



BRIEF LEGAL: Lots 1-16 of OUTLOTS 1&2 Kennedy Center

BOOK/PAGE DATE INST. DEED/MORTGAGE INDEX

BOOK/PAGE	DATE	INST.	DEED/MORTGAGE INDEX
97-23098	10-15-97	PLAT	Kennedy Center
97-26067	11-17-97	Ord	2860 Annex City of Bellevue
98-15216	6-10-98	WD	Joseph J. Katherine A. Cascio SR to Underwood Investments
+ 98-15217	6-10-98	MEMO	Joseph J. Katherine A. Cascio SR to Underwood Investments LLC
98-15218	6-10-98	AA	
98-35669	12-14-98	WD	Underwood Investments LLC to Chandler Kennedy Shopping Ctr LLC
98-35670	12-14-98	DOT	Chandler Kennedy Shopping Center to Underwood Investments
98-35671	12-14-98	NOC	
99-03397	2-3-99	EASE	Cascio (219 party)
99-17476	6-3-99	EASE	Flock
99-17477	6-3-99	EASE	
+ 00-780	1-11-00	CL	
+ 00-3702	2-22-00	CLAM	2000.00780
00-26042	10-16-00	PLAT	Kennedy Center Replat
+ 01-6997	3-21-01	RCL	2000.63702
+ 01-6998	3-21-01	RCL	2000.60780
			SAME LOT #5 INJ
			KENNEDY CENTER REPLAT
00-26042	10-16-00	PLAT	Kennedy Center Replat
			2.3 → 1-27-05d
			5-4-05 → 5-3-05JC
			6-8-05 → 6-7-05JC
200519482	6-13-05	POA	
200519483	6-13-05	WD	
200519484	6-13-05	DOT	
200519485	6-13-05	NOC	
200519486	6-13-05	AB/R	
200519487	6-13-05	AB/R	
200520211	6-20-05	DOR	98-35670
			7-7-05 → 7-6-05JC
+ 2006-30531	9-5-06	Ord	Detaching L's 1-16 + 06's 1+2 Kennedy Center Replat
+ 2006-31078	9-7-06	Plat	Kennedy Town Center L's 1-84 from City of Bellevue

SEE ATTACHED FOR ADDITIONAL INDEXING: X

- Takeoff + Looked at and OK C Copy T T-File

1-9-07 → 7-8-07

# BACKGROUND KENNEDY CENTER

DEED/MORTGAGE

TA- \_\_\_\_\_

PAGE # \_\_\_\_\_

BRIEF LEGAL: N<sup>1</sup>/<sub>2</sub> SW<sup>1</sup>/<sub>4</sub> 15-14-13

BOOK/PAGE	DATE	INST.	DEED/MORTGAGE INDEX
	MO/DAY/YR		
+ 6-419		Contract	rel's @ 2011-22773 } u: 15-75-84 22774 } 22775 } E25' NE 1/4 SW 1/4 + 50' on side
+ 57-157		WD	Sautter to Sautter
+ 57-481		WD	Sautter to County of Sny N 33'
+ 19-109		Mud Note	
+ 94-82		US Patent	
+ 96-240		WD	Sautter to Pector Ent.
+ 26-304		Estate	Margaret Sautter
+ 70-305		WD	Sautter to State of Neb.
+ 21-269		Mud Note	
+ 27-291		Notice	
+ 28-379		Notice	
+ 30-207		Notice	
+ 32-86		Mud Note	
+ 82-84		Mud Note	
147-2350	9-14-72	WD	Sautter to Avery Realty
155-1328	6-10-80	WD	Avery Realty to Alfred & Joseph Cascio
- 58-873	5-14-85	N of Cond	Corridor Designation Protection
- 58-2516	11-19-85	Roll A	Statement of Neb. v. Alfred & Joseph Cascio Access restrictions
161-3775	12-22-86	QCD	Alfred & Joseph Cascio to Joseph J. Cascio
59-1971	7-14-86	Ease	Flock to State of Neb OOR 1/25 8
92-13623	7-6-92	Ease	
99-2377	9-10-99	QCD	State of Neb. to Chandler-Kennedy Shipping Center
97-23098		QAT	Kennedy Center
			2-1 → 1-2105h
			7-15-14 → 7-14-14 BR

SEE ATTACHED FOR ADDITIONAL INDEXING:

- Takeoff + Looked at and OK C Copy T T-File

BRIEF LEGAL  
Sarpy County

MORTGAGE TAKE-OFFS

MTG DT N/C A/R DEED OF TRUST, Assignment of Rent and Leases, Security Agreement and Fixture Filing  
BOOK & PAGE OR INSTRUMENT NO.

