

6003

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CASS COUNTY, NE.

2015 DEC 28 AM 10:19

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David John
REGISTRAR OF DEEDS

#6003 \$70.00

ASSIGNMENT OF LEASES

This **ASSIGNMENT OF LEASES** (hereinafter "Assignment") dated this 16th day of December, 2015 (hereinafter "Effective Date") by and between **SOUTH BEND LAKES INC**, a Nebraska corporation, as leasing agent for **NEBCO, INC.** a Nebraska Corporation (hereinafter "**SBL**") and **NORTH LAKE CONDOMINIUM ASSOCIATION**, a Nebraska non-profit corporation (hereinafter "**NLCA**").

R E C I T A L S

WHEREAS, NEBCO is the fee owner of property described on Exhibit "A" which is attached hereto and incorporated herein and commonly referred to as North Lake, Cass County, Nebraska (hereinafter "Property"); and

WHEREAS, SBL, as leasing agent for NEBCO, has leased portions of said Property to third parties which are currently in full force and effect. Copies of said Leases are attached hereto and collectively referred to as Exhibit "B" and incorporated herein; and

WHEREAS, NLCA is purchasing the above described Property from NEBCO and the parties herein desire to have said Lease(s) assigned from NEBCO to NLCA; and

NOW THEREFORE, for the purpose of declaring their intentions the undersigned hereby state and agree as follows, to-wit:

1. That NEBCO, by and thru its leasing agent SBL, for good and valuable consideration in hand paid by NLCA, does hereby sell, transfer, assign and set over to NLCA and its successors and assigns all of NEBCO's right, title and interest in and to the Lease(s) identified above and collectively attached hereto as Exhibit "B".

2. NLCA agrees to accept said Assignment and further agrees to abide by all the terms and provisions of said Lease(s).

TM

STATE OF NEBRASKA)
 DOUGLAS) ss.
COUNTY OF ~~LANCASTER~~)

The foregoing instrument was acknowledged before me this 18TH day of December, 2015, by **PATRICK LEMMERS**, President of North Lake Condominium Association, a Nebraska non-profit corporation, as the voluntary act and deed of said corporation.

R Kent Radke
Notary Public

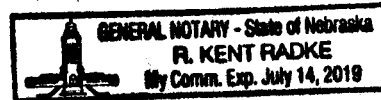


Exhibit "A"

A tract of land located in the Southeast Quarter of Section 11, a part of section 13, a part of the Northeast Quarter of Section 14, and a part of the Northeast Quarter of Section 24, Township 12 North, Range 10, and a part of the Northwest Quarter of Section 19, Township 12 North, Range 11, all East of the 6th P.M., Cass County, Nebraska and being more particularly described as follows:

Referring to the East Quarter corner of said Section 11; thence S01°46'53"E, on the East lines of said Sections 11 and 14, 2907.94 feet, to a point on the South bank of the Platte River and the point of beginning; thence following the bank of the Platte River on the following bearings and distances: S61°23'31"E, 863.27 feet; thence S66°24'37"E, 518.06 feet; thence S57°10'00"E, 650.15 feet; thence S51°38'03"E, 738.01 feet; thence S44°48'00"E, 401.24 feet; thence S54°46'45"E, 418.64 feet; thence S51°40'44"E, 549.55 feet; thence S43°02'18"E, 315.86 feet; thence S29°54'19"E, 347.53 feet; thence S41°52'28"E, 657.39 feet; thence S46°57'13"E, 846.01 feet; thence S28°13'02"E, 1173.61 feet; thence S27°11'26"E, 571.80 feet; thence departing the South bank of the Platte River S62°32'43"W, 31.99 feet; thence N27°27'17"W, 765.66 feet; thence N29°18'24"W, 654.67 feet, to a point of curvature to the left having a central angle of 29°30'05", a radius of 855.00 feet, an arc length of 440.24 feet, a chord bearing of N44°03'27"W, and a chord length of 435.39 feet, to a point of reverse curvature to the right having a central angle of 29°19'55", a radius of 920.00 feet, an arc length of 470.98 feet, a chord bearing of N44°08'32"W, and a chord length of 465.86 feet, to a point of reverse curvature to the left having a central angle of 18°23'49", a radius of 1930.00 feet, an arc length of 619.70 feet, a chord bearing of N38°40'29"W, and a chord length of 617.04 feet, to a point of reverse curvature to the right having a central angle of 22°43'25", a radius of 1170.00 feet, an arc length of 464.02 feet, a chord bearing of N36°30'41"W, and a chord length of 460.99 feet, to a point of reverse curvature to the left having a central angle of 34°07'55", a radius of 905.00 feet, an arc length of 539.12 feet, a chord bearing of N42°12'57"W, and a chord length of 531.19 feet, thence N55°21'01"W, 227.97 feet; thence N41°53'54"W, 199.71 feet; thence N54°36'39"W, 196.76 feet; thence N59°23'36"W, 168.03 feet, to a point of curvature to the right having a central angle of 14°51'01", a radius of 770.00 feet, an arc length of 199.57 feet, a chord bearing of N51°58'06"W, and a chord distance of 199.01 feet; thence S74°03'28"W, 223.44 feet; thence N82°42'03"W, 229.83 feet; thence S70°59'28"W, 234.66 feet; thence S64°14'28"W, 216.01 feet; thence S68°12'09"W, 198.91 feet; thence S44°01'52"W, 296.45 feet, to a point of intersection with the North right-of-way line of the Burlington Northern Railroad; thence following the North right-of-way line of said Burlington Northern Railroad on the following bearings and distances: N45°58'08"W, 1130.55 feet, to a point of curvature to the left having a central angle of 25°53'24", a radius of 5800.00 feet, an arc length of 2620.82 feet, a chord bearing N58°54'50"W, and a chord length of 2598.58 feet; thence N71°51'32"W, 868.66 feet; thence departing the North right-of-way line of said Burlington Northern Railroad N14°40'17"E, 284.74 feet, to the South bank of the Platte River; thence following the South bank of the Platte River on the following bearings and distances; thence N35°52'04"E, 94.45 feet; thence S77°45'26"E, 153.59 feet; thence S89°51'44"E, 45.76 feet; thence N67°52'28"E, 91.92 feet; thence S83°59'41"E, 77.19 feet; thence N56°41'25"E, 60.00 feet; thence S88°53'00"E, 50.00 feet; thence N70°52'28"E, 55.00 feet; thence N61°47'53"E, 52.00 feet; thence N74°52'05"E, 48.00 feet; thence S 84°10'33"E, 45.00 feet; thence S65°34'47"E, 20.00 feet; thence S88°58'23"E, 60.00 feet; thence N62°37'32"E, 50.00 feet; thence S79°03'02"E, 115.00 feet; thence S89°14'12"E, 120.00 feet; thence N87°55'33"E, 30.00 feet; thence N64°26'05"E, 45.00 feet; thence S87°15'43"E, 25.00 feet; thence N75°03'56"E, 12.00 feet; thence S67°26'50"E, 86.46 feet; thence S89°45'34"E, 26.47 feet; thence S63°08'03"E, 107.78 feet; thence S65°22'01"E, 93.07 feet; thence S56°51'27"E, 94.56 feet; thence S54°53'47"E, 75.00 feet; thence S78°14'08"E, 68.00 feet; thence S61°45'39"E, 73.66 feet; thence S64°57'52"E, 159.86 feet; thence S74°43'12"E, 133.38 feet; thence S61°23'31"E, 566.27 feet, to a point of intersection with the East line of the Northeast Quarter of said Section 14, also being the point of beginning and including all Platte River accretions thereto.

EXHIBIT B

North Lake Tenants

Lot 001 Cust 91860
Allen G & Mary J Vap
16405 Lake Park Drive
South Bend, NE 68058
Rent - 1793.91

Lot 002 Cust 17985
Rex & Donna Clements
5505 310th
Murdock, NE 68407
Rent - 1793.91

Lot 003 Cust 36255
Ward & Melisa Haessler
2800 N 79th St
Lincoln, NE 68507
Rent - 1793.91

Lot 004 Cust 17982
Boyd D Clements
P O Box 245
Elmwood, NE 68349
Rent - 1793.91

Lot 005 Cust 17984
Robert K & Peggy S Clements
P O Box 198
Elmwood, NE 68349
Rent - 1793.91

Lot 006 Cust 62991
Mark & Cheri Minchow
16501 N Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 007 Cust 17984
Robert K & Peggy S Clements
P O Box 198
Elmwood, NE 68349
Rent - 1793.91

Lot 008 Cust 17984
Robert K & Peggy S Clements
P O Box 198
Elmwood, NE 68349
Rent - 1793.91

Lot 010 Cust 55900
Douglas & Michelle Lippold
16508 Lake Park Dr
South Bend, NE 68058
Rent - 1945.36

Lot 011 Cust 52535
Raymond Billie Mark Mike Leavitt
8501 O ST
Lincoln, NE 68520
Rent - 1793.91

