Department of Health and Human Services
Division of Public Health
Licensure Unit
301 Centennial Mall So, P O Box 94986
Lincoln, NE 68509-4986

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF PUBLIC HEALTH
CERTIFIES THAT

BROOKESTONE GARDENS

MEETS STATUTORY REQUIREMENTS AS
ASSISTED-LIVING FACILITY
Lic # ALF381

Bo Botelho, Interim CEO
Interim Director of Public Health
Department of Health and Human Services

EXPIRES
4/30/2020

Cut on heavy line and place on license.

FACILITY NAME: BROOKESTONE GARDENS
ADDRESS: 2615 WEST 11TH STREET, KEARNEY, NE 68845

This is to verify that your ASSISTED-LIVING FACILITY is licensed through the date indicated on the above renewal card. Place the renewal card in the lower left hand corner of your original license.

Please notify this office at the address listed above of any change in name, address, or ownership.

State of Nebraska

Department of Health and Human Services
Division of Public Health

Lincoln, Nebraska

ISSUES LICENSE NO. ALF381 to VSL KEARNEY, LLC to operate an ASSISTED-LIVING FACILITY at 2615 WEST 11TH STREET in the city of KEARNEY, NE. This facility is subject to rules and regulations lawfully promulgated by the State of Nebraska Department of Health and Human Services Division of Public Health.

Licensure Issuance Date: July 10, 2019

Please place small license card here

May be displayed on the licensed premises.

Given under my hand and the seal of the State of Nebraska Department of Health and Human Services Division of Public Health at Lincoln, Nebraska, on July 12, 2019.

[redacted]

Bo Botelho, Interim Director
Division of Public Health
Department of Health and Human Services

NEBRASKA

Good Life. Great Mission.

DEPT. OF HEALTH AND HUMAN SERVICES

Pete Ricketts, Governor

July 12, 2019

Stacie Breuggeman
Administrator
Brookestone Gardens
2615 West 11th Street
Kearney, NE 68845

Dear Ms. Breuggeman:

We are happy to inform you that Brookestone Gardens has met the requirements for a Nebraska license and is hereby issued Assisted-Living Facility License #ALF381. The license is for 54 beds and is effective July 11, 2019.

Enclosed are a small-sized licensure card, which shows the expiration date of the license, and an 8x10 license, which is the facility's original license. These documents are to be displayed in a conspicuous place on the licensed premises to show that the facility is licensed. The license is issued for only the premises and persons named on the application, and said license is not transferable or assignable.

You may direct any questions about this license to Connie Vogt, RN, BSN, Program Manager, who can be reached by telephone at (402) 471-3324 or in writing at the address displayed on this letter.

Sincerely,

Bo Botelho, Interim Director
Division of Public Health
Department of Health and Human Services

[redacted]

Becky Wisell, Administrator
Licensure Unit
301 Centennial Mall South
Lincoln, NE 68509-4986

ALF381

This form may be completed online, printed and mailed to the address listed below.

NEBRASKA
Good Life. Great Mission.
DEPT. OF HEALTH AND HUMAN SERVICES

STATE OF NEBRASKA – Department of Health and Human Services
Division of Public Health – Licensure Unit
P.O. Box 94986, Lincoln, NE 68509-4986

Fees:	
1-10 beds	$950
11-20 beds	$1,450
21-50 beds	$1,650
51 or more	$1,950

Make fee payable to DHHS

Check one:
- [x] Initial License
- ○ Change of Location
- ○ Change of Ownership

ASSISTED-LIVING FACILITY LICENSURE APPLICATION

IDENTIFYING INFORMATION

1. NAME OF FACILITY: VSL Kearney, LLC dba Brookestone Gardens
   ADDRESS: 2615 West 11th Street, Kearney, NE 68845
   (Street Address, City, Zip)

RECEIVED
MAR 14 2019
LICENSURE UNIT

2. TELEPHONE NUMBER: (308) 236-0211 (Area Code) FAX: (308) (Area Code)
3. FEDERAL EMPLOYER IDENTIFICATION NUMBER OF THE FACILITY: [redacted]
   (If Not Individual)
4. ADMINISTRATOR: Stacie Breuggeman
5. PREFERRED MAILING ADDRESS FOR THE RECEIPT OF OFFICIAL NOTICES FROM THE DEPARTMENT:
   2615 West 11th Street, Kearney, NE 68845
6. NUMBER OF BEDS TO BE LICENSED: 54
7. PLANNED OCCUPANCY DATE: July 1, 2019
8. SPECIFY SPECIAL POPULATIONS: (Please Check if Applicable)
   - [ ] Special Care Unit for Alzheimer's Dementia _____ Number of Beds
   - [ ] Other-please specify _____ _____ Number of Beds

2019 MAR 18 A 10:08
RECD HHSS ACCOUNTS

OWNERSHIP INFORMATION

9. OWNERSHIP OF FACILITY: VSL Kearney, LLC
   (Legal Name of Individual or Business Organization)
   ADDRESS: 2615 West 11th Street, Kearney, NE 68845
   (Street Address, City, Zip)
10. MAILING ADDRESS OF OWNERSHIP: _____
    (If Different Than Above)
11. BUSINESS ORGANIZATION: (Check one)
    - [ ] Sole Proprietorship
    - [ ] Partnership
    - [ ] Limited Partnership
    - [ ] Corporation
    - [x] Limited Liability Company
    - [ ] Governmental (Check one) [ ] State [ ] District [ ] County [ ] City or Municipal
    - [ ] Other (Please Specify) _____

(check one) [ ] Profit [x] Non Profit

CERTIFICATION

I/we have read the Rules and Regulations issued by the Nebraska Department of Health & Human Services and will comply with them should a license be issued. I/we certify that to the best of my/our knowledge, all information and statements on the application and on the attached documents are true and correct and I/we hereby apply for a license.

PLEASE NOTE: Neb.Rev.Stat. Section 71-433 requires: Applications shall be signed by

(1) the owner, if the applicant is an individual or partnership,
(2) two of its members, if the applicant is a limited liability company,
(3) two of its officers, if the applicant is a corporation, or
(4) the head of the governmental unit having jurisdiction over the facility to be licensed, if the applicant is a governmental unit.

Jack D. Vetter
AUTHORIZED REPRESENTATIVE – TYPE OR PRINT

[redacted]
SIGNATURE

February 21, 2019
DATE

Brian W. Stuhr
AUTHORIZED REPRESENTATIVE – TYPE OR PRINT

February 21, 2019
DATE

Vetter Related Corporations
Directors, Officers and Shareholders
as of July 1, 2017

Directors and Officers for all the following companies can be notified in writing: C/O **Vetter Senior Living, 20220 Harney Street, Elkhorn, NE 68022** or by telephone at **1-402-895-3932.**

Vetter Senior Living (a 501 (c) (3) Private Non-Profit Corporation) Parent entity for all disregarded VSL Domestic LLC's (facility companies)

Board of Directors	Officers	Shareholder(s)
Jack D. Vetter	Jack D. Vetter.....Chairman of the Board and CEO	None
Eldora D. Vetter	Eldora D. Vetter..... Secretary	
Glenn Van Ekeren	Glenn Van Ekeren..... President	
	Brian Stuhr..... Treasurer	
Heath Boddy		

Wholly Owned Subsidiaries of Vetter Senior Living: All non-profit corporations

Board of Directors	Officers	Shareholder(s)
Jack D. Vetter	Jack D. Vetter.....Chairman of the Board and CEO	None
Eldora D. Vetter	Eldora D. Vetter..... Secretary	
Glenn Van Ekeren	Glenn Van Ekeren..... President	
	Brian Stuhr..... Treasurer	
Heath Boddy		

NEBRASKA STATE FIRE MARSHAL

OCCUPANCY PERMIT

Certificate Number: 405023

Name of Facility: **Brookestone Gardens Assisted Living**

Type of Facility: **Assisted Living**

Location: **2615 W 11th St Kearney**

Maximum Occupancy: **54 Beds**

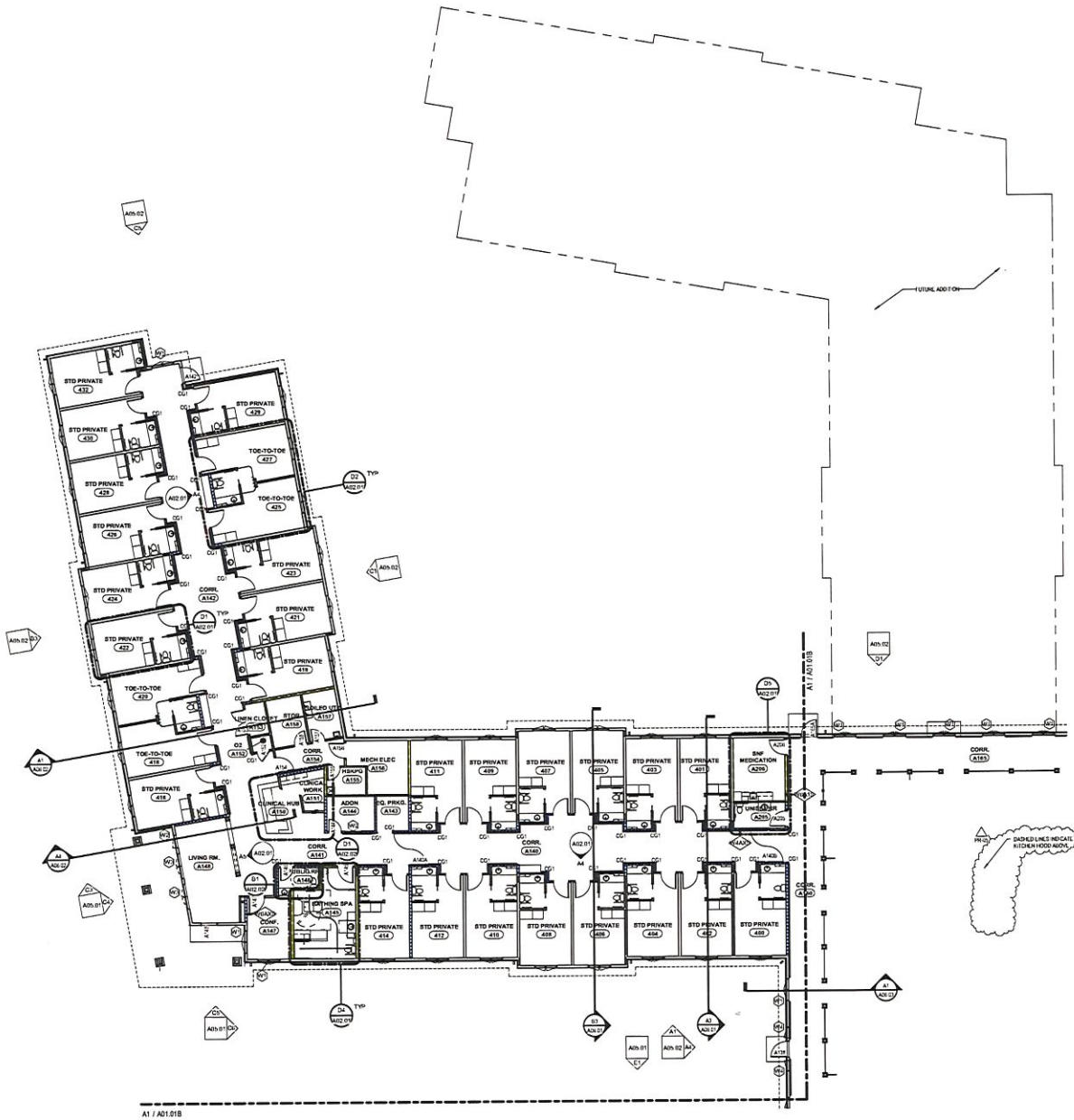
Date Issued: **6/10/2019**

Inspected By: **8716 Todd Wright**
Deputy State Fire Marshal

Approved By: [redacted]
State Fire Marshal

POST IN PROMINENT PLACE

Change in occupancy classification or failure to meet State Fire Marshal codes shall invalidate this occupancy permit.



