

MINUTES
LANCASTER COUNTY BOARD OF COMMISSIONERS
COUNTY-CITY BUILDING, ROOM 112
TUESDAY, JULY 21, 2020
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 July 17, 2020.

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

Others present: David Derbin, Chief Administrative Officer; Ann Ames, Deputy Chief Administrative Officer; Jenifer Holloway, Deputy County Attorney; Dan Nolte, County Clerk, and Monét McCullen, County Clerk's Office

The meeting was called to order at 9:02 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, July 14, 2020.**

MOTION: Schorr moved and Yoakum seconded approval of the minutes. Schorr, Amundson, Yoakum, Vest and Flowerday voted yes. Motion carried 5-0.

2) CLAIMS:

- A. Approval of all claims processed through July 21, 2020.**

Dan Nolte, Lancaster County Clerk, noted there was an amendment to the claims for the payroll ending on July 15, 2020 (Exhibit 1).

MOTION: Vest moved and Yoakum seconded approval of the claims as amended to include payroll ending on July 15, 2020. Vest, Schorr, Amundson, Yoakum and Flowerday voted yes. Motion carried 5-0.

- 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 Permit No. 1996 allowing Windstream to install service to a new subdivision at Salt Creek Reserve located at South 54th Street and Stagecoach Road. (C-20-0432)**
- B. Grant contract with Clyde Malone Community Center for the Youth Program in the amount of \$19,000 (funded by the Joint Budget Committee for the period of July 1, 2020 through June 30, 2021). (C-20-0433)**

- C. Grant contracts with the following (funded by the Juvenile Justice Prevention Funds for the period of July 1, 2020 through June 30, 2021):
1. Clyde Malone Community Center for the Leadership Academy program in the amount of \$50,000. (C-20-0434)
 2. Clyde Malone Community Center for the Take Pause program in the amount of \$20,000. (C-20-0435)
- D. Grant contracts with the following (funded by the Nebraska Commission on Law Enforcement and Criminal Justice Juvenile Services Grant for the period of July 1, 2020 through June 30, 2021):
1. Big Brothers Big Sisters Lincoln for the Community-Based Mentoring program in the amount of \$36,286. (C-20-0436)
 2. HopeSpoke for the Diversion Evaluations program in the amount of \$13,945. (C-20-0437)
 3. HopeSpoke for the Pilots of Change and School-Based Therapy program in the amount of \$95,918.90. (C-20-0438)
 4. Lincoln Public Schools (LPS) for the Truancy Diversion program in the amount of \$214,446. (C-20-0439)
 5. Clyde Malone Community Center for the Leadership Academy program in the amount of \$22,862.42. (C-20-0440)
- E. Amendment to County Contract C-18-0382 with New Heights Tree Service for Unit Price – Tree Trimming and Removal Services. (Bid No. 18-066. The amendment extends the contract from July 20, 2020 through October 19, 2020. The cost to the County is not to exceed \$3,500.) (C-20-0441)
- F. Amendments to the following County contracts for the Annual Supply Asphaltic Concrete (Bid No. 19-254. The estimated expenditures for all contracted vendors for this contract will be increased by \$15,000 for the remainder of the contract term with a revised total amount of \$50,000 for all contracted vendors.):
1. C-19-0846 with Cather & Son's Construction, Inc. (C-20-0442)
 2. C-19-0847 with Pavers, Inc. (C-20-0443)

MOTION: Amundson moved and Yoakum seconded approval of the consent items. Yoakum, Vest, Schorr, Amundson, and Flowerday voted yes. Motion carried 5-0.

4) PUBLIC HEARING:

- A. Proposed sale of property generally located at 300 Tyler Street in the City of Bennet, Lancaster County, Nebraska which includes declaring that the property no longer serves a County purpose, determining fair market value and setting the date for sale of the property. (See correlating item 5A)

Larry Legg, Assistant County Engineer, was administered the oath and said the building is no longer sufficient for the County Engineering Department needs. He provided an appraisal report (Exhibit 2).

Schorr asked what the fair market value was for the property. Legg confirmed that to be \$72,000.

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

The Chair closed the public hearing.

5) **NEW BUSINESS:**

- A. **Resolution in the matter of the proposed sale of property generally located at 300 Tyler Street in the City of Bennet, Lancaster County, Nebraska (which includes declaring that the property no longer serves a County purpose, determining fair market value and setting the date for sale of the property). (R-20-0038)**

MOTION: Amundson moved and Yoakum seconded approval of the resolution. Amundson, Yoakum, Vest, Schorr and Flowerday voted yes. Motion carried 5-0.

- B. **Special Designated License applications from Meier's Wine, Inc., dba Meier's Cork 'n Bottle for events at the following:**

1. **Kleinschmidt Residence, 11401 Van Dorn Street, Walton, Nebraska on Friday, August 7, 2020.**
2. **Prairie Creek Inn, 2400 South 148th Street, Walton, Nebraska on Saturday, August 8, 2020.**

MOTION: Schorr moved and Vest seconded approval of the two special designated license applications. Schorr, Amundson, Yoakum, Vest and Flowerday voted yes. Motion carried 5-0.

- C. **Selective Overtime Enforcement Mini-Grant Application and Award from the State of Nebraska Department of Transportation to Lancaster County Sheriff's Office for impaired driving enforcement in the amount of \$5,170. (C-20-0448)**

MOTION: Vest moved and Schorr seconded approval of the mini grant. Vest, Schorr, Amundson, Yoakum and Flowerday voted yes. Motion carried 5-0.

- D. **Contract with Van Kirk Brothers Contracting for the replacement of Box Culvert H-115 (Project 19-2; Bid 20-138). The work shall be completed on or before October 30, 2020. The cost to the County is \$318,459. (C-20-0444)**

Legg said this is a FEMA (Federal Emergency Management Agency) contract. The County will receive 75% of flood mitigation costs for the structure.

In response to Flowerday's question, Legg said this structure was damaged from the flooding in 2015. He clarified this was for flood mitigation to reduce the chances of future floods damaging the infrastructure. Flowerday asked how the County was receiving FEMA funds if it was not being used for a replacement. Legg said there are funds made available when a disaster occurs.

Legg said the bridge is located on 176th Street in the northeast corner of the County.

MOTION: Amundson moved and Vest seconded approval of the contract. Yoakum, Vest, Schorr, Amundson and Flowerday voted yes. Motion carried 5-0.

- E. **Interlocal agreement with Educational Service Unit (ESU) No. 18 for educational services to youth detained at the Youth Services Center. The term of the agreement is from August 1, 2020 through July 31, 2021. The County will reimburse the ESU up to \$799,360 for the services provided. (C-20-0446)**

MOTION: Yoakum moved and Amundson seconded approval of the interlocal agreement. Amundson, Yoakum, Vest, Schorr and Flowerday voted yes. Motion carried 5-0.

F. Reappointment of Jacquelyn Miller to the Lincoln-Lancaster County Board of Health for a term to expire on April 15, 2023.

MOTION: Vest moved and Yoakum seconded approval of the reappointment. Schorr, Amundson, Yoakum, Vest and Flowerday voted yes. Motion carried 5-0.

6) UPDATE ON COVID-19 AND LANCASTER COUNTY RESPONSE:

No discussion was held.

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

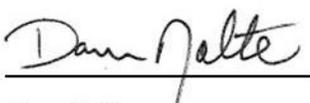
No one appeared for public comment.

8) ANNOUNCEMENTS:

- A. The Lancaster County Board of Commissioners will hold a special staff meeting on Tuesday, July 21, 2020 at 10:00 a.m., or immediately following the Board of Equalization meeting in Room 112 of the County-City Building (555 S. 10th Street, Lincoln).
- B. The Lancaster County Board of Commissioners will hold a staff meeting on Thursday, July 23, 2020 at 8:30 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln).
- C. The Lancaster County Board of Commissioners will hold its next regular meeting on Tuesday, July 28, 2020 at 9:00 a.m., in Room 112 of the County-City Building (555 S. 10th Street, Lincoln).
- D. County Commissioners can be reached at 402-441-7447 or commish@lancaster.ne.gov.
- E. The Lancaster County Board of Commissioners meeting is broadcast live on LNKTVCity. For the rebroadcast schedule visit lincoln.ne.gov (keyword: LNKTVCity). Meetings are also streamed live on LNKTVCity and can be viewed on YouTube (LNKTVCity).

9) ADJOURNMENT

MOTION: Schorr moved and Vest seconded to adjourn the Lancaster County Board of Commissioners meeting at 9:16 a.m. Yoakum, Vest, Schorr, Amundson and Flowerday voted yes. Motion carried 5-0.



Dan Nolte
Lancaster County Clerk



LANCASTER COUNTY PAYROLL DISBURSEMENTS
For the Pay Period July 2, 2020 thru July 15, 2020
Pay Date: July 23, 2020



Gross Pay:	<u>\$ 2,239,480.39</u>
Employer FICA:	<u>\$ 162,232.72</u>
Pension Contribution:	<u>\$ 160,515.26</u>
PEHP Contribution:	<u>\$ 11,375.00</u>
PEHP Payout:	<u>\$ 32,335.30</u>
Group Insurance:	<u>\$ 1,045,327.26</u>

Real Estate Appraisal Report

**Lancaster County Maintenance Shop
300 Tyler Street
Bennet, NE. 68317**

**James J. Shotkoski
General Certified Appraiser**



Pamela L. Dingman, P.E.
County Engineer

Kenneth D. Schroeder, R.L.S.
Deputy County Surveyor

444 Cherry Creek Road, Bldg. C
Lincoln, Nebraska 68528
Phone: 402-441-7681 Fax: 402-441-8692
Email: coeng@lancaster.ne.gov

February 24, 2020

Lancaster County
Board of Commissioners
555 South 10th Street
Lincoln, NE. 68508

Re: Appraisal Report
300 Tyler Street
Bennet, NE. 68317

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. 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. The following appraisal report is a Restricted Appraisal Report of an existing county maintenance/storage building 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 February 19, 2020, 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 to be:

SEVENTY-TWO THOUSAND (\$ 72,000.00) DOLLARS

Respectfully submitted,

James J. Shotkoski Digitally signed by James J. Shotkoski
Date: 2020.02.24 11:32:04 -06'00'

James J. Shotkoski
General Certified Appraiser

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Addenda

Zoning

Qualifications of the Appraiser

SUMMARY OF FACTS AND CONCLUSIONS

Type of Property: Existing Storage/Warehouse Development

Location: 300 Tyler St.
Bennet, NE. 68317

Legal Description: Lot Sixty-Nine (69), located in the Northeast Quarter (NE¼) Section Ten (10), Township Eight North (8N), Range Eight East (8E) of the 6th Principal Meridian, Lancaster County, Nebraska,

Property Rights: Fee Simple Estate

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

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

Purpose of the Appraisal: Valuation of County Owned land for possible disposition

Appraisal Format: Restricted Format

Neighborhood: The subject neighborhood is generally described as Tyler Street on the east; Monroe Street, a/k/a U.S. Hwy 43, on the west; Cottonwood Street on the north; and Garden 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 primarily single-family area with light commercial usage in the along the western neighborhood boundary adjacent to both sides of Monroe Street, corresponding with the central part of the Village of Bennet, and less intensive lower density usages dominating development to the south and western portions of the neighborhood.

