

**MINUTES**  
**LANCASTER COUNTY BOARD OF COMMISSIONERS**  
**COUNTY-CITY BUILDING, ROOM 112**  
**TUESDAY, OCTOBER 22, 2019**  
**9:00 A.M.**

*Advance public notice of the Board of Commissioners meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and emailed to the media on October 18, 2019.*

Commissioners present: Roma Amundson, Chair; Sean Flowerday, Vice Chair; Deb Schorr; and Rick Vest

Commissioner absent: Christa Yoakum

Others present: Kerry Eagan, Chief Administrative Officer; Jenifer Holloway, Deputy County Attorney; Dan Nolte, County Clerk; Cori Beattie, Deputy County Clerk; and Monét McCullen, County Clerk's Office

*The meeting was called to order at 9:00 a.m., the Pledge of Allegiance was recited and the location of the Nebraska Open Meetings Act was announced.*

**1) MINUTES:**

- A.** Approval of the minutes of the Board of Commissioners meeting held on Tuesday, October 15, 2019.

**MOTION:** Flowerday moved and Vest seconded approval of the minutes. Schorr, Flowerday, Vest and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

**2) CLAIMS:**

- A.** Approval of all claims processed through October 22, 2019.

**MOTION:** Vest moved and Flowerday seconded approval of the claims. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- 3) CONSENT ITEMS:** These are routine business items that are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:

- A.** Utility Permits with no cost to the County for the following:

- 1.** No. 1882 allowing Unite Private Networks to install new underground fiber cable under Highway 2 and South 141<sup>st</sup> Street right-of-way to South 148<sup>th</sup> Street and Rokeby Road. (C-19-0767)

2. No. 1883 allowing Windstream Nebraska, LLC to remove and relocate underground cables in conjunction with County Culvert Replacement Project 19-13 (Culvert R-25). (C-19-0768)
- B.** Amendment to grant contract C-19-0706 with Lighthouse Inc., for the Men with Dreams program (funded by the Nebraska Commission on Law Enforcement and Criminal Justice Juvenile Services Grant. The term of the contract is July 1, 2019 through June 30, 2020 for an increase of \$1,271.43) (C-19-0769)
- C.** Amendments to the following County contracts for Annual Supply – Power and Hand Tools. (Bid No. 17-245. The amendments renew the contracts from November 2, 2019 through November 1, 2020. The cost to the County is not to exceed \$25,000 for all contracts.)
1. C-17-0829 with Total Tool Supply, Inc. (C-19-0772)
  2. C-17-0826 with Fastenal (C-19-0773)
  3. C-17-0828 with TooFast Supply Company (C-19-0774)
- D.** Amendments to the following County contracts for Annual Service – Weed Abatement-Mowing for the County Weed Authority. (Bid No. 19-123. The amendments increase the expenditure and amend the contracts to combine the total expenditures with other contracts. The combined total expenditure to be spent by the County among contracted vendors shall not exceed \$30,000 in total for the remainder of the contract term.)
1. C-19-0441 with Beatrice Lawn Care, Inc. (C-19-0779)
  2. C-19-0442 with Lee's Lawn Maintenance (Hauser Inc.) (C-19-0780)
  3. C-19-0443 with Mr. Yards and More, LLC (C-19-0781)
- E.** Amendment to the following County contracts:
1. C-18-0695 with Graybar Electric for Annual Supply – Personal Alarm Transmitter. (Quote No. 5936. The amendment renews the contract from November 13, 2019 through November 12, 2020. The cost to the County is not to exceed \$11,100.) (C-19-0775)
  2. C-19-0709 with JEO Consulting Group, Inc., (Project 20-09) for additional 2020 countywide wetland delineation services. (The cost to the County shall not exceed \$6,136.25.) (C-19-0778)
  3. C-17-0860 with PageFreezer Software Inc., for Lancaster County – Social Media Archive Services. (Quote No. 5734. The amendment renews the contract from November 7, 2019 through November 6, 2020. The cost to the County is not to exceed \$6,000.) (C-19-0782)
  4. C-19-0548 with Office Interiors & Design, Inc., for the Supply & Installation of Office Furniture – Sheriff's Office. (Bid No. 19-167. The amendment extends the contract for an additional ten-week period with the final completion date for Phase 3 of December 31, 2019.) (C-19-0786)
  5. C-15-0380 with National Everything Wholesale (using the City of Tucson, AZ Contract No. 151148) for Janitorial and Sanitation Supplies, Equipment and Related Services. (The amendment renews the contract from August 2, 2019

through August 1, 2020. The estimated cost to the County is not to exceed \$80,000.) (C-19-0789)

**F.** Right-of-way contracts with the following:

1. John W. Spader and Deborah K. Spader, Co-Trustees, North 84th Street and Little Salt Road, in the total amount of \$1,082. (2 contracts) (C-19-0790, C-19-0791)
2. John W. Spader and Deborah K. Spader, Co-Trustees, North 70<sup>th</sup> Street and Mill Road, in the amount of \$541. (C-19-0792)
3. Jon C. and Patricia L. Lane, Southwest 56<sup>th</sup> Street and West Old Cheney Road, in the amount of \$1,615. (C-19-0793)
4. Phyllis E. Kuster, Trustee; Phyllis E. Kuster Revocable Trust, South 54<sup>th</sup> Street and Wittstruck Road, in the amount of \$653.50. (C-19-0794)
5. Edith E. Bottsford, South 68<sup>th</sup> Street and Wittstruck Road, in the amount of \$919. (C-19-0795)
6. Ronald and Judeen Oelling, Southwest 2<sup>nd</sup> Street and West Wittstruck Road, in the amount of \$343. (C-19-0796)

**G.** Setting a public hearing on Thursday, November 7, 2019, at 9:30 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln, Nebraska), regarding County Special Permit No. 19035 (to allow for the construction of a commercial feedlot on property legally described as Lot 2, Benes Country Acres 1st Addition, and the E 1/2 of the NW 1/4 of Section 4, Township 12 North, Range 6, East of the 6th P.M., Lancaster County, Nebraska, generally located 1/4 mile east of NW 27th Street and West Ashland Road).

**MOTION:** Vest moved and Schorr seconded approval of the consent items. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

**4) PUBLIC HEARINGS:**

- A.** Proposed sale of property legally described as: the West 66 feet of the North 310 feet of Lot 10, Irregular Tract located in the Northwest Quarter of Section 30, Township 12 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska; which includes declaring that the property no longer serves a County purpose, determining its fair market value, and setting the date for its sale (See correlating item 5A)

The Chair opened the public hearing.

Ken Schroeder, County Surveyor, Lancaster County Engineering Department, was administered the oath. He said the property includes about half an acre of ground within the Village of Davey limits (Exhibit A). He noted it has never been a road and Lancaster County has no need for it.

Jim Shotkoski, Right-Of-Way Manager, Lancaster County Engineering Department, was administered the oath. He submitted his appraisal report (Exhibit B) which recommended a market value of \$10,000.

No one appeared in support, opposition or in the neutral position.

The Chair closed the public hearing.

5) **NEW BUSINESS:**

- A. Resolution regarding the proposed sale of property located in Lancaster County, Nebraska, and legally described herein, including declaring that the property no longer serves a county purpose, determining the property's fair market value, and setting the date for sale of the property. (R-19-0074)

**MOTION:** Vest moved and Schorr seconded approval of the resolution and determined the fair market value as \$10,000. Flowerday, Vest, Schorr and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- B. Resolution in the matter of terminating local emergencies declared on May 23, 2004 and May 12, 2015. (R-19-0071)

**MOTION:** Schorr moved and Vest seconded approval of the resolution. Schorr, Flowerday, Vest and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- C. Resolution to certify and notify the State of the County's proper completion of the County Bridge Match Program (STWD-CBMP(2)) project pursuant to the Program Agreement previously approved under R-18-0016. (R-19-0072)

Larry Legg, Assistant County Engineer, Lancaster County Engineering Department, said a \$200,000 grant was approved from the Nebraska Department of Transportation (NDOT) to reconstruct two box culverts (B-147 and N-19). The total cost for both was close to \$500,000. This resolution certifies the projects are complete and allows the Engineering Department to collect the remainder of the funds.

**MOTION:** Schorr moved and Flowerday seconded approval of the resolution. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- D. Resolution authorizing Roma Amundson, the County Board Chairperson of Lancaster County, to sign the 2019 Year-End Certification of County Highway Superintendent form. (R-19-0073)

**MOTION:** Vest moved and Flowerday seconded approval of the resolution. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- E. Grant Adjustment Notification (GAN) on the 2018-19 Emergency Management Performance Grant (EMPG) reallocation request. (C-19-0787)

Jim Davidsaver, Lincoln-Lancaster County Emergency Management Director, said this notice closes out the 2018-19 fiscal year. The original amount awarded was \$103,399.50. Due to available funds that were still eligible for assignment, the reallocation amount was for an additional \$36,625.74. The total of the grant is \$139,725.24.

**MOTION:** Vest moved and Schorr seconded approval of the grant adjustment notification. Flowerday, Vest, Schorr and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- F. Grant Contract with Matt Talbot Kitchen & Outreach in the amount of \$170,001 for transitional housing for Lancaster County Sentence Conversion Reentry Program participants. Term of the Grant Contract is October 1, 2019 through September 30, 2021. (C-19-0788)

Jen Holloway, Lancaster County Deputy County Attorney, asked the Board to approve the contract contingent on receipt of insurance.

**MOTION:** Flowerday moved and Vest seconded approval of the grant contract contingent on receipt of insurance. Schorr, Flowerday, Vest and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- G. Grant contract with Grace Johnson in the amount not to exceed \$462.64 to provide a juvenile justice seminar at the Native American Trauma Training. The seminar was held on September 27, 2019 in Lincoln, NE. (C-19-0770)

**MOTION:** Schorr moved and Flowerday seconded approval of the grant contract. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- H. Requests from the Human Resources Department to:

1. Revise the classification of Community Corrections Director.
2. Create the classification of Assistant Director of Community Corrections.

**MOTION:** Schorr moved and Flowerday seconded approval of the requests. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- I. Contract with Kubert Appraisal Group in the amount of \$4,500 for appraisal services for the Corridor Protection project at North 129<sup>th</sup> and Holdrege Streets, Lancaster County, Nebraska. (C-19-0797)

**MOTION:** Vest moved and Flowerday seconded approval of the contract. Flowerday, Vest, Schorr and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- J. Contract with Brenntag Great Lakes, LLC using the City of Lincoln contract to provide High-Purity, Bulk Sodium Chloride, (Bid No. 16-191). The term of the contract is upon execution through September 29, 2020. The cost to the County is not to exceed \$21,750. (C-19-0771)

Legg said this contract will provide clean salt to make brine if needed this upcoming winter season.

**MOTION:** Vest moved and Flowerday seconded approval of the contract. Schorr, Flowerday, Vest and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- K. Contracts to provide Annual Service - Noxious Weed Spraying / Mowing (Bid No. 19-229). The contracts shall be effective upon execution by both parties. The cost to the County is not to exceed \$20,000 for contracts with the following:

1. Beatrice Lawn Care, Inc. (C-19-0776)
2. Gary's Lawn & Landscape (C-19-0777)

Brent Meyer, Lancaster County Weed Control Superintendent, said these two contracts will be used as needed for forced controls on private properties. He noted these were the only two contractors who were able to submit bids due to insurance requirements.

