

**STATE OF Unknown
COUNTY OF Douglas
Project #OPW 52470
File No. 21606-16**

TITLE CERTIFICATE

EFFECTIVE DATE: January 4, 2017, at 8:00 AM

The undersigned, a Registered Nebraska Abstracter, operating under the Certificate of Authority granted it by the Abstracters Board of Examiners, presents this Title Certificate, hereafter "Certificate", relative only to the following described real estate in the County referenced, hereafter "property":

Outlot A, in Spring Creek, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

ADDRESS: **Outlot A Spring Creek, ,**

This Certificate is a contract between TitleCore National, LLC as an Abstracter and City of Omaha Public Works Department. The consideration for this contract is the information set forth below and furnished by the Abstracter together with the fee charged by the undersigned for the service performed by the Abstracter. The scope of this contract is outlined as follows:

- (a) This Certificate is not an abstract of title, nor a complete chain of title search, nor an attorney's Title Opinion, nor is it a title insurance policy or title insurance binder.
- (b) This Certificate does provide limited title facts relative to the property only as specifically set out in the following numbered paragraphs. Each numbered paragraph identifies the particular information provided in this certificate.
- (c) This Certificate reports limited information of record to the effective date above.

1.) The Grantee(s) in the last deed of record:

Madison Street, LLC , by virtue of that certain Quitclaim Deed dated March 14, 2014 and recorded March 19, 2014 at Instrument No. 2014-019775, of the Records of Douglas County, NE.

2.) Unreleased mortgages and liens of record:

None.

3.) Financing Statements filed in the County Register of Deeds Office and indexed against the property:

None.

4.) Judgments and pending law suits in District Court:

(a) Judgments of record in the County District Court filed on the property, or indexed against the

Grantee(s):

None.

(b) Pending Law Suits of record in the County District Court on the property, or indexed against the Grantee(s):

None.

5.) Tax Liens, State and Federal:

(a) Unreleased state tax liens of record filed against the Grantee(s):

None.

(b) Unreleased federal tax liens of record filed against the Grantee(s):

None.

6.) Other Liens of Record: Liens of record in the office of the Register of Deeds or Recorder and indexed against the property, (other than those liens previously set forth):

None.

7.) Guardianships, Estates, and Conservatorships filed in the County Court and indexed against the Grantee(s):

None.

8.) Easements, Covenants and Restrictions of Record:

Easements granted by Plat and Dedication of Spring Creek Addition recorded August 22, 2002 at Book 2219, Page 421 of the Records of Douglas County, NE, in favor of Omaha Public Power District, U.S. West Communications and any company granted a franchise for cable television, for installation and maintenance of utility facilities on, over, through, under and across a 5 foot strip of land adjoining all front and side boundary lines; an 8 foot strip of land adjoining all rear boundary lines of interior lots; and a 16 foot strip of land adjoining the rear boundary lines of all exterior lots. A Permanent storm sewer & drainage easement over all of Outlot A.

Consent and Ratification of Plat. recorded August 22, 2002 in Book 1456 at Page 686 of the Records of Douglas County, NE, over a portion of property described therein.

Easement recorded June 11, 1928 in Book 83 at Page 365 of the Records of Douglas County, NE, over a portion of property described therein.

Easement recorded April 23, 1959 in Book 341 at Page 287 of the Records of Douglas County, NE, over a

portion of property described therein.

Easement recorded June 23, 1959 in Book 343 at Page 727 of the Records of Douglas County, NE, over a portion of property described therein.

Easements for utilities as reserved in Ordinance No. 16647, recorded July 21, 1950 at Book 254, Page 247, of the Records of Douglas County, NE, above, on and below the surface of the vacated street which comprises a portion of the subject property.

Easements for utilities as reserved in Ordinance No. 23627, recorded December 14, 1965 at Book 432, Page 343, of the Records of Douglas County, NE, above, on and below the surface of the vacated street which comprises a portion of the subject property.

Easement recorded September 19, 1966 in Book 441 at Page 689 of the Records of Douglas County, NE, granted to City of Omaha, over a portion of property described therein.

Report of Appraisers recorded July 23, 1986 in Book 782 at Page 216 of the Records of Douglas County, NE, over a portion of property described therein.

- 9.) Real Estate Taxes and Special Assessments: Unpaid real estate taxes and unpaid special assessments certified for collection in the tax offices of Douglas County and indexed against the property:

General taxes assessed under Tax Key No. 4115-6043-22 for 2016 due and payable in 2017, levied in the amount of \$2.16, first installment is due and will become delinquent April 1, 2017, second installment is due and will become delinquent August 1, 2017.

General taxes assessed under Tax Key No. 4115-6043-22 for 2015 due and payable in 2016, levied in the amount of \$2.16, first installment is paid, second installment is DELINQUENT and accruing with interest.

Special Assessments:
None

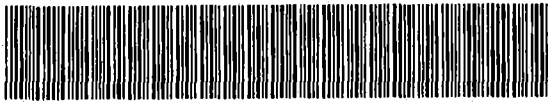
This Title Certificate certifies that TitleCore National, LLC has examined the records of Douglas County, Unknown, and has set out, as displayed above, filings of instruments, judgments and real estate tax information of the records of the District Court, County Court, U.S. Bankruptcy Court for the District of Unknown and Register of Deeds, that may affect the title or Grantee(s), within the defined scope and parameters of this Title Certificate.

Issued: January 10, 2017

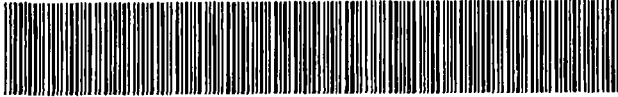
TitleCore National, LLC



Registered Abstractor
Under Certificate of Authority No. 662



DEED 2014019775



MAR 19 2014 10:33 P 1

Nebr Doc Stamp Tax
3-19-14
Date
\$ Ex05
By KS

Deed 10.00
44-36691
BU
C

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
3/19/2014 10:33:16.65



2014019775

QUITCLAIM DEED

THE GRANTOR,

NUCORP, Inc., A NEBRASKA CORPORATION *NU*

whether one or more, in consideration of One Dollar and other valuable consideration receipt of which is hereby acknowledged, quitclaims and conveys to

Madison Street LLC

Grantee, whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described, as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and Outlot A, in Spring Creek, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

Executed this 14TH day of MARCH, 2014.

NUCORP, Inc., A NEBRASKA CORPORATION *NU*

Michael Christensen

By: MICHAEL CHRISTENSEN

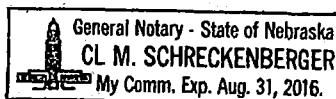
Its: PRESIDENT

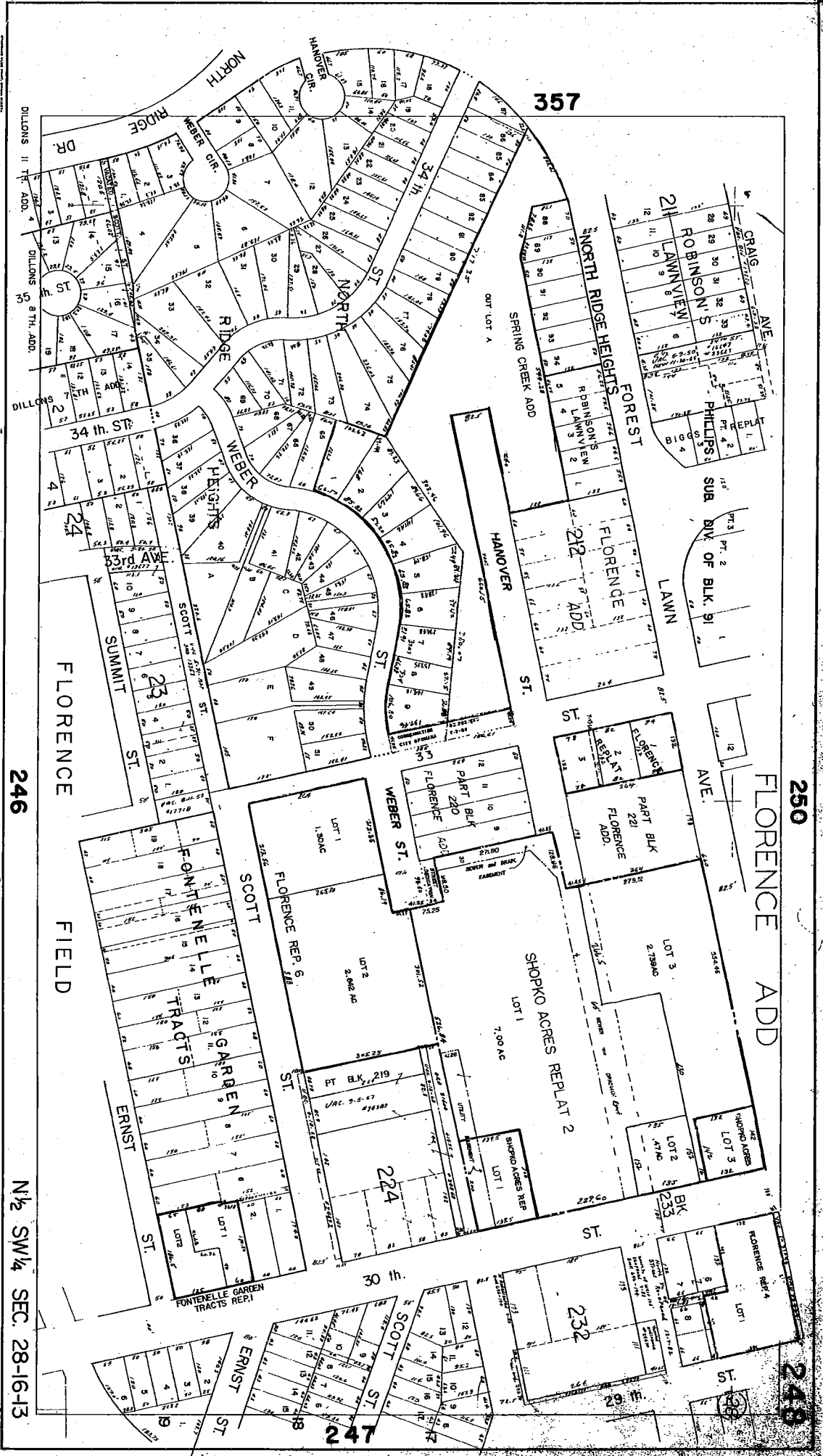
RETURN: MADISON STREET LLC
6455 S. 86th CIR
OMAHA NE 68127
402 505-0257

