

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a
Municipal Corporation,

DOC. C6 NO. 96

C 93 - 59997

Condemnor,

v.

REPORT OF APPRAISER

TRACT NO. 1 (a/k/a 11425 "P" Street)
NOVA CO., a Nebraska General Partnership;
FIRST WESTROADS BANK (Trustee and
Beneficiary), et al

Louis R. Pantano, Douglas County
Treasurer,

93 MAR - 8 PM 2:19
FILED
original
CIVIL/SG DIVISION
COUNTY COURT
DOUGLAS COUNTY, NEBRASKA

Condemnees.

The undersigned appraisers report to the Court as follows:

FIRST: The undersigned are duly appointed, qualified, and acting appraisers in this proceeding.

SECOND: On the 13th day of January, 1993, commencing at the hour of approximately 8:30 o'clock A.M., the undersigned: (a) carefully inspected and viewed the property taken or sought to be taken by the Condemnor, 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 14th day of January, 1993, commencing at the hour of approximately 8:30 o'clock 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 damages as follows:

TRACT NO. 1: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
NOVA CO., a Nebraska General Partnership:	
Temporary Construction Easement	560.00
First Westroads Bank	0.00
 Total Tract No. 1	 \$560.00

TRACT NO. 3: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Empire Spectrum, Inc.	
Land Acquisition	1,417.00
Temporary Construction Easement	4,950.00
First American Title Insurance Company	0.00
Crown Life Insurance Company	0.00
Spectrum Development Spectrum CB, Inc.	0.00
Demma Fruit Company, Ltd.	0.00
Norwest Bank, NE	0.00
Allied Construction Services	0.00
 Total Tract No. 3	 \$6,367.00

TRACT NO. 4: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
VRD Company, a Nebraska General Partnership	
Land Acquisition	297.00
Temporary Construction Easement	2,153.00
Southwest Bank and Trust Co. of Omaha	0.00
Jordan Millwork	0.00
 Total Tract No. 4	 \$2,450.00

TRACT NO. 5: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Mesa Associates Limited Partnership, a Connecticut Limited Partnership	0.00
Albertson's, Inc., Lessee	
Temporary Construction Easement	312.00
Empire Park Associates, a Nebraska Limited Partnership	0.00
Mellon Bank N.A.	0.00
N. R. Smith	0.00
John A. Manfuso, Jr.	0.00
 Total Tract No. 5	 \$312.00

TRACT NO. 9: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Whitehead Oil Company	48,216.00
LDF, Inc., Lessee (assignee of Total Petroleum, Inc.)	
Temporary Construction Easement	8,876.00
Damages for material impairment of access	20,580.00
Other considerations, trees, signs, etc.	4,456.00
 Total Tract No. 9	 \$82,128.00

TRACT NO. 13: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Katherine A. Steimle	
Land Acquisition	26.00
Temporary Construction Easement	165.00
Commercial Federal Savings & Loan Association	0.00
 Total Tract No. 13	 \$191.00

TRACT NO. 28: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Jo Ellen Anderson	
Temporary Construction Easement	145.00
First Mortgage Corporation	0.00
W. Frank Payton and Elaine M. Payton	0.00
Douglas County Bank & Trust Co., Trustee	0.00
 Total Tract No. 28	 \$145.00

TRACT NO. 46: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Dennis E. Martin, Trustee	
Bushes, landscaping	101.00
Patty Johnson, Lessee	
Temporary Construction Easement	150.00
Commercial Federal Savings and Loan Association	0.00
 Total Tract No. 46	 \$251.00

TRACT NO. 56: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
McDonald's Corporation	
Land Acquisition	5,292.00
Robert A. Edwards and Charlene M. Edwards, Lessees	
Temporary Construction Easement	3,195.00
Grading, Landscaping, Planting	4,336.00
Joanne Koch	0.00
Jack Childs	0.00
 Total Tract No. 56	 \$12,823.00

TRACT NO. 61: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Southwest Bank and Trust Company of Omaha	
Land Acquisition	27,154.00
Temporary Construction Easement	15,770.00
Other considerations, landscaping, etc.	2,374.00
Fogel-Hurwitz Limited, O-I, a California Limited Partnership	0.00
 Total Tract No. 61	 \$45,298.00

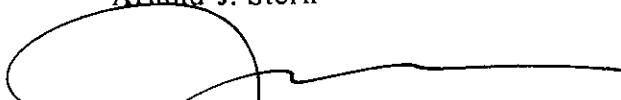
TRACT NO. 62: (As described on Exhibit A attached hereto and incorporated herein by reference).