**MOTION:** Schorr moved and Vest seconded approval of the contracts. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- L. Contract with U.S. Bank to provide Remote Deposit Capture Services (Bid No. 19-192). The term of the contract is from November 1, 2019 through October 31, 2023. The cost to the County is not to exceed \$11,690.40. (C-19-0783)

**MOTION:** Vest moved and Schorr seconded approval of the contract. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- M. Contract with U.S. Bank (using the State of Nebraska Contract 60870 O4) to provide Automated Clearing House processing services. The term of the contract is from December 1, 2019 through August 31, 2020, with the option to renew for one additional one-year term. (C-19-0784)

**MOTION:** Vest moved and Schorr seconded approval of the contract. Flowerday, Vest, Schorr, and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- N. Cooperative agreement with the U.S. Department of the Interior U.S. Geological Survey for joint funding of water resources investigations. The agreement is for the operation and computation of records for four stream flow gaging stations, which are Salt Creek, Little Salt Creek near Lincoln, Stevens Creek near Lincoln and Rock Creek near Ceresco. The County will pay \$12,900 for the services. The term of the agreement is October 1, 2019 through September 30, 2020. (C-19-0785)

**MOTION:** Schorr moved and Flowerday seconded approval of the agreement. Schorr, Flowerday, Vest and Amundson voted yes. Yoakum was absent. Motion carried 4-0.

- 6) **PUBLIC COMMENT:** Those wishing to speak on items relating to County business not on the agenda may do so at this time.

Jonathon Leo, 2321 Devonshire Drive, expressed his concerns regarding the Planning Department's draft of alternative proposed amendments to the existing County animal feeding ordinance.

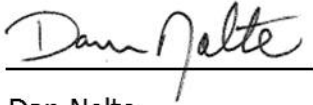
## 7) **ANNOUNCEMENTS:**

- A. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, October 24, 2019 at 8:30 a.m., in the Bill Luxford Studio (Room 113) of the County-City Building (555 S. 10th Street, Lincoln).

- B. The Lancaster County Board of Commissioners will hold its next regular meeting on Tuesday, October 29, 2019 at 9:00 a.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln).
- C. The Lancaster County Board of Commissioners will hold a public hearing on Tuesday, October 29, 2019 at 6:30 p.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln) regarding the One and Six-Year Road and Bridge Improvement Program.
- D. County Commissioners can be reached at 402-441-7447 or [commish@lancaster.ne.gov](mailto:commish@lancaster.ne.gov).
- E. The Lancaster County Board of Commissioners meeting is broadcast live on LNKTU City. For the rebroadcast schedule visit [lincoln.ne.gov](http://lincoln.ne.gov) (keyword: LNKTU). Meetings are also streamed live on LNKTU and can be viewed on YouTube (LNKTUcity).

## 8) ADJOURNMENT

**MOTION:** Schorr moved and Vest seconded to adjourn the Lancaster County Board of Commissioners meeting at 9:37 a.m. Vest, Schorr, Flowerday and Amundson voted yes. Yoakum was absent. Motion carried 4-0.



Dan Nolte  
Lancaster County Clerk



EXHIBIT

tabbies

A

THIS PLAT IS INTEND  
ACCURATELY AS POSS  
RELATIONSHIP OF TR  
BUT IS NOT INTENDEI  
AS SURVEY ACCURATE

SEC. 30 (12-7)

COUNTY ROAD #495

(Remaining Portion

302.40 87.46 517

3.15 ± Ac. Total  
2.86 ± Ac. Net  
Deed Book #699, Pg.350-351  
Deed Book #699, Pg.353  
#63-6205

LOT 9

LOT 10  
2.01 ± Ac.

#2005-9353

310'

66'

Deed Book #702, Pg.89  
Deed Book #702, Pg.72  
Deed Book #711, Pg.68  
Deed Book #711, Pg.73  
#75-15087  
#76-28489  
#77-17428  
#78-5706  
#79-5707  
#80-5489  
#2005-9353

Dead Book #293, Pg.36

LOT 24  
314.20 (313.92)  
0.55 ± AC.

REHOUSE LOTS

#63-6205  
#64-31175  
#2005-18921

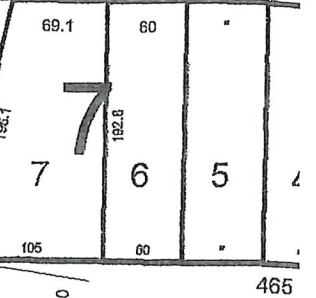
LOT 25  
0.07 ± AC.  
#2005-18921

FIRST ST.

LOT 11  
0.14 ± Ac.  
#6-31187  
#2005-18921

Δ=90°00'00"  
R=66  
L=103.67  
(Δ=89°52'47")  
(R=66)  
(L=103.53)

LOT 23  
0.15 ± Ac.  
#2005-18921



CEDAR

MAPLE



MAPLE ST

310'

66'



1 inch = 50 feet

City of Lincoln Lancaster County, NE

L.C. Davey Shop



**Real Estate Appraisal Report**

**Vacant Land  
Davey Rd. & Maple St.  
Davey, NE. 68336**

**James J. Shotkoski  
General Certified Appraiser**

October 3, 2019

Lancaster County  
Board of Commissioners  
555 South 10<sup>th</sup> Street  
Lincoln, NE. 68508

Re: Appraisal Report  
County Site  
Davey, NE.

To Whom it May Concern:

This appraisal assignment is the result of a request by Ms. Pamela Dingman, Lancaster County Engineer, requesting the appraisal assignment on behalf of the Lancaster County Board of Commissioners. In response to your request, I have conducted the required investigation, inspected the subject property and gathered the necessary data, and made certain analysis that has enabled me to form an opinion of the market value of the "Fee Simple" estate to the above referenced property.

The intended user of this appraisal report will be the Lancaster County Board of Commissioners, or their assigns. All other users are unintended users. The intended use of the report will be to help provide a basis for disposition of the subject site.

The following appraisal report is a Restricted Appraisal Report of a vacant parcel of land owned by Lancaster County Nebraska. This appraisal assignment is being used, in part, by the referenced client as a basis for possible disposition of the property. The Restricted Appraisal Report is for client use only and the contents and rationale as to how the appraiser arrived at the opinion of value and the conclusions set forth in this report may not be understood without additional information in the appraiser's work file.

Based on my physical inspection of the site, I did not observe any signs of fuel spills or contaminated soil; however, the County has chosen to not do any type of Phase II or III environmental impact studies to determine whether or not there is any on-site contamination of soil, etc. As such, this report is predicated on the Hypothetical Condition that is subject site does not contain any type of soil contamination, etc. If there is any evidence that the site does have this type of stigma, this could have an influence on the final indication of value in this report.

This appraisal report is, as of September 13, 2019, and corresponds with my last inspection date of the subject site. Based on the inspection of the property and investigation and analyses undertaken, I have estimated the Fee Simple Market Value to the subject property, as of September 13, 2019, to be:

**TEN THOUSAND (\$ 10,000.00) DOLLARS**

It is the intent of this report to fully comply with the requirements of the Uniform Standards of Professional Appraisal Practice "USPAP", The Real Estate Appraisal Board. The appraisal assignment was not based on a requested minimum valuation, specific valuations, or the approval of a loan. Neither my engagement to make this appraisal (or any future appraisal to this client), nor any compensation therein, are contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Respectfully submitted,

  
James J. Shotkoski  
General Certified Appraiser

## SUMMARY OF FACTS AND CONCLUSIONS

Type of Property: Vacant Site

Location: Davey Rd. & Maple St.  
Davey, NE. 68336

Legal Description: The West Sixty-Six Feet (W 66') of the North Three Hundred Ten Feet ( N 310') of Lot Ten (10), Irregular Tract located in the Northwest Quarter (NW¼) Section Thirty (30), Township Twelve North (12 N), Range Seven East (7 E) of the 6th Principal Meridian, Lancaster County, Nebraska

Property Rights: Fee Simple Estate

Owner of Record: Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE. 68508

Sponsor: Lancaster County  
Board of Commissioners  
555 South 10<sup>th</sup> Street  
Lincoln, NE. 68508

Function of the Appraisal: Valuation of County Owned Site

Appraisal Format: Restricted Appraisal Format

Neighborhood: The subject neighborhood is generally described as the Village of Davey, Nebraska, and is roughly bounded on the north by Davey Road, on the west by Maple Street, by the Village Limits, approximately 200 lineal feet east of Third Street on the east and Oak Street on the south. The neighborhood boundaries were selected as they provide lines of demarcation for changes in land use. The subject neighborhood is an established mixed-use area with primarily residential and some lower density commercial usages dominating development within the Village Limits of Davey.

Site Description: The subject site is a rectangular parcel lying east of the right-of-way line of Maple Street and contains 310 lineal feet of north/south frontage adjacent to Maple Street and extends to the east for a distance of 66 lineal feet with a total gross site area of 20,460 SF (0.47 Ac.), more or less. The site is at street grade with adjacent Maple Street and slopes from the northwest to the southeast. The site is an interior location and has limited visibility from Davey Road which borders the subject site

## SUMMARY OF FACTS AND CONCLUSIONS (Continued)

Site Description (Cont.)	approximately 133 lineal feet north of the northern boundary of the subject site. The access is limited to Maple Street and is considered to be adequate. Maple Street is a north/south connector street to Davey Road on the north and the Village of Davey to the south and east. Maple Street is at grade with the subject site and is a gravel/dirt road.
Zoning:	The site is zoned I, Industrial District. This zoning designation is intended for light and heavy industrial use having a relatively high intensity of use and land coverage.
Flood Status:	The subject site is not located within a delineated flood zone or flood hazard area.
Taxes and Assessments:	
2019 Assessed Value –Land	\$ 9,200
2019 Assessed Value –Imprv.	\$ -0-
2019 Assessed Value –Total	\$ 9,200
2019 AV/SF:	\$ 0.45
2019 Estimated Tax Obligation	The subject site is owned by Lancaster County, State of Nebraska, a governmental agency, and is considered to be exempt from property tax assessments. The above is used for information purposes only and is not used as an index to value in this report.
Desc. of Improvements:	The subject is vacant; however, the site does contain three (3) rows of mature walnut and pecan trees.
Highest and Best Use:	Assemblage with contiguous parcel
History of Property:	The fee simple title to the subject site land and improvements to the land have not transferred within the last five years.
Intended Use and Users:	The intended user of this report will be the Lancaster County Board of Commissioners, or their assigns, with all other users considered to be unintended users. The use of this appraisal report is to provide a basis for negotiation between Lancaster County, Nebraska, for the disposition of the subject site.
Scope of the Appraisal:	The intended use of this appraisal will be to provide an estimate of value of the subject site, "as vacant". This appraisal is a Restricted Appraisal Format and includes an estimate of valuation of the Fee Simple interest to the subject property land and improvements to the land within

## SUMMARY OF FACTS AND CONCLUSIONS (Continued)

Scope of the Appraisal: the Scope of the Appraisal and exempts from this report any other valuation considerations inclusive in the valuation of this property.

Indications of Value:

Land Valuation Estimate	\$ 10,000
Cost Comparison Approach:	Not Applicable
Sales Comparison Approach:	Not Applicable
Income Approach:	Not Applicable

Final Indication of Value: \$ 10,000

Date of Appraisal: The effective date of the appraisal is as of September 13, 2019, and corresponds with my last inspection of the site.

