

Nebraska Judicial Branch

Case Summary

In the District Court of Douglas County
 The Case ID is CI 16 0001980
 Emsick Architects, I v. Majors Club, LLC
 The Honorable Timothy P Burns, presiding.
 Classification: Foreclosure-Other
 Filed on 03/10/2016
 This case is Open as of 03/10/2016

Parties/Attorneys to the Case

Party	Attorney
Plaintiff ACTIVE Emsick Architects, Inc. 1025 S. 36th Street Omaha NE 68105	Greg Scaglione 1125 S. 103rd St., Ste 800 Omaha NE 68124 402-390-9500
Defendant ACTIVE Majors Club, LLC 7407 N. 116th Avenue Circle Omaha NE 68142	
Defendant ACTIVE Dana Partnership, LLP 2nd Floor, 105 N. 31st Ave. Omaha NE 68131	Damien J Wright 1299 Farnam Street, Suite 122 Omaha NE 68102 402-341-1200
Defendant ACTIVE City of Omaha 1819 Farnam St., #804 Omaha NE 68183	
Third Party Defendant/Respondent ACTIVE Livingston Group LLC c/o Clay M. Rogers, Reg Agent 8712 W. Dodge Rd Suite 400 Omaha NE 68114	Kathryn J Derr 1301 S. 75th Street, Suite 1 Omaha NE 68124 402-827-7000
Third Party Defendant/Respondent ACTIVE Dan Livingston 7407 N. 116 Ave Cir Omaha NE 68142	Kathryn J Derr 1301 S. 75th Street, Suite 1 Omaha NE 68124 402-827-7000

Court Costs Information

Incurred By	Account	Date	Amount
Plaintiff	Petition	03/10/2016	\$35.00
Plaintiff	Filing Fee - State	03/10/2016	\$5.00
Plaintiff	Automation Fee	03/10/2016	\$8.00
Plaintiff	NSC Education Fee	03/10/2016	\$1.00
Plaintiff	Dispute Resolution Fee	03/10/2016	\$0.75
Plaintiff	Indigent Defense Fee	03/10/2016	\$3.00
Plaintiff	Uniform Data Analysis Fee	03/10/2016	\$1.00
Plaintiff	J.R.F.	03/10/2016	\$6.00
Plaintiff	Filing Fee-JRF	03/10/2016	\$2.00
Plaintiff	Legal Aid/Services Fund	03/10/2016	\$5.25
Plaintiff	Complete Record	03/10/2016	\$15.00
Plaintiff	Service Fees	03/24/2016	\$8.11
Defendant	Service Fees	05/05/2016	\$8.41
Defendant	Service Fees	05/05/2016	\$8.41

Financial Activity

No trust money is held by the court
 No fee money is held by the court

Payments Made to the Court

Receipt	Type	Date	For	Amount
217261	Electronic Trans	03/10/2016	Emsick Architects, Inc	\$82.00
			Petition	\$35.00

Receipt	Type	Date	For	Amount
			Filing Fee - State	\$5.00
			Automation Fee	\$8.00
			NSC Education Fee	\$1.00
			Dispute Resolution Fee	\$.75
			Indigent Defense Fee	\$3.00
			Uniform Data Analysis	\$1.00
			J.R.F.	\$6.00
			Filing Fee-JRF	\$2.00
			Legal Aid/Services Fun	\$5.25
			Complete Record	\$15.00

Register of Actions

03/24/2017 Order-Trial
 This action initiated by Timothy P Burns
 August 09 thru 10 2017 900am / RT eNotice Certificate Attached
 Image ID 001470769D01

03/16/2017 Motion-Withdraw as Counsel
 This action initiated by party Emsick Architects, Inc.

Re: Dirk Block
 Image ID 001473746D01

03/16/2017 Order-withdraw as Counsel
 This action initiated by Timothy P Burns
 Dirk V Block / RT eNotice Certificate Attached
 Image ID 001473743D01

03/08/2017 Appearance of Counsel
 This action initiated by party Emsick Architects, Inc.
 Re: Gregory Scaglione /mg
 Image ID N17067W0D01

02/15/2017 Signed Scheduling Order
 This action initiated by Timothy P Burns
 eNotice Certificate Attached
 Image ID 001452538D01

02/13/2017 Proposed Scheduling Order
 This action initiated by party Emsick Architects, Inc.
 Image ID 001430289D01

02/06/2017 Notice Issued
 The document number is 00434018
 Notice of Intent to Dismiss
 Kathryn J Derr kderr@berkshire-law.com
 Image ID D00434018D01

02/06/2017 Notice Issued
 The document number is 00434017
 Notice of Intent to Dismiss
 Dirk V Block dblock@mcr1lawyers.com
 Image ID D00434017D01

02/06/2017 Notice Issued
 The document number is 00434016
 Notice of Intent to Dismiss
 City of Omaha
 Image ID D00434016D01

02/06/2017 Notice Issued
 The document number is 00434015
 Notice of Intent to Dismiss
 Damien J Wright damien@welchlawfirm.com
 Image ID D00434015D01

02/06/2017 Notice Issued
 The document number is 00434014
 Notice of Intent to Dismiss
 Majors Club, LLC
 Image ID D00434014D01

01/05/2017 Amended Notice of Hearing
 This action initiated by party Dana Partnership, LLP
 Re: Mot to Compel
 Rescheduled 1/12/17 9:15am /mg
 Image ID N17005X84D01

12/22/2016 Motion-Compel

1/6/17 9:15am CR 502 /mg
Image ID N163570V0D01

10/21/2016 Motion-Compel

11/7/16 9am CR 502 /mg
Image ID N162956R8D01

09/13/2016 Keep File Active

09/13/2016 Return Summons/Alias Summons
The document number is 00374881
Served Dt Unknown
Returned Due to Recall by the Court
No return received and no proof of service on file

05/25/2016 Answer-Third Party
This action initiated by group TDF'S
RT
Image ID N16146LCS01

05/05/2016 Return Summons/Alias Summons
The document number is 00382924
Served 04/29/2016, Certified Mail
Image ID 001307444D01

05/05/2016 Return Summons/Alias Summons
The document number is 00382923
Served 04/29/2016, Certified Mail
Image ID 001307447D01

04/27/2016 Summons Issued on Dan Livingston
The document number is 00382924
Summons-Inverse
EMAILED: damien@welchlawfirm.com
Image ID D00382924D01

04/27/2016 Summons Issued on Livingston Group LLC
The document number is 00382923
Summons-Inverse
EMAILED: damien@welchlawfirm.com
Image ID D00382923D01

04/26/2016 Praeipce-Summons/Alias
This action initiated by party Dana Partnership, LLP
MM
Image ID N16117JMSD01

04/26/2016 Answer
This action initiated by party Dana Partnership, LLP
Cross Claim & Third Party Comp MM
Image ID N16117J MID01

03/24/2016 Return Summons/Alias Summons
The document number is 00374882
s1
Served 03/18/2016, Certified Mail
Image ID N160842W0D01

03/16/2016 Summons Issued on Dana Partnership, LLP
The document number is 00374882
E-MAILED: dblock@mcrlawyers.com
Image ID D00374882D01

03/16/2016 Summons Issued on Majors Club, LLC
The document number is 00374881
E-MAILED: dblock@mcrlawyers.com
Image ID D00374881D01

03/16/2016 Praeipce-Summons/Alias
This action initiated by party Emsick Architects, Inc.
s1
Image ID N160768IKD01

03/16/2016 Praeipce-Summons/Alias
This action initiated by party Emsick Architects, Inc.
s1
Image ID N160768I8D01

03/10/2016 Complaint-Praeipce
This action initiated by party Emsick Architects, Inc.
no praecipce kr
Image ID N16070QVID01

Judges Notes

03/23/2017

Burns, Timothy, P.

PT hearing held (in chambers, no record) - Matthew Gillespie appeared for Plaintiff, Damien Wright appeared for Defendant Dana Partnership, and Dave Myers appeared for Defendants Livingston Group and Dan Livingston. Matter is set for 2 day bench trial on Aug 9-10, 2017. Trial order signed - copy emailed to counsel of record.

IN THE DISTRICT COURT OF DOUGLAS COUNTY, NEBRASKA

EMSICK ARCHITECTS, INC.,

Plaintiff,

v.

THE MAJORS CLUB, LLC, DANA
PARTNERSHIP, LLP, and the CITY OF
OMAHA,

Defendants.

Case No. _____

**COMPLAINT FOR FORECLOSURE OF
CONSTRUCTION LIEN**

Emsick Architects, Inc. ("Emsick") states and alleges the following for its Complaint against The Majors Club, LLC ("Majors"), DANA Partnership, LLP ("DANA"), and the City of Omaha:

1. Emsick is a Nebraska corporation with its principal place of business in Omaha, Douglas County, Nebraska.

2. Defendant Majors is a Nebraska limited liability company doing business in Douglas County, Nebraska and is the former owner of the real estate described in Paragraph 3.

3. Defendant DANA is the current owner of the real estate located at the common address of 2410 South 217th Street, Omaha, NE 68022 (hereafter "Property"). A copy of the legal description of the Property is attached hereto as Exhibit "A" and incorporated by this reference.

4. Defendant City of Omaha is a municipality under the laws of the state of Nebraska.

5. Majors, or some individual purporting to act on its behalf or with its permission, contracted with Emsick to provide, among other things, architectural schematic design and design development services related to the construction of a golf course clubhouse, pro shop, and pool house at the Property.