GENERAL NOTES

1. SEE SHEET A22.10 FOR TYPICAL WALL TYPES. ALL INTERIOR WALLS ARE WALL TYPE "INT" ON SHEET A22.10 (UNO)
2. WALLS SHADED ON PLANS ARE ONE HOUR RATED WALLS
   WALLS SHADED ON PLANS ARE ONE HOUR SMOKE BARRIER WALLS
   WALLS SHADED ON PLANS ARE SMOKE RATED WALLS
   WALLS SHADED ON PLANS ARE TWO HOUR RATED WALLS
3. SEE DETAILS A1 AND A2/A22.10 FOR CAULKING REQUIRED AT ALL SOUND WALL LOCATIONS (DENOTED WITH AN "S" ON THE WALL TYPES)
4. SEPARATE ELECTRICAL POWER AND SYSTEMS WIRES IN PANTY WALL IN COMPLIANCE WITH A22.10
5. PROVIDE A CHYSUM BOARD ENCLOSURE BEHIND PANELS AND WHERE RECESSED ELECTRICAL OTHER DEVICES OCCUR TO RETAIN THE DENOTED WALL RATINGS (SEE TO A22.10
6. ALL DIMENSIONS ARE FROM EXTERIOR FACE OF WOOD STUDS AT PERIMETER, FACE OF MASONRY, FACE OF STUD (INTERIOR), AND COLUMN CENTER LINES, UNLESS NOTED OTHERWISE.
7. COORDINATE MASONRY WALL OPENINGS WITH WINDOW AND HOLLOW METAL DOOR FRAME DIMENSIONS. PROVISIONS SHALL BE MADE FOR A SHIM SPACE AT JAMBS AND HEADS
8. PROVIDE A VAPOR BARRIER AT ALL EXTERIOR WOOD STUD WALLS, CEILINGS AND INTERIOR SLAB ON GRADE LOCATIONS
9. INSTALL 1/2" EXTERIOR PLYWOOD SHEATHING WITH SUCH LIN WATER RESISTANT BARRIER AT EXTERIOR WALL BEHIND ALL SIDING AND BRICK MASONRY
10. COORDINATE THE LOCATIONS AND SUPPORT OF MECHANICAL, PIPING AND ELECTRICAL SYSTEMS WORK WITH STRUCTURAL REQUIREMENTS
11. SEE EXTERIOR ELEVATIONS (A3 SERIES OF SHEETS) FOR LOCATIONS OF EXTERIOR CONTROL JOINT LOCATIONS
12. PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT WHERE ALL CONCRETE SLABS ABUT THE BUILDING (UNO)
13. ONE HOUR SMOKE BARRIERS TO TERMINATE AT ROOF WALL SHEATHING
14. INSTALL 4" CONCRETE SLABS WITH W1.4 X W1.4 WWF 1 FOR ON GRADE, MECHANICAL AND ELECTRICAL EQUIPMENT (UNO). COORDINATE SIZE AS REQUIRED BY EQUIPMENT (SEE MECHANICAL AND ELECTRICAL DRAWINGS.)
15. COORDINATE THE LOCATION AND SUPPORT OF ITEMS SUSPENDED FROM ROOF'S SUCH AS CEILINGS, SUBWALKS, MECHANICAL, PIPING, ELECTRICAL, ETC. WITH STRUCTURAL REQUIREMENTS
16. EXTEND THE GYPSUM BOARD ON BOTH SIDES OF NON-RATED WALL LOCATIONS 6" ABOVE THE HIGHER CEILING AT LOCATIONS WHERE CEILING SOFFITS DIFFER HIGHER THE SIDE OF A PARTITION TO THE OTHER ON SOFFIT HEIGHT TO CEILING HEIGHT DIFFERS FROM ONE SIDE OF A PARTITION TO THE OTHER
17. PROVIDE A 5/8" GYPSUM BOARD AT CEILINGS, SOFFITS, AND SUBWALKS LOCATIONS
18. PROVIDE CEILING LAYERS OF 5/8" FIRE COOL GYPSUM BOARD AT BOTTOM OF WOOD ROOF TRUSS PER U.L. LIST ASSEMBLY DENOTED ON WALL SECTIONS
19. SEE ENLARGED UNIT PLANS (A22 SERIES SHEETS) FOR WINDOW TYPES IN RESIDENT UNITS AND ENLARGED PLAN AREAS
20. WHERE TUBS/SHOWERS ABUT RATED SOUND WALLS, PRIOR TO THE TUB/SHOWER INSTALLATION, INSTALL ALL GYPSUM BOARD AS REQUIRED BY THE WALL TYPES INDICATED. INSTALL AN ADDITIONAL LAYER OF GYPSUM BOARD ON THE COMPLETED WALLS AS REQUIRED ABOVE, THE LIP AND FLANGE.
21. EXTEND ALL INTERIOR RATED WALLS TO THE STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. LABEL WALL PER CODE REQUIREMENTS. INTERIOR RESIDENT UNIT WALLS CAN TERMINATE AT THE GYPSUM BOARD LOCATED AT THE BOTTOM OF THE U.L. ROOF ASSEMBLY (SEE SOA22.10)
22. EXTEND ALL GYPSUM BOARD SOUND AND ONE HOUR RATED WALLS TO THE STRUCTURE ABOVE, INCLUDING GYPSUM BOARD ON BOTH SIDES
23. SHADED AREAS ON THE FLOOR PLAN INDICATE CONCRETE SLAB DEPRESSIONS. DEPRESSIONS TO BE 4" DEEP AT FREEZER/COOLER. COORDINATE WITH WALK-IN COOLER INSTALLATION AND DRAIN LOCATIONS
24. OXYGEN STORAGE WILL BE ACCOMMODATED IN OXYGEN STORAGE ROOMS. THE OXYGEN STORAGE WILL NOT EXCEED 3,000 CU FT IN EACH OF THESE ROOMS. THIS FACILITY IS DESIGNED TO COMPLY WITH THE OXYGEN STORAGE REQUIREMENTS AS OUTLINED IN NFPA 99, STANDARD FOR HEALTH CARE FACILITIES, SECTION 9.4.2
25. ALL WINDOW AND DOOR HEADS SHOULD ALIGN REFERENCE DETAIL A1/A22.06
26. WHEN MECHANICAL DUCTWORK OCCURS IN THE ATTIC SPACE, INSULATE, AS SHOWN ON DETAIL A2/A22.10
27. PROVIDE 2-INCH RIGID INSULATION WITH SEALED JOINTS IN THIS PORTION OF EXTERIOR WALL TO PROTECT PLUMBING LINES. INSTALL AGAINST BACKSIDE OF EXTERIOR SHEATHING

(A1) FLOOR PLAN LEVEL 1 - AREA A
3/32" = 1'-0"

CONSTRUCTION DOCUMENTS

BROOKESTONE GARDENS

RDG... PLANNING & DESIGN

ARCHITECT
RDG Planning & Design
1502 Farnam Street
Omaha, NE 68102
(402) 341-1500
Contact: Tim Hoy

STRUCTURAL
Structural Design Group, Inc.
7700 Mercy Rd.
Omaha, NE 68124
(402) 397-7300

CIVIL
Olsson Associates
2111 S. 67th St.
Omaha, NE 68106
(402) 341-1116
Contact: Jim Pick

INTERIORS
RDG Planning & Design
1502 Farnam Street
Omaha, NE 68102
(402) 341-1500

MECH ELEC PLUMB
Mechanical Systems
Mid-Plains, Inc.
7700 Mercy Rd.
Omaha, NE 68124
(402) 397-8188

LANDSCAPING
Landscape Design
2222 Farnam St.
Omaha, NE 68102
(402) 341-3342

ARCHITECT
MICHAEL J. VELLOTT
A-2186
STATE OF NEBRASKA

Brookestone Gardens
2615 West 11th Street
Kearney, NE 68845

Vetter Senior Living

KEY PLAN

REV	DATE	DESCRIPTION
F	12-20-18	PR-25

ISSUE 11/13/2017
PROJECT NO. 3841.573.00

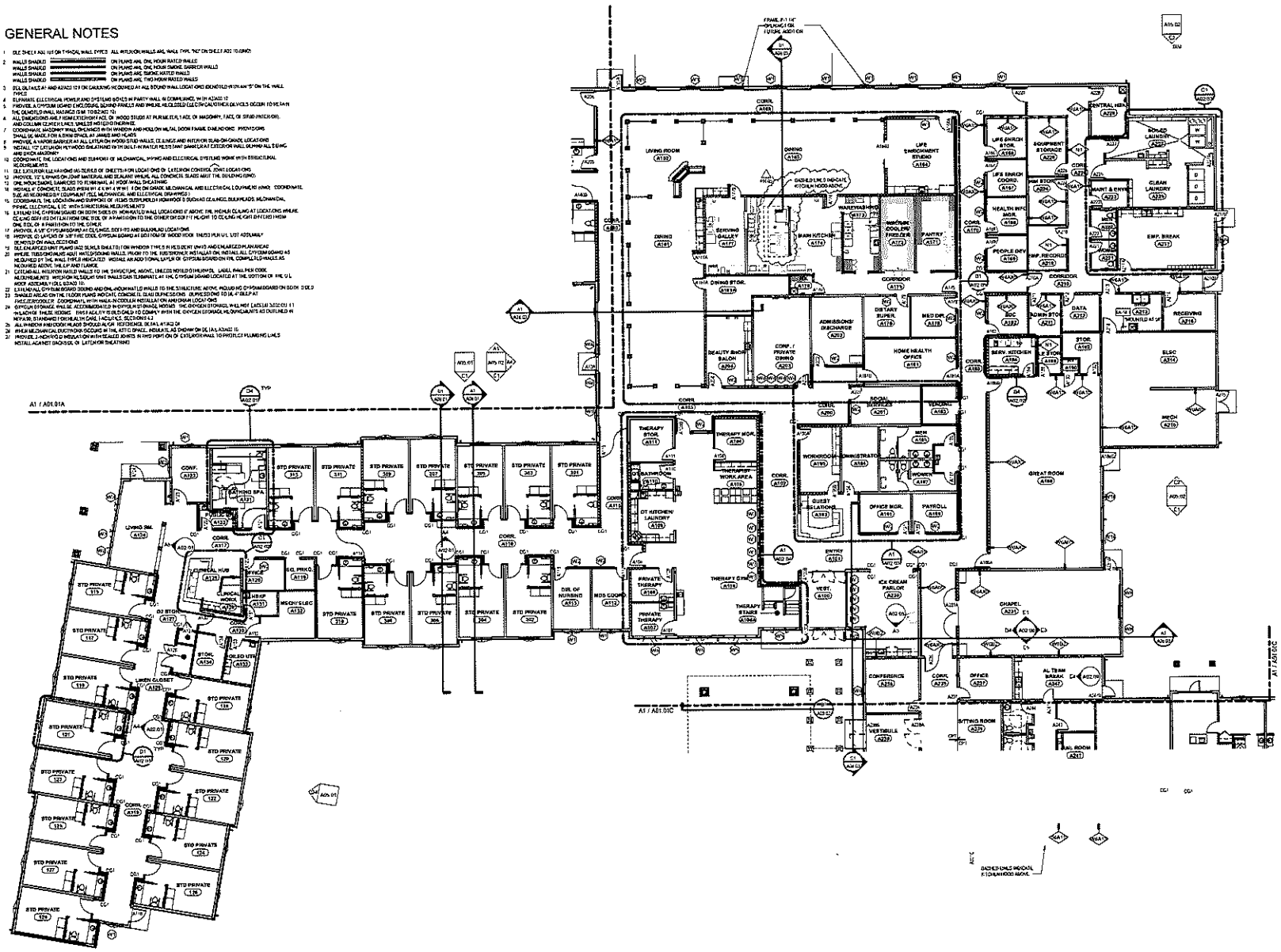
© 2018 RDG Planning & Design
THIS DRAWING AND DESIGN IS THE PROPERTY OF RDG PLANNING & DESIGN. REPRODUCTION OF THIS DRAWING OR DESIGN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS PROHIBITED. THIS DRAWING AND DESIGN MAY BE USED FOR THE BROOKESTONE GARDENS PROJECT AT 2615 WEST 11TH STREET IN KEARNEY, NEBRASKA ONLY. ANY OTHER USE OR REPRODUCTION IS PROHIBITED. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF RDG PLANNING & DESIGN. ALL REPRODUCTIONS MUST BEAR THE RDG PLANNING & DESIGN COPYRIGHT NOTICE.