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The Standards of Professional Practice of the Appraisal Foundation requires the appraisers to disclose clearly and accurately any extraordinary assumption or limiting conditions that directly affects an opinion or conclusion. In order to help the reader in interpreting this report, the appraiser's assumptions and limiting conditions are set forth as follows:

1. The date of value to which the conclusions or opinions expressed in this report apply is set forth in the letter of transmittal. The dollar amount of any value opinion rendered is based on the purchasing power of the American dollar existing on that date.
2. Photographs contained in the individual appraisal reports were taken by the appraiser on the date the property was inspected. Any photos taken on a different date or by another person are appropriately labeled.
3. The appraiser assumes no responsibility for economic or physical factors which may affect the opinions in the report which occur after the date of the letter transmitting the report.
4. Forecasts of anticipated revenues and expenses were based on the appraiser's analysis of market trends, economic conditions and the operating history of the property. Such forecasts are dependent on assumptions about future economic, social and political conditions, and market related activity. They represent the appraiser's opinion of current investor attributes and motivations applicable to the class of property appraised, and no warranty or representation that these forecasts will materialize is implied. Any leasehold valuation made on the date is assumed to be correct. Should either the property owner or the tenant provide data which is in conflict, the appraiser will re-evaluate the various claims and the estimate of property division? The value of fractional interests, if reported, may or may not equal the value of the whole (in fee simple).

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

5. Information furnished by others is believed to be reliable; however, no warranty for its accuracy is implied.
6. Data relating to ownership and legal description were obtained from the client, property owner or from public records and is assumed to be correct. No opinion is rendered on the title. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming responsible ownership, competent management, and available for its highest/best use.
7. The appraiser reserves the right to make such adjustments to the analysis, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
8. The appraiser assumes no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
9. No soil tests or environmental studies were available unless specifically stated in this report. It is assumed that there are no sub-surface, toxic waste or building material hazards in the property that would adversely affect its existing or potential use, unless otherwise stated in this report. This site was used for as a Lancaster County maintenance site and the presence or absence of any hazardous wastes or contamination have not been provided to the appraiser and any analysis of these environmental concerns are above the scope of this appraisal assignment.
10. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.
11. Unless otherwise stated, the existence of any violations or non-conformity with the minimum standards set forth in the American with Disabilities Act (ADA) were not called to our attention. The detection non-compliance does not fall within the expertise of the appraiser. It is our recommendation that a survey of the improvements be separately conducted by qualified experts.

## **GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (Continued)**

12. No opinion is expressed on the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as expressly stated.
13. Unless otherwise stated, the property is appraised assuming the property is in compliance with all applicable zoning and use regulations and restrictions.
14. The property is appraised assuming all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be, obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
15. Maps, plats and exhibits included in this report are for illustration purposes only to be used as an aid to help the reader to visualize matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from this report.
16. No opinion is intended to be expressed for matters, which require legal expertise or specialized investigation, or knowledge beyond that customarily employed by real estate appraisers.
17. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
18. The possession of this report, or a copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this report, unless such arrangements are made a reasonable time in advance pertaining to such additional employment.
20. Disclosure of the contents of this appraisal report shall not be conveyed to the public without the written consent and approval of the appraiser.

## **EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS**

This appraisal is made under the following assumptions along with those that appear in the body of the appraisal.

An "Extraordinary Assumption" is defined as an assumption directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the



## **EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS (Continued)**

subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis. (USPAP, 2014-15).

1. As defined by the Uniform Standards of Professional Appraisal Practice, this appraisal analysis is reported in a Restricted Appraisal format. As such, this appraisal report is not intended for any other users. The appraisal report is written to be in conformance with the Uniform Standards of Professional Appraisal Practice (USPSP).
2. The subject site is contained in a parcel with a total site 20,460 SF, more or less. The correct legal description conforms to the property herein described and illustrated by plat maps contained in this report. Any change in size or legal description of the land could affect the value estimate.
3. The subject site under consideration in this report includes land generally utilized for light industrial/commercial development usage. A metes and bounds boundary survey description has not been provided to the appraiser, the subject site's size and location are based on plat maps filed with the Lancaster County Register of Deeds Office as well as property cards on file with the Lancaster County Assessor's Office. The results of this analysis may change should the actual size of the subject parcel digress.
4. The appraiser has not been provided with a title search. Additionally, the appraiser has researched the public records to determine the ownership and title history of the subject property going back to the point the site was vacant and available for its highest and best use. The subject property ownership and title history are based on this research, and are not warranted to be correct. The ownership data in this report is assumed to be correct. Any change in this factual data may affect the subject property valuation.
5. The appraiser is not an expert on hazardous materials. The appraiser cautions that if present, such materials could affect the value of the property. The inspection of the site revealed no known hazardous materials. Once again, the appraiser was not provided with any type of Environmental Hazard or Impact Report, and the existence of any hazardous materials or environmental concerns could affect the overall market value of the subject property land and improvements to the land.
6. The subject site is located in an established mixed-use area for the Village of Davey, Nebraska. Surrounding development usages appear to be predominantly a blend of single-family and light commercial/industrial development with predominantly agricultural outside the corporate limits of Davey.

## **IDENTIFICATION OF THE PROPERTY**

The subject property is located adjacent to Maple St. and Davey Rd., Davey, NE., and is legally described as the West Sixty-Six Feet (W 66') of the North Three Hundred Ten Feet ( N 310') of Lot Ten (10), Irregular Tract located in the Northwest Quarter (NW¼) Section Thirty (30), Township Twelve North (12 N), Range Seven East (7 E) of the 6th Principal Meridian, Lancaster County, Nebraska

## **PURPOSE OF THE APPRAISAL**

The purpose or objective of this appraisal is to provide a supported opinion of the market value of the fee simple interest in the property described in this report. The appraisal and the final estimate of value are made subject to the General Limiting Conditions, Extraordinary Assumptions and Hypothetical Conditions cited herein. Any user of this appraisal report should be thoroughly familiar with the three above mentioned sections of this report.

## **MARKET VALUE DEFINED**

Market value is defined as the most probable selling price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest;
- a reasonable time is allowed for exposure in the open market;
- payment is made in cash in US dollars or in terms of financial arrangements comparable thereto;
- the price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

It should be noted the market value described herein, is the value to a single purchaser, as of the date of the appraisal, with all appropriate deductions and discounts considered.

## **PROPERTY RIGHTS APPRAISED**

The real estate interests appraised are the fee simple estate to the subject property land and improvements to the land.

## **DEFINITION OF FEE SIMPLE ESTATE**

Absolute ownership unencumbered by any other interest of estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat

**Source: Appraisal Institute. The Dictionary of Real Estate Appraisal. Fifth Edition. Chicago 2010**

**FEE OWNER OF RECORD**

Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE. 68508

**SPONSOR**

Lancaster County Board of Commissioners  
555 South 10<sup>th</sup> Street  
Lincoln, NE. 68508

**DATE OF THE APPRAISAL**

The effective date of the appraisal is as of September 13, 2019, and corresponds with my last inspection of the subject property.

**FUNCTION OR USE OF THE APPRAISAL**

To provide a market value estimate of the subject property land and improvements to the land which will aid the Sponsor in ascertaining the disposition of the subject property.

**APPRAISAL FORMAT**

This appraisal report is a Restricted Appraisal Report. The Restricted Appraisal Report is for client use only and the contents and rationale as to how the appraiser arrived at the opinion of value and the conclusions set forth in this report may not be understood without additional information in the appraiser's work file.

**HISTORY OF PROPERTY**

The fee simple title to the subject site land and improvements to the land have not transferred within the last five years.

**COMPETENCY PROVISION**

I certify that I have sufficient education, training, and experience to be able to arrive at a supported indication of value for the above-described property in a timely manner. For further clarification of my competencies, skills, and abilities, I urge the reader to review the Qualifications of the Appraiser, located in the Addenda of this report.

## **SCOPE OF THE APPRAISAL**

As part of the appraisal process, I have inspected the subject property, taken the subject photos contained in this report, and obtained the physical and financial information used to prepare my estimate of value.

Geographic, economic and general data contained in this report is based on data from the Lancaster County, Nebraska, Assessor's Office and public information obtained as part of my primary research. The market data used in this report is from my files, municipal records, other appraisers, Realtors, and others knowledgeable with the market place.

The intended user of this appraisal report will be Lancaster County Board of Commissioners, or their assigns. All other users are unintended users. The intended use of the report will be to help provide a basis for negotiation for the disposition of the subject site.

The effective date for this appraisal report is, as of, September 13, 2019, and corresponds with my last inspection date of the subject property.

## **MARKETING TIME ESTIMATE**

The marketing period typically associated with a property such as the subject property is based on a review of sales data and conversations with local market participants. The sales used in this report indicate a relatively short marketing time in the area of twelve (12) to twenty-four (24) months assuming the property is actively marketed and competitively priced.

## **INTENDED USE AND USERS**

The intended user of this appraisal report will be Lancaster County Board of Commissioners, or their assigns, with all other users considered to be unintended users. The appraiser has had no discussion with the owner or client relating to value conclusions, prior to the preparation of this report.

## **NON-REALTY ITEMS EXCLUDED FROM VALUATION**

This appraisal and analysis gives no consideration to items of personal property, except those herein described. The subject site is currently improved with a one-story pre-fabricated metal single tenant distribution warehouse/service building.

## **ACKNOWLEDGEMENT OF ASSISTANCE**

No one provided significant assistance in the preparation of the appraisal report or this report other than the author of the report. All photographs were taken on September 13, 2019, by James J. Shotkoski, Lancaster County Engineering Dept.

## **NEIGHBORHOOD DESCRIPTION**

The subject neighborhood is generally described as the Village of Davey, Nebraska, and is roughly bounded on the north by Davey Road, on the west by Maple Street, by the Village Limits, approximately 200 lineal feet east of Third Street on the east and Oak Street on the south. The neighborhood boundaries were selected as they provide lines of demarcation for changes in land use. The subject neighborhood is an established mixed-use area with primarily residential and some lower density commercial usages dominating development within the Village Limits of Davey.

## **SITE DESCRIPTION**

The subject site is a rectangular parcel lying east of the right-of-way line of Maple Street and contains 310 lineal feet of north/south frontage adjacent to Maple Street and extends to the east for a distance of 66 lineal feet with a total gross site area of 20,460 SF (0.47 Ac.), more or less. The site is at street grade with adjacent Maple Street and slopes from the northwest to the southeast. The site is an interior location and has limited visibility from Davey Road which borders the subject site approximately 133 lineal feet north of the northern boundary of the subject site. The access is limited to Maple Street and is considered to be adequate. Maple Street is a north/south connector street to Davey Road on the north and the Village of Davey to the south and east. Maple Street is at grade with the subject site and is a gravel/dirt road.

## **ZONING**

The site is zoned I, Industrial District. This zoning designation is intended for light and heavy industrial use having a relatively high intensity of use and land coverage.

Please refer to the Addenda of this report for a copy of the applicable zoning and corridor protection overlay regulations.

## **FLOOD STATUS**

The subject site is not located within a delineated flood zone or flood hazard area.

