

WALNUT STREET REDEVELOPMENT PLAN

THE REDEVELOPMENT PLAN:

This is a redevelopment plan for the purpose of acquiring the existing Orthman manufacturing facility located on Walnut Street in Lexington, Nebraska, and providing for the sale thereof.

The real estate described on attached Exhibit #1 needs to be purchased by the Community Development Agency in order to assist in the financing of the new Orthman Manufacturing Plant in Lexington Southeast Business Park. After acquisition by purchase, the Agency intends to sell the real estate to Dawson Area Development and utilize those funds to make a grant to Orthman Real Estate Holdings, L.L.C..

1. Relationship of Plan to Local objectives for appropriate land use: This plan contemplates no change in current land use. Industrial zoning is currently appropriate for the intended use. Reutilization of the existing real estate meets existing local objectives for appropriate land use for the area affected by this plan.

2. Relationship of Plan to Local objectives for improved traffic flow and public utilities in plan area:

Streets: Streets conform to current layout and design as set forth in the various subdivision plats affecting the project.

No additional public utilities are impacted.

3. Redevelopment project boundaries: Exhibit #2 hereto shows the boundaries of the project. The property is currently improved with a manufacturing building.

4. Proposed land use plan: Exhibit #2 also shows the proposed land use plan after acquisition.

5. Information on standards for population densities; land coverage; building intensities; and land coverage after redevelopment: Population density will not change for the area. Currently there is no residential occupancy.

6. Statement regarding change in street layouts: This Plan proposes no change in street layouts.

7. Site plan after redevelopment: Exhibit #2 is an accurate proposed site plan of the redevelopment project after redevelopment.

8. Statement as to the kind and number of additional public facilities or utilities required to support land use after redevelopment: No additional public utilities are required to support the proposed plan, as discussed above.

9. Acquisition and resale: Section 18-2108 of the Community Development Law requires the Agency to implement a redevelopment plan prior to the acquisition of real estate. This plan is being implemented solely to comply with the statute. The Agency intends to purchase the real estate by private treaty from funds on hand. Immediately thereafter, the real estate will be sold to Dawson Area Development at fair value, and subject to covenants in the purchase and sale agreement and the proceeds of the sale will be utilized for a grant to Orthman Investments, LLC, to assist in the construction of the new Orthman manufacturing facility.

10. Acquisition to assist in eliminating blighted and substandard conditions: Section 18-2123 of the Community Development Law allows the Agency to acquire land in the city that has not been declared blighted and substandard if such acquisition is essential to redevelopment of blighted and substandard areas in the city. The land purchase contemplated by this plan will allow for the partial financing of the new Orthman manufacturing plant in an area declared blighted and substandard.

EXHIBIT #1

WALNUT STREET PROPERTY LEGAL DESCRIPTION

A tract of land in the Northeast Quarter of Section 9, in Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows: Beginning at a point 1,321.8 feet North from the East Quarter corner on Section line and 74° 17' left, a distance of 449.8 feet, (260 feet South and parallel to Centerline Union Pacific Railroad, also the Northwest corner of Canada tract); thence South (along West side of Canada tract and parallel to Section line) a distance of 472.3 feet to a point; thence 88° 56' right, a distance of 848.1 feet to a point; thence 91° 04' right, a distance of 726.5 feet to a point; thence 105° 43' right, a distance of 880.9 feet to the place of beginning, and

A tract of land in the Northeast Quarter of Section 9, in Township 9 North, Range 21 West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows: Beginning at a point 1,321.8 feet North from the East Quarter corner on Section line and 74° 17' left, a distance of 449.8 feet, (260 feet South and parallel to Centerline of Union Pacific Railroad, also the Northwest corner of Canada Tract); thence continue on the last described course, a distance of 880.9 feet to a point; thence 74° 17' right, a distance of 62.3 feet to a point on the South line of the Union Pacific Railroad Right-of-Way; thence Southeasterly and along the South line of the Union Pacific Railroad Right-of-Way, a distance of 880.9 feet to a point; thence 74° 17' right, a distance of 62.3 feet to the place of beginning.

Except: A tract of land located in the East One-Half of the Northeast Quarter (E1/2NE1/4) of Section Nine (9), Township Nine (9) North, Range Twenty-one (21) West of the 6th P.M., Dawson County, Nebraska, and more particularly described as follows:

Referring to the East One-Quarter Corner of Section Nine (9), Township Nine (9) North, Range Twenty-one (21) West of the 6th P.M., Dawson County, Nebraska. Thence North (an assumed bearing), and along the East Line of the Northeast Quarter of said Section Nine (9), a distance of 1321.80 feet; Thence N 74 °17'00" W, a distance of 681.29 feet, to the Point of Beginning. Thence S 0° 49'36" W, a distance of 539.20 feet; Thence N 88° 55'30" E, a distance of 230.56 feet; Thence North, and parallel to the East Line of the Northeast Quarter of said Section Nine (9), a distance of 472.30 feet; Thence N 74° 17'00" W, a distance of 231.49 feet, to the place of beginning, said parcel containing 2.63 acres, more or less.