Site Description: The subject site is located on the southwest corner of Cottonwood and Tyler Streets. The site has approximately 100 lineal feet on the north adjacent to Cottonwood Street and extends to the south along Tyler Street for approximately 150 lineal feet and contains a total gross available site area of 14,987 SF (0.34 Ac.), more or less. The site is at grade with surrounding streets and slopes from the northwest to the southeast. The site is a corner location and has adequate visibility from Cottonwood Street. The access is limited to Tyler Street

SUMMARY OF FACTS AND CONCLUSIONS (Continued)

Site Description (Cont.) and is considered to be adequate. The site is within the territorial limits for the Village of Bennet, with municipal fire and police services are available from the Village of Bennet.

Zoning: The site is zoned R-3, Multiple-Family Residential District. This zoning designation is intended to provide for single and two-family residential uses. The subject property is considered to be a legally conforming public building use.

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

Taxes and Assessments:

2019 Assessed Value –Land	\$ 22,500
2019 Assessed Value –Imprv.	<u>\$ 27,200</u>
2019 Assessed Value –Total	\$ 49,700

2020 Tax Obligation The subject property is owned by Lancaster County, a governmental agency, and is exempt from property tax obligations.

Desc. of Improvements: The subject site is improved with a one-story stone building measuring 50 lineal feet adjacent to Cottonwood Street on the north and extending southerly along Tyler Street for 48 lineal feet with a total gross building area of 2,400 SF. The building was constructed in approximately 1930, as a maintenance building for Lancaster County. The building is situated on a concrete footing. The sidewalls are stone and are thirteen foot sidewalls. The roof is a sloped roof and appears to be in adequate condition with various items of deferred maintenance observed. The interior of the building has a poured concrete floor and the building layout includes a small office area with attached restroom and includes approximately 600 SF of finished office area and the balance of the building is open area with minimal interior finish. The interior of the building is accessed from the east elevation from a walk-in door or from one of three overhead garage doors. The subject property is functionally designed and has been reasonably maintained. The physical age of the improvements is approximately ninety (90) years; however, the effective age is something less than the chronological age and for purposes of this appraisal report, I am of the opinion the effective age of the subject property building improvements to be fifty (50) years with very limited remaining economic life. The building improvements are still considered to have a marginal economic value over and above the value of the land.

SUMMARY OF FACTS AND CONCLUSIONS (Continued)

Highest and Best Use: Interim Commercial Development

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" and "as improved". The subject site was used purchased for and was used as a County Maintenance Shop since its inception. As such, the site contained on-site fuel storage tanks, etc. Based on a physical inspection of the site, the appraiser 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 impacts 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 an update of an appraisal done for the Sponsor, as of February 19, 2020, and as of date for this appraisal report, corresponds with my last inspection date of the subject property.

Indications of Value:

Land Valuation Estimate	\$ 52,500
Cost Comparison Approach:	Not Applicable
Sales Comparison Approach:	\$ 72,000
Income Approach:	Not Applicable

Final Indication of Value: \$ 72,000

Date of Appraisal: The effective date of the appraisal is as of February 19, 2020, 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).
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

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

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.
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.

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

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 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 area of 14,987 SF (0.34 Acres), more or less, of total site area. 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 primarily single-family residential 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.

EXTRAORDINARY ASSUMPTIONS AND LIMITING CONDITIONS (Continued)

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 subject property is currently utilized as a County Maintenance Facility. The current use does appear to include restricted use chemicals; however, proper application procedures would have limited any long-term impact to the subject 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 primarily single-family residential area for the Village of Bennet, 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 for the Village of Bennet.

IDENTIFICATION OF THE PROPERTY

The subject property is located at 300 Tyler Street, Bennet, Nebraska, and is legally described as Lot Sixty-Nine (69), located in the Northeast Quarter (NE¼) Section Ten (10), Township Eight North (8N), Range Eight East (8E) of the 6th Principal Meridian, Village of Bennet, 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 10th Street
Lincoln, NE. 68508

SPONSOR

Lancaster County Board of Commissioners
555 South 10th Street
Lincoln, NE. 68508

DATE OF THE APPRAISAL

The effective date of the appraisal is as of February 19, 2020, 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.

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.

SCOPE OF THE APPRAISAL (Continued)

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 photos used in this report, were taken by the appraiser as part of the original appraisal report. The date for this appraisal report is February 19, 2020, 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 February 19, 2020, by James J. Shotkoski, Lancaster County Engineering Dept.

NEIGHBORHOOD DESCRIPTION

The subject neighborhood is generally described as Tyler Street on the east; Monroe Street, a/k/a U.S. Hwy 43, on the west; Cottonwood Street on the north; and Garden 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 primarily single-family area with light commercial usage in the along the western neighborhood boundary adjacent to both sides of Monroe Street, corresponding with the central part of the Village of Bennet, and less intensive lower density usages dominating development to the south and western portions of the neighborhood.

SITE DESCRIPTION

The subject site is located on the southwest corner of Cottonwood and Tyler Streets. The site has approximately 100 lineal feet on the north adjacent to Cottonwood Street and extends to the south along Tyler Street for approximately 150 lineal feet and contains a total gross available site area of 14,987 SF (0.34 Ac.), more or less. The site is at grade with surrounding streets and slopes from the northwest to the southeast. The site is a corner location and has adequate visibility from Cottonwood Street. The access is limited to Tyler Street and is considered to be adequate. The site is within the territorial limits for the Village of Bennet, with municipal fire and police services are available from the Village of Bennet.

ZONING

The site is zoned R-3, Multiple-Family Residential District. This zoning designation is intended to provide for single and two-family residential uses. The subject property is considered to be a legally conforming public building use. Please refer to the Addenda of this report for a copy of the applicable zoning regulations.

FLOOD STATUS

The subject site is not believed to be located in a delineated flood zone or flood hazard area.

TAXES AND ASSESSMENTS

2019 Assessed Value –Land	\$ 22,500
2019 Assessed Value –Imprv.	<u>\$ 27,200</u>
2019 Assessed Value –Total	\$ 49,700

2020 Tax Obligation	The subject property is owned by Lancaster County, a governmental agency, and is exempt from property tax obligations.
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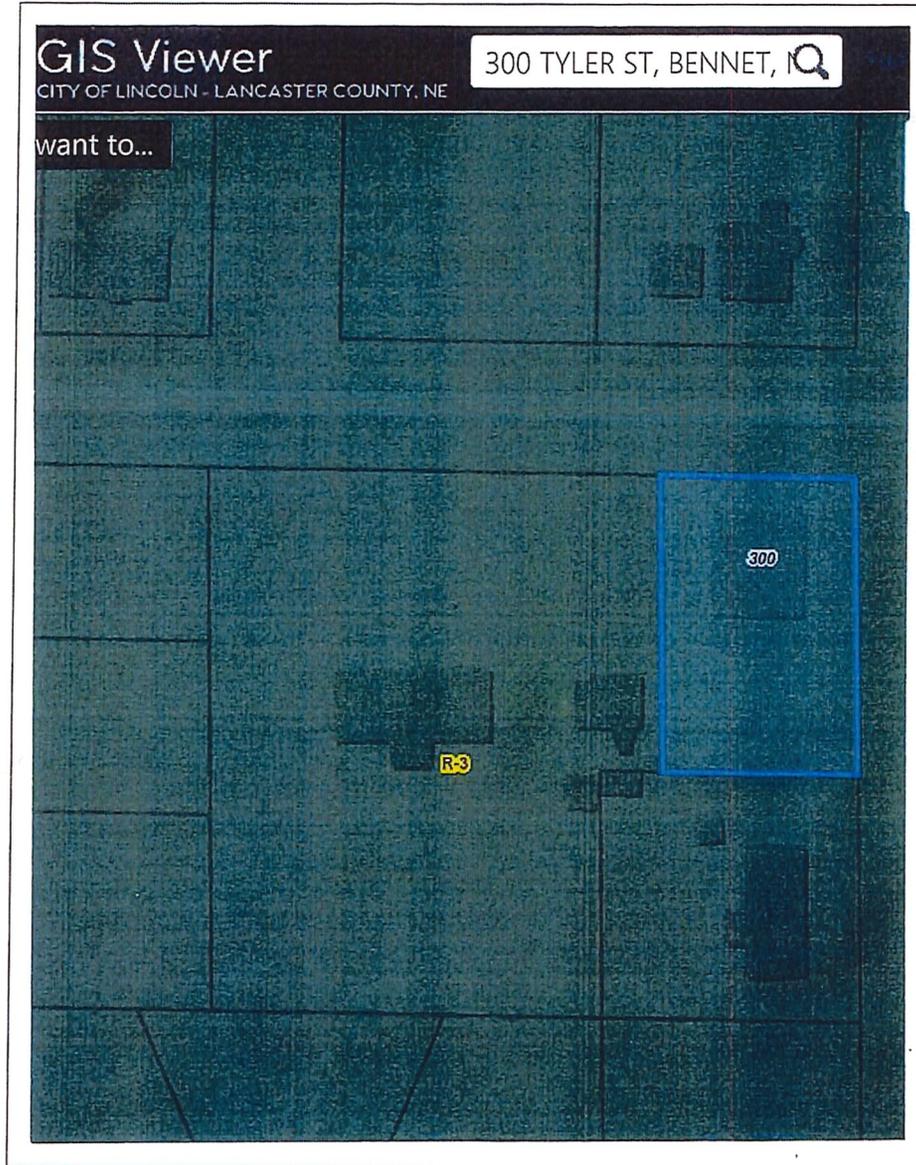
DESCRIPTION OF THE IMPROVEMENTS

The subject site is improved with a one-story stone building measuring 50 lineal feet adjacent to Cottonwood Street on the north and extending southerly along Tyler Street for 48 lineal feet with a total gross building area of 2,400 SF. The building was constructed in approximately 1930, as a maintenance building for Lancaster County. The building is situated on a concrete footing. The sidewalls are stone and are thirteen foot sidewalls. The roof is a sloped roof and appears to be in adequate condition with various items of deferred maintenance observed. The interior of the building has a poured concrete floor and the building layout includes a small office area with attached restroom and includes approximately 600 SF of finished office area and the balance of the building is open area with minimal interior finish. The interior of the building is accessed from the east elevation from a walk-in door or from one of three overhead garage doors. The subject property is functionally designed and has been reasonably maintained. The physical age of the improvements is approximately ninety (90) years; however, the effective age is something less than the chronological age and for purposes of this appraisal report, I am of the opinion the effective age of the subject property building improvements to be fifty (50) years with very limited remaining economic life. The building improvements are still considered to have a marginal economic value over and above the value of the land.

