



34

16R-62

Introduce: 3-28-16

RESOLUTION NO. A- 89621

PRE-EXISTING USE PERMIT NO. 3AG

1 WHEREAS, Austin Realty Investments has submitted an application designated
2 as Pre-Existing Use Permit No. 3AG to amend the boundary of the Gateway Mall Use Permit by
3 adding the property at 225 North Cotner Boulevard, for authority to construct up to 153 units of
4 multi-family housing or to construct up to 36,000 square feet of commercial space or any
5 construction thereof, including waivers to increase the maximum building height from 40 feet to
6 55 feet and to reduce residential parking requirements from 2 to 1.4 stalls per dwelling unit, on
7 property generally located at 225 North Cotner Boulevard, and legally described as:

8 Lots 1-5, Gateway Shopping Center Subdivision; Lots 1-3 and
9 Outlot A, Q Place, except for the east part for street; Lot 256 of
10 Irregular Tracts, except that part lying northwest of a line 40 feet
11 east of the centerline of Cotner Boulevard and except parts in
12 northwest and south for road; Lot 263 of Irregular Tracts, except
13 544.35 square feet in south for street; Lot 265 of Irregular Tracts,
14 except 2,835.50 square feet in south part for road; Lot 266 of
15 Irregular Tracts, except the south portion of right-of-way of O
16 Street; Lot 163 of Irregular Tracts, except 182.63 square feet in
17 the southeast corner for street; all located in the South Half of
18 Section 21, Township 10 North, Range 7 East of the 6th P.M.,
19 Lincoln, Lancaster County, Nebraska;

20 WHEREAS, the real property adjacent to the area included within the site plan for
21 this amendment to the pre-existing use permit will not be adversely affected; and

22 WHEREAS, said site plan together with the terms and conditions hereinafter set
23 forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal Code to
24 promote the public health, safety, and general welfare.

25 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
26 Lincoln, Nebraska:

27 That the application of Austin Realty Investments, hereinafter referred to as
28 "Permittee", to amend Pre-Existing Use Permit No. 3 to amend the boundary of the Gateway
29 Mall Use Permit by adding the property at 225 North Cotner Boulevard, for authority to construct

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1 up to 153 units of multi-family housing or to construct up to 36,000 square feet of commercial
2 space or any construction thereof, including waivers to increase the maximum building height
3 from 40 feet to 55 feet and to reduce residential parking requirements from 2 to 1.4 stalls per
4 dwelling unit, on the property legally described above be and the same is hereby granted upon
5 condition that operation of said development be in substantial compliance with said application,
6 the site plan, and the following additional express terms, conditions, and requirements:

7 1. This permit approves up to 153 dwelling units or up to 36,000 square feet of
8 commercial floor area or any combination thereof in Area H, with waivers to increase the
9 building height from 40 feet to 55 feet and to reduce the residential parking requirements from 2
10 stalls to 1.4 stalls per unit.

11 2. The City Council approves associated request Change of Zone #16005.

12 3. Before receiving building permits:

13 a. The Permittee shall cause to be prepared and submitted to the Planning
14 Department a revised and reproducible final plot plan including 3 copies with all required
15 revisions as listed below:

16 i. Add a note to the overall plan that states, "Screening in Area H will
17 comply with the landscaping and screening standards for Multiple
18 Family Dwellings found in Chapter 3.50 of the Design Standards.
19 The landscape plan shall be approved at the time of building
20 permit."

21 ii. Add a note to the plan that states, "Methods to meet water quality
22 standards will be submitted and approved by Watershed
23 Management prior to obtaining a building permit."

24 iii. Change all references on the site plan for 225 North Cotner from
25 Area "C" to Area "H".

26 iv. Add a reference to the Waiver Number in the Parking Table for
27 Area "H".

28 v. Revise Waiver #3 to state, "Area H building height from 40 to 55
29 feet, provided that at least a 20 foot setback is provided to the
30 north and to the west, except in the area adjacent to the L.E.S.
31 substation."

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- vi. Revise Waiver #4 to state, "In Area H, 1.4 parking stalls are required per dwelling unit as long as no more than 60 of the dwelling units contain more than 1 legal bedroom."
 - 4
5 vii. Replace the thick boundary line between Area B and Area H with the line type that separates other areas within the use permit.
 - 6 viii. Add the 20 foot setbacks to Area H on the overall site plan.
 - 7 ix. Remove the REGA name from this site plan.
 - 8
9 x. Add text at the end of Waiver #2 that states, "...unless otherwise noted."
 - 10 xi. Amend Note #7 to include 'P' Street.
 - 11
12 xii. Amend the Parking Table to reflect Residential and Commercial uses in Area H.
 - 13
14
15 xiii. Add a note to the plan that includes any conditions from the approved deviation request regarding the North Cotner Boulevard or P Street accesses.
 - 16 xiv. Add the utility easements on the north and west to the site plan.
 - 17 b. Provide documentation that the letter of acceptance, as required by the
 - 18 approval of the special permit, has been recorded with the Register of Deeds.
 - 19 c. The required easements, as shown on the site plan, must be recorded
 - 20 with the Register of Deeds.
 - 21 4. Before occupying the buildings all development and construction is to
 - 22 substantially comply with the approved plans.
 - 23 5. All privately-owned improvements, including landscaping and recreational
 - 24 facilities, are to be permanently maintained by the Permittee or an appropriately established
 - 25 owners association approved by the City.
 - 26 6. The physical location of all setbacks and yards, buildings, parking and circulation
 - 27 elements, and similar matters must be in substantial compliance with the location of said items
 - 28 as shown on the approved site plan.

