

APPRAISAL REPORT

Land / residential land



CRETE SCHOOL LAND

Southeast of East 9th Street and Linden Avenue
Crete, Nebraska 68333

Date of Valuation: August 11, 2025

Date of Report: September 5, 2025

PREPARED FOR

Joshua A. McDowell

Superintendent

Crete Public Schools

930 Main Street

Crete, NE 68333



**Great Plains
Appraisal, Inc.**

PO BOX 6415 • Lincoln, NE 68506-0415

(402) 476-1144

www.gpappraisal.com



Cody Gerdes, MAI
Lori L. Johnson, MAI
Jason L. Pickerel, MAI

September 5, 2025

Joshua A. McDowell
Superintendent
Crete Public Schools
930 Main Street
Crete, NE 68333

RE: Crete School Land

Southeast of East 9th Street and Linden Avenue, Crete, Nebraska 68333

Great Plains Appraisal, Inc. File No: 25-0184

Mr. McDowell:

Great Plains Appraisal, Inc. is proud to present the appraisal that satisfies the agreed upon scope of work with Crete Public Schools.

The subject property, located at Southeast of East 9th Street and Linden Avenue, Crete, NE, is a Class B, land, residential land located in the South submarket.

The subject property includes several parcels that create an irregular parcel. The irregular nature of the property is primarily from vacated roadways, alleys, and adjacent parcels under different ownership. The overall property has historically been used for a public park and ball fields. A portion of the fields and public restrooms are located on adjacent parcels that are not under the subject ownership.

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Fee Simple Estate). The following table conveys the final opinion of value that is developed in this appraisal:

MARKET VALUE CONCLUSION				
VALUATION SCENARIO	INTEREST APPRAISED	EXPOSURE TIME	EFFECTIVE DATE	VALUE
As-Is Market Value	Fee Simple Estate	9 to 12 Months	August 11, 2025	\$70,000

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP), and the appraisal guidelines of Crete Public Schools.

Extraordinary Assumptions

The use of an extraordinary assumption(s) may have impacted the results of the assignment. We have relied on information provided by the client as well as from public records as it relates to land size, and other physical, financial, and economic characteristics. It is an extraordinary assumption of this appraisal that this information is accurate and was not misrepresented. We relied on public records for items such as real estate tax information, zoning information and in some cases, site size information. We assume this information is accurate. However, should other information be provided that have a material impact on our conclusion, then we would reserve the right to readdress our conclusion. The appraiser is not an expert on hazardous materials. The appraiser cautions that if present, such materials could affect the value of the property. The subject property is currently vacant. The subject site is currently utilized for agricultural purposes. The agricultural use may have included the potential use of restricted use chemicals within the subject property. However, proper



application procedures would have limited any long-term impact to the subject property. The inspection of the subject property revealed no known hazardous materials.

Hypothetical Conditions

No Hypothetical Conditions were made for this assignment.

If there are any specific questions or concerns regarding the attached appraisal report, or if Great Plains Appraisal, Inc. can be of additional assistance, please contact the individuals listed below.

Sincerely,

GREAT PLAINS APPRAISAL, INC.

A handwritten signature in blue ink that reads "Cody Gerdes".

Cody Gerdes, MAI
President, Great Plains Appraisal
Certified General Real Estate Appraiser
Nebraska License No. CG270077
Expiration Date 12/31/2026
402-476-1144
cgerdes@gpappraisal.com

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EXECUTIVE SUMMARY

PROPERTY IDENTIFICATION

Name	Crete School Land
Property	Land - Residential Land
Address	Southeast of East 9th Street and Linden Avenue
City, State Zip	Crete, Nebraska 68333
County	Saline County
MSA	Lincoln, NE MSA
Market / Submarket	Crete / South
Geocode	40.620745,-96.959232
Census Tract	31-151-960602

SITE DESCRIPTION

Number of Parcels	4	
Assessor Parcel Numbers	760010501, 760010455, 760011435 and 760011338	
Land Area	Square Feet	Acres
Usable	112,660	2.59
Total	112,660	2.59
Zoning	Multi-Family Residential District (R-3)	
Shape	Irregular	
Topography	Sloping at street grade	
Flood Zone	Zone X (Shaded)	
Seismic Zone	Unknown	

QUALITATIVE ANALYSIS

Site Quality	Average
Site Access	Below Average
Site Exposure	Below Average
Site Utility	Average

HIGHEST & BEST USE

Proposed Construction	No
As Vacant	Residential

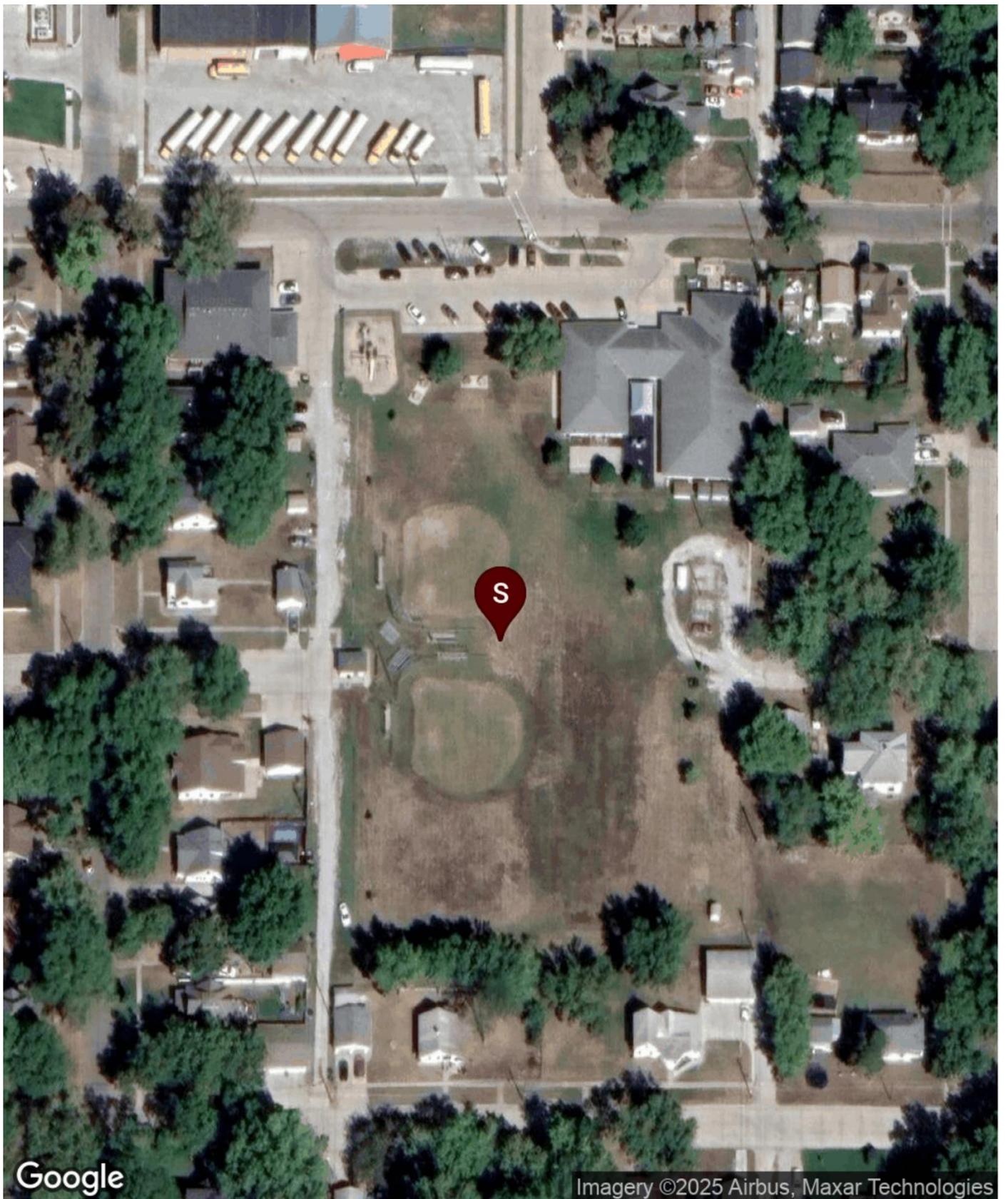
EXPOSURE & MARKETING TIME

Exposure Time	9 to 12 Months
Marketing Time	9 to 12 Months

VALUE CONCLUSION

VALUATION SCENARIOS	AS-IS MARKET VALUE
Interest	Fee Simple Estate
Exposure Time	9 to 12 Months
Effective Date	August 11, 2025
Site Value	\$70,000
Cost Approach	Not Presented
Sales Comparison Approach	Not Presented
Income Capitalization Approach	Not Presented
FINAL VALUE CONCLUSION	\$70,000

AERIAL PHOTOGRAPH



SUBJECT PROPERTY PHOTOGRAPHS



Looking West on E 7th St. near the South Entrance.



Looking East on E 7th St. near the South Entrance.



Looking East near the Southwest Corner.



Looking Northeast near the Southwest Corner.



Looking Northeast near the Southwest Corner.



Looking North along the alley near the SW Corner.



Looking West on 8th Street near West Entrance.



Looking East near the Northwest Corner.



Looking Southeast near the Northwest Corner.



Looking Southeast near the Northwest Corner.



Looking East on E 9th St. near the North Entrance.



Looking West on E 9th St. near the North Entrance.

IDENTIFICATION OF ASSIGNMENT

PROPERTY IDENTIFICATION

The subject property, located at Southeast of East 9th Street and Linden Avenue, Crete, NE, is a Class B, land, residential land located in the South submarket.

The subject property includes several parcels that create an irregular parcel. The irregular nature of the property is primarily from vacated roadways, alleys, and adjacent parcels under different ownership. The overall property has historically been used for a public park and ball fields. A portion of the fields and public restrooms are located on adjacent parcels that are not under the subject ownership.

The assessor parcel numbers are: 760010501, 760010455, 760011435 and 760011338.

LEGAL DESCRIPTION

Lots 6-12, Block 183 and a Portion of the Vacated Alley, City of Crete, Saline County, Nebraska. ; Lots 7-8, Block 182 and the Vacated Alley, City of Crete, Saline County, Nebraska. ; Lots 11-18, Block 195 and the Vacated Alley, City of Crete, Saline County, Nebraska.; Lots 1-9, Block 194 and a Portion of the Vacated Alley, City of Crete, Saline County, Nebraska.

CLIENT IDENTIFICATION

The client of this specific assignment is Crete Public Schools.

INTENDED USE & INTENDED USERS

The intended use of this appraisal is to assist the client in making internal business decisions related to this asset. Crete Public Schools or assigns are the only intended users of this report.

PURPOSE

The purpose of this appraisal is to develop an opinion of the As-Is Market Value (Fee Simple Estate).

PERSONAL PROPERTY & BUSINESS INTANGIBLE

There is no personal property (FF&E) included in this valuation.

PROPERTY AND SALES HISTORY

Current Owner

The subject property is currently under the ownership of Crete School District, according to the Saline County records.

Three-Year Sales History

According to county records there has been no transfer of ownership for the subject property in the past three years and there is no known pending sale or listing of the subject.

EXPOSURE & MARKETING TIME

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In the recent past, the volume of competitive properties offered for sale, sale prices, and vacancy rates have fluctuated little. Sale concessions have not been prevalent. The following information is used to estimate exposure time and marketing time for the subject:

EXPOSURE & MARKETING TIME

Exposure Period Conclusion	9 to 12 Months
Marketing Time Conclusion	9 to 12 Months
Most Probable Buyer	Owner-User

Exposure Time Conclusion

The subject is a land (residential land) use totaling 2.5863-acres (112,660 SF) located at Southeast of East 9th Street and Linden Avenue in Crete, Saline County, Nebraska. Considering these factors, a reasonable estimate of exposure time for the subject As-Is Market Value (Fee Simple Estate) is 9 to 12 months.

Marketing Time Conclusion

A marketing time estimate is a forecast of a future occurrence. History should be considered as a guide, but anticipation of future events & market circumstances should be the prime determinant. Overall market conditions are expected to remain stable, so a marketing time of 9 to 12 months is predicted for the subject.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

PROPERTY RIGHTS APPRAISED

The property rights appraised constitute the fee simple estate .

Fee Simple Interest

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.²

VALUE SCENARIOS

As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.³

SCOPE OF WORK

The scope of work for this appraisal assignment is outlined below:

¹ Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C -Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FRS and NCUA definitions of market value.

² The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

³ The Dictionary of Real Estate Appraisal, Seventh Edition, Appraisal Institute, Chicago, Illinois, 2022

- ▶ The appraisal analyzes the regional and local area profiles including employment, population, household income and real estate trends. The local area was inspected to consider external influences on the subject.
- ▶ The appraisal analyzes legal and physical features of the subject including site size, improvement size, flood zone, seismic zone, site zoning, easements, encumbrances, site access and site exposure.
- ▶ The appraisal includes a Highest and Best Use analysis and conclusions have been completed for the highest and best use of the subject property As Vacant. The analysis considered legal, locational, physical and financial feasibility characteristics of the subject site.
- ▶ In selecting applicable approaches to value, the appraiser considered the agreed upon appraisal scope and assessed the applicability of each traditional approach given the subject’s characteristics and the intended use of the appraisal. As a result, this appraisal developed Land Sales Comparison Approach. The values presented represent the As-Is Market Value (Fee Simple Estate).
- ▶ The assignment was prepared as an Appraisal Report in accordance with USPAP Standards Rules 2, with the analysis stated within the document and representing a summarized level of analysis.
- ▶ The author of this report is aware of the Competency Rule of USPAP and meets the standards.

ASSISTANCE PROVIDED

Katelyn Leibhart provided real property appraisal assistance to the appraiser signing this certification. Assistance provided includes miscellaneous administrative assistance, such as file and exhibit preparation, as well as data entry relating to area descriptions and other routine front-half related duties.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

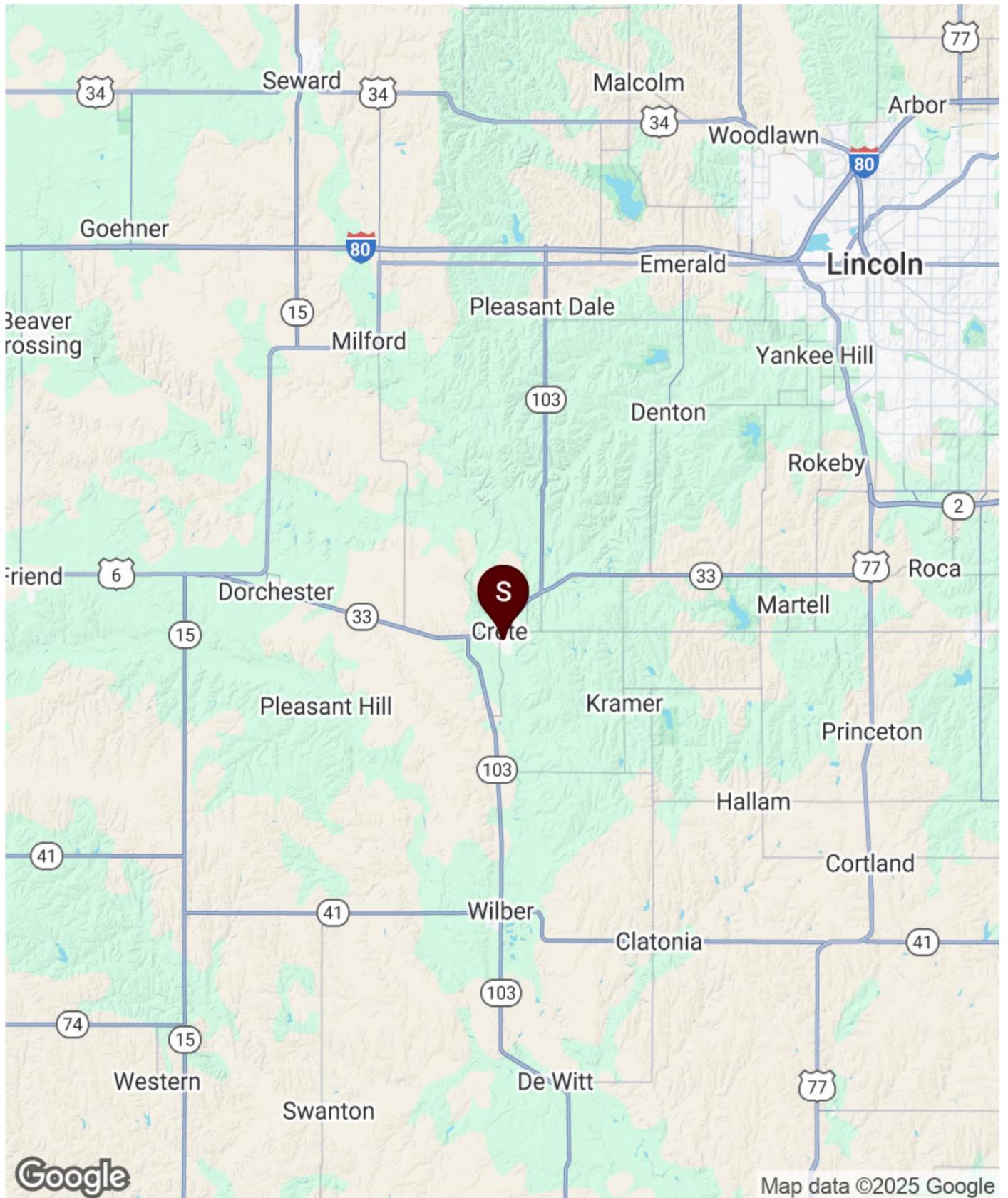
INFORMATION PROVIDED	
Property Assessment & Tax	Saline County Assessor
Zoning & Land Use Planning	City of Crete Zoning
Site Size	Saline County Assessor
Supply & Demand	CoStar
Flood Map	FEMA
Demographics	STDB On-Line
Comparable Information	MLS Public Records Confirmed by Local Agents
Legal Description	Assessor

The lack of the unavailable items could affect the results of this analysis. As part of the general assumptions and limiting conditions, the subject is assumed to have no adverse easements, significant items of deferred maintenance, or be impacted by adverse environmental conditions.

SUBJECT PROPERTY INSPECTION

PROPERTY INSPECTION				
APPRAISER	INSPECTED	EXTENT	DATE	ROLE
Cody Gerdes, MAI	Yes	Site	August 11, 2025	Primary Appraiser
Katelyn Leibhart	Yes	Site	August 11, 2025	Trainee Appraiser

REGIONAL AREA MAP



REGIONAL AREA ANALYSIS

INTRODUCTION

In order to understand the subject's position in the area or region, we have undertaken a brief analysis in order to determine how trends—both historical and projected—in population, employment, personal income, consumer spending, and housing impact supply and demand and influence the subject's area directly and indirectly. This analysis first begins on a broader spectrum, and without respect to the subject itself, and is highlighted in the Regional Area Analysis. Secondly, we undertake a more narrowly focused study of the aforementioned attributes as they relate directly to the subject and the subject's neighborhood. This discussion is presented in the forthcoming Local Area Analysis.

REGIONAL AREA ANALYSIS

The subject property is located in Crete, Nebraska. The map presented on the previous page illustrates the subject property location relative to the Lincoln, NE MSA metropolitan area.

Crete, Nebraska is a first-class city located approximately 24 miles southwest of Lincoln, about 450 miles from Denver, 545 miles from Chicago, and about 237 miles northwest of Kansas City. Omaha, the largest city in Nebraska, is located about 84 miles northeast of Crete.

The community was incorporated in 1871, one year after the establishment of Crete Mills, which is still in operation but under the name of Bunge Milling. As in many small communities, the coming of the railroad in 1871 had a major impact on the development of the town. Hotels, warehouses, retail business, and elevators were built to meet the needs of the town and surrounding community.

The basic economic activities in the community include farming, cattle and hog production, food processing, manufacturing, trade, and health care.

Schools

Crete Public Schools consists of six rural communities consisting of over 7,000 residents. The District serves over 2,000 students from pre-K through 12th grade. There are four sites throughout the district that offer the majority of student programming: elementary (pre-K through 2nd grade), intermediate (3rd through 5th grade), middle school (6th through 8th grade), and high school (9th through 12th grade).

Crete also has one private elementary school, St. James Catholic School.

Doane College, located in the southeast portion of Crete, is a four-year liberal arts institution. The Doane School of Arts and Sciences offers Bachelor of Arts and Bachelor of Science degrees in 40 areas of study (40 majors and 24 minors). Departments include: science, mathematics, information science and technology, arts and humanities, social science, education and physical education, and business. Doane also has campuses in Grand Island, Lincoln, and Omaha that offer graduate and professional studies.

Doane College was founded in 1872 and is accredited by North Central Association. Enrollment in Fall 2022 was 990 students.

Transportation

Crete is served by State Highway 33, which connects with U.S. Highway 77 a few miles east of the community. Highway 77 is a north-south highway across the center of the nation. Highway 77 connects with Interstate 80 in nearby Lincoln, Nebraska. Interstate 80 is also accessible about 13 miles north of Crete via Highway 103 (County Road 2400) just north of Pleasant Dale. Interstate 80 is a major carrier of both commercial and recreational traffic from Chicago to San Francisco. Access to this route is an advantage to any company shipping goods to markets in the Midwest or across the nation. Nebraska Highway 103 also connects Crete to the county seat of Wilbur located to the south. Generally, access is considered to be typical of many small Midwestern towns.

Crete's Municipal Airport has a 4,200-foot lighted and paved runway, and a 3,400-foot sod runway. Services available include fueling, hangars, and tie downs. Scheduled air services, including passenger, airfreight, and air express services are available in nearby Lincoln.

Government and Services

Crete is governed by a mayor/council form of government, and has a six-member City Council. Crete also has a nine-member Planning Commission, a Library Board, a Park Board, a Civic Center Advisory Board, a Housing authority board, a Health board, a Civil Service Commission, an Airport Authority Board, a Board of Adjustment, a Cemetery Board, a Tree Board, and an Economic Development Advisory Board.

Law enforcement in the community consists of 16 full-time policemen and telecommunicators. Crete Volunteer Fire and Rescue has 50 volunteer members, and the rescue squad has two fully-equipped ambulances and a transfer ambulance to transfer patients to and from Omaha and Lincoln.

The City of Crete Departments of Public Works Electric System supplies the city limits. The Municipal Power Plant helps supply power during power outages. Crete also has a partnership with Municipal Energy Agency of Nebraska for electric power that provides five energy efficient programs to lower the cost for customers.

Crete has 11 parks which offer picnic shelters, tennis/basketball courts, swimming pool, athletic fields, roller skating rink, and playgrounds. The local Parks & Recreation Department sponsors basketball, baseball, softball, swim team, spring and fall soccer, flag football, and volleyball programs, as well as offering teen nights, martial arts, water aerobics, and the Hershey track meet for the youth. The department also offers programs for adults. Swimming lessons, dance lessons, gymnastics, karate, golf, wrestling, computer classes, reading and craft activities at the library are also available in Crete.

Facilities at Doane College and the Crete Schools supplement the recreational offerings. The golf course at College Heights Country Club has grass greens, while fishing, hunting, and boating are available in the area.

In addition to a wide variety of reading material, the Crete Public Library also offers internet access, children's programs, Story Time, and a Summer Reading Program. The library is available 6 days a week.

Special events in the community include the Great Pumpkin Festival, Saline County Fair and summer tournaments. Crete has twelve churches, several license daycares, and preschools.

The Crete Area Medical Center is a subsidiary of Bryan LGH of Lincoln, Nebraska, and was constructed in 2003. The newer \$15.8 million 52,000-square-foot Medical Center provides 25 private patient rooms, a clinic, laboratory, pharmacy, imaging, two surgery suites, physical therapy and cardiac rehabilitation areas, an emergency department, and a helicopter pad. The Saline Medical Specialties clinic is also available for medical care. The Garden offered assisted living services. Tabitha Nursing Center also provides care along with home care and hospice service.

Crete has an active Chamber of Commerce with 125 members. The Chamber is a volunteer organization of business and professional people who contribute to Crete area's commercial, industrial, and civic development.

Crete, although heavily influenced by the surrounding agricultural area, has added manufacturing to the retail and government sectors of its economic base. It shares many characteristics with other similar towns, but has not experienced the decline in population associated with the loss of farm workers. Crete has contributed to the development of manufacturing in the Saline County area by attracting new industry and maintaining growth in some long-term local firms.

The community has put into place a comprehensive plan that guides the development of growth of new single-family residential areas, multi-family residential areas, recreational areas, commercial and industrial areas, as well as more modern utility and infrastructure system and job creation.

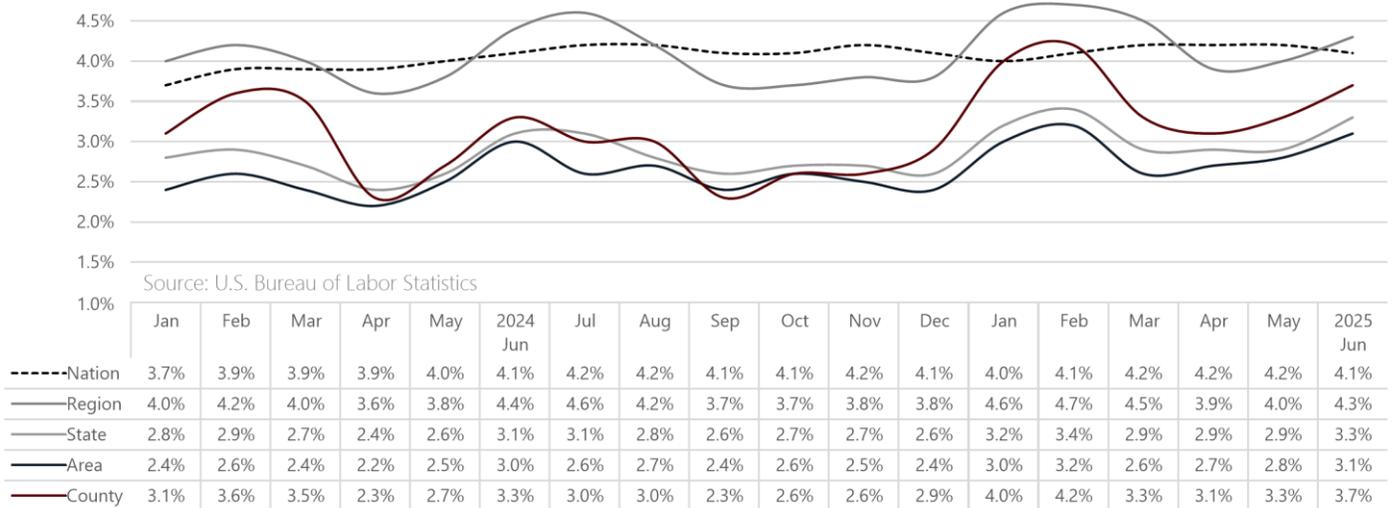
To work hand-in-hand with the Comprehensive Plan, the City of Crete has adopted a General Redevelopment Plan that will serve as a guide for redevelopment of an area of Crete generally spanning from Main Avenue to the eastern edge of the community and beyond along the majority of the south side of the Highway 33 corridor. The implementation of this plan will need to include annexation of land currently outside the city limits. In addition to annexation, this plan addresses job creation, downtown façade improvement, downtown parking, re-use of downtown vacant lots, highway 33 corridor enhancements, traffic, alternative energy, municipal infrastructure, and future zoning.

Crete should continue to provide a labor pool for local employers and a market for local residents. It benefits from the presence of Doane College and more specialized goods and services in nearby larger communities like Lincoln, while providing an adequate base for basic goods and services within the community.

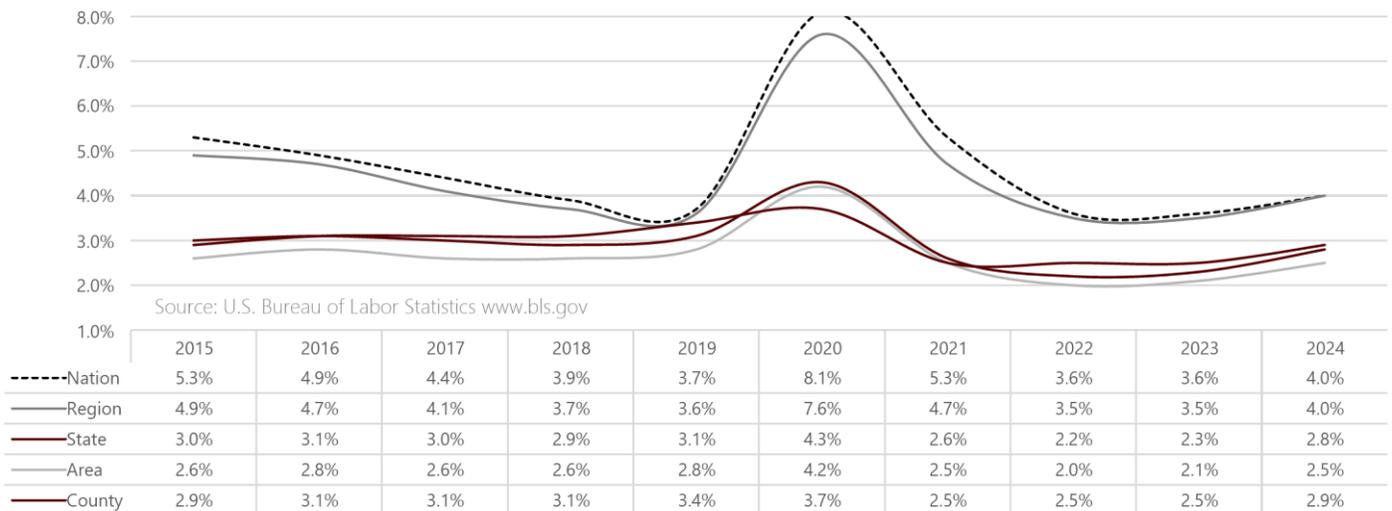
Unemployment

The following graphs charts the trailing 18 months and trailing 10 years unemployment rate for the United States, Midwest Region, Nebraska, Lincoln, NE MSA, and Saline County.

MONTHLY UNEMPLOYMENT RATE (18 MONTHS)



ANNUAL UNEMPLOYMENT RATE (10 YEARS)



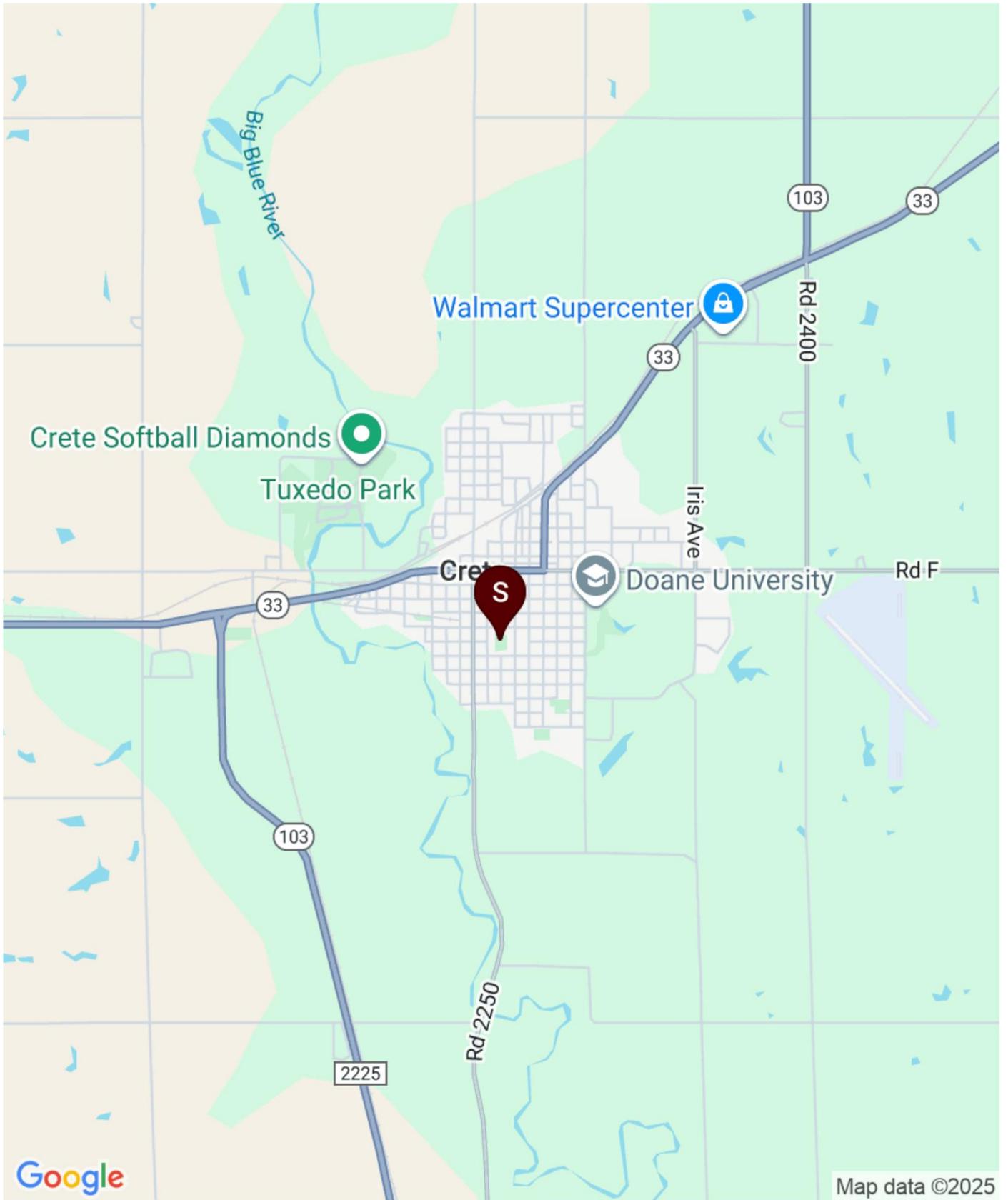
Employment

The following chart shows the trailing 10 years employment for the state of Nebraska, Lincoln, NE MSA, and Saline County.

STATE & REGIONAL EMPLOYMENT						
YEAR	STATE	% CHG.	AREA	% CHG.	COUNTY	% CHG.
2015	984,925	0.1%	172,855	0.3%	7,120	1.4%
2016	989,615	0.5%	175,772	1.7%	7,077	(0.6%)
2017	991,407	0.2%	176,882	0.6%	7,115	0.5%
2018	1,003,630	1.2%	181,007	2.3%	7,181	0.9%
2019	1,016,556	1.3%	183,686	1.5%	7,138	(0.6%)
2020	999,902	(1.7%)	179,747	(2.2%)	7,014	(1.8%)
2021	1,014,923	1.5%	182,067	1.3%	6,977	(0.5%)
2022	1,029,072	1.4%	185,203	1.7%	6,944	(0.5%)
2023	1,035,174	0.6%	187,603	1.3%	6,934	(0.1%)
2024	1,039,867	0.5%	189,046	0.8%	6,939	0.1%
CAGR	0.6%	-	1.0%	-	-0.3%	-

Source: U.S. Bureau of Labor Statistics www.bls.gov

LOCAL AREA MAP



LOCAL AREA ANALYSIS

INTRODUCTION

The subject property is located in the Crete area of the South submarket. The immediate area of the subject is characterized by residential and public uses with commercial uses in the surrounding area near arterials.

Demographics

The following information reflects the demographics for the subject's area.

LOCAL AREA DEMOGRAPHICS							
DESCRIPTION	1 MILE	3 MILE	5 MILE	DESCRIPTION	1 MILE	3 MILE	5 MILE
POPULATION TOTAL				HOUSEHOLDS			
2010 Census	6,110	7,375	7,894	2010 Census	1,977	2,388	2,589
2020 Census	6,259	7,549	8,111	2020 Census	2,031	2,475	2,694
2025 Estimate	6,447	7,861	8,458	2025 Estimate	2,022	2,467	2,702
2030 Projection	6,462	7,890	8,502	2030 Projection	2,015	2,464	2,706
Δ 2010-2020	2.44%	2.36%	2.75%	Δ 2010-2020	2.73%	3.64%	4.06%
Δ 2020-2025	3.00%	4.13%	4.28%	Δ 2020-2025	(0.44%)	(0.32%)	0.30%
Δ 2025-2030	0.23%	0.37%	0.52%	Δ 2025-2030	(0.35%)	(0.12%)	0.15%
Total Daytime Population	4,938	6,745	8,444	HOUSEHOLDS BY INCOME (2025 ESTIMATE)			
HOUSING UNITS				< \$15,000			
Total (2025 Estimate)	2,205	2,717	2,971	\$15,000 - \$24,999	8.5%	8.1%	7.8%
Owner Occupied	56.2%	56.6%	58.2%	\$25,000 - \$34,999	5.8%	6.4%	6.4%
Renter Occupied	35.5%	34.2%	32.7%	\$35,000 - \$49,999	8.7%	9.4%	9.5%
Vacant Housing Units	8.3%	9.2%	9.1%	\$50,000 - \$74,999	17.5%	17.4%	17.0%
Total (2030 Projection)	2,201	2,714	2,974	\$75,000 - \$99,999	16.3%	16.0%	15.7%
Owner Occupied	57.1%	57.5%	59.1%	\$100,000 - \$149,999	16.6%	16.7%	18.0%
Renter Occupied	34.5%	33.3%	31.8%	\$150,000 - \$199,999	10.7%	10.3%	10.2%
Vacant Housing Units	8.5%	9.2%	9.0%	\$200,000+	7.5%	7.3%	7.5%
AVERAGE HOUSEHOLD INCOME				AVERAGE HOUSEHOLD SIZE			
2025 Estimate	\$93,736	\$92,606	\$93,559	2025 Estimate	2.92	2.93	2.89
2030 Projection	\$100,730	\$99,706	\$101,140	2030 Projection	2.94	2.94	2.90
Δ 2025-2030	7.46%	7.67%	8.10%	Δ 2025-2030	0.68%	0.34%	0.35%
MEDIAN HOUSEHOLD INCOME				MEDIAN HOME VALUE			
2025 Estimate	\$76,245	\$75,388	\$76,616	2025 Estimate	\$211,821	\$214,271	\$222,868
2030 Projection	\$81,787	\$80,931	\$82,776	2030 Projection	\$215,625	\$218,373	\$229,278
Δ 2025-2030	7.27%	7.35%	8.04%	Δ 2025-2030	1.80%	1.91%	2.88%
PER CAPITA INCOME				AVERAGE HOME VALUE			
2025 Estimate	\$29,874	\$29,474	\$30,101	2025 Estimate	\$216,332	\$214,303	\$227,565
2030 Projection	\$31,896	\$31,547	\$32,373	2030 Projection	\$228,539	\$226,658	\$244,172
Δ 2025-2030	6.77%	7.03%	7.55%	Δ 2025-2030	5.64%	5.77%	7.30%

Source: Sites To Do Business Online

Population

The estimate provided by ESRI for the current 2025 population within the subject neighborhood's 3 mile radius is 7,861 representing a 4.13% change since 2020. ESRI's 2020 population estimate for the subject's 5 mile radius is 8,458, which represents a 4.28% change since 2020.

Looking forward, ESRI estimates that the population within the subject neighborhood's 3 mile radius is forecasted to change to 7,890 by the year 2030. As for the broader area, ESRI forecasts that the population within the subject's 5 mile radius will change to 8,502 over the next five years. The population estimates for the next five years within the subject's 5 mile radius represents a 0.52% change as well as a 0.23% change within the subject's 1 mile radius for the same period.

Households

The estimates provided by ESRI indicate that the number of households within the subject neighborhood's 3 mile radius is 2,467, which is a (0.32%) change since 2020. Within the subject's broader 5 mile radius, ESRI estimates that the number of households is 2,702, a 0.30% change over the same period of time.

By the year 2030, the estimates provided by ESRI indicate that the number of households within the subject neighborhood's 3 mile radius will change by (0.12%) to 2,464 households. Additionally, ESRI's estimate for total households over the next five years within the subject's broader 5 mile radius indicates an expected change of 0.15% which will result in a total household estimate of 2,706.

Looking back, the number of households in the subject neighborhood's 3 mile radius changed 3.64% during the ten-year period of 2010 to 2020. Since then it has changed by (0.32%).

Income

Income estimates provided by ESRI for the subject neighborhood's 3 mile radius indicates that the median household income is \$75,388 and that the average household income is \$92,606. Further, the estimates provided by ESRI indicate that, for the subject's broader 5 mile radius the median household income is \$76,616, and the average household income is \$93,559. Given that there are reportedly 2,702 households in the subject's 5 mile radius, it is estimated that the local effective buying income is around \$252,796,418.

CONCLUSION

Based on our observation and the data provided by ESRI, it is perceived that the income and population demographics for the subject neighborhood exhibit above average characteristics in terms of reported population growth and income levels. As previously mentioned, the population growth for the subject's 3 mile radius has changed 4.13% since 2020 and based on the projections provided by ESRI, it is expected to continue to change another 0.37% during the next 5 years. Lastly, we perceive that, since average household incomes are above the national average (\$92,606, for the subject's 3 mile radius) and given that the area is well-populated (2,467 households in a 3 mile radius), developments like the subject should be adequately supported.

SURROUNDING LAND USES

The following tables and maps highlight the development in and around the subject.

LOCAL AREA OFFICE - FOURTEEN-MILE RADIUS				
CLASS	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
A	0 SF	-	-	0
B	0 SF	-	-	0
C	55,623 SF	1958	100.0	6
TOTAL	55,623 SF	1958	100.0	6

Source: CoStar



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A	Saline Medical Plaza	830 E 1st St, Crete	0.5 mi	31,285	1965	C	100
B		1014 Boswell Ave, Crete	0.5 mi	12,000	N/A	C	100
C	Saline County FSA Office	211 S Wilson St, Wilber	9.6 mi	4,000	1960	C	100
D		1132 Main Ave, Crete	0.2 mi	3,382	1895	C	100
E		1290 Quince Ave, Crete	0.5 mi	2,856	1980	C	100
F		131 W 13th St, Crete	0.3 mi	2,100	1920	C	100
G							
H							
I							
J							

Source: CoStar

LOCAL AREA RETAIL - FOURTEEN-MILE RADIUS

SIZE	RBA	YEAR BUILT	PERCENT LEASED	PROPERTIES
<5,000 FT	104,433 SF	1961	100.0	38
>5,000 FT- <20,000 FT	228,669 SF	1959	100.0	25
>20,000 FT	236,741 SF	1993	100.0	5
TOTAL	569,843 SF	1973	100.0	68

Source: CoStar

LARGEST RETAIL DEVELOPMENTS - FOURTEEN-MILE RADIUS



PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	%LEASED
A		1800 E 29th St, Crete	1.7 mi	99,485	2006	C	100
B	Dollar General	945 E Highway 33, Crete	1.0 mi	65,063	1967	C	100
C		2105 Cardinal Ln, Crete	1.8 mi	26,417	2021	B	100
D	SHOPKO Hometown	930 Main Ave, Crete	0.1 mi	23,040	1978	C	100
E	True Value	1025 Main Ave, Crete	0.2 mi	22,736	1989	C	100
F	Subway	925 Main Ave, Crete	0.2 mi	18,559	1967	C	100
G	Do it Best	125 E 11th St, Crete	0.2 mi	16,858	1915	C	100
H	Chevrolet	424 1st St, Milford	11.6 mi	15,554	1920	C	100
I	H&R Block	915 Main Ave, Crete	0.2 mi	15,321	1997	C	100
J	Do it Best	316 S Wilson St, Wilber	9.7 mi	14,684	1920	C	100

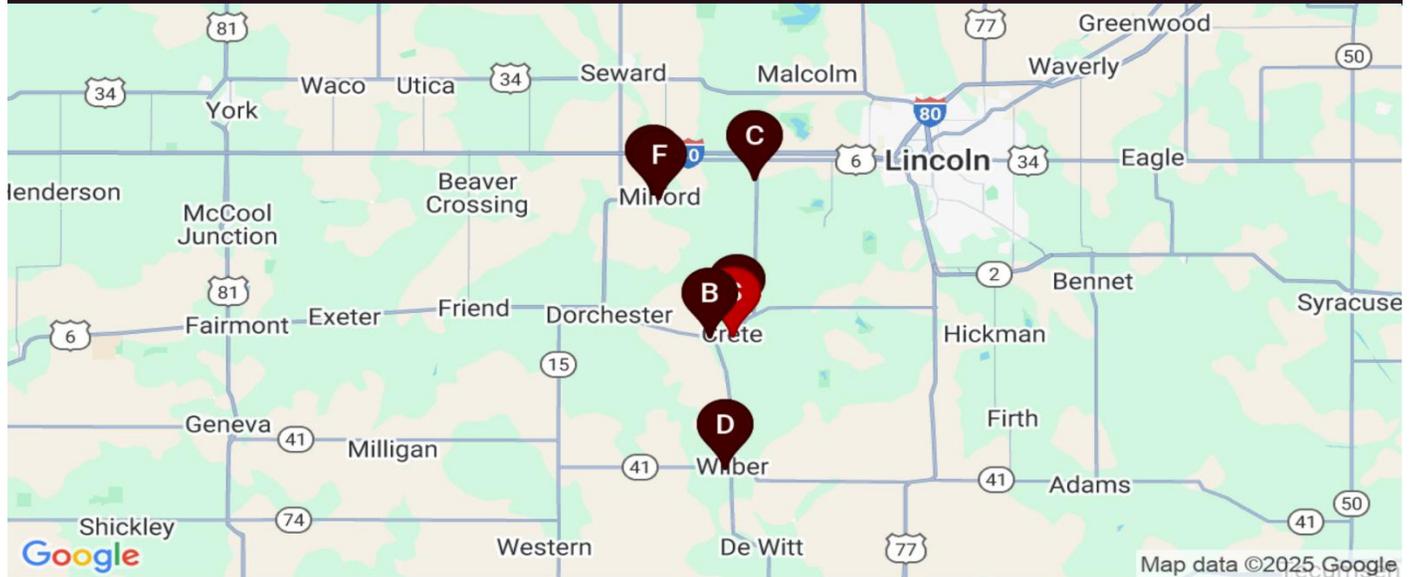
Source: CoStar

LOCAL AREA MULTI-FAMILY - FOURTEEN-MILE RADIUS

CLASS	RBA	YEAR BUILT	UNITS	PROPERTIES
A	0 SF	-	-	0
B	9,952 SF	1994	20	1
C	221,270 SF	1984	100	6
TOTAL	231,222 SF	1985	120	7

Source: CoStar

LARGEST MULTI-FAMILY DEVELOPMENTS - FOURTEEN-MILE RADIUS



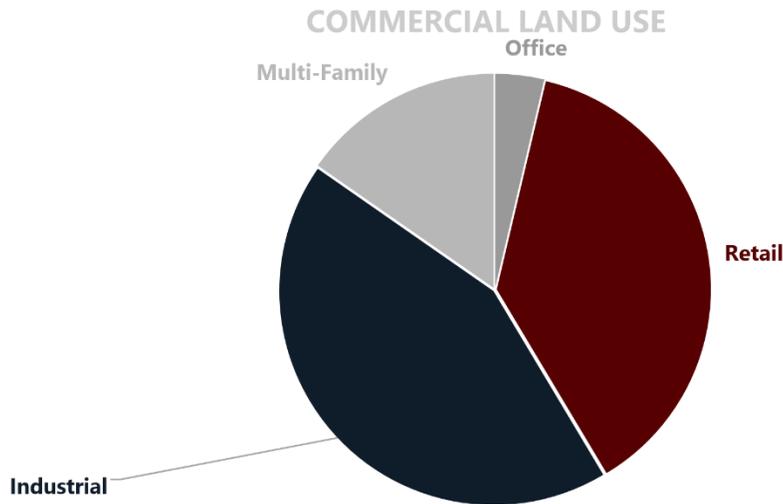
PIN	NAME	ADDRESS, CITY	DIST TO SUBJ	RBA	BUILT	CLASS	STORIES
A		2200 Hawthorne Ave, Crete	1.0 mi	155,858	N/A	C	1
B	Crete Apartments	2245 Heather Dr, Crete	1.5 mi	36,724	1992	C	2
C		318 Walnut St, Pleasant Dale	11.9 mi	9,994	1925	C	2
D	Wolverine II Apartments	713 W 7th St, Wilber	10.0 mi	9,952	1994	B	1
E		215 E 9th St, Crete	0.1 mi	8,550	1992	C	2
F		411 S C St, Milford	11.5 mi	6,144	1992	C	3
G		1100 1st St, Milford	11.9 mi	4,000	2023	C	1
H							
I							
J							

Source: CoStar



Source: CoStar

The land use in the subject’s immediate neighborhood consists of a significant amount of commercial property, comprising of a mix of many property types. Commercial uses in the area include a significant amount of industrial and retail properties. The following chart illustrates the high concentration of industrial and retail compared to multi-family and office properties.



ECONOMIC INFLUENCES

The local area economic status is important to recognize as the measurement of income levels provides an indication of the ability of the area population to buy, rent and maintain property. The economic status of an area also provides an indication of the population's appetite for goods and services. Relevant economic information includes income levels, property ownership vs. rent, property rent levels, rent level trends, property vacancy and new construction.

The vast majority of the housing units within the area are owner occupied, which contrasts with relative similarity to other parts of Crete.

GOVERNMENT INFLUENCE

Governmental considerations relate to zoning, building codes, regulations, flood plain restrictions, special assessment, property tax and empowerment zones.

Zoning in the area is mixed, including commercial, residential and industrial designations. Zoning code is enforced by the municipality and enforcement in all areas of City of Crete is considered to be strong. Rezoning is typically discouraged and requires public input in all municipalities. Building codes are in force and require a certain standard of construction quality and design. This is a typical influence on properties similar to the subject and falls in line with the zoning classification.

Property taxes in the area are established by Saline County and are assessed based on valuation. Considering broad authority of the county administration, the assessments in the neighborhood are similar to other neighborhoods in the metropolitan area. There are no known special assessments that affect property in the neighborhood.

ACCESS/PUBLIC TRANSPORTATION

The streets within the neighborhood are laid out in a grid pattern with major streets generally along the section and ½ section lines. The major north/south streets in the neighborhood include Main Avenue, Linden Avenue, and Juniper Avenue. The major east/west streets include East 7th Street, East 8th Street, and East 9th Street. With the existing transportation system, most areas of Crete are accessible from the subject neighborhood and access is considered for the area. Overall, access within the neighborhood is average for the area.

ENVIRONMENTAL INFLUENCES

The subject area is considered to be a typical neighborhood with average building size and density. There are no extraordinary topographical features, nuisances or hazards. Public utilities are available in most all areas in quantities from public and private sources. The area has both public and private schools in adequate supply and quality.

LOCAL AREA SUMMARY

The market benefits from a diverse blend of residential, commercial, and community uses and close proximity to many recreational activities. Although the area suffered during the recession of the late 2000's and into the 2010's, the market has been strengthening since roughly 2011-2012, due to the good livability factors associated with the region. The outlook for this market area is good into the foreseeable future.

SITE DESCRIPTION

The subject property consists of four parcels with a total site area of 112,660 SF (2.59 AC) which is based on information obtained from Saline County Assessor. It is perceived that there is no surplus or excess land at the subject. For the purposes of this report I have relied on this site area and reserve the right to amend my analysis upon receipt of a formal legal plan. The following summaries the salient characteristics of the subject site.

Address	Southeast of East 9th Street and Linden Avenue, Crete, Nebraska.		
Census Tract	31-151-960602		
Number of Parcels	4		
Assessor Parcels	760010501 760010455 760011435 760011338		
Land Area	Square Feet		Acres
Economic Unit (Primary) Site Size	112,660		2.59
Usable Site Size	112,660		2.59
Total Land Area	112,660		2.59
Excess/Surplus Land	No		
Corner	No		
Permitted Building Height	45 Feet		
Floor Area Ratio (FAR)	Not Available		
Site Topography	Sloping		
Site Shape	Irregular		
Site Grade	At street grade		
Site Quality	Average		
Site Access	Below Average		
Site Exposure	Below Average		
Site Utility	Average		
Utilities	All available		

Adjacent Properties

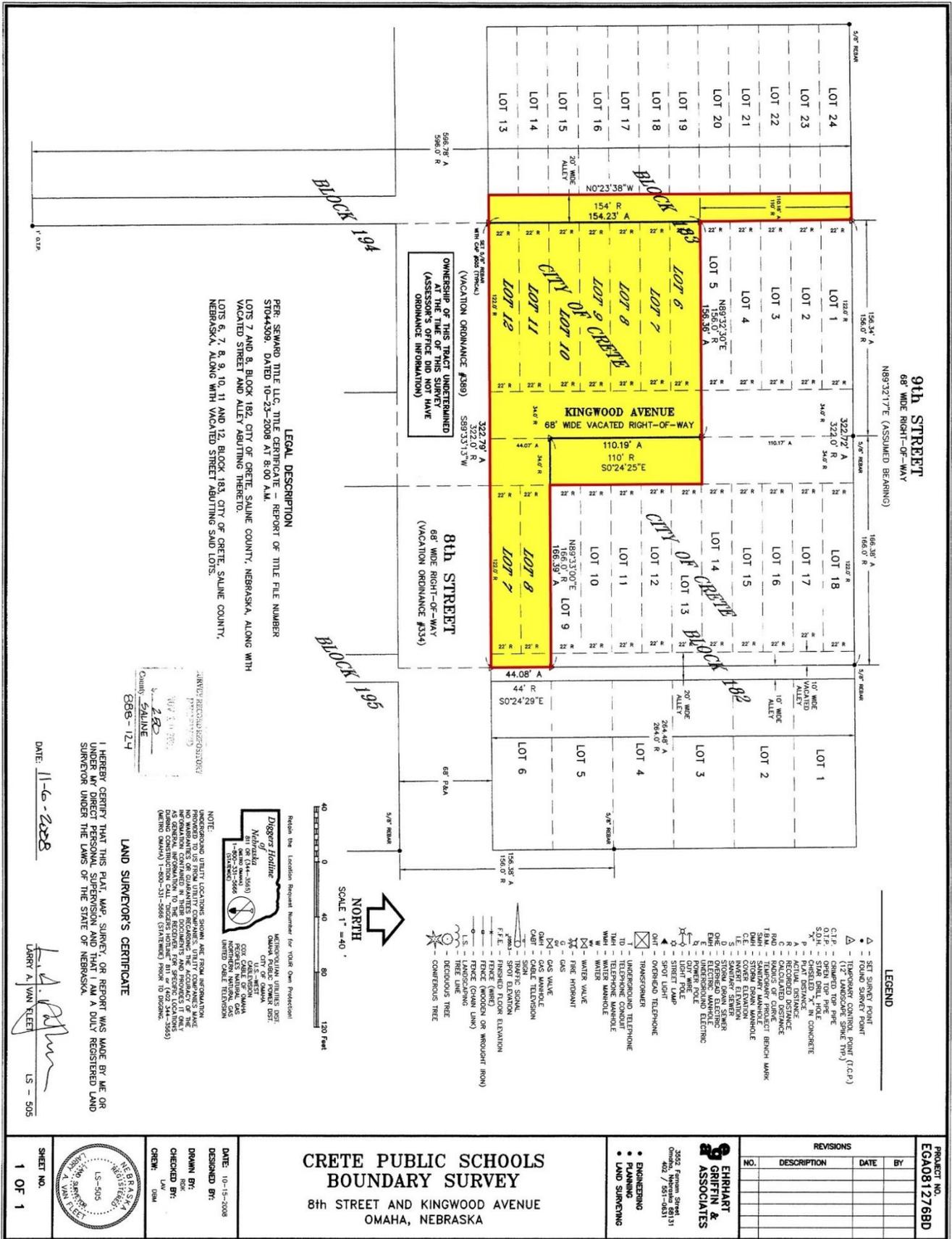
North	Commercial
South	Residential
East	Residential
West	Residential

Accessibility Access to the subject site is considered below average overall.

