

2017-3333
H-523 + 530

Pages 2 Doc Tax \$ _____ EX # _____
Fee Amt \$ 16.00 Ck Pd \$ _____
Cash PD \$ _____ Refund \$ _____
Paid by _____ Ck # _____
_____ Ck # _____
CUSTOMER CHG CODE #1-\$16.00

TRACT INDEX
COMPUTER
COMPARED
PAGED _____

State of Nebraska Gage County ss. Entered in
Numerical Index and filed for record the
_____ 15TH day of _____ NOV _____, 20 17
at 2:30 _____ o'clock _____ P. M., and recorded as
INSTRUMENT NO

2017-3333
[Signature]
Register of Deeds

By _____ Deputy

Return to: _____ Space Above Reserved for Recording Information

City Attorney
City of Beatrice
400 Ella Street
Beatrice, NE 68310

EXHIBIT "F"
MEMORANDUM OF REDEVELOPMENT AGREEMENT
(RGH Properties Project)

This Memorandum of Redevelopment Agreement ("Memorandum") is made this 11 day of May, 2017 by and between the Community Redevelopment Authority of the City of Beatrice ("CRA") and RGH Properties, LLC, a Nebraska limited liability company ("Redeveloper").

1. **Redevelopment Agreement.** CRA and Redeveloper have entered into that certain Redevelopment Agreement dated as of this even date, describing the public improvements being made by the CRA in the Redevelopment Area and the private improvements being made to real property owned by Redeveloper and legally described as:

Lot One (1), Burnham Addition to the City of Beatrice, Gage County, Nebraska;
and

A portion of Lot One (1) of the North Commerce Addition to the City of Beatrice, Gage County, Nebraska more completely described as follows:
Beginning at the Northwest corner of Lot 1, thence East along the North line of Lot 1 a distance of 425.90 feet to the Northwest corner of Burnham Addition; thence South along the West line of Burnham Addition a distance of 300.00 feet to the Southwest corner of Burnham Addition; thence West on a bearing on N89°31'50"W a distance of 425.90 feet more or less to the West line of the North Commerce Addition; thence North along the West line of the north Commerce Addition to the Point of Beginning (the "Project Site").

2. **Tax Increment Financing.** The Redevelopment Agreement provides for the capture of the Tax Increment, as defined therein, by the CRA of the private improvements to be made by the Redeveloper for a period not to exceed fifteen (15) years after the Project Effective Date of January 1, 2018. The Tax Increment so captured by the CRA shall be used to make the public improvements as described in the Redevelopment Agreement.

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3. **Remaining Terms.** The rest and remaining terms of the Redevelopment Agreement are hereby incorporated into this Memorandum as if they were set forth in full. A full and correct copy of the Redevelopment Agreement may be inspected at the CRA offices in Beatrice, Nebraska.

"CRA"
COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
BEATRICE, NEBRASKA

ATTEST:

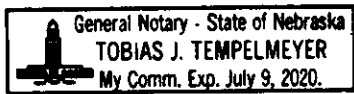
By: *John Brazell*
Secretary

By: *Doug Kennedy*
Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me this 11 day of May, 2017, by Doug Kennedy and John Brazell, Chairman and Secretary respectively of the Community Redevelopment Authority of the City of Beatrice, Nebraska, a public body corporate and politic, on behalf of the Agency.

[Signature]
Notary Public



"REDEVELOPER"
RGH PROPERTIES, LLC, a Nebraska limited liability company

By: *[Signature]*
Justin Hernandez, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 8th day of May, 2017, by Justin Hernandez, Manager of RGH Properties, LLC, a Nebraska limited liability company, on behalf of the company.

[Signature]
Notary Public

