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MISC 1988 13068

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INDEXING
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IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a
Municipal Corporation,

DOC. C6

NO. 15

Condemner,

v.

AMENDED REPORT OF APPRAISERS

TRACT NO. 6 (a/k/a 210 No.
114th St.)

REAL ESTATE PROFESSIONAL
GROUP LTF. (Lessees),

TRACT NO. 15 (a/k/a 401 No.
114th St.)

SAMUEL J. SAAD, JR. AND
FAHADA M. SAAD, Husband and
Wife; AMERICAN NATIONAL BANK
(Trustee and Beneficiary);
OMAHA PUBLIC POWER DISTRICT,

TRACT NO. 16 (a/k/a 445 No.
114th St.)

AMOCO OIL COMPANY, a Maryland
Corporation; JOSEPH FRITZ AND
SHIRLEY FRITZ, Husband and
Wife (Lessees),

SAM J. HOWELL, Douglas County
Treasurer,

Condemnees.

The undersigned report to the Court as follows:

FIRST: The undersigned are duly appointed, qualified, and acting appraisers in this proceeding. This Report shall amend the Report of Appraisers dated July 28, 1988 previously filed herein on July 29, 1988.

SECOND: On the 22nd day of June, 1988, commencing at the hour of approximately 8:30 a.m., the undersigned: (a) carefully inspected and viewed the property, referred to herein as Tract No. 16 (a/k/a 445 No. 114th Street, Omaha, Douglas County,

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GEORGE J. ...
RECORDS ...
DOUGLAS COUNTY, NEBR.

Miss 13068F

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PG 32-39 N 67A/193 DEL VK MC We
OF Miss COMP ✓ F/B 59-25000

Nebraska), 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 22nd day of June, 1988, commencing at the hour of approximately 1:30 p.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 on the property referred to herein as Tract No. 16 (a/k/a 445 No. 114th Street, Omaha, Douglas County, Nebraska).

FOURTH: On the 14th day of July, 1988, commencing at the hour of approximately 8:30 a.m., the undersigned: (a) carefully inspected and viewed the property, referred to herein as Tract No. 6 (a/k/a 210 No. 114th Street, Omaha, Douglas County, Nebraska) and Tract No. 15 (a/k/a 401 No. 114th Street, Omaha, Douglas County, Nebraska), 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.

FIFTH: On the 14th day of July, 1988, commencing at the hour of approximately 1:30 p.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 on the property referred to herein as Tract No. 6 (a/k/a 210 No. 114th Street, Omaha, Douglas County, Nebraska) and Tract No. 15 (a/k/a 401 No. 114th Street, Omaha, Douglas County, Nebraska).

SIXTH: The undersigned hereby report the damages as follows:

TRACT NO. 6 (a/k/a 210 No. 114th St). (As described on Exhibit A, Page 1 and Exhibit A, Page 2, attached hereto and incorporated herein by reference).

Real Estate Professional Group LTF	\$	0.00
Sam J. Howell.	\$	0.00
TOTAL TRACT NO. 6	\$	0.00

TRACT NO. 15 (a/k/a 401 No. 114th St.): (As described on Exhibit B attached hereto and incorporated herein by reference).

Samuel J. Saad, Jr. and Fahada M. Saad.	\$	0.00
American National Bank.	\$	0.00
Omaha Public Power District	\$	0.00
Samuel J. Howell, Douglas County Treasurer.	\$	8,500.00
TOTAL TRACT NO. 15	\$	8,500.00

TRACT NO. 16 (a/k/a 445 No. 114th Street): (As described on Exhibit C attached hereto and incorporated herein by reference).


