



1150 061 MISC



06676 95 061-066



STATE OF NEBRASKA

CERTIFICATE

Case No.

C/SC 2 (8/88)

C95-60005

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

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS.

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: AMENDED REPORT OF APPRAISERS

on file and of record in the Douglas County Court, entitled: CITY OF OMAHA, A MUNICIPAL CORP.
VS. WAYNE L. SMITH, ET AL.

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

DATE: JUNE 26, 1995 BY THE COURT: Joyce A Riedler (Deputy Clerk)

(Seal)



RETURN TO:

JOYCE A. RIEDLER
ROOM F03
CIVIC CENTER

BILL:

MICHAEL GOLDBERG
CITY LAW DEPT
CIVIC CENTER

Handwritten notes: B, 6676, See attached. Stamp: FEE 31.50 R FB, DEL. C/O V COMP VP, LEGAL PG SCAN FV

GEORGE J. BUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

JUN 26 3 45 PM '95

RECEIVED

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, A)
 Municipal Corporation)
)
 Condemnor)
)
 vs.)
)
TRACT 2 (A/K/A 7253 Grover Street))
 Wayne L. Smith & Bernice M. Smith;)
 Harold L. rock, Trustee, Mid City Bank, Inc.,)
 Beneficiary, et al)
)
 JULIE M.HANEY, Douglas County Treasurer,)
)
 Condemnees.)

DOC. C95 NO. 60005

AMENDED
 REPORT OF APPRAISERS

95 JUN 23 PM 1:51
 FILED
 CIVIL JUDGE
 COUNTY COURT
 DOUGLAS COUNTY, NEBRASKA

COMES NOW the undersigned and report to the County Judge and to the Court as follows:

FIRST: The undersigned are duly appointed, qualified, and acting appraisers in this proceeding.

SECOND: On the 25th day of May, 1995, commencing at the hour of approximately 8:30 a.m., the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the condemner, and also any other property of the condemnees damaged thereby; and, (b) heard any interested party who was present while the said property was being inspected and viewed.

THIRD: On the 25th day of May, 1995, commencing at the hour of approximately 10:30 a.m., the undersigned (a) met and convened as a board of appraisers; (b) heard any interested party who was present at said meeting and hearing; and, (c) appraised the property sought to be condemned and ascertained and determined the damages sustained by the condemnees.

FOURTH: The undersigned hereby report the foresaid damages as follows:

TRACT 2 (A/K/A 7253 Grover Street)

Tract 2: See Attached Exhibit "A"

| | |
|--|--------------|
| Wayne L. Smith & Bernice M. Smith | \$ 7,500.00 |
| Harold L. Rock, Trustee | \$ - 0 - |
| Mid City Bank, Inc., Beneficiary | \$ - 0 - |
| Julie M. Haney, Douglas County Treasurer | \$ - 0 - |
| TOTAL TRACT 2 | \$ 7,500.00* |

* The undersigned, in fixing damages, considered the 2nd Amended Petition to Condemn Property, dated June 23, 1995.

TRACT 4A (A/K/A 3321 S. 72nd Street)

Tract 4A: See Attached Exhibit "A"

| | | |
|--|----|----------|
| Omaha Hotel, Inc., a Kansas Corp. Lessor | \$ | - 0 - |
| Amoco Oil Co., Lessee | \$ | 2,778.00 |
| Anderson Amoco, Sub Lessee | \$ | - 0 - |
| Ticor Title Insurance Co., Trustee | \$ | - 0 - |
| Union Mutual Pension & Insurance Co., Beneficiary & Secured Party | \$ | - 0 - |
| Union Mutual Stock Life Insurance Co., of America, A Maine Corp., Beneficiary | \$ | - 0 - |
| Julie M. Haney, Douglas County Treasurer | \$ | - 0 - |
| TOTAL TRACT 4A | \$ | 2,778.00 |

TRACT 4B (A/K/A 3321 S. 72nd Street)

Tract 4B: See Attached Exhibit "A"

| | | |
|--|----|-------|
| Omaha Hotel, Inc., a Kansas Corp. | \$ | - 0 - |
| Ticor Title Insurance Co., Trustee | \$ | - 0 - |
| Union Mutual Pension & Insurance Co., Beneficiary & Secured Party | \$ | - 0 - |
| Union Mutual Stock Life Insurance Co., of America, A Maine Corp., Beneficiary | \$ | - 0 - |
| Julie M. Haney, Douglas County Treasurer | \$ | - 0 - |
| TOTAL TRACT 4B | \$ | - 0 - |

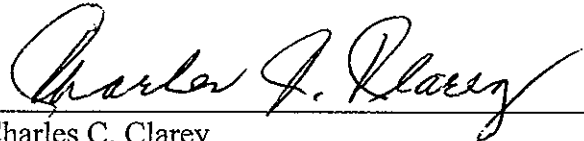
TRACT 16 (A/K/A 3501 S. 67th Street)

Tract 16: See Attached Exhibit "A"