1 7. This resolution's terms, conditions, and requirements run with the land and shall
2 be binding upon the Permittee, its successors, and assigns.
3 8. The Permittee shall sign and return the letter of acceptance to the City Clerk.
4 This step should be completed within 60 days following the approval of the use permit. The City
5 Clerk shall file a copy of the resolution approving the use permit and the letter of acceptance
6 with the Register of Deeds, filing fees therefor to be paid in advance by the Permittee. Building
7 permits will not be issued unless the letter of acceptance has been filed.
8 9. The site plan as approved with this resolution voids and supersedes all
9 previously approved site plans, however the terms and conditions of all resolutions/ordinances
10 approving previous permits shall remain in force and effect except as specifically amended by
11 this resolution.

Introduced by:




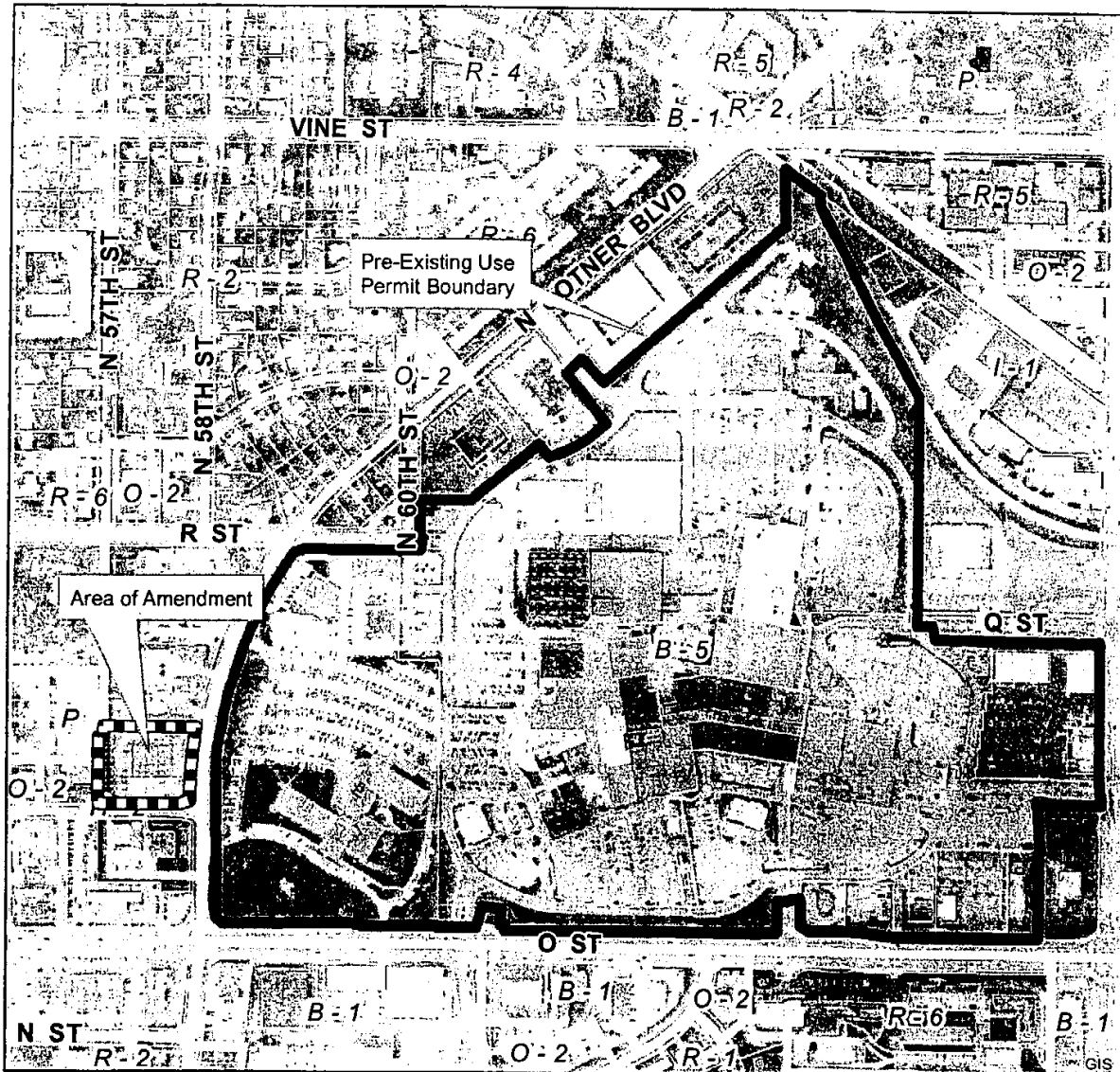
AYES: Camp, Christensen, Eskridge,
Fellers, Lamm, Raybould; NAYS:
None; ABSENT: Gaylor Baird.

Approved as to Form & Legality:


City Attorney

ADOPTED
APR 11 2016
BY CITY COUNCIL

Approved this 14th day of April, 2016:

Mayor

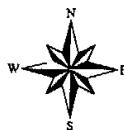


Use Permit #: PEUP3AG
 Gateway
 N Cotner Blvd & P St

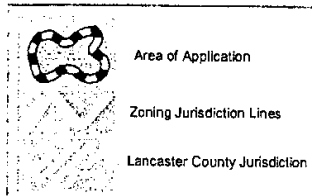
2013 aerial
 Holdrege St

Zoning:

- R-1 to R-6 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



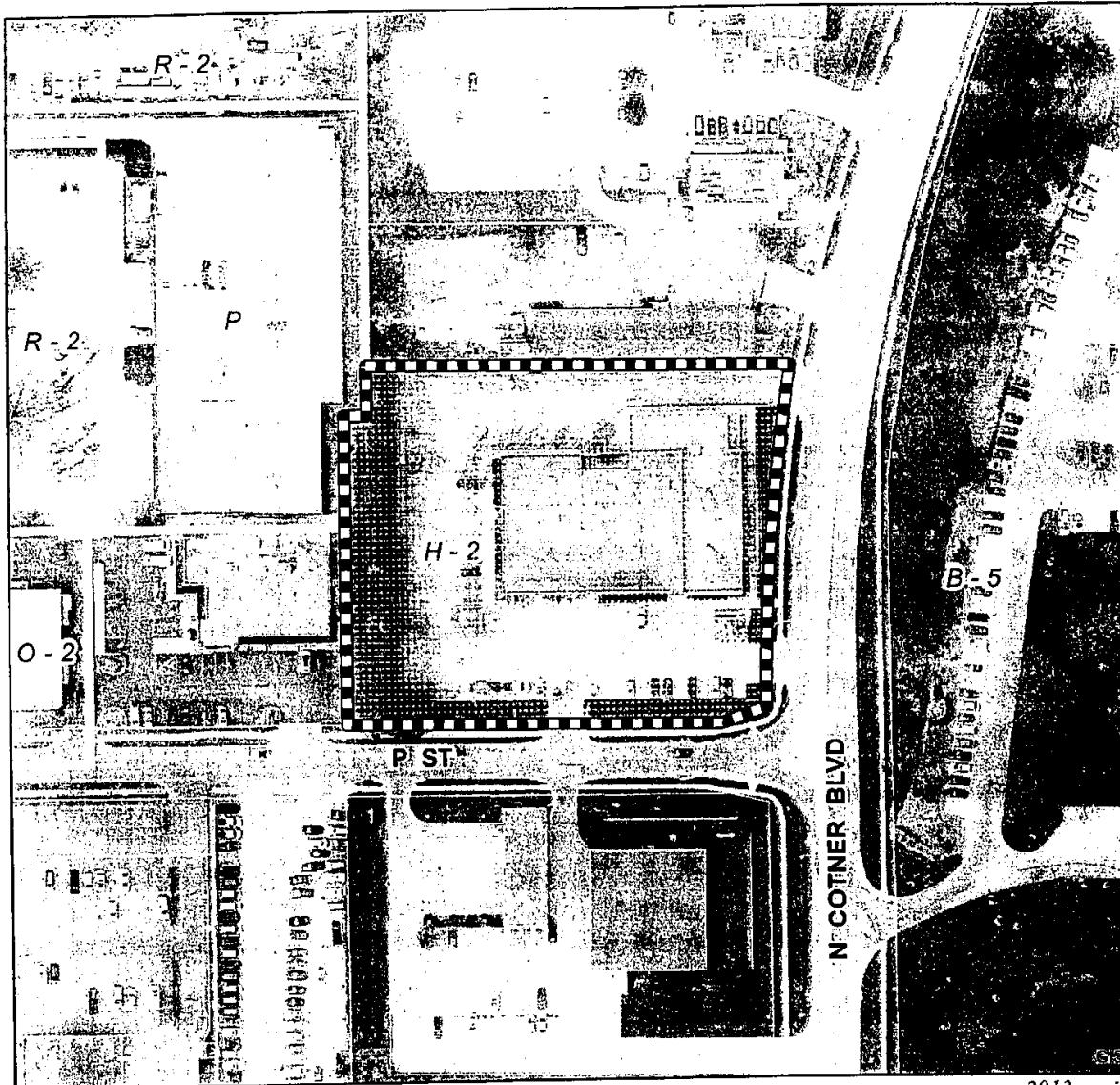
One Square Mile:
 Sec.21 T10N R07E



N 56th St

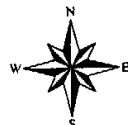
N 70th St

O St



2013 aerial

Use Permit #: PEUP3AG
N Cotner Blvd & P St

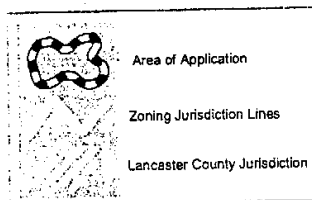


Holdrege St

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
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- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
