



City of Omaha
Jean Stothert, Mayor

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

David K. Fanslau
Director

July 11, 2023

C12-23-138

Honorable President

and Members of the City Council,

The attached Resolution approves the Preliminary Plat of CIVIC CORNER, subdivision inside city limits (property is located within an ACI-1 Area of Civic Importance Overlay District), located at 1804 Capitol Avenue. The applicant is Dan Dolezal.

CASE DESCRIPTION: To subdivide 9.2 acres into five lots to allow for redevelopment of the site with a mix of residential, civic, office, and commercial uses.

DEPARTMENT RECOMMENDATION: Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study.
2. Provide for the modification of the traffic signal at 17th and Davenport Streets.
3. Provide for modifications to the eastern lane of 19th Street on the south side of Capitol Avenue, to account for the proposed change on the north side of the intersection.
4. Coordinate with Public Works on an acceptable striping plan on Capitol Avenue.
5. All corner node and on-street parking improvements are subject to the OPW public improvement review process.
6. Coordinate with Park Omaha for the metering of all new or modified public on-street parking stalls.
7. Coordinate with the Planning and Public Works Departments on the Complete Streets Design Guide Design Checklists.
8. Coordinate with staff on the potential to revise plans to provide a midblock landscaping/street tree node to all diagonal on-street parking areas in excess of 10 stalls included in this plat, unless provided with tree planters behind the curb per City standards.
9. Revise plans to include sidewalk and street tree planters in compliance with city standards along 17th, 19th, and Chicago Streets. Dedicate property as needed to achieve a minimum of 18 feet behind the existing or final curb location.
10. To the extent feasible, revise plans to show all corner nodes/curb extensions on 17th Street extend the full depth of the diagonal parking, including at the southwest corner of 17th and Davenport Streets as well as 17th and Chicago Streets.
11. Provide pedestrian scale street lights on all streets within the subdivision in accordance with applicable urban design standards.
12. Coordinate with the Planning and Public Works Departments on an acceptable plan and streetscape details for Capitol Avenue between 17th and 19th Streets.
13. Coordinate with Planning and Public works on the sizing of the corner nodes so that a tree can be planted in each one.
14. Submit the 30 percent design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City's Wastewater Collection Systems Design Manual.
15. Receive preliminary approval of the PCSMP from Public Works prior to the application for final plat approval. Upload the drainage study and preliminary plans to Permixon.

Honorable President
and Members of the City Council
Page 2

16. The development must comply with all stormwater management ordinances and policies.
17. Coordinate with OPPD on the removal/relocation of all equipment on the property, if necessary.


SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request June 7, 2023. A full summary of the proceedings is attached.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Planning Department, 6-0.

(Preliminary Plat – CIVIC CORNER – Inside City)

Respectfully submitted,

Referred to City Council for Consideration:


David K. Fanslau
Planning Director
Date 6/21/2023


Mayor's Office
Date 6/26/23

Approved as to Funding:

Approved:


Stephen B. Curtiss
Date Finance Director
Date 6/22/23
AMU


Austin E. Rowser, City Engineer
Transportation Services
Date 6-22-2023
RH

Pln135blj



City of Omaha
Planning Department
 1819 Farnam Street
 Suite 1100
 Omaha, NE 68183
 402-444-5150
Planning.CityofOmaha.org

Date:	May 31, 2023
Case Number(s):	C12-23-138
Applicant:	Dan Dolezal
Request:	Preliminary Plat approval of CIVIC CORNER, a subdivision inside city limits (property is located within an ACI-1 Area of Civic Importance Overlay District)
Location:	1804 Capitol Avenue

I. GENERAL INFORMATION:			
Purpose:	To subdivide 9.2 acres into five lots to allow for redevelopment of the site with a mix of residential, civic, office, and commercial uses.		
Existing Use(s):	Parking structure (former Civic Auditorium site)	Existing Zoning:	CBD-ACI-1(PL)
Adjacent Land Use(s):		Adjacent Zoning:	
North:	Civic (Morrison Stadium, north of I-480)	North:	DS-ACI-1(PL)
South:	Multifamily residential/ Office/Commercial	South:	CBD-ACI-1(PL)
East:	Multifamily residential/ Structured parking/ Office/ Commercial	East:	CBD-ACI-1(PL)
West:	Surface and structured parking	West:	CBD-ACI-1(PL)
Relevant Case History:	<ul style="list-style-type: none"> Case #C12-17-094; Preliminary Plat approval of CIVIC SQUARE, a subdivision inside city limits. Planning Board approved 5/3/2017. City Council approved 7/25/17. Final Plat never submitted. 		
Future Land Use Designation:	Downtown Mixed Use		
Applicable Regulations:	If approved, the property will be subject to the requirements of the CBD-Central Business District, the ACI-Area of Civic Importance Overlay District, along with all other applicable zoning regulations.		

