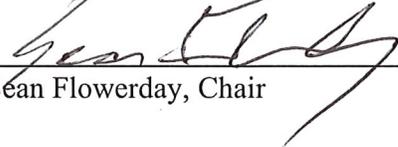


on Exhibits A and B, attached hereto, from the Phillip R. Pfeifer.

DATED this 25 of August, 2020, at the County-City Building, Lincoln,
Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA



Sean Flowerday, Chair

APPROVED AS TO FORM
this 25 day of
August, 2020.



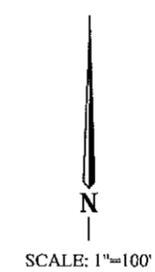
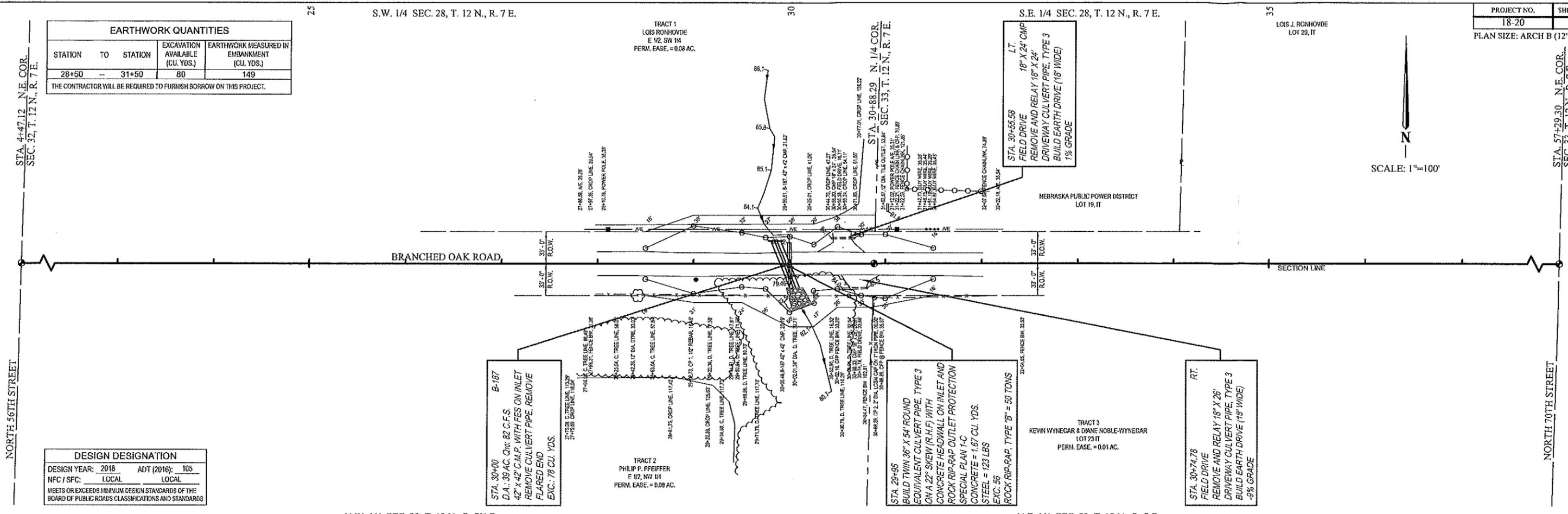
Deputy County Attorney
for PATRICK CONDON
Lancaster County Attorney

PROJECT NO.	18-20
SHEET NO.	1
PLAN SIZE: ARCH B (12" x 18")	

EARTHWORK QUANTITIES			
STATION	TO STATION	EXCAVATION AVAILABLE (CU. YDS.)	EARTHWORK MEASURED IN EMBANKMENT (CU. YDS.)
28+50	31+50	80	149

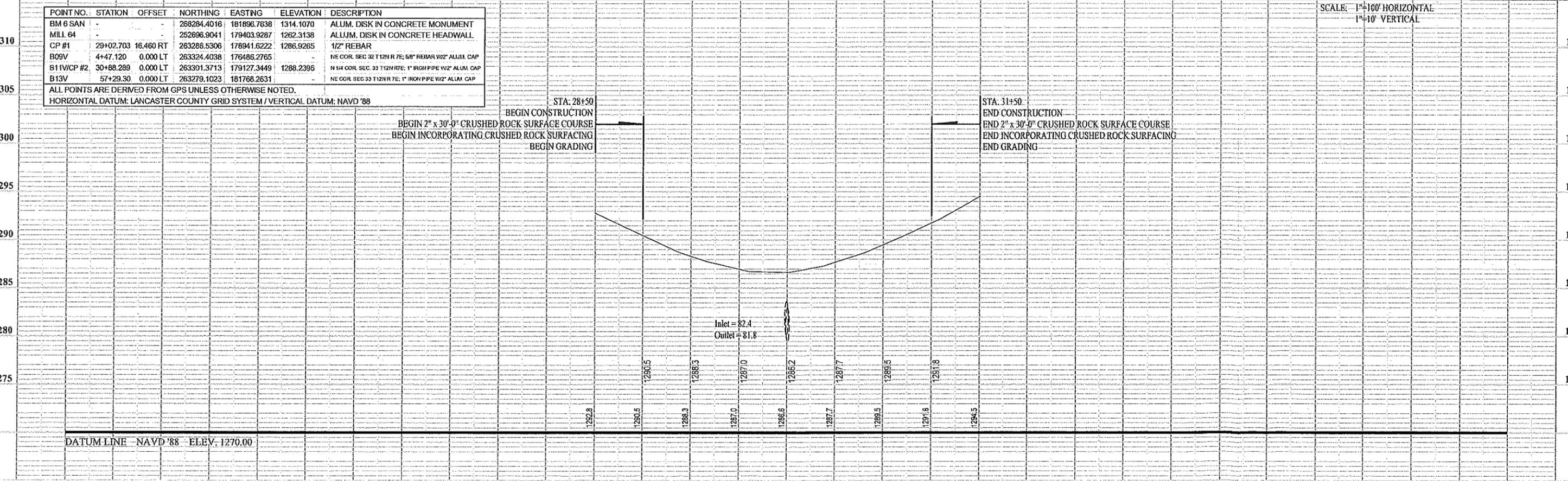
THE CONTRACTOR WILL BE REQUIRED TO FURNISH BORROW ON THIS PROJECT.

DESIGN DESIGNATION		
DESIGN YEAR:	2018	ADT (2016): 105
NFC / SFC:	LOCAL	LOCAL
MEETS OR EXCEEDS MINIMUM DESIGN STANDARDS OF THE BOARD OF PUBLIC ROADS CLASSIFICATIONS AND STANDARDS		



POINT NO.	STATION	OFFSET	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 6 SAN	-	-	268284.4016	181896.7638	1314.1070	ALUM. DISK IN CONCRETE MONUMENT
MILL 64	-	-	252696.9041	179403.9287	1262.3138	ALUM. DISK IN CONCRETE HEADWALL
CP #1	29+02.703	16.460 RT	263286.5306	178941.6222	1286.9265	1/2" REBAR
B09V	4+47.120	0.000 LT	263324.4038	176486.2765	-	NE COR. SEC. 32 T12N R 7E; 5/8" REBAR W/2" ALUM. CAP
B11V/CP #2	30+88.289	0.000 LT	263301.3713	179127.3449	1288.2395	N 1/4 COR. SEC. 33 T12N R7E; 1" IRON PIPE W/2" ALUM. CAP
B13V	57+29.30	0.000 LT	263279.1023	181768.2631	-	NE COR. SEC. 33 T12N R7E; 1" IRON PIPE W/2" ALUM. CAP

ALL POINTS ARE DERIVED FROM GPS UNLESS OTHERWISE NOTED.
HORIZONTAL DATUM: LANCASTER COUNTY GRID SYSTEM / VERTICAL DATUM: NAVD '88



DATUMLINE NAVD '88 ELEV. 1270.00

C89-2593,

2.1

Huffman and Felton & Wolf, Walton, Ne. 684

WARRANTY DEED

PATRICIA WERGIN and HAROLD H. WERGIN, wife and husband , Grantor, whether one or mor
 in consideration of One Hundred Thirteen Thousand Six Hundred Thirty and No/100-----
 (\$113,630.00)-----, receipt of which is hereby acknowledged, conveys
 PHILIP R. PFEIFER -----, Grantee
 the following described real estate (as defined in Neb. Rev. Stat. § 76-201) in
 LANCASTER County, Nebraska:

The East Half of the Northwest Quarter (E½NW¼), and Lot Eleven (11) of
 irregular tracts in the Northwest Quarter (NW¼) all in Section Thirty-three
 (33), Township Twelve (12) North, Range Seven (7) East of the 6th P.M.,
 Lancaster County, Nebraska.

NEBRASKA DOCUMENTARY
 STAMP TAX
 MAY 18 89
 \$ 171⁰⁰ BY DN

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all person

Executed: May 15, 1989
Patricia Wergin
 Patricia Wergin

Harold H. Wergin
 Harold H. Wergin

State of Nebraska
 County of Lancaster

The foregoing instrument was acknowledged before me on May 15, 1989
 by Patricia Wergin and Harold H. Wergin, wife and husband

STATE OF NEBRASKA
 County of



Doreen Troyer

Filed for record and entered in Numerical Index on

BLOCK at o'clockM., and recorded in Deed Record, Page

By:
 County or Deputy County Clerk
 Register of Deeds or Deputy Register of Deeds

CHECKED
 ENTERED
 C.S. (D.E.)

Dan Galt
 REGISTERED
 MAY 21 1989

\$5.50

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-36-400-001-000

Tax Year: 2019

Run Date: 2/5/2019 10:34:20 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

NIELSEN, VICKI A REVOCABLE LIVING TRUST
7100 RAYMOND RD
LINCOLN, NE 68517

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Aa Unimproved
Primary Use: Aaricultural
Living Units:
Zonina: AG-Aariculture District
Nbhd: 3700N - Rural 3700N
Tax Unit Grp: 0037
Schl Code Base: 55-0145 Waverly
Exemptions:

Flags:

PROPERTY FACTORS

GBA: 0
NRA:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S36, T12, R7, 6th Principal Meridian, LOT 20 SE

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst. Type	Instrument #
08/07/2017	Vacant	\$1,415,000	Aa Vacant Sale	Y	Warranty Deed	2017032702
05/21/2012	Vacant	\$0	Disqualified	Y	Quit Claim Deed	2012025452
05/21/2011	Improved		Disqualified	Y	Death Certificate	2011035835
02/01/1991	Vacant	\$62,000	Valid Sale		Personal Rep. Deed	1991006832

BUILDING PERMITS

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

INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
04/10/2018	10:40 AM	Field Review - 08	Aa Field Check	SAB	
01/23/2018	4:04 PM	Desktop Review, Orthos - 10	Data Verification	CEE	
04/30/2010		Field Review - 08	Final Review	JAJ	
03/29/2010	2:20 PM	Field Review - 08	General Review	DFM	
11/18/2008		Field Review - 08	Final Review	CDB	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2012	Referee	12-06063	2	1

ASSESSED VALUE HISTORY

Year	Land	Building	Total
2019	\$265,700	\$0	\$265,700
2018	\$286,500	\$0	\$286,500
2017	\$286,500	\$0	\$286,500
2016	\$291,100	\$0	\$291,100
2015	\$268,100	\$0	\$268,100

APPRAISED VALUES

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

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
	(1031-Exchange)									
Total Acres		73.16								GIS SF 3186956

Mkt Land Total \$0
Taxable Aa Land Total \$265,660

2017
\$1,415,000 / 215.36 Ac
= \$6,520/Ac

95% CROPLAND DRY
2017 6,570/Ac = 215.36 Ac
2017 4,798/Ac = 78.79 Ac
2018 5,678/Ac = 76.69 Ac
2018 6,000/Ac = 72.86 Ac

