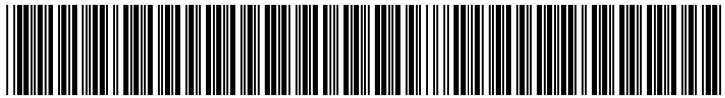


C/LIEN 2016080587



SEP 29 2016 09:19 P 2

Fee amount: 16.00
FB: 61-28224
COMP: MB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
09/29/2016 09:19:19.00



2016080587

DEMAND TO INSTITUTE JUDICIAL PROCEEDINGS

TO: Phoenix Construction Group, LLC
729 N. Frontier Road, Suite 8
Papillion, NE 68046

RE: Construction Lien on 3425 Oak View Drive, Omaha, Nebraska, 68144

Pursuant to Neb. Rev. Stat. §§ 52-140 and 52-152, demand is hereby made upon you to institute judicial proceedings to enforce the Construction Lien recorded by you on July 8, 2015, #2015055770, Register of Deeds, Douglas County, Nebraska, in the amount of \$66,910.00 plus interest, and against the property described as 3425 Oak View Drive, Omaha, Nebraska and legally described on Exhibit A attached hereto.

If you fail to institute judicial proceedings within thirty (30) days after service of this demand, the above-referenced Construction Lien will lapse.

You are further notified that an owner in the real estate at issue is:

Oakview Associates, LLC
2410 S. 140th Circle
Omaha, NE 68144

Dated September 28, 2016

Oakview Associates, LLC

By: Brenda K. Smith

Brenda K. Smith, #23641
Gretchen L. McGill, #21726
Dvorak & Donovan Law Group, LLC
13625 California Street, Suite 110
Omaha, NE 68154
(402) 934-4770
(402) 933-9630 (facsimile)
bsmith@ddlawgroup.com
gmcgill@ddlawgroup.com

Upon Recording Please return copy to:
Brenda K. Smith
Dvorak & Donovan Law Group, LLC
13625 California Street, Suite 110
Omaha, NE 68154

EXHIBIT A

LEGAL DESCRIPTION

A tract of land being a portion of Lot 20, in OAK VIEW, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with part of vacated 140th Street, all more particularly described as follows:

Commencing at the most Southwesterly corner of said Lot 20; thence along the Southerly line of said Lot 20, South 54°29'08" East (platted bearing), 696.71 feet, to the Point of Beginning; thence North 35°30'52" East, 300.00 feet; thence North 54°29'08" West, 51.24 feet; thence North 35°30'52" East, 241.89 feet; thence North 00°00'00" West, 39.74 feet, to the Southerly line of Oak View Drive, said point also being on the Northerly line of said Lot 20; thence along said Northerly line, South 90°00'00" East, 376.54 feet, to the beginning of a curve to the left; thence along said curve, having a radius of 360.00 feet, and a chord bearing North 87°19'59" East, 33.50 feet, an arc distance of 33.51 feet; thence South 00°00'00" East, 200.54 feet; thence South 35°30'52" West, 650.45 feet, to the Southerly line of said Lot 20; thence along said Southerly line, North 54°29'08" West, 375.00 feet, to the Point of Beginning.