

CENTRAL PARK TOWER RESIDENT COUNCIL
1511 Farnam Street, Omaha, NE 68102 • cptresidentcouncil@gmail.com

Notice to Residents — Community Room

Case CI 26-7666 • September 28, 2026

The Douglas County District Court signed an **Order of Dismissal Without Prejudice** in *Donahue / Central Park Tower Resident Council v. CPT Burt Apartments 23 LLC*, Case No. **CI 26-7666**. Dated **September 24, 2026**. Filed September 25, 2026. The order, cut off after the judge's signature, is printed below.

What the order means

- The lawsuit is **closed for now**. It was not lost, and it was not decided against the residents.
- "Without prejudice" means the Council **can file again** if the Community Room is not restored and reopened.
- Court costs are waived. Any hearing or trial date is cancelled.
- The judge did **not** award money and did **not** write a deadline. The Council dismissed the case so the owner can reopen the room.

Owner's 30 days. CPT Burt Apartments 23 LLC has **30 days from September 24** — through **Friday, October 24, 2026** — to restore and reopen the Community Room, including as a tornado shelter and meeting space. If it is not open by then, the Council **will** bring the case back.

Two dates

- **Meeting for all residents** — **around Friday, October 30, 2026**, in the Community Room. Central Park Tower and Burt Street Apartments. Time posted when the room is confirmed open.
- **Thanksgiving party** — **third week of November 2026**, in the Community Room. Turkey and the usual meal. Thanksgiving Day is Thursday, November 26. Day and time posted on the board.

Come to both. This room belongs to the people who live here.

Danny Lukat, President • Steven J. Donahue, Secretary

Order of Dismissal Without Prejudice • CI 26-7666 • September 24, 2026

IN THE DISTRICT COURT OF DOUGLAS COUNTY, NEBRASKA

Filed in Douglas District Court
*** EFILED ***
Case Number: D01CI260007666
Nebraska Case Number: 025646811
Filing Date: 09/25/2026 11:37:56 AM CDT

STEVEN J. DONAHUE, Secretary of the
Central Park Tower Resident Council,
on behalf of the Board and residents of
Central Park Tower, 1511 Farnam Street,
and Burt Street Apartments,
3021/3031 Burt Street, Omaha, NE 68131,
Plaintiff,
v.

Case No. CI 26 7666

CPT BURT APARTMENTS 23 LLC,
c/o CSC-Lawyers Incorporating
Service Company,
233 South 13th Street, Suite 1900,
Lincoln, NE 68508,
Defendant.

ORDER OF DISMISSAL WITHOUT PREJUDICE

THIS MATTER came before the Court upon Plaintiff's Motion to Dismiss Without Prejudice filed September 24, 2026. The Court, having reviewed the Motion and the file, and being fully advised, finds that no counterclaim or setoff has been filed, that the case has not been finally submitted, and that the Motion should be granted pursuant to Neb. Rev. Stat. §§ 25-601 and 25-602.

IT IS THEREFORE ORDERED:

1. This action is dismissed **without prejudice** to a future action.
2. Costs are waived because this matter was commenced in forma pauperis.
3. Any pending hearing or trial date in this matter is vacated.

Dated: September 24, 2026.

BY THE COURT:

