

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

THE COUNTY OF DOUGLAS, a
Political Subdivision and
County of the State of Nebraska,

DOC. C5

NO. 178

Condemnor,

vs.

REPORT OF APPRAISERS

PEERLESS PRODUCTS, INC., Owner;
TICOR TITLE INSURANCE COMPANY,
Trustee; BANKERS LIFE COMPANY,
Beneficiary and Secured Party;
ALARM SPECIALISTS, INC., Owner;
MITCHELL PIPER and FRANCES PIPER,
Husband and Wife; RALSTON BANK,
Mortgagee; EDWARD J. HAZUKA and
ROXANN J. HAZUKA, Husband and
Wife, Owner, RONALD MADISON and
BERNARDETTE MADISON, Husband and
Wife, LAKEVIEW, INC., Owner, U-
STOR-IT, ROBERT ROFFMAN and LEE
Roffman, Husband and Wife, Owner;
INVESTORS REALTY, INC.; THE NEW
PEKING RESTAURANT, INC.; SAM J.
HOWELL, Douglas County Treasurer,
et al.,

Condemnees.

On the 13th day of March, 1986, the undersigned, being the duly appointed, qualified and acting appraisers in the above entitled proceeding, do hereby make and file their report as follows:

1. That pursuant to an order entered in the County Court of Douglas County, on the 11th day of February, 1986, the undersigned were fully appointed appraisers in the above-entitled matters; and that before entering upon the duties as such appraisers, the undersigned duly took and subscribed their oath as required by law.

2. That the undersigned appraisers carefully inspected and viewed the premises, hereinafter described, on the 25th day of February, 1986, and thereafter, did hold a hearing on the 25th day

and on the 4th day of March, 1986, of February, 1986, in the County Court of Douglas County, Omaha, Douglas County, Nebraska, at which time evidence was received relative to the amount of damages that could be sustained by the owners of the real estate in question.

3. That your appraisers find that the amount of damages sustained by the condemnees by reason of the taking of said property is as follows:

TRACT NO. 3:

A part of Tax Lot 3 in the Northeast Quarter of Section 11, Township 14 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska, and being described as follows: Beginning at the East Quarter Corner of said Section 11, thence North 881.2 Feet along the East Line of said Northeast Quarter of Section 11, thence West a distance of 33 Feet to the true point of beginning, thence continuing West a distance of 282.6 Feet, thence North 31°51' East a distance of 508.4 Feet, thence South 75°55' East a distance of 15.4 Feet, thence South along a line 33 Feet West of and parallel to the East line of said Northeast Quarter, Section 11, a distance of 427.5 Feet to the true point of beginning.

PARCEL A - PERMANENT EASEMENT

A parcel of ground located in a part of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 11; thence North 02°29'07" West (assumed bearing) along the East line of said Northeast Quarter a distance of 1151.25 Feet; thence South 87°30'53" West a distance of 33.00 Feet to the point of beginning; thence continuing South 87°30'53" West a distance of 17.00 Feet; thence North 40°10'07" West, a distance of 27.80 Feet; thence South 48°27'42" West, a distance of 68.25 Feet; thence South 87°30'53" West, a distance of 41.18 Feet to a point on the Southeasterly R.O.W. line of the Missouri Pacific Railroad R.O.W.; thence North 29°18'51" East a distance of 215.36 Feet; thence South 75°09'02" East a distance of 15.40 Feet; thence South 02°29'07" East along a line 33 Feet West of and parallel to the East Line of the Northeast Quarter of said Section a distance of 157.45 Feet to the point of beginning. Said parcel contains 11,000 Sq. Ft.

