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MISC 2005087747



JUL 22 2005 08:43 P 5

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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 REPORT OF APPRAISERS

on file and of record in the Douglas County Court, entitled: OMAHA PUBLIC POWER DISTRICT VS. UNION PACIFIC RAILROAD COMPANY

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

DATE: JULY 15, 2005 BY THE COURT: Mychelle L. Williamson (Deputy Clerk)



IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

In the Matter of the Petition of
OMAHA PUBLIC POWER DISTRICT,
a public corporation of Omaha,
Nebraska, to acquire a
right-of-way easement across
real estate in Douglas County,
Nebraska, by eminent domain
for the purpose of constructing,
operating and maintaining
power lines for the transmission
and distribution of electricity,

OMAHA PUBLIC POWER DISTRICT,
a public corporation,

Petitioner and Condemnor,

vs.

UNION PACIFIC RAILROAD
COMPANY, Owner,

Condemnee.

CASE NO. 05-11276

REPORT OF APPRAISERS

FILED
2005 JUL 8 AM 12:35
CLERK OF DISTRICT
COUNTY COURT
DOUGLAS COUNTY, NEBRASKA

To the Honorable County Judge of Douglas County, Nebraska:

We, the undersigned Appraisers, duly appointed in the above-captioned proceedings, by virtue of an "ORDER APPOINTING APPRAISERS", dated June 17, 2005, to appraise the property sought to be condemned and to ascertain and determine the damages sustained by the Condemnees, do hereby respectfully report that upon being qualified and taking and subscribing the oath, as prescribed by law, we proceeded in a body to carefully inspect and view the real property damaged thereby, and there fully informed ourselves in said matter, and heard all parties interested therein in reference to the amount of damages when so inspecting and viewing the real property, and being fully advised in the premises, we did and do hereby assess the damages that each Condemnee has sustained or will sustain by reason of the appropriation of rights-of-way easement in and across the following described real estate to the use of the Petitioner as fully delineated in the Petition of Condemnation filed herein:

TRACT NO. 1 (Exhibit A):

7,569 @ \$ 2⁵⁰ @ 50%

OWNERS: Union Pacific Railroad Company

\$ 9,461 ²⁵/₁₀₀

LEGAL DESCRIPTION

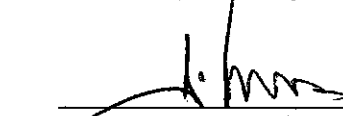
The south 250 feet of the North 770 feet of the Southeast Quarter of the Southeast Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska.

EASEMENT DESCRIPTION

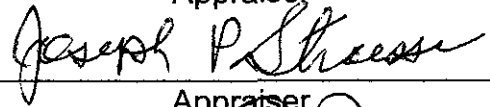
A strip of land Thirty (30) feet in width located in the Southeast Quarter of the Southeast Quarter of Section 35, Township 15 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, described as follows:

Commencing at the southwest corner of said Southeast Quarter of the Southeast Quarter of said Section 35; thence North 00°03'37" West (assumed bearing) for 812.59 feet along the West line of said Southeast Quarter of the Southeast Quarter of said Section 35 to the monumented angle point in the North right of way line of the Union Pacific Railroad (UPRR), said point also being the southwest corner of Lot 1, Ameripride Addition; thence South 89°56'36 East for 324.6 feet along said North right of way line of the UPRR and the South line of said Ameripride Addition to the POINT OF BEGINNING; thence South 02°53'14 West 252.3 feet, more or less to the South right of way line of the UPRR; thence North 89°55'59 East along said South right of way line of the UPRR for 30.04 feet; thence North 02°53'14 East 252.3 feet, more or less to the North right of way line of the UPRR; thence North 89°56'36 West along said North right of way line of the UPRR for 30.04 feet to the POINT OF BEGINNING. Containing an area of 7,569 square feet.

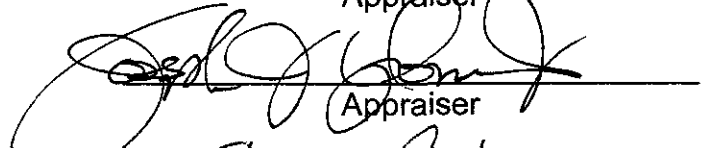
DATED at Omaha, Nebraska, this 30th day of June, 2005.



