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GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

1-14-12

13393

REC 5550	R	01-60000
DEL.	070	000014
LEGAL PG 12	9W	

KP

STATE OF NEBRASKA

C/SC 2 (8/88)

CERTIFICATE

Case No.

C95-60014

Douglas County Court, Civil/Small Claims Division
1819 Farnam Street, Farnam Level, Omaha, NE 68183 (402) 444-5424

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

I, JOYCE A. RIEDLER, Deputy Clerk of the Douglas

County Court, certify that the attached documents are full, true and complete copies of the original records of entries identified as follows: REPORT OF APPRAISERS

on file and of record in the Douglas County Court, entitled: PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT VS BLUE ONE LIMITED PARTNERSHIP, ETC., ET AL

IN TESTIMONY WHEREOF, I have placed my signature and the seal of said Court.

DATE: DECEMBER 11, 1995 BY THE COURT:

Joyce A. Riedler

(Deputy Clerk)

(Seal)



RETURN TO:

JOYCE RIEDLER
COUNTY COURT
ROOM F03
CIVIC CENTER

BILL:

PAUL F. PETERS
11404 W. DODGEE RD., SUITE 700
OMAHA NE 68154

RETURNED TO COURT ON:

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

PAPIO-MISSOURI RIVER NATURAL)	DOC. C-95 PAGE 60014
RESOURCES DISTRICT,)	
)	
Condemner,)	
)	
vs.)	REPORT OF
)	APPRAISERS
BLUE ONE LIMITED PARTNERSHIP, A)	
Nebraska Limited Partnership; and)	
JULIE HANEY, Douglas County)	
Treasurer)	
)	
Condemnees.)	

Come now the undersigned, being the duly appointed, qualified, and acting Appraisers in the above-entitled matter, and do hereby make and file this report, showing the Court as follows, to-wit:

The undersigned were duly appointed Appraisers in the above-entitled matter.

2. Before entering upon the duties as Appraisers, the undersigned duly took and subscribed an oath to support the Constitutions of the United States and of the State of Nebraska and to faithfully and impartially discharge their duties as required by law.

FILED
 95 DEC 7 AM 8:44
 CIVIL DIVISION
 COUNTY COURT
 DOUGLAS COUNTY, NEBRASKA

3. On the 16th day of November, 1995, at 9:00 o'clock, A.M., the undersigned Appraisers carefully inspected and viewed the Property herein sought to be taken, and also any other property of the Condemnees damaged thereby, and heard all parties interested therein as to the amount of damages while so inspecting and viewing the Property. Those persons who appeared at the time of such inspection and view were:

Richard Reiser, Clarence Werner, Serry Bowen, Paul Peters, and Dennis Knudson.

4. On the 16th day of November, 1995, at 10:30 o'clock, A.M, following their inspection and view of the Property herein sought to be taken, the undersigned Appraisers thereafter did meet in the offices of the Douglas County Court, Omaha-Douglas Civic Center, Omaha, Nebraska, to assess the damages that the Condemnees sustained by the taking of the Property by the Condemner, at which time said Appraisers received evidence relative to the amount of damages that sustained by reason of the taking. Those persons who appeared were: *some as in paragraph 3 above.*

5. The real property herein taken by the Condemner consists of the fee simple title to certain parcels of real property in Douglas County, Nebraska (hereinafter being referred to as "the Property"), described as follows, to-wit:

Parcel "F"

A tract of land lying in the Southwest Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter, thence South $00^{\circ}46'29''$ East (assumed) along the West line of said Section 1, a distance of 1208.00 feet; thence North $89^{\circ}13'31''$ East, a distance of 77.44 feet to a point on the East right-of-way line of 72nd Street and the point of beginning; thence South $77^{\circ}04'27''$ East, a distance of 1277.28 feet to a point on the East line of the West Half of said Section 1; thence South $00^{\circ}42'41''$ East along said East line, a distance of 50.92 feet; thence North $78^{\circ}24'50''$ West, a distance of 1267.71 feet to a point on said East right-of-way line; thence North $00^{\circ}46'29''$ West along said East right-of-way line, a distance of 58.59 feet; thence North $07^{\circ}00'04''$ West along said East right-of-way line, a distance of 23.64 feet to the point of beginning. The above-described tract of land contains 81,989 square feet (1.882 acres), more or less.