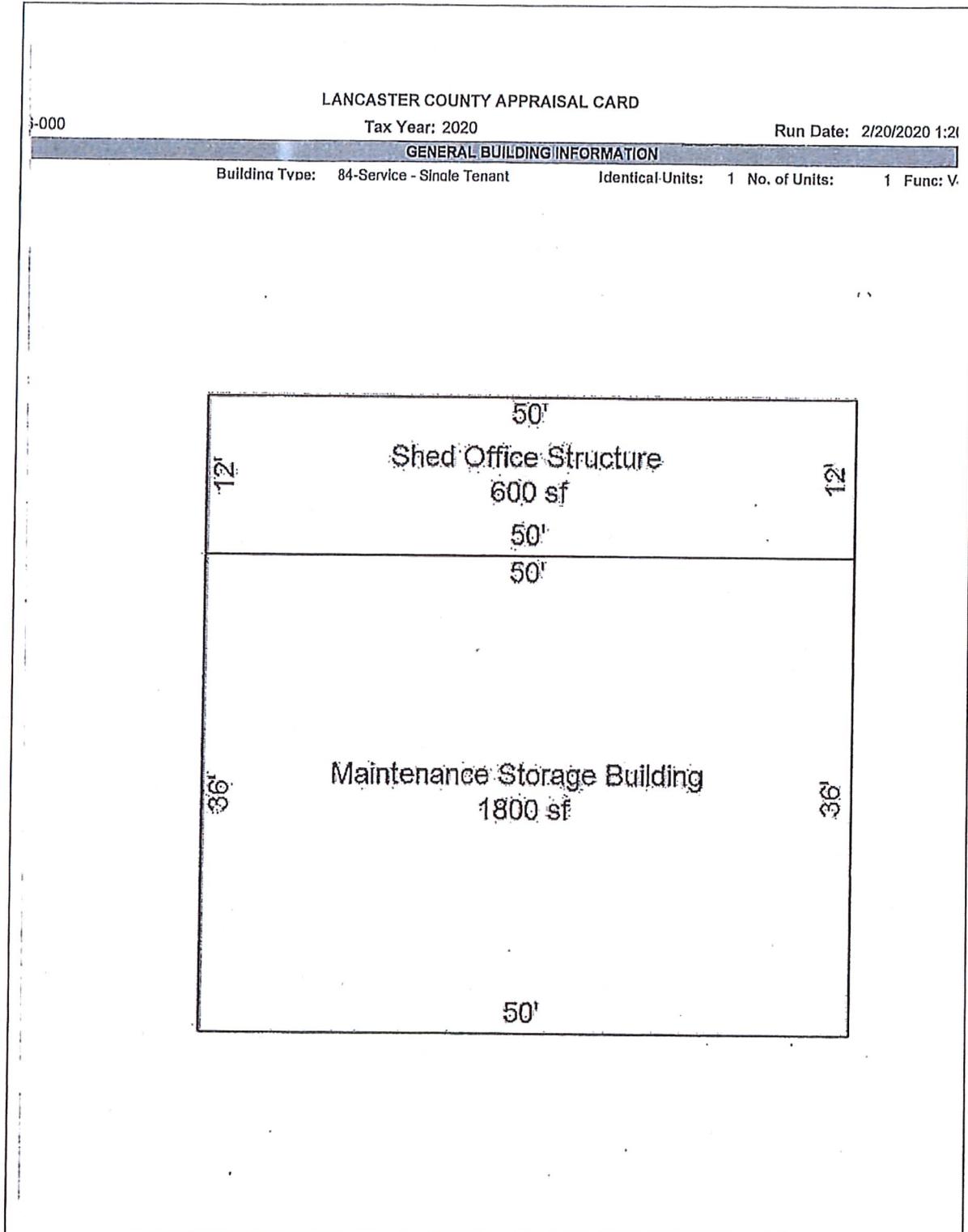
PLAT MAP

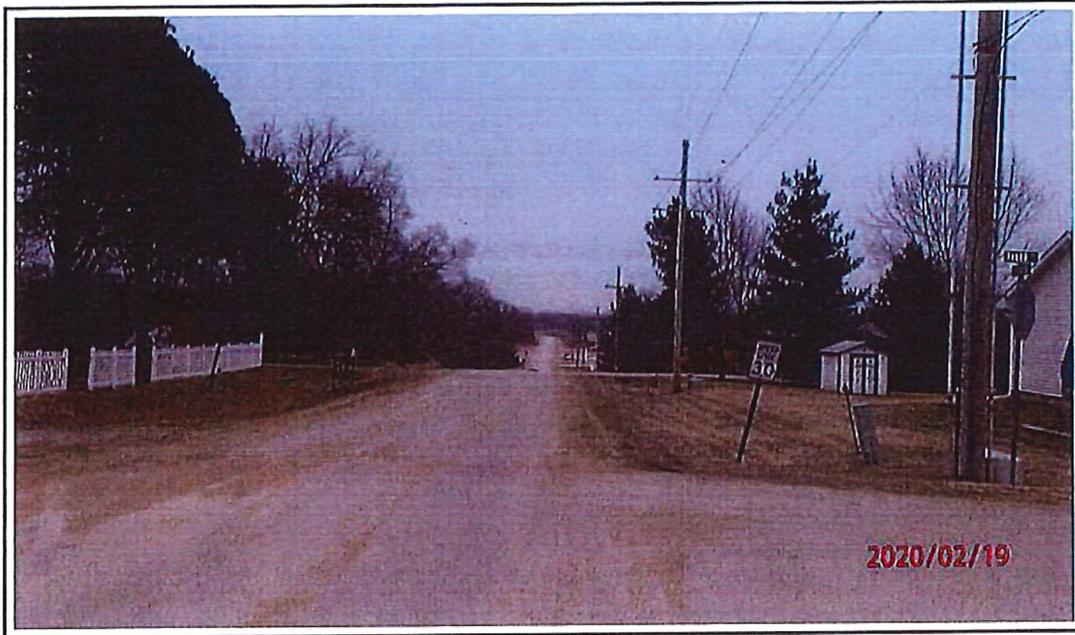


ZONING MAP



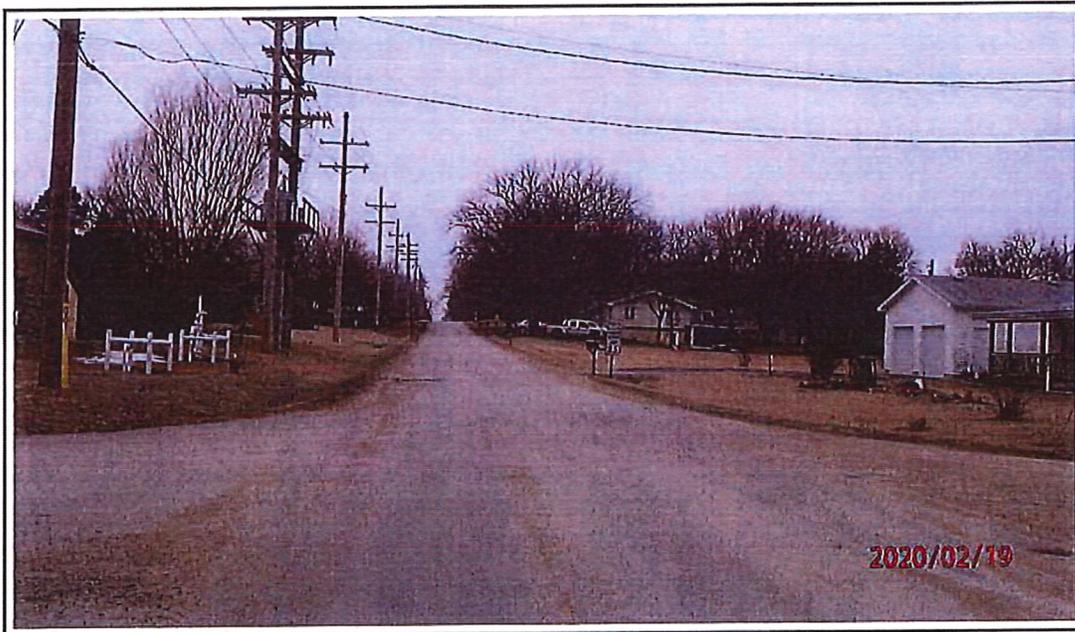
BUILDING SKETCH





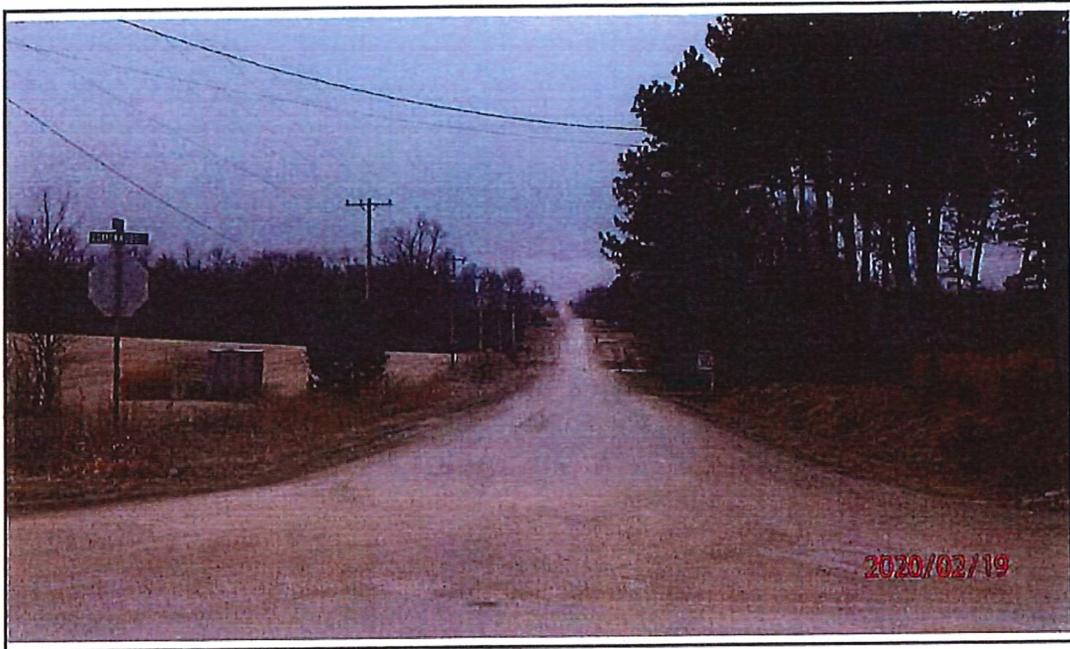
Street Scene

Partial view looking easterly along Cottonwood Street as seen from the Tyler Street intersection. Camera direction facing easterly. Photograph taken February 19, 2020, by James J. Shotkoski