Louis R. Pantano, County Treasurer	0.00
Fogel-Hurwitz Limited, O-I, a California Limited Partnership	
Temporary Construction Easement	1,226.00
Southwest Bank and Trust Company of Omaha	0.00
Signal Hill Park, Inc.	0.00
American Charter Federal Savings and Loan Association	0.00
Federal Home Loan Bank of Topeka	0.00
 Total Tract No. 62	 \$1,226.00

FIFTH: All other tracts, to-wit: Tracts No. 6, 39, 55, 60, 63 and 64, have been settled and therefore are not dealt with in this report.

The undersigned duly appointed appraisers have signed this REPORT OF APPRAISERS this 8th day of March, 1993.


Arnold J. Stern


Joseph Yager

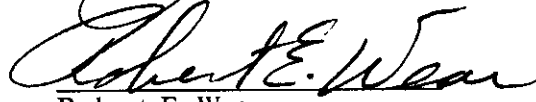

Robert E. Wear

Exhibit "A"

TRACT NO. 1

61-11236 WP

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 51, Empire Park 3rd Platting, a subdivision in the City of Omaha, Douglas County, Nebraska.

TEMPORARY EASEMENT:

The South 15 feet of the irreg. Westerly 140.00 feet of Lot 51, Empire Park 3rd Platting, a subdivision in the City of Omaha, Douglas County, Nebraska.

1389y

CITY OF OMAHA

Public Works Department

Owner(s) <u>Warehouse Investors,</u> <u>a Nebraska General Partnership</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px;"></td> <td style="font-size: 0.8em;">Land Acquisition</td> <td style="width: 100px; border-bottom: 1px solid black;"></td> <td style="font-size: 0.8em;">S.F.</td> </tr> <tr> <td></td> <td>Permanent Easement</td> <td style="border-bottom: 1px solid black;"></td> <td>S.F.</td> </tr> <tr> <td></td> <td>Temporary Easement</td> <td style="text-align: center;">2,100</td> <td>S.F.</td> </tr> </table>		Land Acquisition		S.F.		Permanent Easement		S.F.		Temporary Easement	2,100	S.F.
	Land Acquisition		S.F.										
	Permanent Easement		S.F.										
	Temporary Easement	2,100	S.F.										
Address <u>11425 "P" Street</u> <u>Omaha, NE 68127</u>													

Project No. <u>S.P. 88-23</u> Tract No. <u>1</u>	Prepared By <u>TR</u> Reviewed By <u>BT</u> Approved By _____	Date Completed _____ Revision Date _____ Revision Date _____	Page 1 of _____
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Exhibit "A"

TRACT NO. 3

61-11239
WP

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lots 57, 58 and 59, Empire Park Replat II, an addition to the City of Omaha, Douglas County, Nebraska.

LAND ACQUISITION: A triangular parcel of land located in Lot 59, Empire Park Replat II, City of Omaha, Douglas County, Nebraska, described as follows:

Commencing at the Southwest corner of said Lot 59, thence North along the West Boundary Line for a distance of 20' feet; thence Southeasterly along a straight line for a distance of 28.25 feet to a point on the South Boundary Line of said Lot 59, said point being 20' feet East of the Southwest corner of said Lot 59; thence West along the South Boundary Line of said Lot for a distance of 20.00 feet to the point of beginning.

AND

A triangular parcel of land located in Lot 57, Empire Park Replat II, City of Omaha, Douglas County, Nebraska, described as follows:

Commencing at the Southeast corner of said Lot 57, thence West along the South Boundary Line of said lot for a distance of 7.00 feet; thence Northeasterly along a straight line for a distance of 16.55 feet to a point on the East Boundary Line of said Lot 57, said point being 15.00 feet North of the Southeast corner of said Lot; thence South along East Boundary Line of said lot, for a distance of 15.00 feet to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT: An irregular tract of land located in Lots 57, 58 and 59, Empire Park Replat II, City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at a point on the West Boundary Line of Lot 59, said point being 20.00 feet North of the Southwest corner of Lot 59; thence North along the West Boundary Line of Lot 59, for a distance of 65.00 feet; thence Southeasterly along a straight line, for a distance of 87.97 feet to a point 10.00 feet North of and 46.00 feet East of the Southwest corner of Lot 59; thence East along a line 10.00 feet North of and parallel to the North R.O.W. line of "Q" Street, for a distance of 509.09 feet to a point 10.00 feet North of and 20.00 feet West of the Southeast corner of Lot 57; thence Northeasterly along a straight line for a distance of 25.00 feet to a point on the East Boundary line of Lot 57, said point being 25.00 feet North of the Southeast corner of Lot 57; thence South along the East Boundary Line of Lot 57 for a distance of 10.00 feet; thence Southwesterly along a straight line for a distance of 16.55 feet to a point on the South Boundary Line of Lot 57, said point being 7.00 feet West of the Southeast corner of Lot 57; thence West along the North R.O.W. line of "Q" Street, for a distance of 548.09 feet to a point 20.00 feet East of the Southwest corner of Lot 59; thence Northwesterly along a straight line for a distance of 28.25 feet to the point of beginning.