6. On June 19, 2012, July 27, 2013, and February 27, 2014, Emsick invoiced Majors for its then current fees and costs for such services and materials. A true and correct copy of said invoices is attached hereto as Exhibit "B" and incorporated by this reference.

7. Majors failed to pay said invoices when due.

8. On March 11, 2014, Emsick recorded a Construction Lien with the Douglas County Register of Deeds, which was within 120 days after the final furnishing of labor and materials to the Property. A true and correct copy of the Construction Lien is attached as Exhibit "C" and incorporated by this reference.

9. On March 30, 2015, Emsick again invoiced Majors for its then current fees and costs for such services and materials. A true and correct copy of said invoice is attached hereto as Exhibit "D" and incorporated by this reference.

10. To date, Emsick has not been paid for the invoiced services.

11. The agreement between Majors and Emsick required Emsick to perform services and labor and to furnish materials for the purpose of producing a change in the physical condition of the structure located on the Property for the purpose of improving the Property.

12. Emsick complied with and performed all conditions precedent to the agreement to provide architectural services and labor and to furnish materials at the Property, and Emsick is entitled to payment in full of \$54,316.75, plus prejudgment interest from and after March 11, 2014 in an amount of 12% per annum, plus recording costs of \$28.00 paid to the Register of Deed's Office for the filing of the Construction Lien.

13. Majors has refused and continues to refuse to pay the balance due, the interest and costs, or any part thereof to Emsick.

14. On or about September 25, 2014, Defendant DANA became the owner of the Property by foreclosure. A copy of the Trustee's Deed Upon Sale in granting the Property to DANA is attached hereto as Exhibit "E" and incorporated by this reference.

15. DANA acquired the Property subject to Emsick's preexisting construction lien, and with knowledge of Emsick's claim for payment of \$54,316.75 for its services rendered to the Property, including but not limited to architectural schematic design and design development services related to the construction of a golf course clubhouse, pro shop, and pool house at the Property.

16. Defendant the City of Omaha may claim some right, title, and interest in and to the Property by virtue of a Notice of Violation against the Property appearing at Document No. 2009005396 of the records of the Register of Deeds of Douglas County, Nebraska, and a Notice of Violation against the property appearing at Document No. 2009005397 of the records of the Register of Deeds of Douglas County, Nebraska. The right, title, and interest, if any, of said Defendant is subordinate to and inferior to the interest of Emsick herein.

WHEREFORE, Plaintiff Emsick Architects, Inc. prays for judgment in its favor and against Defendants The Majors Group, LLC, and DANA Partnership, LLP, jointly and severally, for the sum of \$54,316.75 with interest at the rate of 12% from March 11, 2014, and the costs of recording the Construction Lien; adjudging Plaintiff's Construction Lien to be a first and paramount lien upon the Property; ordering Defendants The Majors Group, LLC, and DANA Partnership, LLP, jointly and severally, to pay the Plaintiff the sum so found due and in default payment for a period of twenty (20) days from the entry of the Decree foreclosing the Construction Lien; ordering that the Property be sold for satisfaction of said lien; as provided by law, and the purchaser put in possession thereof; that the right, title and interest, if any, of the Defendants in the Property be decreed to be junior and inferior to the rights of this Plaintiff and at all times subject thereto; that the Defendants be foreclosed of all right, title, interest and equity of redemption in and to said Property; that a writ of assistance be issued directing the Sheriff of Douglas County, Nebraska to place the purchaser at the aforesaid sale in possession of said Property; that the Plaintiff receive its costs herein expended and for such other, further, and different relief as to this Court seems just and equitable.

Dated this 10th day of March, 2016.

EMSICK ARCHITECTS, Plaintiff,

By: 

Dirk V. Block, #18035
MARKS CLARE & RICHARDS, L.L.C.
11605 Miracle Hills Drive, Suite 300
Omaha, NE 68154
(402) 492-9800

Attorneys for Plaintiff

LEGAL DESCRIPTION:

A tract of land located in the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-Five (25), and in the East Half (E $\frac{1}{2}$) of Section Twenty-Six (26), all in Township Fifteen (15) North, Range Ten (10) East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-Five (25); thence North 89 degrees 41 minutes 22 seconds West along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-Five (25), 2,629.14 feet to the Southwest corner of said Section Twenty-Five (25); thence South 89 degrees 49 minutes 45 seconds West along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-Six (26), 2,635.05 feet to the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-Six (26); thence North 00 degrees 29 minutes 25 seconds East along the West line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-Six (26), 896.22 feet; thence South 82 degrees 59 minutes 15 seconds East, 559.86 feet; thence South 81 degrees 12 minutes 04 seconds East, 239.94 feet; thence South 85 degrees 08 minutes 45 seconds East, 299.92 feet; thence South 76 degrees 35 minutes 05 seconds East, 219.94 feet; thence North 54 degrees 20 minutes 15 seconds East, 329.90; thence North 18 degrees 34 minutes 15 seconds East; 209.93 feet; thence North 14 degrees 52 minutes 32 seconds East, 299.90 feet; thence North 21 degrees 32 minutes 52 seconds East, 179.94 feet; thence North 27 degrees 18 minutes 48 seconds East, 322.89 feet; thence North 60 degrees 23 minutes 28 seconds East, 84.97 feet; thence South 82 degrees 00 minutes 52 seconds East, 359.88 feet; thence North 35 degrees 06 minutes 44 seconds East, 170.94 feet; thence North 02 degrees 36 minutes 25 seconds West, 219.93 feet; thence North 04 degrees 21 minutes 45 seconds East, 451.86 feet; thence North 78 degrees 35 minutes 20 seconds East, 69.98 feet; thence South 80 degrees 37 minutes 05 seconds East, 81.26 feet, to the Northeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Twenty-Six (26); thence South 89 degrees 52 minutes 39 seconds East, 312.02 feet; thence South 16 degrees 29 minutes 43 seconds East, 389.89 feet; thence South 25 degrees 11 minutes 09 seconds East, 439.89 feet; thence South 29 degrees 54 minutes 27 seconds East, 164.96 feet; thence South 43 degrees 12 minutes 43 seconds East, 310.00 feet; thence South 39 degrees 15 minutes 52 seconds East, 99.98 feet; thence South 54 degrees 11 minutes 45 seconds East, 88.14 feet; thence South 78 degrees 08 minutes 33 seconds East, 274.91 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Twenty-Five (25); thence South 89 degrees 49 minutes 14 seconds East, along the North line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Twenty-Five (25), 1,316.50 feet, to the Northeast corner of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Twenty-Five (25); thence due South along the East line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of said Section Twenty-Five (25), 1,326.11 feet, to the point of beginning; (in this description the East line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Twenty-Five (25) is assumed to bear North and South). Together with Lot Fifteen (15), in Skyline Woods Replat II, a subdivision in Douglas County, Nebraska, together with Lots Thirty-Nine (39), Forty (40), and Forty-One (41), in Skyline Woods 2nd Addition Replat, a subdivision in Douglas County, Nebraska, and together with Outlot "A" in Skyline Woods 2nd Addition Replat 5, a subdivision in Douglas County, Nebraska, and together with Lot Three (3), except the North 40 feet thereof, in Skyline Woods, a subdivision in Douglas County, Nebraska;

Except public roads and/or highways, and Except those parts more particularly described as follows:

Commencing at the Southeast corner of said Section Twenty-Six (26), thence South 89 degrees 49 minutes 45 seconds West along the South line of said Section Twenty-Six (26), 292.68 feet; thence North 00 degrees 18 minutes 23 seconds East 230.00 feet to the point of beginning; thence North 89 degrees 41 minutes 37 seconds West 61.24 feet; thence Northwesterly along a curve to the right, radius 145.00 feet, arc 145.94 feet and long chord North 60 degrees 51 minutes 39 seconds West, 139.85 feet; thence South 73 degrees 41 minutes 33 seconds West, 126.76 feet; thence North 49 degrees 15 minutes 49 seconds West, 325.78 feet; thence North 03 degrees 41 minutes 37 seconds West, 441.99 feet; thence North 86 degrees 18 minutes 23 seconds East, 152.63 feet; thence South 27 degrees 19 minutes 32 seconds East, 43.24 feet; thence Southeasterly along a curve to the right, radius 50.00 feet, arc 151.52 feet and long chord South 30 degrees 30 minutes 35 seconds East, 99.85 feet; thence Southeasterly along a curve to the left, radius 50.00 feet, arc 52.36 feet and long chord South 26 degrees 18 minutes 23 seconds West, 50.00 feet; thence South 03 degrees 41 minutes 37 seconds East, 140.98 feet; thence Southeasterly along a curve to the left, radius 100.00 feet, arc 79.41 feet and long chord South 26 degrees 26 minutes 37 seconds East, 77.34 feet; thence South 49 degrees 11 minutes 37 seconds East, 113.61 feet; thence Southeasterly along a curve to the right, radius 315.00 feet, arc 94.73 feet and long chord South 40 degrees 36 minutes 39 seconds East, 94.02 feet; thence South 32 degrees 01 minutes 41 seconds East, 90.16 feet; thence Southeasterly along a curve to the left, radius 95.00 feet, arc 95.61 feet and long chord South 60 degrees 51 minutes 39 seconds East, 91.63 feet; thence South 89 degrees 41 minutes 37 seconds East, 61.24 feet; thence South 00 degrees 18 minutes 23 seconds West, 50.00 feet to the point of beginning; and,