TO: PEERLESS PRODUCTS INC.,	\$5885.00
TICOR TITLE INSURANCE COMPANY, Trustee	0
BANKERS LIFE COMPANY, Secured Party Beneficiary	0
SAM J. HOWELL, Douglas County Treasurer	0
TOTAL AWARD	\$5885.00

PARCEL B - TEMPORARY EASEMENT

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A parcel of ground located in a part of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 11; thence North 02°29'07" West (assumed bearing) along the East Line of said Northeast Quarter a distance of 1134.89 Feet; thence South 87°30'53" West a distance of 33.00 Feet to the point of beginning; thence continuing South 87°30'53" West, a distance of 17.00 Feet; thence North 40°10'07" West, a distance of 30.50 Feet; thence South 48°27'42" West a distance of 61.56 Feet; thence South 87°30'53" West a distance of 50.93 Feet; thence North 29°18'51" East a distance of 11.77 Feet; thence North 87°30'53" East a distance of 41.18 Feet; thence North 48°27'42" East a distance of 68.25 Feet; thence South 40°10'07" East a distance of 27.80 Feet; thence North 87°30'53" a distance of 17.00 Feet; thence South 02°29'07" East along a Line 33 Feet West of and parallel to the East Line of the Northeast Quarter of said Section a distance of 16.36 Feet to the point of beginning. Said tract contains 1679 Sq. Ft.

TO: PEERLESS PRODUCTS INC.,	\$275.00
TICOR TITLE INSURANCE COMPANY, Trustee	0
BANKERS LIFE COMPANY, Secured Party Beneficiary	0
SAM J. HOWELL, Douglas County Treasurer	0
TOTAL AWARD	\$275.00

TRACT NO. 8:

A tract of land in Lot 7 in the Northeast Quarter of Section 11, Township 14 North, Range 12, East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the NE Corner of said Section 11, thence N 89°31'00" W (assumed bearing) along the North Line of said Section 11 a distance of 45.21 Feet to the Westerly Right-of-Way Line of 72nd Street thence Southwesterly along said Westerly right-of-way line on a curve to the right, said curve having a radius of 2824.79 Feet with a chord of 105.26 Feet bearing S 04°32'56" W, an arc distance of 105.26 Feet to the point of beginning, thence continuing along said Westerly Right-of-Way Line on said curve an arc distance of 22.10 Feet with a chord of 22.10 Feet bearing S 05°50'29" W, thence N 89°31'00" W on a line parallel to and 127 Feet Southerly from the North Line of Section 11-14-12, a distance of 215.00 Feet, thence Northeasterly on a curve parallel to and 215.00 Feet Westerly from the Westerly Right-of-Way Line of 72nd Street, said curve having a radius of 2824.79 Feet with a chord of 22.10 Feet bearing N 05°50'29" E, an arc distance of 22.10 Feet, thence S 89°31'00" E on a line parallel to and 22.00 Feet Northerly from the penultimately described line a distance of 215.00 Feet to the point of beginning.

PARCEL A - TEMPORARY EASEMENT

A tract of land in Lot 7 in the Northeast Quarter of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence South 87°10'15" West (assumed bearing) along the North line of the Northeast Quarter of said Section 11 a distance of 50.00 Feet; thence South 02°29'06" East along a line 50 Feet West of and parallel to the East line of said Northeast Quarter a distance of 71.08 Feet to a point on a curve; thence Southerly along a 2824.80 Foot radius curve to the right an arc distance of 34.06 Feet (chord bearing South 02°26'43" West, chord distance 34.06 Feet) to the point of beginning; thence continuing along aforesaid curve with a radius of 2824.80 Feet an arc distance of 22.12 Feet; thence North 02°29'06" West a distance of 22.00 Feet; thence South 87°10'15" West a distance of 2.12 Feet to the point of beginning.