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-36-400-001-000

Tax Year: 2019

Run Date: 2/5/2019 10:34:20 AM

Page 2 of 2

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value
D-Dryland	10.95	7206	1D			6,500	4,875	53,396
D-Dryland	4.37	7231	1D			6,500	4,875	21,304
D-Dryland	0.04	7774	2D			5,600	4,200	155
D-Dryland	26.56	7644	3D			4,700	3,525	93,617
D-Dryland	12.77	7207	3D1			5,350	4,013	51,256
D-Dryland	1.71	7418	3D1			5,350	4,013	6,841
D-Dryland	7.93	4101	4D1			4,400	3,300	26,176
G-Grassland/Pasture	1.98	7231	1G			3,800	2,850	5,643
G-Grassland/Pasture	1.64	7644	3G			2,500	1,875	3,071
G-Grassland/Pasture	0.39	4101	4G1			2,000	1,500	591
W-Waste	0.08	4101	W			1,000	750	62
W-Waste	0.89	7206	W			1,000	750	668
W-Waste	1.90	7207	W			1,000	750	1,426
W-Waste	1.04	7231	W			1,000	750	779
W-Waste	0.80	7644	W			1,000	750	600
W-Waste	0.10	7774	W			1,000	750	77

AGRICULTURAL LAND SUMMARY

Category	Acres	Category	Value
Total Aq Acres	73.15	Total Aq Appraised	354,213
Drv	64.33	Aq Appr Per Acre Value	4,842
Grass	4.01		
Irrigated	0.00	Total Aq Assessed	265,660
Waste	4.81	Aq Assd Per Acre Value	3,632
Homesite	0.00	Drv	252,745
Farmsite	0.00	Grass	9,305
Commercial Site	0.00	Irrigated	0
RROW	0.00	Waste	3,610
Total Acres	73.15		

COMMENTS

64.33
70.02
69.23
203.58

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-36-300-007-000

Tax Year: 2019

Run Date: 2/5/2019 10:33:31 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

NIELSEN, VICKI A REVOCABLE LIVING TRUST
7100 RAYMOND RD
LINCOLN, NE 68517

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Aa Unimproved
Primary Use: Aaricultural
Living Units:
Zonina: AG-Aariculture District
Nbhd: 3700N - Rural 3700N
Tax Unit Grp: 0037
Schl Code Base: 55-0145 Waverly
Exemptions:

Flags:

PROPERTY FACTORS

GBA: 0
NRA:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S36, T12, R7, 6th Principal Meridian, LOT 21 SW

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
08/07/2017	Vacant	\$1,415,000	Aa Vacant Sale	Y	Warrantv Deed	2017032702
12/11/2012	Vacant	\$529,214	Changed after		Personal Rep. Deed	2013000834

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
04/10/2018	10:33 AM	Field Review - 08	Aa Field Check	SAB	
01/23/2018	3:56 PM	Desktop Review, Orthos - 10	Data Verification	CEE	
04/16/2013	12:15 PM	Field Review - 08	Sale Review	JAJ	
04/30/2010		Field Review - 08	Final Review	JAJ	
03/29/2010	2:16 PM	Field Review - 08	General Review	DFM	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2011	Referee	11-00809	2	2
2006	Referee	2006-	2	2

ASSESSED VALUE HISTORY

Year	Land	Building	Total
2019	\$290,700	\$0	\$290,700
2018	\$319,300	\$0	\$319,300
2017	\$319,300	\$0	\$319,300
2016	\$326,000	\$0	\$326,000
2015	\$287,200	\$0	\$287,200

APPRAISED VALUES

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

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
--------	------	-------------	------	-------	------	-------	------	-------	--------------	------------

Total Acres 70.87

GIS SF 3087247

Mkt Land Total \$0

Taxable Aq Land Total \$290,666

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value
D-Dryland	20.24	7206	1D			6,500	4,875	98,680
D-Dryland	4.02	7774	2D			5,600	4,200	16,871
D-Dryland	18.72	7644	3D			4,700	3,525	65,999
D-Dryland	27.03	7207	3D1			5,350	4,013	108,474
W-Waste	0.86	7774	W			1,000	750	643

AGRICULTURAL LAND SUMMARY

Category	Acres	Category	Value
Total Ag Acres	70.87	Total Ag Appraised	387,555
Dry	70.02	Ag Appr Per Acre Value	5,468
Grass	0.00	Total Ag Assessed	290,666
Irrigated	0.00	Ag Assd Per Acre Value	4,101
Waste	0.86	Dry	290,024
Homesite	0.00	Grass	0
Farmsite	0.00	Irrigated	0
Commercial Site	0.00	Waste	643
RROW	0.00		
Total Acres	70.87		

COMMENTS

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-36-300-005-000

Tax Year: 2019

Run Date: 2/5/2019 10:31:45 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

NIELSEN, VICKI A REVOCABLE LIVING TRUST
7100 RAYMOND RD
LINCOLN, NE 68517

Additional Owners
No.

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
08/07/2017	Vacant	\$1,415,000	Aq Vacant Sale	Y	Warrantv Deed	2017032702
12/26/2012	Vacant	\$551,506	Changed after		Warrantv Deed	2013000835
12/20/2010	Vacant	\$0	Disqualified.	Y	Personal Rep. Deed	2010060089

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Aq Unimproved
Primary Use: Aaricultural
Living Units:
Zonina: AG-Aariculture District
Nbhd: 3700N - Rural 3700N
Tax Unit Grp: 0037
Schl Code Base: 55-0145 Waverly
Exemptions:

Flags:

PROPERTY FACTORS

GBA: 0
NRA:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S36, T12, R7, 6th Principal Meridian, LOT 22 SW

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
04/10/2018	10:30 AM	Field Review - 08	Aq Field Check	SAB	
01/23/2018	4:04 PM	Desktop Review. Orthos - 10	Data Verification	CEE	
04/16/2013	12:15 PM	Field Review - 08	Sale Review	JAJ	
04/30/2010		Field Review - 08	Final Review	JAJ	
03/29/2010	2:10 PM	Field Review - 08	General Review	DFM	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2012	Referee	12-04803	2	2
2011	Referee	11-00577	2	2
2003	County Board	3006113	2	

ASSESSED VALUE HISTORY

Year	Land	Building	Total
2019	\$298,400	\$0	\$298,400
2018	\$330,000	\$0	\$330,000
2017	\$330,000	\$0	\$330,000
2016	\$337,200	\$0	\$337,200
2015	\$288,500	\$0	\$288,500

APPRAISED VALUES

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

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
--------	------	-------------	------	-------	------	-------	------	-------	--------------	------------

Total Acres 71.33

GIS SF 3107318

Mkt Land Total \$0

Taxable Aq Land Total \$298,372

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-36-300-005-000

Tax Year: 2019

Run Date: 2/5/2019 10:31:45 AM

Page 2 of 2

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value
D-Dryland	25.61	7206	1D			6,500	4,875	124,829
D-Dryland	6.33	7644	3D			4,700	3,525	22,299
D-Dryland	37.30	7207	3D1			5,350	4,013	149,670
W-Waste	1.09	7206	W			1,000	750	815
W-Waste	0.37	7207	W			1,000	750	274
W-Waste	0.65	7644	W			1,000	750	485

AGRICULTURAL LAND SUMMARY

Category	Acres	Category	Value
Total Aq Acres	71.33	Total Aq Appraised	397,830
Drv	69.23	Aq Appr Per Acre Value	5,577
Grass	0.00		
Irrigated	0.00	Total Aq Assessed	298,372
Waste	2.10	Aq Assd Per Acre Value	4,183
Homesite	0.00	Drv	296,799
Farmsite	0.00	Grass	0
Commercial Site	0.00	Irrigated	0
RROW	0.00	Waste	1,574
Total Acres	71.33		

COMMENTS

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Lancaster		2 County Number 55		3 Date of Sale/Transfer Mo. <u>8</u> Day <u>7</u> Yr. <u>2017</u>		4 Date of Deed Mo. <u>8</u> Day <u>7</u> Yr. <u>2017</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Frederic O. Oltjenbruns and Nancy E. Oltjenbruns Street or Other Mailing Address PO Box 104 City Ceresco State NE Zip Code 68017 Telephone Number (402) 525-6850 Email Address NA				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Vicki A. Nielsen, Trustee of the Vicki A. Nielsen Revocable Living Trust Street or Other Mailing Address 7100 Raymond Road City Lincoln State NE Zip Code 68517 Telephone Number (402) 560-0106 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address NA			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$1,415,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Nebraska Title Co. No

18 Address of Property

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Vicki A. Nielsen Revocable Living Trust
7100 Raymond Road
Lincoln, NE 68517

20 Legal Description
See Attached Exhibit "A"

21 If agricultural, list total number of acres 215.36 +/-

22 Total purchase price, including any liabilities assumed	22	\$ 1,415,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 1,415,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

▶ **Vicki A. Nielsen** (402) 560-0106
Print or Type Name of Grantee or Authorized Representative Phone Number

▶ *Vicki A. Nielsen* Trustee
Signature of Grantee or Authorized Representative Title

Date 8/7/17

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-03-100-002-000

Tax Year: 2019

Run Date: 2/5/2019 10:19:29 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

STATE OF NEBRASKA GAME & PARKS
COMMISSION, THE
PO BOX 30370
LINCOLN, NE 68503-0370

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Aq Unimproved
Primary Use: Game and Parks In Lieu of
Living Units:
Zoning: AG-Agriculture District
Nbhd: 3700N - Rural 3700N
Tax Unit Grp: 0078
Schl Code Base: 55-0161 Raymond
Exemptions:
Flas: TG,IL

PROPERTY FACTORS

GBA: 0
NRA:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S3, T12, R7, 6th Principal Meridian, S1/2 NW

100%
GRASS
TILLABLE

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
12/29/2017	Vacant	\$378,000	Disqualified		Warranty Deed	2017054169

BUILDING PERMITS

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

INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
04/05/2018	2:43 PM	Field Review - 08	Aq Field Check	SAB	
01/22/2018	1:49 PM	Desktop Review. Orthos - 10	Data Verification	CEE	
04/30/2010		Field Review - 08	Final Review	JAJ	
03/01/2010	11:20 AM	Field Review - 08	General Review	DFM	
11/17/2008		Field Review - 08	Final Review	CDB	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSED VALUE HISTORY

Year	Land	Building	Total
2019	\$175,300	\$0	\$175,300
2018	\$175,300	\$0	\$175,300
2017	\$175,300	\$0	\$175,300
2016	\$180,700	\$0	\$180,700
2015	\$173,100	\$0	\$173,100

2017
\$378,000 / 78.79 ac = \$4798/ac

APPRAISED VALUES

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

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
--------	------	-------------	------	-------	------	-------	------	-------	--------------	------------

Total Acres 78.79 GIS SF 3431917

Mkt Land Total \$0
Taxable Aq Land Total \$175,271

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-03-100-002-000

Tax Year: 2019

Run Date: 2/5/2019 10:19:29 AM

Page 2 of 2

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value
G-Grassland/Pasture	0.07	7206	1G			3,800	2,850	208
G-Grassland/Pasture	12.32	7231	1G			3,800	2,850	35,106
G-Grassland/Pasture	2.00	7231	1G		GT1	3,800	2,138	4,275
G-Grassland/Pasture	11.95	7050	1G1			3,800	2,850	34,052
G-Grassland/Pasture	2.48	7050	1G1		GT1	3,800	2,138	5,292
G-Grassland/Pasture	0.42	7684	2G			3,325	2,494	1,050
G-Grassland/Pasture	6.02	7770	2G			3,325	2,494	15,020
G-Grassland/Pasture	3.88	7770	2G		GT1	3,325	1,870	7,255
G-Grassland/Pasture	3.53	7644	3G			2,500	1,875	6,624
G-Grassland/Pasture	6.73	7207	3G1			3,000	2,250	15,131
G-Grassland/Pasture	6.38	7207	3G1			3,000	2,250	14,346
G-Grassland/Pasture	4.20	7418	3G1			3,000	2,250	9,439
G-Grassland/Pasture	2.74	4112	4G			2,000	1,500	4,109
G-Grassland/Pasture	14.04	7016	4G1			2,000	1,500	21,056
G-Grassland/Pasture	2.02	7016	4G1		GT1	2,000	1,125	2,274
G-Grassland/Pasture	0.02	7420	4G1			2,000	1,500	35