Beginning at the West Quarter (¼) corner of said Section Twenty-Five (25); thence South 01 degrees 20 minutes 31 seconds East (assumed bearing, the North line of the Southwest Quarter (SW¼) of Section Twenty-Five (25) is assumed to bear South 89 degrees 52 minutes 39 seconds East) 47.85 feet; thence South 11 degrees 17 minutes 51 seconds East, 338.32 feet; thence South 29 degrees 06 minutes 59 seconds East, 81.49 feet; thence South 54 degrees 49 minutes 18 seconds West, 140.00 feet; thence along a curve to the left having a radius 300.00 feet, an arc length of 133.59 feet, and a long chord bearing South 42 degrees 44 minutes 04 seconds East for 132.49 feet; thence North 29 degrees 50 minutes 56 seconds East, 175.00 feet; thence South 42 degrees 14 minutes 06 seconds East, a distance of 621.39 feet; thence South 35 degrees 16 minutes 02 seconds East, 180.00 feet; thence North 54 degrees 43 minutes 58 seconds East, 117.14 feet; thence South 43 degrees 12 minutes 43 seconds East, 171.69 feet; thence South 46 degrees 47 minutes 17 seconds West, 80.00 feet; thence North 43 degrees 12 minutes 43 seconds West, 132.37 feet; thence South 54 degrees 43 minutes 58 seconds West, 153.78 feet; thence along a curve to the left having a radius of 125.00 feet, an arc length of 162.33 feet, and a long chord bearing South 25 degrees 30 minutes 50 seconds West, for 151.16 feet; thence along a curve to the left having a radius of 75.00 feet, an arc length of 116.62 feet, and a long chord bearing South 18 degrees 10 minutes 21 seconds West, 105.22 feet; thence along a curve to the right having a radius of 85.00 feet, an arc length of 64.21 feet, and a long chord bearing South 04 degrees 43 minutes 55 seconds East for 62.69 feet; thence North 85 degrees 09 minutes 22 seconds West, 52.97 feet; thence along a curve to the left having a radius of 35.00 feet, an arc length of 37.70 feet and a long chord bearing North 04 degrees 29 minutes 13 seconds East for 35.90 feet; thence along a curve to the right having a radius of 125.00 feet, an arc length of 139.15 feet, and a long chord bearing North 05 degrees 31 minutes 08 seconds East for 132.07 feet; thence North 35 degrees 16 minutes 02 seconds West 98.73 feet; thence South 54 degrees 43 minutes 58 seconds West, 60.00 feet; thence North 35 degrees 16 minutes 02 seconds West, 529.95 feet; thence North 56 degrees 13 minutes 58 seconds West, 108.62 feet; thence North 29 degrees 50 minutes 56 seconds East, 120.00 feet; thence along a curve to the right having a radius of 350.00 feet, an arc length of 155.31 feet, and a long chord bearing North 43 degrees 25 minutes 32 seconds West for 154.04 feet; thence South 54 degrees 49 minutes 18 seconds West, 154.02 feet; thence North 02 degrees 36 minutes 25 seconds West, 198.05 feet; thence North 04 degrees 21 minutes 45 seconds East, 451.86 feet; thence North 78 degrees 35 minutes 20 seconds East, 69.98 feet; thence South 80 degrees 37 minutes 05 seconds East, 81.26 feet to the point of beginning; and

Commencing at the Southeast corner of said Section Twenty-Six (26); thence South 89 degrees 49 minutes 45 seconds West (assumed bearing), along the South line of said Southeast Quarter (SE¼) of Section Twenty-Six (26), 295.01 feet; thence North 00 degrees 18 minutes 23 seconds East, 60.00 feet, to the point of beginning; thence North 00 degrees 18

minutes 23 seconds East, 270.00 feet; thence North 17 degrees 45 minutes 51 seconds East, 100.00 feet; thence North 00 degrees 18 minutes 23 seconds East, a distance of 802.61 feet; thence along a curve to the right with a radius of 179.89 feet, for 105.22 feet, with a chord bearing North 17 degrees 03 minutes 51 seconds East, for 103.73 feet; thence North 56 degrees 10 minutes 42 seconds West, 161.85 feet; thence North 59 degrees 04 minutes 51 seconds East, 123.29 feet; thence North 67 degrees 57 minutes 26 seconds East, 112.61 feet; thence North 89 degrees 05 minutes 16 seconds East, 110.78 feet; thence South 72 degrees 21 minutes 59 seconds East, 109.76 feet; thence South 58 degrees 46 minutes 12 seconds East, 104.79 feet; thence South 53 degrees 21 minutes 14 seconds East, for 227.60 feet; thence South 43 degrees 42 minutes 28 seconds East, 188.14 feet; thence South 85 degrees 09 minutes 22 seconds East, 118.42 feet; thence South 60 degrees 18 minutes 07 seconds East, for 66.78 feet, along the boundary of said Skyline Woods; thence South 69 degrees 34 minutes 27 seconds East, for 116.63 feet; thence North 48 degrees 06 minutes 00 seconds East, for 36.76 feet; thence South 86 degrees 51 minutes 48 seconds East, for 28.76 feet; thence North 71 degrees 37 minutes 56 seconds East, for 26.66 feet; thence South 29 degrees 36 minutes 35 seconds East, for 12.84 feet; thence along a curve to the left (having a radius of 38.55 feet and a long chord bearing South 67 degrees 29 minutes 58 seconds East, for 47.35 feet) for an arc distance of 50.99 feet; thence North 74 degrees 36 minutes 39 seconds East, for 44.86 feet; thence North 54 degrees 30 minutes 11 seconds East, for 52.92 feet; thence South 42 degrees 57 minutes 16 seconds East, 25.61 feet; thence South 33 degrees 16 minutes 52 seconds West, for 63.42 feet; thence South 41 degrees 17 minutes 15 seconds East, for 108.31 feet; thence South 75 degrees 26 minutes 03 seconds West, for 61.22 feet; thence South 85 degrees 41 minutes 29 seconds West, for 284.15 feet; thence North 66 degrees 25 minutes 53 seconds West, for 64.35 feet; thence South 85 degrees 11 minutes 48 seconds West, for 132.27 feet, to the intersection with extension of the Easterly line of said Lot Twenty-Eight (28), Skyline Woods; thence North 19 degrees 04 minutes 52 seconds West, for 2.13 feet, along said extended Easterly line, to the Southeast corner of said Lot Twenty-Eight (28), Skyline Woods; thence South 77 degrees 44 minutes 52 seconds West, 122.52 feet; thence South 41 degrees 55 minutes 55 seconds West, 192.54 feet; thence South 53 degrees 34 minutes 39 seconds West, 562.62 feet; thence South 00 degrees 18 minutes 23 seconds West, 389.37 feet; thence South 89 degrees 49 minutes 45 seconds West, 80.00 feet, to the point of beginning, (except therefrom Lot Fifteen (15), Skyline Woods Addition Replat II); and

Commencing at the South Quarter (¼) corner of said Section Twenty-Six (26), thence North 00 degrees 29 minutes 25 seconds East (assumed bearing) along the West line of said Southeast Quarter (SE¼), 726.89 feet; thence South 89 degrees 30 minutes 35 seconds East, 33.00 feet to the point of beginning; thence South 89 degrees 30 minutes 35 seconds East 63.64 feet; thence Southeasterly along a curve to the right, radius 250.00 feet, arc 218.17 feet and long chord South 64 degrees 30 minutes 35 seconds East, 211.31 feet; thence South 39 degrees 30 minutes 35 seconds East, 61.94 feet; thence North 50 degrees 29 minutes 25 seconds East, 100.00 feet; thence South 65 degrees 18 minutes 09 seconds East, 114.69 feet; thence South 87 degrees 14 minutes 33 seconds East, 46.95 feet; thence North 70 degrees 45 minutes 56 seconds East, 68.00 feet; thence South 46 degrees 48 minutes 43 seconds East, 58.00 feet; thence North 84 degrees 51 minutes 11 seconds East, 314.00 feet; thence North 86 degrees 22 minutes 56 seconds East, 493.44 feet; thence South 68 degrees 02 minutes 29 seconds East, 85.96 feet; thence South 04 degrees 29 minutes 15 seconds East, 313.20 feet; thence North 85 degrees 28 minutes 49 seconds West, 293.00 feet; thence South 88 degrees 29 minutes 25 seconds West, 212.00 feet, thence South 86 degrees 25 minutes 07 seconds West; 105.00 feet; thence South 84 degrees 52 minutes 57 seconds West, 213.69 feet; thence South 87 degrees 42 minutes 37 seconds West, 110.00 feet; thence South 88 degrees 29 minutes 25 seconds West, 216.00 feet; thence South 00 degrees 10 minutes 15 seconds East, 75.89 feet; thence South 81 degrees 10 minutes 18 seconds East, 447.51 feet; thence South 00 degrees 10 minutes 15 seconds East, 100.00 feet; thence South 89 degrees 49 minutes 45 seconds West, 623.00 feet; thence North 00 degrees 10 minutes 15 seconds West, 200.00 feet; thence North 89 degrees 49 minutes 45 seconds East, 131.00 feet; thence North 00 degrees 10 minutes 15 seconds West, 12.00 feet; thence South 89 degrees 49 minutes 45 seconds West, 131.00 feet; thence North 00 degrees 10 minutes 15 seconds West, a distance of 92.09 feet; thence North 19 degrees 31 minutes 08 seconds West, 100.66 feet; thence North 34 degrees 42 minutes 10 seconds West, 99.55 feet; thence North 42 degrees 22 minutes 13 seconds East, 131.00 feet; thence Northwesterly along a curve to the left, radius 150.00 feet, arc 109.88 feet, along chord North 68 degrees 31 minutes 27 seconds West, 107.44 feet; thence North 89

degrees 30 minutes 35 seconds West, 107.94 feet to a point on the East right of way line of Skyline Drive; thence North 00 degrees 29 minutes 25 seconds East, 75.00 feet to the point of beginning; and

