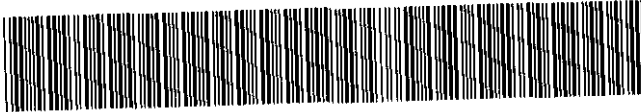





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Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
11/16/2004 11:23:54.15

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FEE: 60.50 FB: 01-60000
BKPG: 19-15-12 *2* CO: _____ COMP: _____
DEL: _____ SCAN: _____ FV: _____

CERTIFICATE

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, MYCHELLE L. WILLIAMSON, 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: CERTIFIED COPY OF RETURN OF APPRAISERS

on file and of record in the Douglas County Court, entitled: STATE OF NEBRASKA DEPARTMENT OF ROADS VS
WHITEHALL CONDOMINIUM CORPORATION, INC., A/K/A THE WHITEHALL CONDOMINIUM ASSOCIATION, ETAL.

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

DATE: NOVEMBER 15, 2004 BY THE COURT: Michelle L. Williamson (Deputy Clerk)



BEFORE THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA

STATE OF NEBRASKA)
DEPARTMENT OF ROADS,)
)
Condemner,)

Case CI04-17432

v.)

**RETURN OF
APPRAISERS**

WHITEHALL CONDOMINIUM CORPORA-)
TION, INC., a/k/a THE WHITEHALL)
CONDOMINIUM ASSOCIATION, INC., A)
Nebraska Corporation, a/k/a)
WHITEHALL CONDOMINIUM PROPERTY)
REGIME, LUCILLE J. KUHLMAN,)
TIMOTHY R. GREER, RUTH JOYCE)
SMITH, DUANE H. SMITH, LUCILLE M.)
ELWOOD, LEE A. HIGHTOWER, DORIS)
LAVONNE HIGHTOWER, EMILY MILLER,)
LOIS J. EBERLY, JANICE L.)
LAURITSEN, DAVID P. THALKES, SAM)
CONTI, EUNICE CONTI, NANCY)
CLIFTON, FRANK E. GALVIN, FRED A.)
HERRE, LETA C. HERRE, HELEN J.)
COLLINS, NORMA J. KELLE, PAT)
GANNON, MARY E. BERTAGNI, TOM)
NEALON, GEN ROSE NEALON, JOHN E.)
TRIBOLET, MAUREEN E. AXTELL,)
J. WILLIAM AXTELL, JEAN FREEMAN,)
DORIS M. OLSON, FAYE BEALS,)
CHARLES O. FORREST, SHERRY L.)
FORREST, DIANE MCCABE, RONALD D.)
WISKUS, RUTH A. WISKUS, DEBORAH L.)
SCOTT, RENA W. ARANT, THERESE)
DIAMOND, ARLENE G. BRINKE, TIMOTHY)
J. CAULFIELD, CAROLE J. HALLIMAN,)
KATHRYN M. PONEC, WILMA A.)
EVANICH, VERNON K. WILKIE, PHYLLIS)
E. MINTER, WILLIAM DOLLIS,)
DOROTHY DOLLIS, JOHN HAGOOD,)

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APPROPRIATE OFFICE
DOUGLAS COUNTY, NEBRASKA
NOV 1 2004

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FILED

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CONTINUED FROM PREVIOUS PAGE