## **TAXES AND ASSESSMENTS**

Taxes and Assessments:	
2019 Assessed Value –Land	\$ 9,200
2019 Assessed Value –Imprv.	<u>\$ -0-</u>
2019 Assessed Value –Total	\$ 9,200
2019 AV/SF:	\$ 0.45

The subject site is owned by Lancaster County, State of Nebraska, a governmental agency, and is exempt from property tax assessments. The above is used for information purposes only and is not used as an index to value in this report.

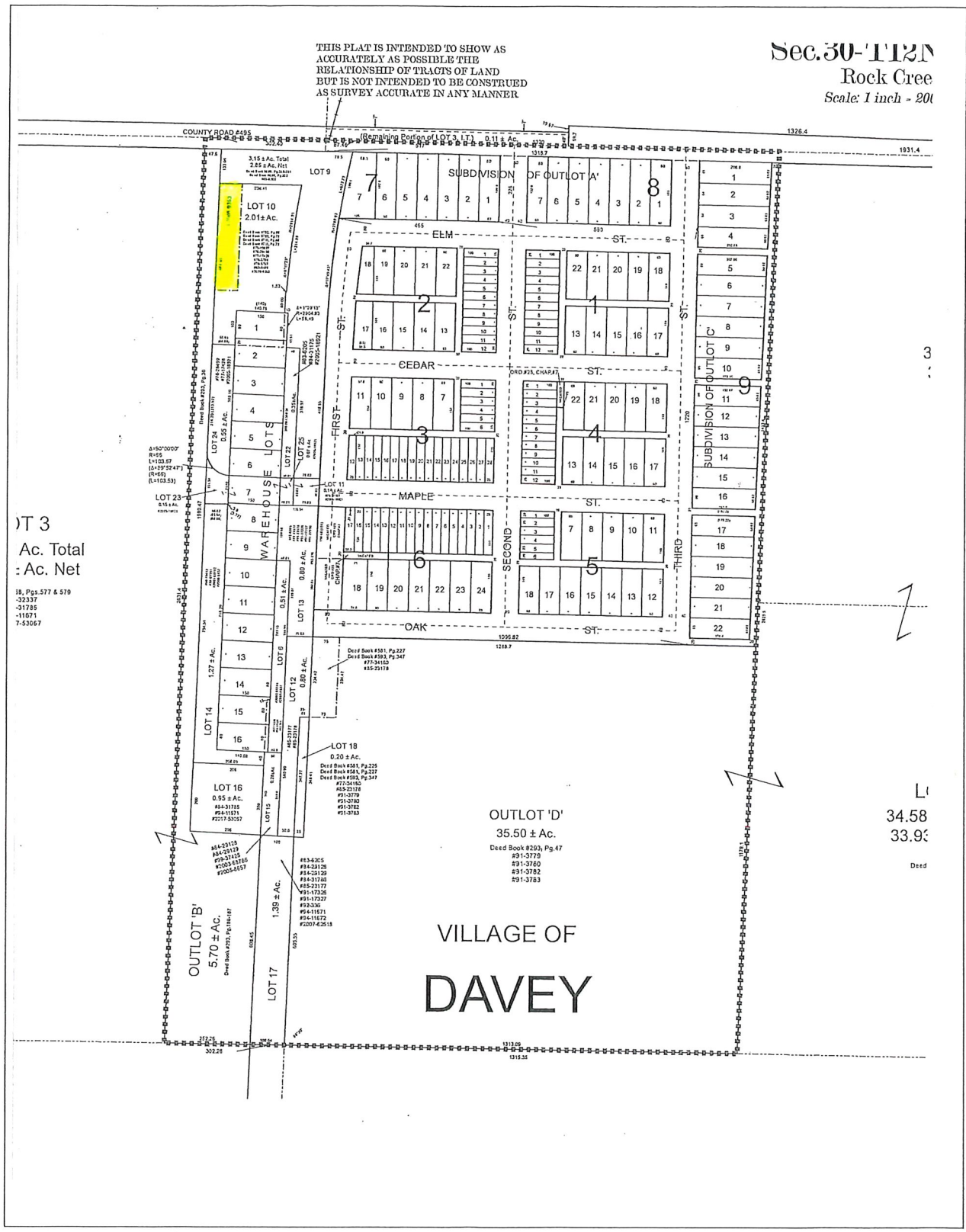
## **DESCRIPTION OF THE IMPROVEMENTS**

The subject is vacant; however, the site does contain three (3) rows of mature walnut and pecan trees.

# PLAT MAP

THIS PLAT IS INTENDED TO SHOW AS ACCURATELY AS POSSIBLE THE RELATIONSHIP OF TRACTS OF LAND BUT IS NOT INTENDED TO BE CONSTRUED AS SURVEY ACCURATE IN ANY MANNER

Sec. 30-112N  
Rock Cree  
Scale: 1 inch = 201



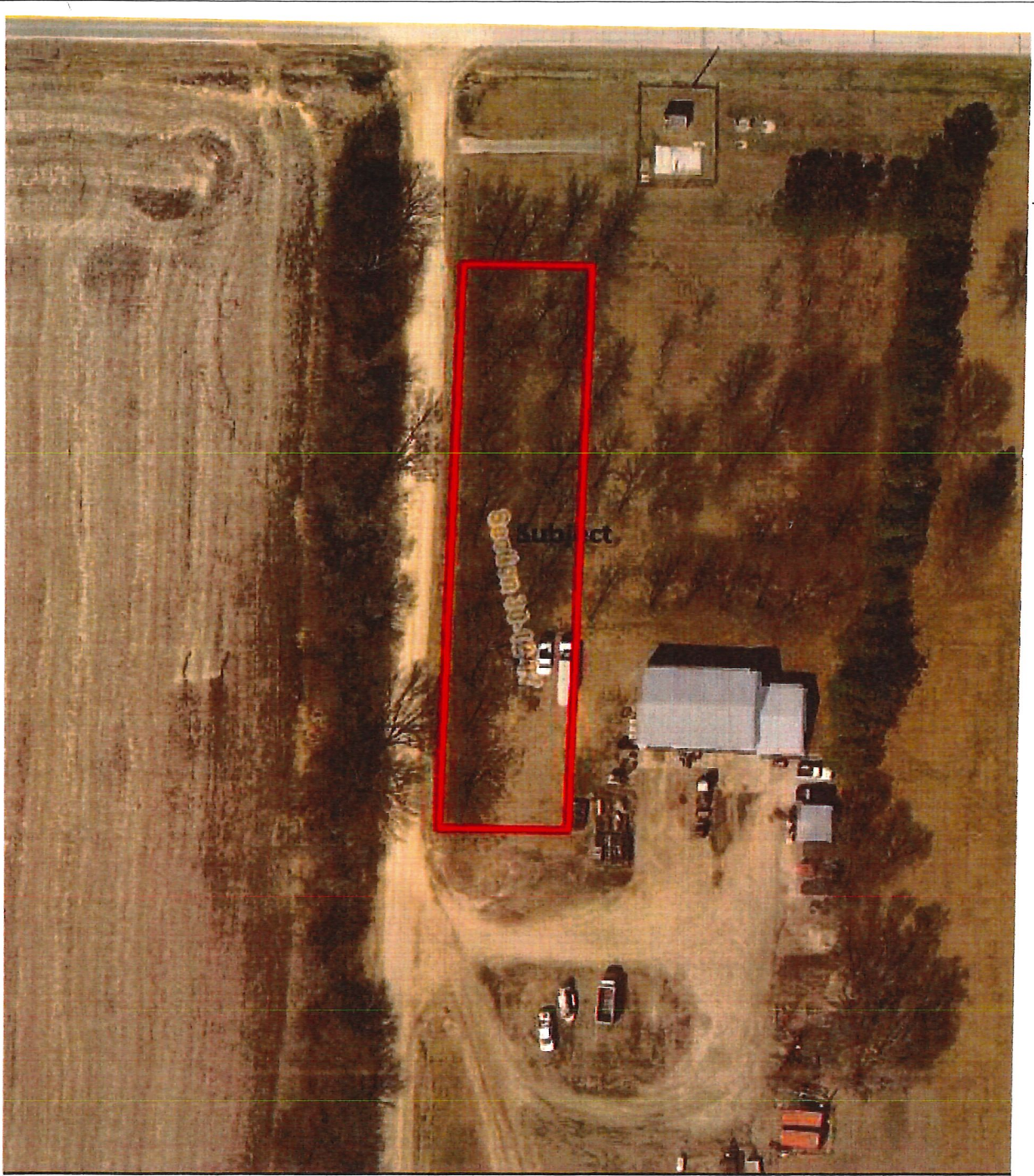
LOT 3  
Ac. Total  
: Ac. Net  
18, Pgs. 577 & 578  
-32337  
-31795  
-11071  
7-53067

## VILLAGE OF DAVEY

OUTLOT 'D'  
35.50 ± Ac.  
Deed Book 8203, Pg. 47  
#91-3779  
#91-3780  
#91-3782  
#91-3783

L1  
34.58  
33.98  
Deed

AERIAL PHOTO



Parcel ID: 1930101011000  
Owner: LANCASTER COUNTY  
Property Address:  
Legal Description: S30, T12, R7, 6th Principal Meridian, PT LOT 10 NW W66' N310'



Street Scene

Partial view looking northerly along Maple Street as seen from the south end of Maple Street. Camera direction facing northerly. Photograph taken September 13, 2019, by James J. Shotkoski



Street Scene

Partial view looking easterly along Maple Street as seen from the entrance to the county maintenance site. Camera direction facing easterly. Photograph taken September 13, 2019, by James J. Shotkoski





Street Scene

Partial view of the south and west elevation of the abutting county maintenance as seen from Maple Street. Camera direction facing northeasterly. Photograph taken September 13, 2019, by James J. Shotkoski



Street Scene

Partial view looking south along Maple Street as seen from the abutting parcel. Camera direction facing southerly. Photograph taken September 13, 2019 by James J. Shotkoski



Subject Property

Partial view of the west and northerly portions of the subject site as seen from an interior on-site location. Camera direction facing southerly. Photograph taken September 13, 2019, by James J. Shotkoski



Subject Property

Partial view of the north and easterly portions of the subject site as seen from an interior on-site location. Camera direction facing northerly. Photograph taken September 13, 2019, by James J. Shotkoski

## HIGHEST AND BEST USE

All real estate value estimates must be supported by a conclusion as to the highest and best use of a land tract. Highest and best use is considered in the economic sense and it is generally defined as the most profitable likely use within the realm of reasonable probability to which a land tract can be put or adapted and for which there is a current market. The criteria for determining the highest and best use of a given property call for an evaluation of how the property adapts to a number of requirements, i.e.

1. The use must be legally permissible or reasonably possible.
2. The use must be physically possible on the site.
3. The use must be economically and financially feasible under the projected market conditions.
4. The use must be the most profitable among the alternatives that are legally permissible, physically possible and economically feasible.

The highest and best use analysis involves two separate studies:

1. The site as if vacant and ready to be put to its highest and best use; and if the property is improved;
2. A study of the highest and best use of the property as improved.