Commencing at the South Quarter (¼) corner of said Section Twenty-Five (25); thence North 89 degrees 41 minutes 22 seconds West (assumed bearing) along the South line of said Southwest Quarter (SW¼) of Section Twenty-Five (25); a distance of 1,023.71 feet; thence North 00 degrees 18 minutes 38 seconds East, a distance of 90.00 feet to a point on the North right-of-way line of West Center Road, said point being the point of beginning; thence continuing North 00 degrees 18 minutes 38 seconds East, a distance of 45.00 feet to the Southeast corner of Lot One (1), Villas at Skyline Woods Replat 1, a subdivision in said Douglas County; thence along the Westerly boundary of said Villas at Skyline Woods Replat 1 the following 11 courses: 1). North 89 degrees 41 minutes 22 seconds West, 115.00 feet; 2). North 00 degrees 12 minutes 03 seconds East, 65.00 feet; 3). North 89 degrees 42 minutes 22 seconds West, 35.00 feet; 4). North 00 degrees 08 minutes 38 seconds East, 61.36 feet; 5). North 40 degrees 17 minutes 13 seconds East, 48.70 feet to a point on the Westerly line of Outlot A, Villas at Skyline Woods, a subdivision in said Douglas County; 6) Northwesterly, on said Westerly line and on a curve to the right with a radius of 120.00 feet, a distance of 46.30 feet, said curve having a long chord which bears North 55 degrees 48 minutes 38 seconds West a distance of 46.01 feet; 7). South 45 degrees 14 minutes 35 seconds West, 48.56 feet; 8). South 70 degrees 00 minutes 06 seconds West, 71.82 feet; 9). North 32 degrees 58 minutes 22 seconds West, 42.55 feet; 10). North 21 degrees 11 minutes 19 seconds West, 24.25 feet; 11). North 68 degrees 48 minutes 41 seconds East, 5.00 feet to the Southwest corner of Lot Four (4), said Villas of Skyline Woods; thence North 08 degrees 46 minutes 17 seconds West, a distance of 93.73 feet; thence North 12 degrees 51 minutes 48 seconds East, a distance of 93.98 feet; thence North 38 degrees 24 minutes 00 seconds East a distance of 94.18 feet; thence North 61 degrees 18 minutes 02 seconds East, a distance of 93.94 feet; thence North 84 degrees 26 minutes 02 seconds East, a distance of 90.81 feet; thence South 85 degrees 25 minutes 06 seconds East, a distance of 184.54 feet; thence North 78 degrees 17 minutes 38 seconds East, a distance of 448.27 feet; thence South 75 degrees 04 minutes 45 seconds East, a distance of 97.41 feet; thence South 52 degrees 05 minutes 24 seconds East, a distance of 91.43 feet; thence South 64 degrees 58 minutes 49 seconds East, a distance of 64.61 feet; thence South 55 degrees 43 minutes 03 seconds East, a distance of 59.94 feet; thence South 24 degrees 42 minutes 27 seconds East, a distance of 126.79 feet; thence South 17 degrees 08 minutes 36 seconds West, a distance of 126.79 feet; thence South 58 degrees 59 minutes 39 seconds West, a distance of 126.79 feet; thence North 79 degrees 09 minutes 18 seconds West, a distance of 126.79 feet; thence North 41 degrees 55 minutes 24 seconds West, a distance of 145.32 feet; thence North 27 degrees 54 minutes 11 seconds West, a distance of 38.89 feet; thence South 78 degrees 17 minutes 38 seconds West, a distance of 315.00 feet; thence South 82 degrees 51 minutes 21 seconds West, a distance of 78.43 feet; thence North 85 degrees 25 minutes 06 seconds West, a distance of 256.03 feet; thence South 24 degrees 57 minutes 00 seconds East, a distance of 52.69 feet; thence South 66 degrees 51 minutes 50 seconds East, a distance of 75.81 feet; thence Southeasterly on a curve to the right with a radius of 120.00 feet a distance of 140.69 feet, said curve having a long chord which bears South 33 degrees 16 minutes 36 seconds East, a distance of 132.77 feet; thence South 00 degrees 18 minutes 38 seconds West, a distance of 105.54 feet to a point on said North right of way line of West Center Road; thence North 89 degrees 41 minutes 22 seconds West along said North right of way line of West Center Road, a distance of 40.00 feet to the point of beginning; and

Commencing at the Southernmost corner of Lot Four (4), Skyline Woods, Douglas County, Nebraska; thence Southwesterly, along a 179.89 foot curve to the left an arc distance of 10.05 feet, to a point being on the Westerly right-of-way line of 217th Street; thence North 56 degrees 10 minutes 42 seconds West, a distance of 167.55 feet and 10 feet Southwest of and parallel to the Southwest property line of said Lot Four (4); thence North 90 degrees 00 minutes 00 seconds West, a distance of 222.76 feet; thence North 47 degrees 56 minutes 43 seconds West, a distance of 59.57 feet, to the point of beginning, said point being on the East property line of the well site; thence South 00 degrees 00 minutes 00 seconds East, a distance of 16.86 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 100.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 132.5 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 100.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 115.64 feet, to the point of beginning; and

EXHIBIT A

Commencing at the South Quarter (¼) corner of said Section Twenty-Five (25); thence North 00 degrees 00 minutes 00 seconds East (assumed bearing), along the East line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Twenty-Five (25), a distance of 1,165.00 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West, a distance of 150.00 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 75.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 150.00 feet, to a point on the East line of said Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Twenty-Five (25); thence South 00 degrees 00 minutes 00 seconds East, along said East line of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Twenty-Five (25), a distance of 75.00 feet, to the point of beginning.

Address: 2410 South 217th Street, Omaha, NE 68022



emsick architects

1025 S. 36th Street
Omaha, NE 68105

EIN: 45-5307825

Invoice

DATE	INVOICE #
6/19/2012	2012103

BILL TO	SHIP TO
Four Stones Development LLC Kathy and Dan Livingston 7407 N. 116 Avenue Circle Omaha, NE 68142	

Payment Due
Upon Receipt

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
AS	Schematic Design: 25% of \$22,500	1	5,625.00	5,625.00
Mileage Expense	Mileage 4/19/2012	24	0.55	13.20
Mileage Expense	Mileage 4/26/2012	22	0.55	12.10
Mileage Expense	Mileage: 4/28/2012	32	0.55	17.60
Mileage Expense	Mileage: 5/2/2012	13	0.55	7.15
Mileage Expense	Mileage:5/4/2012	32	0.55	17.60
Mileage Expense	Mileage:5/20/2012	32	0.55	17.60
Mileage Expense	Mileage: 05/29/2012	28	0.55	15.40
Mileage Expense	Mileage: 6/1/2012	25	0.55	13.75
Mileage Expense	Mileage: 6/13/2012	24	0.55	13.20
Printing Expense	Color Board	1	150.00	150.00
Printing Expense	Color Board	1		0.00
Thank you for your business! If you have any questions, please contact michael@emsick.com		Subtotal		5,902.60
		0% Tax		
		Total		5,902.60

EXHIBIT B



emsick
architects

1025 S 36 ST
OMAHA NE 68105

Invoice

Date	Invoice #
7/27/2013	2013024

Bill To
Four Stones Development LLC Kathy & Dan Livingston 7407 N 116th Avenue Circle Omaha NE 68142

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Schematic Design: 100% Design Development: In Progress	35,375.00	35,375.00
27	Mileage: 4/4/13 Meeting with Kathy and Dan	0.55	14.85
22	Mileage:7/05/13 MEP RFP	0.55	12.10
22	Mileage:7/9/13 MEP RFP	0.55	12.10

Thank you for your business! If you have any questions, please contact michael@emsick.com	Total	\$35,414.05
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EXHIBIT B



building designs that inspire you to
 dream for the best at life, work & play
 www.emsick.com • 402/320-2114 • info@emsick.com
 1025 S 36 ST
 OMAHA NE 68105

Invoice

Date	Invoice #
2/27/2014	2014052

Bill To
The Majors Club, LLC Kathy & Dan Livingston 7407 N 116th Avenue Circle Omaha NE 68142

P.O. No.	Terms	Project
		The Majors Clubhouse and ...