II. SPECIAL INFORMATION:	
Site Characteristics:	The site is comprised of a single, 9.2 acre parcel located at 1804 Capitol Avenue, which is the former site of the Civic Auditorium in Downtown Omaha. Today, the only development on the property is a parking structure on the southwest corner of the site. Property in the vicinity is largely developed with surface and structured parking lots, along with multifamily residential, offices, and commercial uses. Interstate 480 runs east to west along the northern property boundary.
Development Proposal:	Submitted plans show subdivision of the site into a total of five lots along with reestablishment of portions of 18 th and Davenport Streets.

	<p>Conceptual plans and renderings show the retention of the existing parking garage on the site, along with redevelopment of remaining property with a mix of residential, office, civic, and commercial uses. The proposed development also includes the dedication and construction of 18th Street and Davenport Street within the site, as well as improvements to Chicago, Capitol, 17th, and 19th Streets with additional/improved streetscaping and on-street parking spaces.</p>
Public Improvements:	<p><u>Streets:</u> Provide for all improvements identified in the final approved traffic study.</p> <p>Provide for the modification of the traffic signal at 17th and Davenport Streets.</p> <p>Provide for modifications to the eastern lane of 19th Street on the south side of Capitol Avenue, to account for the proposed change on the north side of the intersection.</p> <p>Coordinate with Public Works on an acceptable striping plan on Capitol Avenue.</p> <p>All corner node and on-street parking improvements are subject to the OPW public improvement review process.</p> <p>Coordinate with Park Omaha for the metering of all new or modified public on-street parking stalls.</p> <p>Coordinate with the Planning and Public Works Departments on the <i>Complete Streets Design Guide</i> Design Checklists.</p> <p><u>Sanitary Sewers:</u> Submit the 30 percent design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City's Wastewater Collection Systems Design Manual.</p>
Grading and Drainage:	<p><u>Post Construction Stormwater Management Plans (PCSMP):</u> Receive preliminary approval of the PCSMP from Public Works prior to the application for final plat approval. Upload the drainage study and preliminary plans to Permixon.</p> <p>The development must comply with all stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first half inch of stormwater for water quality.</p>
Utilities:	<p>Coordinate with OPPD on the removal/relocation of all equipment on the property, if necessary.</p> <p>All utilities will be provided as required by Chapter 53, Subdivisions, of the Omaha Municipal Code.</p>
Land Use and Planning:	<p><u>Urban Design:</u> Coordinate with Planning and Public Works Design division on the potential to provide a midblock landscaping/street tree nodes to all diagonal on-street parking areas in excess of 10 stalls included in the plat, unless provided with tree planters behind the curb per City standards.</p>

	<p>To the extent feasible, revise plans to include sidewalk and street tree planters in compliance with city standards along 17th, 19th, and Chicago Streets. Dedicate property as needed to achieve a minimum of 18 feet behind the existing or final curb location. Coordinate with Planning staff on an acceptable plan.</p> <p>Revise plans to show all corner nodes/curb extensions on 17th Street extend the full depth of the diagonal parking, including at the southwest corner of 17th and Davenport Streets as well as 17th and Chicago Streets.</p> <p>Provide pedestrian scale street lights on all streets within the subdivision in accordance with applicable urban design standards. Coordinate with Planning and Public Works staff on an acceptable plan.</p> <p>Explore the conversion of the diagonal parking on Capitol Avenue between 17th and 19th Streets must be converted to parallel parking, and the sidewalk area designed as a continuation of the Capitol Avenue streetscape standards. Alternatively, the number of vehicle travel lanes could be reduced to allow for the diagonal parking and the Capitol Avenue streetscape standards. A twenty foot minimum sidewalk width would be required in either scenario. Coordinate with the Planning and Public Works Departments on an acceptable curb line configuration, streetscape and ultimate section.</p> <p>Overstory trees must be provided per the standards outlined in Section 55-924 along the 17th, Chicago, and Capital Street frontages. The newly created internal street network on 18th and Davenport Streets will have overstory trees co-located with the diagonal on-street parking. All corners must have two overstory trees and overstory trees must be added to the mid-block nodes mentioned above. Coordinate with Planning and Public works on the sizing of the corner nodes so that a tree can be planted in each one. This will likely require expanding the node into the proposed parking area to achieve compliance with site distance and soil volume requirements.</p> <p>Due to the site location within a Transit Oriented Development influence area, provision of bicycle parking is strongly encouraged. Bicycle parking provided must meet the standards in Section 55-745.</p>
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III. ANALYSIS:

Conditionally, the proposed Preliminary Plat generally complies with the requirements of Chapter 53, Subdivisions, Chapter 55, Zoning, as well as the goals and objectives of the Omaha Master Plan.