98-35670

CHANDLER-KENNEDY SHOPPING CENTER, L.L.C.

a Nebraska limited liability company

DATED: 8-1-98

David H. Weill, Esq.

FILED: 12-14-98

Underwood Investments, LLC <sup>[Trustee]</sup>  
a Nebraska limited liability company [Beneficiary]

AMT: ~~\$12,000,000.00~~ \$1,750,000.00 + future advances or [Same as Trustee]

BOOK: \_\_\_\_\_  
INSTRUMENT NO.

PAGE: up to \$12,000,000.00 DATED: \_\_\_\_\_ FILED: \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

*Const.*

MTG: DT N/C A/R  
BOOK & PAGE OR INSTRUMENT NO.

2005-19484

CRKFOS, LLC; CHANDLER-KAOPRA PARTNERS, LLC  
& CHANDLER PROPERTIES, LLC

DATED: 6-9-05

[Trustee]

FILED: 6-13-05

AMT: \$2,550,000.00

*see next attached page*

[Beneficiary]  
or [Same as Trustee]

BOOK: \_\_\_\_\_  
INSTRUMENT NO.

PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

MTG DT N/C A/R  
BOOK & PAGE OR INSTRUMENT NO.

200519485

DATED: 6-9-05

TO

DURATION

FILED: 6-13-05

DBT

18 MONTHS

[Trustee]

AMT: \$ \_\_\_\_\_

[Beneficiary]  
or [Same as Trustee]

BOOK: \_\_\_\_\_  
INSTRUMENT NO.

PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

SEE ATTACHED SHEET FOR ADDITIONAL TAKEOFFS: \_\_\_\_\_ YES

BRIEF LEGAL L's 1-84 Kennedy Town Center + TL 7B1 15-14-13

**MORTGAGE TAKEOFFS**

MTG DT 18. Rights and claims of lessees/tenants under unrecorded leases, contracts and/or verbal  
BOOK & P. agreements.  
INSTRUMENT

19. Construction Deed of Trust dated June 9, 2005, recorded June 13, 2005, as Instrument No. 2005-19484 of the Records of Sarpy County, Nebraska, executed by CRKF05, LLC, a Nebraska limited liability company, Chandler-Kucera Partners, L.L.C., a Nebraska limited liability company, and Chandler Properties, LLC, a Nebraska limited liability company, in favor of Great Western Bank, Trustee and Beneficiary, securing the sum of \$2,550,000.00 and such other sums as may be due thereunder. ]

20. Notice of Commencement filed June 13, 2005, as Instrument No. 2005-19485 of the Records of Sarpy County, Nebraska, CRKF05, LLC, Chandler-Kucera Partners, L.L.C., and Chandler Properties, LLC, stating duration of same to be 18 months from date of filing. DBT ]

21. Terms and conditions of a Tenants in Common Agreement dated June 9, 2005, recorded June 13, 2005, as Instrument No. 2005-19486 of the Records of Sarpy County, Nebraska, by and between Chandler-Kucera Partners, L.L.C., CRKF05, LLC and Chandler Properties, L.L.C. ]

22. Terms and conditions of a Call Agreement, recorded June 13, 2005, as Instrument No. 2005-19487 of the Records of Sarpy County, Nebraska, by and between Chandler-Kucera Partners, L.L.C., CRKF05, LLC, Chandler Properties, L.L.C., and Cornerstone Commercial Real Estate Services, L.L.C. ]

[B/P] or [Instr. No.] \_\_\_\_\_

MTG DT N/C A/R \_\_\_\_\_  
BOOK & PAGE OR \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

TO

DATED: \_\_\_\_\_ [Trustee]

FILED: \_\_\_\_\_ [Beneficiary]

AMT: \$ \_\_\_\_\_ or [Same as Trustee]

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

MTG DT N/C A/R \_\_\_\_\_  
BOOK & PAGE OR \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

TO

DATED: \_\_\_\_\_ [Trustee]

FILED: \_\_\_\_\_ [Beneficiary]

AMT: \$ \_\_\_\_\_ or [Same as Trustee]

BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_ DATED: \_\_\_\_\_ FILED: \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_

ASSIGN SUB of TRUSTEE OTHER \_\_\_\_\_

[B/P] or [Instr. No.] \_\_\_\_\_

SEE ATTACHED SHEET FOR ADDITIONAL TAKEOFFS: \_\_\_\_\_ YES

Kennedy Town Center

CODE 47 PLAT

for utilities

Easements granted by Plat and Dedication filed 9-17-06 in Book 2006-31078

Inst #

of the Deed Records of Sarpy County, Nebraska, as shown on the plat

survey & on, over, through, under & across a 5' wide strip of land abutting all front & side boundary lot lines; an 8' strip of land abutting the rear boundary lines of all interior lots; a 16' wide strip of land abutting the rear boundary lines of all exterior lots, with provision for said 16' wide easements to be reduced to 8'.

