



To Whom it May Concern,

As a local Realtor, I have spent the last 11+ years understanding the Omaha real estate market through research, education, training and being an active, full-time real estate professional in the field.

There are many factors that increase or decrease property & neighborhood values in our market. One major determination for market value is the exterior curb appeal and/or the beautification of a neighborhood. It is my professional opinion, that quality neighborhood landscaping and good curb appeal throughout the neighborhood homes increase property values 3-5% approximately, on average. In addition, ensuring the upkeep of a lake community only adds to marketability and increased property values since outdoor living is one of the reasons to live in your community. It's important to improve and maintain neighborhoods to keep property values high.

Sincerely,

A handwritten signature in black ink, appearing to read 'Megan Owens', written over a light blue horizontal line.

Megan Owens

Megan Owens, Realtor (402) 689-4984 meganowensre@gmail.com
www.OwensReGroup.com

If your house is currently listed, please disregard this as a solicitation for your business

March 12, 2021

Valley Shores Home Owners Association
RE: Lot by the Boat Ramp

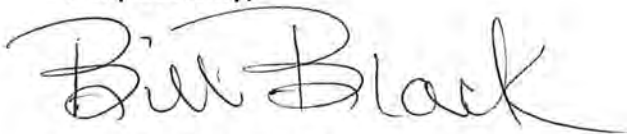
To Whom it Concerns:

In my professional opinion, the selling of the lot will not affect any body's property values whatsoever. Giving home owners access to the beach front would be adviseable in order for them to enjoy the lake.

My qualifications are in that I hold a broker's license in the State of Nebraska, having been in real estate 37 years specializing in residential sales and know lake properties very well.

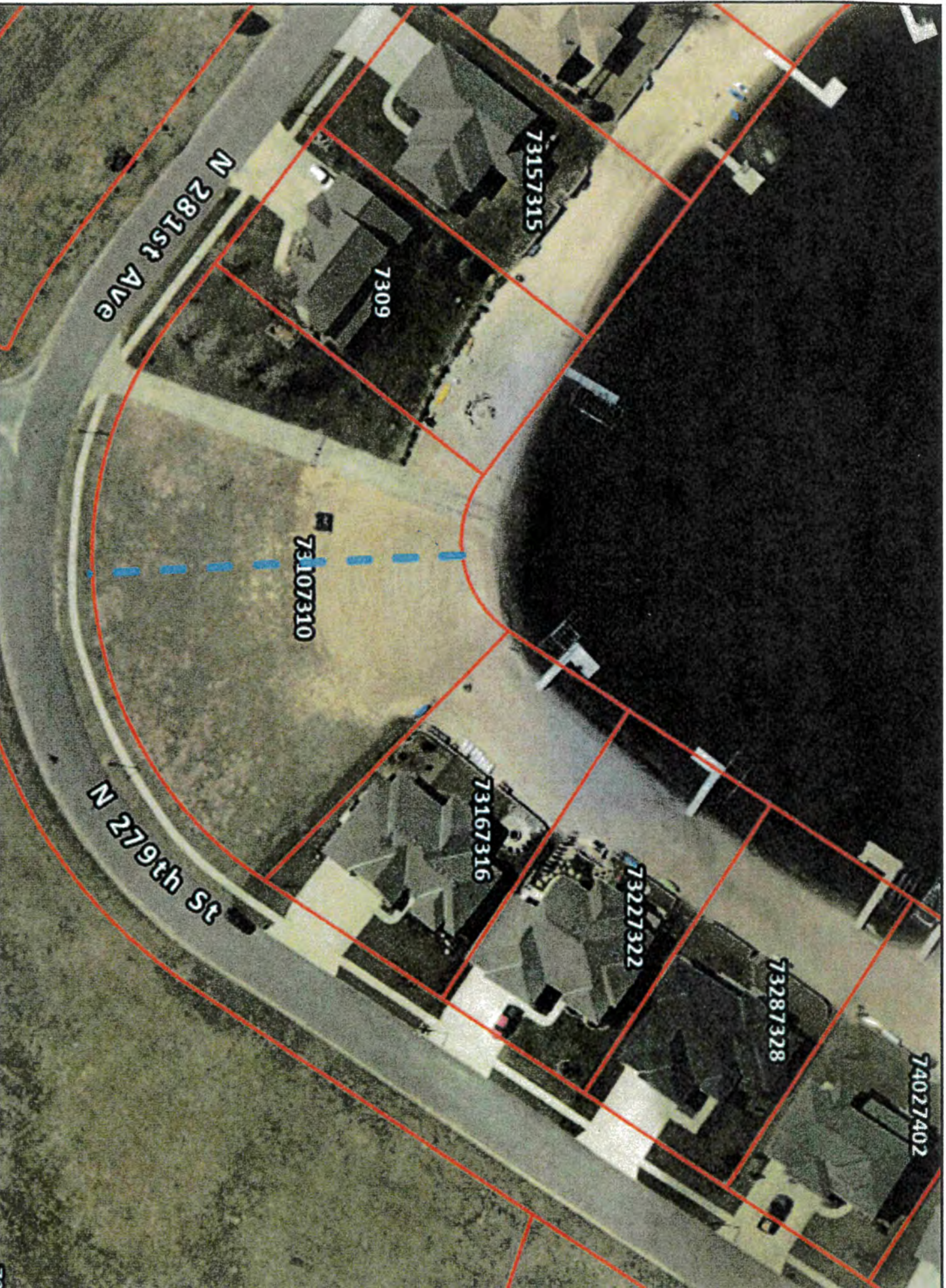
If anyone has questions, please feel free to contact me.