AGRICULTURAL LAND SUMMARY

Category	Acres	Category	Value
Total Aq Acres	78.79	Total Aq Appraised	233,694
Drv	0.00	Aq Appr Per Acre Value	2,966
Grass	78.79		
Irrigated	0.00	Total Aq Assessed	175,271
Waste	0.00	Aq Assd Per Acre Value	2,225
Homesite	0.00	Drv	0
Farmsite	0.00	Grass	175,271
Commercial Site	0.00	Irrigated	0
RROW	0.00	Waste	0
Total Acres	78.79		

COMMENTS

Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Lancaster	2 County Number 55	3 Date of Sale/Transfer Mo. <u>12</u> Day <u>29</u> Yr. <u>2017</u>	4 Date of Deed Mo. <u>12</u> Day <u>29</u> Yr. <u>2017</u>
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Laurel W. Nelson and Rose M. Nelson Street or Other Mailing Address 15690 North 40th Street City Davey State NE Zip Code 68336 Telephone Number (402)443-1744 Email Address NA		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) The State of Nebraska, Game and Parks Commission Street or Other Mailing Address 2200 North 33rd Street City Lincoln State NE Zip Code 68503-0370 Telephone Number (402)471-5535 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address NA	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Spouse	<input type="checkbox"/> Step-parent and Step-child

14 What is the current market value of the real property?
\$378,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Nebraska Title Co. No

18 Address of Property

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**The State of Nebraska, Game and Parks Commission
PO Box 30370
Lincoln, NE 68503-0370**

20 Legal Description
The South Half of the Northwest Quarter (S½ NW¼) of Section Three (3), Township Twelve (12) North, Range Seven (7) East of the 6th P.M., Lancaster County, Nebraska.

21 If agricultural, list total number of acres _____.

22 Total purchase price, including any liabilities assumed	22	\$	378,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)		\$	378,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____.				

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Print or Type Name of Grantee or Authorized Representative: Sarah Watts for Nebraska Title Company Phone Number: (402)476-8818

Signature of Grantee or Authorized Representative: [Signature] Title: Escrow Closer Date: 12/29/2017

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. ___ Day ___ Yr. ___	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data	

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-02-300-002-000

Tax Year: 2019

Run Date: 2/5/2019 10:16:09 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

HANSEN, CONNIE K REVOCABLE TRUST
 Attn: ALAN D HANSEN
 21205 N 84 ST
 CERESCO, NE 68017

Additional Owners
 HANSEN, ALAN REVOCABLE TRUST

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Aa Unimproved
 Primary Use: Aaricultural
 Living Units:
 Zoning: AG-Aariculture District
 Nhd: 3700N - Rural 3700N
 Tax Unit Grp: 0030
 Schl Code Base: 55-0145 Waverly
 Exemptions:

Flags:

PROPERTY FACTORS

GBA: 0
 NRA:
 Location:
 Parking Type:
 Parking Quantity:

LEGAL DESCRIPTION

S2, T12, R7, 6th Principal Meridian, S1/2 SW

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
01/19/2018	Vacant	\$0	Disqualified	Y	Quit Claim Deed	2018002533
01/19/2018	Vacant	\$437.133	Aa Vacant Sale		Trustee's Deed	2018002532
06/09/2015	Vacant	\$0	Disqualified		Quit Claim Deed	2015024200
01/21/2009	Vacant	\$0	Disqualified		Warranty Deed	2009003247
10/17/2002	Vacant	\$0	Disqualified		Personal Rep. Deed	2002073450
08/25/1985	Vacant	\$0	Disqualified		Death Certificate	1992029164
08/25/1985	Vacant	\$0	Disqualified		Death Certificate	2002077803

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
04/05/2018	2:26 PM	Field Review - 08	Aa Field Check	SAB	
01/22/2018	9:13 AM	Desktop Review, Orthos - 10	Data Verification	CEE	
04/30/2010		Field Review - 08	Final Review	JAJ	
02/26/2010	1:25 PM	Field Review - 08	General Review	DFM	
11/17/2008		Field Review - 08	Final Review	CDB	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSED VALUE HISTORY

Year	Land	Building	Total
2019	\$315.700	\$0	\$315.700
2018	\$346.300	\$0	\$346.300
2017	\$346.300	\$0	\$346.300
2016	\$353.600	\$0	\$353.600
2015	\$312.500	\$0	\$312.500

APPRAISED VALUES

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

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
--------	------	-------------	------	-------	------	-------	------	-------	--------------	------------

Total Acres 76.69 GIS SF 3340627

Mkt Land Total \$0
 Taxable Aa Land Total \$315,691

2019
 \$437,133 / 76.69 Ac
 = \$5,678 / Ac

2018
 99.6% DRY CROP
 < 1% WASTE

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value
D-Dryland	24.64	7206	1D			6,500	4,875	120,105
D-Dryland	1.32	7774	2D			5,600	4,200	5,561
D-Dryland	19.29	7644	3D			4,700	3,525	68,004
D-Dryland	26.66	7207	3D1			5,350	4,013	106,985
D-Dryland	4.49	3840	4D1			4,400	3,300	14,824
W-Waste	0.26	7644	W			1,000	750	197
W-Waste	0.02	7774	W			1,000	750	14

AGRICULTURAL LAND SUMMARY

Category	Acres	Category	Value
Total Ag Acres	76.69	Total Ag Appraised	420,921
Dry	76.41	Ag Appr Per Acre Value	5,489
Grass	0.00		
Irrigated	0.00	Total Ag Assessed	315,691
Waste	0.28	Ag Assd Per Acre Value	4,116
Homesite	0.00	Dry	315,479
Farmsite	0.00	Grass	0
Commercial Site	0.00	Irrigated	0
RROW	0.00	Waste	212
Total Acres	76.69		

COMMENTS

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Lancaster 2 County Number 55 3 Date of Sale/Transfer Mo. 1 Day 19 Yr. 18 4 Date of Deed Mo. 1 Day 19 Yr. 18

5 Grantor's Name, Address, and Telephone (Please Print) 6 Grantee's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Marilyn J. Bonsall Revocable Trust Wayne F. Nelson Revocable Trust (see attached) Grantee's Name (Buyer) CONNIE K. HANSEN REVOCABLE TRUST ALAN HANSEN REVOCABLE TRUST (see attached)

Street or Other Mailing Address 2244 Wilderness Ridge 21205 North 84 City Lincoln State NE Zip Code 68512 City Ceresco State NE Zip Code 68017 Phone Number (402) 421-2905 4024433081 Is the grantee a 501(c)(3) organization? No If Yes, is the grantee a 509(a) foundation? No Email Address marbonzy@aol.com na

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home. (A) Status (B) Property Type (C) Improved Unimproved IOLL Single Family Multi-Family Commercial Industrial Agricultural Recreational Mineral Interests-Nonproducing Mineral Interests-Producing State Assessed Exempt Mobile Home

8 Type of Deed Conservator Bill of Sale Cemetery Distribution Easement Executor Land Contract/Memo Lease Mineral Partition Personal Rep. Trust/Trustee Quill Claim Sheriff Warrantly Other

9 Was the property purchased as part of an IRS like-kind exchange? 10 Type of Transfer Distribution Foreclosure Irrevocable Trust Revocable Trust Transfer on Death Auction Easement Gift Life Estate Sale Trustee to Beneficiary Court Decree Exchange Grantor Trust Partition Satisfaction of Contract Other (Explain)

11 Was ownership transferred in full? 12 Was real estate purchased for same use? Yes No Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? Yes No Aunt or Uncle to Niece or Nephew Family Corp., Partnership, or LLC Self Other Brothers and Sisters Grandparents and Grandchild Spouse Ex-spouse Parents and Child Step-parent and Step-child

14 What is the current market value of the real property? \$ 437,133.00 15 Was the mortgage assumed? No

16 Does this conveyance divide a current parcel of land? No 17 Was transfer through a real estate agent or a title company? Yes Title Services of Saunders Co.

18 Address of Property Tract in 2-12-7 Lancaster County, NE 19 Name and Address of Person to Whom Tax Statement Should be Sent Alan D. Hansen 21205 North 84 Ceresco, NE 68017 18a No address assigned 18b Vacant Land

20 Legal Description Parcel 1: The South Half of the Southwest Quarter of Section 2, Township 12 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska.

21 If agricultural, list total number of acres 76.69

Table with 2 columns: Description and Amount. Row 1: Total purchase price, including any liabilities assumed \$ 437,133.00. Row 2: Was non-real property included in the purchase? No. Row 3: Adjusted purchase price paid for real estate \$ 437,133.00. Row 4: 25 If this transfer is exempt from the documentary stamp tax, list the exemption number.

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here CONNIE K. HANSEN REVOCABLE TRUST Print or Type Name of Grantee or Authorized Representative 402 443 3081 Phone Number Connie K. Hansen Signature of Grantee or Authorized Representative Alan D. Hansen Title 1-19-18 Date

Register of Deeds' Use Only For Dept. Use Only 26 Date Deed Recorded 27 Value of Stamp or Exempt Number 28 Recording Data

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 19-18-400-005-000

Tax Year: 2019

Run Date: 2/5/2019 10:23:15 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

NAGEL, DOUGLAS J & LEXIE L
6517 ELBERT DR
LINCOLN, NE 68521

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Aa Unimproved
Primary Use: Aaricultural
Living Units:
Zonina: AG-Agriculture District
Nbhd: 3700N - Rural 3700N
Tax Unit Grp: 0078
Schl Code Base: 55-0161 Raymond
Exemptions:

Flags:

PROPERTY FACTORS

GBA: 0
NRA:
Location:
Parking Type:
Parking Quantity:

LEGAL DESCRIPTION

S18, T12, R7, 6th Principal Meridian, LOT 32 SE

*100% GRASS
TALLABLE*

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
01/09/2018	Vacant	\$434,760	Aa Vacant Sale		Warrantv Deed	2018002385
01/15/2014	Vacant	\$542,100	Changed after		Warrantv Deed	2014002388
01/12/2010	Vacant	\$0	Disqualified		Death Certificate	2010007861
03/19/2004	Vacant	\$0	Disqualified		Warrantv Deed	2004054464
03/19/2004	Vacant	\$0	Disqualified		Warrantv Deed	2004054463
03/19/2004	Vacant	\$0	Disqualified		Warrantv Deed	2004054462
03/19/2004	Vacant	\$0	Disqualified		Warrantv Deed	2004054461

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
04/11/2018	10:27 AM	Field Review - 08	Aa Field Check	SAB	
01/23/2018	7:51 AM	Desktop Review, Orthos - 10	Data Verification	CEE	
02/18/2014	10:32 AM	Desktop Review, Orthos - 10	Sale Review	JAJ	
05/24/2010		Field Review - 08	Final Review	CDB	
02/22/2010	3:00 PM	Field Review - 08	General Review	DFM	

RECENT APPEAL HISTORY

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

ASSESSED VALUE HISTORY

Year	Land	Building	Total
2019	\$309,900	\$0	\$309,900
2018	\$344,500	\$0	\$344,500
2017	\$344,500	\$0	\$344,500
2016	\$353,500	\$0	\$353,500
2015	\$294,400	\$0	\$294,400

*2018
\$434,760 / 72.46A
= \$6000/A*

APPRAISED VALUES

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

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
--------	------	-------------	------	-------	------	-------	------	-------	--------------	------------

Total Acres 72.46 GIS SF 3156370

Mkt Land Total \$0
Taxable Aq Land Total \$309,883

AGRICULTURAL LAND

Ag Type	Ag Acres	Soil Unit	LCG	Govt Prog	Adj Code	Base Rate	Adj Rate	Ag Value
D-Dryland	6.94	7231	1D			6,500	4,875	33,847
D-Dryland	0.97	7155	1D1			7,200	5,400	5,222
D-Dryland	25.76	7647	2D1			6,000	4,500	115,898
D-Dryland	1.54	7644	3D			4,700	3,525	5,443
D-Dryland	37.25	7207	3D1			5,350	4,013	149,474

AGRICULTURAL LAND SUMMARY

Category	Acres	Category	Value
Total Aq Acres	72.46	Total Aq Appraised	413,177
Drv	72.46	Aq Appr Per Acre Value	5,702
Grass	0.00		
Irrigated	0.00	Total Aq Assessed	309,883
Waste	0.00	Aq Assd Per Acre Value	4,277
Homesite	0.00	Drv	309,883
Farmsite	0.00	Grass	0
Commercial Site	0.00	Irrigated	0
RROW	0.00	Waste	0
Total Acres	72.46		

COMMENTS

Real Estate Transfer Statement

To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Lancaster		2 County Number 55		3 Date of Sale/Transfer Mo. <u>1</u> Day <u>12</u> Yr. <u>18</u>		4 Date of Dead Mo. <u>1</u> Day <u>9</u> Yr. <u>18</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Steven W. Hergenrader and Cynthia A. Hergenrader				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Douglas J. Nagel and Lexie L. Nagel			
Street or Other Mailing Address 20428 N 14th Street				Street or Other Mailing Address 6517 Elbert Drive			
City Ceresco		State NE		Zip Code 68017		City Lincoln	
		State NE		Zip Code 68521			
Phone Number (402) 440-7863				Phone Number (402) 525-1286		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address NA				Email Address dn75ct@gmail.com		If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type				(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$ 434,760.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes Title Services of Saunders Co.

18 Address of Property
Lot 32 Irr Tract in 18-12-7 Lancaster, NE

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Douglas J. Nagel
6517 Elbert Drive
Lincoln, NE 68521**

18a No address assigned 18b Vacant Land

20 Legal Description
Parcel 1
Lot 32, Irregular Tracts located in the Southeast Quarter of Section 18, Township 12 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska.

21 If agricultural, list total number of acres 72.46

22 Total purchase price, including any liabilities assumed	22	\$ 434,760.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 434,760.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____		

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

▶ **Douglas J. Nagel**
Print or Type Name of Grantee or Authorized Representative

Douglas J. Nagel
Signature of Grantee or Authorized Representative

GRANTEE
Title

(402) 525-1286
Phone Number

1-12-18
Date

Register of Deeds' Use Only			For Dept. Use Only
26 Date Deed Recorded Mo. ____ Day ____ Yr. ____	27 Value of Stamp or Exempt Number \$ Inst # 2018002385	28 Recording Data 521	

To: Jenifer Holloway
 From: James J. Shotkoski, Right-of-Way Manager
 Re: Culvert B-187
 Phillip Pfeifer, Owner
 Date: October 08, 2019 (Updated August 18, 2020)

The list of contacts, calls and offers for Culvert B-187, Tract 2 are summarized as follows:

Legal description for the identification of the real property to be acquired:

A part of the East Half (E ½) of the NW ¼ of Section 33, Township 12 North, Range 07 East of the 6th Principal Meridian, Lancaster County, Nebraska

Type of interest being acquired:

PERMANENT EASEMENT

Improvements including fixtures which are to be acquired: **NONE**

Improvements to be acquired as part of the project:

NONE

Identification of personal property to be acquired:

NONE

August 06, 2018:

Letter of Notification sent to Owner explaining scope of the work and asking him to contact our office to arrange meeting to discuss;

Contract Documents Summarized

Permanent Easement:	\$ 432.00
Title Extension Fee	<u>\$ 55.00</u>
Contract Total:	\$ 487.00

Special Provisions:

Lancaster County agrees to remove and replace existing fence as part of the scope of the project;

October 05, 2018

Phone contact with Owner. Action: Resulted in our office forwarding contract documents for his review;

October 10, 2018

Letter from Alex enclosing contracts for Owner's review.

October 22, 2018

Agent contact with Owner to discuss project. Action: Owner informed our office he would not be able to do the fence.

December 12, 2018

Agent contact with Owner: Action: County agrees it will replace fencing;

February 05, 2019

Agent E-Mail addressing phone conversation with Owner the previous evening. Action: Mr Pfeiffer will not sign off on project. He feels we should contact the local NRD and work on a less invasive way if correcting a problem he feels his neighbor to the north has created.

February 05, 2019

Larry Legg, Co Engineer, E-Mail instructing our office that the current design will not be changed and asked that we move ahead with the next step in the acquisition process;

February 14, 2019

Last and Best Letter Sent by Certified Mail to Owner

Last and Best Summarized

Permanent Easement:	\$ 432.00
Remove & Replace Fence	\$ 1,500.00
Title Extension Fee	<u>\$ 55.00</u>
Contract Total:	\$ 1,987.00

Special Provisions:

None

February 22, 2019

Agent asked for specifics on deer friendly fencing. County agrees to consider diminution of value for tree loss;

March 06, 2019

Agent phone conversation and trying to close transaction by emphasizing the need to complete negotiations to insure adequate time for tree removal of 04/01/19. Action: County agrees to compensate Owner \$ 500 for diminution of value for tree loss;

Owner E-Mail asking that contract include end date for the project and specifics regarding final grading and seeding. He wants contract language to include grass species and erosion control while the project is underway and until the grass is established. In addition he wants special provision to include a final clean-up of litter and debris including that which may be wind-blown and washed downstream. In addition, this E-Mail asked that the County stake the easement to allow him to better visualize the disrupted area;

March 11, 2019

From: Larry L. Legg

Sent: Monday, March 11, 2019 11:24 AM

Subject: RE: B-187 Culvert replacement Project

Alex

This culvert replacement will be accomplished with Lancaster County forces.

I've attached our standard Erosion Control plan as well as the construction plans.

The following are the standard seed mixes that Lancaster County uses. We can use whichever one the landowner desires.

These are the types of seed we would plant depending on when it's planted and what is there now.

PURE LIVE SEED WITH OATS (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Oats - 20 TOTAL - 36.75LBS./ACRE

PURE LIVE SEED WITH WHEAT (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Wheat - 20 TOTAL - 36.75LBS./ACRE

SEED MIX FOR EROSION CONTROL Tall Fescue 35.50% Min. percent purity Brome grass 35.25% Min. percent purity Perennial Ryegrass 26.25% Min. percent purity

Following the seeding the area hydro mulch will be applied.

The Culvert replacement will take approximately 1 week.

Scheduling of this culvert will be dependent on the following

- Acquisition of property rights
- Availability of staff and equipment
- If clearing is delayed beyond April 1 clearing and tree removal will be subject to Migratory Bird Act
 - Requiring a survey for the presence of nesting birds.
- Weather.

With all of these variables the replacement date cannot be determined. However as to an end date I would commit to have the culvert replaced by November 15, 2019.

Lancaster County will be responsible for cleanup of litter and construction debris;

March 18, 2019

E-Mail from Lancaster County Survey Crew Chief informing us that the requested staking has been completed;

March 26, 2019

E-Mail to Owner asking him for a date for the removal of firewood he has requested for salvage;

March 27, 2019

Owner E-Mail informing Right-of-Way Agent that he does not want to write up an official salvage request for trees. He informs us that he will try and get as much wood out as he can by October 31, 2019, with construction commencing the following day. He has asked that the for clarification on what the salvage request means;

August 27, 2019

E-Mail from Right-of-Way Agent to Owner informing him the County is ready to begin construction and including for his review contracts, drawings and the easement. In addition, County offers to remove and replace fence at no cost to Owner and provide temporary fencing during construction. This item was included in the contract document. Or if the Owner wishes, the County will pay the Owner \$ 1,500 to remove and replace the existing fence. Right-of-way Agent summarized offers to Owner, as follows:

1. Seeding:

- PURE LIVE SEED WITH OATS (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Oats - 20 TOTAL - 36.75LBS./ACRE;
- PURE LIVE SEED WITH WHEAT (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Wheat - 20 TOTAL - 36.75LBS./ACRE

SEED MIX FOR EROSION CONTROL Tall Fescue 35.50% Min. percent purity Brome grass 35.25% Min. percent purity Perennial Ryegrass 26.25% Min. percent purity
Following the seeding the area hydro mulch will be applied.

2. Tree Loss -\$ 500.00 will be added to the contract
3. Re-Staking of easement area -08/27/2019;
4. Erosion Control Plan -Added to drawing set. Included as attachment;
5. Construction End Date – November 15, 2019;
6. Fencing – County will re-install what was there and cover any temporary fencing needed during construction at no cost to the Owner, or County will agree to pay Owner \$ 1,500, estimated cost, to remove and replace the fencing;
7. Construction Site Clean-Up – Lancaster County will be responsible for cleanup of litter and debris;
8. The Culvert replacement will take approximately 1 week;
9. Salvage of Wood – If Requested "Salvage is defined in the contract on Page 2, Paragraph 2. (Salvage of items given to the Owner as stated in the special provisions o this contract must be accomplished by the start of construction of this project or the Owner shall forfeit the right to such salvage.);
10. Total Compensation with fence reimbursement -\$ 2,487 (Owner to do work);
11. Total Compensation without fence reimbursement - \$ 987 (County to re-install fence).

August 29, 2019

Owner E-Mail to Right-of-Way Agent stating that he wanted to cut the firewood and would be fine with signing the contract for construction to begin Nov 1, 2019. Owner has not removed any firewood at this time and estimates there would be 10 good cords of firewood. Offers to accept payment of \$ 250/cord for the 10 cords of wood and this will insure his signature;

September 4, 2019

Last and Best Letter Sent by Certified Mail to Owner

Last and Best Summarized

Permanent Easement:	\$ 432.00
Remove & Replace Fence	\$ 1,500.00
Diminution of Value	\$ 500.00
Title Extension Fee	<u>\$ 55.00</u>
Contract Total:	\$ 2,487.00

Special Provisions:

None

October 8, 2019

Certified Letter Returned. Owner did not sign for letter.

March 12, 2020

Visit with landowner by James Shotkoski. "I visited with Mr. Pfeifer at his residence. I found him to be cordial and respectful. Upon review of the Total Compensation Estimate provided by Tom Kubert in his appraisal, Mr. Pfeifer does not have any objections to Mr. Kubert's final estimate of value regarding the value of the Permanent Easement. He doesn't object to the Fence Estimate given by American Fence, I mentioned omitting the Informal Temporary Easement Kubert addressed in his appraisal and he got very defensive, saying in effect, "There you go, low-balling me again." However, he does have serious reservations regarding the value of the firewood. Mr. Pfeifer maintains that the downed trees and/or firewood were removed from the site, inferring that it was the County that did so. Mr. Pfeifer maintains that he has three wood-burning stoves, and/or fireplaces at his residence and the firewood has an economic value to him. He estimates that the site has approximately **10 cords** of firewood that were removed as part of the culvert replacement project with the economic value of the firewood estimated to be **\$ 250 per cord or \$ 2,500 Total**. I explained to him the Diminution of Value that governs landscaping items such as trees, and he was unconcerned about this. He did mention that if we must condemn to obtain the right-of-way he would try and show the county's lack of "Good Faith" in doing this project without securing the rights to do so. So, the big takeaway for me was that we can Last and Best him again based on Tom Kubert's Total Compensation Estimate; however, unless the Firewood Estimate is increased from \$ 250 to \$ 2,500, he will not sign and is willing to go through Eminent Domain Proceedings to protect his interests."