Plat survey reveals sanitary sewer, storm sewer & drainage easements & a recreational area easement affecting portions of subject property. Plat survey also reveals a permanent ingress & egress easement affecting Lots 75-79, inclusive. Plat notes state that direct vehicular access will not be allowed to Kennedy Freeway, 25<sup>th</sup> Street, Chandler Road, or Sautter Avenue from any lots abutting said streets.

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6. Easements granted for utilities by the Plat and Dedication of Kennedy Center Replat recorded October 16, 2000, as Instrument No. 2000-26042 of the Records of Sarpy County, Nebraska, as shown on Plat Survey, and on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land abutting the rear boundary lines of all interior lots; and, a 16 foot wide strip of land abutting the rear boundary lines of all exterior lots, with provision for said 16 foot wide easements to be reduced to 8 feet.

a. Plat Survey reveals sign easements and sanitary sewer easements affecting portions of subject property.

7. Terms and provisions of Notice of Filing of Corridor Designation Protection recorded May 14, 1985, in Book 58 at Page 873 of the Miscellaneous Records of Sarpy County, Nebraska, pursuant to the provisions of RRS Nebraska Chapter 39, Articles 1311 thru 1311.05, and Corridor Protection Plan No. F-28(11).

8. Restriction against direct access to and from subject property onto the Kennedy Freeway as contained in Return of Appraisers dated November 14, 1985 and recorded November 19, 1985, in Book 58 at Page 2516 of the Miscellaneous Records of Sarpy County, Nebraska.

9. Permanent Easement granted to the City of Bellevue, Nebraska, by instrument dated June 17, 1992 and recorded July 6, 1992, as Instrument No. 92-13623 of the Records of Sarpy County, Nebraska, to construct, operate and maintain a retaining wall and roadway over and/or under portions of subject property.

10. Terms and provisions of Easement dated December 20, 1998 and recorded January 7, 1999, as Instrument No. 99-00490, and re-recorded February 3, 1999, as Instrument No. 99-03397, both of the Records of Sarpy County, Nebraska, for storm water detention facility and storm water drainage rights in adjacent property for the benefit of subject property.

11. Terms and provisions of Easement dated March 10, 1999 and recorded May 7, 1999, as Instrument No. 99-13835 of the Records of Sarpy County, Nebraska, for storm water detention facility and storm water drainage rights in adjacent property for the benefit of subject property.

12. Terms and provisions of Easement dated April 30, 1999 and recorded June 3, 1999, as Instrument No. 99-17476 of the Records of Sarpy County, Nebraska, for storm water detention facility and storm water drainage rights in adjacent property for the benefit of subject property.

13. Terms and provisions of Easement dated April 30, 1999 and recorded June 3, 1999, as Instrument No. 99-17477 of the Records of Sarpy County, Nebraska, for storm water detention facility and storm water drainage rights in adjacent property for the benefit of subject property.

14. Restriction against direct access to and from subject property onto Chandler Road and the Kennedy Freeway as contained in Quitclaim Deed dated August 30, 1999 and recorded September 20, 1999, as Instrument No. 99-29377 of the Records of Sarpy County, Nebraska.

15. Permanent Easement granted to the City of Bellevue, Nebraska, by instrument dated July 31, 2002 and recorded November 27, 2002, as Instrument No. 2002-49098 of the Records of Sarpy County, Nebraska, to construct, operate and maintain a sanitary sewer line and appurtenances in, through, over and under portions of subject property. (R 7B in NW 1/4 15-14-13)

16. Subject to no record means of legal or actual access to or from said Tax Lot 7B1 onto a physically open and dedicated public street, road or highway.

copy from policy

of the Deed Records of Sarpy County, Nebraska, as shown on the plat survey & on, over, through, under & across a 5' wide strip of land abutting all front & side boundary lot lines; an 8' strip of land abutting the rear boundary lines of all interior lots; a 16' wide strip of land abutting the rear boundary lines of all exterior lots, with provision for said 16' wide easements to be reduced to 8'.