Respectfully,

A handwritten signature in black ink that reads "Bill Black". The signature is fluid and cursive, with the first and last names clearly legible.

Bill Black, CRB, CRS
NPDodge Realtor
402-681-1576
BillBlack@NPDodge.com



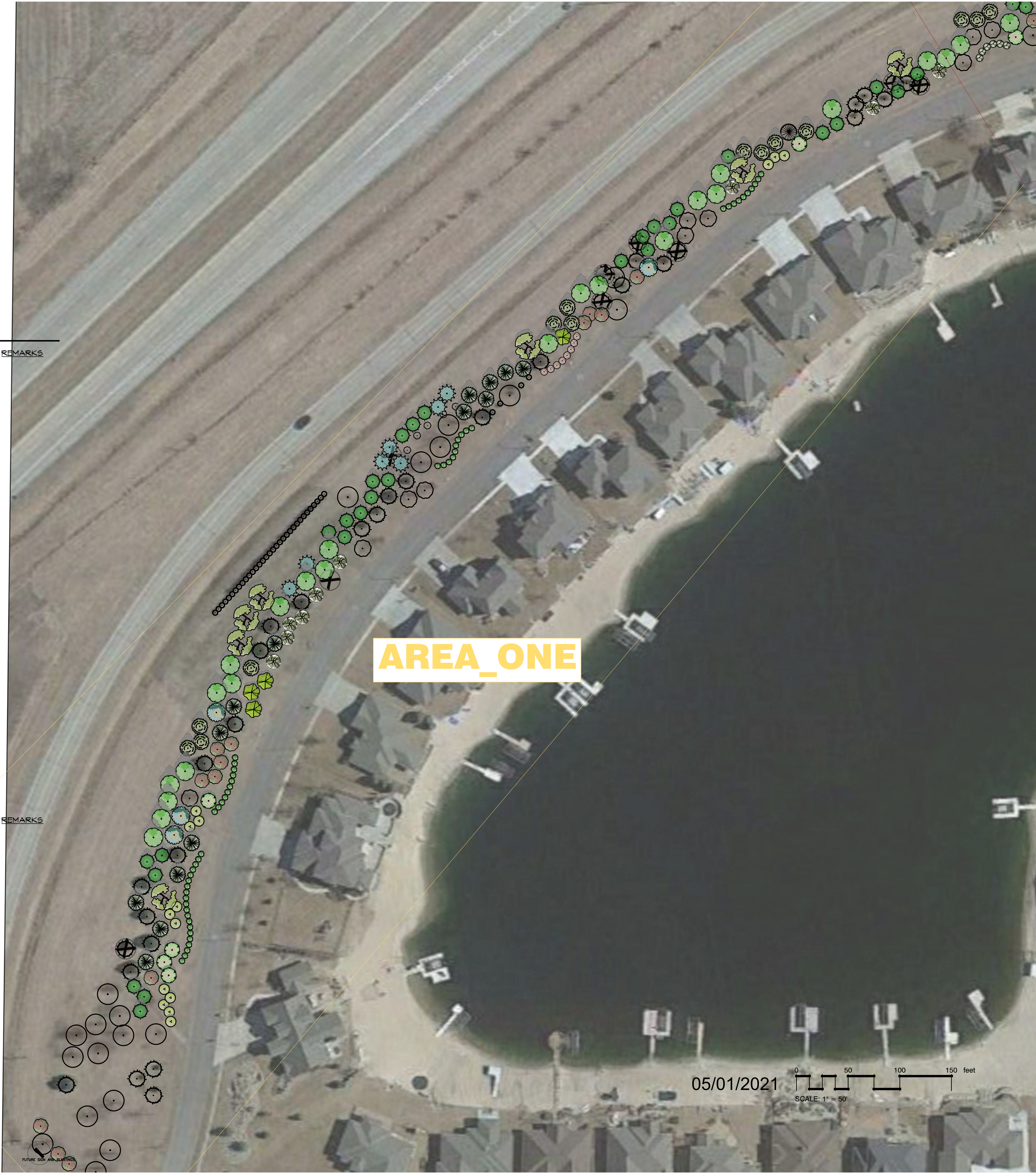




PLANT SCHEDULE AREA ONE

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	DETAIL	REMARKS
	ABI CON	Abies concolor	White Fir	11		
	ACE GRN	Acer tataricum 'GarAnn' TM	Hot Wings Tatarian Maple	9		
	ACE ABZ	Acer x freemanii 'Jeffred' TM	Autumn Blaze Freeman Maple	7		
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	14		
	THU OCC	Existing Arborvitae		37		
	PIG CO2	Existing Evergreen Tree		35		
	MAL LEO	Existing Ornamental Tree		7		
	BET NIG	Existing Shade Tree		20		
	ACO PAN	Existing Tree to be Removed	Yellow Balsam	9		
	MAL R59	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	13		
	PIG BLA	Picea glauca densata	Black Hills Spruce	28		
	PIG FAB	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	7		
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	14		
	PIN PON	Pinus ponderosa	Ponderosa Pine	21		
	PYR AUT	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	4		
	SYR IVO	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5		
	TAX MIC	Taxodium distichum 'Mickelson' TM	Shansee Brave Bald Cypress	4		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY	DETAIL	REMARKS
	FOR INT	Existing Shrub		5		
	HYD BUL	Hydrangea paniculata 'Bulk' TM	Quick Fire Panicle Hydrangea	51		