STATE OF Nebraska
 COUNTY OF Douglas

The foregoing instrument was acknowledged before me on this 14th day of March, 2014
 by Michael Christensen, President of NUCORP, Inc..

D. M. Schreckenger
 Notary Public





357

246

250

N 1/2 SW 1/4 SEC. 28-16-13

249

247

Map labels and street names: NORTH RIDGE, WEBER ST, FLORENCE ST, SCOTT ST, HANOVER ST, ROBINSON'S LANE, GRASS AVE, PHILLIPS SUB, FLORENCE LANE, PART BLK FLORENCE ADD, SHOPKO ACRES REPLAT 2, FLORENCE REPLAT 2, FLORENCE REPLAT 1, FLORENCE REPLAT 4, FLORENCE REPLAT 5, FLORENCE REPLAT 6, FLORENCE REPLAT 7, FLORENCE REPLAT 8, FLORENCE REPLAT 9, FLORENCE REPLAT 10, FLORENCE REPLAT 11, FLORENCE REPLAT 12, FLORENCE REPLAT 13, FLORENCE REPLAT 14, FLORENCE REPLAT 15, FLORENCE REPLAT 16, FLORENCE REPLAT 17, FLORENCE REPLAT 18, FLORENCE REPLAT 19, FLORENCE REPLAT 20, FLORENCE REPLAT 21, FLORENCE REPLAT 22, FLORENCE REPLAT 23, FLORENCE REPLAT 24, FLORENCE REPLAT 25, FLORENCE REPLAT 26, FLORENCE REPLAT 27, FLORENCE REPLAT 28, FLORENCE REPLAT 29, FLORENCE REPLAT 30, FLORENCE REPLAT 31, FLORENCE REPLAT 32, FLORENCE REPLAT 33, FLORENCE REPLAT 34, FLORENCE REPLAT 35, FLORENCE REPLAT 36, FLORENCE REPLAT 37, FLORENCE REPLAT 38, FLORENCE REPLAT 39, FLORENCE REPLAT 40, FLORENCE REPLAT 41, FLORENCE REPLAT 42, FLORENCE REPLAT 43, FLORENCE REPLAT 44, FLORENCE REPLAT 45, FLORENCE REPLAT 46, FLORENCE REPLAT 47, FLORENCE REPLAT 48, FLORENCE REPLAT 49, FLORENCE REPLAT 50, FLORENCE REPLAT 51, FLORENCE REPLAT 52, FLORENCE REPLAT 53, FLORENCE REPLAT 54, FLORENCE REPLAT 55, FLORENCE REPLAT 56, FLORENCE REPLAT 57, FLORENCE REPLAT 58, FLORENCE REPLAT 59, FLORENCE REPLAT 60, FLORENCE REPLAT 61, FLORENCE REPLAT 62, FLORENCE REPLAT 63, FLORENCE REPLAT 64, FLORENCE REPLAT 65, FLORENCE REPLAT 66, FLORENCE REPLAT 67, FLORENCE REPLAT 68, FLORENCE REPLAT 69, FLORENCE REPLAT 70, FLORENCE REPLAT 71, FLORENCE REPLAT 72, FLORENCE REPLAT 73, FLORENCE REPLAT 74, FLORENCE REPLAT 75, FLORENCE REPLAT 76, FLORENCE REPLAT 77, FLORENCE REPLAT 78, FLORENCE REPLAT 79, FLORENCE REPLAT 80, FLORENCE REPLAT 81, FLORENCE REPLAT 82, FLORENCE REPLAT 83, FLORENCE REPLAT 84, FLORENCE REPLAT 85, FLORENCE REPLAT 86, FLORENCE REPLAT 87, FLORENCE REPLAT 88, FLORENCE REPLAT 89, FLORENCE REPLAT 90, FLORENCE REPLAT 91, FLORENCE REPLAT 92, FLORENCE REPLAT 93, FLORENCE REPLAT 94, FLORENCE REPLAT 95, FLORENCE REPLAT 96, FLORENCE REPLAT 97, FLORENCE REPLAT 98, FLORENCE REPLAT 99, FLORENCE REPLAT 100.



BK 1456 PG 686-686



MISC 2002 19591

RICHARD N. TAYLOR
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

02 AUG 22 AM 9:30

RECEIVED

CONSENT TO AND RATIFICATION OF PLAT

The undersigned, having an interest in property legally described as follows:

Lots 1 through 9, inclusive, and Outlot A, Spring
Creek Addition, a subdivision as surveyed, platted
and recorded in Douglas County, Nebraska

does hereby consent to, and ratify the plat and dedication of Spring Creek Addition as filed in the
office of the Register of Deeds on August 19th, 2002 in Deed Book 2219 at Page 421.

Dated: August 19th, 2002.

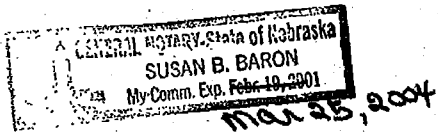
Jessica S. Huebert

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, the undersigned, Notary Public in and for said county and state appeared Jessica
S. Huebert, to me known to be the identical person who executed the above instrument and
acknowledged her execution thereof to be her voluntary act.

WITNESS my hand and Notarial Seal this 19th day of August, 2002

Notary Public



RETURN: SUSAN BARON
5812 N 92 AVE
OMAHA, NE 68134

A misc 1/10

FEE	10.00	FB
BNP		C/O
DEL	SCAN	COMP
	de	FV

MISCELLANEOUS RECORD, No. 83

2200M-OMAHA PRINTING CO., OMAHA

purchase money and interest as above stated and agreed they shall forfeit any and all rights in and to said real estate acquired under and by virtue of this agreement, and shall henceforth be deemed mere tenants at will under the said part of the first part and be liable to be proceeded against under the provisions of an Act regulating proceedings, in cases of forcible entry and detainer, and the acts amending the same. And any payments that shall have been made, shall become forfeited to the party of the first part, as stipulated damages for the non-performance of this contract.

Said parties of the second part shall be entitled to the possession of said land so long as the conditions of this agreement shall remain unbroken by them; but upon failure to comply with the same, said right of possession shall terminate and said part of the first part shall be entitled to the immediate possession of said land and the improvements thereon.

No assignment of this contract shall be valid without the consent of the party of the first part endorsed thereon.

Said parties respectfully bind their heirs, successors and assigns, to the faithful performance of the terms of this agreement.

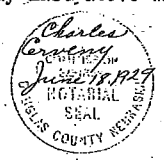
In Witness Whereof, The said parties have hereunto set their hands the day and year first above written.

In presence of
Charles Cerveny

H. Armstrong
Michael J. Hughes
Mary Anna Hughes.

State of Nebraska)
County of Douglas) ss. On 16th day of May A. D. 1925, before me Charles Cerveny a Notary Public in and for said county, personally came H. Armstrong to me personally known to be the identical person whose name is affixed to the above instrument as grantor, and severally acknowledged the execution of the same to be his voluntary act and deed for the purposes therein expressed.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal at Omaha, Neb. on the day last above written.



State of Nebraska)
County of Douglas)

Charles Cerveny

Entered in Numerical Index and filed for Record in the Register of Deeds Office, in said County, the 11th day of June A. D. 1928, at 10:02 o'clock A. M.
Harry Pearce

Register of Deeds

Compared by W&R.

3. Grant of Easement)
Olaf Nelson)
to)
City of Omaha)

KNOW ALL MEN BY THESE PRESENTS: That I, Olaf Nelson in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid do hereby grant and convey and confirm unto the City of Omaha, an easement and the right to construct and maintain a main sewer of such dimensions as the City of Omaha may find and determine to be necessary over, upon and through,
The West 20 feet of the East 370 feet Block 212, Florence.