FLOOR PLAN
LEVEL 1 - AREA A

A01.01A

GENERAL NOTES

1. SEE SHEET A0.0 1 FOR TYPICAL WALL TYPES. ALL INTERIOR WALLS ARE WALL TYPE "N2" ON SHEET A0.0 1 (UNO)
2. WALLS SHADED — ON PLANS ARE ONE HOUR RATED WALLS
   WALLS SHADED — ON PLANS ARE ONE HOUR SMOKE BARRIER WALLS
   WALLS SHADED — ON PLANS ARE SMOKE RATED WALLS
   WALLS SHADED — ON PLANS ARE TWO HOUR RATED WALLS
3. SEE DETAILS A1 AND A2/A2.0 1 FOR CAULKING REQUIRED AT ALL SOUND WALL LOCATIONS IDENTIFIED WITH NOTE "S" ON THE WALL TYPES
4. ELIMINATE ELECTRICAL POWER AND SWITCHES BOXES IN PARTY WALL IN COMPLIANCE WITH A2/A2.0 1
5. PROVIDE A GYPSUM BOARD ENCLOSURE BEHIND PANELS AND WHERE REQUIRED ELECTRICAL OTHER DEVICES OCCUR TO REMAIN THE DEMOLITION WALL MATERIALS (SEE TO A2/A2.0 1)
6. ALL DIMENSIONS ARE FROM EXISTING FACE OF WOOD STUDS AT PLASTER, FACE OF MASONRY, FACE OF STUD (INTERIOR), AND CENTERLINE OF PIPES, UNLESS NOTED OTHERWISE.
7. COORDINATE MASONRY WALL OPENINGS WITH WINDOW AND HOLLOW METAL DOOR FRAME DIMENSIONS. PROVIDE SHIMS, BE MADE FOR A SMOOTH FINISH, AS JAMBS AND HEADS
8. PROVIDE A VAPOR BARRIER AT ALL LATHS ON WOOD STUD WALLS, CEILINGS AND INTERIOR SLAB-ON-GRADE LOCATIONS
9. INSTALL 1/2" LATHS ON PLYWOOD SHEATHING WITH BUILT-IN WATER RESISTANT BARRIER AT EXTERIOR WALL GROUND ALL EDGING AND BRICK MASONRY
10. COORDINATE THE LOCATIONS AND SUPPORT OF MECHANICAL, PIPING AND ELECTRICAL SYSTEMS WORK WITH STRUCTURAL REQUIREMENTS
11. SEE INTERIOR ELEVATIONS (ALSO SERIES OF SHEETS) FOR LOCATIONS OF EXTERIOR CONTROL JOINT LOCATIONS
12. PROVIDE 1/2" SPACERS ON JOINT MATERIAL AND SEALANT WHERE ALL CONCRETE SLABS MEET THE BUILDING (UNO)
13. ONE HOUR SMOKE BARRIERS TO REMAIN WALL AT ROOF WALL SHEATHING
14. INSTALL 6" CONCRETE SLABS WITH WWF 6 X 6 W1.4 X W1.4 ON GRADE MECHANICAL AND ELECTRICAL EQUIPMENT (UNO). COORDINATE SIZE AS REQUIRED BY EQUIPMENT (SEE MECHANICAL AND ELECTRICAL DRAWINGS).
15. COORDINATE THE LOCATIONS AND SUPPORT OF HEAVY SUSPENDED FIXTURES (SUCH AS CEILINGS, BULKHEADS, MECHANICAL PIPING, ELECTRICAL, ETC. WITH STRUCTURAL REQUIREMENTS
16. INSTALL THE GYPSUM BOARD ON BOTH SIDES OF NON-RATED WALL LOCATIONS IF ABOVE THE HEIGHT CEILING AT LOCATIONS WHERE CEILING DEPTH IS 0 FT (LATHS FROM ONE SIDE OF A PARTITION TO THE OTHER OR DEPTH HEIGHT TO CEILING HEIGHT DIFFERENT FROM ONE SIDE OF A PARTITION TO THE OTHER
17. PROVIDE A 1/8" GYPSUM BOARD AT CEILINGS, DOFFITS AND BULKHEAD LOCATIONS
18. PROVIDE (2) LAYERS OF 5/8" FIRE TOOL GYPSUM BOARD AT BOTTOM OF WOOD ROOF TRUSS FOR U.L. LIST ADDITIONAL DETAILS ON WALL SECTIONS
19. SEE ENGINEERED UNIT PLANS (A02 SERIES) FOR DETAILS ON WINDOW TYPES IN RESIDENT UNITS AND ENGINEERED PLANS AREAS
20. WHERE TILE BOARD WALLS ADJACENT WATER BOARD WALLS, PRIOR TO THE SUBCONTRACTOR INSTALLATION, INSTALL ALL GYPSUM BOARD AS REQUIRED BY THE WALL TYPES INDICATED. INSTALL AN ADDITIONAL LAYER OF GYPSUM BOARD ON THE COMPLETED WALLS AS REQUIRED ABOVE THE LAP AND FLANGE
21. EXTERIOR ALL INTERIOR WALLS TO THE STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. LABEL WALL PER CODE REQUIREMENTS. KITCHEN HOOD SUPPLY UNIT WALLS SHALL BE TERMINATED AT THE GYPSUM BOARD LOCATED AT THE BOTTOM OF THE U.L. ROOF ASSEMBLY (SEE A2/A2.0 1)
22. EXTERIOR ALL GYPSUM BOARD BOTTOM AND ONE HOUR RATED WALLS TO THE STRUCTURE ABOVE, INCLUDING GYPSUM BOARD ON BOTH SIDES
23. SHADED AREAS ON THE FLOOR PLANS INDICATE CONCRETE SLAB DEPRESSIONS. DEPRESSIONS TO BE 4" DEEP AT PARTIALLY COVERED COORDINATE WITH WALL-IN COOLER INSTALLATION AND FINAL LOCATIONS
24. GYPSUM STORAGE WALLS SHALL BE ACCOMMODATED IN GYPSUM STORAGE ROOMS. THE OXYGEN STORAGE WALL MUST EXTEND TO THE ROOF. THESE ROOMS MUST FACILITY BUILDING TO COMPLY WITH THE OXYGEN STORAGE REQUIREMENTS AS OUTLINED IN NFPA 99, STANDARDS FOR HEALTH CARE FACILITIES, SECTIONS 5.2
25. ALL WINDOW AND DOOR HEADS SHOULD ALIGN REFERENCE DETAILS A1/A2/A2.0
26. WHEN MECHANICAL DUCTWORK OCCURS IN THE ATTIC SPACE, INSULATE AS SHOWN ON DETAILS A2/A2.0 1
27. PROVIDE 2-INCH FOG INSULATION WITH SEALED JOINTS IN THE PORTION OF EXTERIOR WALL TO PROTECT PLUMBING LINES INSTALL AGAINST BACKSIDE OF LATH OR SHEATHING



A1 FLOOR PLAN LEVEL 1 - AREA B
3/32" = 1'-0"