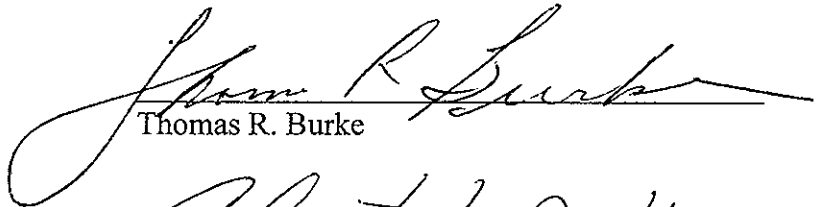
| | | |
|---|----|--------|
| Sadie C. Jackson and Spouse, if any and Saila Navarrette and Spouse, if any | \$ | 300.00 |
| Julie M. Haney, Douglas County Treasurer | \$ | - 0 - |
| TOTAL TRACT 16 | \$ | 300.00 |

FIFTH: Check Pick-up Procedure. Please call 444-7420, thirty (30) days from the date this Report of Appraisers is filed, to make arrangements with the Division Manager of the County Court Civil Division as to a date and time when you may pick up your check. The Civil Division of the County Court is located in the Omaha Douglas Civic Center, 1819 Farnam Street, Room F03 (Farnam Level).

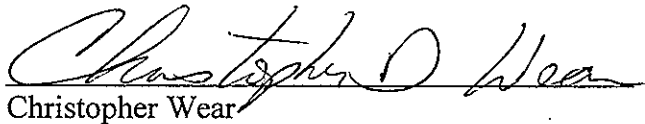
IN WITNESS WHEREOF, the undersigned have executed this Report of Appraisers this _____ day of _____, 19 ____.



Charles C. Clarey



Thomas R. Burke



Christopher Wear

P:\PW\1280.MLF

EXHIBIT "A"
(page 1 of 2)

67-59

56-42460

TRACT 2 (A/K/A 7253 GROVER STREET)

Land Acquisition Legal Description:

An irregular parcel of land located in Lot 452, Westgate Addition, City of Omaha, Douglas County, NE., more particularly described as follows: Commencing at the southeast corner of Lot 1, Block 1, Sutton Place, an addition to the City of Omaha, thence North 00°07'00" East for a distance of 38.48 feet to the point of beginning; thence continuing North 00°07'00" East for a distance of 24.96 feet to the northeast corner of said lot 452 as it exists today; thence west along the south right-of-way line of Grover Street, on a curve to the right with a radius of 480.85 feet, an arc distance of 45.80 feet, said curve having a long chord which bears North 62°34'50" West for a distance of 45.78 feet; thence continuing along said south right-of-way line, on a curve to the left with a radius of 414.85 feet, an arc distance of 11.17 feet, said curve having a long chord which bears North 60°37'24" West for a distance of 11.17 feet; thence South 45°32'17" East for a distance of 53.39 feet; thence South 40°50'39" East for a distance of 18.67 feet, to the point of beginning.

Temporary Easement Legal Description:

An irregular parcel of land located in lot 452, Westgate Addition, City of Omaha, Douglas County, NE., more particularly described as follows: Commencing at the southeast corner of Lot 1, Block 1, Sutton Place, an addition to the City of Omaha, thence North 00°07'00" East for a distance of 24.68 feet to the point of beginning; thence continuing North 00°07'00" East for a distance of 13.80 feet; thence North 40°50'39" West for a distance of 18.67 feet; thence North 45°32'17" West for a distance of 53.39 feet; thence South 09°08'17" West for a distance of 9.34 feet; thence South 53°09'33" East for a distance of 30.14 feet; thence South 02°38'58" East for a distance of 10.25 feet; thence North 89°30'49" East for a distance of 15.00 feet; thence South 00°59'21" East for distance of 15.00 feet; thence South 42°42'10" East for a distance of 17.59 feet to the point of beginning.

TRACT 4-A (A/K/A 3321 SOUTH 72ND STREET)

32 292

55-22020

Permanent Easement Legal Description:

The North 3.0 feet of the South 20.0 feet of the East 5.0 feet of the West 160.0 feet of Lot 6, Block 13, Lawnfield Addition, an Addition to the City of Omaha, Douglas County, Nebraska.

Temporary Easement Legal Description:

An irregular tract of land located in Lot 6, Block 13, Lawnfield Addition, an Addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: the East 10.0 feet of the West 45.0 feet of the North 103.0 feet of said Lot 6, Block 13, together with the North 10.0 feet of the South 27.0 feet of the East 110.0 feet of the West 155.0 feet of Lot 6, Block 13, together with the North 12.0 feet of the South 32.0 feet of the East 5.0 feet of the West 160.0 feet of said Lot 6, Block 13, Lawnfield Addition.

EXHIBIT "A"
(page 2 of 2)

TRACT 16 (A/K/A 3501 SOUTH 67TH STREET)

49-621

55-41820

Land Acquisition Legal Description:

A triangular parcel of land located in Lot 12, Block 9, West Albright Addition, an addition to the City of Omaha, Douglas County, Nebraska, being more particularly described as follows:
Beginning at the Northwest corner of said Lot 12; thence East along the North property line of said Lot 12 for a distance of 6 feet; thence Southwesterly along a straight line for a distance of 8.49 feet to a point on the West property line of said Lot 12; thence North along the West property line of said Lot 2 for a distance of 6 feet to the point of beginning.

Temporary Easement Legal Description:

The North 15 feet of Lot 12, Block 9, West Albright Addition, except the new Land Acquisition Legal Description previously described.