MISCELLANEOUS RECORD, No. 83

This easement is granted upon the expressed condition that if any changes, repairs or alterations are necessary to be made at any time or if any portion of said sewers need to be reconstructed after the lots are filled or improved, the City shall made good to the owner or owners of such lot or lots as hereinbefore set forth any and all damages that may be done by said changes, alterations, repairs or other improvements thereon including crops, vines, gardens and laws, during construction and thereafter.

In Witness whereof, we have hereunto set our hands this 29 day of May 1928.

In presence of H. M. Primeau Approved June 5, 1928. James C. Dahlman Mayor and President of City Council Attest: James P. Hoctor, City Clerk Olaf Nelson Received June 5, 1928 Presented to Council June 5, 1928 Approved, James P. Hoctor, City Clerk

State of Nebraska) ss. On this 29 day of May 1928 before me, a Notary Public in and County of Douglas) for Douglas County, personally came to the above named Olaf Nelson who is personally known to me to be the identical person whose name is affixed to the above instrument, as grantor and he acknowledged said instrument to be his voluntary act and deed.

Witness my hand and Notarial seal the date last aforesaid.



H. M. Primeau Notary Public.

State of Nebraska) County of Douglas)

Entered in Numerical Index and filed for Record in the Register of Deeds Office, in said County, the 11th day of June A. D. 1928, 10:10 o'clock A. M. Harry Pearce

Register of Deeds

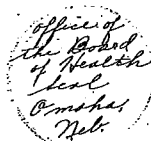
Compared by W&R.

4. Cert. Copy of Mortuary Record) A. C. Kugel, Registrar,) to) Whom It May Concern)

No. 18. Bureau of Vital Statistics Omaha, Nebraska Omaha, Nebraska, June 11, 1928

I hereby certify, that the following is a true and correct copy of the Mortuary Record of the City of Omaha, County of Douglas, State of Nebraska:

Name Edwin P. Baker Sex Male Color, White Age 59 Years 11 months 22 days. Place of Birth Omaha, Nebr. Conjugal Condition Married Occupation Locomotive Engineer Residence Number Delmar Hotel, Omaha, Nebraska. Date of Death, Year-1926, Month-September, Day- 6. Place of Death, Number Delmar Hotel, Omaha, Nebraska. Cause of Death Ruptural Aortic Aneurysm. Medical Attendant A. Greenberg Undertaker Hulse and Riepen Interment Prospect Hill Cemetery. A. S. Pinto, M. D.



A. C. Kugel Registrar

9/10
100E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That for valuable considerations received, North Ridge Heights, Inc., a Nebraska Corporation, does hereby grant the Omaha Public Power District and the Northwestern Bell Telephone Co., their successors and assigns, a permanent easement to construct and maintain electric and telephone utilities as follows:

a) Along, across, over, and under the rear five (5) feet of each lot one (1) to ninety-four (94) inclusive and parcels A to G inclusive;

b) Along, across, over, and under a strip five (5) feet on each side of a line extending from the southwesterly corner of lot five (5) to the northwesterly corner of lot thirty-three (33);

c) Along, across, over, and under a strip of lot thirty-three (33) five (5) feet on each side of a line extending from the southwesterly corner of said lot to a point on the southerly side eighty (80) feet from the rear of said lot;

d) Along, across, over, and under the westerly five (5) feet of lot four (4), the easterly five (5) feet of lot three (3) and five (5) feet on each side of the common side boundary line of lots seven (7) and eight (8);

e) Along, across, over, and under a strip five (5) feet on each side of a line extending from a point on the southerly boundary line twenty (20) feet easterly from the southwesterly corner of lot forty-nine (49) to the southwesterly corner of lot forty-eight (48);

f) Along, across, over, and under a strip of parcel E five (5) feet on each side of a line extending from a point on the northern boundary line twenty (20) feet easterly of the northwesterly corner to a point on the westerly boundary line twenty (20) feet southerly of the northwestern corner, all of said being in parcel E;

g) Along, across, over, and under a strip five (5) feet on each side of a line extending from the northeasterly corner of lot fifty-two (52) across the rear of lots fifty-two (52), fifty-three (53), fifty-four (54), fifty-five (55), fifty-six (56), fifty-seven (57), and fifty-eight (58) to a point on the westerly boundary line of lot fifty-eight (58) twenty (20) feet southerly from its northern extremity;

h) Along, across, over, and under a strip five (5) feet on each side of a line extending from a point on the easterly boundary line of lot fifty-nine (59) twenty (20) feet southerly from its northern extremity across the rear of lots fifty-nine (59), sixty (60), sixty-one (61), and sixty-two (62), to the northwestern corner of lot sixty-two (62);

i) Along, across, over, and under a strip five (5) feet on each side of a line extending from the southeasterly corner of lot fifty-one (51) over parcels F and E to the southwesterly corner of lot forty-nine (49);

j) Along, across, over, and under a strip five (5) feet on each side of a line extending from the southeasterly corner of lot forty-seven (47) over parcels D and C to the southwesterly corner of lot forty-four (44);

k) Along, across, over, and under the northwesterly five (5) foot strip of parcel C extending from the southwesterly corner of lot forty-four (44) to southwesterly corner of parcel C;

l) Along, across, over, and under a strip two (2) feet on each side of the common boundary lines of lots sixteen (16) and seventeen (17), of lots twenty-one (21) and twenty-two (22), of lots twenty-five (25) and twenty-six (26), of lots twenty-eight (28) and twenty-nine (29), of lots twenty-nine (29) and thirty (30), of lots thirty-three (33) and thirty-four (34), of lots thirty-nine (39) and forty (40), of lots forty-three (43) and forty-four (44), of lots forty-seven (47) and forty-eight (48), of lots fifty-six (56) and fifty-seven (57), of lots fifty-eight (58) and fifty-nine (59), of lots sixty-one (61) and

sixty-two (62), of lots seventy-one (71) and seventy-two (72) of lots seventy-three (73) and seventy-four (74), of lots seventy-five (75) and seventy-six (76), of lots seventy-seven (77) and seventy-eight (78);

m) Along, across, over, and under a strip two (2) feet wide on the westerly sides of lots nine (9), eleven (11), and thirty-six (36), the southerly side of lot ten (10), and the easterly side of lot fifty-one (51).

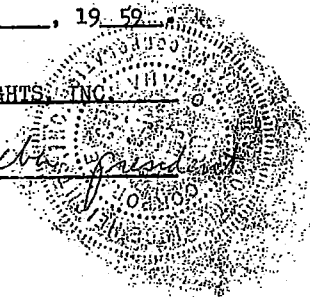
All of the above said lots being in North Ridge Heights, an addition, as platted, surveyed, and recorded in Douglas County, Nebraska.

The said grantor does hereby bind their administrators, successors, and assigns.

Dated at Omaha, Nebraska, this 17 day of April, 19 59.

NORTH RIDGE HEIGHTS, INC.

David E. Beber, President

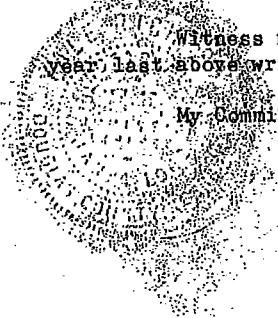


STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 17 day of April, 19 59, before me, the undersigned, a Notary Public in and for said County and State personally came David E. Beber of North Ridge Heights Inc., known personally to me as President and identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of North Ridge Heights, Inc., and that the Corporate Seal of said corporation was thereto affixed by its authority.

Witness my hand and Notarial Seal at Omaha in said county the day and year last above written.

My Commission expires the 4th day of January, 19 61.



Yale Richards
Notary Public

OMAHA PUBLIC POWER DISTRICT
STANDARD FORM

E A S E M E N T

KNOW ALL MEN BY THESE PRESENTS:

That for valuable considerations received, North Ridge Heights, Inc., a Nebraska Corporation, does hereby grant the Omaha Public Power District and the Northwestern Bell Telephone Co. permanent easements to erect and maintain electric and telephone utilities as follows:

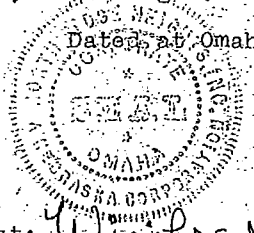
Along, across, over and under, a strip five (5) feet on each side of a line extending from the Northwesterly corner of Lot sixty-two (62), across Lots G, seventy-four (74), and seventy-five (75) to a point on the Northwesterly boundary of said Lot seventy-five (75), said point being one-hundred fifteen (115) feet Easterly from the most Westerly corner of said Lot seventy-five (75):

Thence continuing along, across, over and under a strip five (5) feet on each side of a line extending from said point on the Westerly boundary line of said Lot seventy-five (75), across Lots seventy-six (76), seventy-seven (77), seventy-eight (78), seventy-nine (79), eighty (80), eighty-one (81), eighty-two (82), eighty-three (83), eighty-four (84), eighty-five (85) and eighty-six (86), to the Northeasterly corner of Lot eighty-seven (87):

All of the above named lots being in North Ridge Heights, an addition, as platted surveyed, and recorded in Douglas County, Nebraska.