7146z

CITY OF OMAHA

Public Works Department

Owner(s) <u>Empire Spectrum, Inc.,</u> <u>A Nebraska Corporation</u> Address <u>11106 "Q" Street</u> <u>Omaha, NE 68137</u>	<table style="width: 100%;"> <tr> <td style="width: 20px;"></td> <td>Land Acquisition</td> <td style="text-align: right;">253</td> <td>S.F.</td> </tr> <tr> <td></td> <td>Permanent Easement</td> <td></td> <td>S.F.</td> </tr> <tr> <td></td> <td>Temporary Easement</td> <td style="text-align: right;">7366</td> <td>S.F.</td> </tr> </table>		Land Acquisition	253	S.F.		Permanent Easement		S.F.		Temporary Easement	7366	S.F.
	Land Acquisition	253	S.F.										
	Permanent Easement		S.F.										
	Temporary Easement	7366	S.F.										
Project No. <u>S. -23</u> Prepared By <u>TP</u> Reviewed By _____ Approved By _____ Tract No. _____	Date Completed _____ Revision Date _____ Revision Date _____	Page 1 of _____											

TRACT NO. 4

61-11239
KP

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 67, Empire Park Replat II, an addition to the City of Omaha in Douglas County, Nebraska.

LAND ACQUISITION:

A triangular parcel of land located in Lot 67, Empire Park Replat II, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of said Lot 67, thence North along the West boundary line of said Lot for a distance of 15.00 feet; thence Southeasterly along a straight line for a distance of 16.55 feet to a point on the South boundary line of Lot 67, said point being 7.00 feet East of the Southwest corner of said Lot; thence West along the South boundary line a distance of 7.00 feet to the point of beginning.

TEMPORARY CONSTRUCTION EASEMENT:

Except for that parcel previously described in "Land Acquisition", the South 10 feet of Lot 67, Empire Park Replat II, an addition to the City of Omaha, Douglas County, Nebraska.

7147z

CITY OF OMAHA
Public Works Department




Owner(s) <u>VRD Company,</u> <u>a Nebraska General Partnership</u>	 Land Acquisition <u>53</u> S.F.
Address <u>11010 "Q" Street</u> <u>Omaha, NE 68137</u>	 Permanent Easement _____ S.F.
	 Temporary Easement <u>2,803</u> S.F.
Project No. <u>S.P. 88-23</u>	Date Completed _____
Tract No. <u>4</u>	Revision Date _____
	Revision Date _____
	Page 1 of _____

Exhibit "A"

TRACT NO. 5

61-11238
K

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 2, Empire Park Part Replat, an addition to the City of Omaha, Douglas County, Nebraska.

TEMPORARY EASEMENT:

The South 10 feet of the West 40.00 feet of Lot 2, abutting the North right-of-way line of "Q" Street, in Lot 2, Empire Park Replat, an addition to the City of Omaha, Douglas County, Nebraska.


1380y


CITY OF OMAHA


Public Works Department

Owner(s) Mesa Associates Limited Partnership
c/o Albertson's, Inc.

Address 5110 South 108th Street
Omaha, NE 68137

 Land Acquisition _____ S.F.

 Permanent Easement _____ S.F.

 Temporary Easement 400 S.F.

Project No. S.P. 88-23
Prepared By JP
Reviewed By _____
Approved By _____

Date Completed _____
Revision Date _____
Revision Date _____

Page 1 of _____

Tract No. 5

Exhibit "A"

TRACT NO. 9

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

The South 200.00 feet of the West 200.00 feet of Lot 1, Mockingbird Hills West, as surveyed, platted and recorded, in Omaha, Douglas County, Nebraska.

