

9/35 etc

## IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, A Municipal  
Corporation,

DOC. C-4

NO. 141

Condemner,

vs.

H. Z. VENDING & SALES COMPANY,  
a Nebraska Corporation, et al.,

Condemnees.

REPORT OF APPRAISERS

\* \* \* \* \*

Now on this 13<sup>th</sup> day of September, 1974, 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 that:

- 1) The undersigned were duly appointed appraisers in the above entitled matter.
- 2) Before entering upon their 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) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to have Damages Assessed" the undersigned appraisers carefully inspected and viewed the real estate hereinafter specified sought to be taken and also any other property of the condemnees damaged thereby, and heard all parties interested therein in reference to the amount of damages while so inspecting and viewing the property.
- 4) At the time and place designated in the "Notice of Intention to Acquire Property and of Time and Place of Meeting of Board of Appraisers to have Damages Assessed" said appraisers did meet to assess the damages that the condemnees sustain by the taking of the hereinafter specified property by the City of Omaha, at which time said appraisers did receive evidence relative to the amount of damages that will be sustained by the owners of said real estate.

In part, the said appraisers took into consideration: The value of property being taken, severance damages, any work to be done for ingress and egress over any remaining property of condemnees, any other property of any condemnee herein damaged by any taking herein, reasonable cost of any necessary removal of personal property from the real estate being taken, and condemnee's abstracting expenses.

- 5) The amount of damages that will be sustained by the owners of said real estate by reason of the taking thereof by the City of Omaha for public purposes is as hereinafter 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 real estate for aforesaid purposes by the City of Omaha as follows:

- A. Tract No. 1, The North 22 Feet of the South 44 Feet of the East 35 Feet of Lot 1; the South 22 Feet of the East 35 Feet of Lot 1; the North 88 Feet of the East 1/3 of Lot 1; North 2/3 of the Middle 1/3 of Lot 1; the West 9 Feet of the South 1/3 of Lot 1; the West 1/3 of Lot 1; the East 1/3 of Lot 2; all in Block 121

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| H. Z. Vending & Sales Company,<br>a Nebraska Corporation<br>c/o Mr. Hymie Zorinsky<br>1205 Douglas Street<br>Omaha, Nebraska 68102 | The value of its<br>interest in fixtures<br>is \$14,805.00 |
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| Hyson Realty Co., A Nebraska<br>Corporation, c/o Mr. Hymie<br>Zorinsky, Vice-President<br>1205 Douglas Street<br>Omaha, Nebraska 68102 | The value of its<br>interest in real<br>estate is \$81,300.00 |
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| Sam J. Howell, Douglas County<br>Treasurer<br>Douglas County Courthouse<br>17th & Farnam Street<br>Omaha, Nebraska 68102 | The value of his<br>interest is \$ -0- |
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- B. Tract No. 2, Middle 1/3 of Lot 2, Block 121

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| Antoinette D. Mashek and<br>William Mashek, Husband and Wife<br>1729 South 86th Avenue<br>Omaha, Nebraska 68124 | The value of their<br>interest in real<br>estate is \$19,400.00 |
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| Central Distributing Company<br>c/o Mr. William J. Mashek,<br>President<br>3814 Farnam Street<br>Omaha, Nebraska 68131 | The value of its<br>interest in fixtures<br>is \$5,617.00 |
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| Sam J. Howell, Douglas County<br>Treasurer<br>Douglas County Courthouse<br>17th & Farnam Street<br>Omaha, Nebraska 68102 | The value of his<br>interest is \$849.93 |
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- C. Tract No. 3, Lot 3 and West 1/3 of Lot 2, Block 121

