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STATE OF NEBRASKA

CERTIFICATE

Case No.

C/SC 2 (8/88)

C94 60012

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: Report Of Appraisers

on file and of record in the Douglas County Court, entitled: City Of Omaha, A Municipal Corp.
vs. Ida A. Ashbrook, et al

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

DATE: June 9, 1994

BY THE COURT: Joyce A Riedler
(Deputy Clerk)

(Seal)

IMPRINTED SEAL
REGISTER OF DEEDS

RETURN TO:
JOYCE A. RIEDLER
DOUGLAS COUNTY COURT
CIVIL DIVISION
ROOM F03

SEND BILLING TO:
CITY OF OMAHA
PUBLIC WORKS DEPT.

RECEIVED
JUN 15 3 06 PM '94
GEORGE J. RUSLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

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DEL C/O COMP 8
LEGAL PG SCAN FV

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, A
Municipal Corporation

Condemnor

vs.

TRACT NO. 2 (A/K/A PART OF ABANDONED
CHICAGO NORTH WESTERN RAILROAD RIGHT OF WAY)

IDA A. ASHBROOK and spouse, if any; THE
ESTATE OF JAMES F. HINES; EVELYN AMELIA
HINES and spouse, if any; THE ESTATE OF
WILLARD V. HINES; THE ESTATE OF LOUIS H.
HINES; JAMES P. HINES and spouse, in any;
EARL J. OLIVER AND MONNIE L. OLIVER,
Husband and Wife; MARY F. LINDSAY and
spouse, if any; BILL LINDSAY, JR., as
Attorney in Fact; ROBERT R. LANTZ AND
SHIRLEY A. LANTZ, Husband and Wife; ARNOLD
A. ZASTERIS AND GERTRUDE M. ZASTERIS,
Husband and Wife; and the respective heirs,
assigns, devisees, legatees, and any other
party(s) claiming some right, title or
interest in the above referenced tract,
et al

LOUIS R. PANTANO, Douglas County Treasurer,

Condemnees.

DOC. 294 NO. 60012

REPORT OF APPRAISERS

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 2nd day of May, 1994, commencing at
the hour of approximately 9:00 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.

FILED
94 JUN -9 11:00
CIVIL & DISTRICT COURT
DOUGLAS COUNTY, NEBRASKA

THIRD: On the 2nd day of May, 1994, commencing at the hour of approximately 11:00 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

Permanent Sewer Easement:

A strip of land 10.00 feet in width situated in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 16 North, Range 13 East of the 6th P.M., City of Omaha, Douglas County, Nebraska, said strip lying 5.00 feet on each side of the following described center line.

Commencing at the Northwest corner of Lot 8, Meinershagen Addition, City of Omaha, Douglas County, Nebraska, thence along the West lot line of said Lot 8 for 173.3 feet to a point on the Northeasterly Right-of-Way line of the abandoned Chicago North Western Railroad; thence Southeasterly along said Railroad Right-of-Way for a distance of 2.69 feet to the point of beginning; thence Southwesterly along a line 2.69 feet Southeasterly and parallel to the extended West lot line of said Lot 8, for a distance of 57.05 feet; thence South 00°00'00" East for a distance of 189.20 feet to a point on the Southwesterly Right-of-Way line of the abandoned Chicago North Western Railroad, said point being 32.21 feet Northwesterly of the intersection of the extended East lot line of Lot 8, Meinershagen Addition and the Southwesterly Right-of-Way line of the abandoned Chicago North Western Railroad, said point also being the terminus of said center line description.

Temporary Construction Easement:

Except for that area of Permanent Easement previously described, an irregularly shaped parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 16 North, Range 13 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northwest corner of Lot 8, Meinershagen Addition, City of Omaha, Douglas County, Nebraska; thence along the West lot line of said lot for 173.3 feet to a point on the Northeasterly Right-of-Way line of the abandoned Chicago North Western Railroad, said point also being the point of beginning; thence Northwesterly along said abandoned Railroad Right-of-Way for a distance of 13.45

feet; thence Southwesterly along a line 13.45 feet Northwesterly of and parallel to the West line of said Lot 8 extended, for a distance of 73.72 feet; thence South 00°00'00" West for a distance of 169.27 feet to a point on the Southwesterly Railroad Right-of-Way line of Chicago North Western Railroad; thence South 50°58'55" East along said Railroad Right-of-Way line for a distance of 96.53 feet, said point being 32.21 feet Southeasterly of the intersection of the extended East lot line of Lot 8, Meinershagen Addition and the Southwesterly Right-of-Way line of the abandoned Chicago North Western Railroad; thence North 00°00'00" East for a distance of 193.06 feet; thence Northeasterly along a line 16.14 feet Southeasterly and parallel to the West lot line of said Lot 8 extended, for a distance of 11.73 feet to a point on the Northeasterly Right-of-Way line of the Abandoned Chicago North Western Railroad; thence North 50°58'55" West, along the said Railroad Right-of-Way for a distance of 16.14 feet to the point of beginning.