Amoco Oil Company	\$	6,143.00
Joseph Fritz and Shirley Fritz	\$	2,750.00
Sam J. Howell, Douglas County Treasurer	\$	1,782.00
TOTAL TRACT NO. 16	\$	10,675.00

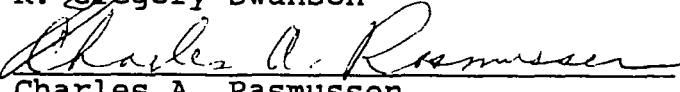
CHECK PICKUP PROCEDURE. Please call 444-7959 Thirty (30) days from the date of this Report of Appraisers is filed, to make arrangements with the Clerk of the County Court located in the Hall of Justice, 3rd Floor, Probate Division, as to a date and time when you may pick up your check.


IN WITNESS WHEREOF, the undersigned have executed this REPORT OF APPRAISERS this 2 day of August, 1988.

FILED
COUNTY COURT
PROBATE DIVISION
AUG 5 1988

DOUGLAS COUNTY, NEBRASKA


R. Gregory Swanson


Charles A. Rasmussen


Mel L. Strong

TRACT NO. 6 (a/k/a 210 No. 114th St.)

LAND ACQUISITION:

67A-143

59-25000

Beginning at the Southeast corner of that part of Lot 1, Block 11, Meadow Lane Park, an Addition to the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of said Lot 1; thence West (Assumed Bearing) along the North line of Burke Street, 182.52 feet; thence N 0°39'20" W on a line 182.52 feet West of and parallel to the West right-of-way line of 114th Street, 439.7 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Sunray DX Oil Company by a warranty deed recorded in Book 1280 at Page 37 of the Deed Records of Douglas County, Nebraska; thence N 89°56'40" E, 182.52 feet, more or less, to a point on said West right-of-way line of 114th Street which also is the Northeast corner of the aforesaid tract of land conveyed to Sunray DX Oil Company; thence S 0°39'20" W, 439.97 feet, more or less, to the point of beginning, except that portion of the foregoing described real estate conveyed to Sunray DX Oil Company by said warranty deed; thence West along the South property line for a distance of 26.0 feet; thence Northeast 38.59 feet to a point, said point being 33.0 feet North of the South property line and 6.0 feet West of the East property line; thence North and parallel to the East property line for a distance of 33.0 feet; thence East and parallel to the South property line for a distance of 2.00 feet to a point, said point being 66.0 feet North of the South property line and 4.0 feet West of the East property line; thence North and parallel to the East property line for a distance of 353.97 feet to a point, said point being 20.0 feet South of the North property line and 4.0 feet West of the East property line; thence Northwesterly 28.28 feet to the North property line; thence East along the North property line for a distance of 24.0 feet; thence South along the East property line for a distance of 439.97 feet to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT:

Commencing at the Southeast corner of that part of Lot 1, Block 11, Meadow Lane Park, an Addition to the City of Omaha, Douglas County, Nebraska, described as follows: Beginning at the Southeast corner of said Lot 1; thence West (Assumed Bearing) along the North line

EXHIBIT 

PAGE 1

of Burke Street, 182.52 feet; thence N 0°39'20" W on a line 182.52 feet West of and parallel to the West right-of-way line of 114th Street, 439.7 feet, more or less, to the Northwest corner of that certain tract of land conveyed to Sunray DX Oil Company by a warranty deed recorded in Book 1280 at Page 37 of the Deed Records of Douglas County, Nebraska; thence N 89°56'40" E, 182.52 feet, more or less to a point on said West right-of-way line of 114th Street which also is the Northeast corner of the aforesaid tract of land conveyed to Sunray DX Oil Company; thence S 0°39'20" W, 439.97 feet, more or less, to the point of beginning, except that portion of the foregoing described real estate conveyed to Sunray DX Oil Company by said warranty deed; thence West along the South property line for a distance of 40.0 feet to the point of beginning; thence North and parallel to the East property line for a distance of 40.0 feet; thence East and parallel to the South property line for a distance of 16.0 feet; thence North and parallel to the East property line for a distance of 344.97 feet to a point, said point being 55.0 feet South of the North property line and 24.0 feet West of the East property line; thence West and parallel to the North property line for a distance of 70.0 feet; thence North and parallel to the East property line for a distance of 55.0 feet to the North property line; thence East along the North property line for a distance of 70.0 feet; thence Southwesterly 28.28 feet to a point, said point being 20.0 feet South of the North property line and 4.0 feet West of the East property line; thence South and parallel to the East property line for a distance of 353.97 feet; thence West and parallel to the South property line for a distance of 2.0 feet; thence South and parallel to the East property line for a distance of 33.00 feet to a point, said point being 33.0 feet North and 6.0 feet West of the East property line; thence Southwesterly 38.59 feet; thence West 14.0 feet to the point of beginning.