IV. RECOMMENDATIONS:	
Approval of the Preliminary Plat, subject to the following conditions:	
1.	Provide for all improvements identified in the final approved traffic study.
2.	Provide for the modification of the traffic signal at 17 th and Davenport Streets.
3.	Provide for modifications to the eastern lane of 19 th Street on the south side of Capitol Avenue, to account for the proposed change on the north side of the intersection.
4.	Coordinate with Public Works on an acceptable striping plan on Capitol Avenue.
5.	All corner node and on-street parking improvements are subject to the OPW public improvement review process.
6.	Coordinate with Park Omaha for the metering of all new or modified public on-street parking stalls.
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8.	Coordinate with staff on the potential to revise plans to provide a midblock landscaping/street tree node to all diagonal on-street parking areas in excess of 10 stalls included in this plat, unless provided with tree planters behind the curb per City standards.
9.	Revise plans to include sidewalk and street tree planters in compliance with city standards along 17 th , 19 th , and Chicago Streets. Dedicate property as needed to achieve a minimum of 18 feet behind the existing or final curb location.
10.	To the extent feasible, revise plans to show all corner nodes/curb extensions on 17 th Street extend the full depth of the diagonal parking, including at the southwest corner of 17 th and Davenport Streets as well as 17 th and Chicago Streets.
11.	Provide pedestrian scale street lights on all streets within the subdivision in accordance with applicable urban design standards.
12.	Coordinate with the Planning and Public Works Departments on an acceptable plan and streetscape details for Capitol Avenue between 17 th and 19 th Streets.
13.	Coordinate with Planning and Public works on the sizing of the corner nodes so that a tree can be planted in each one.
14.	Submit the 30 percent design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City's Wastewater Collection Systems Design Manual.
15.	Receive preliminary approval of the PCSMP from Public Works prior to the application for final plat approval. Upload the drainage study and preliminary plans to Permix.
16.	The development must comply with all stormwater management ordinances and policies.
17.	Coordinate with OPPD on the removal/relocation of all equipment on the property, if necessary.

V. ATTACHMENTS:
Preliminary Plat Conceptual Lot and Street Layout Conceptual Renderings

PRELIMINARY PLAT
CIVIC CORNER

LOTS 1 THROUGH 5, INCLUSIVE,
BEING A REPLAT OF BLOCKS 54, 55, 78 AND 79,
AND VACATED ALLEYS THEREIN,
AND A PORTION OF VACATED 19TH STREET
AND PORTIONS OF VACATED 18TH STREET
AND VACATED DAVENPORT STREET ADJOINING,
CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA

PROJECT NO.
EGA221275

REVISIONS	NO.	DESCRIPTION	DATE	BY

**EHRHART
GRIFFIN &
ASSOCIATES**

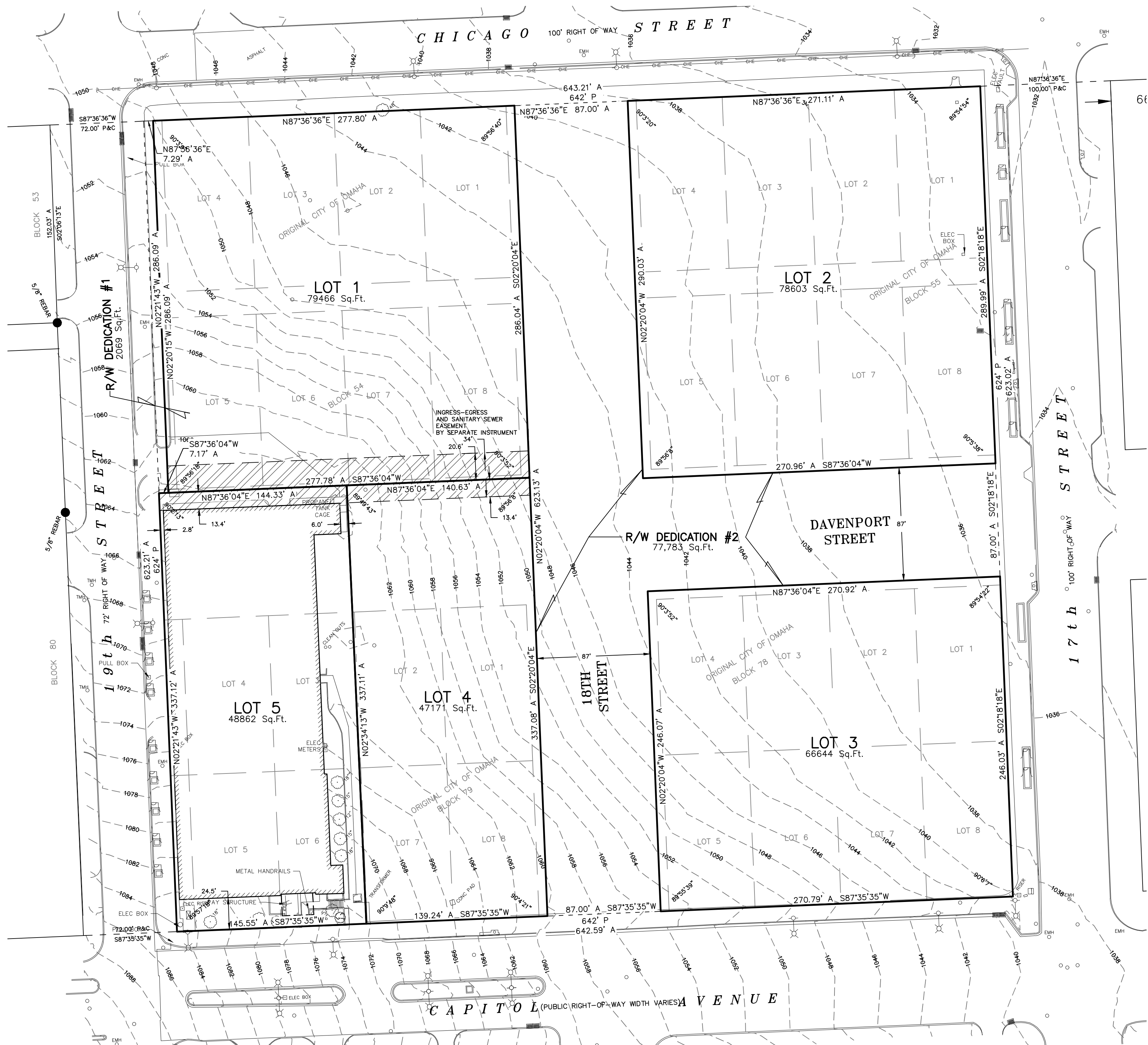
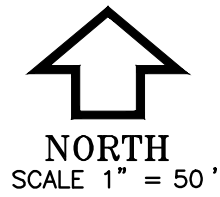
3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