LAND ACQUISITION:

An irregularly shaped parcel of land located in the South 200.00 feet of the West 200.00 feet of Lot 1, Mockingbird Hills West, in Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Southwest corner of said Lot 1; thence North along the West property line of said Lot 1, and the East right-of-way line of 108th Street 200.00 feet to a point; thence East in a straight line parallel to the South property line of said Lot 1, 10.00 feet to a point; thence South in a straight line parallel to the East right-of-way line of 108th Street 170.00 feet to a point; thence South 45°00'00" East 28.36 feet; thence East in a straight line parallel to the South property line of said Lot 1 170.00 feet to a point; thence South in a straight line parallel to the East right-of-way line of 108th Street 10.00 feet to a point on the South property line of said Lot 1; thence West in a straight line along the South property line of said Lot 1 200.00 feet to the true point of beginning.

TEMPORARY CONSTRUCTION EASEMENT:

An irregularly shaped parcel of land located in the South 200.00 feet of the West 200.00 feet of Lot 1, Mockingbird Hills West, in Omaha, Douglas County, Nebraska, more particularly described as follows: Commencing at the Southwest corner of said Lot 1; thence North 200.00 feet in a straight line along the East right-of-way line of 108th Street to a point; thence East in a straight line parallel to the South property line of said Lot 1, 10.00 feet to the true point of beginning; thence continuing East in a straight line parallel to the South property line of said Lot 1 25.00 feet to a point; thence South in a straight line parallel to the East right-of-way line of 108th Street 175.00 feet to a point; thence East in a straight line parallel to the South property line of said Lot 1, 18.00 feet to a point; thence South in a straight line parallel to the East right-of-way line of 108th Street 5.00 feet to a point; thence East in a straight line parallel to the South property line of said Lot 1, 147.00 feet to a point; thence South in a straight line parallel to the East right-of-way line of 108th Street, 10.00 feet to a point; thence West in a straight line parallel to the South property line of said Lot 1, 170.00 feet to a point; thence North 45°00'00" West 28.36 feet; thence North in a straight line parallel to the East right-of-way line of 108th Street 170.00 feet to the true point of beginning.

5220v

62-25960
40

CITY OF OMAHA

Public Works Department

Owner(s) <u>Whitehead Oil Company</u> Address <u>10780 "Q" Street</u> <u>Omaha, NE 68127</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30px;"></td> <td style="font-size: small;">Land Acquisition</td> <td style="text-align: right;">4,100</td> <td style="font-size: small;">S.F.</td> </tr> <tr> <td></td> <td>Permanent Easement</td> <td></td> <td>S.F.</td> </tr> <tr> <td></td> <td>Temporary Easement</td> <td style="text-align: right;">6,290</td> <td>S.F.</td> </tr> </table>		Land Acquisition	4,100	S.F.		Permanent Easement		S.F.		Temporary Easement	6,290	S.F.
	Land Acquisition	4,100	S.F.										
	Permanent Easement		S.F.										
	Temporary Easement	6,290	S.F.										
Project No. <u>S.P. 88-23</u> Tract No. <u>9</u>	Prepared By <u>BP</u> Reviewed By <u>JP</u> Approved By _____	Date Completed _____ Revision Date _____ Revision Date _____	Page 1 of _____										

Exhibit "A"

TRACT NO. 13

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 39, Mockingbird Hills West, as surveyed, platted and recorded, in Omaha, Douglas County, Nebraska.

LAND ACQUISITION:

Beginning at the Southwest corner of Lot 39, Mockingbird Hills West, in Omaha, Douglas County, Nebraska; thence North along the West property line of said Lot 39 5.00 feet; thence South 45°00'00" East 7.07 feet; thence West 5.00 feet to the true point of beginning.

TEMPORARY CONSTRUCTION EASEMENT:

Except for area of land acquisition previously described, the West 10.00 feet of Lot 39, Mockingbird Hills West, in Omaha, Douglas County, Nebraska.