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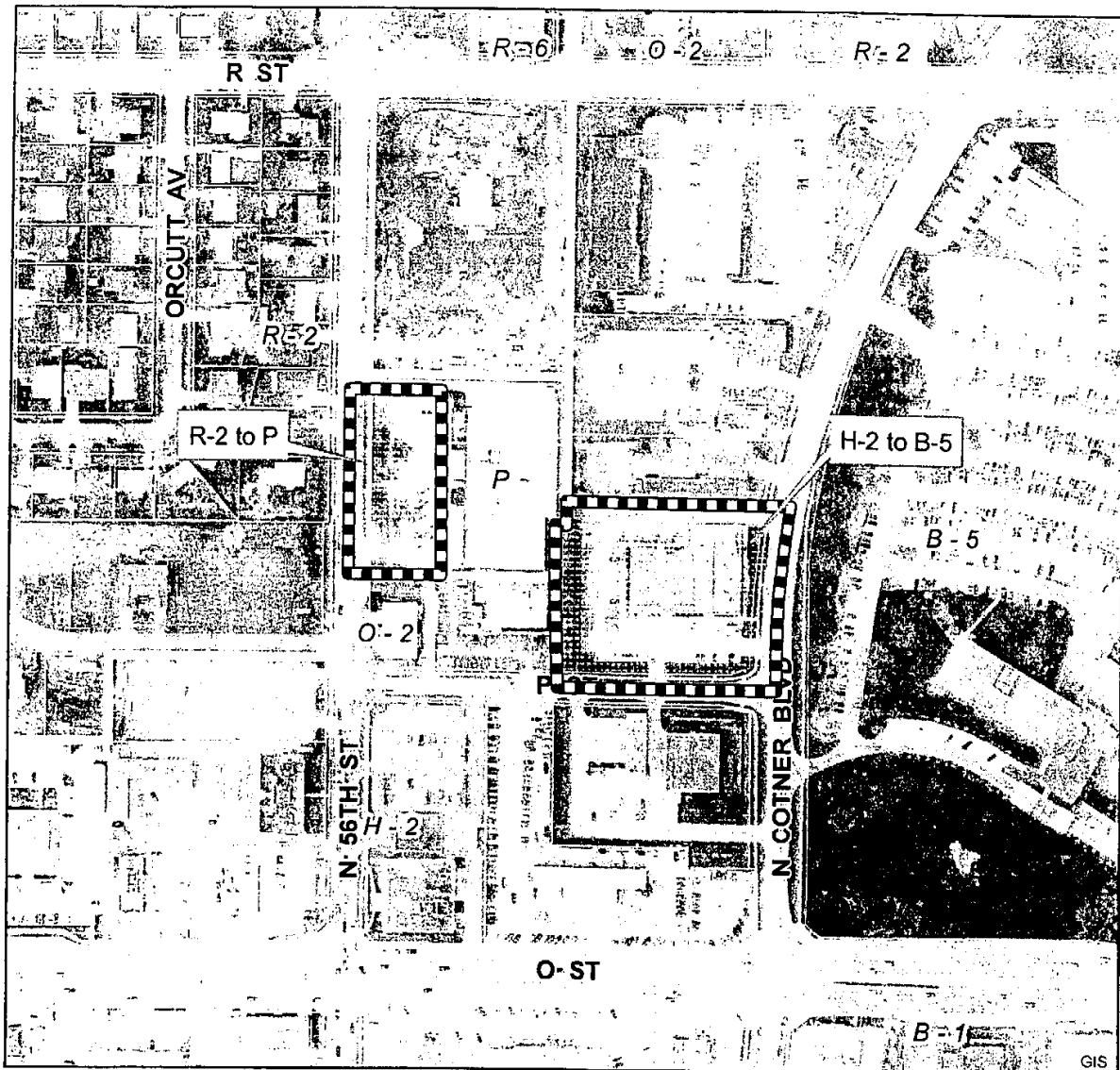


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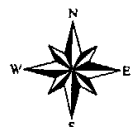


O St



2013 aerial

Change of Zone #: CZ16005
N Cotner Blvd & P St

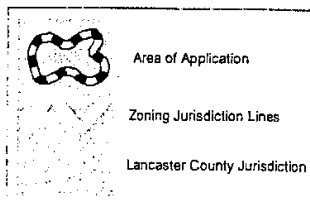


Holdrege St

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One Square Mile:
 Sec.20 T10N R07E
 Sec.21 T10N R07E