The said grantor does hereby bind their administrator, successors, heirs, and assigns.

Dated at Omaha, Nebraska this 13th day of June, 1959



BY NORTH RIDGE HEIGHTS, INC.

BY David E. Scribner
President

Attest: Winifred Adams
Secretary

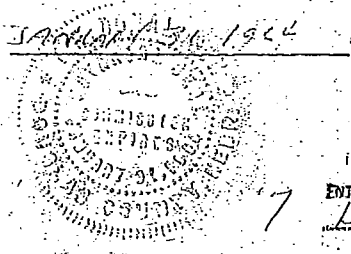
STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 13th day of June, 1959, before me, the undersigned, a Notary Public in and for said County and State personally came David E. Scribner of North Ridge Heights, Inc., known personally to me as MR. SCRIBNER and identical person whose name is affixed to the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of North Ridge Heights, Inc. and the Corporate Seal of said corporation was thereto affixed by its authority.

WITNESS my hand and Notarial Seal at Omaha, Nebraska in said County the day and year last above written.

W. Adams
Notary Public

My Commission Expires:



ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
B DAY July 1959 AT 11.00 A.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS

450

ORDINANCE NO. 16647

An Ordinance vacating 34th St. from S.L. Craig Avenue to N.L. Forest Lawn Avenue and 34th St. from S.L. of Forest Lawn Ave. to S.L. of Hanover St. in the City of Omaha.

WHEREAS, Petition representing owners of more than 75 per cent of the property abutting on 34th St. from S.L. Craig Avenue to N.L. Forest Lawn Ave. and 34th St. from S.L. of Forest Lawn Ave. to S.L. of Hanover St. has heretofore been filed with the City of Omaha; and

WHEREAS, Said property owners have in and by said petition waived any and all damages that may be occasioned by the vacating of said 34th St. from S.L. of Craig Ave. to N.L. Forest Lawn Ave.; and 34th St. from S.L. of Forest Lawn Ave. to S.L. of Hanover St.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That 34th St. from S.L. Craig Ave. to N.L. Forest Lawn Ave.; and 34th St. from S.L. of Forest Lawn Ave. to S.L. of Hanover St. in the City of Omaha be, and is hereby, vacated; the vacating of the property herein described, and the reversion thereof, shall be subject to the condition and limitation that there is reserved to the City of Omaha the right to maintain, operate, repair, and renew sewers now existing therein and in the future to construct, maintain, repair, and renew additional or other sewers; and also the right to authorize the Metropolitan Utilities District of the City of Omaha or any other public utility to construct, maintain, repair and renew and operate now existing or hereafter installed water mains, pole lines, conduits and other similar services on equipment above, on and below the surface of the ground for the purpose of serving the general public or abutting property; and the right so reserved shall also include such lateral connections or branch lines as may be ordered, desired or permitted by the City; and to enter upon the premises to accomplish the above purpose at any and all times.

Section 2. That this ordinance shall take effect and be in force after fifteen days from and after its passage.

INTRODUCED BY:

Emmet A. Gardiner
COMMISSIONER

APPROVED AS TO FORM:

Glenn Cunningham
MAYOR AND PRESIDENT OF CITY COUNCIL

Edward F. Fogarty
CITY ATTORNEY

PASSED: May 9, 1950

ATTEST:

M. J. Dineen, Jr.
CITY CLERK

I hereby certify that the foregoing is a true and correct copy of the original document on file in the City Clerk's office.

C. D. Ryan
DEPUTY CITY CLERK

18.

ENTERED IN NUMERICAL INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA. 2-00
21 DAY July 19 50 AT 3:30 P. M. THOMAS J. O'CONNOR, REGISTER OF DEEDS.

Map in back of book

RECEIVED
PAUL G ENGR.
PUBLIC WORKS BOOK
DEPT.

OMAHA PUBLIC POWER DISTRICT

ELECTRIC BUILDING

OMAHA 2, NEBRASKA

September 20, 1965

Mr. George Ehrhart - Chief Engineer
Capitol Improvements Division
Public Works Department
City of Omaha
1720 Farnam Street
Omaha, Nebraska

We have been given to understand that Ordinance Number 16647 was passed May 9, 1950 vacating 34th Street from the south line of Craig Avenue to the north line of Forest Lawn Avenue and 34th Street from the south line of Forest Lawn Avenue to the south line of Hanover Street.

We understand that a request has been made to the City of Omaha to amend Ordinance Number 16647 to release certain rights granted with its passage to the City and other utility companies.

Please be advised that Omaha Public Power District needs an easement over the following portions of the above described vacated street.

1. The West 20 feet of the East 51.25 feet of 34th Street from the south line of Craig Avenue to the north line of Forest Lawn Avenue.
2. The South 10 feet of the North one-half (1/2) and the North 10 feet of the South one-half (1/2) of 34th Street from Craig Avenue to Forest Lawn Avenue.
3. The West 20 feet of the East 51.25 feet of 34th Street from Forest Lawn Avenue to Hanover Street.
4. The South 20 feet of the North 142 feet of 34th Street from Forest Lawn Avenue to Hanover Street.

Omaha Public Power District would not need any additional right of way over vacated 34th Street except as described above. We would have no objection if the City of Omaha would see fit to amend the vacating Ordinance granting a partial release of these utility reservations.

Ralph...

Its Assistant General Manager

BY *Mary...*
CITY CLERK

N.L. of Forest Lawn to the N.L. of Lot 6...

33 1/2 ft. from...

South Side

South Side of

NO

Handwritten notes on right margin

...copy of the original document
now on file in the City Clerk's office.



NORTHWESTERN BELL TELEPHONE COMPANY

100 SOUTH 19TH STREET, OMAHA, NEBRASKA 68102

Area Code 402

Telephone 344-3111

JAMES E. OLSON
Vice President and General Manager

August 30, 1965

City of Omaha
City Hall
Omaha, Nebraska 68102

Attention: Mr. George Ehrhart
Public Works Department

Gentlemen:

Mr. R. Paul Miller, 6429 Read Street, has requested that we write you concerning a reduction of the existing easement for utilities at 3347 Forest Lawn Avenue, Omaha, now described as Lot 5, Robinson's Lawnview Addition, which is part of what was formerly 34th Street between Forest Lawn Avenue and Hanover Street, vacated by Ordinance No. 16647, May 9, 1950.

This company has no objection to a modification of the reservation of easement in said Ordinance No. 16647; provided, however, that the following easement for telephone utility purposes continue to be reserved:

The westerly five (5) feet and the Southerly five (5) feet of what is now Lot five (5) Robinson's Lawnview Addition, being formerly part of the Northerly one hundred thirty two (132) feet of 34th Street lying between the South line of Forest Lawn Avenue and Hanover Street.

Yours very truly,

I hereby certify that this is a true and correct copy of the original document now on file in the City Clerk's office.

Mary Gallagher-Carnell
BY: _____
CITY CLERK

J. E. Olson
J. E. Olson

ORDINANCE NO. 23627

AN ORDINANCE to amend Ordinance No. 16647 pertaining to vacation of 34th Street from South line of Craig Avenue to North line of Forest Lawn Avenue and 34th Street from South line of Forest Lawn Avenue to South line of Hanover Street; to provide for vacation without utility reservations as to specific parts thereof; to repeal Section 1 of Ordinance No. 16647 as passed on May 9, 1950, and to provide the effective date hereof.

WHEREAS, upon petition of more than 75% of the property owners of taxable abutting property the Public Works Department and the Planning Department recommend that the rights reserved in the aforementioned Ordinance No. 16647 be eliminated in part.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OMAHA:

Section 1. That Section 1 of Ordinance No. 16647 be, and the same hereby is, amended to provide:

"Section 1. That 34th Street from the South Line of Craig Avenue to the North Line of Forest Lawn Avenue, and 34th Street from the South Line of Forest Lawn Avenue to the South Line of Hanover Street, be, and hereby is, vacated. Provided, however, that the vacating of the property hereinabove described and the reversion thereof shall be subject to the conditions and limitations upon, over and in the:

1. The East 10 feet of the North 122 feet, together with the South 10 feet of the East 41.25 feet, all in Lot 33 of Robinson's Lawnview Addition.

2. The East 5 feet of the South 122 feet, together with the North 10 feet of the East 41.25 feet, all in Lot 6, of Robinson's Lawnview Addition.

This document is a true and correct copy of the Ordinance now on file in the City Clerk's Office.

Mary Gallagher Barnett
CITY CLERK

3. The East 5 feet of the North 122 feet, together with the South 10 feet of the East 41.25 feet, all in Lot 94 of North Ridge Heights Addition.

4. The West 10 feet of the North 122 feet, together with the South 10 feet of the West 41.25 feet, all in Lot 5 of Robinson's Lawnview Addition.