9533t

62-25960
kp

CITY OF OMAHA

Public Works Department

Owner(s) <u>Katherine A. Steimle</u> Address <u>5099 South 107th Street</u> <u>Omaha, NE 68127</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30px; text-align: center;"></td> <td style="padding: 2px;">Land Acquisition</td> <td style="text-align: right; padding: 2px;"><u>13</u></td> <td style="padding: 2px;">S.F.</td> </tr> <tr> <td style="text-align: center;"></td> <td style="padding: 2px;">Permanent Easement</td> <td style="text-align: right; padding: 2px;">_____</td> <td style="padding: 2px;">S.F.</td> </tr> <tr> <td style="text-align: center;"></td> <td style="padding: 2px;">Temporary Easement</td> <td style="text-align: right; padding: 2px;"><u>688</u></td> <td style="padding: 2px;">S.F.</td> </tr> </table>		Land Acquisition	<u>13</u>	S.F.		Permanent Easement	_____	S.F.		Temporary Easement	<u>688</u>	S.F.
	Land Acquisition	<u>13</u>	S.F.										
	Permanent Easement	_____	S.F.										
	Temporary Easement	<u>688</u>	S.F.										

Project No. <u>S.P. 88-23</u> Prepared By <u>kr</u> Reviewed By <u>JP</u> Tract No. <u>13</u>	Date Completed _____ Revision Date _____ Revision Date _____	Page 1 of _____
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Exhibit "A"

TRACT NO. 28

62-25960
RP

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 205, Mockingbird Hills West, an addition in Douglas County, Nebraska.

TEMPORARY CONSTRUCTION EASEMENT:

The South 10 feet of Lot 205, Mockingbird Hills West, an addition in Douglas County, Nebraska.

6986z

CITY OF OMAHA

Public Works Department

Owner(s) Emil F. Piskac, Jr. &
Carol C. Piskac
Address 10305 Weir Street
Omaha, NE 68127

Land Acquisition _____ S.F.
 Permanent Easement _____ S.F.
 Temporary Easement 600 S.F.

Project No. S.P. 88-23 Prepared By JP
Tract No. 28 Reviewed By RP
Approved By _____

Date Completed _____
Revision Date _____
Revision Date _____

Page 1 of _____

Exhibit "A"

TRACT NO. 46

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 5, Block 2, Oak Heights, as surveyed, platted and recorded, in Omaha, Douglas County, Nebraska.

TEMPORARY CONSTRUCTION EASEMENT:




The North 10 feet of Lot 5, Block 2, Oak Heights, in Omaha, Douglas County, Nebraska.

4786u

62-27880
100

CITY OF OMAHA

Public Works Department

Owner(s) <u>Dennis E. Martin, Trustee</u>	 Land Acquisition _____ S.F.
Address <u>10040 Regency Circle</u> <u>Omaha, NE 68114</u>	 Permanent Easement _____ S.F.
	 Temporary Easement <u>620</u> S.F.

Project No. <u>S.P. 88-23</u>	Date Completed _____	Page 1 of _____
Tract No. <u>46</u>	Revision Date _____	
	Revision Date _____	

Exhibit "A"

TRACT NO. 56

LEGAL DESCRIPTION OF OWNER'S PROPERTY

A portion of Lot 2, Block 12, Oak Heights Second Platting, Douglas County, Nebraska, more particularly described as follows: Beginning at a point 50 feet South and 50 feet East of the Northwest corner of Section 9, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska; thence South 89°46'30" East (assumed bearing) and along a line 50 feet South of and parallel to the North line of said Section 9 for 200 feet, thence due South for 250 feet; thence North 89°46'30" West for 200 feet to a point on the East right-of-way line of 108th Street; thence due North and along the East right-of-way line of 108th Street for 250 feet to the point of beginning. (In this description, the West line of said Section 9 was assumed to lie in a true North-South direction.)

*62-27840
KP*

LAND ACQUISITION

A triangular portion of Lot 2, Block 12, Oak Heights Second Platting, in Omaha, Douglas County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of said Lot 2; thence South 89°46'30" East (platted bearing) 30.00 feet along the North property line of said Lot 2 and the South right-of-way line of "Q" Street; thence South 45°06'45" West 42.34 feet to a point on the West property line of said Lot 2 and the East right-of-way line of 108th Street; thence due North along the West property line of said Lot 2 and the East right-of-way line of 108th Street 30.00 feet to the true point of beginning.

TEMPORARY CONSTRUCTION EASEMENT

Except for that area of land acquisition previously described, the West 10 feet of Lot 2, Block 12, Oak Heights Second Platting, in Omaha, Douglas County, Nebraska.