CONSTRUCTION DOCUMENTS

BROOKESTONE GARDENS

RDG PLANNING & DESIGN

ARCHITECT
STRUCTURAL
MECH ELEC/PLUMB
LANDSCAPING
INTERIORS
CIVIL

Brookestone Gardens
8455 Mercy Street
Kearney, NE 68845

Vetter Senior Living

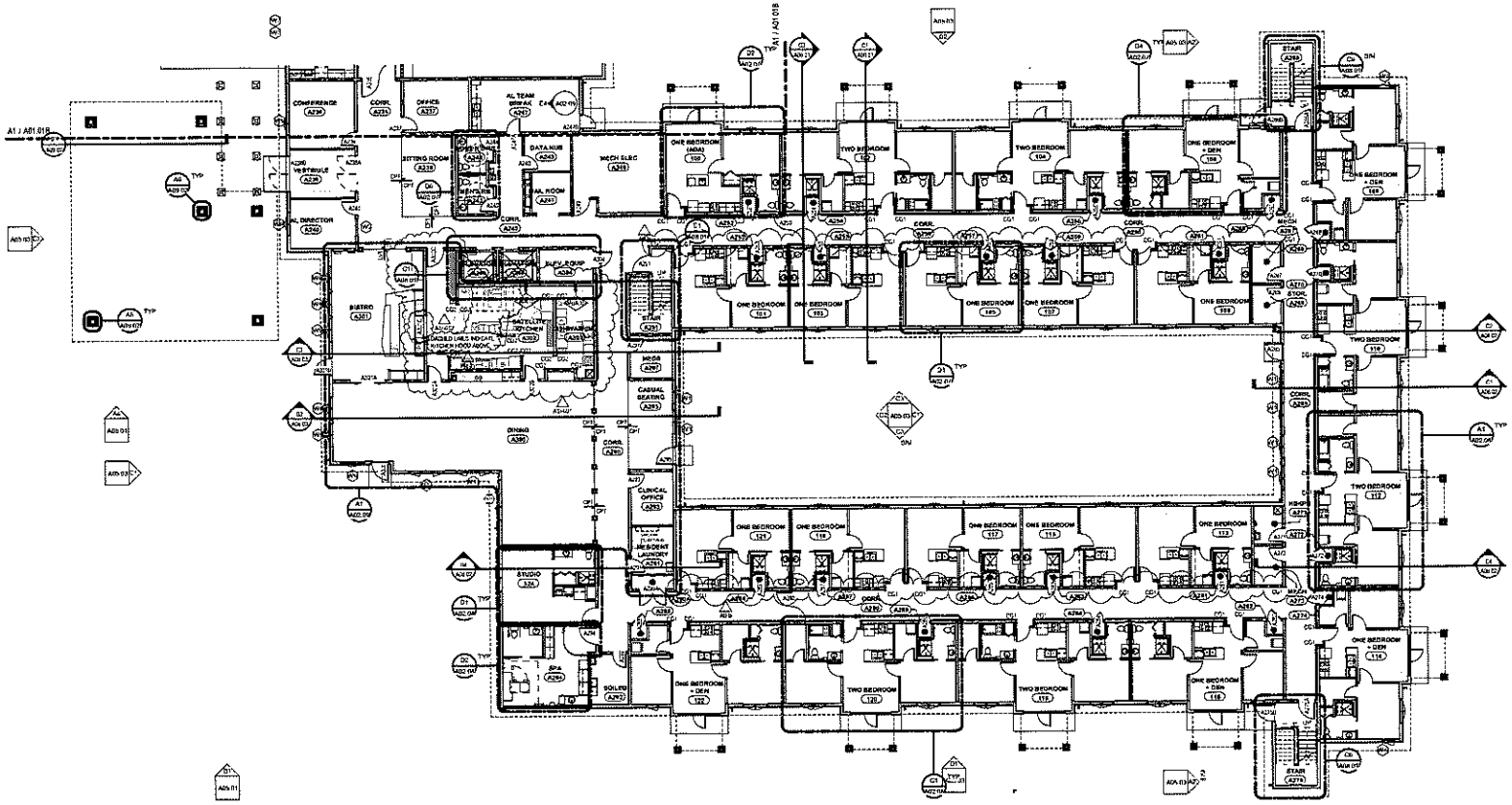
RDG Planning & Design

FLOOR PLAN
LEVEL 1 - AREA B

A01.01B

GENERAL NOTES

1. SEE SHEET A001 TO 0.08 FOR TYPICAL WALL TYPES. ALL WALLS ON WALLS ARE WALL TYPE "W0" ON SHEET A001 TO 1.0 (UNO)
2. WALLS SHADED — ON PLANS ARE ONE HOUR RATED WALLS
   WALLS SHADED — ON PLANS ARE ONE HOUR DENAL BARRIER WALLS
   WALLS SHADED — ON PLANS ARE ZERO RATED WALLS
   WALLS SHADED — ON PLANS ARE TOTO HOUR RATED WALLS
3. SEE DETAILS A1 AND A2.02 TO 1.0 ON CASEWORK REQUIRED AT ALL STUDIO WALL LOCATIONS (REFER TO FLR WITH AN "S" ON THE WALL TYPES)
4. SUPPORTS, ELECTRICAL POWER AND SYSTEMS WORLD DEPARTY WALL IN COMPLIANCE WITH A2.02 TO
5. PROVIDE A GYPSUM SOUND ENCLOSURE, BOARD PANELS AND WHERE REQUIRED DELECTRICAL OR HVAC DEVICES OCCUR IN THE TAN THE DEMISED SHALL MEANS THE 10 SEAC 10
6. ALL PARTIONS ARE FROM STUDIONIC ACC OF WOOD STUDS AT PERIMETER 2 ACC OF MASONRY 4 ACC OF STUD PARTITIONS, AND TO LIMITS WITH RULE 3 SHALL BE NOTED OTHERWISE
7. COORDINATE MASONRY WALL OPENINGS WITH WINDOW AND HOLLOW METAL DOOR FRAME DIMENSIONS INDIVIDUAL SHALL BE MADE FOR A SMALL SPACE AT JAMBS (REFER ACC)
8. PROVIDE A WINDOW BARRIER AT ALL CATEGORY WOOD STUD WALLS, CLEANING AND WALK ON DUG-ON GRADE, LOCATIONS
9. INSTALL 1/2" EXTERIOR PLYWOOD SHEATHING WITH BUILT-IN WATER RESISTANT BARRIER AT LATERAL OR WALL BEHIND ALL SIDING AND SHOP MASONRY
10. COORDINATE THE LOCATIONS AND SUPPORTS OF MECHANICAL, PIPING AND ELECTRICAL SYSTEMS WORK WITH STRUCTURAL REQUIREMENTS
11. SEE ELEVATION ELEVATIONS AS SHEETS 1.0 FOR LOCATIONS OF EXTERIOR CONTROL JOINT LOCATIONS
12. PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT WHERE ALL CONCRETE, BLOCK ABUT THE BUILDING (UNO)
13. ONE HOUR SMOKE BARRIERS TO TERMINATE AT HOOF WALL SHEATHING
14. INSTALL 4" CONCRETE, SEALED WITH 4" X 4" X 4" WIRE FROM GRADE, MECHANICAL AND ELECTRICAL EQUIPMENT (UNO) COORDINATE SIZES AS REQUIRED BY EQUIPMENT (SEE MECHANICAL AND ELECTRICAL DRAWINGS)
15. COORDINATE THE LOCATION AND SUPPORT OF STUDS BUTTERFLIES FROM HOOFS SUCH AS DEVICES, MEMBRANES, MECHANICAL PIPING, ELECTRICAL, ETC WITH STRUCTURAL REQUIREMENTS
16. LATERAL THE GYPSUM BOARD ON BOTH SIDES OF NON-RATED WALL LOCATIONS 4" ABOVE THE HIGHER CEILING AT LOCATIONS WHERE CEILING DOES NOT EXTEND FROM ONE SIDE OF A PARTITION TO THE OTHER ON 30" 0.8 HEIGHT TO CEILING HEIGHT SHEETS FROM ONE SIDE OF A PARTITION TO THE OTHER
17. PROVIDE A 1/4" GYPSUM BOARD AT CEILINGS, SOFFITS, AND WAINSCOT LOCATIONS
18. PROVIDE (2) LAYERS OF 1/2" FIRE COOL GYPSUM BOARD AT BOTTOM OF WOOD HOOF (RATED PER U.L. L511 ASSEMBLY BUNDLED ON WALL SUPPORT
19. SEE LINEARFIELD UNIT PLANS AND SCHEDULES 1.0 ON WINDOW TYPES AS REQUIRED UNITS AND ENLARGED PLANS AT
20. WHERE TUB SURROUNDS AND WAINSCOT AND WALLS FROM TO THE TUB/SHOWER INSTALLATION, INSTALL ALL GYPSUM BOARD AS REQUIRED BY THE WALL TYPES INDICATED. INSTALL AN ADDITIONAL LAYER OF GYPSUM BOARD ON THE COMPLETED WALLS AS REQUIRED ABOVE, THE LAY AND TANGE
21. EXTEND ALL INTERIOR RATED WALLS TO FIN. STRUCTURE ABOVE, UNLESS NOTED OTHERWISE. LABEL WALL FOR FIRE REQUIREMENTS. REFER TO REFLECTED UNIT WALL DAN DIAGRAM AT THE GYPSUM BOARD LOCATED AT THE BOTTOM OF THE U.L. HOOF ASSEMBLY CELL 10 A2.10
22. EXTEND ALL GYPSUM BOARD SOUND AND ONE HOUR RATED WALLS TO THE STRUCTURE ABOVE, INCLUDING GYPSUM BOARD ON BOTH SIDES
23. STRADDLE AND ON THE 1 LOCATIONS INDICATE CONCRETE, SEAL DEMISE BOARD DEMISE BOTTOM TO THE 4" DEEP AT A RELAX TO FLAT DOORS WITH WALK ON COOLER INSTALLATION AND ENLARGED LOCATIONS
24. GYPSUM STORAGE WALL SHALL ACCOMMODATE IN GYPSUM STORAGE, HOOKING THE GYPSUM STORAGE, WHICH NOT EXCEED 3000 CU FT IN EACH OF THESE ROOMS. THIS FACILITY IS REQUIRED TO COMPLY WITH THE GYPSUM STORAGE, REQUIRE MUNITS AS OUTLINED IN NFPA 70, STANDARDS ON HEALTH CARE FACILITIES SECTION 8.4.2
25. ALL WINDOW AND DOOR HEADS SHOULD ALIGN WITH REFERENCE DETAIL AS A2.02 TO
26. WHERE MECHANICAL SHEETWORK OCCURS IN FIN. ATTIC SPACE, INSULATE AS SHOWN ON DETAIL A2.02 TO
27. PROVIDE 1/2" INCH RIGID INSULATION WITH SEALED JOINTS IN THE POINT ON OR CEILING WALL TO PROTECT PLUMBING LINES INSTALL AGAINST BACKSIDE OF EXTERIOR SHEATHING



A1 FLOOR PLAN LEVEL 1
3/32" = 1'-0"

CONSTRUCTION DOCUMENTS

BROOKESTONE GARDENS

RDG PLANNING & DESIGN

ARCHITECT
STRUCTURAL
MECHANICAL/PLUMB
LANDSCAPING
INTERIORS
CIVIL

Brookestone Gardens
2615 West 11th Street
Kearney, NE 68845

Vetter Senior Living

REVISIONS

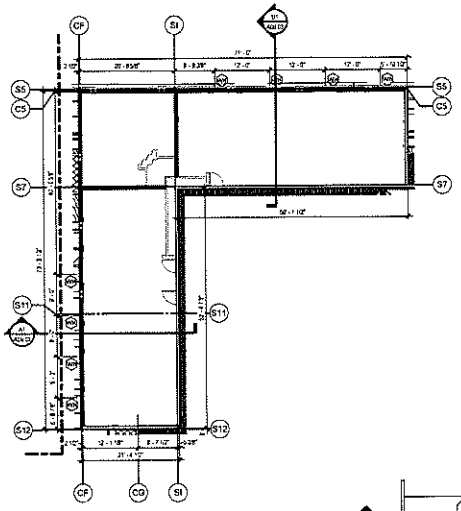
7	11-06-17	A01.01
6	2-23-18	A01.01
5	3-23-18	A01.01
4	3-23-18	A01.01

DATE 11/13/2017
PROJECT NO. 3001.07.18
SCALE

© 2017 RDG Planning & Design
THIS DOCUMENT IS THE PROPERTY OF RDG PLANNING & DESIGN. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE REPRODUCED OR TRANSMITTED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF RDG PLANNING & DESIGN.
PROVIDING STRONG SUPPORT.

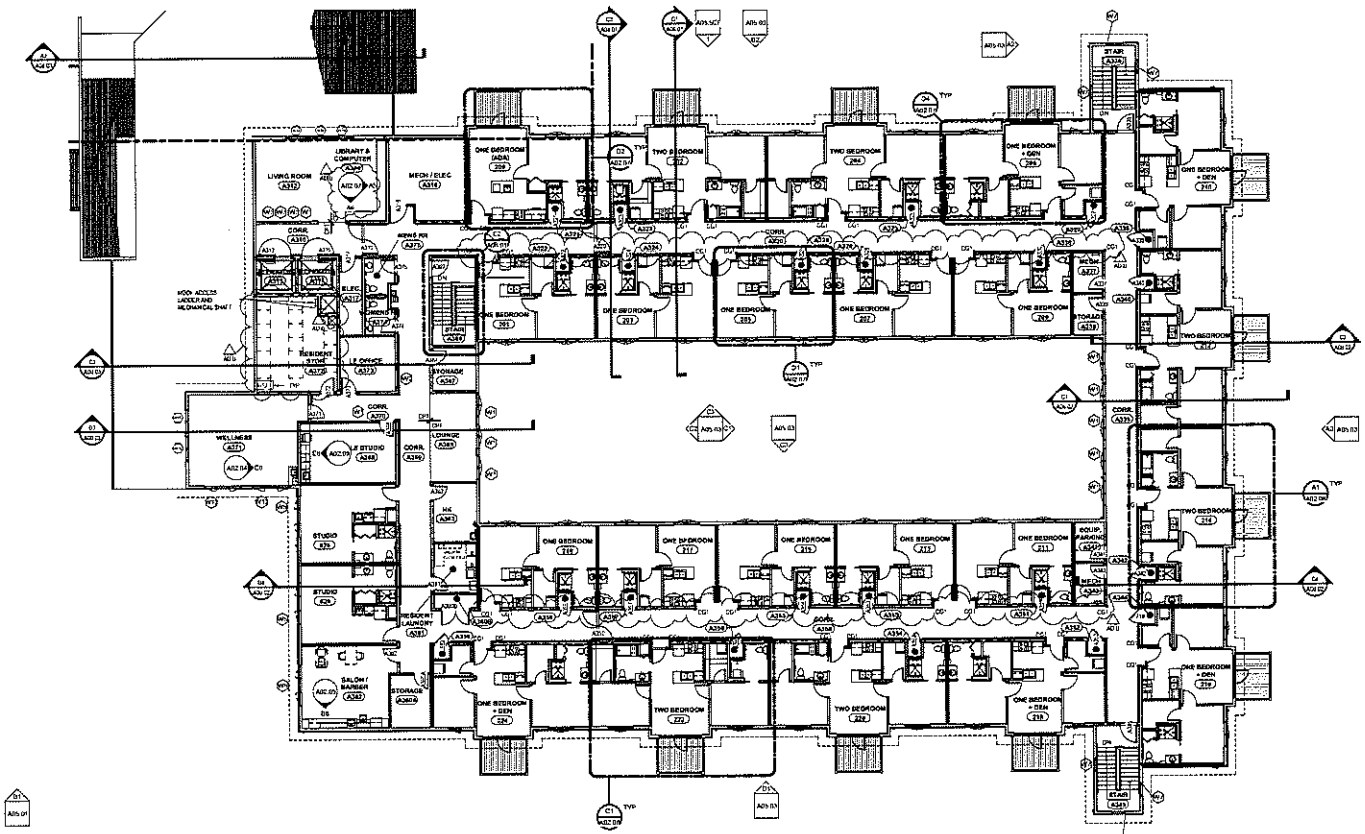
FLOOR PLAN
LEVEL 1 - AREA C

A01.01C



C1 FLOOR PLAN - CLERESTORY
3/32" = 1'-0"