N 56th St

N 70th St

O St

REGA

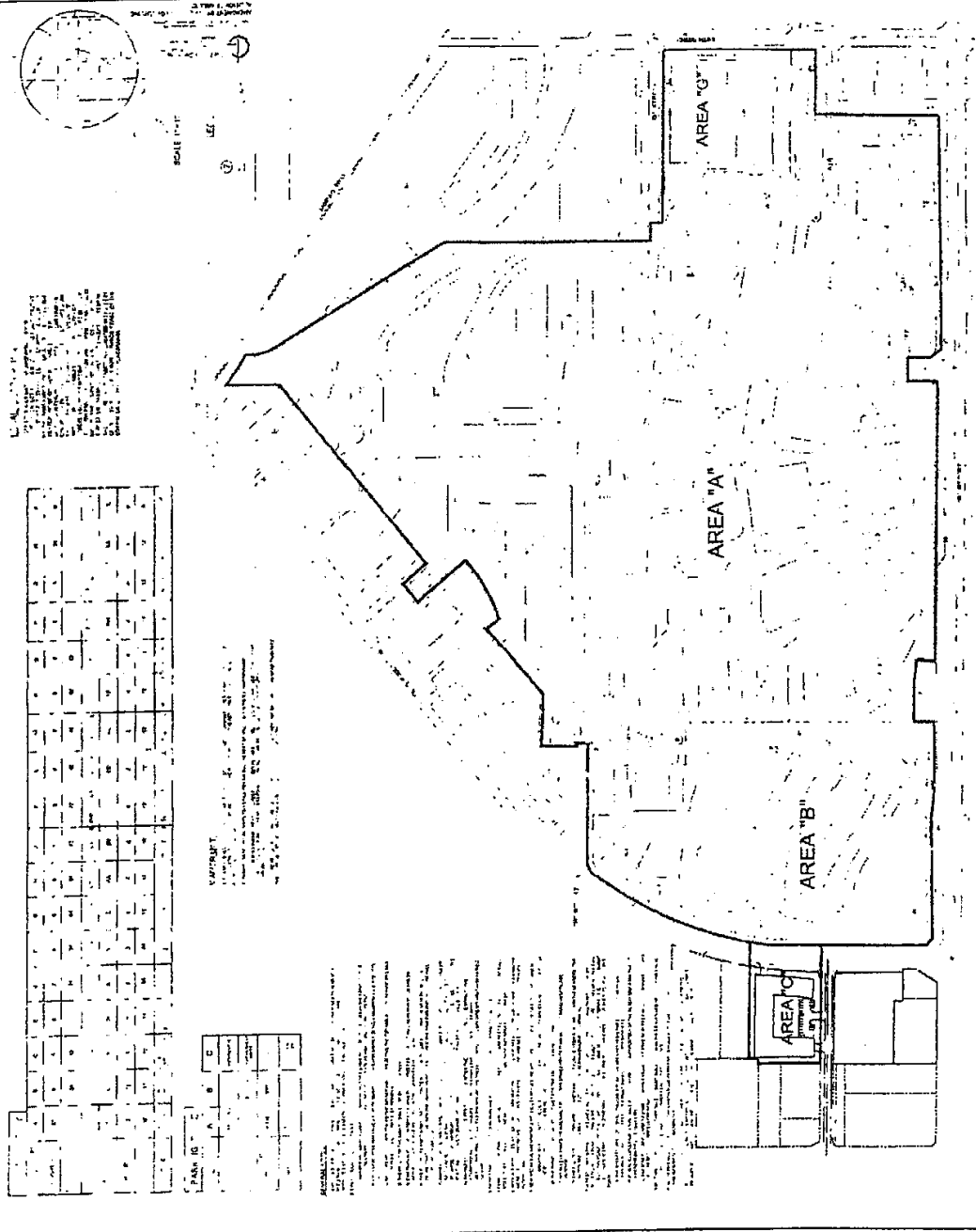
GATEWAY
SITE PLAN

SCALE 1" = 100'

GATEWAY SHOPPING CENTER
SPECIAL USE PERMIT PEUPAF
LINCOLN, NEBRASKA

PRO. 355 SITE PLAN

G-SP-1



LEGEND

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED.

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10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRAIL UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATH UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROADWAY UNLESS OTHERWISE NOTED.

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16. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RAILWAY UNLESS OTHERWISE NOTED.

17. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CANAL UNLESS OTHERWISE NOTED.

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22. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CREEK UNLESS OTHERWISE NOTED.

23. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE RIVER UNLESS OTHERWISE NOTED.

24. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LAKE UNLESS OTHERWISE NOTED.

25. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE OCEAN UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	AREA 'A'	AREA 'B'	AREA 'C'
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NOTES

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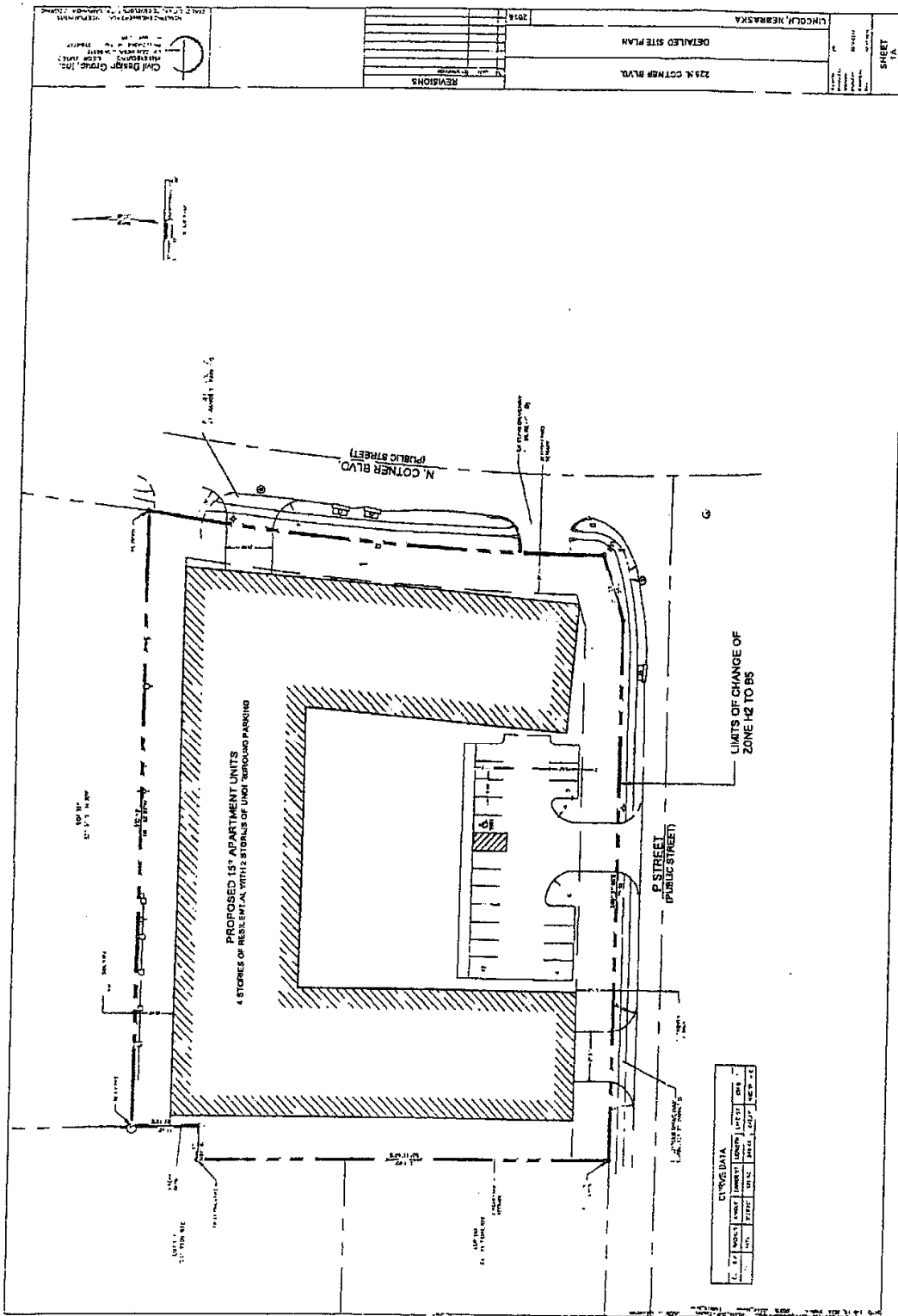
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GENERAL NOTES:

1. EXISTING SIGNS ARE SHOWN ON THE SITE PLAN. NEW SIGNS NEED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE, IN COMPLIANCE WITH CHAPTER 27.08 OF THE LINCOLN ZONING ORDINANCE AND MUST BE APPROVED BY THE BUILDING & SAFETY DEPARTMENT PRIOR TO INSTALLATION.
2. BANNER SIGNS (RESOLUTION A-8855)
 - A. BANNERS AND BANNER HARDWARE MAY BE INSTALLED ON EXISTING LIGHT POLES IN THE PARKING LOTS THAT ARE UNDER GATEWAYS OWNERSHIP AND CONTROL AS INDICATED ON THIS SITE PLAN.
 - B. EACH LIGHT POLE MAY HAVE A PAIR OF BANNERS, WITH EACH BANNER BEING A MAXIMUM 8 X 2 X FEET IN AREA.
 - C. BANNERS MUST BE AFFIXED TO THE BANNER HARDWARE ALONG THE TOP AND BOTTOM PERIMETERS AND TO THE POLES IN A WAY THAT THEY REMAIN RIGID.
 - D. THE HEIGHT OF THE BANNER SHALL NOT EXCEED 18 FEET.
 - E. EXISTING LANDSCAPE WATER LINES ALONG THE STREET FRONTAGE SHALL REMAIN IN PLACE AND BE REPLACED AS REQUIRED TO MAINTAIN THE CURRENT LEVEL OF SCREENING.
 - F. THE PERMITEE MUST SUBMIT INFORMATION TO BUILDING AND SAFETY DEPARTMENT WITH THE SIGN PERMIT THAT IS SUFFICIENT FOR THE DEPARTMENT TO DETERMINE THE BANNERS AND HARDWARE WILL WITHSTAND WIND LOADS.
 - G. BANNERS SHALL BE MAINTAINED AND REPLACED AS NEEDED SO THAT THEY DO NOT PRESENT A TORN OR FADED APPEARANCE. IF ANY BANNERS FALL OUT OF COMPLIANCE WITH THIS CONDITION AND THE PERMITEE AFTER APPROPRIATE NOTICE TO REPAIR ANY BANNERS INTO COMPLIANCE FAILS TO DO SO, THE BUILDING AND SAFETY DEPARTMENT MAY ORDER THE PERMANENT REMOVAL OF ALL BANNERS.
 - H. BANNERS SHALL BE ALLOWED FOR TWO YEARS AFTER THE APPROVAL OF THIS USE PERMIT. THE PERMITEE MAY SUBMIT A REQUEST TO THE PLANNING DIRECTOR THAT CAN BE APPROVED ADMINISTRATIVELY TO EXTEND THE USE OF THESE BANNERS FOR A SPECIFIC OR INDEFINITE PERIOD OF TIME.
3. IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO MINOR CHANGE.
4. IN AREAS A-G THE PARKING REQUIREMENT IS 1 SPACE PER 300 SQUARE FEET OF GROSS FLOOR AREA FOR ALL USES. THE PARKING ARRANGEMENT AS SHOWN IS FOR ILLUSTRATION PURPOSES AND MAY BE MODIFIED.
5. AREA A IS PERMITTED AT 336,500 SQUARE FEET OF GROSS FLOOR AREA. FLOOR AREA IN AREAS 1 & 2 MAY BE INCREASED ADMINISTRATIVELY UP TO 14% OF THESE AMOUNTS. AREAS C-G DO NOT HAVE A LIMITATION ON FLOOR AREA.
6. ADMINISTRATIVE AMENDMENTS TO THE USE PERMIT ARE NOT NECESSARY IF ALL OF THE FOLLOWING ARE MET:
 - A. NO BUILDING EXTENDS INTO THE SETBACKS AS SHOWN. IF A SETBACK IS NOT SPECIFICALLY IDENTIFIED ON THE PLAN, THE SETBACK SHALL BE PER THE ZONING ORDINANCE.
 - B. THE PARKING REQUIREMENTS ARE MET FOR THE PROPERTY IN QUESTION.
 - C. NO ACCESS DRIVES OR INTERNAL CIRCULATION DRIVES OTHER THAN INTERNAL PARKING LOTS ARE ALTERED.
 - D. THE FLOOR AREA CAP FOR AREAS A AND B ARE NOT EXCEEDED FOR ANY CHANGES IN THESE AREAS. THE FLOOR AREA CAP MAY BE INCREASED UP TO 15% BY ADMINISTRATIVE AMENDMENT.
7. A PEDESTRIAN STREETSCAPE ZONE SHALL BE PROVIDED ALONG "D" STREET, "M" 64TH STREET, "O" STREET AND "N" CORNER BOULEVARD. IF THE STREETSCAPE ZONE DOES NOT EXIST THEN IT MUST BE INSTALLED AT THE TIME OF BUILDING PERMIT FOR A ADDITION OR THROUGH AN AMENDMENT TO THE USE PERMIT. THE REQUIREMENT TO INSTALL THE STREETSCAPE ZONE MAY BE WAIVED BY THE PLANNING DIRECTOR AT THE TIME OF BUILDING PERMIT.
 - A. THE STREETSCAPE ZONE SHALL INCLUDE A PLANTING AREA BETWEEN THE BACK OF CURB AND A SIDEWALK OF AT LEAST 8 FEET FOR STREET TREES AND A 3 FOOT WIDE SIDEWALK.
 - B. PUBLIC ACCESS BASEMENTS SHALL BE INDICATED OVER ANY PORTION OF THE PUBLIC SIDEWALK THAT IS LOCATED ON PRIVATE PROPERTY.
 - C. THE STREETSCAPE IS NOT REQUIRED IN AREA A ADJACENT TO THE 50' BUFFER ALONG "D" STREET AS LONG AS THE 50' LANDSCAPE BUFFER REMAINS.
8. NO PARKING DRIVEWAYS OR OTHER DEVELOPMENT SHALL OCCUR IN THE FRONT YARD SETBACKS OR THE 50 FOOT LANDSCAPE BUFFER ALONG "D" STREET EXCEPT FOR SIGNAGE.
9. ALL TERMS AND CONDITIONS OF PRE-EXISTING USE PERMIT NO. 3 SHALL APPLY UNLESS SPECIFICALLY AMENDED BY THIS USE AMENDMENT.
10. SIGNS A & B ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. THEY WILL BE REMOVED FROM THE RIGHT-OF-WAY IF REQUESTED BY THE NEBRASKA DEPARTMENT OF ROADS OR IF A NEW CENTER SIGN IS REQUESTED AT THAT LOCATION. REMOVING THE SIGNS WILL BE DONE AT NO COST TO THE CITY.