TRACT NO. 9:

A tract located in the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 11, Township 14 North, Range 12 described as follows: Commencing at the Northeast Corner of Section 11, thence N 89°31'00" W (assumed bearing) on the North Line of the Northeast Quarter of said Section 11, 45.21 Feet which point is a point of curvature on the West Right-of-Way of 72nd Street, thence Southwesterly on said curve to the right (said curve having a radius of 2824.79 Feet, chord bearing S 3°59'22" W, chord distance 50.09 Feet) an arc distance of 50.09 Feet to the point of beginning, thence continuing Southwesterly on said curve (chord bearing S 5°03'24" W, chord distance 55.17 Feet) an arc distance of 55.17 Feet, thence N 89°31'00" W on a line 105.00 Feet Southerly from a parallel to the North line of said NE 1/4, 210.60 Feet, thence N 0°29'00" E, 55.00 Feet to a point 50.00 Feet South of the North line of said NE 1/4, thence S 89°31'00" E, on a line 50.00 Feet Southerly from and parallel to the North line of said NE 1/4, 215.00 Feet to the point of beginning.

PARCEL A - LAND ACQUISITION

A tract of land in Lot 7 in the Northeast Quarter of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Section 11 thence South 87°10'15" West (assumed bearing) along the North line of the Northeast Quarter of said Section 11 a distance of 50.00 Feet; thence South 02°29'06" East along a line 50 Feet West of and parallel to the East line of said Northeast Quarter a distance of 50.00 Feet to the point of beginning; thence North 87°10'15" East along a line 50 Feet South of and parallel to the North line of said Northeast Quarter a distance of 1.61 Feet to a point on a curve;

thence Southerly along 2824.80-Foot radius curve to the right an arc distance of 21.16 Feet (chord bearing South 01°53'07" West, chord distance 21.16 Feet); thence North 02°29'06" West along a line 50 Feet West of and parallel to the East line of the Northeast Quarter of said Section a distance of 21.08 Feet to the point of beginning.

PARCEL B - TEMPORARY EASEMENT

A tract of land in Lot 7 in the Northeast Quarter of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Section 11 thence South 87°10'15" West (assumed bearing) along the North line of the Northeast Quarter of said Section 11 a distance of 50.00 Feet; thence South 02°29'06" East along a line 50 Feet West of and parallel to the East line of said Northeast Quarter a distance of 50.00 Feet to the point of beginning; thence continuing South 02°29'06" East a distance of 21.08 Feet to a point on a curve; thence Southerly along 2824.80 Foot radius curve to the right an arc distance of 34.06 Feet (chord bearing South 02°26'43" West, chord distance 34.06 Feet); thence South 87°10'15" West a distance of 2.12 Feet; thence North 02°29'06" West a distance of 55.00 Feet; thence North 87°10'15" East, a distance of 5.05 Feet to the point of beginning.

PARCEL C - TEMPORARY EASEMENT

A tract of land in Lot 7 in the Northeast Quarter of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 11; thence South 87°10'15" West (assumed bearing) along the North line of said Quarter a distance of 169.25 Feet; thence South 02°49'45" East a distance of 50.00 Feet to the point of beginning; thence South 73°08'05" West a distance of 61.85 Feet; thence South 87°10'15" West a distance of 34.56 Feet; thence North 02°49'45" West, a distance of 15.00 Feet to a point on the Southerly Right-of-Way Line of "Q" Street; thence North 87°10'15" East along a line 50 Feet South of and parallel to the North Line of said Northeast Quarter a distance of 94.44 Feet to the point of beginning. Said tract contains 968+ Square Feet.

TO: RONALD and BERNADETTE MADISON, Lessees	\$25.00
TOTAL AWARD	\$25.00

TRACT NO. 10-1:

A tract of land in the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, being more particularly described as follows:

Commencing at the Southeast corner of said Southeast quarter; thence North 89°31'00" West (an assumed bearing) for 50.0 feet along the South line of said Southeast quarter; thence North 00°00'00" East for 33.0 feet along a line that is 50.0 feet West from and parallel to the East line of said Southeast quarter to the True point of Beginning; thence North 89°31'00" West for 678.33 feet along a line that is 33.0 feet North of and parallel to the South line of said Southeast quarter to the Northeastly right-of-way line of a dedicated street; thence North 43°41'59" West for 176.55 feet along said right-of-way line; thence North 45°37'50" East for 98.01 feet along the Southeastly line of a tract of land commonly known as the Legion Club property; thence North 43°00'11" West for 173.18 feet along the Northeastly line of said Legion Club property; thence South 46°02'06" West for 100.11 feet along the Northwestly line of said Legion club property and along a common wall line to said Northeastly right-of-way line; thence North 43°41'59" West for 47.45 feet along said right-of-way line; thence continuing Northwestly along said right-of-way line and along a 111.31-foot radius curve to the left (having a chord bearing North 55°55'30" West for 47.14 feet), for an arc distance of 47.50 feet; thence North 21°51'00" East for 5.65 feet; thence North 58°46'23" West for 706.74 feet; thence North 81°11'16" West for 208.20 feet to the Northeast corner of Lot 21 Edgemoor Addition; thence North 74°08'11" West for 297.60 feet along the Easterly line of Lots 18 thru 21 Edgemoor Addition to the Southeast corner of Lot 7, Block 8, Oak Park Addition; thence North 01°51'00" East for 294.98 feet along the East line of Block 8, Oak Park Addition; thence continuing along the East line of said Block 8, North 31°46'00" West for 200.81 feet; thence North 00°23'00" East for 1,030.73 feet along the East line of Blocks 9 and 11, Oak Park Addition; thence North 08°36'45" West for 252.86 feet along the East line of Block 11, Oak Park Addition; thence South 89°24'00" East for 173.06 feet along a line that is 70.0 feet South of and parallel to the North line of the Southeast quarter of said Section 2; thence South 00°36'00" West for 10.0 feet; thence South 89°24'00" East for 13.70 feet along a line that is 80.0 feet South of and parallel to the North line of said Southeast quarter; thence South 20°09'45" East for 164.91 feet; thence South 23°30'30" East for 313.79 feet; thence South 59°22'00" East for 219.34 feet; thence South 35°35'00" East for 251.20 feet; thence South 47°57'15" East for 277.23 feet; thence North 00°01'15" West along a line 33.0 feet West of and, parallel to the West line of the Northeast 1/4 of said Southeast 1/4 for 936.0 feet to a point on the South right-of-way line of "L" Street; thence South 89°24'00" East along said South right-of-way line for 66.0 feet; thence South 00°01'15" East along a line that is 33.0 feet East of and parallel to the West line of said Northeast 1/4 for 954.08 feet; thence South 77°15'15" East for 1,270.12 feet; thence South 00°00'00" East for 123.23 feet along a line that is 50.0 feet West from and parallel to the East line of said Southeast quarter; thence North 90°00'00" West for 10.0 feet; thence South 00°00'00" East for 50.0 feet along a line that is 60.0 feet West from and parallel to the East line of said Southeast quarter; thence South 90°00'00" East for 10.0 feet;

thence South 00°00'00" East for 1,122.47 feet along a line that is 50.0 feet West from and parallel to the East line of said Southeast quarter to the Point of Beginning. (Contains 66.77 Acres more or less).

A tract of land in both the Southeast quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and the Northeast quarter of Section 11, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and also being part of Tax Lot 5 in said Southeast quarter of Lots 1, 2 AND 3, together with part of Lot 4, Lakewood Addition, all being more particularly described as follows: KFD