1. SEE SHEETS A02.10 FOR TYPICAL WALL TYPES. ALL INTERIOR WALLS ARE WALL TYPE "NC" ON SHEET A02.10 (UNO)
2. WALLS SHADED — ONE HOUR RATED WALLS
   WALLS SHADED — ONE HOUR RATED SMOKE BARRIER WALLS
   WALLS SHADED — ONE HOUR RATED SHORT WALLS
   WALLS SHADED — ONE HOUR AND TWO HOUR RATED WALLS
3. SEE DETAILS A1.01 AND A2.10 & 12 FOR CAULKING REQUIRED AT ALL EXTERIOR WALL LOCATIONS (EXCEPTED WITHIN "TS" ON ONE HOUR TYPES)
4. ELEVATE ELECTRICAL POWER AND SYSTEMS BOXES IN RATED WALL IN COMPLIANCE WITH ADA 2010
5. PROVIDE A GYPSUM BOARD ENCLOSURE BEHIND RAILS AND WHERE RECESSED ELECTRICAL OUTLETS OCCUR TO RETAIN THE SEAL OF THE WALL. MAINTAIN THE 10 BOX RULE
6. ALL SHELVING AND ITEMS EXTERIOR TO ACL OF WOOD STUDS AT HUMIDITY FACE OF MASONRY, FACE OF STUD INTERIOR, AND COLUMN CENTER LINES, UNLESS NOTED OTHERWISE
7. EXTERIOR MASONRY WALL OPENINGS WITH WINDOW AND HOLLOW METAL DOOR FRAME DIMENSIONS PROVIDED SHALL BE MADE FOR A GRAY SPACE AT JAMBS AND HEADS
8. PROVIDE A VAPOR BARRIER AT ALL EXTERIOR WOOD STUD WALLS, CLOSETS AND INTERIOR DUCT SHAFTS LOCATIONS
9. NOT USED
10. INSTALL 1/2" EXTERIOR PLYWOOD SHEATHING WITH SUPPLI-IN WATER RESISTANT BARRIER AT EXTERIOR WALL BEHIND ALL SIDING AND BRICK MASONRY
11. COORDINATE THE LOCATIONS AND SUPPORT OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS WORK WITH STRUCTURAL REQUIREMENTS
12. SEE EXTERIOR ELEVATIONS (AS SHEETS OR SHEETS) FOR LOCATIONS OF EXTERIOR CONTROL JOINT LOCATIONS
13. PROVIDE 1/2" EXPANSION JOINT MATERIAL AND SEALANT WHERE ALL CONCRETE SLABS ABUT THE BUILDING (UNO)
14. ONE HOUR THERMOTEC BARRIER TO TUNNELS AT WOOD WALL SHEATHING
15. INSTALL 4" CONCRETE SLABS WITH WIRE MESH 6 X 6 W1.4 W1.4 FOR ON GRADE MECHANICAL AND ELECTRICAL EQUIPMENT (UNO). COORDINATE SIZE AND REQUIREMENTS WITH MECHANICAL AND ELECTRICAL DRAWINGS
16. COORDINATE THE LOCATION AND SUPPORT OF ITEMS SUSPENDED FROM ROOFS SUCH AS DEVICES, SKYLIGHTS, MECHANICAL, PLUMBING, ELECTRICAL, ETC WITH STRUCTURAL REQUIREMENTS
17. EXTEND THE GYPSUM BOARD ON BOTH SIDES OF NON-RATED WALL LOCATIONS 4" ABOVE THE HIGHER CEILING AT LOCATIONS WHERE CEILING HEIGHT DIFFERS FROM ONE SIDE OF A PARTITION TO THE OTHER OR DIFFERS IN HEIGHT TO CEILING HEIGHT DIFFERS FROM ON SIDE OF A PARTITION TO THE OTHER
18. PROVIDE A 5/8" GYPSUM BOARD AT CEILINGS, SOFFITS, AND BULKHEADS LOCATIONS
19. PROVIDE 3/1 LAYERS OF 5/8" FIRE CODE GYPSUM BOARD AT BOTTOM OF WOOD WORK TRUSSES PER U.L. LIST ASSEMBLY (UNITED ON WALL SECTIONS)
20. SEE UNIFORM UNIT PLANS (AS SERIES SHEETS) FOR WINDOW TYPES INTERIOR UNITS AND ENLARGED PLAN AREAS
21. WHERE TUB/SHOWERS ADJACENT WALLS/DRAWALLS, PRIOR TO THE TUB/SHOWER INSTALLATION, INSTALL ALL GYPSUM BOARD AS REQUIRED BY THE WALL TYPES INDICATED. INSTALL AN ADDITIONAL LAYER OF GYPSUM BOARD ON THE COMPLETED WALLS AS REQUIRED ABOVE THE LIP AND FLANGE
22. EXTEND ALL INTERIOR RATED WALLS TO THE STRUCTURAL ABOVE, UNLESS NOTED OTHERWISE. LABEL WALL PER CODE REQUIREMENTS. INTERIOR NON RATED WALLS TO THE STRUCTURAL ABOVE. NON RATED WALLS CAN TERMINATE AT THE GYPSUM BOARD LOCATED AT THE BOTTOM OF THE U.L. WOOD ASSEMBLY (U.L. CERTIFIED)
23. EXTEND ALL GYPSUM BOARD BOUND AND ONE HOUR RATED WALLS TO THE STRUCTURE ABOVE, INCLUDING GYPSUM BOARD ON BOTH SIDES
24. CHANGE IN HEAD ON THE FLOOR PLANS INDICATE CORRIDOR FLOOR TRANSITIONS OVER DOUBLE DOORS, FOR FLOORING, TILE, & "BELT AT THRESHOLD/COVER. COORDINATE WITH THE WALL IN ROOM INSTALLATION AND DRAWING LOCATIONS
25. GYPSUM STORAGE WILL BE ACCOMMODATED IN GYPSUM STORAGE ROOMS. THE GYPSUM STORAGE WILL NOT EXCEED SIZE OF 4' HEIGHT OF THESE ROOMS. THIS ADJUSTMENT IS DESIGNED TO COMPLY WITH THE GYPSUM STORAGE REQUIREMENTS AS OUTLINED IN NFPA 80, STANDARD FOR HALLTH CODE, FIGURE 4.3.3, SECTION 4.3
26. ALL WINDOW AND DOOR HEADS SHOWED ALIGN TO LINTELS, OR ALL CLEAR TO
27. WHERE MECHANICAL ELECTRICAL OCCURS IN THE ATTIC SPACE, INSULATE AS SHOWN ON DETAIL CS/A2.10
28. PROVIDE 2 INCH RIGID INSULATION WITH SUALED JOINTS IN THIS PORTION OF EXTERIOR WALL TO PROTECT PLUMBING LINES INSTALL AGAINST DAMPSUSE OF EXTERIOR SHEATHING



A1 LEVEL 2 AL
3/32" = 1'-0"

BROOKESTONE GARDENS

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION DOCUMENTS

RDG PLANNING & DESIGN

ARCHITECT

STRUCTURAL

MECH/ELEC/PLUMB

INTERIORS

LANDSCAPING

Brookestone Gardens
2615 West 11th Street
Kearney, NE 68845

Vetter Senior Living

FLOOR PLAN
LEVEL 2

A01.02

RDG Planning & Design
THIS DOCUMENT IS THE PROPERTY OF RDG PLANNING & DESIGN. THE INFORMATION CONTAINED HEREIN IS PROPRIETARY AND SHALL BE KEPT CONFIDENTIAL. THIS DOCUMENT SHALL NOT BE REPRODUCED, IN WHOLE OR IN PART, NOR SHALL IT BE DISTRIBUTED OR MADE AVAILABLE TO ANYONE OTHER THAN THE PERSON OR ENTITY FOR WHOM IT WAS PREPARED WITHOUT THE EXPRESS WRITTEN PERMISSION OF RDG PLANNING & DESIGN.

Michaelle Trembly, City Clerk
Lauren Brandt, Deputy City Clerk
City of Kearney
18 East 22nd Street
P. O. Box 1180
Kearney, NE 68848-1180

TELEPHONE · (308) 233-3216
E-MAIL · mtrembly@kearneygov.org
lbrandt@kearneygov.org
WEBSITE · www.cityofkearney.org

June 14, 2017

VSL Kearney, LLC
20220 Harney Street
Elkhorn, NE 68022

RE: Annexation of Brookestone Gardens Addition

The City Council at their regular meeting held on June 13, 2017 approved your Applications for property described as a tract of land being a part of the Southeast Quarter of the Southwest Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska and located northeast of the 27th Avenue and 11th Street intersection to: (1) rezone from Agricultural District to Urban Residential Multi-Family (Medium Density)/Planned Development Overlay District, (2) the final plat and annexation of Brookestone Gardens Addition, and (3) Planned District Development Plan for construction of a skilled nursing facility and an apartment assisted living facility.

The Final Plat and Subdivision Agreement must be filed with the Buffalo County Register of Deeds no later than September 13, 2017. I have enclosed copies of Resolution No. 2017-98 annexing the property and Resolution No. 2017-99 approving the development plans for your files.

We welcome your new development into the City limits. As you are aware, Kearney has a lot to offer with regard to City services. For local option tax purposes, the territory affected shall be considered annexed to the City on the first day of a calendar quarter which is at least 120 days following receipt of the resolution or ordinance and map by the State Tax Commissioner and at least 60 days after the State Tax Commissioner provides notice to the retailers. Therefore, the sales tax will take effect on January 1, 2018.

If you have any questions, please contact me at 233-3216.