5. A part of Lot "G" of North Ridge Heights Addition, being described as follows: Beginning at the Southeast Corner of Lot 94, of North Ridge Heights Addition; thence Southerly along the Centerline of vacated 34th Street for a distance of 214.5 feet; thence Westerly along the South line of Hanover Street for a distance of 41.25 feet; thence Northerly along the Westerly line of vacated 34th Street for a distance of 214.5 feet to the South line of said Lot 94 of North Ridge Heights Addition; thence Easterly along the South line of said Lot 94 for a distance of 41.25 feet to the point of beginning.

6. The East 1/2 of vacated 34th Street lying between a line 132 feet South of the South line of Forest Lawn Avenue and the South Line of Hanover Street.

7. Beginning at the intersection of the centerline of vacated 34th Street and the North line of Forest Lawn Avenue; thence Northerly along the Centerline of vacated 34th Street for a distance of 264 feet to the former South line of Craig Avenue; thence Easterly along the former South line of Craig Avenue for a distance of 10 feet; thence Southerly along a line 10 feet East of and parallel to the Centerline of vacated 34th Street for a distance of 122 feet; thence Easterly for a distance of 31.25 feet to the East Line of vacated 34th Street; thence Southerly along the East line of vacated 34th Street for a distance of 20 feet; thence Westerly for a distance of 32.25 Feet;

thence Southerly along a line 9 feet East of and parallel to the Centerline of vacated 34th Street for a distance of 122 feet to the North Line of Forest Lawn Avenue; thence Westerly along the North Line of Forest Lawn Avenue for a distance of 9 feet to the point of beginning.

The attached plat marked Exhibit "A" shows the location of the easements as outlined in the above descriptions.

There is reserved to the City of Omaha the right to maintain, operate, repair and renew sewers now existing therein and in the future to construct, maintain, repair and renew additional or other sewers on and below the surface of the ground for the purpose of serving the general public or abutting property; also the right to authorize the Northwestern Bell Telephone Company and the Omaha Public Power District, or any other public utility, to construct maintain, repair or renew and operate now existing or hereafter installed water mains, pole lines, conduits and other similar services or equipment above, on and below the surface of the ground for the purpose of serving the general public or abutting property; and the right so reserved shall also include such lateral connection or branch lines as may be ordered, desired or permitted by the City; and the right to enter upon the premises to accomplish the above purpose at any and all times.

Section 2. That Section 1 of Ordinance No. 16647 be, and the same hereby is, repealed.

Section 3. That this Ordinance shall be in full force and take effect fifteen (15) days from and after the date of its passage.

INTRODUCED BY COUNCILMAN
[Signature]

APPROVED BY
[Signature] 12/1/65
MAYOR OF THE CITY OF OMAHA DATE

PASSED NOV 30 1965

ATTEST:
[Signature]
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:
[Signature]
ASSISTANT CITY ATTORNEY

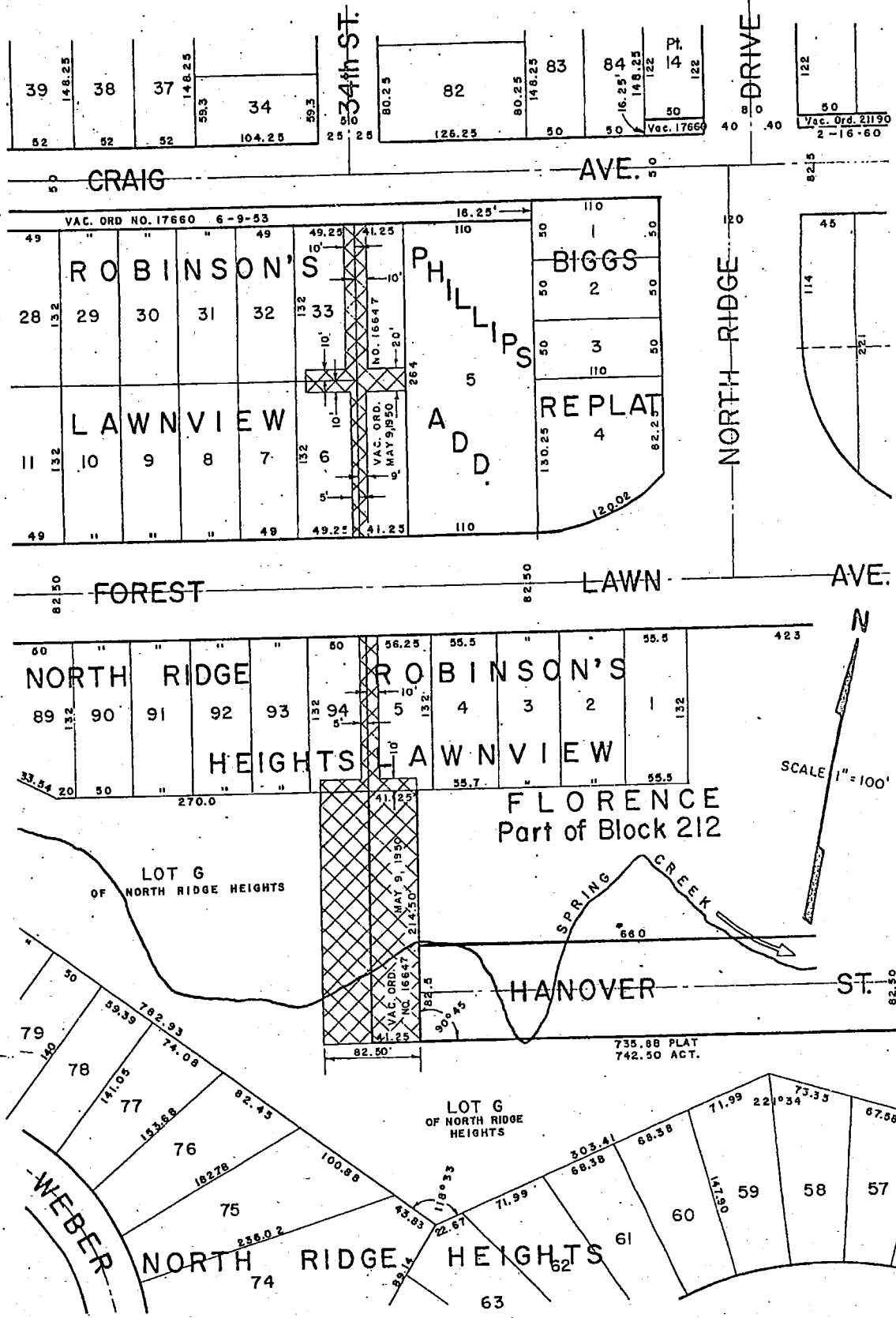


EXHIBIT "A"
(EASEMENTS)

8. REFERRED TO IN REGISTER INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
 14 DAY December 1955 AT 1:51 P.M. THOMAS J. O'CONNOR, REGISTER OF DEEDS 10.75

Rev. 4/15/66

2

BOOK 441 PAGE 689
Storm Sewer
PROJECT NO. 3102
TRACT NO. 1

EASEMENT

THIS INDENTURE, made this 15th day of September, 19 66.

between NORTH RIDGE HEIGHTS, INC.

hereinafter referred to as "Grantor(s)", and the City of Omaha, Nebraska, a Municipal Corporation, hereinafter called "City",

WITNESSETH:

That said Grantor(s) in consideration of the sum of _____

_____ Dollars (\$ _____) and other valu-

able consideration, to Grantor(s) in hand paid by said City, the receipt whereof is hereby acknowledged, does or do hereby grant, sell, convey and confirm unto said City and its assigns forever, a sewer and drainage easement for the right to use, construct, build, lay, maintain, repair and construct sanitary or storm sewer pipe or drainage way for the passage of sewer water and sewage or storm water, together with all appurtenances, wires, lines, poles, structures, and other applicable equipment pertaining to any sewer, or drainage facility, in, through, over and under the parcel of land described as follows, to-wit:

A fifty (50) foot Sewer and Drainage Easement across the Westerly Six hundred (600) feet of Lot G, North Ridge Heights Addition, a subdivision of the Southeast Quarter (S.E.1/4), Section twenty-nine (29), and the Southwest Quarter (S.W.1/4), Section twenty-eight (28), Township sixteen (16) North, Range thirteen (13) East of the Sixth Principal Meridian (6th P.M.), Douglas County, Nebraska, as surveyed, platted and recorded, twenty-five (25) feet on each side of the following described line: Beginning on the Northwesterly line of Lot G, near North Ridge Drive and Forest Lawn Avenue, forty-five (45) feet Northeast of the most Westerly corner of Lot G; thence across Lot G to the intersection of the centerline of Hanover Street extended to Lot G.

No buildings, improvements, or structures, shall be placed in, on, over or across said easements by undersigned, his or their successors and assigns without express approval of the City of Omaha. Any trees, grass, and shrubbery placed on said easement shall be maintained by Grantor(s), his or their heirs, successors and assigns.

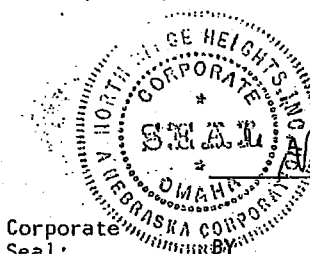
Said City shall cause any trench made on aforesaid realty to be properly refilled, and shall cause grass seed to be sown over said trench, and shall cause the premises to be left in a neat and orderly condition. This easement is also for the benefit of any contractor, agent, employee and representative of the City and any of said construction and work.