March 17, 2020

Last and Best Letter Sent by Certified Mail to Owner Using Appraisal by Kubert Appraisal Group (C-19-0812) Date of app

Last and Best Summarized

Permanent Easement:	\$ 425.00
Remove & Replace Fence	\$ 2,985.00
Salvage Value (Firewood)	\$ 250.00
Temporary Easement	<u>\$ 250.00</u>
Total Just Compensation	\$ 3,955.00
Called:	\$ 4,000.00

Special Provisions:

None

April 8, 2020

Certified Letter Returned. Owner did not sign for letter.

LANCASTER
COUNTY

Pamela L. Dingman, P.E.
County Engineer

ENGINEERING

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

DEPARTMENT

August 6, 2018

Phillip R. Pfeifer
15400 No. 56th St.
Lincoln, NE. 68514

RE: Culvert B-187
Tract 2
No. 70th & Branched Oak Rd
Lancaster Co., NE.

Dear Mr. Pfeifer:

The Lancaster County Engineering Department is preparing to acquire additional right-of-way for the above-mentioned project which will consist of removing the existing structure and replacement with a new concrete box culvert structure. This information letter is presented to you in addition to the information set forth on the Right-of-Way Contracts you have received in order to explain certain matters pertaining to the proposed right-of-way acquisition.

Based upon visual inspection by the Lancaster County Engineering Department, our office considers it necessary to acquire additional right-of-way to support this project.

As the result of the passage of Public Law 91-646 (more commonly known as the Uniform Relocation Assistance in Real Property Acquisition Policy Act of 1970), certain uniform real property acquisition practices became requirements.

Lancaster County has provided you with information, which is the basis for our determination of Fair Market Value for your property. More specifically the information is as follows:

A. Legal description for the identification of the real property to be acquired:

A part of the East Half (E ½) of the NW ¼ of Section 33, Township 12 North, Range 07 East of the 6th Principal Meridian, Lancaster County, Nebraska

B. Type of interest being acquired:

PERMANENT EASEMENT

C. Improvements including fixtures which are to be acquired:

NONE

D. Improvements to be acquired as part of the project:

NONE

E. Identification of personal property to be acquired:

NONE

The enclosed package includes two (2) originals and one (1) copy of the respective documents required for this project. The two original Permanent and Temporary Easement contracts and the Permanent Easement Agreement will need to be signed in the presence of a notary public and returned to our office for processing. The documents marked "Copy" are for your records.

In addition, we have included a copy of the right-of-way plans for the proposed acquisition. Once we have received all the pertinent documents, the contracts will be forward to the County Attorney's Office for review and placed on the County Board Agenda for execution.

You may expect to receive payment for the above within approximately ten business days from the date of execution by the County Board.

These documents are being mailed to you to minimize any disruption in your schedules. We have enclosed a pre-addressed return envelope for your convenience. We are asking that you sign and return the enclosed documents at your earliest convenience.

In the event you wish to personally meet to discuss this project, you may speak directly with our Right-of-Way Department by calling (402) 441-7681, and asking for either Mr. Alex Olson, or Mr. James Shotkoski to assist you in detailing the specifics of the above acquisition, and if so desired, arrange a time and place to meet to physically discuss and review the project.

Sincerely,

James W. Shotkoski
Right-of-Way Manager

Encl.:

LANCASTER COUNTY
 ENGINEERING DEPARTMENT
 RIGHT-OF-WAY CONTRACT
 (Permanent Easement)

THIS AGREEMENT made and entered into by and between:

Phillip R. Pfeifer
 15400 No. 56th St.
 Lincoln, NE. 68514

hereinafter referred to as the Owner and Lancaster County, a governmental subdivision, hereinafter referred to as the County.

WITNESSETH: In consideration of the payment or payments as specified below and the performance of the special provisions contained herein, the Owner hereby grants to the County, permanent easement to certain real estate described by stationing and distances measured from project center line as follows:

From Sta. 28+50.00	to Sta.29+00.00	a strip 33 – 40 ft. wide	Right side
From Sta. 29+00.00	to Sta.29+50.00	a strip 40 ft. wide	Right side
From Sta. 29+50.00	to Sta.30+00.00	a strip 40 - 65 ft. wide	Right side
From Sta. 30+00.00	to Sta.30+25.00	a strip 65 ft. wide	Right side
From Sta. 30+25.00	to Sta.30+50.00	a strip 65 – 45 ft wide	Right side
From Sta. 30+50.00	to Sta.30+87.09	a strip 45 ft. wide	Right side

Said permanent easement will be utilized more specifically for construction and maintenance of a pipe culvert as shown on the approved plans for Project Culvert B-187, Tract No. 2 consisting of 0.08 acres, more or less exclusive of existing right of ways situated in the East Half (E ½) of Northwest Quarter (NW ¼) of Section 33, Township 12 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska,

The County agrees to purchase the above described permanent easement and to pay therefore within a reasonable time after the consummation of this contract. The said permanent easement will be prepared, furnished and recorded by the County at no cost to the Owner. It is understood by the parties hereto that the easement will be recorded immediately following the said consummation.

The County shall have immediate right of entry on the premises described above upon payment to the Owner of 100% due under this contract. Payment is to be made by the County to the Owner for the easement area actually acquired, not including present public right-of-way, according to the following rate per acre:

0.08 Acres @ \$ 6,000/Acre x 90%	\$ 432.00
Title Extension Fee	<u>\$ 55.00</u>
Contract Total	\$ 487.00

The above payments shall cover all damages caused by the establishment and construction of the above project except for crop damage, if any, which will be paid for in the amount based on the yield from the balance of the field less expenses of marketing and harvesting. Crop damage shall mean damage to such crops as are required to be planted and which were planted at the time of the signing of this contract and which are actually damaged due to construction of this project, but in no case shall damage be paid for more than one year's crop. The Owner agrees to make a reasonable attempt to harvest any crop so as to mitigate the crop damage.

The County agrees to seed the areas disturbed by the construction unless other provisions for seeding have been included in the special provisions of this contract.

The County agrees to rock the disturbed areas of rock driveways and to place additional rock, if required, for a period of one year from the completion of this project. The Owner must notify the County if

additional rock is required.

If the Owner has a properly recorded survey of the property affected, the County agrees to re-establish survey corners destroyed as a result of the construction at no cost to the Owner.

All damage items that the Owner has been compensated for shall become the property of the County and will be removed and/or disposed of by the County. Salvage of items given to the Owner as stated in the special provisions of this contract must be accomplished by the start of the construction of this project or the Owner shall forfeit the right to such salvage.

SPECIAL PROVISIONS

- Lancaster County agrees to remove and replace existing fence within the scope of this project. The removal and replacement will be completed by County Forces at no cost to the Owner. In addition, the County agrees to install any temporary fence which may be needed at the time of construction.

This contract shall be binding on both parties as soon as it is executed by both parties, but should not any of the above real estate be required, this contract shall terminate upon payment of \$10.00 by the County to the Owner, provided the acquisition has not been totally consummated.

The County of Lancaster, Nebraska, hereby gives notice that it is Lancaster County's policy to assure full compliance with Title VI of the Civil Rights Act of 1964, The Civil Rights Restoration Act of 1987, and related statutes and regulations in all programs and activities. Title VI requires that no person shall, on the grounds of race, color, sex, or national origin be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any Federal Aid Highway program or other activity for which Lancaster County receives Federal financial assistance.

Any person who believes they have been aggrieved by an unlawful discriminatory practice under Title VI has a right to file a formal complaint with Lancaster County. Any such complaint must be in writing and filed with Lancaster County Title VI Coordinator within one hundred eighty (180) days following the date of the alleged discriminatory occurrence. Title VI Discrimination Forms may be obtained from the Board of County Commissioners of Lancaster County, Nebraska, office at no cost to the complainant by calling (402) 441-7447 or from the Board of County Commissioners of Lancaster County, Nebraska, website

The representative of the Lancaster County Engineering Department, in presenting this contract, has given me a copy and has read all of its provisions to the undersigned. An explanation of the construction plans was given and **it is understood that no promises, verbal agreements or understanding, except as set forth in the contract, will be honored by Lancaster County.**

Executed by the Owner(s) this _____ day of _____, 20_____

X _____
Phillip R. Pfeifer

X _____
(Signatures Must be Notarized)

State of _____ County of _____

Before me, a notary public qualified for said county, personally came _____ known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this ____ day of _____, 20 ____

Notary Public

My Commission Expires

Executed by Lancaster County this ____ day of _____, 20 ____

LANCASTER COUNTY
ENGINEERING DEPARTMENT
Approved by County Engineer

LANCASTER COUNTY
BOARD OF COMMISSIONERS

Pamela L. Dingman, P.E.

APPROVED AS TO FORM

this ____ day of _____, 20 ____

Deputy County Attorney

State of _____ County of _____

Before me, a notary public qualified for said county, personally came _____

_____ known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this ____ day of _____, 20 ____.

Notary Public

My Commission Expires

Lancaster County
444 Cherrycreek Rd.
Bldg. C
Lincoln, NE 68528

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That, Phillip R. Pfeifer, herein called the "Grantor", record owner of the real property hereinafter described, for and in consideration of the sum of One and 00/100 Dollars (\$1.00), duly paid, the receipt whereof is hereby acknowledged and the further consideration of the performance of the covenants and agreements by Grantee as hereinafter set out and expressed does hereby grant, remise and relinquish unto Lancaster County, a governmental subdivision of the State of Nebraska, herein called "Grantee", permanent easement on the following legally described real estate situated in Lancaster County, Nebraska, to wit:

A part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 12 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Northeast Corner of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence with an assumed bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 33.01 feet to the point of beginning, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence continuing on aforesaid bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 12.00 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 37.09 feet to a point; thence South 51 Degrees, 50 Minutes, 23 Seconds West, a distance of 32.02 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 25.00 feet to a point; thence North 62 Degrees, 56 Minutes, 07 Seconds West, a distance of 55.90 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 50.00 feet to a point; thence North 81 Degrees, 31 Minutes, 51 Seconds West, a distance of 50.49 feet to a point, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence South 89 Degrees, 30 Minutes, 01 Seconds East, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 237.41 feet to the point of beginning.

Containing 0.08 acres, more or less.

TO HAVE AND TO HOLD unto Lancaster County, Nebraska, its successors and assigns, the right to construct, use and maintain on the land herein described utilities, such

slopes as are necessary to retain and support the County road, the construction and/or extension of drainage structures and/or the construction of a drainage channel or drainage ditch and so long as such utilities, slopes, drainage structure, drainage channel or drainage ditch is used and maintained, the right of ingress and egress to said property herein described from the County road for the purpose of inspecting, repairing, and maintaining the said utilities, slopes, drainage structure, drainage channel and/or drainage ditch located thereon at the will of the Grantee, it being the intention of the parties hereto that the Grantee shall have the right to assign, grant and dedicate utility easements and that Grantor is hereby granting the uses herein specified without divesting Grantor of title and ownership of the rights to use the above described property for any purpose that does not interfere with the uses herein granted.

The Grantor, in consideration of the payments herein stated, agrees not to construct buildings, ornamental fences or other improvements which may be damaged by the Grantees uses herein specified. If the Grantor chooses to make such improvements, Grantor hereby waives all claims for damages which may occur from the Grantees use as herein specified with the exception of necessary fence removal and replacement costs, or damages caused by negligence of the Grantee.

THIS INSTRUMENT, and the covenants and agreements herein contained shall inure to the benefit of and be binding and obligatory upon the heirs, executors, administrators, successors and assigns of the respective parties.

In witness whereof the Grantor has signed this ____ day of _____, 20____

X _____
Phillip R. Pfeifer

X _____

State of _____ County of _____

Before me, a notary public qualified for said county, personally came _____

_____ known to me to be the identical person or persons who signed the foregoing instrument and acknowledged the execution thereof to be his, her or their voluntary act and deed.