Quantity	Description	Rate	Amount
1	Design Development	13,000.00	13,000.00
20	Mileage: 8/2013, Meeting with Dan, Mark and Darland	0.55	11.00
20	Mileage: 8/2013, Meeting with Dan, Mark, Dave, Frank and Darland	0.55	11.00
16	Mileage: 1/31/2014, Meeting with Kathy, Dan, Mark, Melvin and E&A	0.55	8.80
16	Mileage: 2/06/2014, Meeting with Kathy, Dan, Mark, Melvin and E&A	0.55	8.80
16	Mileage: 2/13/2014, Meeting with Kathy, Dan, Mark, Melvin and E&A	0.55	8.80
Thank you for your business! If you have any questions, please contact michael@emsick.com		Total	\$13,048.40



CLIN 2014017802



MAR 11 2014 13:20 P 4

Chien

FEE 28.00 / 01-60000
 BKG 2515-10 / 01 COMP CC
 DEL 20 / 574 FV 2

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 3/11/2014 13:20:36.40



2014017802

CONSTRUCTION LIEN

Return to: Emsick Architects, 1025 South 36th Street, Omaha NE

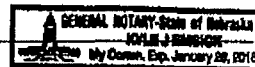
- The real estate subject to this lien is:
2410 S 217th St, Elkhorn, Nebraska 68022
- The person against whose interest in the real estate the lien is claimed is:
~~Don Livingston~~ *Livingstone Group LLC*
- The name and address of the claimant is:
Michael Emsick
Emsick Architects
1025 S. 36th St.
Omaha, NE 68105
- The name and address of the person with whom the claimant contracted is:
~~Don Livingston~~ *Livingstone Group LLC*
The Majors Club LLC
7407 North 118 Ave. Circle
Omaha, NE 68142
- A general description of the claimant's services performed or to be performed or materials furnished or to be furnished for the improvement: Architectural Schematic Design and Design Development of The Clubhouse and Pool House for the Majors Club at Four Stones.
The total contract price is: \$180,000
- The amount unpaid, whether due or not, to the claimant for services or materials is: \$54,316.75
- The date the last services or materials were furnished was February 6, 2014

Claimant:
By *[Signature]*
Michael Emsick
Architect
State of Nebraska
County of _____
The foregoing instrument was acknowledged before me this 7 day of _____
2014, by _____

NOTARY PUBLIC
My Commission Expires: _____

State of Nebraska
County of Douglas
The foregoing instrument was acknowledged before me this 7th day of March
2014, by Michael Emsick of Emsick Architects Nebraska corporation, on behalf of said corporation.
Michael Emsick

NOTARY PUBLIC
My Commission Expires: _____



4390

EXHIBIT "A"

25-15-10

A tract of land located in the Southwest Quarter of Section 25, and in the East 1/2 of Section 26, all in Township 15 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

nsw
sesw
sww

Beginning at the Southeast corner of the Southwest 1/4 of said Section 25; thence North 89°41'22" West along the South line of the Southwest 1/4 of said Section 25, 2,629.14 feet to the Southwest corner of said Section 25; thence South 89°49'45" West along the South line of the Southeast 1/4 of said Section 26, 2,635.05 feet to the Southwest corner of the Southeast 1/4 of said Section 26; thence North 00°29'25" East along the West line of the Southeast 1/4 of said Section 26, 896.22 feet; thence South 82°59'15" East, 559.86 feet; thence South 81°12'04" East, 239.94 feet; thence South 85°08'45" East, 299.92 feet; thence South 76°35'05" East, 219.94 feet; thence North 54°20'15" East, 329.90; thence North 18°34'15" East, 209.93 feet; thence North 14°52'32" East, 299.90 feet; thence North 21°32'52" East, 179.94 feet; thence North 27°18'48" East, 322.89 feet; thence North 60°23'28" East, 84.97 feet; thence South 82°00'52" East, 359.88 feet; thence North 35°06'44" East, 170.94 feet; thence North 02°36'25" West, 219.93 feet; thence North 04°21'45" East, 451.86 feet; thence North 78°35'20" East, 69.98 feet; thence South 80°37'05" East, 81.26 feet, to the Northeast corner of the Southeast 1/4 of said Section 26; thence South 89°52'39" East, 312.02 feet; thence South 16°29'43" East, 389.89 feet; thence South 25°11'09" East, 439.89 feet; thence South 29°54'27" East, 164.96 feet; thence South 43°12'43" East, 310.00 feet; thence South 39°15'52" East, 99.98 feet; thence South 54°11'45" East, 88.14 feet; thence South 78°08'33" East, 274.91 feet to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 25; thence South 89°49'14" East, along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 25, 1,316.50 feet, to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 25; thence due South along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 25, 1,326.11 feet, to the point of beginning; (In this description the East line of the Southwest 1/4 of said Section 25 is assumed to bear North and South). Together with Lot 15, in Skyline Woods Replat II, a subdivision in Douglas County, Nebraska, and together with Lots 39, 40, and 41, in Skyline Woods 2nd Addition Replat, a subdivision in Douglas County, Nebraska, and together with Outlot "A" in Skyline Woods 2nd Addition Replat 5, a subdivision in Douglas County, Nebraska, and together with Lot 3, except the North 40 feet thereof, in Skyline Woods, a subdivision in Douglas County, Nebraska;

26-15-10
nese
sese
swse

0c-36012
0c-35976
0c-35967
0c-35979

Except public roads and/or highways, and Except those parts more particularly described as follows:

Commencing at the Southeast corner of said Section 26, thence South 89°49'45" West along the South line of said Section 26, 292.68 feet; thence North 00°18'23" East 230.00 feet to the point of beginning; thence North 89°41'37" West 61.24 feet; thence Northwesterly along a curve to the right, radius 145.00 feet, arc 145.94 feet and long chord North 60°51'39" West, 139.85 feet; thence South 73°41'33" West, 126.76 feet; thence North 49°15'49" West, 325.78 feet; thence North 03°41'37" West, 441.99 feet; thence North 86°18'23" East, 152.63 feet; thence South 27°19'32" East, 43.24 feet; thence Southeasterly along a curve to the right, radius 50.00 feet, arc 151.52 feet and long chord South 30°30'35" East, 99.85 feet; thence Southeasterly along a curve to the left, radius 50.00 feet, arc 52.36 feet and long chord South 26°18'23" West, 50.00 feet; thence South 03°41'37" East, 140.98 feet; thence Southeasterly along a curve to the left, radius 100.00 feet, arc 79.41 feet and long chord South 26°26'37" East, 77.34 feet; thence south 49°11'37" East, 113.61 feet; thence Southeasterly along a curve to the right, radius 315.00 feet, arc 94.73 feet and long chord South 40°36'39" East, 94.02 feet; thence South 32°01'41" East, 90.16 feet; thence Southeasterly along a curve to the left, radius 95.00 feet, arc 95.61 feet and long chord South 60°31'39" East, 91.63 feet; thence South 89°41'37" East, 61.24 feet; thence South 00°18'23" West, 50.00 feet to the point of beginning; and,

Beginning at the West 1/4 corner of said Section 25; thence South 01°20'31" East (assumed bearing, the North line of the Southwest 1/4 of Section 25 is assumed to bear South 89°32'39" East) 47.85 feet; thence South 11°17'51" East, 338.32 feet; thence South 29°06'59" East, 81.49 feet; thence South 54°49'18" West, 140.00 feet; thence along a curve to the left having a radius of 300.00 feet, an arc length of 133.59 feet, and a long chord bearing South 42°44'04" East for 132.49 feet; thence North 29°50'56" East, 175.00 feet;

thence South 42°14'06" East, a distance of 621.39 feet; thence South 35°16'02" East, 180.00 feet; thence North 54°43'58" East, 117.14 feet; thence South 43°12'43" East, 171.69 feet; thence South 46°47'17" West, 80.00 feet; thence North 43°12'43" West, 132.37 feet; thence South 54°43'58" West, 153.78 feet; thence along a curve to the left having a radius of 125.00 feet, an arc length of 162.33 feet, and a long chord bearing South 25°30'50" West, for 151.16 feet; thence along a curve to the left having a radius of 75.00 feet, an arc length of 116.62 feet, and a long chord bearing South 18°10'21" West, 105.22 feet; thence along a curve to the right having a radius of 85.00 feet, an arc length of 64.21 feet, and a long chord bearing South 04°43'55" East for 62.69 feet; thence North 85°09'22" West, 52.97 feet; thence along a curve to the left having a radius of 35.00 feet, an arc length of 37.70 feet and a long chord bearing North 04°29'13" East for 35.90 feet; thence along a curve to the right having a radius of 125.00 feet, an arc length of 139.15 feet, and a long chord bearing North 05°31'08" East for 132.07 feet; thence North 35°16'02" West 98.73 feet; thence South 54°43'58" West, 60.00 feet; thence North 35°16'02" West, 529.95 feet; thence North 56°13'58" West, 108.62 feet; thence North 29°50'56" East, 120.00 feet; thence along a curve to the right having a radius of 350.00 feet, an arc length of 155.31 feet, and a long chord bearing North 43°25'32" West for 154.04 feet; thence South 54°49'18" West, 154.02 feet; thence North 02°36'25" West, 198.05 feet; thence North 04°21'45" East, 451.86 feet; thence North 78°35'20" East, 69.98 feet; thence South 80°37'05" East, 81.26 feet to the point of beginning; and