PARKING TABLE

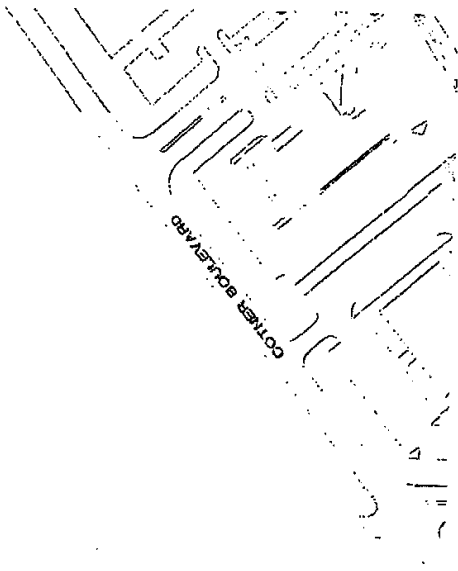
AREA DESIGNATION	A	B	C
PERMITTING DISTRICT	CD 117001	CD 117001	CD 117001
CITY OF	CHICAGO	CHICAGO	CHICAGO
COMMISSION	117727	117727	117727
PROJECT NAME	4,419	830	
PERCENTAGE OF REQUIRED	.028	7.10	216 PER WAIVER

WAIVER LIST:

1. MAXIMUM BUILDING HEIGHT FROM 40 FEET TO 13 FEET FOR ANY NEW ADDITION TO AREA "A" MEASURED FROM THE AVERAGE ADJACENT GRADE OF THE ADDITION TO THE HIGHEST POINT OF THE ADDITION, EXCLUDING NECESSARY MECHANICAL APURTANCES.
2. PARKING RATIO FOR ALL USES TO 1 STALL PER 300 SQUARE FEET OF GROSS BUILDING SQUARE FOOTAGE.
3. MAXIMUM BUILDING HEIGHT FROM 40 FEET TO 55 FEET FOR AREA "C" MEASURED FROM THE AVERAGE ADJACENT GRADE OF THE ADDITION TO THE HIGHEST POINT OF THE ADDITION, EXCLUDING NECESSARY MECHANICAL APURTANCES.
4. OF THE RESIDENTIAL PARKING REQUIREMENT IN AREA "C", 14 STALLS PER UNIT, SO LONG AS NO MORE THAN 81 OF THE PROPOSED 153 UNITS ARE LARGER THAN 1 BEDROOM UNITS WITHOUT A DEN.

GENERAL NOTES:

1. EXISTING SIGNS ARE SHOWN ON THE SITE PLAN. NEW SIGNS SIZED NOT BE SHOWN ON THIS SITE PLAN, BUT NEED TO BE IN COMPLIANCE WITH CHAPTER 12-11-0000 OF THE CHICAGO ZONING ORDINANCE AND MUST BE APPROVED BY THE BUILDING AND SAFETY DEPARTMENT PRIOR TO INSTALLATION.
2. BANNER SIGNS (RESOLUTION 4-8855)
 - A. BANNERS AND BANNER HARDWARE MAY BE INSTALLED ON EXISTING LIGHT POLES IN THE PARKING LOTS THAT ARE UNDER OWNER'S OWNERSHIP AND CONTROL AS INDICATED ON THIS SITE PLAN.
 - B. EACH LIGHT POLE MAY HAVE A PAIR OF BANNERS, WITH EACH BANNER BEING A MAXIMUM 8 X 2 1/2 FEET IN AREA.
 - C. BANNERS MUST BE AFFIXED TO THE BANNER HARDWARE ALONG THE TOP AND BOTTOM PERIMETERS AND TO THE POLES IN A WAY THAT THEY REMAIN FLAT.
 - D. THE HEIGHT OF THE BANNER SHALL NOT EXCEED 18 FEET.
 - E. EXISTING LANDSCAPE MATERIALS ALONG THE STREET FRONTAGE SHALL REMAIN IN PLACE AND BE REPLACED AS REQUIRED TO MAINTAIN THE CURRENT LEVEL OF SCREENING.
 - F. THE PERMITTEE MUST SUBMIT INFORMATION TO BUILDING AND SAFETY DEPARTMENT WITH THE SIGN PERMIT THAT IS SUFFICIENT FOR THE DEPARTMENT TO DETERMINE THE BANNERS AND HARDWARE WILL WITHSTAND WIND LOADS.
 - G. BANNERS SHALL BE MAINTAINED AND REPLACED AS NEEDED SO THAT THEY DO NOT PRESENT A TRIP OR FALL HAZARD. IF ANY BANNERS FALL OUT OF COMPLIANCE WITH THE CONDITION AND THE PERMITTEE MUST SUBMIT NOTICE TO BRING ANY BANNERS INTO COMPLIANCE. IF COMPLIANCE FAILS TO DO SO, THE BUILDING AND SAFETY DEPARTMENT MAY ORDER THE PERMANENT REMOVAL OF ALL BANNERS.
 - H. BANNERS SHALL BE ALLOWED FOR TWO YEARS AFTER THE APPROVAL OF THIS USE PERMIT. THE PERMITTEE MUST SUBMIT A REQUEST TO THE PLANNING DIRECTOR THAT CAN BE APPROVED ADMINISTRATIVELY TO EXTEND THE USE OF THE BANNERS FOR A SPECIFIC OR INDEFINITE PERIOD OF TIME.