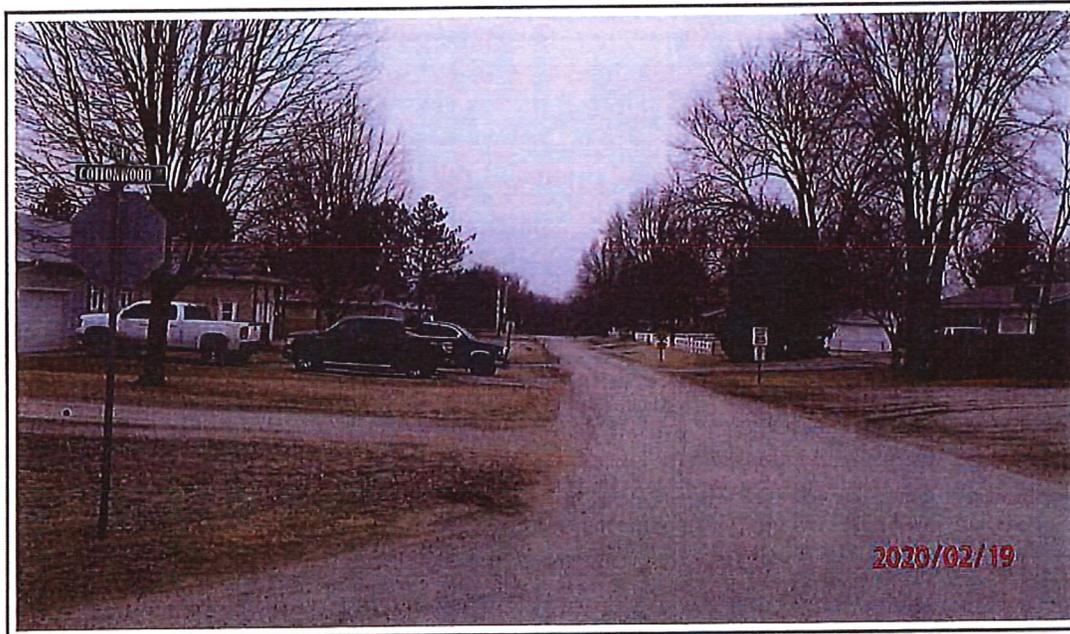
Street Scene

Partial view looking westerly along Cottonwood Street as seen from the Tyler Street intersection. Camera direction facing westerly. Photograph taken February 19, 2020, by James J. Shotkoski



Street Scene

Partial view looking northerly along Tyler Street as seen from the Cottonwood Street intersection. Camera direction facing northerly. Photograph taken February 19, 2020, by James J. Shotkoski



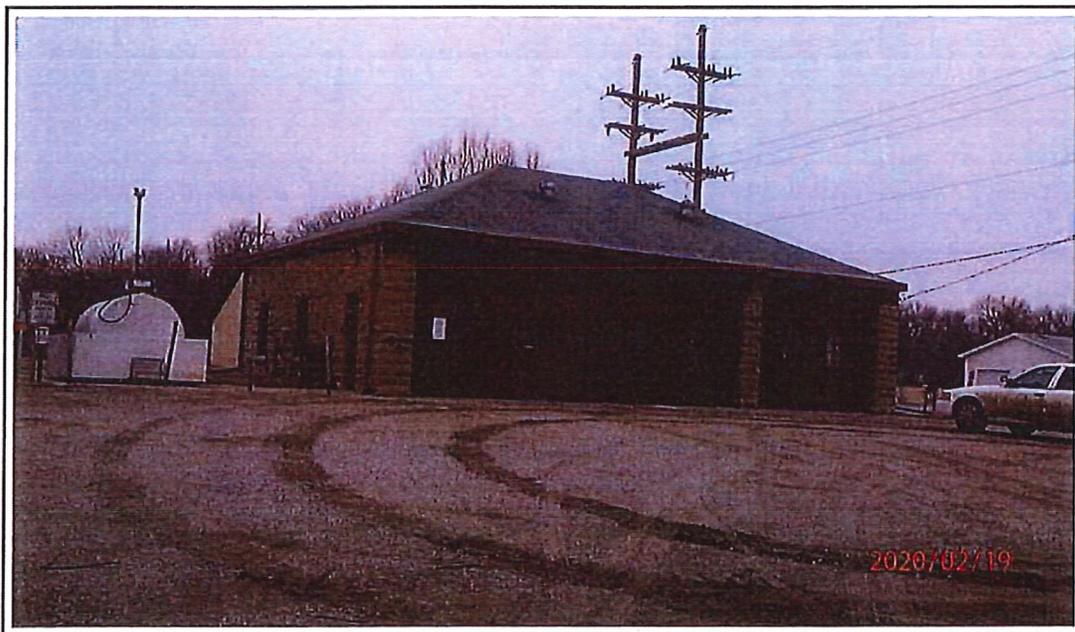
Street Scene

Partial view looking southerly along Tyler Street as seen from the Cottonwood Street intersection. Camera direction facing southerly. Photograph taken February 19, 2020, by James J. Shotkoski



Subject Property

Partial view of the east and north elevation of the subject property as seen from the intersection of Cottonwood and Tyler Streets. Camera direction facing southwesterly. Photograph taken February 19, 2020, by James J. Shotkoski



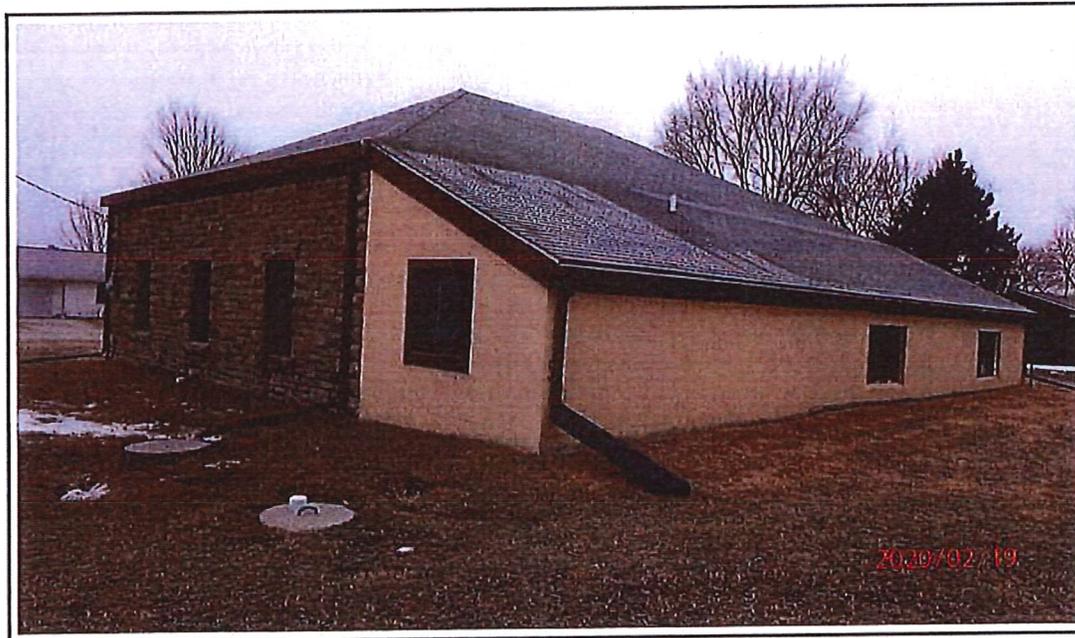
Subject Property

Partial view of the east and south elevation of the subject property as seen from an interior on-site location. Camera direction facing northwesterly. Photograph taken February 19, 2020, by James J. Shotkoski



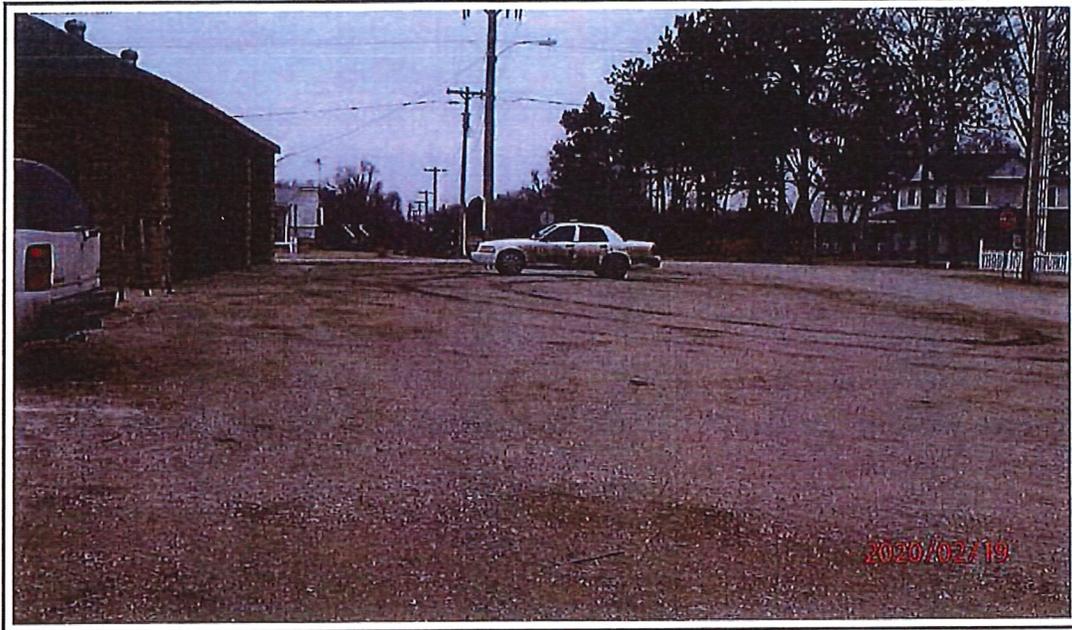
Subject Property

Partial view of the south and west elevations of the subject property as seen from an interior on-site location. Camera direction facing northeasterly. Photograph taken February 19, 2020, by James J. Shotkoski