STREET & TRAFFIC DETAIL

Street Improvements	Type	Direction	Lanes	Lights	Curbs	Sidewalks	Signals	Median	Parking	Center Lane	Bike Lane
East 9th Street	Neighborhood street	Two-Way	2	x							
Frontage											
East 9th Street	20 feet; Direct Access. PID 760010501										

Exposure & Visibility	Exposure of the subject is below average balancing the frontage on Southeast of East 9th Street and Linden Avenue, the primary local roadways.
Flood Plain	Zone X (Shaded). This is referenced by Panel Number 31151C0177D, dated November 4, 2010. Zone X (shaded) is a moderate and minimal risk area. Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local storm water drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities but is not required by regulation in these zones. Nearly 25% of all flood claims filed are for structures located within these zones. Moderate risk areas within the 0.2% annual chance floodplain, areas of 1% annual chance flooding where average depths are less than 1 foot, areas of 1% annual chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1% annual chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
Seismic	The subject is in an unknown area.
Easements	A preliminary title report was not available for review. During the property inspection, no adverse easements or encumbrances were noted. This appraisal assumes that there are no adverse easements present. If questions arise, further research is advised.
Soils	A detailed soils analysis was not available for review. Based on the development of the subject, it appears the soils are stable and suitable for the existing improvements.
Hazardous Waste	Based on a review of an independent investigation to determine the presence or absence of toxins on the subject property, none are present. If questions arise, the reader is strongly cautioned to seek qualified professional assistance in this matter. Please see the Assumptions and Limiting Conditions for a full disclaimer.
Site Rating	Overall, the subject site is considered average as a land site in terms of its location, exposure and access to employment, education and shopping centers, based on its location along a neighborhood street.
Site Conclusion	In conclusion, the site's physical characteristics appear to be supportive of the subject's current use and there were no significant detriments discovered that would inhibit development in accordance with its highest and best use.



OWNERSHIP OF THIS TRACT UNDETERMINED AT THE TIME OF THIS SURVEY (ASSESSOR'S OFFICE DID NOT HAVE ORDINANCE INFORMATION)

8th STREET 68' WIDE RIGHT-OF-WAY (VACATION ORDINANCE #334)

LEGAL DESCRIPTION
 PER: SEWARD TITLE LLC, TITLE CERTIFICATE - REPORT OF TITLE FILE NUMBER ST044309, DATED 10-23-2008 AT 8:00 A.M.
 LOTS 7 AND 8, BLOCK 182, CITY OF CRETE, SALINE COUNTY, NEBRASKA, ALONG WITH VACATED STREET AND ALLEY ADJOINING THERE TO.
 LOTS 6, 7, 8, 9, 10, 11 AND 12, BLOCK 183, CITY OF CRETE, SALINE COUNTY, NEBRASKA, ALONG WITH VACATED STREET ADJOINING SAID LOTS.

LAND SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.
 DATE: 11-6-2008
 LARRY A. VAN FLEET LS - 505

LEGEND
 Δ - SET SURVEY POINT
 ○ - FOUND SURVEY POINT
 △ - TEMPORARY CONTROL POINT (T.C.P.)
 C.T.P. - (T) TRANSFORMED CONTROL POINT (T.C.P.)
 O.T.P. - OPEN TOP PIPE
 S.O.H. - SHORING OR HOLE CONCRETE
 X - PLAY DISTANCE
 A - ACTUAL DISTANCE
 C - CALCULATED DISTANCE
 R.O.D. - RADIUS OF CURVE
 T.M. - TRANSVERSE MARK
 S.M. - SURVEY MARK
 C.E. - COVER ELEVATION
 I.E. - INTERIOR ELEVATION
 S.M.E. - STATION MARK ELEVATION
 O.D. - OPEN DRAIN SINKER
 E.M.H. - ELECTRIC METER HOLE
 E - UNDERGROUND ELECTRIC
 T - TELEPHONE
 T.O. - TELEPHONE
 W - WATER
 W.V. - WATER VALVE
 F.V. - FIRE VALVE
 F.H. - FIRE HYDRANT
 D - GAS
 G.V. - GAS VALVE
 G.M. - GAS METER
 C.M. - CEMENT METER
 S.M. - SIGNAL
 T.S. - TRAFFIC SIGNAL
 S.E. - SPOT ELEVATION
 E. - ELEVATION
 F. - FENCE (WOODEN OR WROUGHT IRON)
 F. - FENCE (WIRE)
 F. - FENCE (CHAIN LINK)
 T.L. - TREE LINE
 R. - REDUNDANT TREE
 C.T. - CONIFEROUS TREE

SCALE
 1" = 40'
 NORTH

CRETE PUBLIC SCHOOLS BOUNDARY SURVEY
 8th STREET AND KINGWOOD AVENUE
 OMAHA, NEBRASKA

3522 Pappas Street
 Omaha, NE 68131
 402.745.1831
EHRHART & AFFRITTI ASSOCIATES

REVISIONS

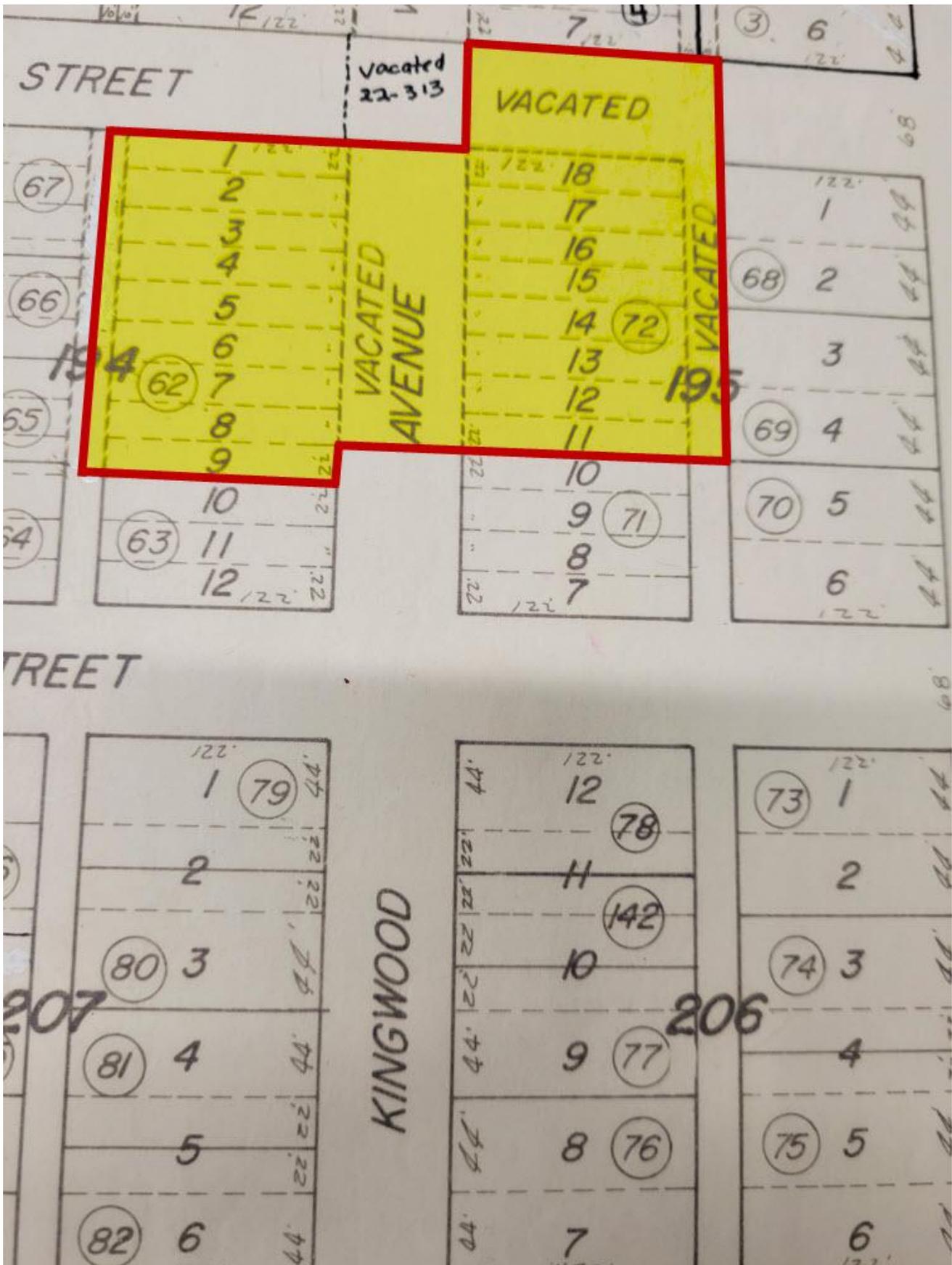
NO.	DESCRIPTION	DATE	BY

PRODUCT NO. EGA0812768D

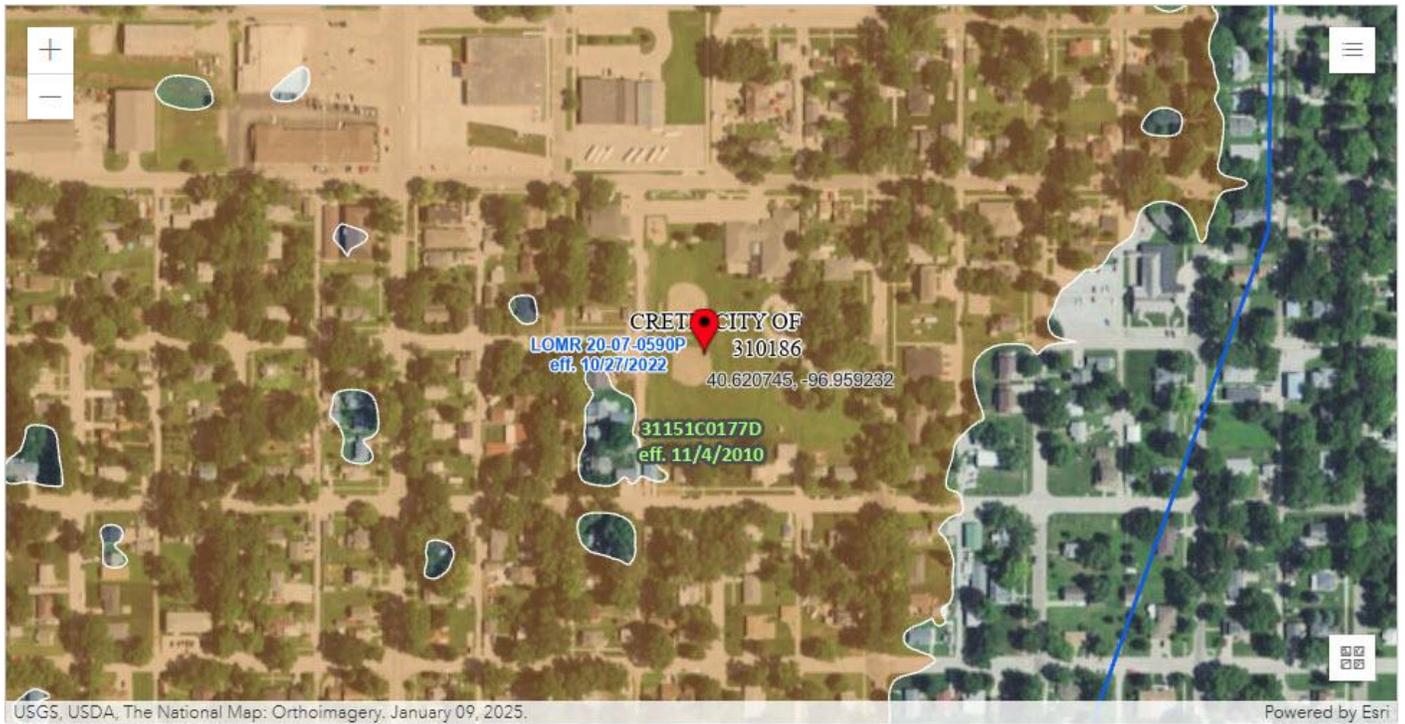
DATE: 10-15-2008
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 CREAM

NEBRASKA REGISTERED LAND SURVEYOR
 LARRY A. VAN FLEET
 LS - 505

SHEET NO. 1 OF 1



FLOOD MAP



<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location <p>MAP PANELS</p> <ul style="list-style-type: none"> Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped <p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, X, AEI With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

TAXES & ASSESSMENT

TAX HISTORY

The parcels are currently exempt from taxation. It is assumed that if the subject property were to return to the tax rolls the assessment would be near the market value estimations within this report.

ZONING

The subject is located in the Multi-Family Residential District (R-3) zoning area which is intended to provide for single-family, two-family, and multiple-family residential dwellings within the existing ranges of municipal services or where municipal services can be obtained or developed economically..