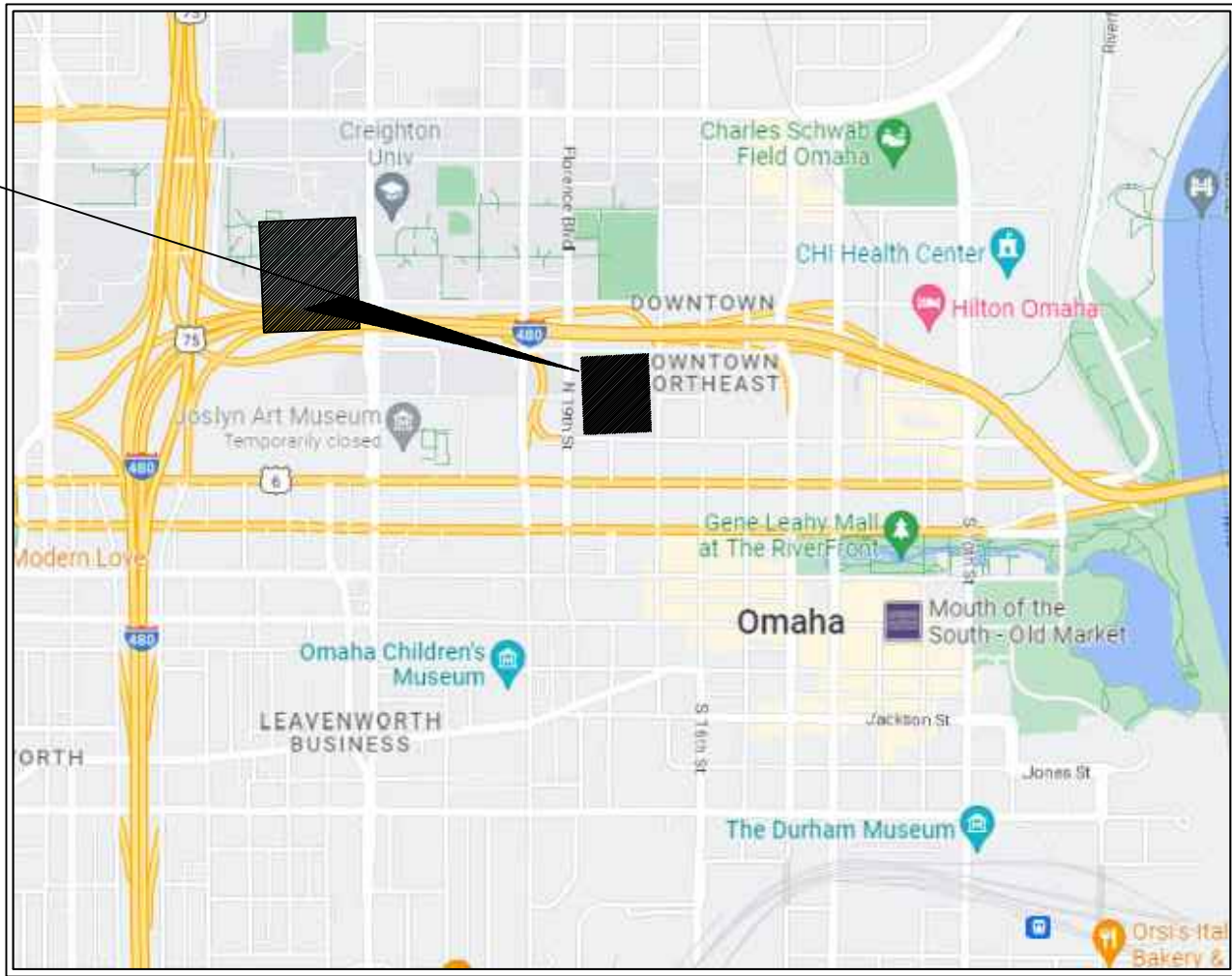
CIVIC CORNER
PRELIMINARY PLAT
CAPITOL AVE-CHICAGO ST-18TH ST-20TH ST
OMAHA, NEBRASKA