Commencing at the Southeast corner of said Section 26; thence South 89°49'45" West (assumed bearing), along the South line of said Southeast 1/4 of Section 26, 295.01 feet; thence North 00°18'23" East, 60.00 feet, to the point of beginning; thence North 00°18'23" East, 270.00 feet; thence North 17°45'51" East, 100.00 feet; thence North 00°18'23" East, a distance of 802.61 feet; thence along a curve to the right with a radius of 179.89 feet, for 105.22 feet, with a chord bearing North 17°03'51" East, for 103.73 feet; thence North 56°10'42" West, 161.85 feet; thence North 59°04'51" East, 123.29 feet; thence North 67°57'26" East, 112.61 feet; thence North 89°05'16" East, 110.78 feet; thence South 72°21'59" East, 109.76 feet; thence South 58°46'12" East, 104.79 feet; thence South 53°21'14" East, for 227.60 feet; thence South 43°42'28" East, 188.14 feet; thence South 85°09'22" East, 118.42 feet; thence South 60°18'07" East, for 66.78 feet, along the boundary of said Skyline Woods; thence South 69°34'27" East, for 116.63 feet; thence North 48°06'00" East, for 36.76 feet; thence South 86°51'48" East, for 28.76 feet; thence North 71°37'56" East, for 26.66 feet; thence South 29°36'35" East, for 12.84 feet; thence along a curve to the left (having a radius of 38.55 feet and a long chord bearing South 67°29'58" East, for 47.35 feet) for an arc distance of 50.99 feet; thence North 74°36'39" East, for 44.86 feet; thence North 54°30'11" East, for 52.92 feet; thence South 42°57'16" East, 25.61 feet; thence South 33°16'52" West, for 63.42 feet; thence South 41°17'15" East, for 108.31 feet; thence South 75°26'03" West, for 61.22 feet; thence South 85°41'29" West, for 284.15 feet; thence North 66°25'53" West, for 64.35 feet; thence South 85°11'48" West, for 132.27 feet, to the intersection with extension of the Easterly line of said Lot 28, Skyline Woods; thence North 19°04'52" West, for 2.13 feet, along said extended Easterly line, to the Southeast corner of said Lot 28, Skyline Woods; thence South 77°44'52" West, 122.52 feet; thence South 41°55'55" West, 192.54 feet; thence South 53°34'39" West, 562.62 feet; thence South 00°18'23" West, 389.37 feet; thence South 89°49'45" West, 80.00 feet, to the point of beginning, (except therefrom Lot 15, Skyline Woods Addition Replat II); and

Commencing at the South 1/4 corner of said Section 26, thence North 00°29'25" East (assumed bearing) along the West line of said Southeast 1/4, 726.89 feet; thence South 89°30'35" East, 33.00 feet to the point of beginning; thence South 89°30'35" East 63.64 feet; thence Southeasterly along a curve to the right, radius 250.00 feet, arc 218.17 feet and long chord South 64°30'35" East, 211.31 feet; thence South 39°30'35" East, 61.94 feet; thence North 50°29'25" East, 100.00 feet; thence South 65°18'09" East, 114.69 feet; thence South 87°14'33" East, 46.95 feet; thence North 70°45'56" East, 68.00 feet; thence South 46°48'43" East, 58.00 feet; thence North 84°51'11" East, 314.00 feet; thence North 86°22'56" East, 493.44 feet; thence South 68°02'29" East, 85.96 feet; thence South 04°29'15" East, 313.20 feet; thence North 85°28'49" West, 293.00 feet; thence South 88°29'25" West, 212.00 feet, thence South 86°25'07" West, 105.00 feet; thence South 84°52'57" West, 213.69 feet; thence South 87°42'37" West, 110.00 feet; thence South 88°29'25" West, 216.00 feet; thence South 00°10'15" East, 75.89 feet; thence South 81°10'18" East, 447.51 feet; thence South 00°10'15" East, 100.00 feet; thence South 89°49'45" West, 623.00 feet; thence North 00°10'15" West, 200.00 feet; thence North 89°49'45" East, 131.00 feet; thence North 00°10'15" West,

12.00 feet; thence South 89°49'45" West, 131.00 feet; thence North 00°10'15" West, a distance of 92.09 feet; thence North 19°31'08" West, 100.66 feet; thence North 34°42'10" West, 99.55 feet; thence North 42°22'13" East, 131.00 feet; thence Northwesterly along a curve to the left, radius 150.00 feet, arc 109.88 feet, along chord North 68°31'27" West, 107.44 feet; thence North 89°30'35" West, 107.94 feet to a point on the East right of way line of Skyline Drive; thence North 00°29'25" East, 75.00 feet to the point of beginning; and

Commencing at the South 1/4 corner of said Section 25; thence North 89°41'22" West (assumed bearing) along the South line of said Southwest 1/4 of Section 25; a distance of 1023.71 feet; thence North 00°18'38" East, a distance of 90.00 feet to a point on the North right-of-way line of West Center Road, said point being the point of beginning; thence continuing North 00°18'38" East, a distance of 45.00 feet to the Southeast corner of Lot 1, Villas at Skyline Woods Replat 1, a subdivision in said Douglas County; thence along the Westerly boundary of said Villas at Skyline Woods Replat 1 the following 11 courses: 1). North 89°41'22" West, 115.00 feet; 2). North 00°12'03" East, 65.00 feet; 3). North 89°42'22" West, 35.00 feet; 4). North 00°08'38" East, 61.36 feet; 5). North 40°17'13" East, 48.70 feet to a point on the Westerly line of Outlot A, Villas at Skyline Woods, a subdivision in said Douglas County; 6) Northwesterly, on said westerly line and on a curve to the right with a radius of 120.00 feet, a distance of 46.30 feet, said curve having a long chord which bears North 55°48'38" West a distance of 46.01 feet; 7). South 45°14'35" West, 48.56 feet; 8). South 70°00'06" West, 71.82 feet; 9). North 32°58'22" West, 42.55 feet; 10). North 21°11'19" West, 24.25 feet; 11). North 68°48'41" East, 5.00 feet to the Southwest corner of Lot 4, said Villas of Skyline Woods; thence North 08°46'17" West, a distance of 93.73 feet; thence North 12°51'48" East, a distance of 93.98 feet; thence North 38°24'00" East a distance of 94.18 feet; thence North 61°18'02" East, a distance of 93.94 feet; thence North 84°26'02" East, a distance of 90.81 feet; thence South 85°25'06" East, a distance of 184.54 feet; thence North 78°17'38" East, a distance of 448.27 feet; thence South 75°04'45" East, a distance of 97.41 feet; thence South 52°05'24" East, a distance of 91.43 feet; thence South 64°58'49" East, a distance of 64.61 feet; thence South 55°43'03" East, a distance of 59.94 feet; thence South 24°42'27" East, a distance of 126.79 feet; thence South 17°08'36" West, a distance of 126.79 feet; thence South 58°59'39" West, a distance of 126.79 feet; thence North 79°09'18" West, a distance of 126.79 feet; thence North 41°55'24" West, a distance of 145.32 feet; thence North 27°54'11" West, a distance of 38.89 feet; thence South 78°17'38" West, a distance of 315.00 feet; thence South 82°51'21" West, a distance of 78.43 feet; thence North 85°25'06" West, a distance of 256.03 feet; thence South 24°57'00" East, a distance of 52.69 feet; thence South 66°51'50" East, a distance of 75.81 feet; thence Southeasterly on a curve to the right with a radius of 120.00 feet a distance of 140.69 feet, said curve having a long chord which bears South 33°16'36" East, a distance of 132.77 feet; thence South 00°18'38" West, a distance of 105.54 feet to a point on said North right of way line of West Center Road; thence North 89°41'22" West along said North right of way line of West Center Road, a distance of 40.00 feet to the point of beginning; and

Commencing at the Southernmost corner of Lot 4, Skyline Woods, Douglas County, Nebraska; thence Southwesterly, along a 179.89 foot curve to the left an arc distance of 10.05 feet, to a point being on the Westerly right-of-way line of 217th Street; thence North 56°10'42" West, a distance of 167.55 feet and 10 feet Southwest of and parallel to the Southwest property line of said lot 4; thence North 90°00'00" West, a distance of 222.76 feet; thence North 47°56'43" West, a distance of 59.57 feet, to the point of beginning, said point being on the East property line of the well site; thence South 00°00'00" East, a distance of 16.86 feet; thence North 90°00'00" West, a distance of 100.00 feet; thence North 00°00'00" East, a distance of 132.5 feet; thence North 90°00'00" East, a distance of 100.00 feet; thence South 00°00'00" East, a distance of 115.64 feet, to the point of beginning; and

Commencing at the South 1/4 corner of said Section 25; thence North 00°00'00" East (assumed bearing), along the East line of said Southeast 1/4 of the Southwest 1/4 of Section 25, a distance of 1,165.00 feet to the point of beginning; thence North 90°00'00" West, a distance of 150.00 feet; thence North 00°00'00" East, a distance of 75.00 feet; thence North 90°00'00" East, a distance of 150.00 feet, to a point on the East line of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence South 00°00'00" East, along said East line of the Southeast 1/4 of the Southwest 1/4 of Section 25, a distance of 75.00 feet, to the point of beginning.