Sincerely,

CITY OF KEARNEY

Lauren Brandt

Lauren Brandt
Deputy City Clerk

Enclosures

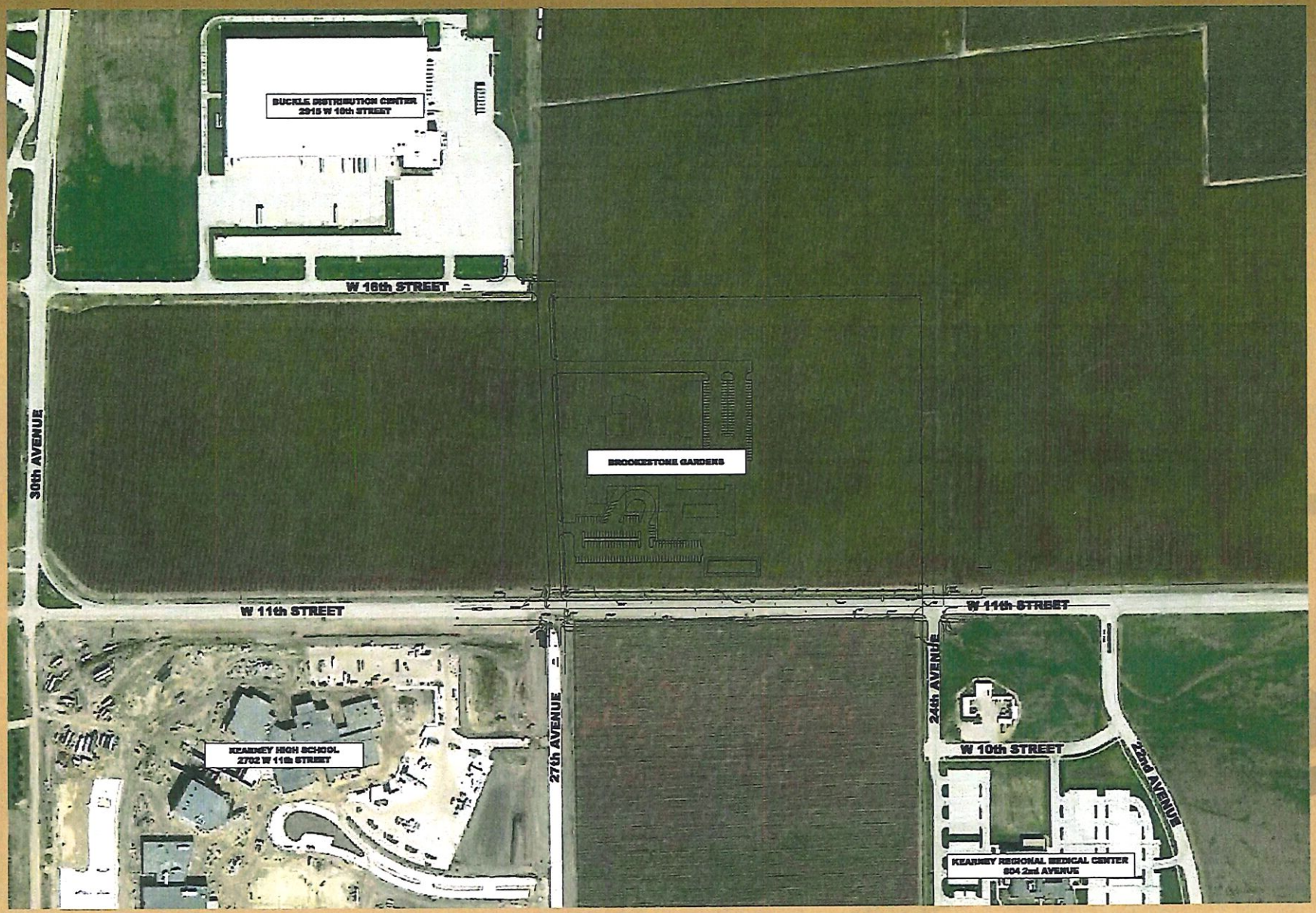
pc: Development Services
Buffalo Surveying

RESOLUTION NO. 2017-98

WHEREAS, an Application has been submitted by Buffalo Surveying for VSL Kearney, LLC for the inclusion of Brookestone Gardens Addition, an addition within the corporate boundaries of the City of Kearney said property described as a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of Section 3 and assuming the South line of the Southwest Quarter of Section 3 as bearing N 89°56'02" E and all bearings contained herein are relative thereto; thence on the South line of the Southwest Quarter of said Section 3, N 89°56'02" E a distance of 1540.00 feet to the ACTUAL PLACE OF BEGINNING, said point being the Southeast Corner of a tract of land described on Limited Partnership Warranty Deed filed at Instrument 2014-07777, recorded on December 19, 2014 in the office of the Register of Deeds of Buffalo County; thence continuing on the South line of the Southwest Quarter of Section 3, S 89°56'02" E a distance of 1145.77 to the Southeast Corner of the Southwest Quarter of said Section 3; thence on the South line of the Southwest Quarter of the Southeast Quarter of said Section 3, N 89°55'32" E a distance of 66.00 feet; thence leaving the South line of the Southwest Quarter of the Southeast Quarter of said Section 3, N 00°03'58" W a distance of 1009.95 feet; thence S 89°55'54" W a distance of 1245.70 feet to the Southeast Corner of Lot 1, Buckle Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence on the East line of said Buckle Second Addition, S 01°21'37" W a distance of 66.02 feet to the Southeast Corner of said Buckle Second Addition, such point also being the Northeast Corner of said tract of land described on the Limited Partnership Warranty Deed filed at Instrument 2014-07777; thence on the East line of said tract of land described on Limited Partnership Warranty Deed filed at Instrument 2014-07777, S 02°13'27" E a distance of 944.59 feet to the place of beginning, containing 28.53 acres, more or less, all in Buffalo County, Nebraska; and

WHEREAS, the Kearney City Planning Commission has received and held a public hearing on May 19, 2017 on the inclusion of Brookestone Gardens Addition within the

AERIAL PHOTO



RESOLUTION NO. 2017-97

BE IT RESOLVED BY THE PRESIDENT AND COUNCIL OF THE CITY OF KEARNEY, NEBRASKA, that the plat of Brookestone Gardens Addition, an addition to the City of Kearney, Buffalo County, Nebraska for a tract of land being part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 8 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska, more particularly described as follows: Referring to the Southwest Corner of Section 3 and assuming the South line of the Southwest Quarter of Section 3 as bearing N 89°56'02" E and all bearings contained herein are relative thereto; thence on the South line of the Southwest Quarter of said Section 3, N 89°56'02" E a distance of 1540.00 feet to the ACTUAL PLACE OF BEGINNING, said point being the Southeast Corner of a tract of land described on Limited Partnership Warranty Deed filed at Instrument 2014-07777, recorded on December 19, 2014 in the office of the Register of Deeds of Buffalo County; thence continuing on the South line of the Southwest Quarter of Section 3, S 89°56'02" E a distance of 1145.77 to the Southeast Corner of the Southwest Quarter of said Section 3; thence on the South line of the Southwest Quarter of the Southeast Quarter of said Section 3, N 89°55'32" E a distance of 66.00 feet; thence leaving the South line of the Southwest Quarter of the Southeast Quarter of said Section 3, N 00°03'58" W a distance of 1009.95 feet; thence S 89°55'54" W a distance of 1245.70 feet to the Southeast Corner of Lot 1, Buckle Second Addition, an addition to the City of Kearney, Buffalo County, Nebraska; thence on the East line of said Buckle Second Addition, S 01°21'37" W a distance of 66.02 feet to the Southeast Corner of said Buckle Second Addition, such point also being the Northeast Corner of said tract of land described on the Limited Partnership Warranty Deed filed at Instrument 2014-07777; thence on the East line of said tract of land described on Limited Partnership Warranty Deed filed at Instrument 2014-07777, S 02°13'27" E a distance of 944.59 feet to the place of beginning, containing 28.53 acres, more or less, all in Buffalo County, Nebraska duly made out, acknowledged and certified, and the same hereby is approved in accordance with the provisions and requirements of Section 19-916 of the Nebraska Revised Statutes, be accepted and ordered filed and recorded in the Office of the Register of Deeds of Buffalo County, Nebraska; said addition is hereby included within the corporate limits of said City and shall be and become a part of said City for all purposes whatsoever, and the inhabits of such addition shall be entitled to all the rights and privileges and shall be subject to all laws, ordinances, rules and regulations of said City.

BE IT FURTHER RESOLVED that the Subdivision Agreement, marked as Exhibit "A" attached hereto and made a part hereof by reference, be and is hereby approved and that the President of the Council be and is hereby authorized and directed to execute said agreement on behalf of the City of Kearney, Nebraska. Said Subdivision Agreement shall be filed with the final plat with the Buffalo County Register of Deeds.

BE IT FURTHER RESOLVED that the President of the Council be and is hereby authorized and directed to execute the final plat on behalf of the City of Kearney, Nebraska.

PASSED AND APPROVED THIS 13TH DAY OF JUNE, 2017.

ATTEST:

Lauren Brandt

LAUREN BRANDT
DEPUTY CITY CLERK

Stanley A. Clouse

STANLEY A. CLOUSE
PRESIDENT OF THE COUNCIL
AND EX-OFFICIO MAYOR

CITY OF KEARNEY
INCORPORATED MARCH 18, 1901
BUFFALO COUNTY, NEBRASKA

Subdivision Agreement For
Brookestone Garden Addition,
An Addition to the City of Kearney, Buffalo County, Nebraska

WHEREAS, VSL Kearney, LLC, a Nebraska Limited Liability Company, being Sole Owner, and Vetter Holdings, Inc., a Nebraska Corporation, as beneficiary under Deed of Trust (hereinafter referred to as "Owner"), being the owner and beneficiary of the following described tract of land:

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 SW1/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION THREE (3), TOWNSHIP EIGHT (8) NORTH, RANGE SIXTEEN (16) WEST OF THE 6TH PRINCIPAL MERIDIAN, BUFFALO COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SECTION 3 AND ASSUMING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 AS BEARING N 89°56'02" E AND ALL BEARINGS CONTAINED HEREIN ARE RELATIVE THERETO; THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, N 89°56'02" E A DISTANCE OF 1540.00 FEET TO THE ACTUAL PLACE OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED ON LIMITED PARTNERSHIP WARRENTY DEED FILED AT INSTRUMENT 2014-07777, RECORDED ON DECEMBER 19, 2014 IN THE OFFICE OF THE REGISTER OF DEEDS OF BUFFALO COUNTY; THENCE CONTINUING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, S 89°56'02" E A DISTANCE OF 1145.77 TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, N 89°55'32" E A DISTANCE OF 66.00 FEET; THENCE LEAVING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3, N 00°03'58" W A DISTANCE OF 1009.95 FEET; THENCE S 89°55'54" W A DISTANCE OF 1245.70 FEET TO THE SOUTHEAST CORNER OF LOT 1, BUCKLE SECOND ADDITION, AN ADDITION TO THE CITY OF KEARNEY, BUFFALO COUNTY, NEBRASKA; THENCE ON THE EAST LINE OF SAID BUCKLE SECOND ADDITION, S 01°21'37" W A DISTANCE OF 66.02 FEET TO THE SOUTHEAST CORNER OF SAID BUCKLE SECOND ADDITION, SUCH POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED ON THE LIMITED PARTNERSHIP WARRENTY DEED FILED AT INSTRUMENT 2014-07777; THENCE ON THE EAST LINE OF SAID TRACT ON LAND DESCRIBED ON LIMITED PARTNERSHIP WARRENTY DEED FILED AT INSTRUMENT 2014-07777, S 02°13'27" E A DISTANCE OF 944.59 FEET TO THE PLACE OF BEGINNING. CONTAINING 28.53 ACRES, MORE OR LESS, OF WHICH 0.92 ACRES, MORE OR LESS, ARE PRESENTLY USED FOR ROAD PURPOSES ON THE SOUTH SIDE.

WHEREAS, the Owner desires to subdivide the property and annex it into the City Limits of the City of Kearney; and

WHEREAS, the Owner has met with the City of Kearney Development Review Team (DRT) and the DRT has assigned the development DRT No. 16-033; and

WHEREAS, public improvements are necessary to allow the development of the property; and

WHEREAS, public improvements must be designed and constructed in compliance with the City of Kearney Subdivision Design Manual and Standard Specifications; and

WHEREAS, the Owner desires to utilize the Developer Constructed Infrastructure process outlined in Chapter 9 of the Kearney City Code to design, construct and pay for the public improvements; and

NOW, THEREFORE, the undersigned Owner and the City of Kearney, Nebraska (hereinafter referred to as the "City"), in consideration of the mutual covenants and agreements herein contained, agree as follows.

OWNER AGREES AS FOLLOWS:

1. That by signing this Subdivision Agreement the Owner agrees to enter into a Developer Constructed Infrastructure Agreement with the City of Kearney to construct the following improvements in accordance with the City of Kearney Standard Specifications and in accordance with the terms and conditions of Sections 1301 through 1319 inclusive of Chapter 9 of the Kearney City Code.

a) Construction of an eight (8) inch diameter ductile iron pipe water main as follows;
- From the existing water main located in 11th Street northward in proposed 27th Avenue to 16th Street.
- From the proposed water main in proposed 27th Avenue eastward along the proposed private road that is proposed along the north property line of Lot 1, Brookestone Garden Addition, then turning southward and continuing south following the east property line of Lot 1, Brookestone Garden Addition, to the existing water main in 11th Street.