PEUP3AG Legal Description

Lots 1-5, Gateway Shopping Center Subdivision; Lots 1-3 & Outlot A, Q Place, except east part for street; Lot 256 of Irregular Tracts except that part lying NW of a line 40' east of the centerline of Cotner Blvd. and except parts in NW and south for road; Lot 262 of Irregular Tracts except south part for road; Lot 263 of Irregular Tracts except 544.35 SF in south for street; Lot 265 of Irregular Tracts except 2835.5 SF in south part for road; Lot 266 of Irregular Tracts except the south portion of right of way of 'O' Street; Lot 163 of Irregular Tracts except 182.63 SF in the SE corner for Street; all located in the S ½ of Section 21, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska.

LETTER OF ACCEPTANCE

City of Lincoln
Lincoln, Nebraska

RE: Pre-Existing Use Permit No. 3AG

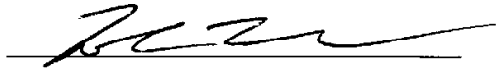
To The City Clerk:

The undersigned, "Permittee" under **Pre-Existing Use Permit No. 3AG** granted by **Resolution No. A-89621**, adopted by the City Council of the City of Lincoln, Nebraska, on **April 11, 2016** hereby files this Letter of Acceptance and certifies to the City of Lincoln that the Permittee is fully aware of and understands all of the conditions of said resolution and that Permittee consents to and agrees to comply with the same.

Permittee further certifies that the persons whose signatures appear below have the authority to bind Permittee to the terms and conditions of this Letter of Acceptance including Permittee's financial obligations under said Pre-Existing Use Permit.

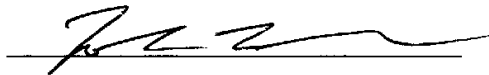
Dated this 24th day of May, 2016.

AUSTIN REALTY INVESTMENTS, LLP, a
Nebraska limited liability partnership



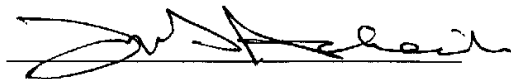
By:

John F. Schleich, Trustee of the Kathryn L. Beer Trust dated August 12, 1984, Partner



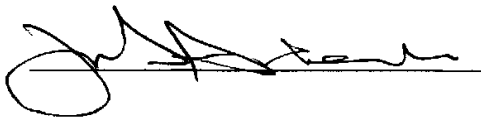
By:

John F. Schleich, Trustee of the Thomas G. Schleich Trust dated August 8, 1984, Partner



By:

Thomas G. Schleich, Trustee of the John F. Schleich Trust dated August 8, 1984, Partner



By:

Thomas G. Schleich, Trustee of the David D. Schleich Trust dated July 21, 1990, Partner

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

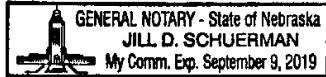
The foregoing instrument was acknowledged before me this 25th day of May, 2016 by John F. Schleich, Trustee of the Kathryn L. Beer Trust dated August 12, 1984, Partner of **Austin Realty Investments, LLP**, a Nebraska limited liability partnership, on behalf of the limited liability partnership.



Jill D. Schuerman
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

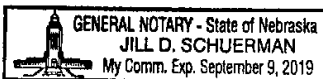
The foregoing instrument was acknowledged before me this 25th day of May, 2016 by John F. Schleich, Trustee of the Thomas G. Schleich Trust dated August 8, 1984, Partner of **Austin Realty Investments, LLP**, a Nebraska limited liability partnership, on behalf of the limited liability partnership.



Jill D. Schuerman
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

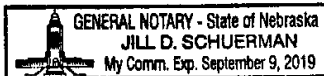
The foregoing instrument was acknowledged before me this 24th day of May, 2016 by Thomas G. Schleich, Trustee of the John F. Schleich Trust dated August 8, 1984, Partner of **Austin Realty Investments, LLP**, a Nebraska limited liability partnership, on behalf of the limited liability partnership.



Jill D. Schuerman
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 24th day of May, 2016 by Thomas G. Schleich, Trustee of the David D. Schleich Trust dated July 21, 1990, Partner of **Austin Realty Investments, LLP**, a Nebraska limited liability partnership, on behalf of the limited liability partnership.



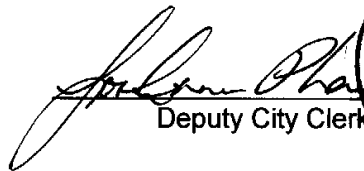
Jill D. Schuerman
Notary Public

CERTIFICATE

STATE OF NEBRASKA)
COUNTY OF LANCASTER) ss:
CITY OF LINCOLN)

I, Soulinnee Phan, Deputy City Clerk of the City of Lincoln, Nebraska, do hereby certify that the above and foregoing is a true and correct copy of **Pre-Existing Use Permit No. 3AG** approved by **Resolution No. A-89621**, adopted by the City Council on **April 11, 2016**, as the original appears of record in my office, and is now in my charge remaining as Deputy City Clerk.

IN WITNESS WHEREOF, I have hereunto set my hand officially and affixed the seal of the City of Lincoln, Nebraska, this 11th day of May, 2016.


Deputy City Clerk