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 1025 S 36 ST
 OMAHA NE 68105

Statement

Date
3/30/2015

To:
The Majors Club, LLC Kathy & Dan Livingston 7407 N 116th Avenue Circle Omaha NE 68142

		Amount Due	Amount Enc.		
		\$54,365.05			
Date	Transaction	Amount	Balance		
05/31/2012	Balance forward		0.00		
06/19/2012	The Majors Clubhouse and Pool House- INV #2012103. Due 06/19/2012.	5,902.60	5,902.60		
07/27/2013	INV #2013024. Due 07/27/2013.	35,414.05	41,316.65		
02/27/2014	INV #2014052. Due 02/27/2014.	13,048.40	54,365.05		
CURRENT	1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	61-90 DAYS PAST DUE	OVER 90 DAYS PAST DUE	Amount Due
0.00	0.00	0.00	0.00	54,365.05	\$54,365.05



DEED 2014076489



SEP 29 2014 14:57 P 4

Nebr Doc Stamp Tax
09-29-2014 Date
\$ 337.50
By BW

Fee amount: 28.00
FB: 01-6000
COMP: BW

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/29/2014 14:57:30.00



2014076489

Prepared by: Neeraj Agarwal, White Lotus Group, 105 North 31st Avenue, Omaha, NE 68131, Ph. 402-408-0005

Return Document To: Neeraj Agarwal, White Lotus Group, 105 North 31st Avenue, Omaha, NE 68131

TRUSTEE'S DEED UPON SALE

The undersigned declares:

- 1) The amount to be paid by the grantee pursuant to the trustee's sale was: \$150,000.00
- 2) The documentary transfer tax is: \$337.50
- 3) Said property is located in Douglas County, Nebraska; and

NEERAJ AGARWAL, an individual, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied to: DANA Partnership, LLP, (hereinafter called "Grantee"), all of its right, title and interest in and to that certain property ("property") situated in the County of Douglas, State of Nebraska, described by the following parcel number and common address:

Parcel number: 0110220025
Address: 2410 S. 217 St, Douglas County, NE 68022.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the power conferred upon Trustee by that certain Deed of Trust dated and executed on March 6, 2014 by Livingston Group, LLC, and Dan Livingston, collectively "Trustor" and recorded as instrument number 2014018810 on March 14, 2014 by the Register of Deeds, Douglas County, Nebraska, and after the fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

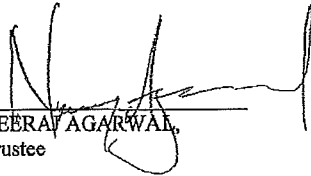
All requirements of law regarding the mailing of copies of notices and the publication of copies of required notices have been complied with.

Said property was sold by Trustee at public auction on July 8, 2014 at the place named in the Notice of Sale, in the County of Douglas, Nebraska, in which the property is situated.

Grantee being the highest bidder at such sale became the purchaser of said property.

In Witness Whereof, said NEERAJ AGARWAL, an individual, as Trustee, has this day caused his name to be affixed.

Dated: 9/25/14

By: 
NEERAJ AGARWAL,
Trustee

STATE OF NEBRASKA,)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 25 day of September, 2014, by Neeraj Agarwal, Trustee.

1468028997222 (1)

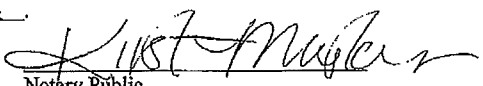

Notary Public



EXHIBIT "A"

25-15-10

A tract of land located in the Southwest Quarter of Section 25, and in the East 1/2 of Section 26, all in Township 15 North, Range 10 East of the 6th P.M., in Douglas County, Nebraska, more particularly described as follows:

nws
sesw
sww

Beginning at the Southeast corner of the Southwest 1/4 of said Section 25; thence North 89°41'22" West along the South line of the Southwest 1/4 of said Section 25, 2,629.14 feet to the Southwest corner of said Section 25; thence South 89°49'45" West along the South line of the Southeast 1/4 of said Section 26, 2,635.05 feet to the Southwest corner of the Southeast 1/4 of said Section 26; thence North 00°29'25" East along the West line of the Southeast 1/4 of said Section 26, 896.22 feet; thence South 82°59'15" East, 559.86 feet; thence South 81°12'04" East, 239.94 feet; thence South 85°08'45" East, 299.92 feet; thence South 76°35'05" East, 219.94 feet; thence North 54°20'15" East, 329.90; thence North 18°34'15" East, 209.93 feet; thence North 14°52'32" East, 299.90 feet; thence North 21°32'52" East, 179.94 feet; thence North 27°18'48" East, 322.89 feet; thence North 60°23'28" East, 84.97 feet; thence South 82°00'52" East, 359.88 feet; thence North 35°06'44" East, 170.94 feet; thence North 02°36'25" West, 219.93 feet; thence North 04°21'45" East, 451.86 feet; thence North 78°35'20" East, 69.98 feet; thence South 80°37'05" East, 81.26 feet, to the Northeast corner of the Southeast 1/4 of said Section 26; thence South 89°52'39" East, 312.02 feet; thence South 16°29'43" East, 389.89 feet; thence South 25°11'09" East, 439.89 feet; thence South 29°54'27" East, 164.96 feet; thence South 43°12'43" East, 310.00 feet; thence South 39°15'52" East, 99.98 feet; thence South 54°11'45" East, 88.14 feet; thence South 78°08'33" East, 274.91 feet to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 25; thence South 89°49'14" East, along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 25, 1,316.50 feet, to the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 25; thence due South along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 25, 1,326.11 feet, to the point of beginning; (In this description the East line of the Southwest 1/4 of said Section 25 is assumed to bear North and South). Together with Lot 15, in Skyline Woods Replat II, a subdivision in Douglas County, Nebraska, and together with Lots 39, 40, and 41, in Skyline Woods 2nd Addition Replat, a subdivision in Douglas County, Nebraska, and together with Outlot "A" in Skyline Woods 2nd Addition Replat 5, a subdivision in Douglas County, Nebraska, and together with Lot 3, except the North 40 feet thereof, in Skyline Woods, a subdivision in Douglas County, Nebraska;

6-15-10
nese
sese
swse

0c-36012
0c-35976
0c-35967
0c-35979

Except public roads and/or highways, and Except those parts more particularly described as follows:

Commencing at the Southeast corner of said Section 26, thence South 89°49'45" West along the South line of said Section 26, 292.68 feet; thence North 00°18'23" East 230.00 feet to the point of beginning; thence North 89°41'37" West 61.24 feet; thence Northwesterly along a curve to the right, radius 145.00 feet, arc 145.94 feet and long chord North 60°51'39" West, 139.85 feet; thence South 73°41'33" West, 126.76 feet; thence North 49°15'49" West, 325.78 feet; thence North 03°41'37" West, 441.99 feet; thence North 86°18'23" East, 152.63 feet; thence South 27°19'32" East, 43.24 feet; thence Southeasterly along a curve to the right, radius 50.00 feet, arc 151.52 feet and long chord South 30°30'35" East, 99.85 feet; thence Southeasterly along a curve to the left, radius 50.00 feet, arc 52.36 feet and long chord South 26°18'23" West, 50.00 feet; thence South 03°41'37" East, 140.98 feet; thence Southeasterly along a curve to the left, radius 100.00 feet, arc 79.41 feet and long chord South 26°26'37" East, 77.34 feet; thence south 49°11'37" East, 113.61 feet; thence Southeasterly along a curve to the right, radius 315.00 feet, arc 94.73 feet and long chord South 40°36'39" East, 94.02 feet; thence South 32°01'41" East, 90.16 feet; thence Southeasterly along a curve to the left, radius 95.00 feet, arc 95.61 feet and long chord South 60°51'39" East, 91.63 feet; thence South 89°41'37" East, 61.24 feet; thence South 00°18'23" West, 50.00 feet to the point of beginning; and,

Beginning at the West 1/4 corner of said Section 25; thence South 01°20'31" East (assumed bearing, the North line of the Southwest 1/4 of Section 25 is assumed to bear South 89°52'39" East) 47.85 feet; thence South 11°17'51" East, 338.32 feet; thence South 29°06'59" East, 81.49 feet; thence South 54°49'18" West, 140.00 feet; thence along a curve to the left having a radius of 300.00 feet, an arc length of 133.59 feet, and a long chord bearing South 42°44'04" East for 132.49 feet; thence North 29°50'56" East, 175.00 feet;

thence South 42°14'06" East, a distance of 621.39 feet; thence South 35°16'02" East, 180.00 feet; thence North 54°43'58" East, 117.14 feet; thence South 43°12'43" East, 171.69 feet; thence South 46°47'17" West, 80.00 feet; thence North 43°12'43" West, 132.37 feet; thence South 54°43'58" West, 153.78 feet; thence along a curve to the left having a radius of 125.00 feet, an arc length of 162.33 feet, and a long chord bearing South 25°30'50" West, for 151.16 feet; thence along a curve to the left having a radius of 75.00 feet, an arc length of 116.62 feet, and a long chord bearing South 18°10'21" West, 105.22 feet; thence along a curve to the right having a radius of 85.00 feet, an arc length of 64.21 feet, and a long chord bearing South 04°43'55" East for 62.69 feet; thence North 85°09'22" West, 52.97 feet; thence along a curve to the left having a radius of 35.00 feet, an arc length of 37.70 feet and a long chord bearing North 04°29'13" East for 35.90 feet; thence along a curve to the right having a radius of 125.00 feet, an arc length of 139.15 feet, and a long chord bearing North 05°31'08" East for 132.07 feet; thence North 35°16'02" West 98.73 feet; thence South 54°43'58" West, 60.00 feet; thence North 35°16'02" West, 529.95 feet; thence North 56°13'58" West, 108.62 feet; thence North 29°50'56" East, 120.00 feet; thence along a curve to the right having a radius of 350.00 feet, an arc length of 155.31 feet, and a long chord bearing North 43°25'32" West for 154.04 feet; thence South 54°49'18" West, 154.02 feet; thence North 02°36'25" West, 198.05 feet; thence North 04°21'45" East, 451.86 feet; thence North 78°35'20" East, 69.98 feet; thence South 80°37'05" East, 81.26 feet to the point of beginning; and