ALFRED M. MONACO III, JULIE R.)
NELSON, JOHN W. THOM, EDNA I.)
REIMER THOM, ROGER R. STARK,)
DONNA R. STARK, BEN FEDMAN,)
VIRGINIA FEDMAN, ANN M. BROWN,)
JAY WILLIAM KERRIGAN, BEATRICE H.)
KERRIGAN, GEORGE SABACKY, LUELLE)
V. SABACKY, D. JEANNE ARMBRUST,)
FREDERICK H. ARMBRUST, JAMES M.)
ARMBRUST, CORRINE V. BERG,)
GERALD J. MOKOFSKY, LUCILLE J.)
SHOWALTER, MARGARET E. SHIELDS,)
LESLIE JOHNSON, PAT JOHNSON,)
MICHAEL SHANE, MICHELLE SHANE,)
JESSIE BLISS MCGREW, ROBERT J.)
CLARK, FAYE B. CLARK, JOE BLUM,)
PHILIP C. BLUM, MARGARET H. NANUS,)
BART MCEVOY, JACKIE MCEVOY, M.)
NAOMI ANSELL, MARK STIEMANN,)
MARIAN L. BYLER, MARK L. BYLER,)
DELORES M. RUBERTI, MARIE A.)
MCCLOUD, ALZADIA MCCLOUD A/K/A)
ALSADIA MCCLOUD, ZAGONKA L.)
ANDERSON, MARJORIE E. CAMERON,)
BARBARA L. MAUS, EDITH E.)
THIEMAN, DEAN OWEN THORSEN, CARROL)
JENSEN, DORENE JENSEN, JOANNE)
CONTI, NAOMI D. READY, DARLENE)
DEKERT, ARLENE N. JONES, BETTE L.)
OLCOTT, JOHN EDWARD BAUDER, LOUISE)
MINK, GENE WILKIE, MARY GALATA,)
MARGARET MCCABE, SONYA K. BARBER,)
CONNIE J. MARX, RALPH KOCH, GERALD)
F. ALFONS, DELORES E. ALFONS,)
ARTHUR L. BATTEN, TOMIE BATTEN,)
MARJORIE GRIFFITH, JOHN A. MACK,)
BEVERLY M. MACK, TEKEKO JANK,)
MARJORIE J. EDWARDS, JAMES R.)
CASEY, MARJORIE A SNEED, MIKE)
CARLSON, BEVERLY JEAN LONGTON,)
BONNIE A. DERRY, JIM RAND, SHEILA)
DONAHOE, GLENN R. JEPSEN, LOIS)
CLAYTON, EDWARD A. DONAHOE, JEAN)
A. DONAHOE, LOURAINIE H. OSHLO,)
MARJORIE L. GILLESPIE, CLAIRE)
JONES STITES, ELDON M. OSBERG,)
BERNICE E. OSBERG, MARY CLEE)
TURBOT, MARTIN P. THIEMAN,)
HELEN C. MCKINLEY, BETTY J.)

CONTINUED NEXT PAGE

CONTINUED FROM PREVIOUS PAGE

RIGGS, LONNIE SIECKMANN, VICKI)
LOUIS PRATT, STANLEY LEE BILLINGS,)
LYLE L. KLINE, DON GRANGER, PAT)
GRANGER, MAXINE L. CALLEN, KEN)
KENASTON, BETTY D. ETTEN, L.)
ROBERT PENNINGTON, Holders of)
Interest; and to all other persons)
real names unknown, having or)
claiming any interest, right or)
title to the real estate; DOUGLAS)
COUNTY;)
)
)
Condemnees.)

TO THE COUNTY JUDGE OF DOUGLAS COUNTY, NEBRASKA.

We, the undersigned appraisers, do hereby certify that under and by virtue of an "Appointment of Appraisers" duly served upon us and after having taken and filed the "Oath of Appraisers" that we did carefully inspect and view the property described herein, sought to be appropriated by the State of Nebraska, Department of Roads, and also other property of the condemnees alleged damaged thereby and did hear all parties interested therein in reference to the amount of damages sustained while we were so inspecting and viewing the property herein described and thereafter did assess the damages that the condemnees have sustained or will sustain by such appropriation of the property herein described for State highway purposes and also damage to such other property of the condemnees as in our opinion, was damaged by the appropriation of the property herein described:

C O N D E M N A T I O N

WHITEHALL CONDOMINIUM CORPORATION, INC., et al

FEE SIMPLE TITLE TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR HIGHWAY RIGHT OF WAY PURPOSES LOCATED IN PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY A DISTANCE OF 29.255 METERS (95.98 FEET) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, TO THE SOUTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD AND THE POINT OF BEGINNING; THENCE SOUTHERLY DEFLECTING 000 DEGREES 00 MINUTES 00 SECONDS RIGHT, A DISTANCE OF 5.022 METERS (16.48 FEET) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE WESTERLY DEFLECTING 089 DEGREES 36 MINUTES 26 SECONDS RIGHT, A DISTANCE OF 30.327 METERS (99.50 FEET) TO A POINT; THENCE SOUTHERLY DEFLECTING 090 DEGREES 00 MINUTES 05 SECONDS LEFT, A DISTANCE OF 2.438 METERS (8.00 FEET) TO A POINT; THENCE WESTERLY DEFLECTING 090 DEGREES 00 MINUTES 05 SECONDS RIGHT, A DISTANCE OF 10.000 METERS (32.81 FEET) TO A POINT; THENCE NORTHERLY DEFLECTING 090 DEGREES 00 MINUTES 08 SECONDS RIGHT, A DISTANCE OF 4.123 METERS (13.53 FEET) TO A POINT; THENCE WESTERLY DEFLECTING 090 DEGREES 00 MINUTES 08 SECONDS LEFT, A DISTANCE OF 60.488 METERS (198.45 FEET) TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD; THENCE NORTHERLY DEFLECTING 090 DEGREES 20 MINUTES 43 SECONDS RIGHT, A DISTANCE OF 3.337 METERS (10.95 FEET), ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD, TO A POINT; THENCE EASTERLY DEFLECTING 089 DEGREES 39 MINUTES 17 SECONDS RIGHT, A DISTANCE OF 100.829 METERS (330.80 FEET), ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST DODGE ROAD, TO THE POINT OF BEGINNING; CONTAINING 428.784 SQUARE METERS (4615.37 SQUARE FEET), MORE OR LESS, WHICH INCLUDES 0.000 SQUARE METERS (0.00 SQUARE FEET), MORE OR LESS, PREVIOUSLY OCCUPIED AS PUBLIC RIGHT OF WAY.

ALL RIGHTS TO MINERALS, IN OR ON THE ABOVE DESCRIBED REAL PROPERTY, SHALL BE RETAINED AND RESERVED TO THE CONDEMNNEES AND/OR ITS SUCCESSORS AND ASSIGNS. SAID CONDEMNNEES AND/OR ITS SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT TO ENTER OR USE THE SURFACE OF SAID REAL PROPERTY FOR ANY PURPOSE CONCERNING SAID MINERAL RIGHTS, NOR SHALL SAID CONDEMNNEES AND/OR ITS SUCCESSORS AND ASSIGNS IN EXTRACTING SAID MINERALS FROM SAID REAL PROPERTY, DAMAGE OR IN ANY WAY IMPAIR THE USE OF SAID REAL PROPERTY.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR THE PURPOSE OF CONSTRUCTION OF RETAINING WALL AND SHAPING, LOCATED IN PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