Subject Property

Partial view of the west and north elevations of the subject property as seen from an interior on-site location. Camera direction facing southeasterly. Photograph taken February 19, 2020, by James J. Shotkoski



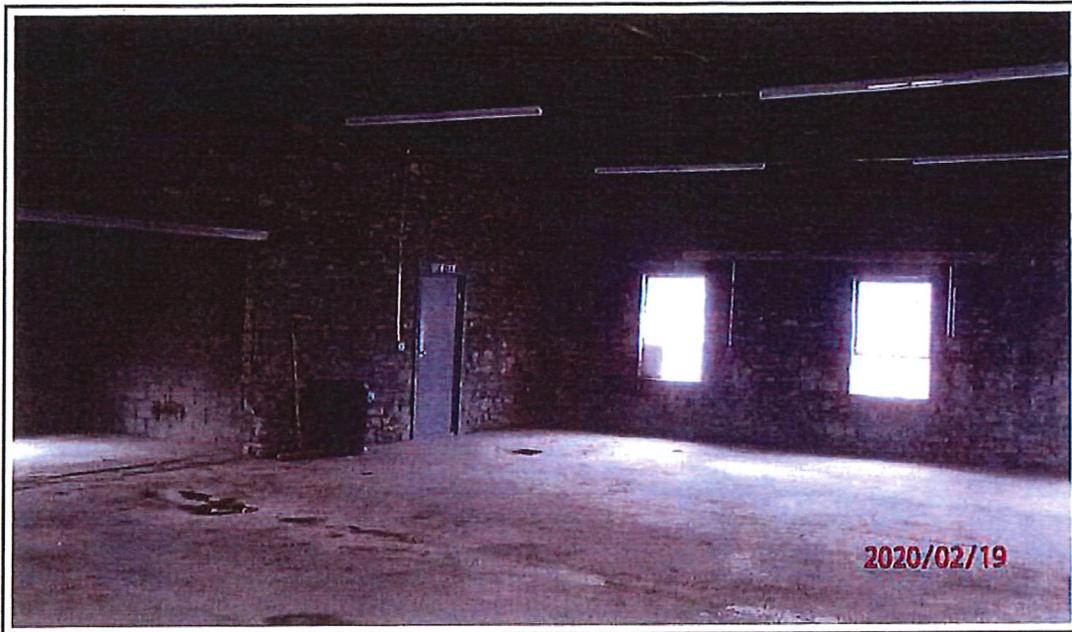
Subject Property

Partial view of the east portion of the subject property as seen from an interior on-site location. Camera direction facing northerly. Photograph taken February 19, 2020, by James J. Shotkoski

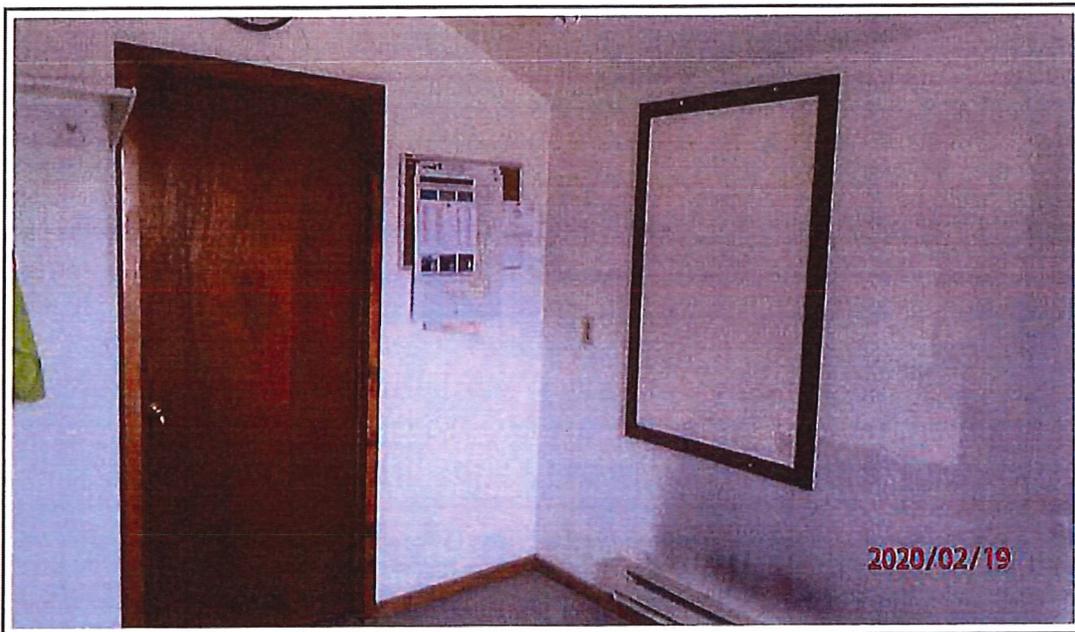


Subject Property

Partial view of the southern portion of the subject property as seen from an interior on-site location. Camera direction facing westerly. Photograph taken February 19, 2020, by James J. Shotkoski



Subject Property
Partial interior view of the subject property unfinished shop and storage area. Photograph taken February 19, 2020, by James J. Shotkoski



Subject Property
Partial interior view of the subject property finished office area. Photograph taken February 19, 2020, 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

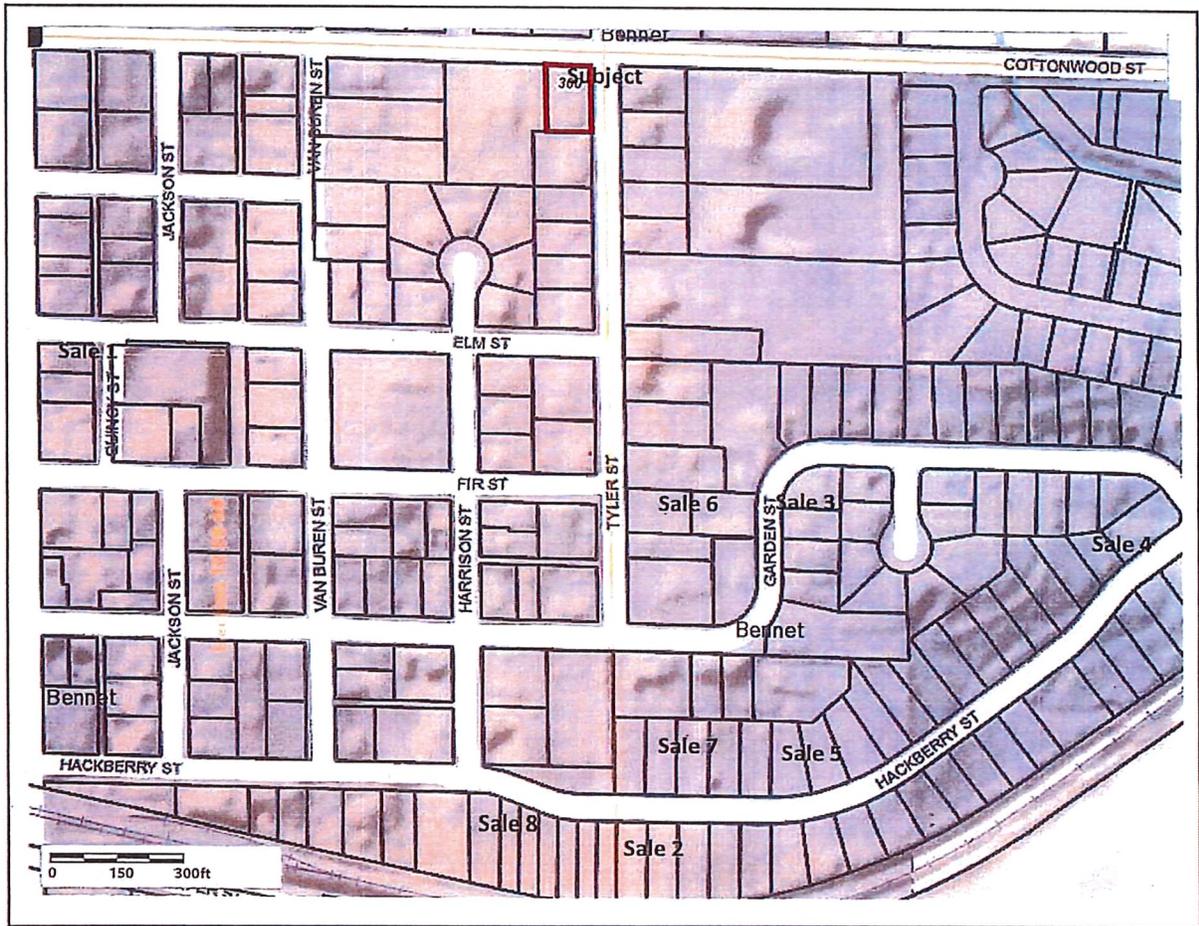
The subject site is located on the southwest corner of Cottonwood and Tyler Streets. The site has approximately 100 lineal feet on the north adjacent to Cottonwood Street and extends to the south along Tyler Street for approximately 150 lineal feet and contains a total gross available site area of 14,987 SF (0.34 Ac.), more or less. The site is at grade with surrounding streets and slopes from the northwest to the southeast. The site is a corner location and has adequate visibility from Cottonwood Street. The access is limited to Tyler Street and is considered to be adequate. The site is within the territorial limits for the Village of Bennet, with municipal fire and police services are available from the Village of Bennet. The site is zoned R-3, Multiple-Family Residential District. This zoning designation is intended to provide for single and two-family residential uses. The subject property is considered to be a legally conforming public building use.

The subject neighborhood is an established primarily single-family area with light commercial usage in the along the western neighborhood boundary adjacent to both sides of Monroe Street, corresponding with the central part of the Village of Bennet, and less intensive lower density usages dominating development to the south and western portions of the neighborhood.

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 single family or two-family residential development capitalizing on the subject site's proximity to Bennet, 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 it is physically possible, legally permissible and financially feasible.



LAND SALES MAP

Land Valuation (Continued)

The preceding vacant land sales are summarized as follows:

Sale	Location	Date	Price (\$)	Size (SF)	\$/SF	Zoned
1	510 Monroe St., Bennet	08/2016	\$ 27,000	8,234	\$ 3.28	Comm.
2	805 Hackberry St. Bennet	02/2019	59,500	13,662	4.36	Res.
3	925 Garden St., Bennet	03/2019	52,600	14,595	3.60	Res.
4	1180 Hackberry St., Bennet	04/2019	35,500	7,968	4.46	Res.
5	910 Hackberry St., Bennet	06/2019	44,500	12,949	3.44	Res.
6	600 Tyler St., Bennet	07/2019	42,000	14,726	2.85	Res.
7	820 Hackberry Ct., Bennet	07/2019	46,000	12,304	3.74	Res.
8	705 Hackberry Ct., Bennet	10/2019	59,500	14,242	4.18	Res.
Subject	300 Tyler St., Bennet			14,987		Res.