Lot 012 Cust 83486
Bruce Skinner
16514 West Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 013 Cust 73218
Carol A Klaus
3300 E Pershing Rd
Lincoln, NE 68502
Rent - 2521.77

Lot 014 Cust 27593
Dale & Eileen Engelking
16520 Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 014A Cust 78930
Thomas L Saladino
7006 S 159th St
Omaha, NE 68136
Rent - 1793.91

Lot 015 Cust 23650
Charles Davies
3169 6th St
Boulder, CO 80304
Rent - 1793.91

Lot 016 Cust 81835
Betty Sheaff
PO Box 98
South Bend, NE 68058
Rent - 1793.91

Lot 017 Cust 61583
John Merolla
16533 West Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 018 Cust 87800
Bill Swearingen
1211 Garfield
Lincoln, NE 68502
Rent - 1793.91

Lot 019 Cust 91894
Joseph J Tholt
10824 Fairway Dr
Omaha, NE 68136
Rent - 1846.68

Lot 020 Cust 87230
Thomas & Shari Styskal
21516 Stacey Ln
Greenwood, NE 68366-1776
Rent - 1793.91

Lot 021 Cust 67740
Thomas P O'Connor
8911 Cedar Dr
Prairie Village, KS 66207
Rent - 1793.91

Lot 022 Cust 36935
George L Hamilton
19602 N 89th Dr
Piora, AZ 85382
Rent - 1793.91

Lot 023 Cust 65883
Arline Nelson
P O Box 3
South Bend, NE 68058
Rent - 1793.91

Lot 024 Cust 35508
Judith L Griffith
32308 W Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 025 Cust 52722
Patrick & Lorretta Lemmers
11720 W Dodge Rd
Omaha, NE 68154-2425
Rent - 1793.91

Lot 025 Cust 9165
David & Jill Blaha
32306 W Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 026 Cust 98972
Kurt & Marcia Yost
2944 O'Reilly Dr
Lincoln, NE 68502
Rent - 1793.91

Lot 028 Cust 36936
Chris Hamilton
5943 S 74th
Lincoln, NE 68516
Rent - 1793.91

Lot 029 Cust 92940
Leroy L & Diane W Wade
P O Box 37
South Bend, NE 68058
Rent - 4587.26

Lot 031&032 Cust 92940
Leroy L & Dianne W Wade
P O Box 37
South Bend, NE 68058
Rent - 4334.10

Lot 033 Cust 92940
Leroy L & Dianne W Wade
P O Box 37
South Bend, NE 68058
Rent - 1793.91

Lot 034 Cust 59525
Keith & Patricia May
6824 Forest Lake Blvd
Lincoln, NE 68513
Rent - 1793.91

Lot 035 Cust 59525
Keith & Patricia May
6824 Forest Lake Blvd
Lincoln, NE 68513
Rent - 1793.91

Lot 036 Cust 19841
Randall & Wendy Connelly
124 Allison
Papillion, NE 68133
Rent - 1793.91

Lot 037 Cust 37120
Sybil Hampton
P O Box 95
Falls City, NE 68355
Rent - 1793.91

Lot 038 Cust 70990
Rod Penner
32108 W Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 039 Cust 82956
Jonathan & Mindy Simon
32106 W Lake Dr
South Bend, NE 68058
Rent - 1793.91

Lot 040 Cust 82956
Jonathan & Mindy Simon
32106 W Lake Dr
South Bend, NE 68058
Rent - 1793.91

Lot 041 Cust 1666
Dennis Allington
RR 1 Box 63
Blue Springs, NE 68138
Rent - 1793.91

Lot 042 Cust 99441
Kevin & Mary Ziegenbien
685 County Rd E
Ashland, NE 68003
Rent - 1793.91

Lot 043 Cust 35450
John M Grier, MD
6021 Oakcrest Plaza
Omaha, NE 68137
Rent - 1793.91

Lot 044 Cust 27410
Robert Ellsworth
205 Lakewood Dr
Lincoln, NE 68510
Rent - 1793.91

Lot 045 Cust 29510
Wain Scott Finke
31481 Upper Bear Creek Rd
Evergreen, CO 80439-7818
Rent - 1793.91

Lot 046 Cust 30446
Kenneth & Debra Foster
2520 Calvert St
Lincoln, NE 68502
Rent - 1793.91

Lot 047 Cust 59025
Stanley A Martin
2115 S 130th
Omaha, NE 68144
Rent - 1793.91

Lot 048 Cust 66324
Andrew & Leasa Neumann
16011 Madison St
Omaha, NE 68135
Rent - 1793.91