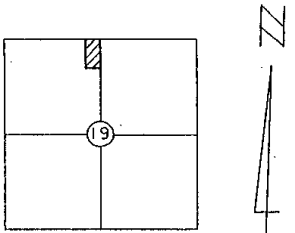
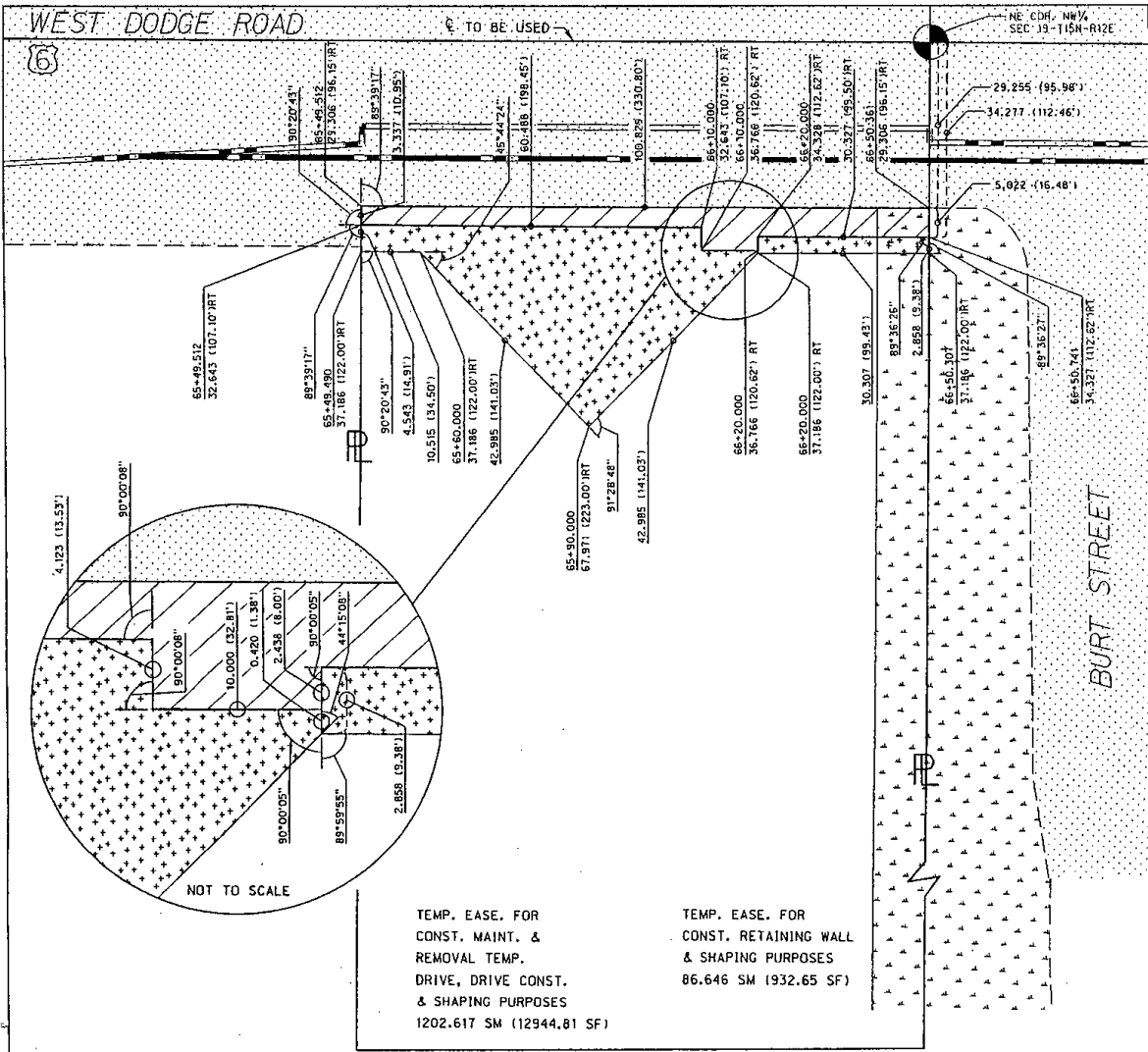
REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY A DISTANCE OF 34.277 METERS (112.46 FEET) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 089 DEGREES 36 MINUTES 26 SECONDS RIGHT, A DISTANCE OF 30.327 METERS (99.50 FEET) TO A POINT; THENCE SOUTHERLY DEFLECTING 090 DEGREES 00 MINUTES 05 SECONDS LEFT, A DISTANCE OF 2.858 METERS (9.38 FEET) TO A POINT; THENCE EASTERLY DEFLECTING 089 DEGREES 59 MINUTES 55 SECONDS LEFT, A DISTANCE OF 30.307 METERS (99.43 FEET) TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 19; THENCE NORTHERLY DEFLECTING 089 DEGREES 36 MINUTES 27 SECONDS LEFT, A DISTANCE OF 2.858 METERS (9.38 FEET) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 19 TO THE POINT OF BEGINNING, CONTAINING 86.646 SQUARE METERS (932.65 SQUARE FEET), MORE OR LESS.