Witness my hand and notarial seal on this ____ day of _____, 20____

Notary Public

My Commission Expires

**LANCASTER COUNTY ENGINEERING DEPARTMENT
AGENT CALL REPORT**

OWNER: Phillip R. Pfeifer	PROJECT NO.: CP-B-187
ADDRESS: 15400 N 56 th Street Lincoln, NE 68514	TRACT NO.: 2
HOME PHONE: 402-429-3181	CELL PHONE:
WORK PHONE:	E-mail:

CALL DATE	VISIT NO.	AMOUNT OFFERED	SALVAGE OFFERED	COUNTER OFFER	PERSONS PRESENT
10-05-18					Alex Olson

REPORT OF DISCUSSION:

Called to discuss culvert project. Mr. Pfeifer asked me to send him the contracts for his review.

SIGNED:


Right-of-Way Agent

10/10/2018

Phillip R. Pfeifer
15400 N 56th Street
Lincoln, NE 68514

RE: Culvert No. CP-B-187
Tract No. 2
Permanent Easement

Mr. Pfeifer,

Please see the enclosed contracts for your review.

If you have any questions please feel free to give me a call.

Sincerely,

Alex G. Olson
Right-of-Way Agent
402-441-8328

**LANCASTER COUNTY ENGINEERING DEPARTMENT
AGENT CALL REPORT**

OWNER: Phillip R. Pfeifer	PROJECT NO.: CP-B-187
ADDRESS: 15400 N 56 th Street Lincoln, NE 68514	TRACT NO.: 2
HOME PHONE: 402-429-3181	CELL PHONE:
WORK PHONE:	E-mail:

CALL DATE	VISIT NO.	AMOUNT OFFERED	SALVAGE OFFERED	COUNTER OFFER	PERSONS PRESENT
10-22-18					Alex Olson

REPORT OF DISCUSSION:

Called to discuss culvert project. Mr. Pfeifer informed me he would not be able to do the fence himself. I told Mr. Pfeifer I would try and locate someone to do the fence.

SIGNED:


Right-of-Way Agent

**LANCASTER COUNTY ENGINEERING DEPARTMENT
AGENT CALL REPORT**

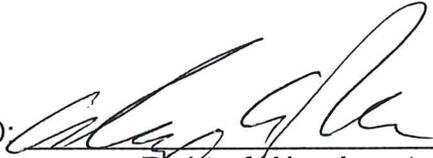
OWNER: Phillip R. Pfeifer	PROJECT NO.: CP-B-187
ADDRESS: 15400 N 56 th Street Lincoln, NE 68514	TRACT NO.: 2
HOME PHONE: 402-429-3181	CELL PHONE:
WORK PHONE:	E-mail:

CALL DATE	VISIT NO.	AMOUNT OFFERED	SALVAGE OFFERED	COUNTER OFFER	PERSONS PRESENT
12-12-18					Alex Olson

REPORT OF DISCUSSION:

Called to let Mr. Pfeifer know the County will replace the fence.

SIGNED: _____



Right-of-Way Agent

Alex G. Olson

From: Larry L. Legg
Sent: Tuesday, February 05, 2019 4:28 PM
To: Alex G. Olson
Cc: James J. Shotkoski; Pamela L. Dingman; Karen L. Wilson; Pamela L. Dingman
Subject: RE: CP-B-187 Tract# 2 Philip R. Pfeiffer

Alex and Jim as per our conversation my staff has reviewed the design and see no reason to change the design. Please proceed with the next step in the acquisition process.

From: Alex G. Olson
Sent: Tuesday, February 5, 2019 8:19 AM
To: Larry L. Legg <LLegg@lancaster.ne.gov>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>; Pamela L. Dingman <PDingman@lancaster.ne.gov>
Subject: CP-B-187 Tract# 2 Philip R. Pfeiffer

All:

I received a phone call from Mr. Pfeiffer last night regarding the above culvert.

Mr. Pfeiffer will NOT sign off on the project. He feels we should contact the local NRD and work on a less invasive way of correcting a problem he feel his neighbor to the north has created by removing their waterways. I asked if there was anything else we could do. He told me again to talk to the local NRD and work with them to get the waterways reestablished then we can talk about fixing the culvert. He said the culvert would not need replacing if they had NOT removed the waterways.

That was the end of the conversation. I tried to get more information out of him but I got nothing. I thought we were good as this was one the county was going to replace the fence on, that was our only hold up until this.

Alex G. Olson
Right-of-Way Agent
County Road Access Permitting Agent
Utility Construction & Maintenance Permitting Agent
Lancaster County Engineering Department
444 Cherrycreek Rd. Bulding "C"
Lincoln, NE 68528
402-441-7681 General Office
402-441-8328 Direct Line

Alex G. Olson

To: sodacrowns@aol.com
Cc: Larry L. Legg; Ron L. Bohaty; Leroy T. Geistlinger; James J. Shotkoski; Curtis K. Pokorny
Subject: RE: Culvert B-187 Replacement
Attachments: B-187_8-6-18.pdf

Phil,

I have gone back through several emails and have answers to the following.
I have not attached a new contract as I want to finalize our discussion first.

1. SEEDING - These are the types of seed we would plant depending on when it's planted and what is there now.
 - a. PURE LIVE SEED WITH OATS (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Oats - 20 TOTAL - 36.75LBS./ACRE
 - b. PURE LIVE SEED WITH WHEAT (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Wheat - 20 TOTAL - 36.75LBS./ACRESEED MIX FOR EROSION CONTROL Tall Fescue 35.50% Min. percent purity Brome grass 35.25% Min. percent purity Perennial Ryegrass 26.25% Min. percent purity
Following the seeding the area hydro mulch will be applied.
2. Tree Loss - \$500.00 to be added to the contract.
3. Re-Staking of easement area - 8/27/2019
4. Erosion Control Plan - Added to drawing set. See attached.
5. Construction end date - November 15, 2019
6. Fencing - We will reinstall what was there, and cover any temporary fencing needed during construction at no cost to you **OR** pay you \$1,500 to remove and replace the fencing.
7. Construction site cleanup - Lancaster County will be responsible for cleanup of litter and debris.
8. Construction time frame - Approximately 1 week.
9. Salvage of wood - IF REQUESTED "Salvage is defined in the contract on page 2, paragraph 2. (Salvage of items given to the Owner as stated in the special provisions of this contract must be accomplished by the start of the construction of this project or the Owner shall forfeit the right to such salvage.)"
10. Total Compensation with fence reimbursement - \$2,487 (You do the work)
11. Total Compensation without fence reimbursement - \$987 (We do the work)

From: sodacrowns@aol.com <sodacrowns@aol.com>
Sent: Tuesday, August 27, 2019 10:54 AM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: Culvert B-187 Replacement

Hi Alex,
Please refer back and refer to our previous correspondence regarding provisions, starting date and compensation.
I will review this contract in the next few days.
Thank you,
Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>

To: sodacrowns@aol.com <sodacrowns@aol.com>

Cc: James J. Shotkoski <jshotkoski@lanaster.ne.gov>; Larry L. Legg <LLegg@lanaster.ne.gov>; Curtis K. Pokorny <CPokorny@lanaster.ne.gov>; Leroy T. Geistlinger <LGeistlinger@lanaster.ne.gov>

Sent: Tue, Aug 27, 2019 10:43 am

Subject: Culvert B-187 Replacement

Mr. Pfeifer,

We are ready to get started on this project.

I have included a set of drawings, the contracts, and the easement.

We will remove and replace your fence at no cost to you, and provide any temporary fencing you may need.

This is written into the contract.

Or we can pay you \$1,500 to remove and replace the fence.

The area is being marked today.

Thanks,

Alex G. Olson

Right-of-Way Agent

County Road Access Permitting Agent

Utility Construction & Maintenance Permitting Agent

Lancaster County Engineering Department

444 Cherrycreek Rd. Bulding "C"

Lincoln, NE 68528

402-441-7681 General Office

402-441-8328 Direct Line

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LANCASTER
COUNTY

Pamela L. Dingman, P.E.
County Engineer

ENGINEERING

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

DEPARTMENT

February 14, 2019

CERTIFIED MAIL

Phillip R. Pfeifer
15400 No. 56th St.
Lincoln, NE. 68514

Re: Culvert Project: CP-B-187
Tract No.: 2
Location: No. 70th & Branched Oak Rd.

Dear Mr. Pfeifer:

Reference is made to our past offer of compensation for right-of-way required by Lancaster County on the above identified project. Your affected real estate is legally described as:

A part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 12 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Northeast Corner of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence with an assumed bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 33.01 feet to the point of beginning, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence continuing on aforesaid bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 12.00 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 37.09 feet to a point; thence South 51 Degrees, 50 Minutes, 23 Seconds West, a distance of 32.02 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 25.00 feet to a point; thence North 62 Degrees, 56 Minutes, 07 Seconds West, a distance of 55.90 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 50.00 feet to a point; thence North 81 Degrees, 31 Minutes, 51 Seconds West, a distance of 50.49 feet to a point, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence South 89 Degrees, 30 Minutes, 01 Seconds East, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 237.41 feet to the point of beginning.

Containing 0.08 acres, more or less.

Our last and best offer of compensation for the right-of-way to be acquired is as follows:

Permanent Easement

0.08 acre @ \$ 6,000.00/acre x 90%	\$ 432.00
Remove and Replace Fence	
15 Rods @ \$ 100/Rd.	\$ 1,500.00
Title Extension Fee	<u>\$ 55.00</u>
TOTAL COMPENSATION	\$ 1,987.00

As of this date, our negotiator has been unable to reach a mutually agreeable settlement. We would appreciate an acceptance of our offer. However, if you do not make an attempt to contact our office within the next ten (10) business days, or on or before, February 25, 2019, to consummate this offer, we will feel compelled to assume this acquisition will have to be made through the process of Eminent Domain.

Please be assured our only purpose in initiating Eminent Domain proceedings would be to assure ourselves the right-of-way will be available to meet our construction schedule.

In the event it becomes necessary to initiate Eminent Domain proceedings, consummation of the transaction will still be possible any time prior to the commencement of the hearing process.

A more comprehensive explanation of the Eminent Domain procedure is enclosed for your information. If you have any questions, please feel free to contact this office at 402-441-7681 Monday through Friday between the hours of 8:00am and 4:30pm.

Sincerely,



Pamela L. Dingman, P.E.
Lancaster County Engineer

Encl.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**Phillip R. Pfeiffer
15400 No. 56th St.
Lincoln, NE. 68514**

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) *Phil Pfeiffer* B. Date of Delivery *2-19-19*

C. Signature *Phil Pfeiffer* Agent Addressee

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

REC'D
FEB 26 2019
LANE COUNTY

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7006 0100 0000 2763 6857

Jenifer T. Holloway

From: Alex G. Olson
Sent: Friday, February 22, 2019 5:02 PM
To: 'sodacrowns@aol.com'
Cc: James J. Shotkoski
Subject: B-187 Culvert replacement Project
Attachments: Phillip R. Pfeifer.pdf; B-187_8-6-18.pdf

Mr. Pfeifer,

I have attached the requested document and drawing as per our phone conversation.

Please send me the specifics of your deer friendly fencing.

I will talk with my supervisor to figure the diminution of value for your tree loss.

If you have any questions please feel free to give me a call.

Sincerely,

Alex G. Olson
Right-of-Way Agent
County Road Access Permitting Agent
Utility Construction & Maintenance Permitting Agent
Lancaster County Engineering Department
444 Cherrycreek Rd. Bulding "C"
Lincoln, NE 68528
402-441-7681 General Office
402-441-8328 Direct Line

Alex G. Olson

From: Alex G. Olson
Sent: Wednesday, March 06, 2019 11:29 AM
To: 'sodacrowns@aol.com'
Cc: James J. Shotkoski; Larry L. Legg; James R. Jurgens; Amanda L. Kingman
Subject: RE: B-187 Culvert replacement Project

Phil,

I will get to working on this as soon as I can.
Thanks you for your quick response.