Lot 049 Cust 52718
Michael & Joan Lemmers
32002 W Lake Park Dr
South Bend, NE 68058-4322
Rent - 1793.91

Lot 050 Cust 36955
Thomas Hamilton
31922 W Lake Park Dr
South Bend, NE 68058-4321
Rent - 1921.37

Lot 051 Cust 60258
D James McCabe
4400 S 80th St Apt 120
Lincoln, NE 68516
Rent - 1793.91

Lot 052 Cust 38835
Larry & Sandy Harvey
3231 Sherman Pl
Lincoln, NE 68506
Rent - 1793.91

Lot 053 Cust 52719
William D & Christy Lemmers
31914 West Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 054 Cust 64111
Larry & Carol Murray
P O Box 72
South Bend, NE 68058
Rent - 1793.91

Lot 055 Cust 29344
Ronald & Charlotte Fehr
2503 s 108th St
Omaha, NE 68144
Rent - 1793.91

Lot 056 Cust 25350
Michael & Ann Dodge
31904 W Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 057 Cust 45825
Darin Johnson
3010 Pointe Circle
Lincoln, NE 68506
Rent - 1793.91

Lot 058 Cust 66658
Terry & Tricia Niemoth
31900 West Lake Park Dr
South Bend, NE 68058
Rent - 2152.83

Lot 059 Cust 6591
Jim & Cathy Becker
5000 N 72nd St
Lincoln, NE 68507
Rent - 1793.91

Lot 060&061 Cust 37839
Scott & Susan Harding
31818 W Lake Park Dr
South Bend, NE 68058
Rent - 2619.97

Lot 062 Cust 36117
Christopher Haag
9230 Pioneer Ct
Lincoln, NE 68520
Rent - 1793.91

Lot 063&064 Cust 64290
Timothy & Carol O'Keeffe
PO Box 152
Hastings, NE 68902
Rent - 4965.43

Lot 066 Cust 46117
Craig Johring
32010 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 067 Cust 42787
Theodore F Hubbard Jr
32018 E Lake Park Dr
South Bend, NE 68058-4320
Rent - 1793.91

Lot 068 Cust 42787
Theodore F Hubbard Jr
32018 E Lake Park Dr
South Bend, NE 68058-4320
Rent - 1793.91

Lot 069 Cust 29388
James E & Peggy Fey
32102 East Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 070 Cust 47237
Karl & Suzanne Kehm
425 N 38th St
Omaha, NE 68131
Rent - 1793.91

Lot 071 Cust 1014
Mick's Place LLC (Michael Ahern)
5611 S 171st St
Omaha, NE 68135
Rent - 1793.91

Lot 072 Cust 93596
John & Barbara Walter
5812 S 112th St
Omaha, NE 68137
Rent - 1793.91

Lot 073 Cust 56469
Ronald & Janet Lubben
PO Bos 4547
Lincoln, NE 68504
Rent - 1793.91

Lot 074 Cust 30307
Gerold C Flohr & Jean Flohr
6939 Wirt St
Omaha, NE 68104
Rent - 1793.91

Lot 075 Cust 49882
Roger & Janine Korh
12000 Emmawalter Rd
Lincoln, NE 68517
Rent - 1793.91

Lot 076 Cust 13268
Thomas G Buglewicz
4816 S 177th St
Omaha, NE 68135
Rent - 1793.91

Lot 077 Cust 89051
Kathleen Thuman
9601 S 53rd St
Lincoln, NE 68516
Rent - 1793.91

Lot 078 Cust 55245
Albert & Coleen Linder
32219 E Lake Park Dr
South Bend, NE 68058-4332
Rent - 1793.91

Lot 079A Cust 26925
Louis & Kim Egenberger
32301 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 079B Cust 27033
Judy Eicher
10101 Edgewater Ln
Lincoln, NE 68527
Rent - 1825.39

Lot 079 Cust 49692
Bernard L & Barbara J Knott
32221 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 080A Cust 23979
John R Dean
32317 East Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 080 Cust 51228
Philip Lagoni
32311 E Lake Park Dr
South Bend, NE 68058-4333
Rent - 1793.91

Lot 081 Cust 24550
D Roger Sand
1148 Mulder Dr
Lincoln, NE 68510
Rent - 2942.78

Lot 082 Cust 91780
Jay VanHousen
32321 East Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 083 Cust 32095
Robbie & Kitran Geise
PO Box 207
Louisville, NE 68037
Rent - 1793.91