Commencing at the Southeast corner of said Southeast quarter of Section 2; thence North 89°31'00" West (an assumed bearing) for 50.0 feet along the South line of said Southeast quarter of Section 2; thence North 00°00'00" East for 33.0 feet along a line that is 50.0 feet West from and parallel to the East line of said Southeast quarter of Section 2; thence North 89°31'00" West for 684.86 feet along a line that is 33.0 feet North from and parallel to the South line of said Southeast quarter of Section 2, said line being the North right-of-way line of "Q" Street; thence continuing along said North right-of-way line and along a 208.15 foot radius curve to the left (having a chord bearing South 82°42'35" West for 56.31 feet), for an arc distance of 56.48 feet to the True Point of Beginning; thence continuing along said Northerly right-of-way line and along a 208.15 foot radius curve to the left (having a chord bearing South 52°10'41" West for 161.04 feet), for an arc distance of 165.36 feet; thence North 37°15'56" West for 413.22 feet to the Northwest corner of said Lot 3, Lakewood Addition; thence Northerly along the Westerly line of Lot 4, Lakewood Addition, and along a 358.34 foot radius curve to the left (having a chord bearing North 36°57'40" West for 17.81 feet), for an arc distance of 17.81 feet; thence North 50°10'44" East for 56.12 feet along the Southerly right-of-way line of a dedicated roadway; thence continuing Easterly along said Southerly right-of-way line and along an 81.31 foot radius curve to the right (having a chord bearing South 86°45'37" East for 111.03 feet), for an arc distance of 122.22 feet; thence continuing along said right-of-way line, South 43°41'59" East for 282.08 feet; thence continuing along said right-of-way line South 46°18'01" West for 20.0 feet; thence continuing along said right-of-way line, South 43°41'59" East for 77.80 feet to the True Point of Beginning. (Contains 1.45 Acres more or less).

That part of Lot 5, Lakewood Addition, as surveyed, platted and recorded in Douglas County, Nebraska, lying Northwesterly of a dedicated roadway, and being more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 5; thence North 43°14'00" East (an assumed bearing) for 89.77 feet along the Northerly line of said Lot 5; thence Southerly along the Easterly line of said lot 5 and along a 448.34 foot radius curve to the right

(having a chord bearing South 44°17'37" East for 38.21 feet), for an arc distance of 38.22 feet; thence Westerly along the North line of a dedicated roadway and along a 111.31 foot radius curve to the left (having a chord bearing South 58°55'53" West for 33.88 feet) for an arc distance of 34.01 feet; thence continuing along said North line South 50°10'44" West for 56.62 feet; thence Northerly along the Westerly line of said Lot 5 and along a 358.34 foot radius curve to the left (having a chord bearing North 44°57'25" West for an arc distance of 22.17 feet) to the Point of Beginning. (Contains 0.058 Acres more or less.)

Parcel B - PERMANENT EASEMENT

A parcel of land lying in the Southeast quarter of the Southeast quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M. in Douglas County, Nebraska, more particularly described as follows:

Beginning at the point on the Northerly right-of-way line of "Q" Street, Ralston, Nebraska, which point is 50.00 feet West and 33.00 feet North of the Southeast corner of Section 2; thence South 87°10'15" West (assumed bearing) along the Northerly right-of-way line of said "Q" Street a distance of 50.10 feet; thence North 02°49'45" West a distance of 7.00 feet; thence North 81°28'35" East a distance of 50.39 feet; thence South 02°38'50" East along a line parallel to and 10.00 feet West of the Westerly right-of-way line of 72nd Street, Ralston, Nebraska, a distance of 12.00 feet to the point of beginning.

Parcel B-1 - PERMANENT EASEMENT

A parcel of land lying in the Southeast quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M. in Douglas County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of said Section 2; thence North 02°38'50" West along the East line of said Southeast quarter a distance of 642.75 feet; thence South 87°21'11" West a distance of 50 feet to the point of beginning; thence continuing South 87°21'11" West a distance of 35.00 feet; thence North 02°38'50" West a distance of 53.00 feet; thence North 87°21'11" East a distance of 13.00 feet; thence North 02°38'50" West along a line 72 feet West of and parallel to the East line of said Southeast Quarter a distance of 477.49 feet; thence North 17°36'46" East a distance of 34.65 feet; thence North 87°21'11" East a distance of 10.00 feet; thence South 02°38'50" East along a line 50 feet West of and parallel to the East line of said Southeast Quarter a distance of 563.00 feet to the point of beginning; said tract contains 12,879 square feet.