Plat survey reveals sanitary sewer, storm sewer & drainage easements & a recreational area easement affecting portions of subject property. Plat survey also reveals a permanent ingress & egress easement affecting Lots 75-79, inclusive. Plat notes state that direct vehicular access will not be allowed to Kennedy Freeway, 25<sup>th</sup> Street, Chandler Road, or Sautter Avenue from any lots abutting said streets

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6. Easements granted for utilities by the Plat and Dedication of Kennedy Center Replat recorded October 16, 2000, as Instrument No. 2000-26042 of the Records of Sarpy County, Nebraska, as shown on Plat Survey, and on, over, through, under and across a 5 foot wide strip of land abutting all front and side boundary lot lines; an 8 foot wide strip of land abutting the rear boundary lines of all interior lots; and, a 16 foot wide strip of land abutting the rear boundary lines of all exterior lots, with provision for said 16 foot wide easements to be reduced to 8 feet.

a. Plat Survey reveals sign easements and sanitary sewer easements affecting portions of subject property.

7. Terms and provisions of Notice of Filing of ~~Corridor~~ Designation Protection recorded May 14, 1985, in Book 58 at Page 873 of the Miscellaneous Records of Sarpy County, Nebraska, pursuant to the provisions of RRS Nebraska Chapter 39, Articles 1311 thru 1311.05, and Corridor Protection Plan No. P-28(11). (*abutting So Kennedy Expressway*)

8. Restriction against direct access to and from subject property onto the Kennedy Freeway as contained in Return of Appraisers dated November 14, 1985 and recorded November 19, 1985, in Book 58 at Page 2516 of the Miscellaneous Records of Sarpy County, Nebraska.

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10. Terms and provisions of Easement dated December 20, 1998 and recorded January 7, 1999, as Instrument No. 99-00490, and re-recorded February 3, 1999, as Instrument No. 99-03397, both of the Records of Sarpy County, Nebraska, for storm water detention facility and storm water drainage rights in adjacent property for the benefit of subject property.

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16. Subject to no record means of legal or actual access to or from said Tax Lot 7B1 onto a physically open and dedicated public street, road or highway.

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This is for Kennedy Center Replat

SE NW

15-14-13

SOUTH 242  
TAYLOR 7B1

21.269 Notice  
 119.697 WO Guth, Mary & Shes to Robert C. Small  
 120.622 QCD Robert C. Small to Sarpy County  
 124.397 QCD Sarpy Co to Small, Robert  
 +124.398 QCD Small to Sarpy Co

+ cases in SE NW  
 for benefit of  
 KETO CE + Rep's

~~113.285~~ EASE Cora Schmitt to SID

153.2136 WD  
 53.7 Contract  
 536 Contract 1

E 71.5' E 1/2 Tract 8  
 W 71.5' E 1/2 Tract 8

160.2723 WD Flock to State of NE  
 160.2724 QCD Dawson to State of Neb.  
 161.1030 WD Flock to State of Neb.  
 161.1724 WD Flock to State of Neb.  
 59.1971 EASE Flock to State of Neb. Tax Lot 8  
 59.3422 Release Dawson to State of Neb. Tax Lot 8  
 59.3423 Release Flock to State of Neb. Tax Lot 8  
 95-6792 WD Flock to Flock TL 8  
 98.4511 QCD Flock to Flock TL 8  
 98.69788 M  
 99.13835 EASE Osborn to Chandler Kennedy Shopping Center  
 99.15829 QCD Small to Small QCD  
 99.17476 EASE Flock to Chandler Kennedy Shopping Center  
 99.23785 WD Small to Chandler Kennedy Shopping Center TL 7B1 (5242' TL 7B)  
 99.29377 QCD NE Dept to Chandler Kennedy Shopping Center

~~02~~  
 02-49098 EASE  
 + 03-22131 Deed TAYLOR 8C

05-09355 DOR 8 2002-28004  
 5-4-05 → 5-3-05 JC  
 6-8-05 → 6-7-05 JC

200519482 - POA  
 200519483 - WD  
 + 200519484 - DOT  
 + 200519485 - NOE  
 + 200519486 - APR  
 + 200519487 - APR

7-7-05 → 7-6-05  
 1-9-07 → 1-8-07

*Handwritten signature and notes*  
 Total index

See attached print out

2012-06253 re: 99-13835, 99-17476 + 99-17477