NW SW
SW

Parcel "G"

A tract of land lying in the Southwest Quarter of Section 1, Township 14 North, Range 12 East of the 6th P.M.,

Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter, thence South $00^{\circ}46'29''$ East (assumed) along the West line of said Section 1, a distance of 1485.90 feet; thence North $89^{\circ}13'31''$ East, a distance of 80.00 feet to a point on the East right-of-way line of 72nd Street and the point of beginning; thence North $89^{\circ}13'31''$ East along said East right-of-way line, a distance of 16.48 feet; thence North $00^{\circ}46'29''$ West along said East right-of-way line, a distance of 25.88 feet; thence South $78^{\circ}27'27''$ East, a distance of 1176.72 feet to a point on the abandoned Westerly right-of-way line of the Missouri Pacific Railroad; thence North $31^{\circ}14'14''$ East along said Westerly right-of-way line, a distance of 16.03 feet; thence South $68^{\circ}16'26''$ East, a distance of 101.42 feet to a point on the abandoned Easterly right-of-way line of the Missouri Pacific Railroad; thence South $31^{\circ}14'14''$ West along said Easterly right-of-way line, a distance of 144.93 feet; thence North $71^{\circ}47'23''$ West, a distance of 102.67 feet to a point on the abandoned Westerly right-of-way line of the Missouri Pacific Railroad; thence North $78^{\circ}07'56''$ West, a distance of 1121.59 feet to a point on the East right-of-way line of 72nd Street; thence North $00^{\circ}46'29''$ West along said East right-of-way line, a distance of 94.38 feet to the point of beginning. The above described tract of land contains 158,151 square feet (3.63 acres), more or less; *SW SW*

the Property being depicted in the LAND SURVEYOR'S CERTIFICATES prepared by Ehrhart Griffin & Associates dated 1/11/95, copies of

which are attached hereto, marked as Exhibits "A" and "B" and incorporated herein by this specific reference.

6. The persons having or claiming ownership, right, or interest in and to the Property, herein taken by eminent domain, and the damages which the undersigned Appraisers find and determine have been sustained by such Condemnees by reason of the taking of the Property by the Condemner, are as follows, to-wit:

Parcel F = \$ 4100.00
 Parcel G = \$ 44000.00
 Blue One Limited Partnership \$ _____
 Julie Haney, Douglas County Treasurer \$ _____ .00

DATED this 6th day of December, 1995.

BOARD OF APPRAISERS:

Robert C. McGowan Jr.
ROBERT C. MCGOWAN, JR., ESQ.

Brian P. Morrissey
BRIAN P. MORRISSEY

Franklin C. Tate
FRANKLIN C. TATE

STATE OF NEBRASKA) SS.
COUNTY OF DOUGLAS)

I, Deputy Clerk of the Douglas County Court, certify this document, consisting of 2 page (s), to be a full, true and correct copy of the original record on file in the Douglas County Court.

IN TESTIMONY WHEREOF, I have placed my signature and the seal of said court.