ZONING

Designation	Multi-Family Residential District (R-3)
Zoning Authority	City of Crete
Permitted Uses	single-family dwellings, manufactured single-family dwellings that comply with the provisions of section 11-518, two-family dwellings, multiple-family dwellings, churches and places of worship, public and private schools including elementary, middle, senior primary schools and post secondary schools, colleges, and universities, public parks, playgrounds, or playfields, community buildings owned or occupied by public agencies, home occupations, private garages, temporary buildings, mobile homes, or travel trailers for dwelling, storage, office, or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty days after occupancy of the permanent residential dwelling, travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one period of time to exceed thirty days in duration
Special Exception Uses	child care centers, child care homes, commercial business meeting facilities, group activity centers, or fraternal organization meeting facilities, community unit plans, in compliance with the supplementary regulations, hospitals and nursing, convalescent, and retirement homes, medical clinics, mobile home parks, or any expansion of an existing mobile home park, in compliance with section 11-515, professional, medical, and business offices, including personal services offices that are appropriate in a residential neighborhood, utility substations, alternative energy systems utilizing biomass, geothermal, hydropower, solar, or wind sources in conformance with Net Metering per Neb. Rev. Stat. §§ 70-2001 to 70-2005 (August 30, 2009, as amended). Individual or Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of sections 11-525 and 11-526, co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of section 11-528
Current Use	Residential Land
Current Use Legally Permitted	Yes
Conforming Use	The bulk of the improvements as well as the parking conform to the requirements ordinance.
Conforming Lot	The bulk of the improvements as well as the parking conform to the requirements ordinance.
Zoning Change	Not Likely
Max Permitted Height	45
Parking Spaces Required	2 spaces per single-family dwelling and multiple-family dwellings
Min Permitted Site Area (SF)	5,000 sqft for single family dwellings and other permitted uses, 2,500 sqft per dwelling (two-family), and 2,000 sqft per dwelling (multi-family)
Min Permitted Yard Setbacks	
Front (Feet)	25
Rear (Feet)	smaller of 20 feet or 20% of lot depth
Side (Feet)	8

Source: City of Crete Planning & Zoning Department

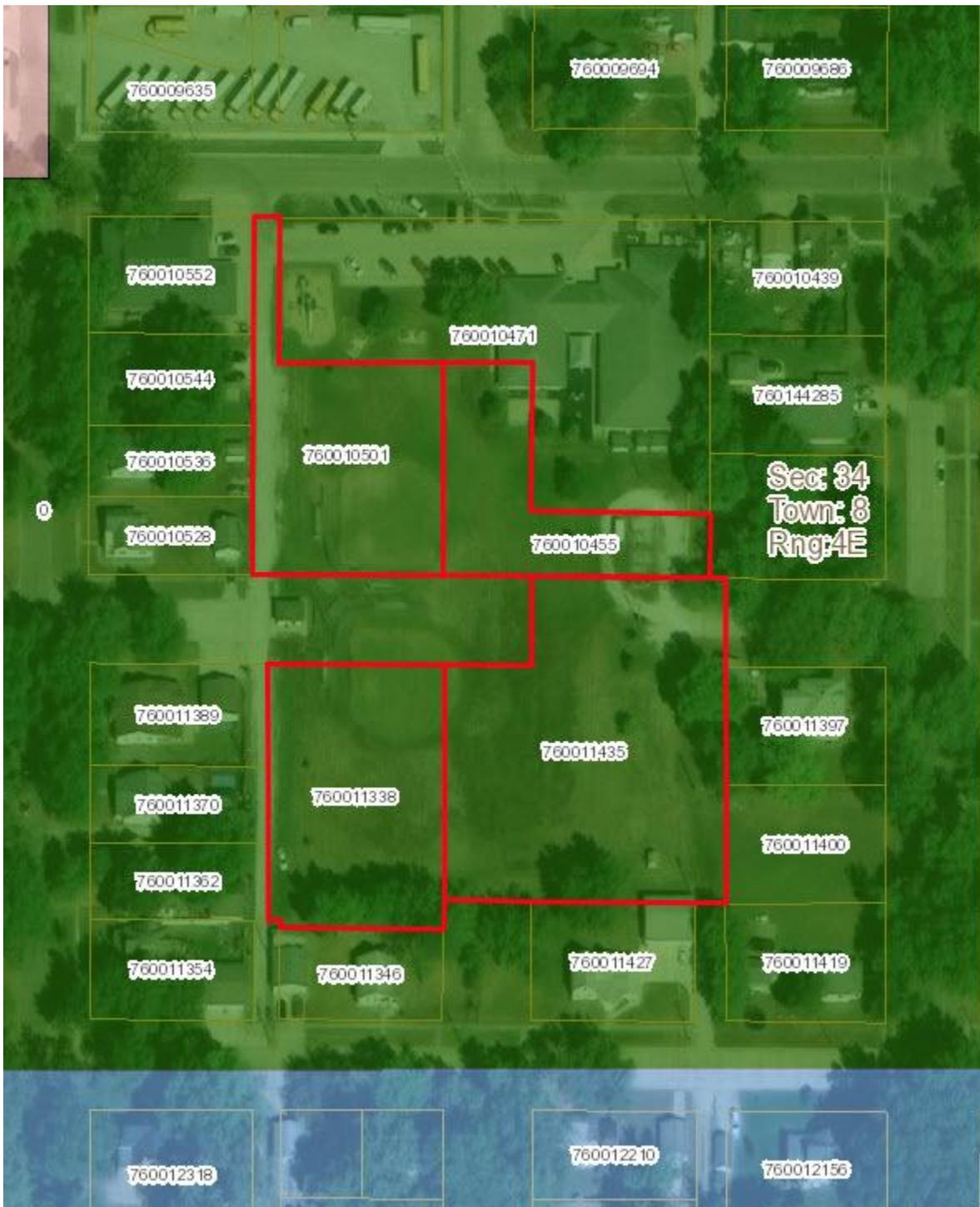
PARKING REQUIREMENTS

The current use has no parking requirements. Parking requirements for residential uses area 2 spaces per single-family dwelling and multiple-family dwellings.

ZONING CONCLUSION

The current use for the subject property is residential land and is a permitted use based on the current zoning guidelines. A zoning change for the subject does not appear likely. Based on the foregoing, it appears that the subject's use is a legally conforming use of the subject site.

ZONING MAP



SUBJECT PROPERTY ANALYSIS

The subject property, located at Southeast of East 9th Street and Linden Avenue, Crete, NE, is a Class B, land, residential land located in the South submarket.

The subject property includes several parcels that create an irregular parcel. The irregular nature of the property is primarily from vacated roadways, alleys, and adjacent parcels under different ownership. The overall property has historically been used for a public park and ball fields. A portion of the fields and public restrooms are located on adjacent parcels that are not under the subject ownership.

The market generally classifies the subject as a standard investment property that if exposed to the open market would command good interest from local and regional buyers that are actively pursuing similar investment properties in the \$50,000 to \$100,000 price range. Currently there is strong buyer demand, while there is limited availability for this property type on the supply side.

The following SWOT Analysis chart summarizes the major property strengths and weaknesses while outlining potential opportunities or threats to the subject's competitive position and overall marketability.

STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

STRENGTHS

Land is located in an established part of Crete.

OPPORTUNITIES

The size of the site is adequate for most potential uses.

WEAKNESSES

Located in the 500-year floodplain.

Irregular shaped parcel

THREATS

General Market Competition.

INTRODUCTION

The highest and best use of the subject property provides the foundation for the valuation section. Highest and best use is defined in the 7th edition of *The Dictionary of Real Estate Appraisal* (Appraisal Institute, Chicago, 2022), as follows:

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.
3. The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.

Highest and best use analysis uses the following steps for the subject:

- ▶ Highest & Best Use As Vacant
- ▶ Determination of the ideal improvements
- ▶ Highest & Best Use As Improved
- ▶ Conclusion of the Highest & Best Use

The analysis of highest and best use can be thought of as the logical end of a spectrum of market analysis procedures, running from the macroeconomic overview of a general market study, through more detailed marketability studies and analyses of financial feasibility, to the formal analysis of highest and best use. In theory, the highest and best use is commonly described as that reasonable and most profitable use that will support its highest present value. The highest and best use, or most profitable use, must be legally permissible, physically possible, financially feasible, and maximally productive.

This section develops the highest and best use of the subject property As-Vacant and As Improved.

AS VACANT ANALYSIS

In this section the highest and best use of the subject as vacant is concluded after taking into consideration financial feasibility, maximal productivity, marketability, legal, and physical factors.

Legally Permissible

Private restrictions, zoning, building codes, historic district controls, and environmental regulations are considered, if applicable to the subject site. The legal factors influencing the highest and best use of the subject site are primarily government regulations such as zoning ordinances. Permitted uses of the subject's Multi-Family Residential District (R-3) include single-family dwellings, manufactured single-family dwellings that comply with the provisions of section 11-518, two-family dwellings, multiple-family dwellings, churches and places of worship, public and private schools including elementary, middle, senior primary schools and post secondary schools, colleges, and universities, public parks, playgrounds, or playfields, community buildings owned or occupied by public agencies, home occupations, private garages, temporary buildings, mobile homes, or travel trailers for dwelling, storage, office, or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty days after occupancy of the permanent residential dwelling, travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one period of time to exceed thirty days in duration. Zoning change is not likely; therefore, uses outside of those permitted by the R-3 zoning are not considered moving forward in the as-vacant analysis.

Physical Possible

The test of what is physically possible for the subject site considers physical and locational characteristics that influence its highest and best use. In terms of physical features, the subject site totals 2.5863-acres (112,660 SF), it is irregular in shape and has a sloping topography. The site has below average exposure and below average overall access. Additionally, the subject includes an irregular shape based on public use, vacated roadways and alleys, and adjacent parcels. The irregular shape would likely limit some larger users of the site. The site includes enough areas that it could be split into three to five larger lots for many of the legally allowable uses. There are no physical limitations that would prohibit development of any of the by-right uses on the site.

Financial Feasibility

A redevelopment of the site with any of the legally allowable residential uses is the most financially feasible use of the site.

Maximum Productivity

There is only one use that creates value and at the same time conforms to the requirements of the first three tests. Financial feasibility, maximal productivity, marketability, legal, and physical factors have been considered and the highest and best use of the subject site as-vacant concluded to be residential.

AS IMPROVED ANALYSIS

The property is unimproved.

MOST PROBABLE BUYER

Based on the type of property, it is our opinion that the most probable buyer for the subject would be local investor.

VALUATION METHODS

In traditional valuation theory, the three approaches to estimating the value of an asset are the cost approach, sales comparison approach, and income capitalization approach. Each approach assumes valuation of the property at the property's highest and best use. From the indications of these analyses, an opinion of value is reached based upon expert judgment within the outline of the appraisal process.

SITE VALUATION

The site value is a specific scope requirement of this assignment. Considering the subject property comprises a vacant site, the inclusion of estimate of vacant land value is deemed appropriate. Therefore, a valuation of the subject site has been provided herein.

COST APPROACH

The cost approach considers the cost to replace the proposed improvements, less accrued depreciation, plus the market value of the land. The cost approach is based on the understanding that market participants relate value to cost. The value of the property is derived by adding the estimated value of the land to the current cost of constructing a reproduction or replacement for the improvements and then subtracting the amount of depreciation in the structure from all causes. Profit for coordination by the entrepreneur is included in the value indication.

The Cost Approach is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that this valuation technique is developed. Based on the preceding information, the Cost Approach will not be presented.

SALES COMPARISON APPROACH

The sales comparison approach estimates value based on what other purchasers and sellers in the market have agreed to as price for comparable properties. This approach is based upon the principle of substitution, which states that the limits of prices, rents, and rates tend to be set by the prevailing prices, rents, and rates of equally desirable substitutes. In conducting the sales comparison approach, I gather data on reasonably substitutable properties and make adjustments for transactional and property characteristics. The resulting adjusted prices lead to an estimate of the price one might expect to realize upon sale of the property.

The Sales Comparison Approach is not a specific scope requirement of this assignment. Characteristics specific to the subject property do not warrant that this valuation technique be developed. Based on this reasoning, the Improved Sales Comparison Approach is not presented within this appraisal.

INCOME CAPITALIZATION APPROACH

The income capitalization approach ("income approach") simulates the reasoning of an investor who views the cash flows that would result from the anticipated revenue and expense on a property throughout its lifetime. The net income developed in our analysis is the balance of potential income remaining after vacancy and collection loss, and operating expenses. This net income is then capitalized at an appropriate rate to derive an estimate of value or discounted by an appropriate yield rate over a typical projection period in a discounted cash flow analysis. Thus, two key steps are involved: (1) estimating the net income applicable to the subject and (2) choosing appropriate capitalization rates and discount rates. The appropriate rates are ones that will provide both a return on the investment and a return of the investment over the life of the particular property.

The Income Approach is not a scope requirement for this assignment. The subject property type is not typically analyzed on an income basis by buyers and sellers, reducing the applicability of this valuation technique. Therefore, the Income Approach is not developed.

CORRELATION AND CONCLUSION

Based on the agreed upon scope with the client, the subject's specific characteristics and the interest appraised, this appraisal developed Land Sales Comparison Approach. The values presented represent the As-Is Market Value (Fee Simple Estate) This appraisal does not develop the Cost and Income Approaches, the impact of which is addressed in the reconciliation section.

SITE VALUATION

INTRODUCTION

This section values the subject site by comparing it with substitute land sales or listings within the local market area or in competitive areas throughout the region. Land value is influenced by a number of factors; most notably development and use potential. These factors, as well as others, are factored in the following analysis.

UNIT OF COMPARISON

The most relevant unit of comparison for competing land land is the \$/SF. All of the comparable sales presented in this section were reported on this basis.

ADJUSTMENTS

Adjustments to the comparable sales were considered and made when warranted for expenditures after purchase, property rights transferred, conditions of sale, financing terms, and market conditions.

1. **Property Rights** - All of the sales comparables were fee simple sales reflecting the property rights appraised herein per the agreed upon scope of work.
2. **Financing** - The sales all reflected typical cash equivalent, lender-financed transactions and no adjustments were required for financing terms.
3. **Sale Conditions** - None of the comparables required a condition of sale adjustment, as all were confirmed to be arm's length transactions.
4. **Expenditures After Sale** - Expenses that the buyer incurs after purchase (demolition, cleanup costs, etc.).
5. **Market Conditions (Time)** - Based on the analysis performed, which includes research and interpretation of value trends of the comparables presented herein, a market conditions adjustment of 4% is applied on a/an Annual basis reflecting the relatively consistent appreciation that occurred between the oldest comparable sale date up through the effective valuation date.

QUANTITATIVE ADJUSTMENT PROCESS

Quantitative percentage adjustments are also made for location and physical characteristics such as size, location quality, access, exposure, as well as other applicable elements of comparison. Where possible the adjustments applied are based on paired data or other statistical analysis. It should be stressed that the adjustments are subjective in nature and are meant to illustrate the logic in deriving a value opinion for the subject property by the Land Sales Comparison Approach.