The subject site is located in the Village of Bennet. Bennet is a developing primarily residential development area of east central 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 of total gross available site area. The subject site is a residential site adjacent to a paved east/west arteriole for the Village of Bennet

The above sales range in size from a low of 7,968 SF to a high of 14,726 SF, with an arithmetic mean of 12,335 SF, compared to the subject site's size of 14,987 SF. The consideration per square foot vary from a low of \$ 2.85/SF to a high of \$ 4.46/SF and an arithmetic mean of \$ 3.74/SF and a weighted average of \$ 3.72/SF (\$ 366,600 Total Consideration divided by 98,680 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, access and the zoning including the 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.

Land Valuation (Continued)

In adjusting for changing market conditions over the past five years, an analysis of the above sales indicates a fairly active market for residential development in the City of Bennet. Seven of the eight sales used above occurred in 2019. Omitting, Comparable Sale 1 from further analysis due to its date and functionality, the remaining seven sales would indicate the above sales are considered sufficiently recent, in terms of the date of the sale and do not require any further adjustments for time or changing market conditions, relative to that of the date of the appraisal.

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 14,987 SF of total site area. Each of the above sales, with the exception of Comparable Sale 4, are sufficiently comparable to the subject site in terms of size, and require minor adjustments, relative to that of the subject site for this consideration. Comparable Sale 4 is smaller than the subject site, and utilizing the above real estate principle is considered to be superior to the larger subject site and requires a downward adjustment toward the interior subject site to account for this consideration. An analysis of Comparable Sales 4 and 5 allow us to use a "matched-pairs" analysis of each of these sales to distinguish the change in value, relative to size differences, over the interim between the two sales. The "matched-pairs" analysis compares and contrasts the two sales where the valuation considerations of each of the sales are identical in all respects, with the exception of one variable, in this case the size of the tracts. Comparable Sale 4, which is the smaller and superior tract, sold initially on April 22, 2019, for a sales price of \$ 4.46/SF. Comparable Sale 5 which is approximately twice as large as Comparable Sale 4 was sold on June 12, 2019, for a sales price of \$ 3.44/SF. The interim between these two sales was 51 days. Based on the above, the direction of the size adjustment is downward toward the larger parcel and supports the above-mentioned underlying real estate principle. The magnitude of the downward adjustment suggests a downward adjustment of over twenty-five percent for Comparable Sale 4 towards the larger Comparable Sale 4 to account for this consideration; however, two sales provides a limited amount of data to make a market-wide assumption and for purposes of this appraisal report, I consider a downward size adjustment of 15% to be warranted in this report.

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 Bennet adjacent to a paved arteriole and within close proximity to mixed-use residential and light commercial development.. Each of the comparable sales are considered to be comparable to the subject site in terms of location and require varying degrees of minor adjustments, relative to the subject site for this consideration.

In adjusting for access the subject site is a corner location with good access from adjoining streets which borders the subject site. Each of the comparable sales are located adjacent to paved roadways and are considered to be comparable to the subject site for this consideration and require only minor adjustments, relative to the subject site for this consideration.

Land Valuation (Continued)

In adjusting for zoning, the subject property is zoned for residential development. Each of the above comparable sales, with the exception of Comparable Sale 1, are zoned for residential development. As such, I consider each of the above sales to be comparable to the subject site for this consideration and require minor adjustments, relative to the subject site for this consideration. Comparable Sale 1 is zoned for commercial development, and based on an analysis of the above sales, is considered to be slightly superior to the subject site in terms of zoning. As such, Comparable Sale 1 requires a slight downward adjustment to account for the development potential of the subject site, relative to that of the comparable sales. A downward adjustment five percent for this consideration is considered to be reasonable 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.

UNIMPROVED SALES ADJUSTMENT GRID

Attribute	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8
Prop. Rights	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Conditions	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Financing	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Mkt. Cond.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Size	1.00	1.00	1.00	0.85	1.00	1.00	1.00	1.00
Location	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Access	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Zoning	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Composite	0.95	1.00	1.00	0.85	1.00	1.00	1.00	1.00
Unadj. \$/SF	\$ 3.28	\$ 4.36	\$ 3.60	\$ 4.46	\$ 3.44	\$ 2.85	\$ 3.74	\$ 4.18
Composite	0.95	1.00	1.00	0.85	1.00	1.00	1.00	1.00
Adjsted \$/SF	\$ 3.12	\$ 4.36	3.60	\$ 3.79	\$ 3.44	\$ 2.85	\$ 3.78	\$ 4.18

Arraying the above sales in linear fashion, results in the adjusted sales falling in a range from a low of \$ 2.85/SF to a high of \$ 4.36/SF. Omitting the high and low sales from further analysis as being outside the indicated range of value, results in the six remaining sales falling in a range of value from \$ 3.12/SF to \$ 3.79/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 February 19, 2020, to be \$ 3.50/SF. This results in the following indication of value for the subject site to be:

$$14,987 \text{ SF @ } \$ 3.50/\text{SF} = \$ 52,455$$

$$\text{Call It: } \$ 52,500$$

Cost Approach

The Cost Approach is predicated on the Principle of Substitution which states that a buyer will pay no more for a property than the cost of an equally desirable similar property with identical use and design. The fact the subject property has a physical age of approximately eighty-eight (88) years makes the application of the Cost Approach in this report more of an academic exercise, than as an indicator of value due to the magnitude of the adjustments required to account for the accrued depreciation, physical, functional and external obsolescence thereby diminishing the persuasiveness of this approach as a final indication of value in this report. As such, the Cost Approach was not used in this report.

The subject property building improvements were constructed in approximately 1930, and the remaining economic life for the subject property building improvements is primarily for warehouse storage.

The Cost to Cure to upgrade the subject property to address the various forms of accrued depreciation and to retrofit the interior of the building to comply with applicable building codes for the Village of Bennet could in fact exceed the economic value of the subject property, as improved; therefore, the existing building improvements are considered, for purposes of this report, to be an interim use with the most probable use for the subject site, as improved, being the demolition of the existing building improvements and the construction of some type of new development, capitalizing on the location and surrounding mixed-use developments within the vicinity of the subject property.

The cost of demolition and the removal of the razed building improvements are needed prior to the construction of any new building improvements. The cost to demolish and remove the existing building improvements is estimated to be approximately \$ 5,000. This cost equates to a figure of approximately \$ 2.00/SF (\$ 5,000 Total Demolition Costs divided by 2,400 SF Total Building Size).

The cost to remove the existing building improvements is a development cost which must be taken prior to implementation of the subject property highest and best use, "As Vacant". This development cost, in my opinion, would be a deduction from what a developer would pay for the site, as the developer must incur this cost, prior to the construction of any new building improvements, and this cost would be reflected in what a potential developer would be willing to pay for site.

Sales Comparison Approach

The procedure of the Sales Comparison Approach arrives at an estimate of value by comparing the subject property to sales of similar properties. The sales are analyzed to bring out similar characteristics to common denominators. These common denominators are referred to as "units of comparison", and may be such common denominators as the value of the total site, the value of the parcel on a per square foot basis, some other supportable economic unit of comparison.

The subject property being appraised is compared and rated with other like properties for which market data is available. The appropriate economic unit of comparison in this report is the sale price per square foot of total gross building area.

Sales Comparison Approach (Continued)

Improved Comparable Sale 1

Description of Impvmnts. (Cont.): condition. The building is currently used as a maintenance building for the Village of Denton.

Land to Building Ratio: 2.35:1

Consideration: \$ 17,400 \$/SF: \$ 7.25/SF

Financing: Cash to Seller

Zoning: R-1, Residential

Highest and Best Use at Time of the Sale: Existing Commercial Use

Confirmed: Lancaster Co. Engineering Dept.

Sales Comparison Approach (Continued)

Improved Comparable Sale 2



Parcel Identification Number: 21-10-202-008-000

Location: 360 Fir St.
Bennet, NE

Legal Description: Lot Ten (10) and the West Half (W ½) of Lot Eleven (11),
Block Thirty-Four (34), Village of Bennet, Lancaster
County, State of Nebraska

Grantor: Cheney Welding, Inc., a Nebraska corporation

Grantee: John's Used Green Store, LLC, a Nebraska limited liability
company

Instrument: Corporate Warranty Deed
Date of Execution: 09/06/2017
Instrument # 2017037636
Date Recorded: 09/07/2017

Tract Size: 8,209 SF (0.19 Ac.), more or less

Description of Improvements: The site is improved with a one-story prefabricated metal
warehouse and storage building constructed in 1972, and
containing 2,592 SF. The building appears to be in
average or slightly above average condition. The building
is currently used for commercial development.

Sales Comparison Approach (Continued)

Improved Comparable Sale 2

Land to Building Ratio:	3.17:1	
Consideration:	\$ 100,000	\$/SF: \$ 38.58/SF
Financing:	Cash to Seller	
Zoning:	Commercial	
Highest and Best Use at Time of the Sale:	Existing Use	
Confirmed:	State of Nebraska Department of Revenue Real Estate Transfer Statement	

Sales Comparison Approach (Continued)

Improved Comparable Sale 3



Parcel Identification Number: 21-10-205-037-000

Location: 305 Fir St.
Bennet, NE

Legal Description: Lots "L", "M", "N", "O", "P" and "Q" Sidles Subdivision of Lots One 1). Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Forty-One (41), Village of Bennet, Lancaster County, State of Nebraska

Grantor: John's Used Green Store, LLC, a Nebraska limited liability company

Grantee: Cheney Welding, Inc., a Nebraska corporation

Instrument: Warranty Deed Date of Execution: 09/06/2017
 Instrument # 2017037641
 Date Recorded: 09/07/2017

Tract Size: 8,215 SF (0.19 Ac.), more or less

Description of Improvements: The site is improved with a one-story prefabricated metal warehouse and storage building constructed in 1995, and containing 6,000 SF. The building appears to be in average or slightly above average condition. The building is currently used for commercial development.

Sales Comparison Approach (Continued)

Improved Comparable Sale 3

Land to Building Ratio:	1.37:1	
Consideration:	\$ 200,000	\$/SF: \$ 33.33/SF
Financing:	Cash to Seller	
Zoning:	Commercial	
Highest and Best Use at Time of the Sale:	Existing Use	
Confirmed:	State of Nebraska Department of Revenue Real Estate Transfer Statement	

Sales Comparison Approach (Continued)

Improved Comparable Sale 4



Parcel Identification Number: 15-33-220-006-000

Location: 102 E 2nd St
Hickman, NE.