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| Richard C. and Anita LeBron,<br>Husband and Wife<br>6114 Country Club Road<br>Omaha, Nebraska 68152 | The value of their<br>interest in real<br>estate is \$85,950.00<br>subject to a life<br>estate in Hortense<br>LeBron |
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| Hortense LeBron, Widow<br>6120 North 30th Street<br>Omaha, Nebraska 68111 | The value of her<br>interest is a life<br>estate in the proper<br>ty |
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| National Advertising Company,<br>a Minnesota Corporation<br>4920 West 35th Street<br>Minneapolis, Minnesota 55416  | The value of its<br>interest is \$ -0-                          |
| Campbell Soup Company, a New<br>Jersey Corporation<br>c/o John Phillips, Nebraska<br>Manager<br>9th and Douglas<br>Omaha, Nebraska 68102   | The value of its<br>interest is \$ -0-                          |
| Sam J. Howell, Douglas County<br>Treasurer<br>Douglas County Courthouse<br>17th & Farnam Street<br>Omaha, Nebraska 68102   | The value of his<br>interest is \$600.56                        |
| D. Tract No. 4, The North 66 Feet; North<br>22 Feet of the South 66 Feet; the North<br>22 Feet of the South 44 Feet; and the<br>South 22 Feet of Lot 4, in Block 121,<br>the West 44 Feet and the East 1/3 of<br>Lot 5, in Block 121 |   |
| Zorealty Company, a Nebraska<br>Corporation<br>c/o Mr. Hymie Zorinsky, Vice-<br>President<br>1205 Douglas Street<br>Omaha, Nebraska 68102  | The value of its<br>interest is<br>\$133,700.00                 |
| E. Tract No. 6, East 1/3 of Lot 6,<br>Block 121  | The value of his<br>interest is \$-0-                           |
| James L. and Mildred S.<br>Davidson<br>Husband and Wife<br>321 Southwest Boulevard<br>Kansas City, Missouri 64104  | The value of their<br>interest in real<br>estate is \$19,570.00 |
| Davidson's One-Stop Phono<br>Records & Tapes, Inc., a<br>Missouri Corporation<br>c/o Mr. LeRoy Davidson<br>1214 Farnam Street<br>Omaha, Nebraska   | value of<br>Its/interest in<br>fixtures is<br>\$4,227.00        |
| David Cotton and Julia Cotton,<br>Husband and Wife   | Value of their<br>interest is \$ -0-                            |
| Sam J. Howell, County Treasurer<br>Douglas County Courthouse<br>17th & Farnam Street<br>Omaha, Nebraska 68102  | Value of his<br>interest of \$ -0-                              |
| F. Tract No. 8, West 1/3 of Lot 7, Block 121   |   |
| Ioni Pangel d/b/a National Sound<br>Equipment Company<br>1212 Farnam Street<br>Omaha, Nebraska   | The value if its<br>interest in fixture<br>is \$2,204.00        |

G. Tract No. 9, The West 1/3 of Lot 7 and the West 1/3 of Lot 8; and West 22 Feet of the East 44 Feet of Lot 8, in Block 121

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| Zorealty Co., a Nebraska Corporation   | Value of its interest in real estate is |
| c/o Mr. Hymie Zorinsky, Vice-President | \$59,518.00                             |
| 1205 Douglas Street                    |   |
| Omaha, Nebraska 68102                  |   |

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| Anthony Mangano and _____<br>Mangano, Husband and Wife,<br>if married | The value of their interest is \$ -0- |
| 314 South 54th Street   |                                       |
| Omaha, Nebraska 68132   |                                       |

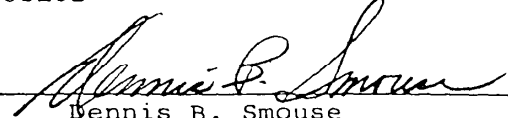
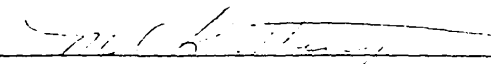
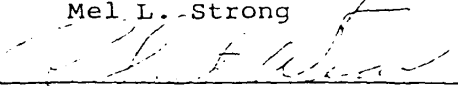
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| Bert O and Madonna M. Hall<br>Husband and Wife | The value of their interest is \$ -0- |
| 10261 Miami                                    |                                       |
| Omaha, Nebraska 68164                          |                                       |

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| Sam J. Howell, /County Treasurer<br>Douglas County Courthouse<br>17th & Farnam Street<br>Omaha, Nebraska 68102 | Value of his interest is \$263.72 |
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H. Tract No. 10, East 1/3 of Lot 8, Block 121

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| Crowning Creations, Inc., a<br>Nebraska Corporation<br>c/o Mr. Gerald Kantor<br>1202 Farnam Street<br>Omaha, Nebraska 68102 | The value of its interest in real estate is \$20,300.00 |
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| Sam J. Howell, Douglas County<br>Treasurer<br>Douglas County Courthouse<br>17th & Farnam Street<br>Omaha, Nebraska 68102 | Value of his interest is \$ -0- |
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| <br>Dennis B. Smouse |
| <br>Mel L. Strong    |
| <br>Robert Wear      |

BOARD OF APPRAISERS

Filed: September 13, 1974

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. H. Z. VENDING & SALES COMPANY, a Nebraska Corporation,  
et al, .....Condemnees,

in the ~~matter of~~ Condemnation Docket C4 - Page 141,

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 20th day  
of September A. D. 1974

DEAN HADORN, Clerk of the County Court

By

Dean Hadorn  
Deputy