	PHY DIA	Physocarpus opulifolius 'Monlo' TM	Diabolo Purple Ninebark	8		

VALLEY SHORES
Valley Nebraska





VALLEY SHORES

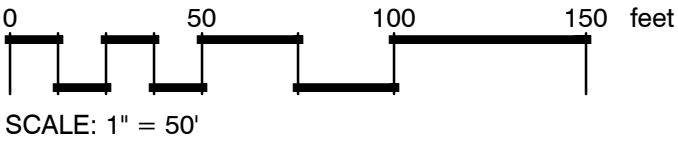
Valley Nebraska

PLANT SCHEDULE AREA TWO

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	DETAIL	REMARKS
	ABI CON	Abies concolor	White Fir	21		
	ACE GRN	Acer tataricum 'GarAnn' TM	Hot Wings Tatarian Maple	9		
	ACE ABZ	Acer x freemanii 'Jeffared' TM	Autumn Blaze Freeman Maple	3		
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	9		
	PIC CO2	Existing Evergreen Tree		19		
	MAL LEO	Existing Ornamental Tree		10		
	BET NIG	Existing Shade Tree		13		
	ACO PAN	Existing Tree to be Removed	Yellow Balsam	1		
	MAL R59	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple	8		
	PIC BLA	Picea glauca densata	Black Hills Spruce	27		
	PIC FAB	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	8		
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6		
	PIN PON	Pinus ponderosa	Ponderosa Pine	23		
	PYR AUT	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	3		
	SYR IVO	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2		
	TAX MIC	Taxodium distichum 'Mickelson' TM	Shansee Brave Bald Cypress	2		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY	DETAIL	REMARKS
	HYD BUL	Hydrangea paniculata 'Bulk' TM	Quick Fire Panicle Hydrangea	36		
	PHY DIA	Physocarpus opulifolius 'Monlo' TM	Diabolo Purple Ninebark	17		
	VIB CAR	Viburnum carlesii	Koreanspice Viburnum	18		