Legal Description: Lots Seven (7) and Eight (8), Twenty (20), Original Town of
Hickman, Lancaster County, State of Nebraska

Grantor: John Herman, a single person

Grantee: Air Cowboy, LLC., a Nebraska limited liability company

Instrument: Warranty Deed
Date of Execution: 07/11/2019
Instrument # 2019025915
Date Recorded: 07/17/2019

Tract Size: 14,003 SF (0.32 Ac.), more or less

Description of Improvements: The site is improved with a pre-fabricated metal building
constructed in 1962 and containing a total gross building
area of 2,448 SF.

Land to Building Ratio: 5.72:1

Sales Comparison Approach (Continued)

Improved Comparable Sale 4

Consideration: \$ 60,000 \$/SF: \$ 24.51/SF

Financing: Cash to Seller

Zoning: Highway Commercial

Highest and Best Use at
Time of the Sale: Existing Use

Confirmed: State of Nebraska
 Department of Revenue
 Real Estate Transfer Statement

Sales Comparison Approach (Continued)

Improved Comparable Sale 5



Parcel Identification Number: 16-26-204-002-000

Location: 9131 First St.
Cheney, NE..

Legal Description: Lots One (1) thru Six (6), Block Four (4), except that part of Lot Six (6), more particularly described as follows: Beginning at a point 1.68 feet West of the Southeast corner of Lot Six (6), thence West 42.32 feet to the Southwest corner of Lot Six (6), thence North 124 feet to the Northwest corner of Lot Six (6), thence East 22 feet, thence Southeasterly 126.15 feet to the point of beginning, Village of Cheney, Lancaster County, State of Nebraska

Grantor: Michael S. Evans and Lettie D. Evans, Husband & Wife

Grantee: Mark T. Schmidt

Instrument: Warranty Deed Date of Execution: 02/27/2019
 Instrument # 2019007330
 Date Recorded: 03/07/2019

Tract Size: 28,772 SF (0.66 Ac.), more or less

Sales Comparison Approach (Continued)

Improved Comparable Sale 5

Description of Improvements:	The site is improved with a one-story pre-fabricated steel commercial building improvement constructed in 1987, and containing a gross available building area of 2,520 SF, more or less.	
Land to Building Ratio:	11.42:1	
Consideration:	\$ 196,910	\$/SF: \$ 78.14/SF
Financing:	Cash to Seller	
Zoning:	H-3, Highway Commercial	
Highest and Best Use at Time of the Sale:	Existing Use	
Confirmed:	State of Nebraska Department of Revenue Real Estate Transfer Statement	

Sales Comparison Approach (Continued)

Improved Comparable Sale 6



Parcel Identification Number: 21-10-205-001-000

Location: 605 Monroe St.
Bennet, NE..

Legal Description: Lots A and B, and the North Fifty Feet (N 50') of Lot D, Sidles Subdivision of Lots One (1) thru Eight (8), inclusive, Block Forty-One (41), Village of Bennet, Lancaster County, State of Nebraska

Grantor: SI 80, LLC, a Nebraska limited liability company

Grantee: Yenco Property Management, Inc., a Nebraska corporation

Instrument: Warranty Deed Date of Execution: 10/16/2019
 Instrument # 2019041071
 Date Recorded: 10/16/2019

Tract Size: 3,309 SF (0.08 Ac.), more or less

Description of Improvements: The site is improved with a one-story concrete block commercial building improvement constructed in 1976, and containing a gross available building area of 1,648 SF, more or less.

Sales Comparison Approach (Continued)

Improved Comparable Sale 6

Land to Building Ratio:	2.01:1	
Consideration:	\$ 35,000	\$/SF: \$ 18.99/SF
Financing:	Cash to Seller	
Zoning:	C-1, Commercial	
Highest and Best Use at Time of the Sale:	Commercial Use	
Confirmed:	State of Nebraska Department of Revenue Real Estate Transfer Statement	

Sales Comparison Approach (Continued)

The preceding improved comparable building sales are summarized as follows:

Sale	Location	Date	Price	Size (SF)	\$/SF	Built	L:B Ratio
1	SW 91 st & W 3 rd St,	2016	\$ 17,400	2,400	\$ 7.25	1994	2.35:1
2	360 Fir St., Bennet	2017	100,000	2,592	38.58	1972	3.17:1
3	305 Fir St., Bennet	2017	200,000	6,000	33.33	1995	1.37:1
4	102 E 2 nd St., Hickman	2019	60,000	2,448	24.51	1962	5.72:1
5	9131 First St., Cheney	2019	196,910	2,520	78.14	1987	11.42:1
6	605 Monroe, Bennet	2019	35,000	1,648	18.99	1976	2.01:1
Subj	300 Tyler St., Bennet			2,400		1930	6.25:1

As set forth in the above summary, one of the most commonly recognized economic units of comparison for the subject property is the sales price/square foot of total above ground building area. The above comparable sales indicate prices for the improved building developments fall in a range from a low of \$ 7.25/SF to a high of \$ 78.14/SF. The arithmetic mean for the above sales is \$ 33.47/SF and the weighted average is \$ 34.61/SF (\$ 609,310 Total Consideration divided by 17,608 SF Total Gross Building Area).

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

In the process of estimating a market value for the subject, the following are considered to warrant adjustments; property rights conveyed by the sale, terms and conditions of the sale, the financing surrounding the sale, and the change in market value over the interim between the date of the comparable sale, and the effective date of the appraisal, more commonly called a time adjustment.

The final adjustments are for any physical adjustments of the comparable sales, versus that of the subject property. These differences are typically referred to as elements of comparison and are typically adjustments for differences in building sizes, locational considerations, functional utility and age and condition of the improvements relative to that of the subject property.

Each of the above sales involved the sale of the fee simple estate to the above referenced land and improvements, and as such no further adjustments for this consideration are warranted.

In adjusting for the motivations or conditions surrounding the sale, each of the above sales were considered to have been "arm's length" transactions and do not require any further adjustments relative to that of the subject property development for this consideration.

In adjusting for financing, each of the sales were cash sales or have been adjusted for cash or cash equivalency, and as such, any further adjustments for this consideration are not deemed to be necessary.

Sales Comparison Approach (Continued)

Market conditions or time adjustments over the previous approximately four-year period are considered to have been stable with a normal market ebb and flow of prices. Each of the above sales are considered to be comparable to the subject property for this consideration and require only minor adjustments, relative to the subject site for changing market conditions over the last four year interim.

After making each of the above adjustments, the sales are all brought to the same point in time. The next step is to make adjustments for elements of physical characteristics and differences. The subject site is considered to be the norm and each of the sales are adjusted accordingly toward the subject with sales which are considered to be inferior requiring varying degrees of upward adjustments toward the superior subject; and conversely, sales which are considered to be superior require varying degrees of downward adjustments toward the inferior subject property to account for these differences.

The underlying real estate principle governing the adjustments in this report is based on the economic principle of the larger the size of the individual unit of value, the lower the price paid per for this individual unit of value, and conversely, the smaller the size of the unit of value, the higher the price paid per unit of value, assuming all other economic valuation considerations being equal. As mentioned, the subject site is considered the norm, and sales are adjusted according utilizing the above mentioned real estate principle.

In adjusting for size, the subject property is currently used by Lancaster County as a maintenance shop for storage and repair of County owned vehicles and equipment. Each of the comparable sales in this report are predominantly owner occupied service and warehouse developments for the owner's primary benefit and are considered to be sufficiently comparable to the subject property in terms of size and require only minor adjustments for this consideration.

In terms of location, the subject property is located within the confines of the Village of Bennet, and is a developing community approximately twenty miles southeast from the established Central Business District for the City of Lincoln, and the main campus for the University of Nebraska. Comparable Sales 2, 3 and 6 are each located in the Village of Bennet, and are considered to be comparable to the subject property for this consideration. Comparable Sales 1 and 4 are each located within the Village of Hickman and are considered to be slightly superior to the subject property in terms of location, and utilizing the above real estate principle, require varying degrees of downward adjustment toward the slightly inferior subject property to account for this consideration. The magnitude of the adjustment is not well documented from an analysis of the above sales; however, for purposes of this report, I consider a downward adjustment of five percent for each of these sales to be justified in this report to account for these differences. Comparable Sale 5 is located within the Village of Cheney in close proximity to the corporate city limits for the City of Lincoln and is also considered to be superior to the subject property to account for locational considerations and urban influence, relative to that of the subject property. This sale also requires a downward adjustment toward the subject property to account for this consideration. The magnitude of the adjustment is not well defined from an analysis of the above sales; however, for purposes of this report, I consider a downward adjustment of fifteen percent for Comparable Sale 5 to account for the above locational considerations.

In adjusting for the age and condition of the subject property, relative to that of the comparable sales, each of the comparable sales have been maintained and items of deferred maintenance have been cured over the economic life of the comparable sale, and are reflected in the sale

Sales Comparison Approach (Continued)

prices for the respective sale. Comparable Sales 1, 2, and 5 are each considered to be superior to the subject property for this consideration and utilizing the above real estate principle, require varying degrees of downward adjustment toward the inferior subject property for this consideration. The magnitude of the downward adjustment is not well documented from the above sales; however, for purposes of this report, I consider a downward adjustment of ten percent for each of these sales to be warranted. Comparable Sales 3, 4 and 6 are each considered to be sufficiently comparable to the subject property in terms of location and require only minor adjustments, relative to that of the subject property to account for these differences.

In adjusting for functional utility of the subject property versus that of the comparable sales, each of the above comparable sales were purchased for various types of commercial development. As such, I consider each of the above sales to be comparable to the subject property for this consideration and require only minor adjustments, relative to the subject site 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.

IMPROVED SALES ADJUSTMENT GRID

Attribute	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Prop. Rights	1.00	1.00	1.00	1.00	1.00	1.00
Conditions of Sale	1.00	1.00	1.00	1.00	1.00	1.00
Finance	1.00	1.00	1.00	1.00	1.00	1.00
Time	1.00	1.00	1.00	1.00	1.00	1.00
Size	1.00	1.00	1.00	1.00	1.00	1.00
Location	0.95	1.00	1.00	0.95	0.85	1.00
Age/Condition	0.90	0.90	1.00	1.00	0.90	1.00
Functional Utility	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>
Composite	0.86	0.90	1.00	0.95	0.77	1.00
Unadjusted \$/SF	\$ 7.25	\$ 38.58	\$ 33.33	\$ 24.51	\$ 78.14	\$ 18.99
Composite	<u>0.86</u>	<u>0.90</u>	<u>1.00</u>	<u>0.95</u>	<u>0.77</u>	<u>1.00</u>
Adjusted \$/SF	\$ 6.24	\$ 34.72	\$ 33.33	\$ 23.29	\$ 60.17	\$ 18.99

Arranging the above sales in a linear fashion, results in the adjusted sales price per square foot of total above ground building area range from a low of \$ 6.24/SF to a high of \$ 60.17/SF. Omitting the high and low sales from further analysis as being outside the indicated range of value in this report, results in the four remaining improved comparable sales falling in a range of value from a low of \$ 18.99/SF to a high of \$ 34.72/SF.

After consideration of each of the above sales, I am of the opinion the "As Is" market value of the subject property land and improvements to the land, as of February 19, 2020, to be \$ 30.00/SF. This results in the following indication of value to be:

$$2,400 \text{ SF @ } \$ 30.00/\text{SF} = \$ 72,000$$

RECONCILIATION OF VALUE

The indications of value for the subject property are estimated as follows:

Land Valuation	\$ 52,500
Cost Approach	Not Applicable
Sales Comparison Approach	\$ 72,000
Income Approach	Not Applicable

The Cost Approach typically sets the upper limit in an appraisal report. The subject property building improvements were constructed in approximately 1930, and the remaining economic life for the subject property building improvements are primarily for some type of warehouse storage. As such, the Cost Approach was omitted from this report as a final indication of value, due to the age of condition of the building, and the magnitude of the adjustments that would be required to measure the estimated accrued depreciation from all sources.

The Sales Comparison Approach is considered to be highly supportive although not an exclusive indication of value in this report. In today's market, buildings similar to that of the subject are frequently selling in terms of price per square foot and return on cash invested. Due to differences in land value, quality of construction, age of the improvements, and location, the sales price per square foot of gross building area is considered to be a highly supportive indication of value in this report. Based on the data included in this approach, I am of the opinion the Sales Comparison Approach provides a highly persuasive indication of the final value in this report.

The Income Capitalization Approach reflects the thought processes of a potential purchaser/investor for this type of property. Typically, an investor is interested in the income stream that the property will produce. This appraisal assignment is to value the Fee Simple Estate to the subject property, land and the contributory value of the building improvements. Typically, this type of property is an owner-occupied purchaser and is motivated more by his own business needs than by the income stream generated from the property. As such, given the motivations of a similar purchaser the Income Approach has been omitted from this report.

The intended use of this appraisal will be to provide an estimate of value of the subject property, "as vacant and "as improved". The subject property was used as a County Maintenance Shop since its inception. As such, the site contained on-site fuel storage tanks, etc. Based on a physical inspection of the subject, the appraiser 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 impacts 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.

Therefore, after considering each of the above, with primary emphasis on Sales Comparison Approach, I am of the opinion the market value of the Fee Simple estate to the subject property land and improvements, "As Is", as of February 19, 2020, to be:

SEVENTY-TWO THOUSAND (\$ 72,000.00) DOLLARS

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.
- I have not previously appraised the subject property for the above client within the last three (3) year period.

James J.
Shotkoski

Digitally signed by James
J. Shotkoski
Date: 2020.02.24
11:32:33 -06'00'

James J. Shotkoski
General Certified Appraiser
Nebraska CG-920233

Bennet – Land Usage

<i>Permitted Use</i>	<i>A-1</i>	<i>A-2</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>B-1</i>	<i>B-2</i>	<i>I-1</i>
Single family dwelling	X	X	X	X	X	-	-	-
2-family dwelling	SP	SP	SP	X	X			
Multi-family dwelling					SP		SP	
Townhouses				SP	SP			
Antique sales						X	X	
Automobile/equipment repair						SP	X	X
Barber shop and beauty parlor						X	X	
Bed and breakfast	SP	SP	SP	SP	SP			
Boarding or lodging house					SP			
Bowling alley						RE	RE	
Business office						X	X	X
Business or commercial school; dance or music academy						X	X	
Carting, express, or storage yard								X
Cemetery or mausoleum	SP							
Child care	RE		RE	RE	RE	X	X	
Church, school, or library	X	X	X	X	X	X	X	
Clinic						X	X	
College	SP						X	
Commercial greenhouse or nursery	SP	SP				SP	SP	SP
Contractor's yard								RE
Drive-in restaurant						RE	RE	
Farm implement dealership	SP							X
Filling station	SP					X	X	X
Frozen food locker								X
Golf course	SP	SP	SP					
Grain elevator								SP
Landing field or strip for aircraft	SP	SP						
Laundry and dry cleaning establishment						X	X	X
Livestock sales	SP	SP						
Lumber yard								X
Mobile Home Park					SP			
Motel or hotel						X	X	
Nursing home	X		X	X	X			
Printing shop						X	X	
Private club (not operated for profit)	X	X				SP	X	
Professional office						X	X	X
Public building			X	X	X	X	X	

Zoning Code

<i>Permitted Use</i>	<i>A-1</i>	<i>A-2</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>B-1</i>	<i>B-2</i>	<i>I-1</i>
Public park, playground, or community center	X	X	X	X	X	X	X	
Retail stores or personal services						X	X	
Riding stable	SP	SP						
Self-storage units							X	X
Small wind energy systems	SP	SP						SP
Transmitting tower	SP							
Undertaking establishment or mortuary						X	X	
Veterinarian	X	X					SP	X

(Ord. 2003-9.1, passed 9-17-2003; Am. Ord. 2005-2.1, passed 2-16-2005; Am. Ord. 2005-8.1, passed 8-15-2005; Am. Ord. 2007-1.2, § 4, passed 2-12-2007; Am Ord. 2011-8.1, § 77, passed 10-10-2011)

§ 152.044 AGRICULTURAL DISTRICT (A-1).

INTENT: This district is intended for general agricultural purposes within one mile of the village, specifically in the rural area located beyond the corporate limits to the northwest, north, and northeast. This agricultural area is intended to support the identified Future Growth areas of the village identified in the Future Land Use Plan of Bennet (See Illustrations 5.4 and 5.5 of the Comprehensive Plan).

(A) *Permitted principal uses.* In the (A-1) Agricultural District, buildings, structures, and land shall be used only for the purposes listed in § 152.043 or the following additional purposes:

(1) Agriculture or truck gardening, provided that any building for the shelter of animals shall be at least 50 feet from all street and lot lines; and/or

(2) Educational, religious, or philanthropic institutions, but not including penal or mental institutions, located on more than 10 acres.

(B) *Permitted special uses.* Special use permits may be obtained for the uses indicated in § 152.043 or the following additional purposes: removal of gravel, top soil, or similar natural materials, with safeguards for protection of the adjoining property and the community as a whole.

(C) *Permitted accessory uses.*

(1) Accessory buildings and uses customarily incidental to the permitted uses; provided, any accessory building is not constructed prior to beginning construction of the main building;

(2) Home occupations, as defined in § 152.026;

Zoning Code

(3) Minimum lot size for townhouses shall be 3,700 square feet with a minimum lot width of 35 feet except for those townhouse lots for which a side yard must be provided in which case the minimum lot size shall be 5,000 square feet with a minimum lot width of 44 feet;

(4) Minimum yard requirements:

(a) Front yard depth - not less than 25 feet;

(b) Side yard depth - not less than 9 feet, except that the side yard for a townhouse shall be 0 feet on the party wall side;

(c) Rear yard depth - not less than 25 feet; and

(d) Accessory buildings up to 600 square feet may have a side yard of not less than 6 feet and a rear yard of not less than 6 feet provided they are a minimum of 10 feet from the principal structure.

(5) The maximum height of a structure in this district shall be 35 feet or 2 and ½ stories; and

(6) Maximum lot coverage - 75% of the total lot area is the maximum permitted coverage by buildings, structures, and surface paving.

(Ord. 1997-7.1, § 2, passed 7-14-1997; Am. Ord. 2005-8.1, passed 8-15-2005; Am. Ord. 2007-1.2, § 8, passed 2-12-07) Penalty, See § 152.999

§ 152.047 MAXIMUM DENSITY RESIDENTIAL DISTRICT (R-3).

INTENT: It is the intent of this district to provide for single and 2-family residential uses.

(A) *Permitted principal uses.* In the (R-3) Multiple Family Residential District, buildings, structures, and land shall be used only for the purposes listed in § 152.043 or the following additional purposes: educational, religious, or philanthropic institutions, but not including penal or mental institutions.

(B) *Permitted special uses.* Special use permits may be obtained for uses indicated in § 152.043.

(C) *Permitted accessory uses.*

(1) Accessory building or use customarily incidental to the above uses; provided, any accessory building is not constructed prior to beginning construction of the main building;

(2) Child care, for not more than 12 children;

Bennet – Land Usage

- (3) Home occupation, as defined in § 152.026;
- (4) Parking for permitted uses as required in § 152.073;

(5) On-premise signs, including public building bulletin boards and temporary signs, not exceeding 10 square feet in area, pertaining to the lease, hire, or sale of a building or premises, and church bulletin boards not exceeding 20 square feet in area shall be allowed. Home occupation signs shall be allowed provided there is used no sign other than a small, nonilluminated sign of not more than 4 square feet which is attached to the structure; and/or

(6) Animals, as permitted by village ordinance and subject to the permit process of that ordinance.

(D) *Area, yard, and height.* Area, yard, and height requirements for this district shall be:

(1) Minimum lot size shall be 6,000 square feet with a minimum width of 60 feet;

(2) Attached dwelling, 2-family, or multiple - there shall be an additional minimum lot area of 3,000 square feet per dwelling unit. Where a private well or septic tank is provided, a minimum of 20,000 square feet per family shall be provided;

(3) Minimum lot size for townhouses shall be 3,000 square feet with a minimum lot width of 30 feet, except for those townhouse lots for which a side yard must be provided in which case the minimum lot size shall be 3,800 square feet with a minimum lot width of 38 feet.

(4) Minimum yard requirements.

(a) Front yard depth - not less than 20 feet;

(b) Side yard depth - not less than 8 feet, except that the side yard for a townhouse shall be 0 feet on the party wall side;

(c) Rear yard depth - not less than 20 feet; and

(d) Accessory buildings up to 600 square feet may have a side yard of not less than 6 feet and a rear yard of not less than 5 feet provided they are a minimum of 10 feet from the principal structure.

(5) The maximum height of a structure in this district shall be 35 feet or 2 and ½ stories; and

(6) Maximum lot coverage - 75% of the total lot area is the maximum permitted coverage by buildings, structures, and surface paving.
(Ord. 1997-7.1, § 2, passed 7-14-1997; Am. Ord. 2005-2.1, passed 2-16-2005; Am. Ord. 2007-1.2, § 9, passed 2-12-2007) Penalty, See § 152.999

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. Kohy", 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

Administrative Identification Number:	7602-2019	Registration Fee Paid:	\$550.00
Random Fingerprint Audit Program Fee Paid:	\$10.00	Federal Registry Fee Paid:	\$80.00

ADDENDA