DATE: 4/18/2023
DESIGNED BY:
DRAWN BY:
CHECKED BY:
CREW:

SHEET NO.
1 OF 1



VICINITY MAP



ZONING
EXISTING - CBD-ACI-1(PL)

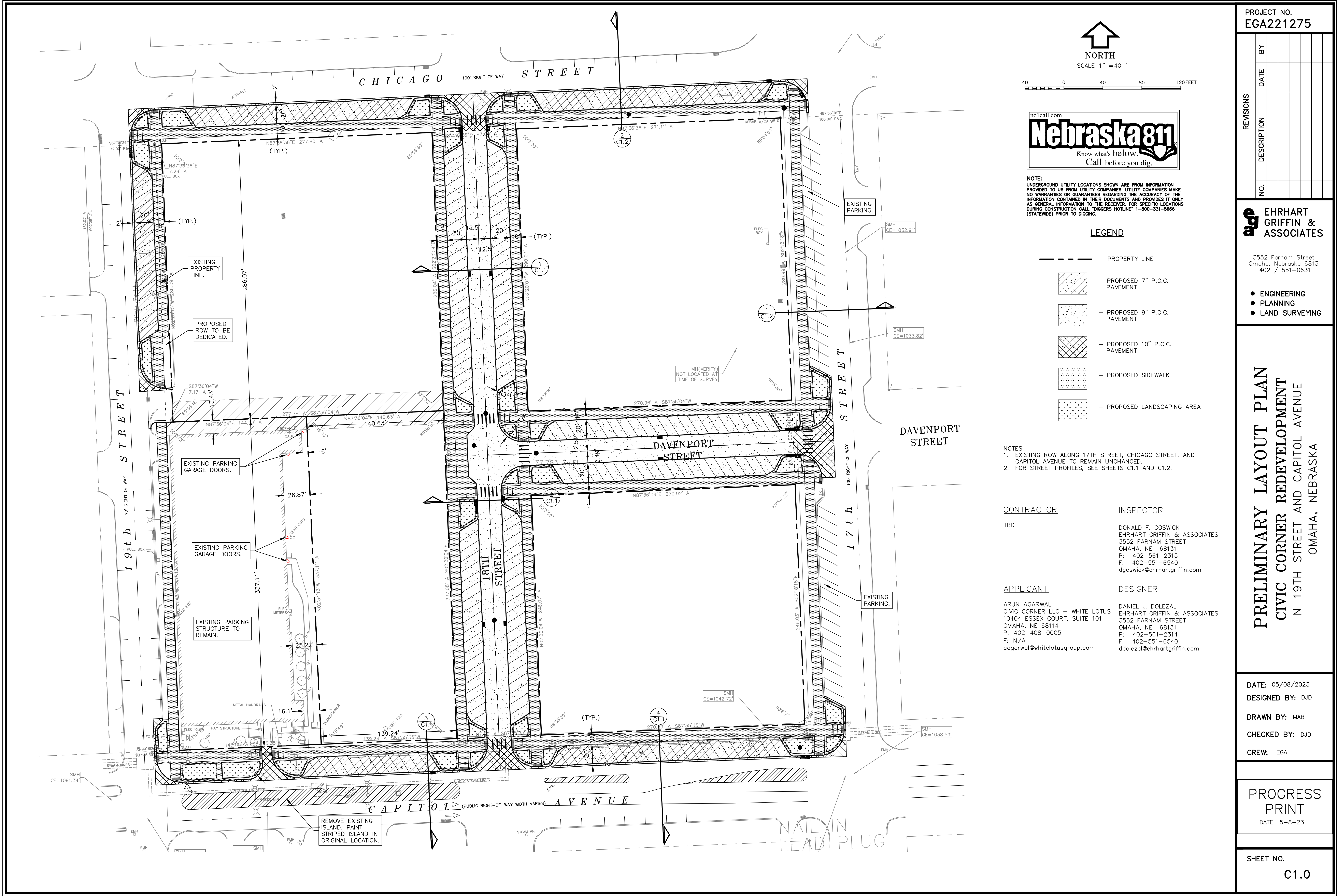
UTILITIES
EXISTING UTILITIES SERVE THE SITE.

