



MISC 2013002275



JAN 08 2013 16:28 P 3

Fee amount: 22.00
FB: 10-40602
COMP: YT

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/08/2013 16:28:28.00



2013002275

RETURN TO: *Space Above Reserved for Recording Information*

Steven J. Woolley
MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., L.L.O.
11404 W. Dodge Rd., Suite 500
Omaha, NE 68154-2584

NOTICE OF REDEVELOPMENT AGREEMENT

TO WHOM IT MAY CONCERN:

The undersigned, OMAR-5, LLC, a Nebraska limited liability company ("OMAR"), developer under a Redevelopment Agreement effective as of September 15, 2009 and approved by the city council of the City of Omaha, Nebraska pursuant to Ordinance No. 38568 by and between OMAR as developer and the City of Omaha, a Nebraska municipal corporation in Douglas County, Nebraska, for the redevelopment of the real estate described on Exhibit "A" attached hereto (the "Redevelopment Site"), as permitted by the Nebraska Community Development Law and Sections 18-2147 through 18-2150 of the Nebraska Revised Statutes (the "Redevelopment Agreement"), HEREBY GIVES NOTICE of certain covenants and restrictions on the Redevelopment Site as required by the Redevelopment Agreement, to be binding on OMAR and its successors and assigns, until September 15, 2024:

1. It shall not protest a real estate improvement valuation on the Redevelopment Site of \$2,545,850.00 after substantial completion or occupancy of the redevelopment project located on the Redevelopment Site;
2. It shall not convey the Redevelopment Site or the structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes;
3. It shall not apply to the Douglas County, Nebraska Assessor for the structures or any portion of thereof, to be taxed separately from the underlying land of the Redevelopment Site;

4. It shall maintain insurance for ninety percent (90%) of the full value of the structures on the Redevelopment Site;

5. In the event of casualty, it shall apply such insurance proceeds to the reconstruction of the structures on the Redevelopment Site; and

6. It shall cause all real estate taxes and assessments levied on the Redevelopment Site on units it owns to be paid prior to the time such become delinquent.

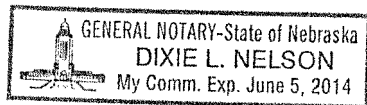
Dated this 4th day of January, 2013.

OMAR-5, LLC
a Nebraska limited liability company

By: 
Raymond C. Trimble, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 4th day of January, 2013 by Raymond C. Trimble, President of OMAR-5, LLC, a Nebraska limited liability company.



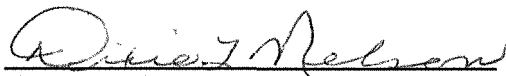

Notary Public

Exhibit "A"

Lot 1, Walnut Hill Replat Six, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.



MISC 2013002275



JAN 08 2013 16:28 P 3

Fee amount: 22.00
FB: 10-40602
COMP: YT

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
01/08/2013 16:28:28.00



2013002275

RETURN TO: *Space Above Reserved for Recording Information*

Steven J. Woolley
MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., L.L.O.
11404 W. Dodge Rd., Suite 500
Omaha, NE 68154-2584

NOTICE OF REDEVELOPMENT AGREEMENT

TO WHOM IT MAY CONCERN:

The undersigned, OMAR-5, LLC, a Nebraska limited liability company ("OMAR"), developer under a Redevelopment Agreement effective as of September 15, 2009 and approved by the city council of the City of Omaha, Nebraska pursuant to Ordinance No. 38568 by and between OMAR as developer and the City of Omaha, a Nebraska municipal corporation in Douglas County, Nebraska, for the redevelopment of the real estate described on Exhibit "A" attached hereto (the "Redevelopment Site"), as permitted by the Nebraska Community Development Law and Sections 18-2147 through 18-2150 of the Nebraska Revised Statutes (the "Redevelopment Agreement"), HEREBY GIVES NOTICE of certain covenants and restrictions on the Redevelopment Site as required by the Redevelopment Agreement, to be binding on OMAR and its successors and assigns, until September 15, 2024:

1. It shall not protest a real estate improvement valuation on the Redevelopment Site of \$2,545,850.00 after substantial completion or occupancy of the redevelopment project located on the Redevelopment Site;
2. It shall not convey the Redevelopment Site or the structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes;
3. It shall not apply to the Douglas County, Nebraska Assessor for the structures or any portion of thereof, to be taxed separately from the underlying land of the Redevelopment Site;

4. It shall maintain insurance for ninety percent (90%) of the full value of the structures on the Redevelopment Site;

5. In the event of casualty, it shall apply such insurance proceeds to the reconstruction of the structures on the Redevelopment Site; and

6. It shall cause all real estate taxes and assessments levied on the Redevelopment Site on units it owns to be paid prior to the time such become delinquent.

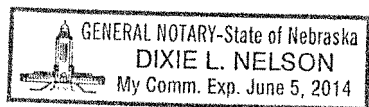
Dated this 4th day of January, 2013.

OMAR-5, LLC
a Nebraska limited liability company

By: 
Raymond C. Trimble, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 4th day of January, 2013 by Raymond C. Trimble, President of OMAR-5, LLC, a Nebraska limited liability company.



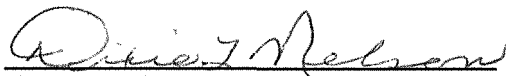

Notary Public

Exhibit "A"

Lot 1, Walnut Hill Replat Six, an Addition to the City of Omaha, Douglas County, Nebraska, as surveyed, platted and recorded.