COMPARABLE SELECTION

A thorough search was made for similar land sales in the area. The parameters of the survey were highest and best use, zoning, proximity to the subject, size, and date of sale. In selecting comparables, emphasis was placed on confirming recent sales of sites that are similar to the subject property in terms of location and physical characteristics. Overall, the sales used represent the best comparables available for this analysis.

PRESENTATION

The following Land Sales Comparison Table, location map and exhibits summarize the sales data. Following these items, the sales are adjusted for applicable elements of comparison and the site value is concluded.

Cardoso Land

Comparable 1

Sale Information

Buyer	Mauricio Cardoso and Jennifer Cardoso-Franco	
Seller	Ricardo Colindres and America Franco	
Sale Date	5/31/2025	
Transaction Status	Recorded	
Sale Price	\$27,000	\$2.57 /SF Land
Analysis Price	\$27,000	\$2.57 /SF Land
Recording Number	2025-00823	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Property

Land Area	0.2412 Acres (10,507 SF)
Number of Parcels	1
Zoning	C-2
Shape	Rectangular
Topography	Level
Corner	No
Proposed Land Use	Commercial
Off-Site Improvements	None
View	No
Utilities	All available
Easements	Typical Perimeter
Frontage	80' West 13th Street
Flood Zones	Zone X (Shaded)

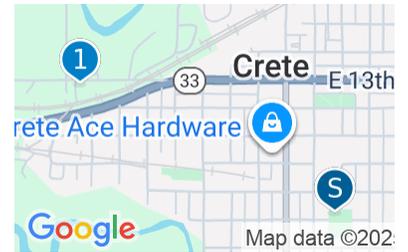


813 West 13th Street
Crete, NE 68333

County
Saline

Submarket
West

APN
760000530



Remarks

The improvement includes nominal value.

Bauer Land

Comparable 2

Sale Information

Buyer	David A. and Patricia A. Bauer	
Seller	Vera M. Patton	
Sale Date	12/3/2024	
Transaction Status	Recorded	
Sale Price	\$30,000	\$2.79 /SF Land
Analysis Price	\$30,000	\$2.79 /SF Land
Recording Number	2024-01691	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Property

Land Area	0.2465 Acres (10,736 SF)
Number of Parcels	1
Zoning	R-2
Shape	Rectangular
Topography	Level
Corner	Yes
Proposed Land Use	Residential
Off-Site Improvements	None
View	No
Utilities	All available
Easements	Typical Perimeter
Frontage	121' East 5th Street, 87' Ivy Avenue
Flood Zones	Zone X (Unshaded)



444 Ivy Avenue
Crete, NE 68333

County
Saline

Submarket
South

APN
760013667



Remarks

The house was torn down as of 11/6/2024 per the county assessor on the datasheet. The other improvement has nominal value.

Lopez Land

Comparable 4

Sale Information

Buyer	Carlos Lopez	
Seller	David C. Solheim, Trustee of the Robert C. Krupicka Revocable Trust	
Sale Date	6/6/2024	
Transaction Status	Recorded	
Sale Price	\$46,000	\$0.58 /SF Land
Analysis Price	\$46,000	\$0.58 /SF Land
Recording Number	2024-00787	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	



Property

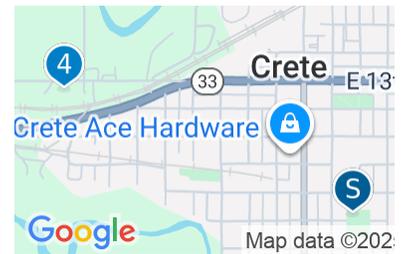
Land Area	1.83 Acres (79,715 SF)
Number of Parcels	1
Zoning	C-2
Shape	Rectangular
Topography	Level
Corner	No
Proposed Land Use	Commercial
Off-Site Improvements	None
View	No
Utilities	All available
Easements	Typical Perimeter
Frontage	304' West 13th Street, 124' West 22nd Street
Flood Zones	Zone AE, Zone X (Shaded)

1029 West 13th Street
Crete, NE 68333

County
Saline

Submarket
West

APN
760050880



Crete Truck Wash, LLC

Comparable 5

Sale Information

Buyer	HD Processing LLC	
Seller	Crete Truck Wash LLC	
Sale Date	10/5/2023	
Transaction Status	Recorded	
Sale Price	\$100,000	\$0.51 /SF Land
Analysis Price	\$100,000	\$0.51 /SF Land
Recording Number	2023-01480	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Market	

Property

Land Area	4.52 Acres (196,891 SF)
Number of Parcels	1
Zoning	C-3
Shape	Rectangular
Topography	Level to Sloping
Corner	No
View	No
Utilities	Available near site perimeter
Easements	Typical
Environmental	None
Frontage	420' Highway 103
Flood Zones	Zone X (Unshaded)



West edge of Highway 103
south of Highway 33
Crete, NE 68333

County
Saline

Submarket
Southwest

APN
760147493



Remarks

The property includes 10 acres of vacant development land located along the west edge of Highway 103 near the southwest corner of Crete, Nebraska. The current zoning is R-2, with unknown future use potential. There may be some potential for commercial or light industrial uses based on the highway commercial zoning of properties adjacent to the north of the sale property, with similar locations along the west edge of Highway 103. The current zoning is for residential development uses, and residential or highway commercial uses are consistent with the neighborhood.

Burlington Estates

Comparable 6

Sale Information

Buyer	Cardinal Ventures, LLC	
Seller	Terri L. Brown, Personal Representative of the Estate of Carol Ann Jones a/k/a Carol A. Jones	
Sale Date	9/15/2022	
Transaction Status	Recorded	
Sale Price	\$515,000	\$0.97 /SF Land
Analysis Price	\$415,000	\$0.78 /SF Land
Recording Number	2022-01614	
Rights Transferred	Fee Simple	
Financing	Typical	
Conditions of Sale	Market	

Property

Land Area	12.1589 Acres (529,642 SF)
Number of Parcels	3
Zoning	R-2
Shape	Irregular
Topography	Level
Corner	No
Proposed Land Use	residential development
Off-Site Improvements	None
View	No
Utilities	All at site perimeter
Easements	Typical
Environmental	None
Frontage	300' Iris Avenue, 200' Jasmine Road
Flood Zones	Zone X (Unshaded)

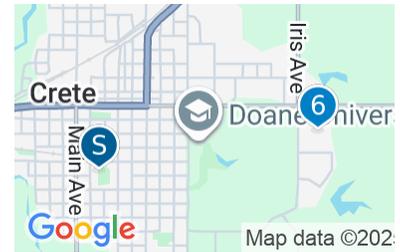


Fairchild Dr & Iris Ave
Crete, NE 68333

County
Saline

Submarket
SE Crete

APN
760090998, 760015635,
760015643



Remarks

The property consists of multiple contiguous parcels generally located southeast of Iris Avenue and East 13th Street near the east edge of Crete, Nebraska. Access is available from Iris Avenue, a minor arterial along the west edge of the site, with additional access via interior neighborhood roadways near the north edge of the site. The property is improved with a single-family residence constructed in approximately 1902 as well as multiple outbuilding structures. Nearly all of the building improvements will be removed in association with the proposed development plan of the overall property. One storage building is proposed to remain.

The site plan includes development of 31 proposed residential lots, including 21 single-family lots and 10 townhouse/duplex lots. The townhouse lots are planned in the area along the west edge of the property and these areas are proposed to be rezoned to R-3 Residential District.

At the time of sale, the existing improvements are estimated to include a contributory value of approximately \$100,000. After deducting the estimated contributory value of the building improvements, the sale is considered based on an analysis price of \$415,000.

Adame Land

Comparable 7

Sale Information

Buyer	Jorge Adame and Maria G. Guiza	
Seller	Jose N. Lopez and Mariana Ortiz-Castillo	
Sale Date	9/6/2022	
Transaction Status	Recorded	
Sale Price	\$12,000	\$1.49 /SF Land
Analysis Price	\$12,000	\$1.49 /SF Land
Recording Number	2022-01558	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Property

Land Area	0.1848 Acres (8,052 SF)	
Number of Parcels	1	
Zoning	R-3	
Shape	Rectangular	
Topography	Level	
Corner	No	
Proposed Land Use	Residential	
Off-Site Improvements	None	
View	No	
Utilities	All available	
Easements	Typical Perimeter	
Frontage	64' Oak Avenue, 124' West 22nd Street	
Flood Zones	Zone X (Shaded)	

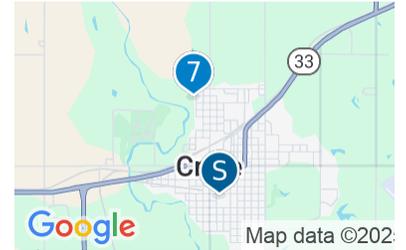


Northeast of West 22nd Street
and Oak Avenue
Crete, NE 68333

County
Saline

Submarket
North

APN
760146049



Remarks

The improvement has nominal value.

HD Processing, LLC

Comparable 8

Sale Information

Buyer	HD Processing, LLC	
Seller	Wily Reems, LLC	
Sale Date	7/1/2022	
Transaction Status	Recorded	
Sale Price	\$180,000	\$0.41 /SF Land
Analysis Price	\$180,000	\$0.41 /SF Land
Recording Number	2022-01149	
Rights Transferred	Fee Simple	
Conditions of Sale	Market	

Property

Land Area	10 Acres (435,600 SF)
Number of Parcels	1
Zoning	R-2
Shape	Rectangular
Topography	Level to Sloping
Corner	No
View	No
Utilities	Available near site perimeter
Easements	Typical
Environmental	None
Frontage	830' Highway 103
Flood Zones	Zone X (Unshaded)

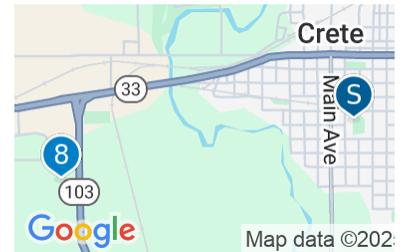


West edge of Highway 103
south of Highway 33
Crete, NE 68333

County
Saline

Submarket
Southwest

APN
760147493



Remarks

The property includes 10 acres of vacant development land located along the west edge of Highway 103 near the southwest corner of Crete, Nebraska. The current zoning is R-2, with unknown future use potential. There may be some potential for commercial or light industrial uses based on the highway commercial zoning of properties adjacent to the north of the sale property, with similar locations along the west edge of Highway 103. The current zoning is for residential development uses, and residential or highway commercial uses are consistent with the neighborhood.

The sale site may have been purchased for use as a meat processing facility, based on the Buyer being an owner of Blue River Meats, and an article reporting said owner has filed for government grants relating to expansion of small-to-mid-sized meat processing. However, no verification of future development plans for the site were available.

Cardoso Land

Comparable 9

Sale Information

Buyer	Ricardo Colindres and America Franco	
Seller	Patrick Lankford	
Sale Date	2/3/2022	
Transaction Status	Recorded	
Sale Price	\$17,000	\$1.62 /SF Land
Analysis Price	\$17,000	\$1.62 /SF Land
Recording Number	2022-00264	
Rights Transferred	Fee Simple	
Financing	Cash to Seller	
Conditions of Sale	Arm's Length	

Property

Land Area	0.2412 Acres (10,507 SF)
Number of Parcels	1
Zoning	C-2
Shape	Rectangular
Topography	Level
Corner	No
Proposed Land Use	Commercial
Off-Site Improvements	None
View	No
Utilities	All available
Easements	Typical Perimeter
Frontage	80' West 13th Street
Flood Zones	Zone X (Shaded)

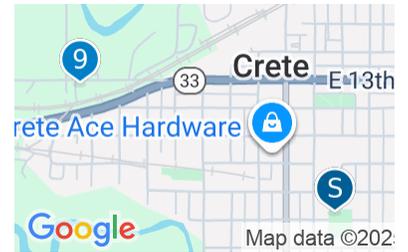


813 West 13th Street
Crete, NE 68333

County
Saline

Submarket
West

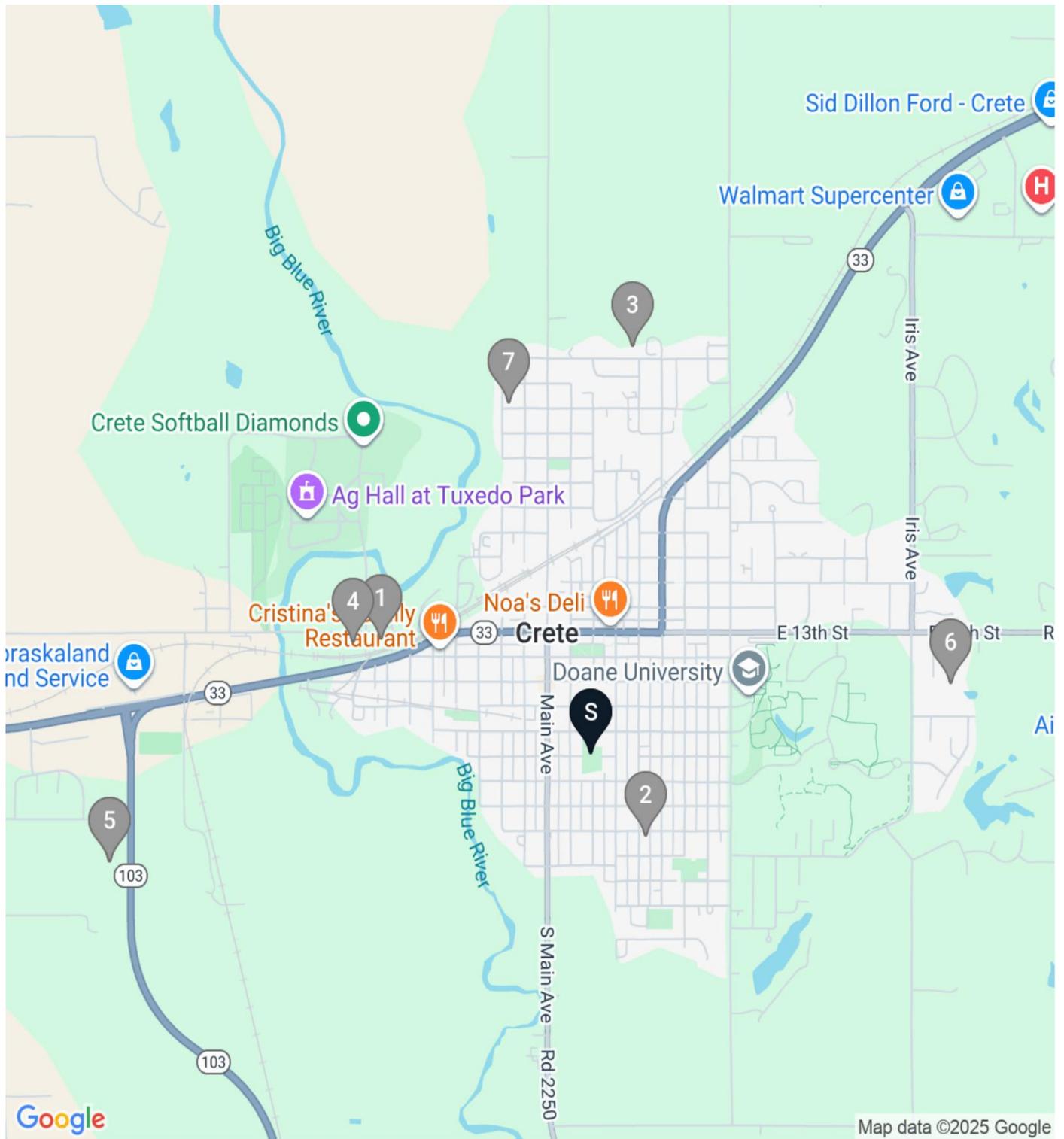
APN
760000530



Remarks

The improvement includes nominal contributory value.