Alex G. Olson

From: sodacrowns@aol.com [mailto:sodacrowns@aol.com]
Sent: Wednesday, March 06, 2019 11:26 AM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: B-187 Culvert replacement Project

Hi Alex,
I need to see a contract that would include an end date for the project, specifics regarding final grading and seeding. It should include grass species and erosion control while the project is underway and until the grass is established. It should also include who will do a final clean-up of litter and debris including that which may be wind-blown and washed downstream?

You could email the contract with these details to me for review and then I can see what other terms may be lacking.

I would also like to see some stakes with orange or red on the tops of them so I can visualize better the area of disruption before I sign off on this.

I work today and Thursday on a time sensitive task but I will have time to drive up to the site on Friday and evaluate the trees lost, fencing loss and general disruption if the stakes will be in place by then.

Thank you,
Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>
To: sodacrowns@aol.com <sodacrowns@aol.com>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>
Sent: Wed, Mar 6, 2019 8:36 am
Subject: RE: B-187 Culvert replacement Project

Mr. Pfeifer,

Do you happen to have the specifics for your fence?
I would like to rap this up, we are getting close to the start of our construction season.
We would also like to get in and remove what trees we need to before the April 1st deadline.
Although most of the trees down in that area are volunteer, we have agreed to add an additional \$500.00 to the contract.
Please let me know about the fence.

If you have any questions please feel free to give me a call.
Sincerely,

Alex G. Olson

From: Alex G. Olson
Sent: Friday, February 22, 2019 5:02 PM
To: 'sodacrowns@aol.com' <sodacrowns@aol.com>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>
Subject: B-187 Culvert replacement Project

Mr. Pfeifer,

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Please send me the specifics of your deer friendly fencing.

I will talk with my supervisor to figure the diminution of value for your tree loss.

If you have any questions please feel free to give me a call.

Sincerely,

Alex G. Olson
Right-of-Way Agent
County Road Access Permitting Agent
Utility Construction & Maintenance Permitting Agent
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444 Cherrycreek Rd. Bulding "C"
Lincoln, NE 68528
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Alex G. Olson

From: Grant C. Heser
Sent: Monday, March 18, 2019 4:12 PM
To: Alex G. Olson
Cc: Larry L. Legg; Alex G. Olson; Ken D. Schroeder
Subject: RE: B-187 Culvert replacement Project

B-187 has been staked.
Grant

From: Alex G. Olson
Sent: Tuesday, March 12, 2019 3:32 PM
To: Grant C. Heser <gheser@lancaster.ne.gov>
Subject: FW: B-187 Culvert replacement Project

FYI
B-187 Tract 2

From: sodacrowns@aol.com [<mailto:sodacrowns@aol.com>]
Sent: Tuesday, March 12, 2019 3:13 PM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: B-187 Culvert replacement Project

Alex,
Are the stakes in place outlining the easement area for me to view that I asked for last week?
Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>
To: sodacrowns@aol.com <sodacrowns@aol.com>
Cc: Larry L. Legg <LLegg@lancaster.ne.gov>; James J. Shotkoski <jshotkoski@lancaster.ne.gov>
Sent: Mon, Mar 11, 2019 11:40 am
Subject: FW: B-187 Culvert replacement Project

Phil,

Please see the below email.
This should answer your questions.
Please also see the attachment for erosion control.
The second attachment is the construction plan set.

If you have any questions please give me a call.

Alex G. Olson
402-441-8328

From: Larry L. Legg
Sent: Monday, March 11, 2019 11:24 AM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>; James R. Jurgens <jjurgens@lancaster.ne.gov>;
Amanda L. Kingman <AKingman@lancaster.ne.gov>; Ron L. Bohaty <RBohaty@lancaster.ne.gov>; Curtis K.

Pokorny <CPokorny@lancaster.ne.gov>

Subject: RE: B-187 Culvert replacement Project

Alex

This culvert replacement will be accomplished with Lancaster County forces.

I've attached our standard Erosion Control plan as well as the construction plans.

The following are the standard seed mixes that Lancaster County uses. We can use whichever one the landowner desires.

These are the types of seed we would plant depending on when it's planted and what is there now.

PURE LIVE SEED WITH OATS (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Oats - 20 TOTAL - 36.75LBS./ACRE

PURE LIVE SEED WITH WHEAT (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Wheat - 20 TOTAL - 36.75LBS./ACRE

SEED MIX FOR EROSION CONTROL Tall Fescue 35.50% Min. percent purity Brome grass 35.25% Min. percent purity Perennial Ryegrass 26.25% Min. percent purity

Following the seeding the area hydro mulch will be applied.

The Culvert replacement will take approximately 1 week.

Scheduling of this culvert will be dependent on the following

- Acquisition of property rights
- Availability of staff and equipment
- If clearing is delayed beyond April 1 clearing and tree removal will be subject to Migratory Bird Act
 - Requiring a survey for the presence of nesting birds.
- Weather.

With all of these variables the replacement date cannot be determined. However as to an end date I would commit to have the culvert replaced by November 15, 2019.

Lancaster County will be responsible for cleanup of litter and construction debris.

From: Alex G. Olson

Sent: Wednesday, March 6, 2019 11:29 AM

To: sodacrowns@aol.com

Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>; Larry L. Legg <LLegg@lancaster.ne.gov>; James R. Jurgens <jjurgens@lancaster.ne.gov>; Amanda L. Kingman <AKingman@lancaster.ne.gov>

Subject: RE: B-187 Culvert replacement Project

Phil,

I will get to working on this as soon as I can.

Thanks you for your quick response.

Alex G. Olson

From: sodacrowns@aol.com [<mailto:sodacrowns@aol.com>]

Sent: Wednesday, March 06, 2019 11:26 AM

To: Alex G. Olson <aolson@lancaster.ne.gov>

Subject: Re: B-187 Culvert replacement Project

Hi Alex,

I need to see a contract that would include an end date for the project, specifics regarding final grading and seeding. It should include grass species and erosion control while the project is underway and until the grass is established. It should also include who will do a final clean-up of litter and debris including that which may be wind-blown and washed downstream?

You could email the contract with these details to me for review and then I can see what other terms may be lacking.

I would also like to see some stakes with orange or red on the tops of them so I can visualize better the area of disruption before I sign off on this.

I work today and Thursday on a time sensitive task but I will have time to drive up to the site on Friday and evaluate the trees lost, fencing loss and general disruption if the stakes will be in place by then.

Thank you,
Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>
To: sodacrowns@aol.com <sodacrowns@aol.com>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>
Sent: Wed, Mar 6, 2019 8:36 am
Subject: RE: B-187 Culvert replacement Project

Mr. Pfeifer,

Do you happen to have the specifics for your fence?

I would like to rap this up, we are getting close to the start of our construction season.

We would also like to get in and remove what trees we need to before the April 1st deadline.

Although most of the trees down in that area are volunteer, we have agreed to add an additional \$500.00 to the contract. Please let me know about the fence.

If you have any questions please feel free to give me a call.

Sincerely,

Alex G. Olson

From: Alex G. Olson
Sent: Friday, February 22, 2019 5:02 PM
To: 'sodacrowns@aol.com' <sodacrowns@aol.com>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>
Subject: B-187 Culvert replacement Project

Mr. Pfeifer,

I have attached the requested document and drawing as per our phone conversation.

Please send me the specifics of your deer friendly fencing.

I will talk with my supervisor to figure the diminution of value for your tree loss.

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Alex G. Olson

From: Alex G. Olson
Sent: Wednesday, March 27, 2019 8:02 AM
To: Larry L. Legg; Ron L. Bohaty; Curtis K. Pokorny
Cc: James J. Shotkoski
Subject: FW: B-187 Culvert replacement Project

Please see below.

From: sodacrowns@aol.com [mailto:sodacrowns@aol.com]
Sent: Tuesday, March 26, 2019 7:35 PM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: B-187 Culvert replacement Project

Hi Alex,
At this time I don't think I want to write up an official salvage request, as you call it, in the contract, not knowing all of the details and ramifications of such request. Once a salvage request is fully explained to me and I see it in writing, I may be willing to do so.

What I can say is that I'll get as much wood out as I can by October 31. I may even have a friend come in to help, if he is available. Construction could commence the following day, Nov. 1. If I finish sooner than Oct. 31, I would notify you so that construction could begin sooner.

Regards,
Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>
To: sodacrowns@aol.com <sodacrowns@aol.com>
Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>; Larry L. Legg <LLegg@lancaster.ne.gov>
Sent: Tue, Mar 26, 2019 9:02 am
Subject: RE: B-187 Culvert replacement Project

Phil,

Please give me a date when you think you could have all the firewood you wanted out. We are trying to set a schedule on your culvert replacement keeping in mind your salvage request. I do not guaranty that the dates will match, but we will try to give you the time you need.

Thanks,

Alex G. Olson

From: sodacrowns@aol.com [mailto:sodacrowns@aol.com]
Sent: Wednesday, March 20, 2019 1:06 PM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: B-187 Culvert replacement Project

Hi Alex,
I am at home today.

[]

Phil

-----Original Message-----

From: Alex G. Olson <aolson@lanaster.ne.gov>

To: sodacrowns@aol.com <sodacrowns@aol.com>

Cc: Larry L. Legg <LLegg@lanaster.ne.gov>; James J. Shotkoski <jshotkoski@lanaster.ne.gov>

Sent: Mon, Mar 11, 2019 11:40 am

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If you have any questions please give me a call.

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402-441-8328

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To: Alex G. Olson <aolson@lanaster.ne.gov>

Cc: James J. Shotkoski <jshotkoski@lanaster.ne.gov>; James R. Jurgens <jjurgens@lanaster.ne.gov>; Amanda L. Kingman <AKingman@lanaster.ne.gov>; Ron L. Bohaty <RBohaty@lanaster.ne.gov>; Curtis K. Pokorny <CPokorny@lanaster.ne.gov>

Subject: RE: B-187 Culvert replacement Project

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From: Alex G. Olson

Sent: Wednesday, March 6, 2019 11:29 AM

To: sodacrowns@aol.com

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From: Alex G. Olson <aolson@lanaster.ne.gov>
To: sodacrowns@aol.com <sodacrowns@aol.com>
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From: Alex G. Olson
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Alex G. Olson

From: Larry L. Legg
Sent: Thursday, August 29, 2019 6:37 PM
To: Alex G. Olson; James J. Shotkoski
Cc: Leroy T. Geistlinger; Ron L. Bohaty
Subject: RE: Culvert B-187 Replacement

I think that we should give him a last best offer and then proceed to the next step.

Larry L. Legg P.E.

Assistant County Engineer
Lancaster County Engineering
402-441-1852

From: Alex G. Olson <aolson@lancaster.ne.gov>
Sent: Thursday, August 29, 2019 10:54 AM
To: James J. Shotkoski <jshotkoski@lancaster.ne.gov>; Larry L. Legg <LLegg@lancaster.ne.gov>
Cc: Leroy T. Geistlinger <LGeistlinger@lancaster.ne.gov>; Ron L. Bohaty <RBohaty@lancaster.ne.gov>
Subject: FW: Culvert B-187 Replacement

FYI

From: sodacrowns@aol.com <sodacrowns@aol.com>
Sent: Thursday, August 29, 2019 9:02 AM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: Culvert B-187 Replacement

Hi Alex,
Without pulling it up, I believe said I wanted to cut firewood from that area, and would be fine with signing the contract for construction to begin Nov. 1.

With spring work, excessive moisture and heat I have not yet cut any. I estimated there would be 10 good cords of firewood there. If you want to pay me \$250/cord for the 10 cords, I would sign off for construction to begin. If so, please modify the contract to include this.