Including all appurtenances including pavement removal and replacement, water main connections, borings, encasement pipe, fittings, valves, fire hydrants, and water services. Based on the Owner's estimates the cost of the water main, including engineering and construction inspection fees, is $178,665.00.

b) Construction of eight (8) inch diameter vitrified clay pipe sanitary sewer mains as follows;
- An eight (8) inch vitrified clay pipe sanitary sewer main from the existing manhole along 11th Street northward in an easement and in proposed 27th Avenue to 16th Street.
- An eight (8) inch vitrified clay pipe sanitary sewer main from an existing manhole along 11th Street east of the east property line of Lot 1, Brookestone Garden Addition, northward in an easement along the east property line of Lot 1, Brookestone Garden Addition.
- An eight (8) inch vitrified clay pipe sanitary sewer main from a proposed manhole on the proposed 8" sanitary sewer main in proposed 27th Avenue eastward in the private road located along the north property line of Lot 1, Brookestone Garden Addition.

Including all appurtenances including pavement removal and replacement, sewer main connections, borings, encasement pipe, fittings, manholes, and sanitary sewer services. Based on the Owner's estimates the cost of the sanitary sewer main, including engineering and construction inspection fees, is $176,901.50.

c) Construction of a six (6) inch thick, thirty-six (36) foot wide (back of curb to back of curb) 47 B Portland Cement concrete pavement, cul-de-sacs where applicable, including storm sewer as follows;
- From the intersection of existing 11th Street and 27th Avenue northward in proposed 27th Avenue to the proposed intersection with existing 16th Street.

Including all appurtenances including pavement removal and replacement, curbs, storm sewers and inlets. Based on the Owner's estimates the assessable cost of the paving and storm sewer, including engineering and construction inspection fees, is $329,016.00.

2. That by signing this Subdivision Agreement the Owner hereby agrees to construct the following improvements in accordance with Chapter 56, of the Kearney City Code.

a) Construction of storm water management facilities including detention/retention facilities and any associated piping, culverts drainage structures or similar appurtenances, as shown on the Public Works Plan for the Final Plat and the preliminary plat currently on file with the City of Kearney, Development Services Department, in accordance with the following requirements.

1. To construct a public storm water system based on the approved Public Works Plan and designed to the City of Kearney standards based on engineering calculations.

2. To construct storm water detention facilities based on the approved Public Works Plan and designed to City of Kearney standards for a 10 year storm in compliance with the policies of the City of Kearney and subject to the approval of the City Engineer.

3. To maintain said storm water facilities in perpetuity with all such maintenance costs borne collectively and proportionally by each Owner of each lot of the subdivision in the drainage basin served by the detention facilities. This obligation shall attach to all lots in the subdivision and shall run with the land. This agreement will be filed with the Buffalo County Register of Deeds office duly noting this obligation for all property owners in the subdivision. Should the owners of the property within this subdivision fail to maintain the storm water detention facilities, the City of Kearney is hereby granted the right to enter upon the property where the storm water detention facility is located and provide for such maintenance and shall charge the property owners within this subdivision proportionally for any and all costs relating to said maintenance. The minimum charge for maintenance by the City of Kearney shall be five hundred dollars ($500.00) for a mobilization fee and hourly thereafter at a rate of one hundred dollars ($100.00) per hour or a fraction thereof said fees being subject to change in the future to account for inflation. Owner further agrees that the Final Plat for this subdivision shall include a written notation dedicating the detention facilities to the use and benefit of each owner of each lot in this subdivision and that said owners collectively and proportionally shall be responsible for all ongoing maintenance costs required by said storm water facilities in perpetuity.

4. To allow the City access to said storm water facilities in the event of an emergency or in the event that the owner fails to maintain the detention facilities as required in this agreement. Owner further agrees in the event the City shall have cause to maintain the storm water facilities, any and all costs incurred by the City due to the maintenance of the storm water facility shall be paid by the property owners of the subdivision on a collective and proportional basis.

5. To comply with all requirements of the National Pollution Discharge Elimination System (NPDES) and to submit all required NPDES documentation to the City.

Owner estimates the cost to construct storm water detention and appurtenances is $15,000.00.

b) To comply with all requirements of the National Pollution Discharge Elimination System (NPDES) and to submit all required NPDES documentation to the City.

1. To construct erosion and sediment control structures as required by the Nebraska Department of Environmental Quality (NDEQ) Permit Number NER110000 for Storm Water Discharges from Construction Sites or by the City of Kearney Public Works Department through Chapter 9, Article 16, Construction and post Construction Storm Water Code, Unified Land Development Ordinance.

2. Erosion and sediment control structures must be constructed in compliance with the SWPPP that has been designed and updated by a qualified individual or in compliance with the best management practices approved by the Public Works Department.

3. Erosion and sediment control structures must be constructed after the construction of the Public Improvements, and any Private Improvements and as required by the NPDES SWPPP Permit and in accordance with the best management practices approved by the Public Works Department.

c.) That building permits will not be issued until all required erosion and sediment control structures have been constructed and approved by the Public Works Department.

d.) That additional building permits will not be issued if the approved structures are not properly maintained as reviewed and inspected by the Public Works Department.

e.) That at the time that a building permit is issued the responsibility for erosion and sediment control on the property to which the building permit has been issued will be that of the builder/permit holder and inspected by the Public Works Department.

f.) That building permit inspections will not be made if the erosion and sediment control structures are removed, not in place or are not maintained properly as determined by an inspection by the Public Works Department or the Development Services Department.

g.) Additional enforcement, if necessary, will be made as outlined and in compliance with Chapter 9, Article 16, Construction and Post Construction Storm Water Code, Unified Land Development Ordinance, Division 5 Enforcement, 9-1643 Violations, Enforcement and Penalties.

3. Site grading may be substantial on some portions of the property. The developer agrees that all grading and the expense to grade the property will be the cost of the developer.

4. Other utilities not operated by the City of Kearney, the Developer agrees to negotiate with electric, telecommunications, gas and other utilities to initiate service and to pay for the cost of construction of those utilities, if applicable, within the development, including conduit and

electrical wiring for street lights to be placed in accordance with the City of Kearney's standard street lighting requirements.

5. Owner agrees that the cost to maintain and the maintenance of all open spaces in the subdivision, including storm water detention cells, un-paved road right-of-way, roadway medians, boulevards, and other public right-of-way and open spaces, will be the obligation and responsibility of the Owner or an association of property owners.

6. To indemnify and hold harmless the City of Kearney and its agents and employees against all claim, damages, loses, or expenses, including reasonable attorney's fees that arise or allegedly arise out of the design or construction of the public improvements and the storm water management facilities, not due to the negligence or omissions on the part of the City of Kearney, its agents and employees. Further, Owners agree to indemnify the City of Kearney for any claims, damages, or expenses, including reasonable attorney's fees that arise out of or allegedly arise out of the design or construction of said storm water management facilities, such as damaging storm water runoffs that are caused by Owner's negligence or omission, or that of its agents or employees.

CITY AGREES AS FOLLOWS:

1. To comply with Sections 1301 through 1319 inclusive of Chapter 9 of the Kearney City Code as it applies to the public improvements for the subdivision set forth in this agreement.

2. To accept the public components of the storm sewer system contained within the public street right of ways or easements dedicated to the City. All other components of the storm drainage system, including storm water management facilities, such as detention basins, retention ponds, bio-swales, infiltration trenches, sediment basins, underground water storage, open ditches to storm water detention facilities and similar facilities shall not be the responsibility of the City and shall be maintained in perpetuity as specified in the "Owner Agrees" section of this agreement.

THE PARTIES AGREE AS FOLLOWS:

1. This instrument is the final expression of the agreement between the parties hereto and such agreement may not be contradicted by evidence of any prior oral agreement or of a contemporaneous oral agreement between the parties that allegedly exists.

2. This instrument contains the entire agreement between the parties, and no statements, promises or inducements made by either party or agent of either party that are not contained in this written contract shall be valid or binding; this contract may not be enlarged, modified, or altered except in writing signed by both parties and endorsed on this agreement.

3. This agreement shall run with the land and be binding upon and inure to the benefit of the parties hereto and shall be binding upon heirs, executors, administrators, and subsequent title owners in interest, devisees, assignees, and successors of the Owner hereto.

Dated this 8th day of June, 2017.

VSL Kearney, LLC, a Nebraska Limited Liability Company

By [redacted]
Jack D. Vetter

Chairman of the Board
(Print Title)

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 8th day of June, 2017, by Jack D. Vetter, _____(print title), VSL Kearney, LLC, a Nebraska Limited Liability Company, a Nebraska Company, on behalf of the Company.

GENERAL NOTARY - State of Nebraska
CHRISTINE M. O'REILLY
My Comm. Exp. April 12, 2020

[redacted]
Notary Public

Dated this 8th day of June, 2017.

Vetter Holding, Inc., a Nebraska Corporation

By [redacted]
Jack D. Vetter, President

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 8th day of June, 2017, by Vetter Holdings, Inc., a Nebraska Corporation, as beneficiary under Deed of Trust, by and through, Jack D. Vetter its President, on behalf of the Corporation.

GENERAL NOTARY - State of Nebraska
CHRISTINE M. O'REILLY
My Comm. Exp. April 12, 2020

[redacted]
Notary Public

Dated this 13 day of June, 2017.

CITY OF KEARNEY, NEBRASKA

By [redacted]
Stanley A. Clouse
President of the Council and Ex-Officio Mayor

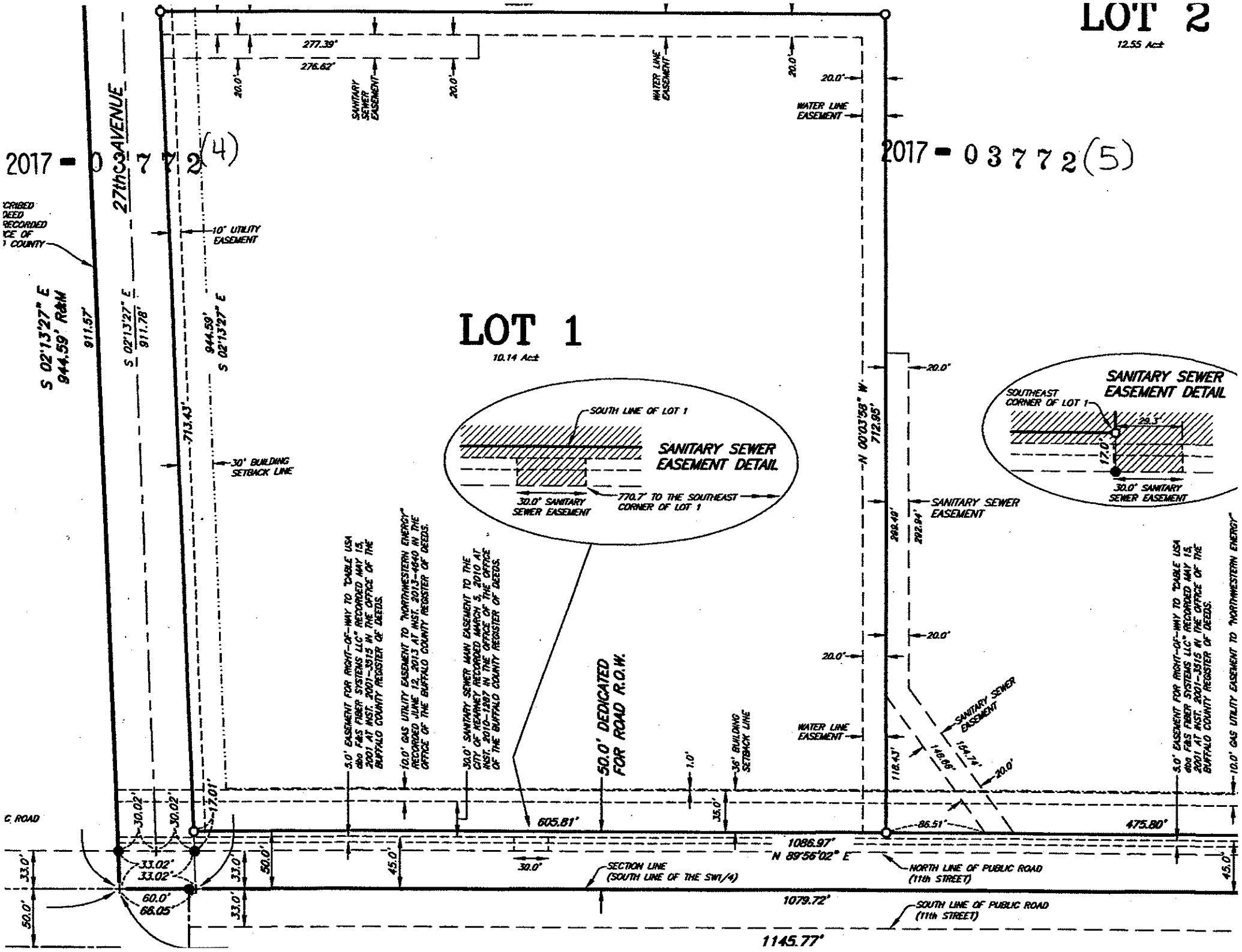
STATE OF NEBRASKA)
) ss
COUNTY OF BUFFALO)

The foregoing instrument was acknowledged before me this 13 day of June, 2017, by Stanley A. Clouse, President of the City Council of the City of Kearney, Nebraska, a Municipal Corporation, known to me to be the identical person who signed the foregoing signature to be his voluntary act and deed and that its municipal corporate seal was thereto affixed by proper authority.