TO: LAKEVIEW, INC., Owner
U-STOR-IT, Inc., Lessee

\$5535.00
\$12,885.00

TOTAL AWARD

\$18,420.00

Parcel C - TEMPORARY EASEMENT

A parcel of land lying in the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M. in Douglas County, Nebraska, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of "Q" Street, Ralston, Nebraska, which point is 100 feet West and 33.00 feet North of the Southeast corner of Section 2; thence South 87°10'15" West (assumed bearing) along the Northerly right-of-way line of said "Q" Street a distance of 294.25 feet; thence North 02°49'45" West a distance of 7.00 feet; thence North 87°10'15" East a distance of 150.00 feet; thence North 02°49'45" West, a distance of 26.00 feet; thence North 87°10'15" East a distance of 90.0 feet; thence South 80°47'11" East a distance of 76.69 feet; thence North 40°32'32" East a distance of 35.63 feet; thence North 03°30'36" West a distance of 332.04 feet; thence North 02°38'50" West a distance of 18.00 feet; thence North 01°47'16" West a distance of 200.02 feet; thence North 33°06'46" West a distance of 19.72 feet; thence North 87°21'11" East a distance of 17.00 feet; thence South 02°38'50" East along a line parallel to and 10.00 West of the Westerly right-of-way line of 72nd Street, Ralston, Nebraska, a distance of 597.91 feet; thence South 81°28'35" West a distance of 50.39 feet; thence South 02°49'45" East a distance of 7.00 feet to the point of beginning. Said parcel contains 10,938 square feet.

TO: LAKEVIEW, INC., Owner	\$19,000.00
U-STOR-IT, Inc., Lessee	<u>\$560.00</u>
TOTAL AWARD	<u>\$19,560.00</u>

TRACT NO. 11:

The NE 1/4 of the SE 1/4 of Section 2, Township 14 North, Range 12, East of the 6th P.M., EXCEPTING therefrom the following tracts of land:

1. The North 40 Feet of said NE 1/4 of the SE 1/4 of said Section.
2. Beginning at the Southeast corner of the NE 1/4 of the SE 1/4 of said Section; thence West 1321.5 Feet to the Southwest corner of said 40 acre tract, thence North along the 40 acre line 289.5 Feet, thence Southeasterly to a point 3.1 Feet North of the point of beginning, thence South 3.1 Feet to the said Southeast corner of the NE 1/4 of SE 1/4 to the point of beginning.
3. The East one half of the vacated county road lying on the West side of the NE 1/4 of the SE 1/4 of said Section.
4. Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of said section, thence West 295.2 Feet along 40 acre line, thence South 295.2 Feet, thence East 295.2 Feet, thence North 295.2 Feet along East 40 acre line to the point of beginning.

EXCEPT that part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Southeast Quarter, thence East (assumed bearing) on the North line of the NE 1/4 of the SE 1/4, 532.65 Feet thence South 86.47 Feet to the point of beginning, said point being on the Southerly R.O.W. line of "L" Street, thence South 86°06'37" E on said Southerly R.O.W. line of "L" Street, 150.35 Feet, thence South 258.33 Feet, thence West on a line 355.0 Feet South of and parallel to the North line of the NE 1/4 of said SE 1/4 150.00 Feet, thence North 268.53 Feet to the point of beginning.

Parcel A - Land Acquisition

A parcel of land lying in the Northeast quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence South 02°38'50" East (assumed bearing) along the East line of said Southeast Quarter a distance of 313.59 Feet; thence South 87°21'10" West a distance of 50.00 Feet to the point of beginning on the Westerly right-of-way line of 72nd Street; thence South 08°31'03" East a distance of 97.79 Feet; thence South 02°38'50" East continuing along the Westerly right-of-way of said 72nd Street a distance of 892.97 Feet; thence North 80°24'19" West a distance of 10.23 Feet; thence North 02°38'50" West along a line parallel to and 50.00 Feet West of the East section line of said Section 2 a distance of 988.08 Feet to the point of beginning. Said tract contains 9,403 Square Feet.

