½ in the original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska; also a strip of ground described as follows: Commencing at the Southwest corner of Lot 5 in Block 195½ in the City of Omaha; thence East 278 feet; thence South 10 feet; thence West 278 feet; thence North 10 feet to the place of beginning, being a part of Izard Street vacated; also a strip of ground described as follows: Commencing at the Northeast corner of Lot 8 in said Block 195½ in said City of Omaha; running thence South 132 feet; thence East 14 feet; thence North 132 feet; thence West 14 feet to the place of beginning, being a part of 19th Street vacated; and together with the South ½ of vacated alley adjoining on the North.

Except that part thereof conveyed to the City of Omaha described as follows:

Beginning 14.00 feet East of the Northeast corner of said Lot 8; thence South 142.00 feet along the West right-of-way of Florence Boulevard to the North right-of-way of Izard Street; thence West 6.00 feet along said North right-of-way; thence North 142.00 feet to a point on the North line of said Lot 8 extended East; thence East 6.00 feet along said North line extended to the point of beginning.

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Parcel D:

Lots 1, 2, 3 and 4 in Block 196½ in the original City of Omaha, as surveyed and lithographed in Douglas County, Nebraska; together with the East 14 feet of vacated 19th Street abutting Lot 4 on the West.

Except that part thereof conveyed to the City of Omaha described as follows:

Beginning 14.00 feet West of the Northwest corner of said Lot 4; thence East a distance of 18.36 feet along the existing South right-of-way of Nicholas Street; thence Southwesterly a distance of 24.09 feet to a point on the existing East right-of-way of Florence Boulevard; thence North a distance of 15.49 feet along said existing East right-of-way to the point of beginning.

Parcel E:

Lot 1, Block 6, Horbach's Second Addition, an addition to the city of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the North ½ of vacated alley adjoining on the South.

Parcel F:

The South 13 inches of Lot 2, Block 6, Horbach's Second Addition, an addition to the city of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the East ½ of vacated alley adjoining on the West.

Parcel G:

The North 25 feet of Lot 12, Block 6, Horbach's Second Addition, an addition to the city of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.