Witness my hand and notarial seal this 13 day of June, 2017.

[redacted]
Notary Public

LAUREN BRANDT
State of Nebraska-General Notary
My Commission Expires
December 20, 2020


LOT 2
12.55 Ac±
2017 - 0 3 7 7 2 (4)
2017 - 0 3 7 7 2 (5)
27th AVENUE
LOT 1
10.14 Ac±
S 02°13'27" E
944.59' R&M
911.57'
S 02°13'27" E
911.78'
944.59'
S 02°13'27" E
713.43'
10' UTILITY EASEMENT
30' BUILDING SETBACK LINE
277.39'
276.62'
20.0'
SANITARY SEWER EASEMENT
WATER LINE EASEMENT
N 00°03'58" W
712.95'
SANITARY SEWER EASEMENT
SANITARY SEWER EASEMENT DETAIL
SOUTH LINE OF LOT 1
30.0' SANITARY SEWER EASEMENT
770.7' TO THE SOUTHEAST CORNER OF LOT 1
SOUTHEAST CORNER OF LOT 1
29.3'
17.0'
30.0' SANITARY SEWER EASEMENT
5.0' EASEMENT FOR RIGHT-OF-WAY TO "CABLE USA dba F&S FIBER SYSTEMS LLC" RECORDED MAY 15, 2001 AT INST. 2001-3515 IN THE OFFICE OF THE BUFFALO COUNTY REGISTER OF DEEDS.
10.0' GAS UTILITY EASEMENT TO "NORTHWESTERN ENERGY" RECORDED JUNE 12, 2013 AT INST. 2013-4640 IN THE OFFICE OF THE BUFFALO COUNTY REGISTER OF DEEDS.
30.0' SANITARY SEWER MAIN EASEMENT TO THE CITY OF KEARNEY RECORDED MARCH 5, 2010 AT INST. 2010-1287 IN THE OFFICE OF THE OFFICE OF THE BUFFALO COUNTY REGISTER OF DEEDS.
50.0' DEDICATED FOR ROAD R.O.W.
1.0'
36' BUILDING SETBACK LINE
WATER LINE EASEMENT
SANITARY SEWER EASEMENT
260.40'
292.94'
118.43'
146.86'
164.74'
86.51'
475.80'
605.81'
35.0'
1086.97'
N 89°56'02" E
30.0'
SECTION LINE (SOUTH LINE OF THE SW1/4)
NORTH LINE OF PUBLIC ROAD (11th STREET)
1079.72'
SOUTH LINE OF PUBLIC ROAD (11th STREET)
1145.77'
30.02'
7.01'
33.02'
60.0'
66.05'
33.0'
50.0'
45.0'
10.0' GAS UTILITY EASEMENT TO "NORTHWESTERN ENERGY"

ıe South line of
N 00°03'58" W a
.70 feet to the
the City of
l Buckle Second
Corner of said
er of said tract of
Instrument
l on Limited
13'27" E a
3 acres, more or
purposes on the

- 03772 (10)

. Nebraska
gs, Inc, a
ough its
the land
d, platted and
n to the City of
and approve the
by dedicate to the
s shown upon
. the land
the boundaries
said subdivision
le for the ongoing
ı obligations
ın; said
ıe subdivision
ent and in accord

STATE OF NEBRASKA)
) ss:
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 8th day of June, 2017, by Vetter Holding, Inc., as Beneficiary under Deed of Trust by and through, Jack D. Vetter its President.

(S E A L)

GENERAL NOTARY - State of Nebraska
CHRISTINE M. O'REILLY
My Comm. Exp. April 12, 2020

[redacted]
Notary Public

My commission expires April 20, 2020

2017 - 03772 (11)

APPROVAL OF KEARNEY, NEBRASKA, CITY PLANNING COMMISSION

The undersigned M. STANLEY DART, Chairperson or Vice-Chairperson of the City Planning Commission of the City of Kearney, Buffalo County, Nebraska, does hereby certify that the foregoing plat of "BROOKESTONE GARDENS ADDITION", an addition to the City of Kearney, Buffalo County, Nebraska, was submitted to the Kearney, Nebraska, Planning Commission for a public meeting and review and that recommendation by the Kearney, Nebraska, Planning Commission was made to the City Council on the 19th day of May, 2017.

[redacted]
Chairperson or Vice-Chairperson

M.S. DART Chair
Print Name and Title

APPROVAL OF KEARNEY, NEBRASKA, CITY COUNCIL

The above and foregoing plat was submitted to the City Council in and for the City of Kearney, Buffalo County, Nebraska, and duly considered by this Council at its regular meeting assembled on the 13th day of June, 2017, and upon motion duly made and recorded, the same was approved, in

of Buffalo County
Section 3, S 89°5
Southwest Quart
Quarter of the So
of 66.00 feet; the
Southeast Quarte
of 1009.95 feet; t
Corner of Lot 1, E
County, Nebraska
Addition, S 01°21
Buckle Second A
land described or
2014-07777; the
Partnership Wari
distance of 944.5
less, Buffalo Cou
same hereby is a
Section 19-916 o
and recorded in t
said addition is h
be and become a
such addition sh
to all laws, ordin
BE IT FURTHI
Exhibit "A" attac
approved and th
directed to execu
Subdivision Agre
Register of Deeds
BE IT FURTHI
authorized and d
Nebraska.
PASSED AND

ATTEST:

CITY BUFF

Facility Capacity Work Sheet

Name of Facility	VSL Kearney, LLV dba Brookestone Gardens Assisted Living	
Address	2615 West 11th Street	
City	Kearney NE	68845

Bed Capacity Limitation Summary:

(Include information for the entire facility located on the premise licensed)

Zoning Limit	NA		
Dining Space Limit	1500	square ft divided by 20	75
Activity Space Limit	NA	square ft divided by	
Bathing Fixture Limit	48	times 8	384
Toilet Fixture Limit	60	times 4	240
Room Space Limit	Actual	number from page 2	43
	Actual	number from page 3	11
	Actual	number from page 4	0
		Total	54

Comments regarding Bed Capacity Limitations:

Dining Space limitation calculations are based on 4-007.03E for new construction. Bathing Fixture limitation calculations are based on 4-007.03G. Toilet rooms, including sink and toilet fixture counts and calculations, are based on 4-007.03H. Since 12-007.03.H2 requires toilet rooms to be adjacent to each resident bathroom in new construction, toilet fixture counts do not include those in public restrooms or central bathing spas. All rooms size calculations include the adjacent resident bathroom.

	5/3/2019
Architect Signature	Date

Submit to: DHHS Licensure Unit, PO BOx 94986, 301 Centennial Mall South, Lincoln, NE 68509-4986

Facility Capacity Worksheet

DEPARTMENT OF HEALTH AND HUMAN SERVICES - LICENSURE UNIT

Name of Facility: Brookestone Gardens Assisted Living

Date: 05/03/19

Continuation Sheet

FACILITY INFORMATION: (include information for the entire facility located on the premise lic

Room/Apt Number	Bed Capacity	New or Existing	Square footage patient/res	Room Type	Bed Capacity Limitations and Other Comments
100	1	N	450	APT	One Bedroom (ADA)
101	1	N	450	APT	One Bedroom
102	1	N	708	APT	One Bedroom
103	1	N	450	APT	One Bedroom
104	2	N	708	APT	Two Bedroom
105	1	N	450	APT	One Bedroom
106	1	N	628	APT	One Bedroom w/Den
107	1	N	450	APT	One Bedroom
108	1	N	628	APT	One Bedroom
109	1	N	450	APT	One Bedroom
110	2	N	708	APT	Two Bedroom
112	2	N	708	APT	Two Bedroom
113	1	N	450	APT	One Bedroom
114	1	N	628	APT	One Bedroom
115	1	N	450	APT	One Bedroom
116	1	N	628	APT	One Bedroom w/Den
117	1	N	450	APT	One Bedroom
118	2	N	708	APT	Two Bedroom
119	1	N	450	APT	One Bedroom
120	1	N	708	APT	One Bedroom
121	1	N	450	APT	One Bedroom
122	1	N	628	APT	One Bedroom w/Den
124	1	N	358	APT	Studio
200	1	N	450	APT	One Bedroom (ADA)
201	1	N	450	APT	One Bedroom
202	2	N	708	APT	Two Bedroom
203	1	N	450	APT	One Bedroom
204	1	N	708	APT	One Bedroom
205	1	N	450	APT	One Bedroom
206	1	N	628	APT	One Bedroom
207	1	N	450	APT	One Bedroom
209	1	N	450	APT	One Bedroom
210	1	N	628	APT	One Bedroom
211	1	N	450	APT	One Bedroom
212	1	N	708	APT	One Bedroom
213	1	N	450	APT	One Bedroom
214	2	N	708	APT	Two Bedroom
Subtotals:	**43**		**20384**		

BT= Room w/toilet, BB= Room w/bath, APT= Apartment
OR= Surgery, PR= Procedure, TX= Treatment
EX= Exam, DG= Diagnostic, RD= Radiological
N= New Facility, E= Existing, C= New Construction

Facility Capacity Worksheet

DEPARTMENT OF HEALTH AND HUMAN SERVICES - LICENSURE UNIT

Name of Facility: Brookestone Gardens Assisted Living

Date: 05/03/19

Continuation Sheet

FACILITY INFORMATION: (include information for the entire facility located on the premise licensed)

Room/Apt Number	Bed Capacity	New or Existing	License Capacity	Room Type		Bed Capacity Limitations and Other Comments
215	1	N	450	APT		One Bedroom
216	1	N	628	APT		One Bedroom
217	1	N	450	APT		One Bedroom
218	1	N	628	APT		One Bedroom
219	1	N	450	APT		One Bedroom
220	1	N	708	APT		One Bedroom
222	2	N	708	APT		Two Bedroom
224	1	N	628	APT		One bedroom w/Den
226	1	N	358	APT		Studio
228	1	N	358	APT		Studio
Subtotals:	**11**		**5366**			

BT= Room w/toilet, BB= Room w/bath, APT= Apartment
OR= Surgery, PR= Procedure, TX= Treatment
EX= Exam, DG= Diagnostic, RD= Radiological
N= New Facility, E= Existing, C= New Construction