



MISC 2014094205



DEC 04 2014 09:19 P 4

Fee amount: 28.00
FB: 22-20960
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/04/2014 09:19:01.00



2014094205

RETURN TO: *Space Above Reserved for Recording Information*

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

NOTICE OF REDEVELOPMENT AGREEMENT

TO WHOM IT MAY CONCERN:

The undersigned, Flatiron Hotel, LLC, a Nebraska limited liability company ("Flatiron"), developer under a Redevelopment Agreement effective as of July 16, 2014 and approved by the city council of the City of Omaha, Nebraska pursuant to Ordinance No. 40036 by and between Flatiron as developer and the City of Omaha, a Nebraska municipal corporation in Douglas County, Nebraska, for the redevelopment of the real estate described on Exhibit "A" attached hereto (the "Redevelopment Site"), as permitted by the Nebraska Community Development Law and Sections 18-2147 through 18-2150 of the Nebraska Revised Statutes (the "Redevelopment Agreement"), HEREBY GIVES NOTICE of certain covenants and restrictions on the Redevelopment Site as required by the Redevelopment Agreement, to be binding on Flatiron and its successors and assigns, until July 16, 2030:

1. It shall not protest a real estate improvement valuation on the Redevelopment Site of \$5,187,052.00 after substantial completion or occupancy of the redevelopment project located on the Redevelopment Site;

2. It shall not convey the Redevelopment Site or the structures thereon to any entity which would be exempt from the payment of real estate taxes or cause the nonpayment of such real estate taxes;

3. It shall not apply to the Douglas County, Nebraska Assessor for the structures or any portion thereof, to be taxed separately from the underlying land of the Redevelopment Site;

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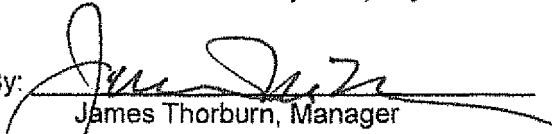
4. It shall maintain insurance for ninety percent (90%) of the full value of the structures on the Redevelopment Site;

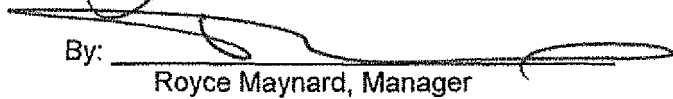
5. In the event of casualty, it shall apply such insurance proceeds to the reconstruction of the structures on the Redevelopment Site; and

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

Dated this 3rd day of December, 2014.

FLATIRON HOTEL, LLC,
a Nebraska limited liability company

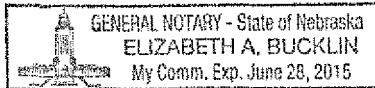
By: 
James Thorburn, Manager

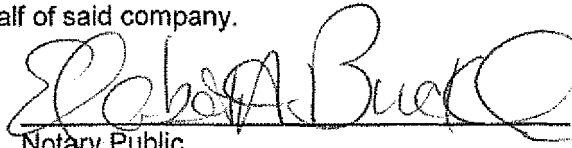
By: 
Royce Maynard, Manager

By: 
Dan Witt, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

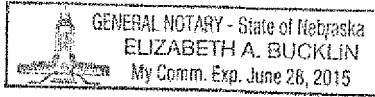
3rd The foregoing instrument was acknowledged before me, a Notary Public, this day of December, 2014, by James Thorburn, Manager of Flatiron Hotel, LLC, a Nebraska limited liability company, on behalf of said company.




Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

3rd The foregoing instrument was acknowledged before me, a Notary Public, this day of December, 2014, by Royce Maynard, Manager of Flatiron Hotel, LLC, a Nebraska limited liability company, on behalf of said company.

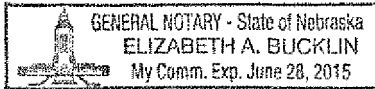


Elizabeth A. Bucklin

Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

3rd The foregoing instrument was acknowledged before me, a Notary Public, this day of December, 2014, by Dan Witt, Manager of Flatiron Hotel, LLC, a Nebraska limited liability company, on behalf of said company.



Elizabeth A. Bucklin

Notary Public

#603070_2.doc

Exhibit "A"

Lot 8, in Block 1, in E. Kountze Add., an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with a triangular parcel immediately North of the above described property described as follows:

Beginning at the Northwest corner of said Lot 8, thence Southeasterly along the North line of said Lot 8, 188.40 feet, to the North line of St. Mary's Avenue; thence in a Northeasterly direction, along the North line of St. Mary's Avenue, produced, 16 feet; thence on a curve to the left, whose radius is 7.5 feet, with an external angle of 155 degrees, a distance of 20.30 feet; thence West, 198.60 feet, to the Point of Beginning.

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