### Highest and Best Use as if Vacant

The subject site is a rectangular parcel lying east of the right-of-way line of Maple Street and contains 310 lineal feet of north/south frontage adjacent to Maple Street and extends to the east for a distance of 66 lineal feet with a total gross site area of 20,460 SF (0.47 Ac.), more or less. The site is at street grade with adjacent Maple Street and slopes from the northwest to the southeast. The site is an interior location and has limited visibility from Davey Road which borders the subject site approximately 133 lineal feet north of the northern boundary of the subject site. The access is limited to Maple Street and is considered to be adequate. Maple Street is a north/south connector street to Davey Road on the north and the Village of Davey to the south and east. Maple Street is at grade with the subject site and is a gravel/dirt road. The site is zoned I, Industrial District. This zoning designation is intended for light and heavy industrial use having a relatively high intensity of use and land coverage. The subject neighborhood is generally described as the Village of Davey, Nebraska, and is roughly bounded on the north by Davey Road, on the west by Maple Street, by the Village Limits, approximately 200 lineal feet east of Third Street on the east and Oak Street on the south. The neighborhood boundaries were selected as they provide lines of demarcation for changes in land use. The subject neighborhood is an established mixed-use area with primarily residential and some lower density commercial usages dominating development within the Village Limits of Davey. Given the above, it is my opinion, one of the highest and best uses for the subject site "As Vacant" is for some type of low density development capitalizing on the subject site's proximity to Davey Road, as it is physically possible, legally permissible and financially feasible.

### Highest and Best Use, as Improved

The current usage is considered to be an interim highest and best use. As such, it is my opinion, one of the highest and best uses for the subject site, "as improved", is for assemblage with the abutting property to the east.

## VALUATION SECTION

### Land Valuation

The value of the subject site is estimated by comparison to other similar land transactions. The following transactions representing vacant commercial sales that were used to assist in the estimate of the value of the subject site.

Land Sale No. 1

Parcel Identification Number: 19-30-400-005-000

Location: 3500 Branched Oak Rd.  
Davey, NE.

Legal Description: A lengthy legal briefly described as a portion of land located in the Southeast Quarter (SE ¼) of Section Thirty (30), Township Twelve (12) North, Range Seven (7) East of the 6<sup>th</sup> P.M., Village of Davey, Lancaster County, State of Nebraska

Condemner: Village of Davey

Condemnee: Maria Logusz, a single person

Instrument: Condemnation Deed  
Date of Execution: 01/18/2011  
Instrument # 2011009141  
Date Recorded: 02/23/2011

Tract Size: 791,727 SF (18.18 Ac), more or less

Total Award: \$ 101,705   \$/SF: \$ 0.13/SF

Zoning: AG, Agricultural

Flood Status: The site is not believed to be in a delineated flood zone or flood hazard area

Highest and Best Use: Commercial

Improvements: Vacant

Remarks: This tract was acquired through Eminent Domain for the construction of a wastewater lagoon system for the Village of Davey

Confirmed: Public Records  
Lancaster County Assessor's/Register of Deeds Office

**Land Valuation (Continued)**

Land Sale No. 2

Parcel Identification Number: 24-16-400-084-000

Location: 14650 Woodstock St  
Waverly, NE.

Legal Description: Lot Two Hundred Twenty-Five (225), Irregular Tract, located in the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Eleven (11) North, Range Eight (8) East of the 6<sup>th</sup> P.M., Lancaster County, State of Nebraska

Grantor: Henry L. Meinke and Patricia L. Meinke, Husband & Wife

Grantee: Woodstock Holdings, LLC, a Nebraska limited liability company

Instrument: Warranty Deed

Date of Execution: 09/09/2017

Instrument # 2017038593

Date Recorded: 09/13/2017

Tract Size: 110,521 SF (2.54 Ac), more or less

Sale Price: \$ 160,000    \$/SF: \$ 1.45/SF

Financing: Cash to Seller

Zoning: LI, Light Industrial District

Flood Status: Approximately fifty-percent (50%) of the site is located in a delineated flood zone or flood hazard area.

Highest and Best Use: Light Industrial/Commercial Development

Improvements: The site is being improved with a new 22,564 SF storage warehouse development

Confirmed: Public Records  
Lancaster County Assessor's/Register of Deeds Office

**Land Valuation (Continued)**

Land Sale No. 3

Parcel Identification Number: 19-18-400-005-000

Location: 40<sup>th</sup> & Rock Creek Rd.  
Lancaster County, NE.

Legal Description: Lot Thirty-Two (32), Irregular Tract, located in the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Twelve (12) North, Range Seven (7) East of the 6<sup>th</sup> P.M., Lancaster County, State of Nebraska

Grantor: Steve W. Hergenrader and Cynthia Hergenrader,  
Husband and Wife

Grantee: Douglas J. Nagel and Lexie L. Nagel, Husband and Wife

Instrument: Warranty Deed

Date of Execution: 01/09/2018

Instrument # 2018002385

Date Recorded: 01/19/2018

Tract Size: 3,156,370 SF (72.46 Ac), more or less

Sale Price: \$ 434,760                                  \$/SF: \$ 0.14/SF

Financing: Cash to Seller

Zoning: Agricultural

Flood Status: The site is not believed to be in a delineated flood zone or flood hazard area

Highest and Best Use: Agricultural

Remarks: This site was previously conveyed by Survivorship Warranty Deed on January 14, 2014, and recorded with the Lancaster County Register of Deeds Office as Instrument # 2014002388. The purchase price for this sale was \$ 542,100 which equates to a price of \$ 7,481/Ac or \$ 0.17/SF. This indicates a downward adjustment for changing market conditions over the four year interim for the two sales of 17.65% or approximately four percent (4%) per year on a straight line basis and an annualized compound change of -4.74%/yr.

Confirmed: Real Estate Transfer Statement  
Nebraska Dept. of Revenue

**Land Valuation (Continued)**

Land Sale No. 4

Parcel Identification Number: 19-30-208-016-000

Location: 17700 No. 3<sup>rd</sup> St.  
Davey, NE.

Legal Description: Lots Fourteen (14) Fifteen (15) and Sixteen (16), Block Nine (9), a subdivision of Outlot "C", Village of Davey, Lancaster County, State of Nebraska

Grantor: Twyla M. Schneider, a single person

Grantee: Jeff Schneider and Emily Schneider

Instrument: Survivorship Warranty Deed  
Date of Execution: 02/09/2019  
Instrument # 2019006161  
Date Recorded: 02/26/2019

Tract Size: 33,423 SF (0.77 Ac), more or less

Sale Price: \$ 120,000  
Allocated Value of Improvements: \$ 102,000  
Residual Land Value \$ 18,000                                      \$/SF: \$ 0.54/SF

Financing: Cash to Seller

Zoning: Residential

Flood Status: The site is not believed to be in a delineated flood zone or flood hazard area

Highest and Best Use: Residential

Confirmed: Real Estate Transfer Statement  
Nebraska Dept. of Revenue

**Land Valuation (Continued)**

Land Sale No. 5

Parcel Identification Number: 19-15-201-007-000

Location: 20311 No. 80<sup>th</sup> St.  
Davey, NE.

Legal Description: Lot Seven (7), Lakewood Hills Addition, Lancaster County,  
State of Nebraska

Grantor: Aaron Schulze and Brandy Wagner, Husband & Wife

Grantee: Joshua Paisley and Sara Paisley, Husband & Wife

Instrument: Warranty Deed

Date of Execution: 05/29/2019  
Instrument # 2019019073  
Date Recorded: 06/04/2019

Tract Size: 165,251 SF (3.79 Ac), more or less

Sale Price: \$ 125,000    \$/SF: \$ 0.76/SF

Financing: Cash to Seller

Zoning: Residential District

Flood Status: The site is not located in a delineated flood hazard area

Highest and Best Use: Residential Development

Improvements: Vacant

Remarks: The site is believed to have been purchased for single family residential development. This site was previously conveyed by Survivorship Warranty Deed on October 28, 2018, and recorded with the Lancaster County Register of Deeds Office as Instrument # 2018044815. The purchase price for this sale was \$ 103,000 which equates to a price of \$ 27,177/Ac or \$ 0.62/SF. This indicates an upward adjustment for changing market conditions for single family residential developments over the seven month interim for the two sales of 22.58% on a straight line basis and an annualized compound change of 20.53%/yr.

Confirmed: Real Estate Transfer Statement  
Nebraska Dept. of Revenue



## Land Valuation (Continued)

The preceding vacant and sales are summarized as follows:

Sale	Location	Date	Price (\$)	Size (SF)	\$/SF	Zoned
1	3500 Branched Oak	01/2011	\$ 101,705	791,727	\$ 0.13	Ind.
2	14650 Woodstock	09/2017	160,000	101,521	1.45	Ind.
3	40 <sup>th</sup> & Rock Creek Rd.	01/2018	434,760	3,156,370	0.14	Ag.
4	17700 N 3 <sup>rd</sup> St.	02/2019	18,000	33,423	0.54	Res.
5	20311 No. 80 <sup>th</sup> St.	05/2019	125,000	165,251	0.76	Res.
Subject				20,460		Ind.

The subject site is located in the Village of Davey. Davey is a small primarily residential development area of northcentral Lancaster County. Typically, the most common unit of comparison for either residential or commercial sites is the sales price per square foot of total available site area. As such, the economic unit of comparison in this report will utilize the sales price per square foot and the economic unit of comparison.

The considerations per square foot basis vary from a low of \$ 0.13/SF (\$ 5,663/Ac.) to a high of \$ 1.45/SF (\$ 63,162/Ac.) and an arithmetic mean of \$ 0.60/SF (\$ 26,310/Ac.) and a weighted average of \$ 0.19/SF (\$ 8,607/Ac) (\$ 839,465 Total Consideration divided by 4,248,292 SF).

In the process of estimating a market value for the subject site, the preceding sales must first be analyzed to identify significant differences between the elements of comparison and make adjustments either positive or negative for those differences.

In the process of estimating a market value for the site, the items considered to warrant adjustments are property rights conveyed by the sale, terms and conditions of the sale, the financing surrounding the sale, and finally an adjustment for changing market conditions, more commonly referred to as a time adjustment, to reflect the changes from the effective date of the sales to the date of the appraisal and finally, any physical adjustments for size, location, and functional utility or development potentiality of the site.

Each of the above sales involved the transfer of the fee simple estate and do not require any further adjustments for property rights conveyed.

In adjusting for the terms and conditions of the sale, each of the above sales were considered to be have been normal "arm's length" transactions, and do not require any further adjustments for this consideration, relative to that of the subject site.

Each of the above sales are considered to a cash sales, or has been adjusted for financing and do not require any further adjustments for below market or special financing adjustments or arrangements.

In adjusting for changing market conditions over the previous eight years, an analysis of the above sales indicates a fairly benign market for industrial development in the Village of Davey. Given the fact there have been only two industrial land sales in the last eight years. As such, the above sales do not require any further adjustments for time or changing market conditions, relative to that of the date of the appraisal.

## Land Valuation (Continued)

The next step is to make adjustments for physical characteristics and differences. The subject is the norm and the sales are adjusted accordingly toward the subject with sales which are considered to be inferior requiring upward adjustments; and conversely, sales which are considered to be superior requiring downward adjustments toward the subject.

The underlying real estate principle governing the adjustments is the larger the size of the unit of comparison, the smaller the price paid per unit of value, and conversely, the smaller the size of the unit of value, the higher the price paid per unit of value, all other valuation considerations being equal.