DEVELOPER
CIVIC CORNER LLC - WHITE LOTUS
10404 ESSEX COURT, SUITE 101
OMAHA, NE 68114

ENGINEER
EHRHART GRIFFIN & ASSOCIATES
3552 FARNAM STREET
OMAHA, NE 68131

LEGAL DESCRIPTION
CIVIC CORNER, LOTS 1 THROUGH 5, INCLUSIVE, BEING A REPLAT OF ALL OF
BLOCKS 54, 55, 78 AND 79, AND VACATED ALLEYS THEREIN, AND A
PORTION OF VACATED 19TH STREET ADJOINING ON THE WEST AND
PORTIONS OF VACATED 18TH STREET AND DAVENPORT STREET ADJOINING, ALL
IN THE ORIGINAL CITY OF OMAHA, A SUBDIVISION, AS SURVEYED, PLATTED
AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, AND BEING BOUND BY
THE FOLLOWING:
BEGIN AT THE NORTHEAST CORNER OF THE AFORESAID BLOCK 55; THENCE
SOUTH 02°18'18"E EAST ON THE EAST LINE OF SAID BLOCKS 55 AND 78 AND
PROJECTION THEREOF, A DISTANCE OF 634.02 FEET TO THE SOUTHEAST
CORNER OF THE AFORESAID BLOCK 78; THENCE SOUTH 87°35'35"W WEST ON
THE SOUTH LINE OF SAID BLOCKS 78 AND 79 AND PROJECTION THEREON, A
DISTANCE OF 642.59 FEET TO A POINT ON THE WEST LINE OF THE VACATED
EAST 14 FEET OF 19TH STREET; THENCE NORTH 02°21'43"W WEST ON SAID
WEST LINE, A DISTANCE OF 623.21 FEET TO A POINT ON THE WESTERLY
PROJECTION OF THE NORTH LINE OF THE AFORESAID BLOCK 54; THENCE
NORTH 87°36'36"E EAST ON SAID WESTERLY PROJECTION AND THE NORTH
LINE OF SAID BLOCKS 54 AND 55, A DISTANCE OF 643.21 FEET TO THE
POINT OF BEGINNING, CONTAINING 400,598 SQUARE FEET (9.1965 ACRES),
MORE OR LESS.

THERE IS 79,852 SQUARE FEET OF RIGHT-OF-WAY DEDICATION ON THIS PLAT.
THERE IS NO REQUEST FOR RIGHT-OF-WAY VACATION WITH THIS PLAT.



Nebraska811
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NOTE:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "DIGGERS HOTLINE" 1-800-331-5666 (STATEWIDE) PRIOR TO DIGGING.

- LEGEND**
- PROPERTY LINE
 - [Pattern] PROPOSED 7" P.C.C. PAVEMENT
 - [Pattern] PROPOSED 9" P.C.C. PAVEMENT
 - [Pattern] PROPOSED 10" P.C.C. PAVEMENT
 - [Pattern] PROPOSED SIDEWALK
 - [Pattern] PROPOSED LANDSCAPING AREA

NOTES:
1. EXISTING ROW ALONG 17TH STREET, CHICAGO STREET, AND CAPITOL AVENUE TO REMAIN UNCHANGED.
2. FOR STREET PROFILES, SEE SHEETS C1.1 AND C1.2.

CONTRACTOR
TBD

INSPECTOR
DONALD F. GOSWICK
EHRHART GRIFFIN & ASSOCIATES
3552 FARNAM STREET
OMAHA, NE 68131
P: 402-561-2315
F: 402-551-6540
dgoswick@ehrhartgriffin.com

APPLICANT
ARUN AGARWAL
CIVIC CORNER LLC - WHITE LOTUS
10404 ESSEX COURT, SUITE 101
OMAHA, NE 68114
P: 402-408-0005
F: N/A
aagarwal@whitelotusgroup.com

DESIGNER
DANIEL J. DOLEZAL
EHRHART GRIFFIN & ASSOCIATES
3552 FARNAM STREET
OMAHA, NE 68131
P: 402-561-2314
F: 402-551-6540
ddolezal@ehrhartgriffin.com

PROJECT NO.
EGA221275

REVISIONS	NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES
3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**PRELIMINARY LAYOUT PLAN
CIVIC CORNER REDEVELOPMENT
N 19TH STREET AND CAPITOL AVENUE
OMAHA, NEBRASKA**

DATE: 05/08/2023
DESIGNED BY: DJD
DRAWN BY: MAB
CHECKED BY: DJD
CREW: EGA

PROGRESS PRINT
DATE: 5-8-23

SHEET NO.
C1.0









MARBLE STEAK
& SEAFOOD

FASHION
SPOT

Pet
Paradise

TOYLAND

THE
TERRACE

URBAN THREAD

HOME
IMPROVEMENTS



20.	C12-23-138 Dan Dolezal	REQUEST:	Preliminary Plat approval of CIVIC CORNER, a subdivision inside city limits (property is located within an ACI-1 Area of Civic Importance Overlay District)
		LOCATION:	1804 Capitol Avenue

At the Planning Board meeting held June 7, 2023, Dan Dolezal, 3552 Farnam Street, Ehrhart Griffin and Associates, appeared before the Board. Mr. Dolezal discussed details of the project for redevelopment of the former Civic Auditorium site. He stated that the existing parking garage structure will remain and be connected to the proposed site, which will be a mixed use of affordable market housing and commercial office space. He also discussed the proposed changes to Davenport and 18th Streets, grading changes, and some changes due to a new NDOT requirement. Mr. Dolezal also went over the overall concept for the site.