05/01/2021





VALLEY SHORES

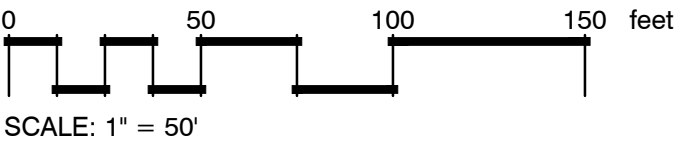
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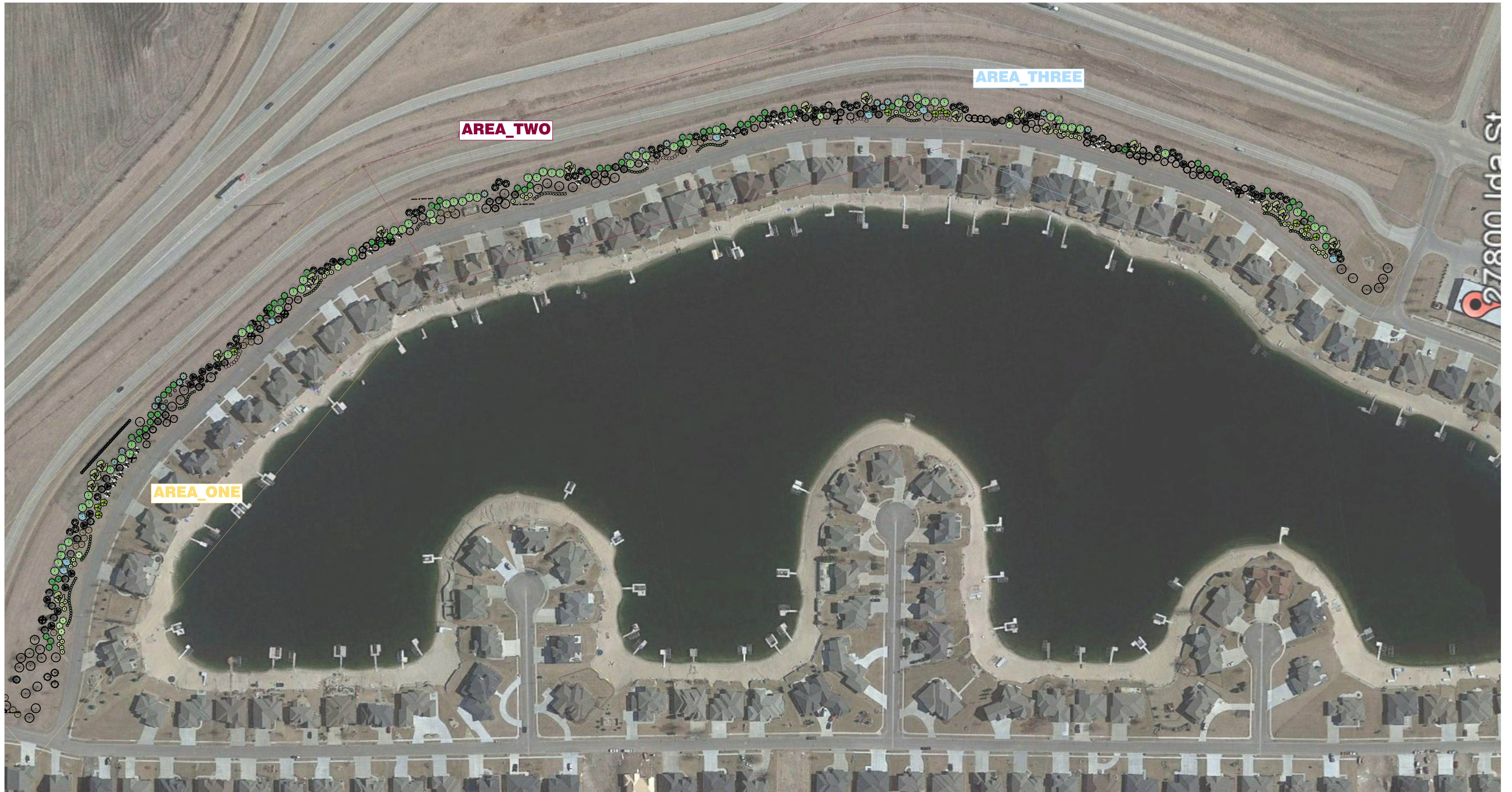
PLANT SCHEDULE AREA THREE

TREES	CODE	BOTANICAL NAME	COMMON NAME	QTY	DETAIL	REMARKS
	ABI CON	Abies concolor	White Fir	14		
	ACE GRN	Acer tataricum 'GarAnn' TM	Hot Wings Tatarian Maple	7		
	ACE ABZ	Acer x freemanii 'Jeffered' TM	Autumn Blaze Freeman Maple	8		
	AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	18		
	PIC CO2	Existing Evergreen Tree		27		
	MAL LEO	Existing Ornamental Tree		4		
	BET NIG	Existing Shade Tree		7		
	ACO PAN	Existing Tree to be Removed	Yellow Balsam	4		
	PIC BLA	Picea glauca densata	Black Hills Spruce	12		
	PIC FAB	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	2		
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	10		
	PIN PON	Pinus ponderosa	Ponderosa Pine	11		
	PYR AUT	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Callery Pear	1		
	SYR IVO	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1		
	TAX MIC	Taxodium distichum 'Mickelson' TM	Shannee Brave Bald Cypress	5		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	QTY	DETAIL	REMARKS
	HYD BUL	Hydrangea paniculata 'Bulk' TM	Quick Fire Panicle Hydrangea	20		
	PHY DIA	Physocarpus opulifolius 'Monlo' TM	Diabolo Purple Ninebark	5		



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