Commencing at the Southeast corner of said Section 26; thence South 89°49'45" West (assumed bearing), along the South line of said Southeast 1/4 of Section 26, 295.01 feet; thence North 00°18'23" East, 60.00 feet, to the point of beginning; thence North 00°18'23" East, 270.00 feet; thence North 17°45'51" East, 100.00 feet; thence North 00°18'23" East, a distance of 802.61 feet; thence along a curve to the right with a radius of 179.89 feet, for 105.22 feet, with a chord bearing North 17°03'51" East, for 103.73 feet; thence North 56°10'42" West, 161.85 feet; thence North 59°04'51" East, 123.29 feet; thence North 67°57'26" East, 112.61 feet; thence North 89°05'16" East, 110.78 feet; thence South 72°21'59" East, 109.76 feet; thence South 58°46'12" East, 104.79 feet; thence South 53°21'14" East, for 227.60 feet; thence South 43°42'28" East, 188.14 feet; thence South 85°09'22" East, 118.42 feet; thence South 60°18'07" East, for 66.78 feet, along the boundary of said Skyline Woods; thence South 69°34'27" East, for 116.63 feet; thence North 48°06'00" East, for 36.76 feet; thence South 86°51'48" East, for 28.76 feet; thence North 71°37'56" East, for 26.66 feet; thence South 29°36'35" East, for 12.84 feet; thence along a curve to the left (having a radius of 38.55 feet and a long chord bearing South 67°29'58" East, for 47.35 feet) for an arc distance of 50.99 feet; thence North 74°36'39" East, for 44.86 feet; thence North 54°30'11" East, for 52.92 feet; thence South 42°57'16" East, 25.61 feet; thence South 33°16'52" West, for 63.42 feet; thence South 41°17'15" East, for 108.31 feet; thence South 75°26'03" West, for 61.22 feet; thence South 85°41'29" West, for 284.15 feet; thence North 66°25'53" West, for 64.35 feet; thence South 85°11'48" West, for 132.27 feet, to the intersection with extension of the Easterly line of said Lot 28, Skyline Woods; thence North 19°04'52" West, for 2.13 feet, along said extended Easterly line, to the Southeast corner of said Lot 28, Skyline Woods; thence South 77°44'52" West, 122.52 feet; thence South 41°55'55" West, 192.54 feet; thence South 53°34'39" West, 562.62 feet; thence South 00°18'23" West, 389.37 feet; thence South 89°49'45" West, 80.00 feet, to the point of beginning, (except therefrom Lot 15, Skyline Woods Addition Replat II); and

Commencing at the South 1/4 corner of said Section 26, thence North 00°29'25" East (assumed bearing) along the West line of said Southeast 1/4, 726.89 feet; thence South 89°30'35" East, 33.00 feet to the point of beginning; thence South 89°30'35" East 63.64 feet; thence Southeasterly along a curve to the right, radius 250.00 feet, arc 218.17 feet and long chord South 64°30'35" East, 211.31 feet; thence South 39°30'35" East, 61.94 feet; thence North 50°29'25" East, 100.00 feet; thence South 65°18'09" East, 114.69 feet; thence South 87°14'33" East, 46.95 feet; thence North 70°45'56" East, 68.00 feet; thence South 46°48'43" East, 58.00 feet; thence North 84°51'11" East, 314.00 feet; thence North 86°22'56" East, 493.44 feet; thence South 68°02'29" East, 85.96 feet; thence South 04°29'15" East, 313.20 feet; thence North 85°28'49" West, 293.00 feet; thence South 88°29'25" West, 212.00 feet, thence South 86°25'07" West, 105.00 feet; thence South 84°52'57" West, 213.69 feet; thence South 87°42'37" West, 110.00 feet; thence South 88°29'25" West, 216.00 feet; thence South 00°10'15" East, 75.89 feet; thence South 81°10'18" East, 447.51 feet; thence South 00°10'15" East, 100.00 feet; thence South 89°49'45" West, 623.00 feet; thence North 00°10'15" West, 200.00 feet; thence North 89°49'45" East, 131.00 feet; thence North 00°10'15" West,

12.00 feet; thence South 89°49'45" West, 131.00 feet; thence North 00°10'15" West, a distance of 92.09 feet; thence North 19°31'08" West, 100.66 feet; thence North 34°42'10" West, 99.55 feet; thence North 42°22'13" East, 131.00 feet; thence Northwesterly along a curve to the left, radius 150.00 feet, arc 109.88 feet, along chord North 68°31'27" West, 107.44 feet; thence North 89°30'35" West, 107.94 feet to a point on the East right of way line of Skyllne Drive; thence North 00°29'25" East, 75.00 feet to the point of beginning; and

Commencing at the South 1/4 corner of said Section 25; thence North 89°41'22" West (assumed bearing) along the South line of said Southwest 1/4 of Section 25; a distance of 1023.71 feet; thence North 00°18'38" East, a distance of 90.00 feet to a point on the North right-of-way line of West Center Road, said point being the point of beginning; thence continuing North 00°18'38" East, a distance of 45.00 feet to the Southeast corner of Lot 1, Villas at Skyline Woods Replat 1, a subdivision in said Douglas County; thence along the Westerly boundary of said Villas at Skyline Woods Replat 1 the following 11 courses: 1). North 89°41'22" West, 115.00 feet; 2). North 00°12'03" East, 65.00 feet; 3). North 39°42'22" West, 35.00 feet; 4). North 00°08'38" East, 61.36 feet; 5). North 40°17'13" East, 48.70 feet to a point on the Westerly line of Outlot A, Villas at Skyline Woods, a subdivision in said Douglas County; 6) Northwesterly, on said westerly line and on a curve to the right with a radius of 120.00 feet, a distance of 46.30 feet, said curve having a long chord which bears North 55°48'38" West a distance of 46.01 feet; 7). South 45°14'35" West, 48.56 feet; 8). South 70°00'06" West, 71.82 feet; 9). North 32°58'22" West, 42.55 feet; 10). North 21°11'19" West, 24.25 feet; 11). North 68°48'41" East, 5.00 feet to the Southwest corner of Lot 4, said Villas of Skyline Woods; thence North 08°46'17" West, a distance of 93.73 feet; thence North 12°51'48" East, a distance of 93.98 feet; thence North 38°24'00" East a distance of 94.18 feet; thence North 61°18'02" East, a distance of 93.94 feet; thence North 84°26'02" East, a distance of 90.81 feet; thence South 85°25'06" East, a distance of 184.54 feet; thence North 78°17'38" East, a distance of 448.27 feet; thence South 75°04'45" East, a distance of 97.41 feet; thence South 52°05'24" East, a distance of 91.43 feet; thence South 64°58'49" East, a distance of 64.61 feet; thence South 55°43'03" East, a distance of 59.94 feet; thence South 24°42'27" East, a distance of 126.79 feet; thence South 17°08'36" West, a distance of 126.79 feet; thence South 58°59'39" West, a distance of 126.79 feet; thence North 79°09'18" West, a distance of 126.79 feet; thence North 41°55'24" West, a distance of 145.32 feet; thence North 27°54'11" West, a distance of 38.89 feet; thence South 78°17'38" West, a distance of 315.00 feet; thence South 82°51'21" West, a distance of 78.43 feet; thence North 85°25'06" West, a distance of 256.03 feet; thence South 24°57'00" East, a distance of 52.69 feet; thence South 66°51'50" East, a distance of 75.81 feet; thence Southeasterly on a curve to the right with a radius of 120.00 feet a distance of 140.69 feet, said curve having a long chord which bears South 33°16'36" East, a distance of 132.77 feet; thence South 00°18'38" West, a distance of 105.54 feet to a point on said North right of way line of West Center Road; thence North 89°41'22" West along said North right of way line of West Center Road, a distance of 40.00 feet to the point of beginning; and

Commencing at the Southernmost corner of Lot 4, Skyline Woods, Douglas County, Nebraska; thence Southwesterly, along a 179.89 foot curve to the left an arc distance of 10.05 feet, to a point being on the Westerly right-of-way line of 217th Street; thence North 56°10'42" West, a distance of 167.55 feet and 10 feet Southwest of and parallel to the Southwest property line of said lot 4; thence North 90°00'00" West, a distance of 222.76 feet; thence North 47°56'43" West, a distance of 59.57 feet, to the point of beginning, said point being on the East property line of the well site; thence South 00°00'00" East, a distance of 16.86 feet; thence North 90°00'00" West, a distance of 100.00 feet; thence North 00°00'00" East, a distance of 132.5 feet; thence North 90°00'00" East, a distance of 100.00 feet; thence South 00°00'00" East, a distance of 115.64 feet, to the point of beginning; and

Commencing at the South 1/4 corner of said Section 25; thence North 00°00'00" East (assumed bearing), along the East line of said Southeast 1/4 of the Southwest 1/4 of Section 25, a distance of 1,165.00 feet to the point of beginning; thence North 90°00'00" West, a distance of 150.00 feet; thence North 00°00'00" East, a distance of 75.00 feet; thence North 90°00'00" East, a distance of 150.00 feet, to a point on the East line of said Southeast 1/4 of the Southwest 1/4 of Section 25; thence South 00°00'00" East, along said East line of the Southeast 1/4 of the Southwest 1/4 of Section 25, a distance of 75.00 feet, to the point of beginning.