Said Grantor(s) for himself or themselves and his or their heirs, executors and administrators does or do confirm with the said City and its assigns, that he or they, the Grantor(s) is or are well seized in fee of the above described property and that he or they has or have the right to grant and convey this easement in the manner and form aforesaid, and that he or they will, and his or their heirs, executors and administrators, shall warrant and defend this easement to said City and its assigns against the lawful claims and demands of all persons. This easement runs with the land.

The consideration recited includes damages for change of grade, if any, and any and all claims for damage arising from change of grade or grading are hereby waived.

IN WITNESS WHEREOF said Grantor(s) has or have hereunto set his or their hand(s) and seal(s) the day and year first above written.

North Ridge Heights Inc
Name of Corporation
David E. Bebn President
Winifred Adams Secretary
ATTEST



(Acknowledgment on reverse side hereof)

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this _____ day of _____, 19____, before me a Notary Public in
and for said County, personally came the above named:

who is (are) personally known to me to be the identical person(s) whose name(s) is (are) af-
fixed to the above instrument and acknowledged the instrument to be his, her, (their) volun-
tary act and deed for the purpose therein stated.

WITNESS my hand and Notarial Seal the date aforesaid.

Rita A. Stadie

Notary Public

My Commission Expires Oct 5, 1970

STATE OF NEBRASKA)
) SS
COUNTY OF DOUGLAS)

On this 15th day of September, 1966, before me, the undersigned, a
Notary Public in and for said County, personally came David E. Beber

President of North Ridge Heights, Inc.

a Nebraska Corporation, and Winifred Adams

Secretary of said Corporation, to me personally known

to be the President and Secretary respectively of said Corporation and the (identical) persons
whose names are affixed to the foregoing instrument, and acknowledged the execution thereof
to be their respective voluntary act and deed as such officers and the voluntary act and deed
of said Corporation, and the Corporate Seal of said Corporation to be thereto affixed by its
authority.

XXXXXXXXXXXXXXXXXXXX

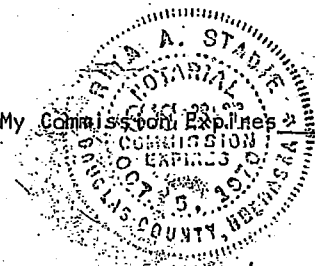
WITNESS my hand and Notarial Seal at Omaha in said County the day and year last above
written.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Rita A. Stadie

Notary Public

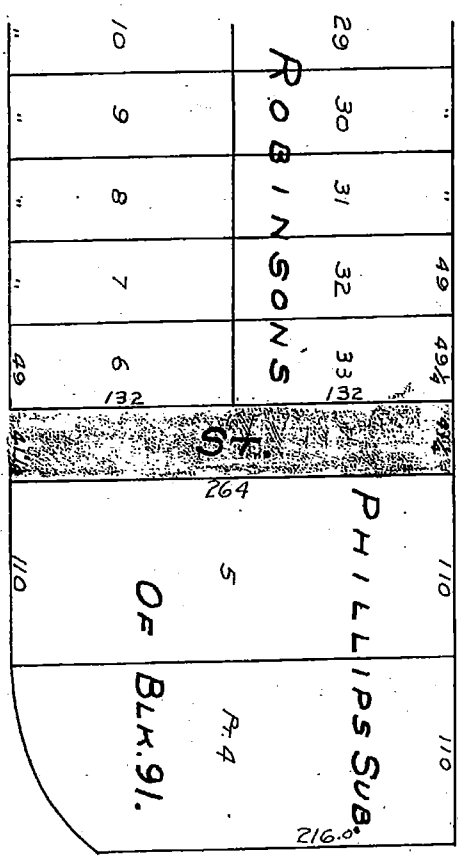
My Commission Expires October 5, 1970



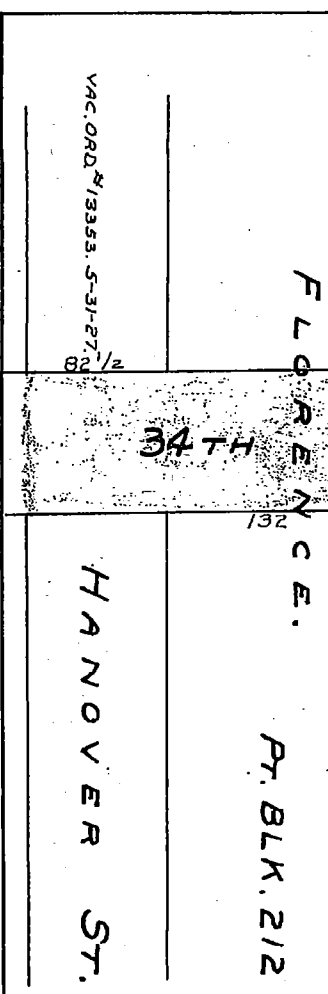
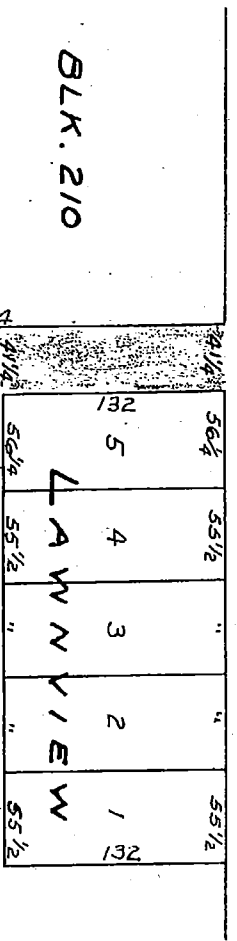
13

SEARCHED IN INDEX AND RECORDED IN THE REGISTER OF DEEDS OFFICE IN DOUGLAS COUNTY, NEBRASKA
19 September 1966 AT 11:41 A M. THOMAS J. O'CONNOR, REGISTER OF DEEDS: 5.00

CRAIG AVE.



FOREST LAWN AVE. 82 1/2



VAC. ORD. #13353, 5-31-27, 28 1/2

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE COPY OF RECORDS ON FILE IN THIS OFFICE.

B. H. M. ...
CITY ENGINEER.



ORD. NO. 16647. PASSED MAY 9, 1950.
DEPARTMENT OF PUBLIC IMPROVEMENTS
OFFICE OF THE CITY ENGINEER OMAHA.
VACATING 34TH ST. FROM S.L. CRAIG AVENUE TO N.L. FOREST LAWN AVE. AND 34TH ST. FROM S.L. FOREST LAWN AVENUE TO S.L. HANOVER ST.
MADE BY ESTALTON AUG 8, 1950 DRAWING NO. 1482146
BY SCALE - 1" = 100'

IN THE COUNTY COURT OF DOUGLAS COUNTY, NEBRASKA

CITY OF OMAHA, a
municipal corporation,

Condemner,

v.

JACK B. FOX, et al.,

Condemnees.

) Docket C5

) Page ~~186~~ 182

) REPORT OF APPRAISERS

COME NOW, the undersigned and report to the County Judge and to the Court as follows:

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

Second: On Monday, the 23 day of July, 1986, 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 condemner, 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 Monday, the 25th day of July, 1986, commencing at the hour of approximately 10:30 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 aforesaid damages as follows:

Tract Numbers are in accordance with the attached Amended
Petition.

BOOK 782 PAGE 217

TRACT NO. 1 (a/k/a 7408-12-16-20
North 30th Street and 3021 Hanover
Street)

Jack B. Fox, a/k/a Jack J. Fox and Fern Fox, a/k/a Fern H. Fox	\$ 189,484.00
Imperial Outdoor Advertising, Inc.....	\$ 6,930.00
Sam J. Howell.....	\$ 1,238.84
TOTAL TRACT #1	\$ 197,653.00

TRACT NO. 2 (a/k/a 7406 North 30th Street)

Elna M. Miller.....	\$ 413,626.92
Bellevue Construction Co.....	\$ 0
Harold P. Farber and William S. Farber.....	\$ 0
Imperial Outdoor Advertising, Inc.....	\$ 0
Sam J. Howell.....	\$ 1,373.08
TOTAL TRACT #2	\$ 415,000.00

TRACT NO. 3 (a/k/a 3130 Weber Street)

M.M. & L. International Corporation.....	\$ 18,829.13
Harold H. Shiell and Jayn B. Shiell.....	\$ 0
Overland-Wolf, Inc.....	\$ 0
Troy Savings Bank.....	\$ 0
Sam J. Howell.....	\$ 170.87
TOTAL TRACT #3	\$ 19,000.00

TRACT NO. 4 (a/k/a 7516 North 30th Street)

63 Associates Inc.....	\$ 96,719.68
B.C. of Forest Lawn, Inc.....	\$ 48,000.00
Don J. McMurray Co.....	\$
National Travelers Life Company.....	\$
William K. Langfan and Aaron Ziegelmann.....	\$
Scientific Drafting Co., Inc.....	\$
Professional Contracting Services, Inc.....	\$
R.G.R. Design, Inc.....	\$
Carlbert Development Services Corp.....	\$
Prudent Production Services Corp.....	\$
Emery Roth & Sons Employees Retirement Plans and Kanden Management Corporation.....	\$
63 Associates, Inc.....	\$
Burger Chef Systems, Inc.....	\$
National Travelers Life Co.....	\$
Country Manor Associates	\$
Sam J. Howell.....	\$ 1280.32
TOTAL TRACT #4	\$ 98,000.00

TRACT NO. 5 (a/k/a 3304 Weber Street)

North Ridge Heights, Inc..... \$ 0
Sam J. Howell..... \$ 350.00

TOTAL TRACT #5 \$ 350.00

TRACT NO. 6 (a/k/a 3331 Hanover Street)

North Ridge Heights, Inc..... \$ 0
Sam J. Howell..... \$ 350.00

TOTAL TRACT #6 \$ 350.00

IN WITNESS WHEREOF, the undersigned have executed this
REPORT OF APPRAISERS this 16th day of July, 1986.