Jay Klein, 2036 North 48th Avenue, appeared before the Board to represent the developer. He offered to answer any questions.

Eric Englund, Assistant Director, appeared before the Board on behalf of the Planning Department. Mr. Englund stated that there has been and will continue to be considerable coordination regarding streetscaping, on street parking, landscaping, and finer details. Mr. Englund stated that staff recommends approval of the Preliminary Plat subject to the 17 conditions.

Mr. Pate motioned for approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study.
2. Provide for the modification of the traffic signal at 17th and Davenport Streets.
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16. The development must comply with all stormwater management ordinances and policies.
17. Coordinate with OPPD on the removal/relocation of all equipment on the property, if necessary.

Mr. Sotolongo seconded the motion which carried 6-0.

CASE: C12-23-138

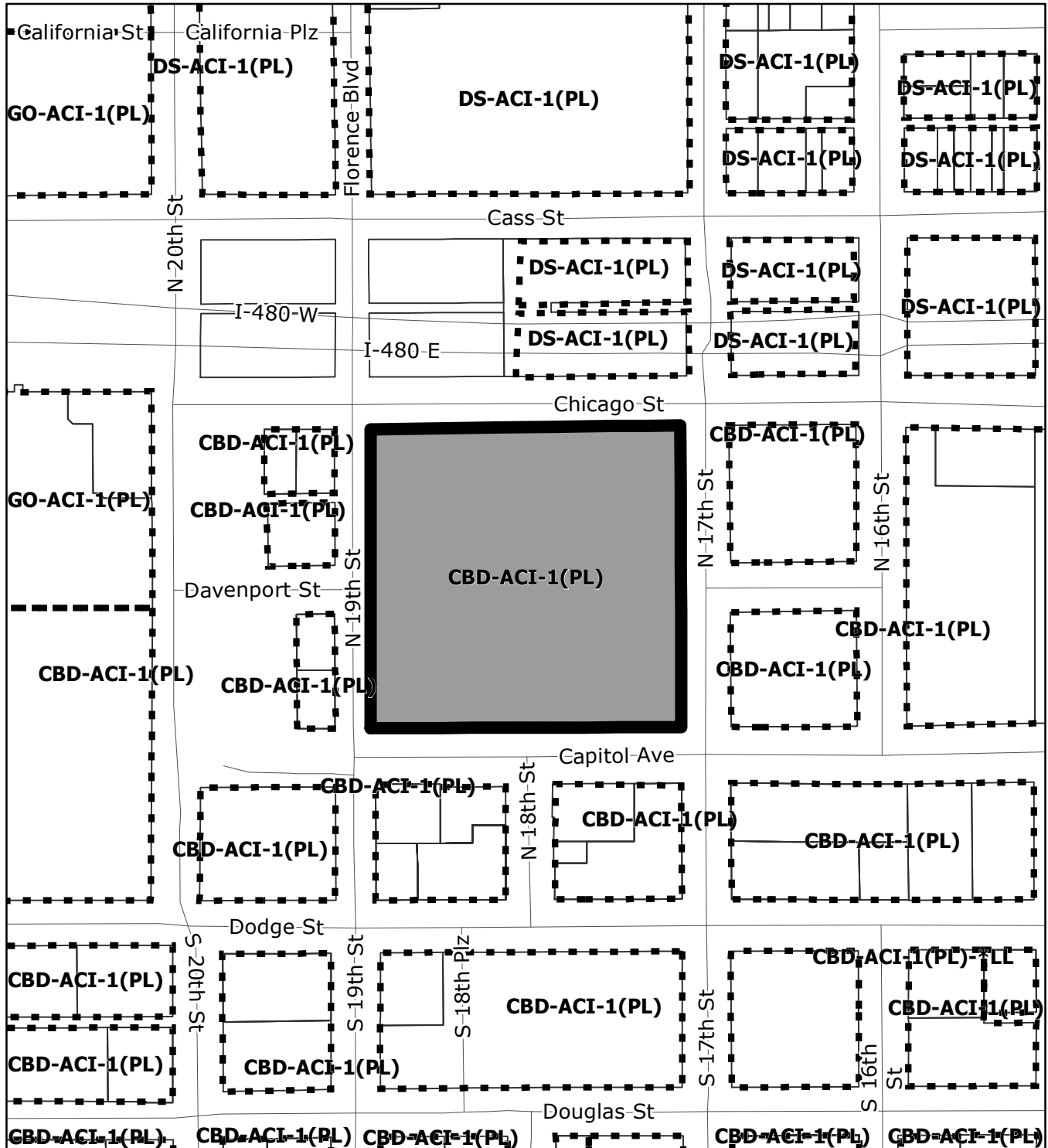
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APPLICANT: Dan Dolezal