TO: ROBERT ROFFMAN or LEE ROFFMAN, Owners	\$5030.00
THE NEW PEKING RESTAURANT, INC., Lessee	\$310.00
INVESTORS REALTY, INC., Lessee	\$10.00
Sam J. Howell, Douglas County Treasurer	\$4705.50
TOTAL AWARD	\$10,055.50

Parcel B - TEMPORARY EASEMENT

A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence South 02°38'50" East (assumed bearing) along the East line of said Southeast Quarter a distance of 294.97 Feet; thence South 87°21'10" West a distance of 52.00 Feet to the point of beginning on the Westerly right-of-way line of 72nd Street; thence South 08°31'27" East a distance of 19.53 Feet; thence South 02°38'50" East along a line parallel to and 50

Feet West of the East line of said Section 2, a distance of 331.38 Feet; thence South 87°21'10" West a distance of 19.00 Feet; thence South 02°38'50" East a distance of 75.00 Feet; thence South 87°21'10" West a distance of 17.00 Feet; thence North 61°20'35" West a distance of 86.61 Feet; thence North 02°38'50" West a distance of 70.00 Feet; thence North 26°24'27" East a distance of 51.48 Feet; thence North 02°38'50" West a distance of 125.00 Feet; thence North 87°21'10" East a distance of 70.00 Feet; thence North 02°38'50" West a distance of 140.94 Feet; thence North 87°55'33" East a distance of 13.00 Feet to the point of beginning; said tract contains 26,666.06 Square Feet, more or less.

Parcel B-1 - TEMPORARY EASEMENT

A parcel of land lying in the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence South 02°38'50" East (assumed bearing) along the East line of said Southeast Quarter a distance of 294.97 Feet; thence South 87°21'10" West a distance of 52.00 Feet to a point on the Westerly right-of-way line of 72nd Street; thence South 08°31'27" East a distance of 19.53 Feet; thence South 02°38'50" East along a line parallel to and 50 Feet West of the East line of said Section 2 a distance of 331.38 Feet; thence South 87°21'10" West a distance of 19.00 Feet; thence South 02°38'50" East a distance of 75.00 Feet to the point of beginning; thence South 02°38'50" East a distance of 95.00 Feet; thence South 00°01'29" West a distance of 150.16 Feet; thence South 01°12'59" East a distance of 197.06 Feet; thence North 87°23'24" East a distance of 30.92 Feet to a point 50.00 Feet West of the East line of the Southeast Quarter of said Section 2; thence South 02°38'50" East along said line a distance of 139.16 Feet; thence North 80°14'01" West a distance of 92.15 Feet; thence North 02°38'50" West a distance of 96.37 Feet; thence North 48°19'02" East a distance of 47.63 Feet; thence North 00°32'14" West a distance of 190.13 Feet; thence North 01°17'53" East a distance of 145.34 Feet; thence North 02°38'50" West along a line parallel to and 86.00 Feet West of the East line of said Section 2 a distance of 100.00 Feet; thence North 87°21'10" East a distance of 17.00 Feet to the point of beginning; said tract contains 19,872.82 Square Feet, more or less.

Parcel C - PERMANENT EASEMENT

A permanent easement located in a part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 2 thence South 02°38'50" East (assumed bearing) along the

East line of the Southeast Quarter of said Section 2 a distance of 645.49 Feet; thence South 87°21'10" West a distance of 50 Feet to the point of beginning; thence South 02°38'50" East along a line 50 Feet West of and parallel to the East line of the Southeast Quarter of said Section 2 a distance of 517.02 Feet to a point on the North line of an existing natural resources district easement as recorded in the miscellaneous records, Book 716, Page 193, in the Douglas County Court House; thence South 87°23'44" West along said easement a distance of 30.92 Feet; thence North 01°12'54" West a distance of 197.06 Feet; thence North 00°01'29" East a distance of 150.16 Feet; thence North 02°38'50" West a distance of 170 Feet; thence North 87°21'10" East a distance of 19.00 Feet to the point of beginning. Said tract contains 12,212 Square Feet.

