

## IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a Municipal  
Corporation,

Condemnor

vs

PENDELTON WOOLEN MILLS, INC.,  
An Oregon Corporation; et al,

Condemnees

DOC. C4

NO. 188

REPORT OF APPRAISERS

Now on this 11 day of July, 1977, the undersigned being the duly appointed, qualified and acting appraisers in the above entitled matter, do hereby make and file this report, showing unto the Court as follows:

1. That the undersigned were duly appointed appraisers in the above entitled matter by the Honorable Samuel V. Cooper pursuant to an Order dated May 27, 1977.

2. That before entering upon the duties as appraisers in the above entitled matter, 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.

3. That at the time and place designated in the "Notice of Appraisers" dated May 27, 1977, the undersigned appraisers carefully inspected and viewed the real estate hereinafter specified, sought to be taken, and also any other property of the condemnee damaged thereby, and heard all parties interested therein in reference to the amount of damages while inspecting and viewing the property.

4. That at the time and place designated in the "Notice of Appraisers" said appraisers did meet to assess the value of the property and the damages that the condemnees sustained by the taking of the hereinafter specified property by the City of Omaha, at which time the appraisers did receive evidence from the City of Omaha and condemnee Andrew C. Nelson Trust, C. Clifton Nelson and The Omaha National Bank, Trustees, relative to the amount of damages that will be sustained by the owner of said real estate.

5. By agreement of all parties concerned, the hearing was recessed until Thursday, July 7- 1977 at 10:00 a.m. at which time further evidence may be submitted by the City of Omaha and by condemnees Andrew C. Nelson Trust, C. Clifton Nelson and The Omaha National Bank, Trustees and condemnee Pendelton Woolen Mills, Inc.

6. The hearing in the captioned matter resumed at 10:00 a.m. July 7, 1977 with all appraisers present and adjourned on July 8, 1977. At this time the appraisers received further evidence from Condemnee Andrew C. Nelson Trust, C. Clifton Nelson and The Omaha National Bank, Trustees and Pendelton Woolen Mills, Inc. and received evidence from the City of Omaha and condemnee Pendelton Woolen Mills, Inc., relative to the amount of damages that will be sustained by the owners of the real estate.

7. The appraisers took into consideration the value of the property being taken and any and all damages that will be sustained by the condemnees by reason of the taking of the properties by the City of Omaha.

8. That the amount of damages that will be sustained by the owners of the real estate, improvements and immovable property, to-wit: Andrew C. Nelson Trust, C. Clifton Nelson and The Omaha National Bank, Trustees and Pendelton Woolen Mills, Inc., by reason of the taking thereof by the City of Omaha is hereafter found and assessed.

NOW, THEREFORE, the undersigned appraisers do hereby find and assess the damages that will be suffered by reason of the taking of the following described real estate, improvements and immovable property of condemnee Pendelton Woolen Mills, Inc. for aforesaid purposes by the City of Omaha and award to Pendelton Woolen Mills, Inc. as follows:

Lots 1 and 2 and the East 33 feet of Lot 3, all in Block 124 City of Omaha	
REAL ESTATE AND IMPROVEMENTS	\$390,000.00
IMMOVABLE PROPERTY	<u>350,000.00</u>
TOTAL AWARD TO PENDELTON WOOLEN MILLS, INC.	\$740,000.00

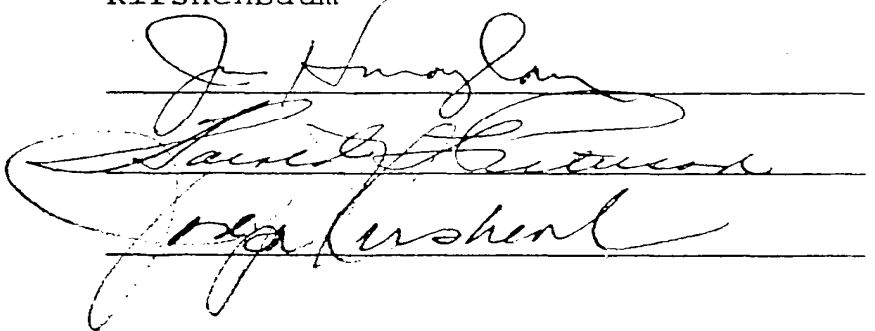
NOW, THEREFORE, the undersigned appraisers do hereby find and assess the damages that will be suffered by reason of the taking of the following described real estate and improvements of condemnee Andrew C. Nelson Trust, C. Clifton Nelson and The Omaha National Bank, Trustees, for aforesaid purposes by the City of Omaha and award to Andrew C. Nelson Trust, C. Clifton Nelson and The Omaha National Bank, Trustees as follows:

The West 33 Feet of Lot 3 and all of Lots  
4, 5 and 6, Block 124 City of Omaha

TOTAL AWARD TO ANDREW C. NELSON TRUST,  
C. CLIFTON NELSON and THE OMAHA NATIONAL  
BANK, TRUSTEES FOR REAL ESTATE AND IMPROVEMENTS \$370,000.00

Respectfully Submitted,

BOARD OF APPRAISERS, James H. Moylan  
Harold L. Peterson and Joseph  
Kirshenbaum



Filed: July 11th, 1977.

**COUNTY COURT**  
**DOUGLAS COUNTY**  
 DEAN HADORN, CLERK  
 OMAHA, NEBR.

STATE OF NEBRASKA, }  
 COUNTY OF DOUGLAS } ss.

I, Dean Hadorn, Clerk of the County Court of Douglas County, Nebraska, do hereby certify that I have compared the foregoing copy of \_\_\_\_\_

"REPORT OF APPRAISERS" in re: \_\_\_\_\_

CITY OF OMAHA, a Municipal Corporation, Condemner -vs- \_\_\_\_\_

PENDELTON WOOLEN MILLS, INC., An Oregon Corporation, et al,  
 Condemnees

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with the original record thereof, now remaining in said court; that the same is a correct transcript thereof, and of the whole of said original record, that I have the legal custody and control of said original record; that said court is a court of record, has a seal, and that said seal is hereto affixed; and that the foregoing attestation is in due form, according to the laws of the State of Nebraska.

IN WITNESS WHEREOF, I have hereunto set my hand and  
 affixed the seal of said Court at Omaha, this 11th day  
 of July, A. D. 1977

DEAN HADORN, Clerk of the County Court

By \_\_\_\_\_

Deputy



RECEIVED

1977 AUG 25 AM 10:55

CHARLES JOSTER  
 REGISTER OF DEEDS  
 DOUGLAS COUNTY, NEBR.

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