Ida A. Ashbrook and spouse, if any.	\$ <u>0</u>
The Estate of James F. Hines.	\$ <u>0</u>
Evelyn Amelia Hines and spouse, if any.	\$ <u>0</u>
The Estate of Willard V. Hines.	\$ <u>0</u>
The Estate of Louis H. Hines.	\$ <u>0</u>
James P. Hines and spouse, if any	\$ <u>0</u>
Earl J. Oliver and Monnie L. Oliver	\$ <u>0</u>
Mary F. Lindsay and spouse, if any.	\$ <u>66.00</u>
Robert R. Lantz and Shirley A. Lantz.	\$ <u>50.00</u>
Arnold A. and Gertrude M. Zasteris.	\$ <u>50.00</u>
L.R. Pantano, Dgls.Cty.Treas.,as Creditor of E.J.Oliver & M.L.Oliver	50.00
TOTAL TRACT #2	\$ <u>216.00</u>

TRACT 1

Permanent Sewer Easement:

A strip of land 10.00 feet in width, situated in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 16 North, Range 13 East of the 6th P.M., Omaha, Douglas County, Nebraska, said strip lying 5.00 feet on each side of the following described center line:

Mary F. Lindsay and spouse, if any.	\$ <u>4,000.00</u>
TOTAL TRACT #1	\$ <u>4,000.00</u>

Commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4, thence North along the West section line of said Quarter Section for a distance of 409.17 feet; thence North 90°00'00" East for a distance of 50.00 feet to a point on the Easterly Right-of-Way line of 60th Street, said point also being the point of beginning; thence continuing along the last described course for a distance of 157.61 feet; thence North 37°29'17" East for a distance of 316.11 feet; thence North 67°46'17" East for a distance of 325.85 feet; thence North 00°00'00" East for a distance of 51.17 feet, to a point on the Southwesterly Right-of-Way line of the Chicago North Western Railroad Company, said point being 32.21 feet Northwesterly of the intersection of the extended East lot line of Lot 8, Meinershagen Addition and the Southwesterly Right-of-Way line of the abandoned Chicago North Western Railroad, said point also being the terminus of said center line description.

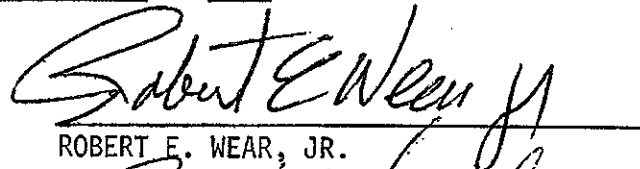
Temporary Construction Easement:

Except for that area of Permanent Sewer Easement previously described, an irregular shaped parcel of land located in the Northwest 1/4 of the Northwest 1/4 of Section 31, Township 16 North, Range 13 East of the 6th P.M., Omaha, Douglas County, Nebraska, more particularly described as follows:

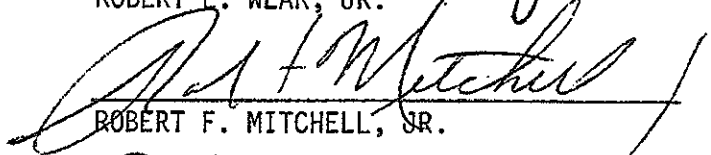
Commencing at the Southwest corner of the Northwest 1/4 of the Northwest 1/4, thence North along the West Section Line of said Quarter Section for a distance of 284.17; thence North 90°00'00" East for a distance of 50.00 feet to a point on the Easterly Right-of-Way line of 60th Street, said point also being the point of beginning; thence continuing along the last described course for a distance of 182.28 feet; thence North along a line 182.28 feet East of and parallel to the Easterly Right-of-Way line of 60th Street, for a distance of 75.00 feet; thence North 37°29'17" East for a distance of 327.25 feet; thence North 67°46'17" East for a distance of 345.90 feet; thence North 00°00'00" East for a distance of 44.23 feet to the Southwesterly Right-of-Way line of the Chicago North Western Railroad Company, said point also being 32.14 feet Southeasterly of the intersection of the extended East lot line of Lot 8, Meinershagen Addition and the Southwesterly Right-of-Way line of the abandoned Chicago North Western Railroad; thence North 50°58'55" West, along the Southwesterly Right-of-Way line of the Chicago North Western Railroad for a distance of 96.53 feet; thence South 00°00'00" West for a distance of 54.64 feet; thence South 67°46'17" West for a distance of 315.82 feet; thence South 37°29'17" West for a distance of 310.55 feet; thence South 90°00'00" West for a distance of 145.28 feet, to a point on the Easterly Right-of-Way line of 60th Street; thence South along the Easterly Right-of-Way line of 60th Street for a distance of 150.00 feet to the point of beginning.

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).

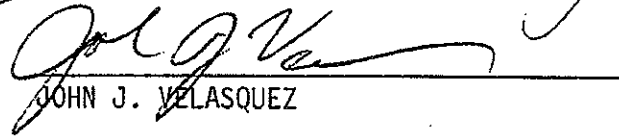
IN WITNESS WHEREOF, the undersigned have executed this REPORT OF APPRAISERS this 3rd day of June, 1994.



ROBERT F. WEAR, JR.



ROBERT F. MITCHELL, SR.



JOHN J. VELASQUEZ

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