In adjusting for size, the subject site contains 20,460 SF of developable site area. Each of the above sales, with the exception of Comparable Sale 4, are larger than the subject site and utilizing the above real estate principle are considered to be inferior to that of the smaller subject site in terms of size and require varying degrees of upward adjustment toward the smaller and superior subject site to account for this difference. The magnitude of the adjustment is not well documented from an analysis of the above sales; however, for purposes of this report, I consider Comparable Sales 1, 2 3 and 5 to each require an upward adjustment of five percent each, relative to that of the subject site for this consideration. Comparable Sale 4 is considered to be sufficiently comparable to the subject property in terms of size, and requires only minor adjustments, relative to the subject property for this consideration.

The next adjustment is for location and takes into consideration the marketability of the comparable sale, relative to that of the subject site. The subject site is located within the Village of Davey, approximately one-block south of a paved arteriole. The surrounding neighborhood is almost exclusively residential. Comparable Sales 1, 2 and 3 are each located in primarily agricultural areas and are each considered to be slightly inferior to the subject site for this consideration and require a slight upward adjustment of five percent each toward the subject site to account for this consideration. Comparable Sales 4 and 5 are each located in platted subdivisions and are considered to be comparable to the subject site for this consideration and require only minor adjustments for this consideration.

The last adjustment is for the functional utility or development potential of the subject site relative to that of the comparable sales. The subject site is a narrow strip of land with a depth of 66 feet and extending north/south for 310 LF. The site is considered to be inferior to each of the above sales in terms of its functionality and each of the above sales require varying degrees of upward adjustment toward the subject site for this consideration. The magnitude of the adjustment is not clearly discernible from the above sales; however, the site would almost have to be an assemblage with an abutting parcel to be developable. As such, each of the above sales requires a downward adjustment of fifteen percent (15%) each toward the inferior subject site to account for this consideration.

The above adjustments considered for the sales are reflected on the following adjustment grid. An adjustment factor greater than one indicates the subject is superior; and an adjustment factor less than one indicates the subject is inferior.

**Land Valuation (Continued)**

**UNIMPROVED SALES ADJUSTMENT GRID**

<b>Attribute</b>	<b>Sale 1</b>	<b>Sale 2</b>	<b>Sale 3</b>	<b>Sale 4</b>	<b>Sale 5</b>
Prop. Rights	1.00	1.00	1.00	1.00	1.00
Conditions	1.00	1.00	1.00	1.00	1.00
Financing	1.00	1.00	1.00	1.00	1.00
Mkt. Conditions	1.00	1.00	1.00	1.00	1.00
Size	1.05	1.05	1.05	1.00	1.10
Location	1.05	1.05	1.05	1.00	1.00
Functional Utility	<u>0.85</u>	<u>0.85</u>	<u>0.85</u>	<u>0.85</u>	<u>0.85</u>
Composite	0.94	0.94	0.94	0.85	0.94
Unadjusted \$/SF	\$ 0.13	\$ 1.45	\$ 0.14	\$ 0.54	\$ 0.76
Composite	<u>0.94</u>	<u>0.94</u>	<u>0.94</u>	<u>0.85</u>	<u>0.94</u>
Adjusted \$/SF	\$ 0.12	\$ 1.36	\$ 0.13	\$ 0.46	\$ 0.71

Arraying the above sales in linear fashion, results in the adjusted sales falling in a range from a low of \$ 0.12/SF to a high of \$ 1.36/SF. Omitting the high and low sales from further analysis as being outside the indicated range of value, results in three of the five sales falling in a range of value from \$ 0.13/SF to \$ 0.71/SF.

Based on the analysis of the above sales, I am of the opinion the fee simple market value of the subject site, as of September 13, 2019, to be \$ 0.50/SF. This results in the following indication of value for the subject site to be:

$$20,460 \text{ SF @ } \$ 0.50/\text{SF} = \$ 10,230$$

Call It: \$ 10,000

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no personal or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of his report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction of value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the person signing this certification.

  
\_\_\_\_\_  
James J. Shotkoski  
General Certified Appraiser  
Nebraska CG-920233

ADDENDA

LANCASTER COUNTY APRAISAL CARD

Parcel ID: 19-30-101-011-000

Tax Year: 2019

Run Date: 8/23/2019 1:20:18 PM

Page 1 of 1

**OWNER NAME AND MAILING ADDRESS**

LANCASTER COUNTY  
555 S 10 ST  
LINCOLN, NE 68508

Additional Owners  
No.

**PROPERTY SITUS ADDRESS**

**GENERAL PROPERTY INFORMATION**

Prop Class: Commercial Unimproved  
Primary Use: Vacant Land  
Living Units: 1  
Zoning: I1-Industrial District  
Nbhd: VRCOM - Village/Rural Commercial  
Tax Unit Grp: 0114  
Schl Code Base: 55-0161 Ravmond  
Exemptions:

Flags: TG

**PROPERTY FACTORS**

GBA: 0  
NRA:  
Location: Site Adjustment - 2  
Parking Type:  
Parking Quantity:

**LEGAL DESCRIPTION**

S30, T12, R7, 6th Principal Meridian, PT LOT 10 NW W66' N310'

**SALES INFORMATION**

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
------	------	-------------	----------	-------	-----------	--------------

**BUILDING PERMITS**

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

**INSPECTION HISTORY**

Date	Time	Process	Reason	Appraiser	Contact-Code
------	------	---------	--------	-----------	--------------

**RECENT APPEAL HISTORY**

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

*Handwritten notes:*  
11/1/2017  
11/1/2018  
11/1/2019  
11/1/2020  
11/1/2021  
11/1/2022  
11/1/2023  
11/1/2024

**ASSESSED VALUE HISTORY**

Year	Land	Building	Total
2019	\$9,200	\$0	\$9,200
2018	\$9,200	\$0	\$9,200
2017	\$9,400	\$0	\$9,400

**APPRAISED VALUES**

	Land	Building	Total	Method
Current	\$9,210	\$0	\$9,210	PRIOR
Prior	\$9,210	\$0	\$9,210	COST
Cost	\$9,210	Market	GRM	\$0
Income	\$0	MRA	Ovr	

**MARKET LAND INFORMATION**

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Ava Unit Val	Land Value
Soft	CVL-Village						VP	0.40	0.45	9,210

Total Acres 0.47

GIS SF 20460

Mkt Land Total \$9,210  
Taxable Ac Land Total \$0

## ARTICLE 9 "I" INDUSTRIAL DISTRICT

---

This district is intended for light and heavy industrial use having a relatively high intensity of use and land coverage. A variety of the heavier industrial uses require locational approval prior to use.

### Contents:

#### 9.001. Scope of Regulations

#### 9.003. Use Regulations

#### 9.005. Parking Regulations

#### 9.007. Height regulations

#### 9.009. Sign Regulations

#### 9.011. Area Regulations

### 9.001. Scope of Regulations

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The regulations set forth in this article, or set forth elsewhere in this resolution when referred to in this article, are the regulations of the "I" Industrial District.

### 9.003. Use Regulations

---

Any building or premise may be used for any purpose not in conflict with any resolution of Lancaster County regulating nuisances or laws of the State of Nebraska, provided, however that no building shall be erected, converted, reconstructed or structurally altered for places of religious assembly, library, school, hospital or residential purposes, except for resident watchmen and caretakers employed on the premises and except for farmsteads; provided further that uses listed in Section 13.001 of ARTICLE 13 follow the procedure of that paragraph; and provided further that no building or occupancy permit shall be issued for manufacturing, compounding, processing, packaging or treatment of the following products or uses until and unless the location or expansion of such use shall be approved by the Planning Commission. (Resolution No. R-17-0040, May 30, 2017; Resolution No. R-11-0023, March 29, 2011)

#### a. Chemicals, Petroleum, Coal and Allied Products:

1. Acids and derivatives;
2. Acetylene;
3. Ammonia;
4. Carbide;
5. Caustic soda;
6. Cellulose and cellulose storage;
7. Chlorine;
8. Coke oven products (including fuel gas) and coke oven products storage;
9. Creosote;
10. Distillation, manufacture, or refining of coal, tar asphalt, wood and bones;
11. Explosives (including ammunition and fireworks) and explosives storage;
12. Fertilizer (organic);
13. Glue, gelatin (animal);
14. Hydrogen and Oxygen;
15. Lamp black, carbon black and bone black;

16. Nitrating of cotton or other materials;
17. Nitrates (manufactured and natural) of an explosive nature, and storage;
18. Petroleum, gasoline and lubricating oil refining and wholesale storage;
19. Plastic materials and synthetic resins;
20. Potash;
21. Pyroxylin;
22. Rendering and storage of dead animals, offal, garbage or waste products;
23. Turpentine and resin;
24. Wells: gas and oil;
25. Fish oils and meal.

The production, manufacture, distribution and commercial storage of toxic, radioactive, flammable or explosive materials, including chemicals, gases, fireworks and explosives;

b. Clay, Stone and Glass Products:

1. Brick, firebrick, refractories and clay products (coal, fired);
2. Cement, lime, gypsum or plaster of Paris;
3. Minerals and earths; quarrying, extracting, grinding, crushing and processing;

c. Food and Beverage:

1. Fat rendering;
2. Fish curing, packing and storage;
3. Slaughtering of animals;
4. Starch manufacture;

d. Metals and Metal Products:

1. Aluminum powder and paint manufacture;
2. Blast furnace, cupolas;
3. Blooming mill;
4. Metal and metal ores: reduction, refining, smelting and alloying;
5. Scrap metal reduction or smelting;
6. Steel works and rolling mill (ferrous);

e. Wood and Paper Products:

1. Match manufacture;
2. Wood pulp and fiber: reduction and processing;

f. Unclassified Industries and Uses:

1. Hair, hides, and raw fur: curing, tanning, dressing, dyeing and storage;
2. Stockyard or livestock feed yard;
3. Junk yards and auto wrecking yards;
4. Wind energy conversion systems over the district height. (Resolution R-08-0090, Approved October 15, 2008; Resolution No. 3744A, October 5, 1982)

## 9.005. Parking Regulations

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Accessory off-street parking spaces shall be provided as follows:



- a. For permitted industrial uses or service establishments: one space for every two employees on the maximum working shift;
- b. For office buildings: one space for each four hundred (400) square feet of floor area;
- c. For restaurants and other commercial uses: one space for each two hundred (200) square feet of floor area.

### **9.007. Height regulations**

---

No building shall exceed four (4) stories nor fifty (50) feet in height except as otherwise provided in Articles 15 and 17 hereof, and except that buildings may exceed four (4) stories or fifty (50) feet in height provided the building is set back one (1) foot from all required yard lines for each one (1) foot of additional height above fifty (50) feet.

### **9.009. Sign Regulations**

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Signs within the "I" Industrial District shall be regulated in conformance with the provisions of ARTICLE 16.

### **9.011. Area Regulations**

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- a. Front yard: There shall be a front yard having a depth of not less than fifty (50) feet except as provided in ARTICLE 17;
- b. Side yard: Except as hereinafter provided, there shall be a side yard on each side of a building having a width of not less than fifteen (15) feet;
- c. Rear yard: Except as hereinafter provided, there shall be a rear yard of not less than thirty (30) feet;
- d. Intensity of use: Every buildable lot or tract of land shall have an area of not less than ten thousand (10,000) square feet and an average width of not less than one hundred (100) feet.