AND ALSO, TEMPORARY EASEMENT TO A TRACT OF LAND AND ALL IMPROVEMENTS THEREON, IF ANY, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE & REMOVAL OF TEMPORARY DRIVE, DRIVE CONSTRUCTION AND SHAPING, LOCATED IN PART OF EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DOUGLAS COUNTY, NEBRASKA, AS ILLUSTRATED ON THE ATTACHED PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19; THENCE SOUTHERLY A DISTANCE OF 34.277 METERS (112.46 FEET) ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 19, TO A POINT; THENCE WESTERLY DEFLECTING 089 DEGREES 36 MINUTES 26 SECONDS RIGHT, A DISTANCE OF 30.327 METERS (99.50 FEET) TO A POINT; THENCE SOUTHERLY DEFLECTING 090 DEGREES 00 MINUTES 05 SECONDS LEFT, A DISTANCE OF 2.438 METERS (8.00 FEET) TO THE POINT OF BEGINNING; THENCE WESTERLY DEFLECTING 090 DEGREES 00 MINUTES 05 SECONDS RIGHT, A DISTANCE OF 10.000 METERS (32.81 FEET) TO A POINT; THENCE NORTHERLY DEFLECTING 090 DEGREES 00 MINUTES 08 SECONDS RIGHT, A DISTANCE OF 4.123 METERS (13.53 FEET) TO A POINT; THENCE WESTERLY DEFLECTING 090 DEGREES 00 MINUTES 08 SECONDS LEFT, A DISTANCE OF 60.488 METERS (198.45 FEET) TO A POINT; THENCE SOUTHERLY DEFLECTING 089 DEGREES 39 MINUTES 17 SECONDS LEFT, A DISTANCE OF 4.543 METERS (14.91 FEET) TO A POINT; THENCE EASTERLY DEFLECTING 090 DEGREES 20 MINUTES 43 SECONDS LEFT, A DISTANCE OF 10.515 METERS (34.50 FEET) TO A POINT; THENCE SOUTHEASTERLY DEFLECTING 045 DEGREES 44 MINUTES 24 SECONDS RIGHT, A DISTANCE OF 42.985 METERS (141.03

FEET) TO A POINT; THENCE NORTHEASTERLY DEFLECTING 091 DEGREES 28 MINUTES 48 SECONDS LEFT, A DISTANCE OF 42.985 METERS (141.03 FEET) TO A POINT; THENCE NORTHERLY DEFLECTING 044 DEGREES 15 MINUTES 08 SECONDS LEFT, A DISTANCE OF 0.420 METERS (1.38 FEET) TO THE POINT OF BEGINNING, CONTAINING 1202.617 SQUARE METERS (12944.81 SQUARE FEET), MORE OR LESS.

THE EASEMENT AREA(S) MAY BE USED FOR THE TEMPORARY RELOCATION OF UTILITIES DURING THE CONSTRUCTION OF THE PROJECT. UPON COMPLETION AND ACCEPTANCE OF PROJECT NH-6-7(164), ALL RIGHTS, INTEREST AND USE OF THE ABOVE DESCRIBED TEMPORARY EASEMENT AREA(S) SHALL BE RETURNED TO THE CONDEMNEE(S) AND TO ITS SUCCESSORS AND ASSIGNS WITH THE AFORESAID CHANGES COMPLETED.



A TRACT OF LAND LOCATED IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SEC. 19, T15N, R12E DOUGLAS COUNTY, NEBRASKA

Sheet 1 of 1 .

PLAT SHOWING

RIGHT OF WAY

TO BE ACQUIRED FROM LAND OWNED BY

WHITEHALL CONDOMINIUM CORPORATION, INC., et al

STATE OF NEBRASKA
DEPARTMENT OF ROADS
RIGHT OF WAY DIVISION
LINCOLN, NEBRASKA

TRACT NO. 9
LOCATION WEST DODGE ROAD/OMAHA
PROJECT NO. NH-6-7(164)
CONTROL NO. 21899

SCALE 1000:1

DATE: 7-11-03
DRAWN BY: HDR
CHECKED BY: JOHN RALEIGH
COMPUTED BY: MIKE WURTELE

PREV. R.O.W. [Dotted pattern]
NEW R.O.W. [Hatched pattern] 428.784 SM (4615.37 SF)
TEMP. EASE. [Star pattern] 1289.263 SM (13877.46 SF)
PERM. EASE. [Horizontal line pattern]
CONTROLLED ACCESS [Thick black line]

Metric

Now, therefore, we as appraisers aforesaid, do hereby find and appraise the damages that will be suffered by reason of the appropriation of title to the said property or any interest therein described for State highway purposes by the State of Nebraska, Department of Roads, in the amount of:

TOTAL AMOUNT AWARDED FOR ACQUISITION OF TRACT 9 \$ 29,510.⁰⁰

Award to be distributed as follows:

To: ^{The} Whitehall Condominium ^{Association} ~~Corporation, Inc.,~~ \$ 29,510.⁰⁰

Lucille J. Kuhlman, Timothy R. Greer, Ruth Joyce Smith, Duane H. Smith, Lucille M. Elwood, Lee A. Hightower, Doris Lavonne Hightower, Emily Miller, Lois J. Eberly, Janice L. Lauritsen, David P. Thalkes, Sam Conti, Eunice Conti, Nancy Clifton, Frank E. Galvin, Fred A. Herre, Leta C. Herre, Helen J. Collins, Norma J. Kelle, Pat Gannon, Mary E. Bertagni, Tom Nealon, Gen Rose Nealon, John E. Tribolet, Maureen E. Axtell, J. William Axtell, Jean Freeman, Doris M. Olson, Faye Beals, Charles O. Forrest, Sherry L. Forrest, Diane McCabe, Ronald D. Wiskus, Ruth A. Wiskus, Deborah L. Scott, Rena W. Arant, Therese Diamond, Arlene G. Brinke, Timothy J. Caulfield, Carole J. Halliman, Kathryn M. Ponec, Wilma A. Evanich, Vernon K. Wilkie, Phyllis E. Minter, William Dollis, Dorothy Dollis, John Hagood, Alfred M. Monaco III, Julie R. Nelson, John W. Thom, Edna I. Reimer Thom, Roger R. Stark, Donna R. Stark, Ben Fedman, Virginia Fedman, Ann M. Brown,

\$ 0

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Jay William Kerrigan, Beatrice H. Kerrigan, George Sabacky, Luella V. Sabacky, D. Jeanne Armbrust, Frederick H. Armbrust, James M. Armbrust, Corrine V. Berg, Gerald J. Mokofsky, Lucille J. Showalter, Margaret E. Shields, Leslie Johnson, Pat Johnson, Michael Shane, Michelle Shane, Jessie Bliss McGrew, Robert J. Clark, Faye B. Clark, Joe Blum, Philip C. Blum, Margaret H. Nanus, Bart McEvoy, Jackie McEvoy, M. Naomi Ansell, Mark Stiemann, Marian L. Byler, Mark L. Byler, Delores M. Ruberti, Marie A. McCloud, Alzadia McCloud A/k/a Alsadia McCloud, Zagonka L. Anderson, Marjorie E. Cameron, Barbara L. Maus, Edith E. Thieman, Dean Owen Thorsen, Carrol Jensen, Dorene Jensen, Joanne Conti, Naomi D. Ready, Darlene Dekert, Arlene N. Jones, Bette L. Olcott, John Edward Bauder, Louise Mink, Gene Wilkie, Mary Galata, Margaret McCabe, Sonya K. Barber, Connie J. Marx, Ralph Koch, Gerald F. Alfons, Delores E. Alfons, Arthur L. Batten, Tomie Batten, Marjorie Griffith, John A. Mack, Beverly M. Mack, Tekeko Jank, Marjorie J. Edwards, James R. Casey, Marjorie a Sneed, Mike Carlson, Beverly Jean Longton, Bonnie A. Derry, Jim Rand, Sheila Donahoe, Glenn R. Jepsen, Lois Clayton, Edward A. Donahoe, Jean A. Donahoe, Louraine H. Oshlo, Marjorie L. Gillespie, Claire Jones Stites, Eldon M. Osberg, Bernice E. Osberg, Mary Clee Turbot, Martin P. Thieman, Helen C. McKinley, Betty J. Riggs, Lonnie Sieckmann, Vicki Louis Pratt, Stanley Lee Billings, Lyle L. Kline, Don Granger, Pat Granger, Maxine L. Callen, Ken Kenaston, Betty D. Etten, L. Robert Pennington, Holders of Interest;

Continued next page

Continued from previous page
and to all other persons
real names unknown, having or
claiming any interest, right or
title to the real estate;

Douglas County;

\$ Ø

All of which is hereby respectfully submitted.

Dated this 19 day of November, A.D. 2004.

[Signature]

[Signature]

[Signature]

Appraisers

Filed before me this 1 day of November, 2004.

(SEAL)



Michelle L. Williamson
County Judge

Acting Division Manager