DATED: December 11, 1995
BY THE COURT: Joyce A. Riedler

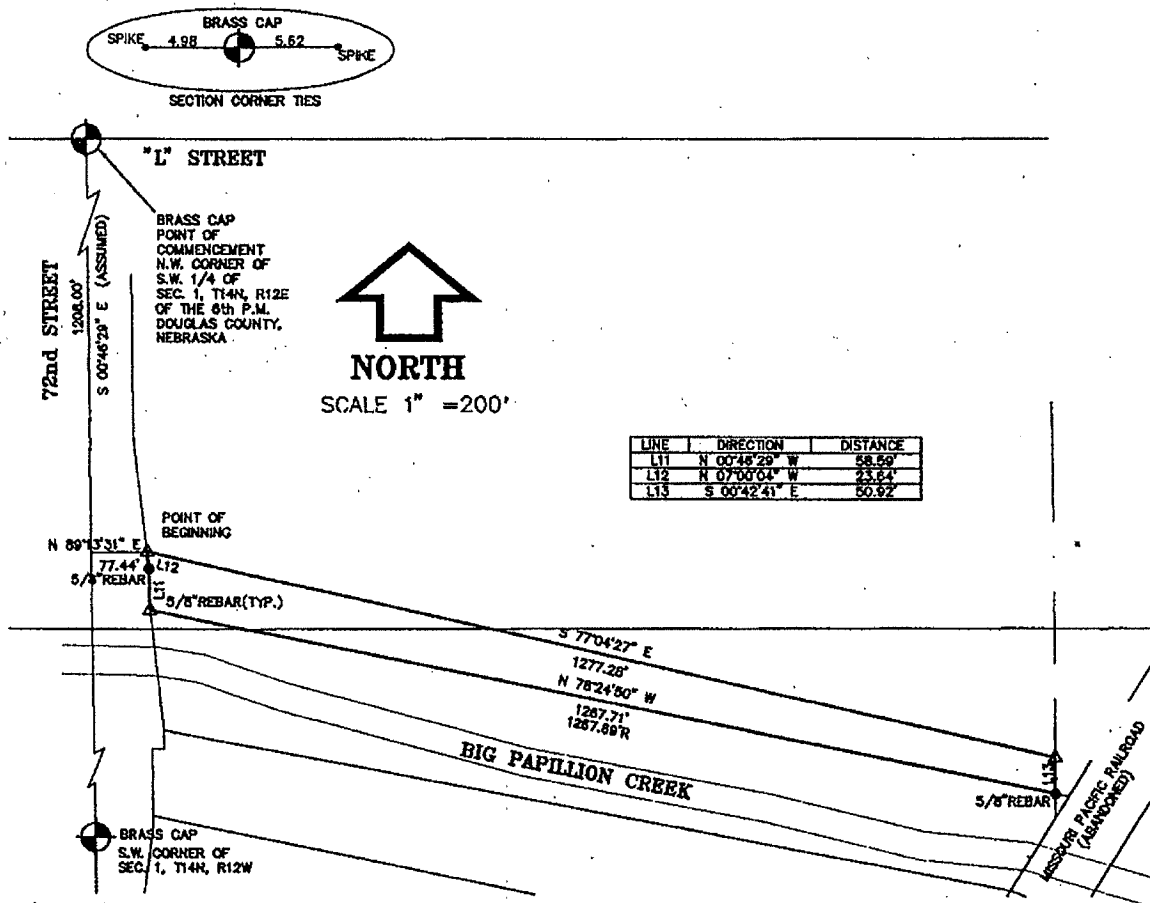


LAND SURVEYOR'S CERTIFICATE

Surveyor's Certification:

I hereby certify that this plat, map, survey, or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description: SEE ATTACHED

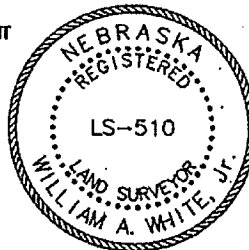


Legend:

- NOTE: ALL DISTANCES ARE ACTUAL UNLESS OTHERWISE NOTED.
- P - PLAT DISTANCE
 - A - ACTUAL DISTANCE
 - R - RECORDED DISTANCE
 - C - CALCULATED DISTANCE
 - C.T.P. - CRIMPED TOP PIPE
 - O.T.P. - OPEN TOP PIPE
 - S.D.H. - STAR DRILL HOLE
 - *X - CHISLED "X" IN CONCRETE
 - - FOUND SURVEY POINT
 - △ - SET SURVEY POINT

Date: 1/11/95

William A. White, Jr.
William A. White, Jr.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING PLANNING LAND SURVEYING
3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631