1250y

Prepared By _____
 Reviewed By *ML*
 Approved By _____

CITY OF OMAHA

Public Works Department

Owner(s) <u>McDonald's Corporation</u> <u>a Delaware Corporation</u> <u>P.O. Box 66207</u> Address <u>AMF O'Hare</u> <u>Chicago, IL 60666</u>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30px;"></td> <td style="width: 60%;">Land Acquisition</td> <td style="width: 10%; text-align: right;">450</td> <td style="width: 10%;">S.F.</td> </tr> <tr> <td></td> <td>Permanent Easement</td> <td></td> <td>S.F.</td> </tr> <tr> <td></td> <td>Temporary Easement</td> <td style="text-align: right;">2,264</td> <td>S.F.</td> </tr> </table>		Land Acquisition	450	S.F.		Permanent Easement		S.F.		Temporary Easement	2,264	S.F.
	Land Acquisition	450	S.F.										
	Permanent Easement		S.F.										
	Temporary Easement	2,264	S.F.										

Project No. S.P. 88-23
 Tract No. 56

Date Completed _____
 Revision Date _____
 Revision Date _____

Page _____

Exhibit "A"

TRACT NO. 61

Legal Description of Owners' Property:

Lot 1, Roxbury Square Replat, an addition to the City of Omaha, Douglas County, Nebraska.

Land Acquisition:

An irregular tract of land located in Lot 1, Roxbury Square Replat, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1, thence South 00°01'41" East, along the West R.O.W. line of 108th Street for a distance of 35.00 feet; thence Northwesterly for a distance of 46.10 feet to a point, said point being 35.00 feet West of the West R.O.W. line of 108th Street and 5.00 feet South of the South R.O.W. line of "Q" Street; thence South 89°59'58" West along a line 5.00 feet South of and parallel to the South R.O.W. line of "Q" Street, for a distance of 321.72 feet; thence North along the West boundary line of said Lot 1 for a distance of 5.00 feet to the Northwest corner of said Lot 1; thence North 89°59'58" East, along the South R.O.W. line of "Q" Street, for a distance of 356.72 feet to the point of beginning.

Temporary Construction Easement:




An irregular tract of land located in Lot 1, Roxbury Square Replat, an addition to the City of Omaha, Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Lot 1, thence South 00°01'41" East, along the West R.O.W. line of 108th Street, for a distance of 35.00 feet to the point of beginning; thence continuing South 00°01'41" East (assumed bearing), along the West R.O.W. line of 108th Street, for a distance of 158.35 feet to the Southeast corner of said lot; thence South 65°17'31" West, along the South Boundary line of said lot for a distance of 38.53 feet; thence North 00°01'41" West, along a line 35.00 feet West of and parallel to the West R.O.W. line of 108th Street for a distance of 195.00 feet to a point; thence South 89°59'58" West, along a line 15 feet South of and parallel to the South R.O.W. line of "Q" Street, for a distance of 323.86 feet to a point on the West boundary line of said Lot 1; thence North along the West boundary line for a distance of 10.00 feet to a point; thence North 89°59'58" East along a line 5.00 feet South of and parallel to the South R.O.W. line of "Q" Street for a distance of 321.72 feet to a point; thence South 49°24'39" East for a distance of 46.10 feet to the point of beginning.

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CITY OF OMAHA Public Works Department

Owner(s) <u>Southwest Bank & Trust Co. of Omaha, A Nebraska Banking Corp.</u>	 Land Acquisition <u>2,309</u> S.F.
Address <u>10805 "Q" Street Omaha, NE 68137</u>	 Permanent Easement _____ S.F.
	 Temporary Easement <u>9,545</u> S.F.

Project No. <u>S.P. 88-23</u>	Date Completed _____	Page 1 of _____
Tract No. <u>61</u>	Revision Date _____	

Exhibit "A"

TRACT NO. 62

LEGAL DESCRIPTION OF OWNER'S PROPERTY:

Lot 3, except the West 50 feet, Roxbury Square Replat, an addition to the City of Omaha in Douglas County, Nebraska.

TEMPORARY CONSTRUCTION EASEMENT:

The North 5 feet of Lot 3, except the West 50 feet, Roxbury Square Replat, an addition to the City of Omaha in Douglas County, Nebraska.




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CITY OF OMAHA Public Works Department

Owner(s) Fogel-Hurwitz Limited, O-I,
a California Limited Partnership

Address 10841 "Q" Street
Omaha, NE 68137

	Land Acquisition _____	S.F.
	Permanent Easement _____	S.F.
	Temporary Easement <u>1,572</u>	S.F.

Project No. S.P. 88-23 Prepared By TP
 Reviewed By BP
 Tract No. 62 Approved By _____

Date Completed _____
 Revision Date _____
 Revision Date _____

Page 1 of _____