TO: ROBERT ROFFMAN or LEE ROFFMAN, Owners	\$14,470.00
THE NEW PEKING RESTAURANT, INC., Lessee	<u>0</u>
INVESTORS REALTY, INC., Lessee	<u>0</u>
TOTAL AWARD	<u>\$14,470.00</u>

TRACT NO. 11-1:

Parcel A - LAND ACQUISITION

A parcel of ground located in part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence South 87°56'10" West (assumed bearing) along the North line of the Northeast Quarter of the Southeast Quarter of said Section 2 a distance of 551.28 Feet; thence South 02°03'50" East a distance of 97.00 Feet to the point of beginning; thence North 87°56'10" East along the "L" Street right-of-way line a distance of 85.50 Feet; thence continuing along said "L" Street right-of-way North 85°04'11" East a distance of 139.98 Feet to the Easterly property line of said tract; thence South 02°38'50" East along said property line a distance of 81.62 Feet; thence South 87°56'10" West a distance of 83.85 Feet; thence North 02°03'50" West a distance of 35.16 Feet; thence North 38°36'46" West a distance of 20.25 Feet; thence North 75°09'43" West a distance of 25.82 Feet; thence North 83°36'47" West a distance of 106.68 Feet to the point of beginning. Said tract contains 8402 Square Feet.

Parcel A - TEMPORARY EASEMENT

A parcel of ground located in a part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 14 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 2; thence South 87°56'10" West (assumed bearing) along the North line of the Northeast Quarter of the Southeast Quarter of said Section 2 a distance of 551.28 Feet; thence South 02°03'50" East a distance of 97.00 Feet to the point of beginning; thence South 83°36'47" East a distance of 106.68 Feet; thence South 75°09'43" East a distance of 25.82 Feet; thence South 38°36'46" East a distance of 20.25 Feet; thence South 02°03'50" East a distance of 35.16 Feet; thence North 87°56'10" East a distance of 83.85 Feet to a point on the Easterly property line of said tract thence South 02°38'50" East along said property line a distance of 28.39 Feet; thence South 87°56'10" West a distance of 101.92 Feet; thence North 02°03'50" West a distance of 60.00 Feet; thence North 68°30'41" West a distance of 42.54 Feet; thence North 80°10'31" West a distance of 97.59 Feet; thence North 02°03'50" West a distance of 5.90 Feet to a point on the Southerly right-of-way line of "L" Street; thence North 87°56'10" East a distance of 10.00 Feet to the point of beginning. Said tract contains 5400 Square Feet+.

TO: ROBERT ROFFMAN or LEE ROFFMAN, Owners	
THE NEW PEKING RESTAURANT, INC., Lessee	\$45,770.00
INVESTORS REALTY, INC., Lessee	0
	0
TOTAL AWARD	\$45,770.00

THEREFORE, the undersigned appraisers do hereby find and assess the damages as indicated in paragraph 3 that will be suffered by reason of the taking of the real estate by the condemnor and said appraisers submit this report as required by the laws of the State of Nebraska. All of which is hereby respectfully submitted. Dated this 13th day of March, 1986.

FILED
COUNTY COURT
PROBATE DIVISION

MAR 14 1986

DOUGLAS COUNTY, NEBRASKA

[Signature]
[Signature]
Ronald R. Volkmer

Subscribed and sworn to before me this _____ day of _____, 1986.

Notary Public

(SEAL)

0607/80-92

COUNTY JUDGE