

Appendix. Photographs

Central Park Tower, 1511 Farnam Street, Omaha, Nebraska 68102
RAD project-based rental assistance. Owner: CPT Burt Apartments 23 LLC.
Exhibits to the physical-condition notice. October 2026.

These frames stand alone. A paper sign does not cure a hasp or a padlock. The panic bar complies only if it opens the door in one motion and nothing else is bolted. Joint width is not measured in these frames. Two files in the October 2 set were duplicates and are omitted: residentmakeshiftDoorknob.jpg is dave01.jpg; lobbyfloodedfloor.jpg is flood05lobby.jpg.



Door signed STAIRWAY / LOBBY. Panic bar on the occupied side.
Hardware at the head. No padlock in this frame.



Slide bolt on the occupied side, held by a padlock.



Door signed "NOT AN EXIT." Hasp on the occupied side.



Same door and hasp, filed as the rooftop door.



Stair side of a door. Chain and padlock through the panic hardware.
Sign reads FIRE EXIT.



First-floor landing. Door signed STAIRWAY / LOBBY. Slide bolt
padlocked on the occupied side.



First-floor landing. Door signed "NOT AN EXIT," hasp on the
occupied side. File name identifies the roof exit.



Wall beside that landing. Paint peeled to the block. Stain at the base.



Sidewalk. Open joints, broken panels, standing water, algae in the
gaps. October 6, 2026.



Sidewalk, second frame. Faulted joints and missing panel pieces.



Common-area wall. Paint peeled in sheets. Dark stain on the lower wall.



Unit door. Latch plate hanging. Makeshift knob of cord and a block.



Unit entry. Carpet dark and wet at the threshold. Door hardware incomplete.



Bathroom. Sink basin stained. Supply line and drain trap exposed.



Bathroom. No lavatory. Supply lines and open drain in the wall.



Banner: Grand Opening, Central Park Tower, Thursday, September 12 at 1:00 p.m.



Commercial space at the tower, signed shoe store. Standing water across the floor.



Same space. Water line on the glass. Interior flooded.



Same space. Water against the interior door.



Same space. Flood photographed from the doorway.



Lobby. Standing water on the floor. Same frame as lobbyfloodedfloor.jpg.



Shoe-store space. Water at the base of the glass.



First-floor stairwell. Stairs and landing wet. Caution tape across the flight.



Lobby. Water on the floor at the basement opening.



Lobby. Buckets and a trash bin set under leaks. Floor stained.



Community room. Bucket under a sink. Cabinet stained.



Community-room sink. Basin and wall stained. Faucet in place.



Sign: Community Room open Monday–Friday, 10:00 a.m. to 4:00 p.m., closed Wednesdays. Office 402-899-2221.



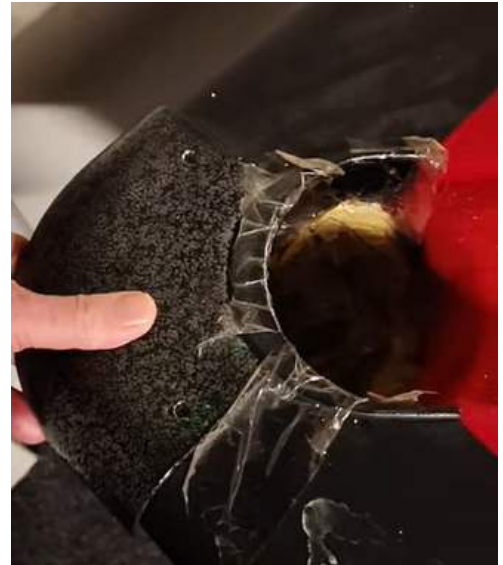
Community room. Folding table, kitchen counter, two wood doors.
Floor open.



Same room from the stair. Folding table. Exit sign over the far door.



Same room. Pool table. Frame is a video still; a Play mark is in the corner.



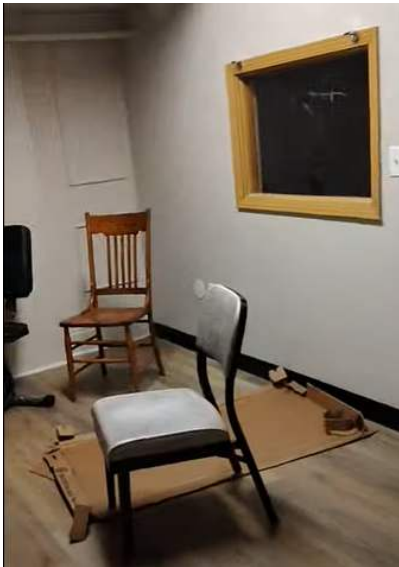
Pool table. Felt torn open. Cavity exposed.



Sign: FITNESS ROOM.



Fitness room. One wood chair and one exercise machine. Floor otherwise clear.



Fitness room. Two chairs on cardboard. Window covered.



Hasp and knob on a white cabinet door. October 3.



Stair landing. Floor wet. Unit heater overhead. Mop on the floor. No padlock in this frame.



Gap beside an appliance. Debris on the floor. No cooking appliance in the opening.



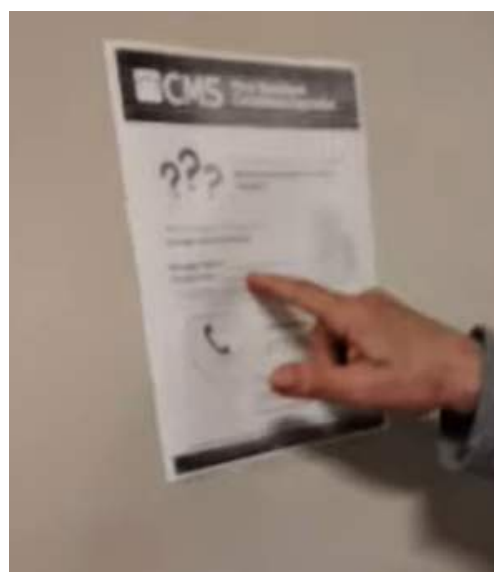
Door edge. Latch hardware separated. Strike not seated.



Door edge held open by hand. Gap along the stop.



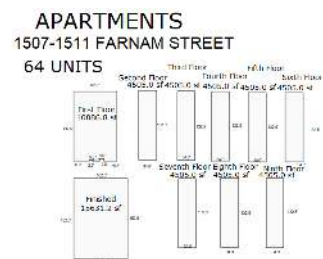
Wall reader. Red light on. Plate beside it open.



Posted CMS notice. Text not legible in the frame.



Aerial. Roof of the tower, condenser units, parking along the east side.



Sketch: Apartments, 1507–1511 Farnam Street, 64 units. Apex Sketch.



Parcel outline. Labels 0805120102 and 0805120104. Dimensions 30, 38.8, 63.2, 132.



Laundry room. Standing water on the floor. Mop at the edge.



First-floor landing corner. Floor wet. Mop in the water. Walls stained.



Community-room doors. Each leaf signed open, Monday–Friday, 10:00 a.m. to 4:00 p.m. Hasp across the meeting stile.



Door signed Fire Sprinkler Riser Room, IFC Section 606.1.1. File name identifies this as the room the sidewalk leaks into. The flood is not in this frame.

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