FILED
COUNTY COURT
PROBATE DIVISION

JUL 17 1986

DOUGLAS COUNTY, NEBRASKA

Richard Kothman

Joseph W. Kattberg

[Signature]

CITY OF OMAHA, A)
Municipal Corporation)
)
Condemnor)

DOC. C5

vs.)

TRACT NO. 1 (a/k/a 7408-12-16-20 North)
30th Street and 3021 Hanover Street))

Jack B. Fox, a/k/a Jack J. Fox and)
Fern Fox, a/k/a Fern H. Fox, husband)
and wife; and Imperial Outdoor)
Advertising, Inc., a Nebraska)
Corporation and KJS Partnership,)
Lessees)

TRACT NO. 2 a/k/a 7406 North 30th Street)

Elna M. Miller, and spouse, if any;)
Bellevue Construction Co., a Nebraska)
Corporation, Mortgagee; and Harold P.)
Farber and William S. Farber, Assignees,)
and Imperial Outdoor Advertising, Inc.,)
a Nebraska Corporation and KJS)
Partnership, Lessees)

AMENDED
PETITION TO
CONDEMN PROPERTY

TRACT NO. 3 (a/k/a 3130 Weber Street))

M.M. & L. International Corporation,)
a Nebraska Corporation; Harold H. Shiell)
and Jayn B. Shiell, husband and wife)
Mortgagors; Overland-Wolf, Inc.,)
Mortgagee; and, Troy Savings Bank,)
Assignee)

TRACT NO. 4 (a/k/a 7516 North 30th)
Street))

63 Associates Inc., a Nebraska)
Corporation; B.C. of Forest Lawn, Inc.,)
a Kansas Corporation, Mortgagor; Don J.)
McMurray Co., Mortgagee; National)
Travelers Life Company, Assignee;)
William K. Langfan and Aaron Ziegelmann,)
Mortgagor; Scientific Drafting Co.,)
Inc., Employees Retirement Plans,)
Professional Contracting Services, Inc.,)
Employees Retirement Plans, R.G.R.)
Design, Inc., Employees Retirement)
Plans, Carlburtt Development Services)
Corporation Employees Retirement Plans,)

Prudent Production Services Corp.)
Employees Retirement Plans, Emery Roth)
& Sons Employees Retirement Plans and)
Kanden Management Corporation,)
Employees Retirement Plans, Assignees;)
63 Associates, Inc., A New York)
Corporation, Mortgagee; Burger Chef)
Systems, Inc., Lessee; National)
Travelers Life Company, Assignee;)
Country Manor Associates, A New York)
Partnership)

BOOK 782 PAGE 221

TRACT NO. 5 (a/k/a 3304 Weber Street))

North Ridge Heights, Inc.)

TRACT NO. 6 (a/k/a 3331 Hanover Street))

North Ridge Heights, Inc.)

SAM J. HOWELL, Douglas County Treasurer,)

Condemnees,)

COMES now the City of Omaha, a Municipal Corporation, and alleges and states that:

1. The City of Omaha is, and at all times relevant has been, a Municipal Corporation of the Metropolitan Class existing under and by virtue of the Constitution and laws of the State of Nebraska, and authorized and empowered by law, specifically Sections 14-366 and 14-367, R.R.S. 1943, as amended, and Sections 18-2101 through 18-2154, R.R.S. 1943, as amended to exercise the right of eminent domain in the manner and to the extent provided by law. Said City has a Home Rule Charter.

2. The City of Omaha has duly determined the necessity of acquiring certain interests in land for public purposes, such determination and description of the required interests in land being contained in Ordinance No. 30886, passed January 28, 1986, and the 30th and Forest Lawn Area Redevelopment Plan, passed by the City Council on April 30, 1985.

3. Each of the condemnees named in the heading of this Petition has, or may claim some right, title or interest in and to the property herein

sought to be condemned by the City of Omaha, which property is the property described as follows:

BOOK 782 PAGE 222

TRACT No. 1 (a/k/a 7408-12-16-20 North 30th Street and 3021 Hanover Street)

LEGAL DESCRIPTION OF ACQUISITION:

That part of Block 223, Florence, now a part of the City of Omaha, as surveyed, platted and recorded which is bounded by a line beginning at the Northwest corner of said Block 223, and running thence South along the West line of said block, 138 feet; thence Southeasterly on a straight line which begins on the West line of said block, 138 feet South of the Northwest corner thereof and runs Southeasterly to a point on the East line of said block, 78 feet North of the Southeast corner thereof and running thence North along the East line of said Block 186 feet to the North line of said block; and thence Westerly along the North line of said block, 284 feet to the place of beginning.

= 4
24-635

TRACT NO. 2 (a/k/a 7406 North 30th Street)

LEGAL DESCRIPTION OF ACQUISITION:

All that part of Out Lot or Block 223, in the Village of Florence, now a part of the City of Omaha, more particularly described as follows: Commencing at a point in the West line of said Out Lot or Block 223, 126 feet Northerly of the Southwest corner thereof as the place of beginning; thence Southerly along the West side of Out Lot or Block 223, 126 feet; thence Easterly along the South line of said Out Lot or Block 223, 284 feet to the Southeast corner thereof; thence Northerly along the East side of Out Lot or Block 223, 78 feet; thence in a straight line across the said Out Lot or Block 223, Westerly 291 feet more or less, to the place of beginning; also 6.25 feet of Weber Street abutting on the South of the vacated North 10 feet of Weber Street, and extending from 10 feet West of the West line of 30th Street, 60 feet West of the Centerline of 30th Street to the East line of 31st Street; also the North 10 feet of Weber Street from 30th Street to 31st Street in the Southwest 1/4, Section 28-16-13, in Douglas County, Nebraska.

2 /
24-635

TRACT NO. 3 (a/k/a 3130 Weber Street)

LEGAL DESCRIPTION OF ACQUISITION:

South 159.5 feet of Lot 5 and the South 173.5 feet of Lot 6, Block 220, Florence, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

24-635

TRACT NO. 4 (a/k/a 7516 North 30th Street)

LEGAL DESCRIPTION OF ACQUISITION:

Lots 1 and 4, Block 222, Florence, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska and East half vacated alley adjoining on the West.

24-632

TRACT NO. (a/k/a 3304 Weber Street)

LEGAL DESCRIPTION OF PARTIAL ACQUISITION:

BOOK 782 PAGE 223

East 41.25 feet of Lot 52 North Ridge Heights, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

JV 68-413

TRACT NO. 6 (a/k/a 3331 Hanover Street)

LEGAL DESCRIPTION OF PARTIAL ACQUISITION:

East 41.25 feet Lot "G" North Ridge Heights, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

JV 68-400

4. Such interests in such property were selected by the City of Omaha for the reasons shown on the Exhibit "A".

5. Agents on behalf of the City of Omaha have, as evidenced on the attached Exhibit "B", negotiated in good faith with the respective condemnees for the acquisition of the property rights sought to be condemned herein. Said negotiations have failed, and Agents on behalf of the City of Omaha and the respective condemnees are unable to agree as to the compensation to be paid to the condemnees. Condemnation proceedings under the power of eminent domain are mandatory in order to acquire the property rights herein sought to be condemned for said public purposes.

WHEREFORE, the Condemnor prays that:

1. Any condemnee claiming any title, or interest, including taxes or assessments, shall only have recourse against the award made pursuant to this action. Each Acquisition specified herein is an Acquisition in Fee Simple, including all interests or leaseholds in such real property and structures thereon.

2. The County Judge of Douglas County, Nebraska has, by order entered of record, appointed three disinterested freeholders of the County, not interested in a like question, to serve as appraisers.

3. An order has been entered directing the Sheriff to summon the appraisers so selected to convene at the office of the County Judge at a time therein specified for the purpose of qualifying as appraisers, and, to proceed

to appraise the property sought to be condemned and to ascertain and determine the damages sustained by the condemnees.