Thank you,
Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>
To: sodacrowns@aol.com <sodacrowns@aol.com>
Cc: Larry L. Legg <LLegg@lancaster.ne.gov>; Ron L. Bohaty <RBohaty@lancaster.ne.gov>; Leroy T. Geistlinger <LGeistlinger@lancaster.ne.gov>; James J. Shotkoski <jshotkoski@lancaster.ne.gov>; Curtis K. Pokorny <CPokorny@lancaster.ne.gov>
Sent: Tue, Aug 27, 2019 2:47 pm
Subject: RE: Culvert B-187 Replacement

Phil,

I have gone back through several emails and have answers to the following.
I have not attached a new contract as I want to finalize our discussion first.

1. SEEDING - These are the types of seed we would plant depending on when it's planted and what is there now.
 - a. PURE LIVE SEED WITH OATS (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Oats - 20 TOTAL - 36.75LBS./ACRE
 - b. PURE LIVE SEED WITH WHEAT (PER ACRE) Brome - 10 Switch Grass - 2.25 Hairy Vetch - 2X Inoculation - 2.25 Red Clover - 2X Inoculation - 2.25 Wheat - 20 TOTAL - 36.75LBS./ACRE

SEED MIX FOR EROSION CONTROL Tall Fescue 35.50% Min. percent purity Brome grass 35.25% Min. percent purity Perennial Ryegrass 26.25% Min. percent purity
Following the seeding the area hydro mulch will be applied.

2. Tree Loss - \$500.00 to be added to the contract.
3. Re-Staking of easement area - 8/27/2019
4. Erosion Control Plan - Added to drawing set. See attached.
5. Construction end date - November 15, 2019
6. Fencing - We will reinstall what was there, and cover any temporary fencing needed during construction at no cost to you **OR** pay you \$1,500 to remove and replace the fencing.
7. Construction site cleanup - Lancaster County will be responsible for cleanup of litter and debris.
8. Construction time frame - Approximately 1 week.
9. Salvage of wood - IF REQUESTED "Salvage is defined in the contract on page 2, paragraph 2. (Salvage of items given to the Owner as stated in the special provisions of this contract must be accomplished by the start of the construction of this project or the Owner shall forfeit the right to such salvage.)"
10. Total Compensation with fence reimbursement - \$2,487 (You do the work)
11. Total Compensation without fence reimbursement - \$987 (We do the work)

Alex G. Olson

From: sodacrowns@aol.com <sodacrowns@aol.com>
Sent: Tuesday, August 27, 2019 10:54 AM
To: Alex G. Olson <aolson@lancaster.ne.gov>
Subject: Re: Culvert B-187 Replacement

Hi Alex,
 Please refer back and refer to our previous correspondence regarding provisions, starting date and compensation. I will review this contract in the next few days.
 Thank you,
 Phil

-----Original Message-----

From: Alex G. Olson <aolson@lancaster.ne.gov>
 To: sodacrowns@aol.com <sodacrowns@aol.com>
 Cc: James J. Shotkoski <jshotkoski@lancaster.ne.gov>; Larry L. Legg <LLegg@lancaster.ne.gov>; Curtis K. Pokorny <CPokorny@lancaster.ne.gov>; Leroy T. Geistlinger <LGeistlinger@lancaster.ne.gov>
 Sent: Tue, Aug 27, 2019 10:43 am
 Subject: Culvert B-187 Replacement

Mr. Pfeifer,

We are ready to get started on this project.
 I have included a set of drawings, the contracts, and the easement.
 We will remove and replace your fence at no cost to you, and provide any temporary fencing you may need.
 This is written into the contract.
 Or we can pay you \$1,500 to remove and replace the fence.
 The area is being marked today.

Thanks,

Alex G. Olson
Right-of-Way Agent
County Road Access Permitting Agent
Utility Construction & Maintenance Permitting Agent
Lancaster County Engineering Department
444 Cherrycreek Rd. Bulding "C"
Lincoln, NE 68528
402-441-7681 General Office
402-441-8328 Direct Line

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LANCASTER
COUNTY

Pamela L. Dingman, P.E.
County Engineer

ENGINEERING

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

DEPARTMENT

September 4, 2019

CERTIFIED MAIL

Phillip R. Pfeifer
15400 No. 56th St.
Lincoln, NE. 68514

Re: Culvert Project: CP-B-187
Tract No.: 2
Location: No. 70th & Branched Oak Rd.

Dear Mr. Pfeifer:

Reference is made to our past offer of compensation for right-of-way required by Lancaster County on the above identified project. Your affected real estate is legally described as:

A part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 12 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Northeast Corner of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence with an assumed bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 33.01 feet to the point of beginning, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence continuing on aforesaid bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 12.00 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 37.09 feet to a point; thence South 51 Degrees, 50 Minutes, 23 Seconds West, a distance of 32.02 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 25.00 feet to a point; thence North 62 Degrees, 56 Minutes, 07 Seconds West, a distance of 55.90 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 50.00 feet to a point; thence North 81 Degrees, 31 Minutes, 51 Seconds West, a distance of 50.49 feet to a point, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence South 89 Degrees, 30 Minutes, 01 Seconds East, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 237.41 feet to the point of beginning.

Containing 0.08 acres, more or less.

Our last and best offer of compensation for the right-of-way to be acquired is as follows:

Permanent Easement

0.08 acre @ \$ 6,000.00/acre x 90%	\$ 432.00
Remove and Replace Fence	
15 Rods @ \$ 100/Rd.	\$ 1,500.00
Diminution of Value (Tree Loss)	\$ 500.00
Title Extension Fee	<u>\$ 55.00</u>
TOTAL COMPENSATION	\$ 2,487.00

As of this date, our negotiator has been unable to reach a mutually agreeable settlement. We would appreciate an acceptance of our offer. However, if you do not make an attempt to contact our office within the next ten (10) business days, or on or before, February 25, 2019, to consummate this offer, we will feel compelled to assume this acquisition will have to be made through the process of Eminent Domain.

Please be assured our only purpose in initiating Eminent Domain proceedings would be to assure ourselves the right-of-way will be available to meet our construction schedule.

In the event it becomes necessary to initiate Eminent Domain proceedings, consummation of the transaction will still be possible any time prior to the commencement of the hearing process.

A more comprehensive explanation of the Eminent Domain procedure is enclosed for your information. If you have any questions, please feel free to contact this office at 402-441-7681 Monday through Friday between the hours of 8:00am and 4:30pm.

Sincerely,



Pamela L. Dingman, P.E.
Lancaster County Engineer

Encl.

Permanent Easement
B-187
Tract 2

A part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 12 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Northeast Corner of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence with an assumed bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 33.01 feet to the point of beginning, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence continuing on aforesaid bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 12.00 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 37.09 feet to a point; thence South 51 Degrees, 50 Minutes, 23 Seconds West, a distance of 32.02 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 25.00 feet to a point; thence North 62 Degrees, 56 Minutes, 07 Seconds West, a distance of 55.90 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 50.00 feet to a point; thence North 81 Degrees, 31 Minutes, 51 Seconds West, a distance of 50.49 feet to a point, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence South 89 Degrees, 30 Minutes, 01 Seconds East, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 237.41 feet to the point of beginning.

Containing 0.08 acres, more or less.



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@lanaster.ne.gov

March 17, 2020

CERTIFIED MAIL

Phillip R. Pfeifer
15746 No. 56th St.
Lincoln, NE. 68514

Re: Culvert Project: CP-B-187
Tract No.: 2
Location: No. 70th & Branched Oak Rd.

Dear Mr. Pfeifer:

Reference is made to our past offer of compensation for right-of-way required by Lancaster County on the above identified project. Your affected real estate is legally described as:

A part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33, Township 12 North, Range 7 East of the 6th Principal Meridian, Lancaster County, Nebraska, more particularly described as follows:

Referring to the Northeast Corner of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence with an assumed bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 33.01 feet to the point of beginning, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence continuing on aforesaid bearing of South 02 Degrees, 01 Minutes, 29 Seconds West with the east line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 12.00 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 37.09 feet to a point; thence South 51 Degrees, 50 Minutes, 23 Seconds West, a distance of 32.02 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 25.00 feet to a point; thence North 62 Degrees, 56 Minutes, 07 Seconds West, a distance of 55.90 feet to a point; thence North 89 Degrees, 30 Minutes, 01 Seconds West, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 50.00 feet to a point; thence North 81 Degrees, 31 Minutes, 51 Seconds West, a distance of 50.49 feet to a point, said point being located 33.00 feet south of, as measured perpendicular to, the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$; thence South 89 Degrees, 30 Minutes, 01 Seconds East, and parallel with the north line of said E $\frac{1}{2}$ of the NW $\frac{1}{4}$, a distance of 237.41 feet to the point of beginning.

Containing 0.08 acres, more or less.

Our last and best offer of compensation for the right-of-way to be acquired is as follows:

Permanent Easement

0.08 acre @ \$ 5,900.00/acre x 90%	\$ 425.00
Replace Fencing (Per Bid)	\$ 2,985.00
Salvage Value: Firewood	\$ 250.00
Temporary Easement	\$ 295.00
TOTAL JUST COMPENSATION	\$ 3,955.00
Called:	\$ 4,000.00

As of this date, our negotiator has been unable to reach a mutually agreeable settlement. We would appreciate an acceptance of our offer. However, if you do not make an attempt to contact our office on or before, March 31, 2020, to consummate this offer, we will be compelled to assume this acquisition will have to be made through the process of Eminent Domain.

Please be assured our only purpose in initiating Eminent Domain proceedings would be to assure ourselves the right-of-way will be available to meet our construction schedule.

In the event it becomes necessary to initiate Eminent Domain proceedings, consummation of the transaction will still be possible any time prior to the commencement of the hearing process.

A more comprehensive explanation of the Eminent Domain procedure is enclosed for your information. If you have any questions, please feel free to contact this office at 402-441-7681 Monday through Friday between the hours of 8:00am and 4:30pm.

Sincerely,

Pamela L. Dingman, P.E.
Lancaster County Engineer

Encl.

EMINENT DOMAIN PROCEDURE

The purpose of this statement is to generally outline for the property owner the steps that are taken to acquire property by Eminent Domain. This statement should not be considered as a complete statement of all the laws and procedures governing Eminent Domain.

When agreement with the landowner cannot be reached, appropriate documents instituting Eminent Domain proceedings are filed by Lancaster County with the County Judge. The County Judge then appoints three local property owners as appraisers who are familiar with local real property values. After proper notification to the landowner of the time and place of hearing, the appointed Board of Appraisers view the property and listen to statements of the landowner or his representatives as to their opinion of land value and damages, and to statements of Lancaster County's representatives. The appointed Board of Appraisers then files a formal report of their findings of value with the County Judge.

While the landowner is not required to attend the hearing, it is encouraged they do so. The landowner may elect to present his own statement to the Board of Appraisers, or he may wish to retain an attorney to represent him. Unless the landowner elects to retain an attorney, the above-described hearing is conducted at no expense to the landowner.

If either the landowner or the County is not satisfied with the report of the appraisers appointed by the County Judge, either may appeal to the District Court for a determination of value by a jury. In the event of such an appeal by either party, it is the usual practice of the landowner to retain an attorney to represent him for the jury trial in District Court.

The amount of the award entered by the appraisers is deposited with the County Judge. If neither party appeals to the District Court, the money is available to the landowner after thirty (30) days from the filing of the award by the appraisers. The landowner should make inquiry of the County Judge as to when the award was filed.

If either party appeals the award of the appraisers, the landowner may, by stipulating with Lancaster County, withdraw one hundred percent (100%) of the amount offered by the County before the County shall take physical possession of the property.

It is pointed out that prior to the hearing date, the landowner may accept the County's offer, and the Eminent Domain proceedings will be dismissed by the County.