REQUEST: Preliminary Plat approval of CIVIC CORNER, a subdivision inside city limits (property is located within an ACI-1 Area of Civic Importance Overlay District)

LOCATION: 1804 Capitol Avenue

SUBJECT AREA IS SHADED - JUNE 2023



PROPERTY INFORMATION
OWNER INFORMATION

PIN 0304270000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 8 BLOCK 43 LOTS 1 THRU
(PARCEL CONTAINS PT OF LEASED LAND
PARCEL # 3000-3522-27)

1604 CHICAGO ST

STATE OF NEBRASKA
DEPARTMENT OF ROADS
PO BOX 94759
LINCOLN NE 68509

PIN 0305130000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 1 BLOCK 53 14 FT 19TH ST
ADJ ON E & 80 X 132

324 N 19 ST

CREIGHTON UNIVERSITY
C/O VP FINANCE
2500 CALIFORNIA PLZ
OMAHA NE 68178

PIN 0305140003 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 2 BLOCK 53 66 X 132 --
EXCESS VALUE--

1911 CHICAGO ST

LEON E*FELLMAN TRUST
809 N 96 ST
OMAHA NE 68114

PIN 0307480000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 8 BLOCK 77 LOTS 1 TO &
INC

1616 CAPITOL AV

UNITED STATES OF AMERICA
GENERAL SERVICE ADMINISTRATION
1500 E BANNISTER RD 6-PRA
KANSAS CITY MO 64131

PIN 0307720001 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 8 BLOCK 80 PART OF
19TH ST ADJ ON E & ALL LT 8 80 X 120 --
BASE VALUE-- (EXCESS 2516)

HEISTAND FARM 140 LLC
514 WALKER ST
WOODBINE IA 51579

PIN 0307940000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT PT 19 ST ADJ ON E & ALL
BLK 83

1918 DODGE ST

DOUGLAS COUNTY SCH DIST 0001
3215 CUMING ST
OMAHA NE 68131

PROPERTY INFORMATION**OWNER INFORMATION**

PIN 0308000000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 2 BLOCK 84 N 80 FT LT1 &
ALL LT2

1809 CAPITOL AV

SIMMONS-BOARDMAN
1809 CAPITOL AVE
OMAHA NE 68102

PIN 1633847020 **Case No.** C12-23-138
LEGAL LOGAN BUILDING CONDOMINIUM LOT H1
BLOCK 0 HOTEL UNIT 1 62% --BASE
VALUE-- (EXCESS 2442)

LOGAN HOSPITALITY LLC
C/O MIKE WORKS
5600 S 59 ST #201
LINCOLN NE 68516

PIN 0308090000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 4 BLOCK 85 PT VAC 18 ST
ADJ & W 1/2 LOT 2 & ALL LOTS 3 & 4 BLK 85

113 N 18 ST

TRINITY CHURCH
113 N 18 ST
OMAHA NE 68102

PIN 0308100000 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 5 BLOCK 85 3.2 FT STRIP
VAC 18TH ST ADJ & N 45 FT LOT 5 BLK 85

109 N 18 ST

DIOCESE OF NEBRASKA TR
109 N 18 ST
OMAHA NE 68102

PIN 0308120007 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 8 BLOCK 85 LT 1 & E 33
FT LT 2 & S 75 FT LT 5 & ALL LTS 6-7 & 8
(PARCEL CONTAINS LEASED LAND #3000
-0200-27) --EXCESS VALUE--

122 N 17 ST

DW OMAHA SUB LLC
5847 SAN FELIPE #4600
HOUSTON TX 77057

PIN 0308130003 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 8 BLOCK 86 LTS 5 THRU
8 (PARCEL CONTAINS LEASED LAND)
#3000-1500-27) --EXCESS VALUE--

1620 DODGE ST

FIRST NATL OF NEBR INC
FACILITY MANAGEMENT - 15 FLOOR
1620 DODGE ST
OMAHA NE 68102

PROPERTY INFORMATION**OWNER INFORMATION**

PIN 1633847024 **Case No.** C12-23-138
LEGAL LOGAN BUILDING CONDOMINIUM LOT
COM1 BLOCK 0 COMMERCIAL UNIT 1
15% --BASE VALUE-- (EXCESS 2442)

NG REAL ESTATE LLC
P O BOX 82887
LINCOLN NE 68501

PIN 1633847048 **Case No.** C12-23-138
LEGAL LOGAN BUILDING CONDOMINIUM LOT
RES4 BLOCK 0 RESIDENTIAL UNIT 4 2%
--BASE VALUE-- (EXCESS 2442)

DAVID*LEVY
212 N 55 ST
OMAHA NE 68132

PIN 0308130001 **Case No.** C12-23-138
LEGAL CITY LOTS LOT 8 BLOCK 86 LTS 5 THRU
8 (PARCEL CONTAINS LEASED LAND)
#3000-1500-27) --BASE VALUE-- (EXCESS
2514)

FIRST NATL OF NEBR INC
C/O FNBO REAL ESTATE TEAM
1620 DODGE ST STOP 3120
OMAHA NE 68197