Lot 084 Cust 14339
Larry & Mary Jo Burson
430 Brentwood Dr
Gretna, NE 68028
Rent - 1793.91

Lot 085 Cust 41307
Samantha Hoffman
PO Box 10
South Bend, NE 68058
Rent - 1793.91

Lot 086 Cust 13765
Kevin & Penny Burch
32403 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 087 Cust 85975
Cloydett J Stickney
PO Box 29134
Lincoln, NE 68529
Rent - 1793.91

Lot 088 Cust 46689
John or Geraldine Julin
2034 N 70th
Omaha, NE 68104-4619
Rent - 1793.91

Lot 089 Cust 52685
Bobby & Sally Leftwich
32409 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 090 Cust 88943
Barry & Margaret Thomson
32411 East Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 091 Cust 46142
Berniece M Jones
32415 East Lake Park Dr
South Bend, NE 68059
Rent - 1793.91

Lot 092 Cust 92372
Victor & Dan Visty
6812 s 49th Ave
Omaha, NE 68117
Rent - 1793.91

Lot 093 Cust 35528
Gloria Grimm
32419 East Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 094 Cust 92371
B J Visty
4738 S 153rd Ct
Omaha, NE 68137
Rent - 1793.91

Lot 095 Cust 94845
Nathan & Kayla Weedn
32507 E Lake Park Dr
South Bend, NE 68058-4335
Rent - 1793.91


Lot 096 Cust 62990
William & Ruth Minchow
PO Box 250
Arlington, NE 68002
Rent - 1793.91

Lot 097 Cust 36011
Rita Guenette
6651 S 86th
Omaha, NE 68127
Rent - 1793.91

Lot 098 Cust 79567
Kelly Schaefer
427 27th Ave E
Seattle, WA 98112
Rent - 1793.91

Lot 099 Cust 57817
Doug & Karla Malone
PO Box 25
Roca, NE 68430-0025
Rent - 1793.91

Lot 100 Cust 4592
Dennis Bakewell
7760 S 94th Bay
Lincoln, NE 68526
Rent - 1793.91

Lot 101 Cust 21690
Richard & Denise Costello

Rent - 1793.91

Lot 102 Cust 8220
The Better Half Co
20555 SW 21st
Martell, NE 68404
Rent - 1793.91

Lot 103 Cust 59220
Peter & Linda Maslowski
32601 East Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 104 Cust 62975
Richard L & Deborah Minardi
32605 East Lake Park Drive
South Bend, NE 68058
Rent - 1793.91

Lot 105 Cust 62975
Richard L & Deborah Minardi
32605 East Lake Park Drive
South Bend, NE 68058
Rent - 1793.91

Lot 106 Cust 31789
Craig & Lori Gana
2200 W Panama Rd
Martell, NE 68404-6053
Rent - 1793.91

Lot 107 Cust 36134
Dennis & Donna Haberstich
32611 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 108 Cust 36140
Monty & Kara Habrock
802 Koop Ave
Louisville, NE 68037
Rent - 1793.91

Lot 109 Cust 9155
Dale E & Donna L Black
2909 N Idaho
Grand Island, NE 68803
Rent - 1793.91

Lot 110 Cust 30708
Jack & Rhonda Frans
16517 Lake Park Pt
South Bend, NE 68058
Rent - 1793.91

Lot 111 Cust 42830
John C Hudnall
4512 Cedar Ridge Ct
Lawrence, KS 66049
Rent - 1793.91

Lot 112 Cust 17980
Joel & Jessica Clements
16509 Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 113 Cust 71310
Anna Marie Peter
P O Box 97
South Bend, NE 68058
Rent - 1793.91

Lot 114 Cust 17983
Richard Clements
Box 267
Elmwood, NE 68349
Rent - 1793.91

Lot 115 Cust 44474
Shawn & Tim Jacobs
3118 Laramie Dr
Grand Island, NE 68803
Rent - 1793.91

Lot 116 Cust 30482
Earnest & Zina Foudray
32617 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 117 Cust 77695
Sandra Root
32621 E Lake Park Dr
South Bend, NE 68058
Rent - 1793.91

Lot 118 Cust 36945
Jeff Hamilton
16309 S Lake Park Dr
South Bend, NE 68058
Rent - 1745.64

Income account - 2120-400400
Number of tenants - 116
Total rent 220,147.28

***Rent billings -

1999 increase
2004 increase (16%)
2009 increase (9.86%)

2014 - will need new rates

Lot 027 Cust 93923
Norton & Dianna Warner
32224 W Lake Park Dr
Lincoln, NE 68058
Rent - 1965.97