Appraiser

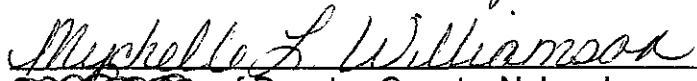


Appraiser



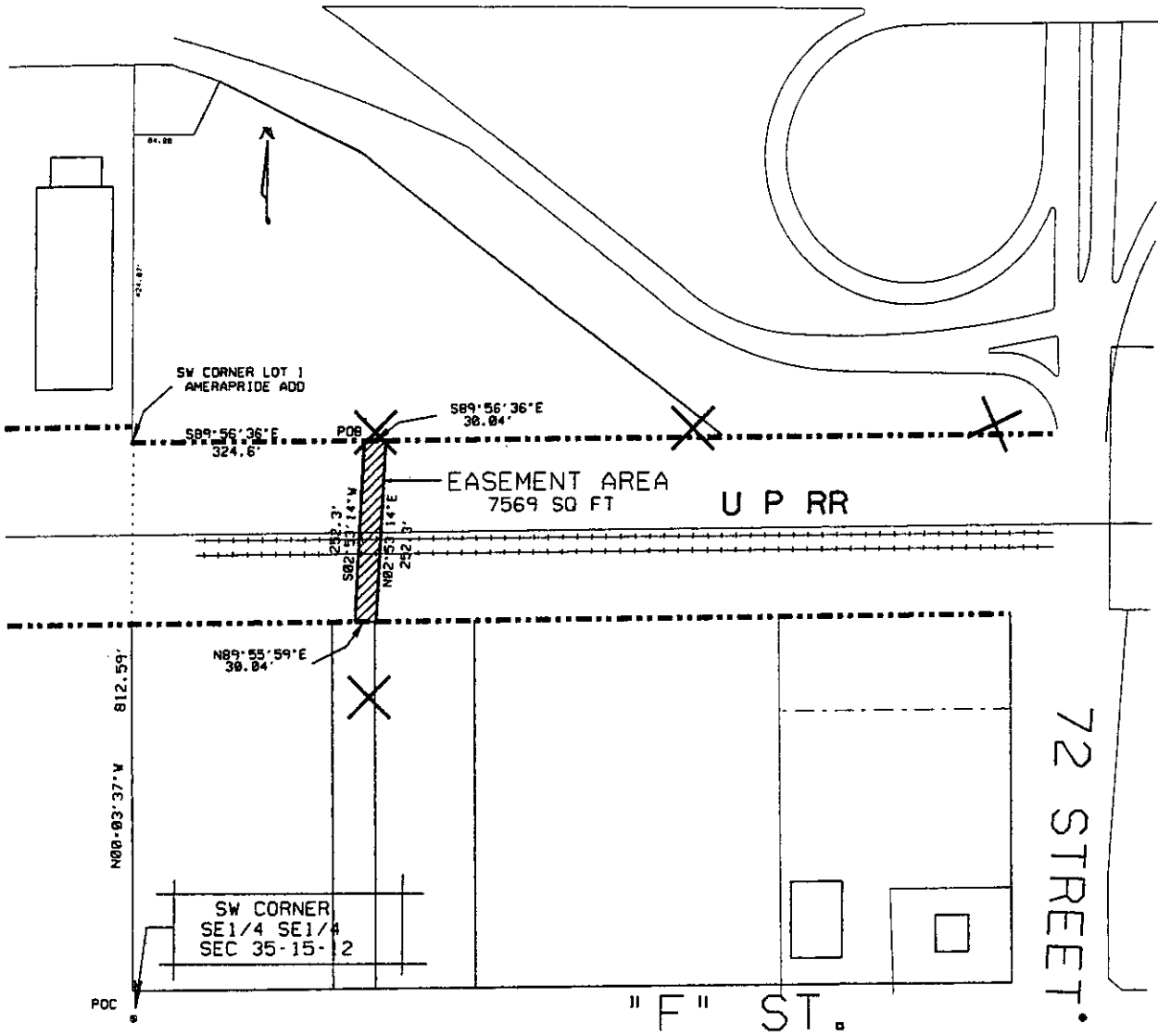
Appraiser

SUBSCRIBED and sworn to before me this 8 day of July, 2005.


Michelle L. Williamson
County Clerk of Douglas County, Nebraska
Division Manager

RLS/mdm
305507

EXHIBIT "A"



REV.	BY	DATE	/USR2/TRMSN/	SCALE	NO SCALE		UNION PACIFIC RAILROAD		
				DRAFT	5/23/05	LJH		74TH & "F"	
				CHECK					161KV LINE 159
				PROJ. ENG.	BYWATER				
APPD.									
				DEPT.	TRANSMISSION				
CAD NO.				OPPD			052405		
OMAHA PUBLIC POWER DISTRICT									