EXHIBIT . A

PAGE 2

TRACT NO. 15 (a/K/a 401 No. 114th St.)

LAND ACQUISITION:

Two parcels of land located in Lot 1, 114th Plaza, an Addition to the City of Omaha in Douglas County, Nebraska, described as follows: Beginning in the Northwest corner of said Lot 1; thence South 125 feet; thence East 4 feet; thence North 125 feet; thence West 4 feet to the point of beginning, also beginning in the Southwest corner of said Lot 1; thence North 15 feet; thence Southeasterly 21.21 feet; thence West 15 feet to the point of beginning.

TEMPORARY CONSTRUCTION AND GRADING EASEMENT:

The West 30 feet except that part taken by acquisition of Lot 1, 114th Plaza, an Addition to the City of Omaha, Douglas County, Nebraska.

EXHIBIT B

TRACT NO. 16 (a/k/a 445 No. 114th St.)

LAND ACQUISITION:

The West 4 feet of a tract of land located in the Northwest Quarter of the Northeast Quarter of Section 20, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of said Section 20; thence South 00°00' West (assumed bearing) along the West line of said Northeast Quarter and the centerline of 114th Street a distance of 75.00 feet; thence North 87°21'35" East a distance of 33.03 feet to a point on the East right-of-way line of said 114th Street, said point also being the point of beginning; thence continuing North 87°21'35" East along the South right-of-way line of Dodge Street a distance of 150.14 feet; thence South 00°00' West a distance of 251.24 feet; thence South 89°19'20" West a distance of 150.00 feet to a point on the East right-of-way line of said 114th Street; thence North 00°00' East along the East right-of-way line of said 114th Street a distance of 246.10 feet to the point of beginning except that part deeded for the State of Nebraska for highway purposes in deed filed May 1, 1972 in Book 1,454 at Page 5 of the Deeds Records of Douglas County, Nebraska.

TEMPORARY CONSTRUCTION AND GRADING EASEMENT:

The East 20 feet of the West 24 feet of the North 121.50 feet of a tract of land located in the Northwest Quarter of the Northeast Quarter of Section 20, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Commencing at the North Quarter corner of said Section 20; thence South 00°00' West (assumed bearing) along the West line of said Northeast Quarter and the centerline of 114th Street a distance of 75.00 feet; thence North 87°21'35" East a distance of 33.03 feet to a point on the East right-of-way line of said 114th Street, said point also being the point of beginning; thence continuing North 87°21'35" East along the South right-of-way line of Dodge Street a distance of 150.14 feet; thence South 00°00' West a distance of 251.24 feet; thence South 89°19'20" West a distance of 150.00 feet to a point on the East right-of-way line of said 114th Street; thence North 00°00' East along the East right-of-way line of said 114th Street a distance of 246.10 feet to the point of beginning except that part deeded for the State of Nebraska for highway purposes in deed filed May 1, 1972 in Book 1,454 at Page 5 of the Deeds Records of Douglas County, Nebraska.

EXHIBIT 

COUNTY COURT
DOUGLAS COUNTY

OMAHA, NEBR.

STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } ss.

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

"AMENDED REPORT OF APPRAISERS" in re:

City of Omaha, Condemner,

vs.

Real Estate Professional Group Ltf., et al

Condemnees.

~~in the matter of~~ Condemnation Docket C6 Page 15

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 5th day of August A. D. 19 88

Clerk of the County Court

By _____ Registrar Deputy

