

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. 184

Condemnor,

vs.

REPORT OF APPRAISERS

TRACT NO. 11, ROBERT ROFFMAN AND
LEE ROFFMAN, Husband and Wife,
Owners, INVESTORS REALTY, INC.;
Lessee, and THE NEW PEKING
RESTAURANT, Lessee; and SAM J.
HOWELL, Douglas County Treasurer,
et al.,

Condemnees.

On the 18th day of JUNE, 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, Nebraska, on the 16th day of May, 1986, the undersigned were duly appointed appraisers in the above-entitled matter; 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, herein after described, on the 18th day of June, 1986, and thereafter and in conjunction with the on-site inspection, did hold a hearing on the 18th day of June, 1986, at the site 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. 11:

LEGAL DESCRIPTION OF TRACT:

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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 $86^{\circ}06'37''$ 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.

CONTROLLED ACCESS LINE:

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Commencing at the northeast corner of the northeast 1/4 of the southeast 1/4 of Section 2, Township 14 North, Range 12 East of the 6th P.M., in Douglas County, Nebraska; Thence S. 02°38'50" E. (Assumed bearing) along the east line of said southeast 1/4, 294.69 feet; Thence S. 87°21'10" W., 52.00 feet to a point on the westerly right-of-way line of 72nd Street, being the point of beginning; Thence S. 08°31'03" E. along said westerly line, 19.53 feet; Thence continuing along said westerly line, S. 02°38'50" E., 331.38 feet to a break in the controlled access, said break being 40.00 feet in length (project centerline station 266+80 to station 267+20, 50' left) and bearing S. 02°38'50" E.; Thence resuming said controlled access along the westerly right-of-way line of 72nd Street, S. 02°38'50" E., 616.70 feet.

TO:

Robert Roffman & Lee Roffman
Husband and Wife

\$ 50.00

Kings Joint Venture Inc.

0

The New Peking Resturant, Inc.

0

Sam J. Howell,
Douglas County Treasurer

0

TOTAL AWARD:

\$ 50.00

THEREFORE, the undersigned appraisers do hereby find and assess the damages as indicated in Para. 3 that will be suffered by reason of the taking of the real estate by the condemnor and said

appraisers hereby submit this report as required by the laws of the State of Nebraska.

FILED
COUNTY COURT
PROBATE DIVISION

JUN 19 1986

DOUGLAS COUNTY, NEBRASKA

162-59

Ronald R. Veltman

Bill Y. Z...

Frank H. Hinder

COUNTY COURT
DOUGLAS COUNTY
OMAHA, NEBR.

STATE OF NEBRASKA,
COUNTY OF DOUGLAS

SS.

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

"REPORT OF APPRAISERS" in re:

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

-vs-

ROBERT ROFFMAN and LEE ROFFMAN, et al, Condemnees

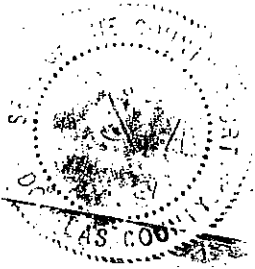
in ~~XXXXXXXXXX~~ Condemnation Docket C5 - Page 184

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 19th day
of June A. D. 1986

Clerk of the County Court

By John A. Dougherty Deputy



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1986 JUN 20 PM 1:04
GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

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