# HOMESERVICES TITLE

A Berkshire Hathaway Affiliate

7811 Pioneers Blvd. #200  
Lincoln, NE 68506  
(402)434-3737 / (402) 817-2130 fax

www.HSTitleNE.com

## FULL TITLE CERTIFICATE

TO: The County of Lancaster, Nebraska, a municipal corporation

Attn: Ken Schroeder

FILE NO.: HST-1902003C

HomeServices Title, having given bond required by the laws of the State of Nebraska, and having been granted its Certificate of Authority by the Abstracters Board of Examiners to certify that the records have been carefully examined of Lancaster County, Nebraska, with reference to:

The West 66 feet of the North 310 feet of Lot 10, Irregular Tract located in the Northwest Quarter of Section 30, Township 12 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska

### GRANTEE ON LAST CONVEYANCE OF RECORD:

The County of Lancaster, Nebraska

### SUBJECT TO THE FOLLOWING:

None

### EASEMENTS AND RESTRICTIONS OF RECORD:

Subject to existing roads and highways.

Terms and provisions of Deed No. 75416 contains a reversionary clause as to the real estate being used for street purposes, also contains exceptions and reserving utility easements and all coal, oil, gas, casinghead gas and all minerals of every kind and nature filed December 6, 1976 as Instrument Number 76-28499; Deed No. 80425 is filed to remove the reversionary clause only that was mentioned in the above Deed filed July 8, 1977 as Instrument Number 77-17428 in the office of the Register of Deeds of Lancaster County, Nebraska.


It is further certified that the offices of the District Court, County Court and the Register of Deeds of said County, and the United States Bankruptcy Court for the District of Nebraska, have been diligently searched, and that there are no unsatisfied judgments, pending suits, bankruptcy proceedings, federal tax liens, or liens of any character of record in any of said Courts that affect the title or against any of the before-mentioned titleholders, except as shown herein:

None

TAXES: Parcel No: 19-30-101-011-000  
2018 Taxes, \$167.84, All Paid (Tax Credit \$7.96)

DATED: August 30, 2019 at 08:00 AM

HomeServices Title

By: 

Registered Abstractor  
Certificate of Authority No. 529

NOTE: THIS FULL TITLE CERTIFICATE DOES NOT PASS ON THE MARKETABILITY OF THE TITLE, NOR DOES IT GUARANTEE THE LEGALITY OR SUFFICIENCY OF ANY INSTRUMENT IN THE CHAIN OF TITLE TO SAID DESCRIBED REAL PROPERTY. LIABILITY OF ERRORS AND OMISSIONS IS LIMITED TO THE AMOUNT OF THE CHARGES FOR THE PREPARATION OF THIS CERTIFICATE. THIS CERTIFICATE IS MADE FOR THE BENEFIT OF THE ABOVE ADDRESSED AND IS NOT TO BE USED BY ANY OTHER ENTITY FOR ANY OTHER PURPOSE.

PLR  
2-8-49

1/6  
250

Authorization No. P-5731-W

DEED NO. 75416

THE GRANFOR, WISCONSIN TOWN LOT COMPANY, a Wisconsin corporation, for the consideration of FOUR HUNDRED and NO/100 DOLLARS (\$400.00), conveys and quit-claims to THE COUNTY OF LANCASTER, NEBRASKA, GRANTEE, all interest in the following described real estate situated in the Village of Davey, County of Lancaster, and the State of Nebraska, so long as it shall be used for street purposes only; to wit:

\*  
OUR  
LEGAL

That part of the East Half of the Northwest Quarter of Section 30, Township 12 North, Range 7 East of the Sixth Principal Meridian, being a strip of land 66 feet in width, as shown on the recorded plat in the Outlots to the Village of Davey, Nebraska, and designated as "Private Street" on said plat. EXCEPT the South 200 feet thereof.

(The ex ptn  
is w/lot 8  
I-T-LOT  
16)

Subject and subordinate, however, to the rights of the Village of Davey, a Municipal corporation, in and to the following described property under a certain deed dated August 19, 1965, between the Wisconsin Town Lot Company, a Wisconsin corporation, and the Village of Davey, a Municipal corporation, to wit:

A strip of land 66 feet in width in the East Half of the Northwest Quarter of Section 30, Township 12 North, Range 7 East of the Sixth Principal Meridian, said 66-foot strip of land lying West of and adjacent to the Northerly extension of the West line of Warehouse Lots 1 to 16, inclusive, in the Town of Davey, Nebraska, bounded on the North by the North line of said Section and bounded on the South by a line drawn parallel with and distant 133 feet South of, as measured at right angles from the North line of said Section.

w/lot of our  
p/lot I-T-  
LOT 9

Subject and subordinate, however, to the rights of the Socony Mobil Oil Company, Inc., a New York corporation, in and to the following described property under a certain deed dated May 10, 1966, between the Wisconsin Town Lot Company, a Wisconsin corporation, and the Socony Mobil Oil Company, Inc., a New York corporation, to wit:

The West 66 feet of the following: Beginning at the point of intersection of a line that is 380 feet North of, and parallel to, the extension to the West of the North line of Maple Street, as platted in the Village of Davey, Lancaster County, Nebraska, with a line that is 50 feet Westerly of, as measured radially, and parallel to, the center line of a curved segment of the Chicago and North Western Railway Company main track, as now located and established; thence Northerly parallel to the center line of said curved segment to the point of intersection with a line that is 540 feet (measured along a line that is parallel to the center line tangent of the said curved segment of the main track), North of, and parallel to, the said Westerly extension of the North line of Maple Street; thence West along said parallel line to the point of intersection with a

w/lot 5151.49  
of I-T-LOT  
10

? doesn't ?  
close  
-type-

NEBRASKA DOCUMENTARY  
STAMP TAX  
DEC 6 1976  
RECEIVED BY [Signature]

line that is 256 feet West of, and parallel to, the said center line tangent of the curved segment of the main track; thence South along said parallel line to the point of intersection with a line that is 300 feet North of, and parallel to, the Westerly extension of said North line of Maple Street; thence East along said parallel line to the point of beginning.

Excepting and reserving, however, unto the Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, and all minerals of every kind and nature, in, on or under the surface of the land hereinabove described, together with the full right and license at any and all times to enter upon said land to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the property hereby conveyed.

Excepting and reserving, also, unto the Grantor, its lessees, licensees, successors and assigns, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, if any, on said premises.

DATED this 15th day of December, 1969.

WISCONSIN TOWN LOT COMPANY

Signed, Sealed and Delivered  
in Presence of:

*J. J. Luisi*  
J. J. Luisi  
*M. F. Chatterton*  
M. F. Chatterton

By *Robert W. Mickey*  
Robert W. Mickey, Assistant Vice President

Attest *E. C. Marquardt*  
E. C. Marquardt, Assistant Secretary

STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, A. S. Fleck, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT W. MICKEY, personally known to me to be the Assistant Vice President of the WISCONSIN TOWN LOT COMPANY, and E. C. MARQUARDT, personally known to me to be the Assistant Secretary

of said Company, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that they, as such Assistant Vice President and Assistant Secretary, signed, sealed and delivered the said instrument as the free and voluntary act of said WISCONSIN TOWN LOT COMPANY, pursuant to authority given by the Board of Directors of the said Company, for the uses and purposes therein set forth. And I further certify that I know the seal affixed to said instrument to be the corporate seal of said Company.

GIVEN under my hand and official seal, this 31st day of July A.D. 1969.



*A. S. Fleck*  
A. S. Fleck Notary Public

My Commission Expires: August 23, 1970

INDEXED  
MICRO-FILED  
GENERAL  
*X*  
*7 1/2 - 747*

LANCASTER COUNTY NEBR.  
*Kenneth L. Ferguson*  
REGISTER OF DEEDS

1976 DEC -6 AM 8:16 ✓

ENTERED ON  
NUMERICAL INDEX  
FILED FOR RECORD AS:

INST. NO. 76- 28499

*No Fee*

*B. Ferguson*

17428  
65' x 133'  
1/2 of 1/4 of 1/4

Form 2300-W-1

NEBRASKA DOCUMENTARY  
STAMP TAX

JUL 8 1977

EXEMPT BY *A.K.*

Authorization No. P-9545-W

DEED NO. 80425

GRANTOR, WISCONSIN TOWN LOT COMPANY, a Wisconsin corporation, for the consideration of ONE HUNDRED FIFTY AND NO/100

(\$ 150.00) DOLLARS, conveys and quitclaims to THE COUNTY OF LANCASTER, NEBRASKA

GRANTEE, all interest in the following described real estate situated in the Village of Davey, County of Lancaster, and the State of Nebraska to wit:

That part of the East Half of the Northwest Quarter of Section 30, Township 12 North, Range 7 East of the Sixth Principal Meridian, being a strip of land 66 feet in width, as shown on the recorded plat in the Outlots to the Village of Davey, Nebraska, and designated as "Private Street" on said plat. EXCEPT the South 200 feet thereof.

*X our legal*

*(the ex-ption is w/66' of I-T-Lot 16)*

Subject and subordinate, however, to the rights of the Village of Davey, a Municipal corporation, in and to the following described property under a certain deed dated August 19, 1965, between the Wisconsin Town Lot Company, a Wisconsin corporation, and the Village of Davey, a Municipal corporation, to wit:

A strip of land 66 feet in width in the East Half of the Northwest Quarter of Section 30, Township 12 North, Range 7 East of the Sixth Principal Meridian, said 66-foot strip of land lying West of and adjacent to the Northerly extension of the West line of Warehouse Lots 1 to 16, inclusive, in the Town of Davey, Nebraska, bounded on the North by the North line of said Section and bounded on the South by a line drawn parallel with and distant 133 feet South of, as measured at right angles from the North line of said Section.

*w/66' of our plat of I-T-Lot 9*

Subject and subordinate, however, to the rights of the Socony Mobil Oil Company, Inc., a New York corporation, in and to the following described property under a certain deed dated May 10, 1966, between the Wisconsin Town Lot Company, a Wisconsin corporation, and the Socony Mobil Oil Company, Inc., a New York corporation, to wit:

The West 66 feet of the following: Beginning at the point of intersection of a line that is 380 feet North of, and parallel to, the extension to the West of the North line of Maple Street, as platted in the Village of Davey, Lancaster County, Nebraska, with a line that is 50 feet Westerly of, as measured radially, and parallel to, the center line of a curved segment of the Chicago and North Western Railway Company main track, as now located and established; thence Northerly parallel to the center line of said curved segment to the point of intersection with a line that is 540 feet (measured along a line that is

*w/66' 154.44' of I-T-Lot 10 7' 20' 1/2 close - typo*

parallel to the center line tangent of the said curved segment of the main track); North of, and parallel to, the said Westerly extension of the North line of Maple Street; thence West along said parallel line to the point of intersection with a line that is 256 feet West of, and parallel to, the said center line tangent of the curved segment of the main track; thence South along said parallel line to the point of intersection with a line that is 300 feet North of, and parallel to, the Westerly extension of said North line of Maple Street; thence East along said parallel line to the point of beginning.

Excepting and reserving, however, unto the Grantor, its successors and assigns forever, the ownership of all coal, oil, gas, casinghead gas, and all minerals of every kind and nature, in, on or under the surface of the land hereinabove described, together with the full right and license at any and all times to enter upon said land to explore or drill for, and to protect, conserve, mine, drill, take, remove and market any and all such products in any manner which will not interfere with the use by the Grantee of the surface of the property hereby conveyed.

Excepting and reserving, also, unto the Grantor, its lessees, licensees, successors and assigns, the right to maintain, operate, use, reconstruct and replace any and all existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, if any, on said premises.

