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IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

IN THE MATTER OF THE ESTATE	)	PR16-1006
	)	
OF	)	**TENTATIVE INVENTORY**
	)	
JOHN T. SPAUSTAT, Deceased.	)	

The undersigned Personal Representative certifies that the attached schedules are a true and complete inventory of the probate property owned by the decedent at the time of death, together with the type and amount of any encumbrances existing with reference to any item listed in the inventory. The following is a summary of such schedules:

	Total Value at Date of Death
Schedule A--Real Estate	$732,025.56
Schedule B--Stocks and Bonds	$154,600.35
Schedule C--Mortgages, Notes and Cash	To be determined
Schedule F--Other Miscellaneous Property	$18,365,535.60
GROSS ESTATE	**$19,252,161.51**
Schedule K--Mortgages, Liens, Other Encumbrances	$4,704.43
NET ESTATE	**$19,247,457.08**

Dated October 27, 2016.

Karen A. Shramek
Personal Representative

By: _____

Kara J. Ronnau - #24721
CLINE WILLIAMS WRIGHT
JOHNSON & OLDFATHER, L.L.P.
Attorneys at Law
1900 U.S. Bank Building
233 South 13th Street
Lincoln, NE 68508-2095
(402) 474-6900

ESTATE OF JOHN T. SPAUSTAT

SCHEDULE A -- REAL ESTATE

ITEM NO.	DESCRIPTION	VALUE AT DATE OF DEATH
1	Cherry Hills Business Park, Lot 1, Block 0, irreg sthly pt, .517 acres, Douglas County (7255 N. 101 St.) 2016 assessed value (97%) $121,600 Adjusted to 100% FMV $125,361 AND Cherry Hills Business Park, Lot 1, Block 0, ex irreg sthly pt, 1.037 acres, Douglas County (7255 N. 101 St.) 2016 assessed value (97%) $243,900 Adjusted to 100% FMV $251,443 *Appraised value $780,000*	$780,000.00
2	Park View Heights, Lot 2, Douglas County, 3.046 ac. (5121 N. 132nd St.) 2016 assessed value (97%) $584,800 Adjusted to 100% FMV $602,887 *Appraised value $760,000*	$760,000.00
3	Park View Heights, Lot 3, Douglas County, .767 ac. (13131 Fort St.) 2016 assessed value (97%) $210,400 *Adjusted to 100% FMV $216,907*	$216,907.00

4	Shoppes at Loreto, Lot 1, Douglas County (2322 N. 90th St.) 2016 assessed value (97%) $130,800 Adjusted to 100% FMV $134,845 *Appraised value $725,000*	$725,000.00
5	Waterford Crossing, Lot 27, Douglas County, 1.271 ac. (7141 N. 156th St.) 2016 assessed value (97%) $272,300 Adjusted to 100% FMV $280,722 *Appraised value $485,000*	$485,000.00
6	Waterford Crossing, Lot 28, Douglas County, .850 ac. (7135 N. 156th St.) 2016 assessed value (97%) $173,400 Adjusted to 100% FMV $178,763 *Appraised value $315,000*	$315,000.00
7	Access Bank debt (claim filed)	($600,044.56)
8	Premier Bank debt (claim filed)	($1,949,836.88)
TOTAL		$732,025.56

ESTATE OF JOHN T. SPAUSTAT

SCHEDULE B -- STOCKS AND BONDS

ITEM NO.	DESCRIPTION	VALUE AT DATE OF DEATH
1	CitiGroup account	$53,937.08
2	CitiGroup account	$30,965.56
3	CitiGroup account	$69,697.71
4	Wells Fargo stock awards	To be determined
TOTAL		$154,600.35

ESTATE OF JOHN T. SPAUSTAT

SCHEDULE C -- MORTGAGES, NOTES AND CASH

ITEM NO.	DESCRIPTION	VALUE AT DATE OF DEATH
1	Wells Fargo deferred compensation	To be determined
TOTAL		To be determined

ESTATE OF JOHN T. SPAUSTAT

SCHEDULE F -- OTHER MISCELLANEOUS PROPERTY

ITEM NO.	DESCRIPTION	VALUE AT DATE OF DEATH
1	Fantasy's Inc. Appraised value net of debt (claim filed)	$6,046,669.13
2	Tranquility Realty, LLC Appraised value net of debt (claim filed)	$3,927,049.65
3	Spaustat Energy Group, LLC Appraised value	$5,740,000.00
4	90% of Loreto, LLC Appraised value	$665,782.00
5	40% of Pine Creek Development, LLC Appraised value	$901,219.00
6	51% of 168th & Blondo, LLC Appraised value net of debt (claim filed)	$1,074,815.82
7	Miscellaneous personal property and household effects	$10,000.00
TOTAL		$18,365,535.60

ESTATE OF JOHN T. SPAUSTAT

SCHEDULE K -- MORTGAGES, LIENS AND OTHER ENCUMBRANCES

ITEM NO.	DESCRIPTION	VALUE AT DATE OF DEATH
1	United Republic	To be determined
2	Claim - Nebraska Medicine	$4,704.43
TOTAL		$4,704.43

4810-6826-9882, v. 1

Certificate of Service

I hereby certify that on Friday, October 28, 2016 I provided a true and correct copy of the Tentative Inventory to the following:

Spaustat,John,T, service method: No Service

Signature: /s/ Kara Ronnau (Bar Number: 24721)