BOOK 782 PAGE 224

4. Notice of intention to acquire the property, and the time and place of the meeting of the Board of Appraisers to have the damages assessed to be served upon the condemnees at least ten (10) days prior to the meeting of the Board of Appraisers or as may otherwise be required by law.

5. Upon the filing of the report of said appraisers in writing with the County Judge assessing the damages that the condemnees have, and each of them has, sustained or will sustain by the appropriation of said property to the use of the condemnor, upon deposit of the condemnation award with the County Judge, and upon evidence by the condemnor that it is ready to devote the property to a public use, a writ of assistance be issued to place the condemnor in possession of each property condemned.

6. The County Judge prepare and certify, under seal of his office, a true copy of the said condemnation award, and transmit the same to the appropriate Register of Deeds or County Clerk in accordance with law.

7. All further proceedings authorized and required by law and necessary and proper to be done in the premises may be had.

Dated this 26th day of June, 86.

CITY OF OMAHA, A Municipal Corporation, Condemnor

By

Charles K. Bunger
Charles K. Bunger
Assistant City Attorney
804 Omaha/Douglas Civic Center
1819 Farnam Street
Omaha, Nebraska 68183
Telephone: 444-5121

CITY OF OMAHA, A
Municipal Corporation

DOC. C5

NO. 162

Condemnor

vs.

STATEMENT OF PURPOSE

TRACT NO. 1 (a/k/a 7408-12-16-20 North
30th Street and 3021 Hanover Street)

Jack B. Fox, a/k/a Jack J. Fox and
Fern Fox, a/k/a Fern H. Fox, husband
and wife; and Imperial Outdoor
Advertising, Inc., a Nebraska
Corporation and KJS Partnership
Lessees, et al

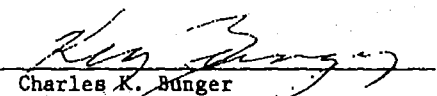
SAM J. HOWELL, Douglas County Treasurer,

Condemnees.

COMES now the City of Omaha, a Municipal Corporation, and alleges and states that:

Interests being south in properties alluded to in the above-captioned case were selected by the City of Omaha for redevelopment of blighted areas generally bounded on the North by Forest Lawn Avenue, 30th and 33rd Streets on the East and West respectively, and Weber Street on the South.

CITY OF OMAHA, A Municipal Corporation, Condemnor,

By 
Charles K. Binger
Assistant City Attorney
804 Omaha/Douglas Civic Center
1819 Farnam Street
Omaha, Nebraska 68183
Telephone: 444-5121

CITY OF OMAHA, A
Municipal Corporation

DOC. C5

NO. 182

Condemnor

vs.

AFFIDAVIT OF NEGOTIATION

TRACT NO. 1 (a/k/a 7408-12-16-20 North
30th Street and 3021 Hanover Street)

Jack B. Fox, a/k/a Jack J. Fox and
Fern Fox, a/k/a Fern H. Fox, husband
and wife; and Imperial Outdoor
Advertising, Inc., a Nebraska
Corporation and KJS Partnership,
Lessees, et al

SAM J. HOWELL, Douglas County Treasurer,

Condemnees.

STATE OF NEBRASKA)

) SS

COUNTY OF DOUGLAS)

MICHAEL SAKLAR, being duly sworn on oath, deposes and says that, as Agent for the Planning Department of the City of Omaha, Condemnor herein; the undersigned is charged with the responsibility of purchasing or otherwise acquiring property for the specific purposes recited in the above-captioned action, and in my respective official capacity, have made a bona fide offer to all owners of record that can be located of that property being acquired through the exercise of the power of eminent domain in this action.

That despite offers transmitted by telephone, written correspondence and/or personal visitation, said parties have failed to reach a settlement and for that reason, the undersigned makes this verification on behalf of Condemnor that all negotiations to obtain such interest have been unsuccessful.

Further, affiants sayeth naught.

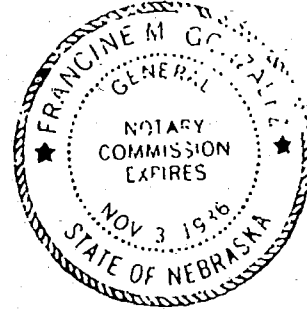
Michael Saklar
MICHAEL SAKLAR

BOOK 782 PAGE 227

Subscribed and sworn to before me this 26 day of June,
19 86.

Francine M. Gonzales
NOTARY PUBLIC

My Commission Expires: November 3, 1986

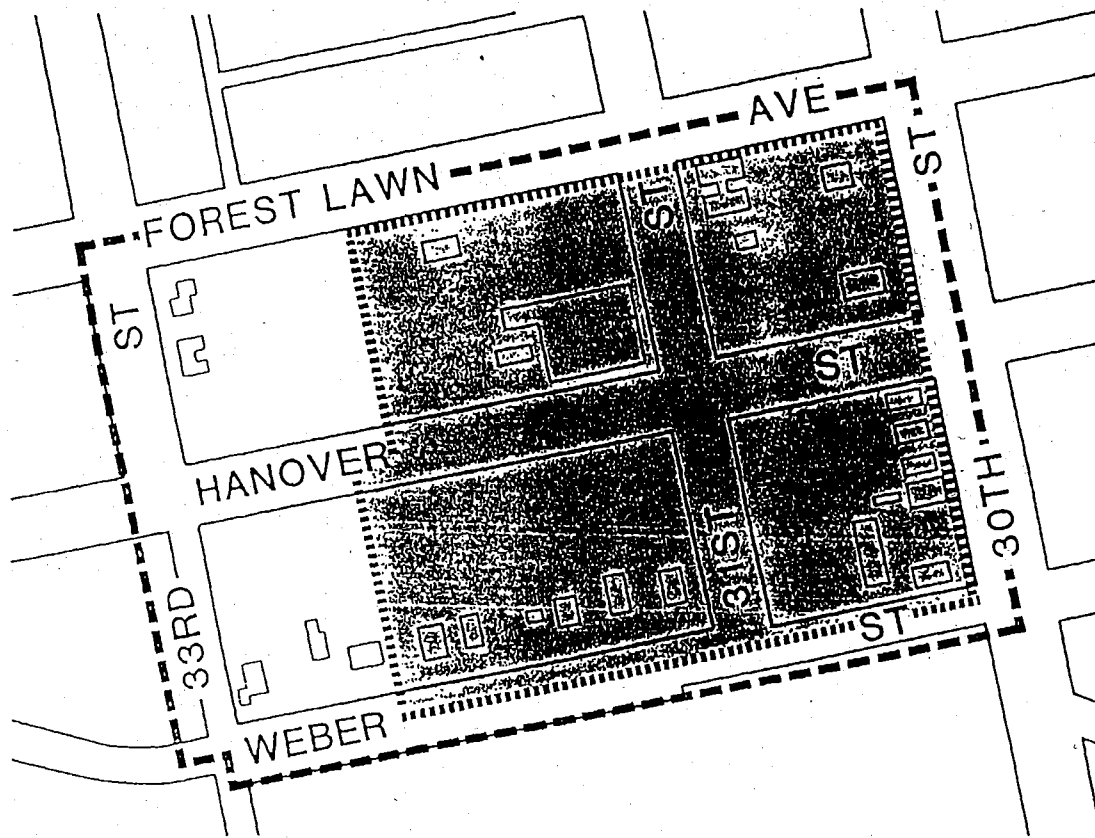


FILED
COUNTY COURT
PROBATE DIVISION

JUN 26 1986

DOUGLAS COUNTY, NEBRASKA

30TH AND FOREST LAWN AREA



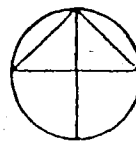
DEVELOPMENT PROJECT AREA

FILED
COUNTY COURT
PROBATE DIVISION

JUN 26 1986

DOUGLAS COUNTY, NEBRASKA

~~FILED~~
~~COUNTY COURT~~
~~PROBATE DIVISION~~
~~MAY 22 1986~~
~~DOUGLAS COUNTY, NEBRASKA~~



1" : 200'

COUNTY COURT
DOUGLAS COUNTY

OMAHA, NEBR.

BOOK 782 PAGE 229

STATE OF NEBRASKA, }
COUNTY OF DOUGLAS } ss.

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:

CITY OF OMAHA, A Municipal Corporation, Condemnor

-vs-

JACK B. FOX, et al, Condemnees,

in ~~the name of~~ Condemnation Docket C5 - Page 182

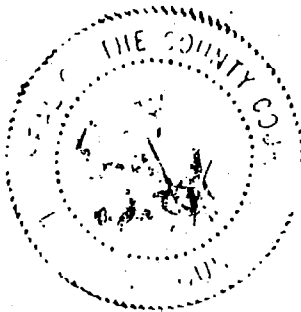
with the original record thereof, now remaining in said court; that the same is a correct
transcript thereof, and of the whole of said original record, that I have the legal custody and
control of said original record; that said court is a court of record, has a seal, and that said
seal is hereto affixed; 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 23rd day

of July A. D. 1986

Clerk of the County Court

By John A. Douglas



GEORGE J. BUCLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NEBR.

1986 JUL 23 AM 11:47

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Form PC 14-111 Indx R/P 74-167-315 MC BC
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