THE SOLE PURPOSE OF THIS DEED is to release the "so long as it shall be used for street purposes only" provision contained in Deed No. 75416 dated December 15, 1969, from the Grantor to the Grantee, recorded as instrument number 76-28499 in the Office of the Register of Deeds, Lincoln County, Nebraska.

DATED this 24th day of June, 1977.

WISCONSIN TOWN LOT COMPANY

Signed, Sealed and Delivered in Presence of:

Terry Hunter  
John Scott

By I. Robert Ballin  
I. Robert Ballin, Vice President

Attest Joan A. Schramm  
Joan A. Schramm, Assistant Secretary



STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, Richard S. Kennerley, a Notary Public duly commissioned and qualified in and for the County and State aforesaid. DO HEREBY CERTIFY that J. Robert Ballin and Joan A. Schramm to me personally known and known to me to be, respectively, Vice President and Assistant

Secretary of WISCONSIN TOWN LOT COMPANY, a Wisconsin corporation, and the identical persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me, severally acknowledged to me that they are, respectively, Vice President and Assistant Secretary of said corporation; that as such officers they signed, sealed and delivered said instrument in behalf of said corporation by authority and order of its Board of Directors, as the free and voluntary act and deed of said corporation, and as their own free and voluntary act; that the seal affixed to said instrument is the seal of said corporation; and that said corporation executed said instrument for the uses and purposes therein set forth.

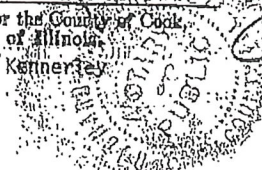
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public, at Chicago, Illinois, this 24th of June, 1977

*[Handwritten Signature]*

Notary Public, in and for the County of Cook, in the State of Illinois.

Richard S. Kennerley

My Commission Expires: November 8, 1980



INDEXED  
MICRO-FILED  
GENERAL  
7/12-747

LANCASTER COUNTY NEAR  
*Kimeth L. Ferguson*  
REGISTER OF DEEDS

1977 JUL -8 PM 1:43

ENTERED ON  
NUMERICAL INDEX  
FILED FOR RECORD AS:

INST. NO. 77- 17428

*no fee*

*Notary  
Cotton M. Jones*

**QUIT-CLAIM DEED**

WISCONSIN TOWN LOT  
COMPANY

TO

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.  
This instrument was filed for record  
in the \_\_\_\_\_  
Office, in and for said County, on the \_\_\_\_\_  
day of \_\_\_\_\_  
A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock  
and recorded \_\_\_\_\_  
in \_\_\_\_\_ of \_\_\_\_\_  
on page \_\_\_\_\_ thereof.



# State of Nebraska Real Property Appraiser Board



Hereby certifies that: JAMES J SHOTKOSKI

LANCASTER CO. ENGINEERING DEPT  
444 CHERRYCREEK, BLDG "C"  
LINCOLN NE 68528

Is credentialed in the State of Nebraska as a:

Certified General Real Property Appraiser

Holding credential number: CG920233

Issued on: Jan 01, 2019

Set to expire on: Dec 31, 2020

Nebraska Real Property Appraiser Board Director:

A handwritten signature in black ink, reading "Tyler N. Kohf", is written over a horizontal line.

All address changes, business or residence, must be reported to the Real Property Appraiser Board immediately.

This Credentialing Card is proof that such person is credentialed under the Real Property Appraiser Act unless credential has been canceled, surrendered, suspended, or revoked.

Nebraska Real Property Appraiser Board  
301 Centennial Mall South, First Floor PO Box 94963  
Lincoln, Nebraska 68509-4963

Phone: 402-471-9015 Fax: 402-471-9017 [www.appraiser.ne.gov](http://www.appraiser.ne.gov)

Administrative Identification Number: 7602-2019

Registration Fee Paid: \$550.00

Random Fingerprint Audit Program Fee Paid: \$10.00

Federal Registry Fee Paid: \$80.00

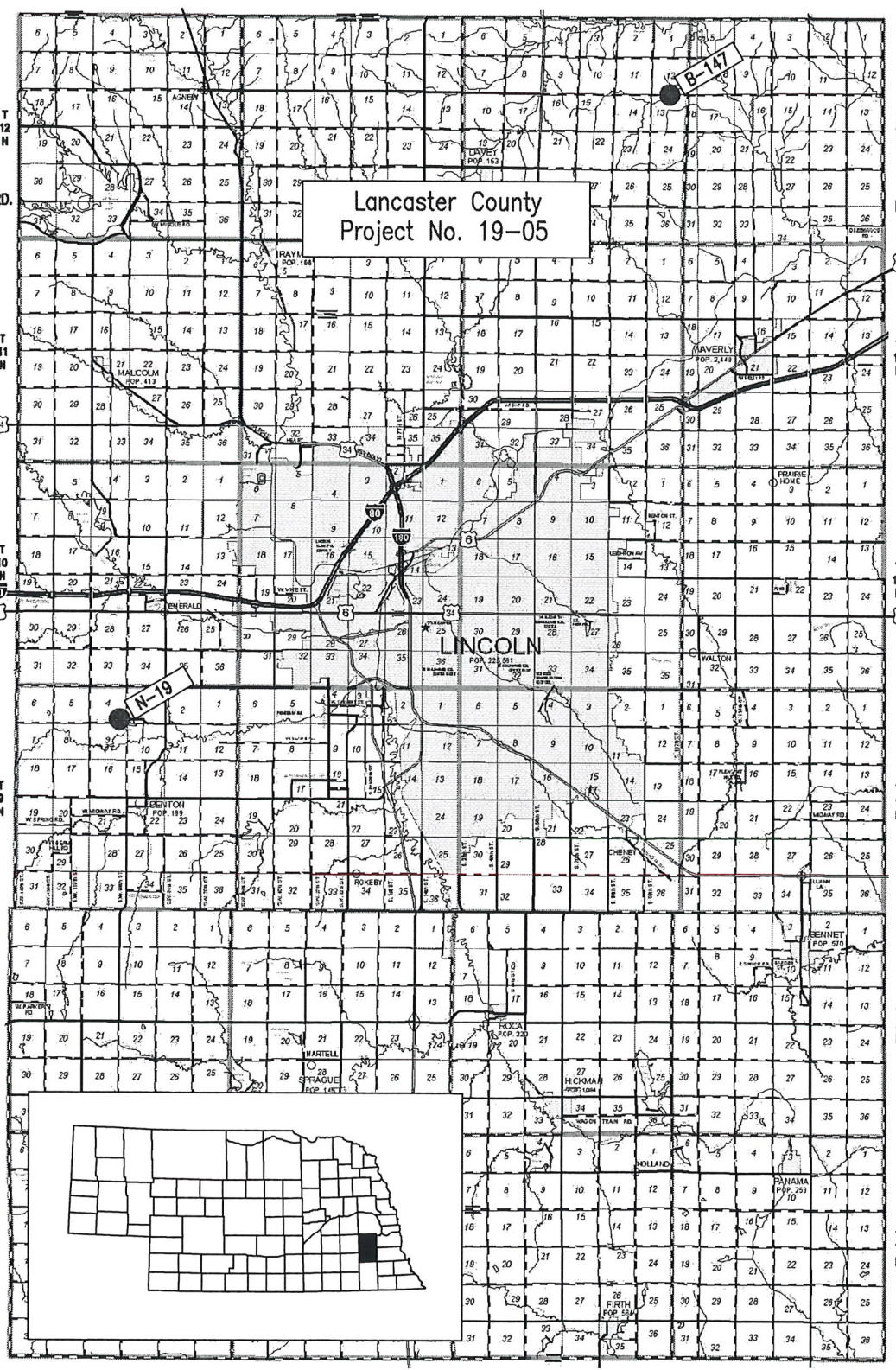
# LANCASTER COUNTY, NEBRASKA



NW 140TH ST. NW 126TH ST. NW 112TH ST. NW 105TH ST. NW 98TH ST. NW 84TH ST. NW 70TH ST. NW 56TH ST. NW 40TH ST. NW 27TH ST. NW 12TH ST. N. 1ST ST. N. 14TH ST. N. 27TH ST. N. 40TH ST. N. 56TH ST. N. 70TH ST. N. 84TH ST. N. 98TH ST. N. 112TH ST. N. 120TH ST. N. 134TH ST. N. 141ST ST. N. 148TH ST. N. 162ND ST. N. 176TH ST. N. 180TH ST.

R 5 E R 6 E R 7 E R 8 E

W. ASHLAND RD.  
 W. LITTLE SALT RD.  
 W. AGNEW RD.  
 W. ROCK CREEK RD.  
 W. DAVEY RD.  
 W. BRANCHED OAK RD.  
 W. RAYMOND RD.  
 W. MILL RD.  
 W. WAVERLY RD.  
 W. BLUFF RD.  
 W. MCKELMIE RD.  
 W. ALVO RD.  
 W. FLETCHER AV.  
 W. SUPERIOR ST.  
 W. ADAMS ST.  
 W. HOLDREGE ST.  
 W. 'O' ST.  
 W. 'A' ST.  
 W. VAN DORN ST.  
 W. PIONEERS BLVD.  
 W. OLD CHENEY RD.  
 W. DENTON RD.  
 W. YANKEE HILL RD.  
 W. ROKEBY RD.  
 W. SALTILLO RD.  
 W. BENNET RD.  
 W. WITTSTRUCK RD.  
 W. ROCA RD.  
 W. MARTELL RD.  
 W. SPRAGUE RD.  
 W. STAGECOACH RD.  
 W. PANAMA RD.  
 W. OLIVE CREEK RD.  
 W. PRINCETON RD.  
 W. PELLA RD.  
 W. HALLAM RD.  
 W. GAGE RD.



ASHLAND RD.  
 LITTLE SALT RD.  
 AGNEW RD.  
 ROCK CREEK RD.  
 DAVEY RD.  
 BRANCHED OAK RD.  
 RAYMOND RD.  
 MILL RD.  
 WAVERLY RD.  
 BLUFF RD.  
 MCKELMIE RD.  
 ALVO RD.  
 FLETCHER AV.  
 HAVELOCK AV.  
 ADAMS ST.  
 HOLDREGE ST.  
 'O' ST.  
 'A' ST.  
 VAN DORN ST.  
 PIONEERS BLVD.  
 OLD CHENEY RD.  
 PINE LAKE RD.  
 YANKEE HILL RD.  
 ROKEBY RD.  
 SALTILLO RD.  
 BENNET RD.  
 WITTSTRUCK RD.  
 ROCA RD.  
 MARTELL RD.  
 HICKMAN RD.  
 STAGECOACH RD.  
 PANAMA RD.  
 OLIVE CREEK RD.  
 PRINCETON RD.  
 PELLA RD.  
 FIRTH RD.  
 GAGE RD.

SW 142ND ST. SW 128TH ST. SW 114TH ST. SW 100TH ST. SW 86TH ST. SW 72ND ST. SW 58TH ST. SW 42ND ST. SW 28TH ST. SW 14TH ST. S. 2ND ST. S. 12TH ST. S. 25TH ST. S. 38TH ST. S. 54TH ST. S. 68TH ST. S. 82ND ST. S. 96TH ST. S. 110TH ST. S. 120TH ST. S. 134TH ST. S. 148TH ST. S. 162ND ST. S. 176TH ST. S. 190TH ST.

R 5 E R 6 E R 7 E R 8 E

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