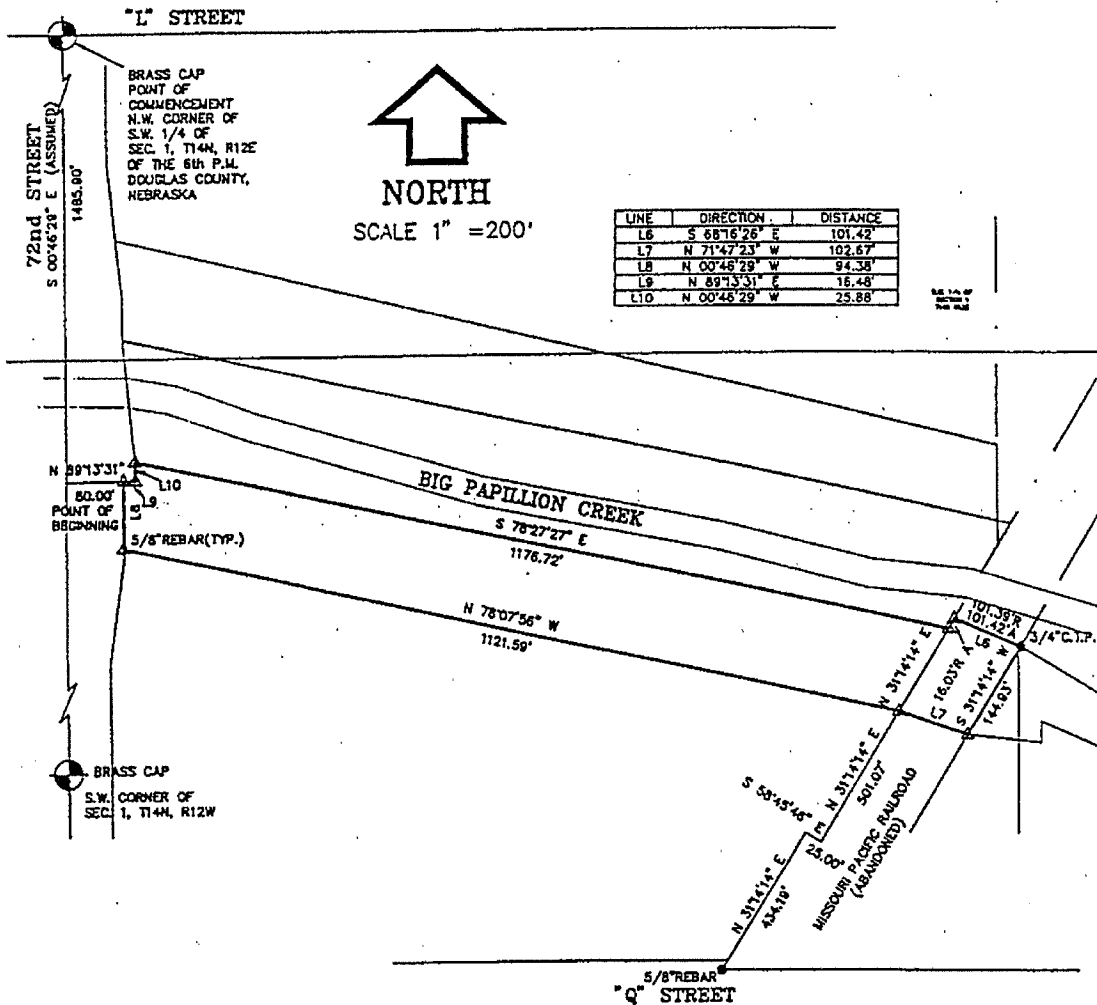
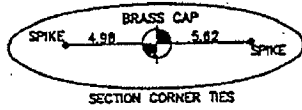
EXHIBIT "A"

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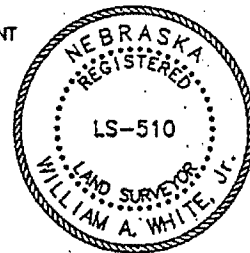


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Date: 1/11/95

William A. White, Jr.
William A. White, Jr.



**EHRHART
GRIFFIN &
ASSOCIATES**

ENGINEERING PLANNING LAND SURVEYING
3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-063

EXHIBIT "B"

Mailing List

Irving P. Epstein, Esq., Agent for Service of Process:
Blue One Limited Partnership, A Nebraska limited partnership
Suite 200, Lake Regency Building
444 Regency Parkway Drive
Omaha, NE 68114

Irving P. Epstein, Esq., Agent for Service of Process:
Blue One Limited Partnership, A Nebraska limited partnership
Suite 123, Regency One Building
10050 Regency Circle
Omaha, NE 68114-3721

Julie Haney
Douglas County Treasurer
HO3 Civic Center
Omaha, NE 68183

Clarence L. Werner, General Partner
Blue One Limited Partnership
P. O. Box 37308
Omaha, NE 68137

Richard Reiser, Esq
P. O. Box 37308
Omaha, NE 68137

Gerry Bowen
Papio-Missouri River Natural Resources District
8901 South 154th Street
Omaha, NE 68138-3621

Dennis J. Knudsen, M.A.I.
1011 South 78th Street
Omaha, NE 68114

PAUL F. PETERS, No. 13288
SCHMID, MOONEY & FREDERICK, P.C.
11404 West Dodge Road, Suite 700
Omaha, NE 68154

N O T I C E

PLEASE FILE REPORT OF APPRAISERS AS FOLLOWS:

ONE ORIGINAL
COPY FOR REGISTER OF DEEDS
COPY FOR CONDEMNOR'S ATTORNEY
COPY FOR EACH CONDEMNEE (LIST OF CONDEMNEES AND THEIR COMPLETE
ADDRESSES)

*****PLEASE ATTACH A COPY OF THE FOLLOWING TO EACH REPORT OF APPRAISERS.

CHECK PICK-UP PROCEDURE. PLEASE CALL (402) 444-7420 THIRTY (30) DAYS FROM THE DATE THIS REPORT OF APPRAISERS IS FILED, TO MAKE ARRANGEMENTS WITH THE DIVISION MANAGER, CIVIL DIVISION, COUNTY COURT LOCATED IN THE OMAHA/ DOUGLAS CIVIC CENTER, FARNAM STREET LEVEL, ROOM F03, AS TO A DATE AND TIME WHEN YOU MAY PICK UP YOUR CHECK.