SUBJECT	LAND SALES COMPARISON TABLE								
	COMP 1	COMP 2	COMP 3	COMP 4	COMP 5	COMP 6	COMP 7	COMP 8	COMP 9
Southwest of East 9th Street and Indian Avenue Crete NE 813 West 13th Street Crete NE 813 West 13th Street Crete NE 68333 Saline South 76001435, 760011338 760000530	444 Ivy Avenue Crete NE 68333 Saline South 760013667	Northwest of East 24th Street and Ivy Avenue Crete NE 68333 Saline North 760148775	1029 West 13th Street Crete NE 68333 Saline West 760050880	West edge of Highway 103 south of Highway 33 Crete NE 68333 Saline Southwest 760147493	West edge of Highway 103 south of Highway 33 Crete NE 68333 Saline Southwest 760147493	Fairchild Dr & Iis Ave Crete NE 68333 Saline SE Crete 760015635	Northeast of West 22nd Street and Oak Avenue Crete NE 68333 Saline North 760146049	West edge of Highway 103 south of Highway 33 Crete NE 68333 Saline Southwest 760147493	813 West 13th Street Crete NE 68333 Saline West 760000530
Transaction Price	\$27,000	\$30,000	\$65,000	\$46,000	\$100,000	\$515,000	\$12,000	\$180,000	\$17,000
Transaction Price \$/SF	\$257	\$279	\$179	\$0.58	\$0.51	\$0.97	\$1.49	\$0.41	\$1.62
Property Rights ¹	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing ²	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	Typical	Cash to Seller	-	Cash to Seller
Sale Conditions ³	Arm's Length	Arm's Length	Arm's Length	Arm's Length	Market	Market	Arm's Length	Market	Arm's Length
Expenditures After Sale ⁴	\$0	\$0	\$0	\$0	\$0	(\$100,000)	\$0	\$0	\$0
Market Conditions ⁵	5/31/2025	12/3/2024	9/12/2024	6/6/2024	10/5/2023	9/15/2022	9/6/2022	7/1/2022	2/3/2022
Sale Status	Recorded	Recorded	Recorded	Recorded	Recorded	Recorded	Recorded	Recorded	Recorded
Total Transactional Adjustments	5002 1%	5008 3%	5007 4%	5003 5%	5004 8%	5009 9%	5019 13%	5005 12%	5024 15%
Adjusted \$/SF	\$2.59	\$2.87	\$1.86	\$0.61	\$0.55	\$0.88	\$1.68	\$0.46	\$1.86
PHYSICAL INFORMATION									
Square Feet	112,660	10,736	36,319	79,715	196,691	579,642	8,052	435,600	10,587
Acres	2.59	0.2465	0.8338	1.8300	4.5200	12.1569	0.1848	10.0000	0.2412
Location	Above Average	Average	Average	Below Average	Above Average	Average	Average	Average	Above Average
Access	Below Average	Average	Average	Average	Above Average	Average	Average	Average	Average
Exposure	Below Average	Average	Average	Average	Above Average	Average	Average	Average	Average
Shape	Irregular	Rectangular	Rectangular	Rectangular	Rectangular	Irregular	Rectangular	Rectangular	Rectangular
Zoning	R-3	R-2	R-4	C-2	C-3	R-2	R-3	R-2	C-2
Topography	Sloping	Level	Level	Level	Level to Sloping	Level	Level	Level to Sloping	Level
Total Physical Adjustments	(\$1.17) (45%)	(\$0.27) (20%)	(\$0.37) (20%)	(\$0.13) (25%)	(\$0.25) (45%)	(\$0.09) (10%)	(\$0.34) (20%)	(\$0.14) (30%)	(\$0.84) (45%)
Adjusted \$/SF	\$1.42	\$2.30	\$1.49	\$0.46	\$0.30	\$0.79	\$1.34	\$0.32	\$1.02



COMPARABLE	LABEL	ADDRESS	MILES FROM SUBJECT
COMPARABLE 1	1	813 West 13th Street, Crete, NE, 68333	0.6
COMPARABLE 2	2	444 Ivy Avenue, Crete, NE, 68333	0.3
COMPARABLE 3	3	Northwest of East 24th Street and Ivy Avenue, Crete, NE, 68333	1.0
COMPARABLE 4	4	1029 West 13th Street, Crete, NE, 68333	0.7
COMPARABLE 5	5	West edge of Highway 103 south of Highway 33, Crete, NE, 68333	1.4
COMPARABLE 6	6	Fairchild Dr & Iris Ave, Crete, NE, 68333	1.0
COMPARABLE 7	7	Northeast of West 22nd Street and Oak Avenue, Crete, NE, 68333	0.9
COMPARABLE 8	8	West edge of Highway 103 south of Highway 33, Crete, NE, 68333	1.4
COMPARABLE 9	9	813 West 13th Street, Crete, NE, 68333	0.6

LAND SALES ADJUSTMENT DISCUSSION

The comparable land sales indicate an overall unadjusted value range from \$0.41/SF to \$2.79/SF, and average of \$1.41/SF. After adjustments, the comparables indicate a narrower range for the subject site between \$0.30/SF and \$2.30/SF with an average of \$1.05/SF. The adjustment process is described below.

Land Sale 1 (\$1.42/SF Adjusted) - This comparable is superior because of the commercial zoning and location. The comparable was adjusted down to match the subject property on location, access, and exposure.

Land Sale 2 (\$2.30/SF Adjusted) – This comparable is similar to the subject parcel. It is smaller, but is zoned residential. The comparable was adjusted down to match the subject property on access and exposure.

Land Sale 3 (\$1.49/SF Adjusted) – -This comparable is similar to the subject parcel. It is smaller, but is zoned residential. The comparable was adjusted down to match the subject property on access and exposure.

Land Sale 4 (\$0.46/SF Adjusted) – This comparable has commercial zoning. The comparable was adjusted down to match the subject property on access and exposure. The comparable backs up to the railroad so the location was adjusted up to match the subject property.

Land Sale 5 (\$0.30/SF Adjusted) – This comparable has commercial zoning, but is twice the size of the subject parcel. The comparable was adjusted down to match the subject property on location, access, and exposure.

Land Sale 6 (\$0.79/SF Adjusted) –This comparable is similar to the subject parcel. It is larger, but is zoned residential. There are several improvements that will need to be removed after the sale. The comparable was adjusted down to match the subject property on access and exposure.

Land Sale 7 (\$1.34/SF Adjusted) – This comparable is similar to the subject parcel. It is smaller, but is zoned residential. There is one improvement that has nominal value. The comparable was adjusted down to match the subject property on access and exposure.

Land Sale 8 (\$0.32/SF Adjusted) – This comparable is similar to the subject parcel. It is larger, but is zoned residential. The comparable was adjusted down to match the subject property on access and exposure.

Land Sale 9 (\$1.02/SF Adjusted) – This comparable has commercial zoning. The comparable was adjusted down to match the subject property on access and exposure. The comparable backs up to the railroad so the location was adjusted up to match the subject property.

LAND VALUE CONCLUSION

The comparables indicate a unit value, based on a general bracketing analysis, between \$0.30/SF and \$2.30/SF. Based on the subject’s overall locational and physical features, a unit value conclusion of \$0.60/SF is supported. The following table summarizes the comparable land sales analysis and applies the unit value conclusion to the site area to provide an indication of the as-vacant land value.

LAND SALES COMPARISON APPROACH CONCLUSION (SF)							
	TRANSACTION		ADJUSTMENT			NET	GROSS
	PRICE	TRANSACTIONAL¹	ADJUSTED	PROPERTY²	FINAL	ADJ	ADJ
1	\$2.57	1%	\$2.59	(45%)	\$1.42	(45%)	46%
2	\$2.79	3%	\$2.87	(20%)	\$2.30	(18%)	23%
3	\$1.79	4%	\$1.86	(20%)	\$1.49	(17%)	24%
4	\$0.58	5%	\$0.61	(25%)	\$0.46	(21%)	40%
5	\$0.51	8%	\$0.55	(45%)	\$0.30	(41%)	53%
6	\$0.97	(9%)	\$0.88	(10%)	\$0.79	(19%)	42%
7	\$1.49	13%	\$1.68	(20%)	\$1.34	(10%)	32%
8	\$0.41	12%	\$0.46	(30%)	\$0.32	(22%)	43%
9	\$1.62	15%	\$1.86	(45%)	\$1.02	(37%)	60%
HIGH	\$2.79	15%	\$2.87	(10%)	\$2.30	(10%)	60%
AVG	\$1.41	6%	\$1.48	(29%)	\$1.05	(25%)	40%
MED	\$1.49	5%	\$1.68	(25%)	\$1.02	(21%)	42%
LOW	\$0.41	(9%)	\$0.46	(45%)	\$0.30	(45%)	23%
		SUBJECT SF		\$/SF		VALUE	
Total Land Area		112,660	x	\$0.60	=	\$67,596	
INDICATED VALUE (ROUNDED TO NEAREST \$10,000)				\$0.62		\$70,000	

¹Cumulative ²Additive

RECONCILIATION OF VALUE CONCLUSIONS

Based on the agreed upon scope with the client, the subject's specific characteristics and the interest appraised, this appraisal developed Land Sales Comparison Approach. The values presented represent the As-Is Market Value (Fee Simple Estate).

The Reconciliation of Value Conclusions is the final step in the appraisal process and involves the weighing of the individual valuation techniques in relationship to their substantiation by market data, and the reliability and applicability of each valuation technique to the subject property. Below, the individual strengths and weaknesses of each approach are analyzed.

As previously discussed, the **Cost Approach** was not presented in this analysis. This approach has no application due to the fact that there are no improvements on the subject site. The exclusion of the Cost Approach does not diminish the credibility of the value conclusion.

The price per square foot method has been presented in the **Land Sales Comparison Approach**. There have been several recent sales of properties similar to the subject in the market area in the current market conditions, which increases the validity of this approach. The most likely buyer for the subject would most likely be an owner-user developer and consequently, this approach is attributed single emphasis.

The **Income Approach** to value is not utilized herein given that there is not any income in place at the site, nor is there a potential for revenue to be present once developed.

After considering all factors relevant to the valuation of the subject property, single emphasis is attributed to the Land Sales Comparison Approach only in the following As-Is market value.

RECONCILIATION OF VALUES	
VALUATION SCENARIOS	AS-IS MARKET VALUE
Interest	Fee Simple Estate
Date	August 11, 2025
LAND VALUE	
LAND CONCLUSION	\$70,000
\$/SF Total Land Area	\$0.62
FINAL VALUE CONCLUSION	
FINAL VALUE CONCLUSION	\$70,000
\$/SF Total Land Area	\$0.62

CERTIFICATION

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

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions of the signer are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ▶ The signer of this report has no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- ▶ Cody Gerdes, MAI has performed no services, specifically as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ▶ The signer is not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ▶ The compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ▶ The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics* and *Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- ▶ Cody Gerdes, MAI inspected the property that is the subject of this report.
- ▶ Katelyn Leibhart provided significant real property appraisal assistance to the appraisers signing the certification.
- ▶ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ▶ As of the date of this report, Cody Gerdes, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.



Cody Gerdes, MAI
Certified General Real Estate Appraiser
Nebraska License No. CG270077
Expiration Date 12/31/2026

ASSUMPTIONS & LIMITING CONDITIONS

- ▶ Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- ▶ This analysis assumes that the information provided for this appraisal accurately reflect the current condition of the subject property.
- ▶ This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- ▶ The appraiser may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made.
- ▶ The statements of value and all conclusions shall apply as of the dates shown herein.
- ▶ There is no present or contemplated future interest in the property by the appraiser which is not specifically disclosed in this report.
- ▶ Without the written consent or approval of the author neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraiser and the company with which the appraiser is connected.
- ▶ This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the author no portion of the report stands alone.
- ▶ We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- ▶ The appraisal has provided exhibits to assist the client(s)/intended user(s) to understand from a graphical standpoint some of the salient issues which impact the subject property. We have made no survey of the property and if further verification is required, a survey by a registered surveyor is advised.
- ▶ The appraiser assumes no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- ▶ The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- ▶ The liability of Great Plains Appraisal, Inc., its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- ▶ The appraiser is not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. Great Plains Appraisal, Inc. and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.
- ▶ The appraiser assumeS no responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). Great Plains Appraisal, Inc., its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties or diminution in value resulting from non-compliance.
- ▶ This appraisal assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- ▶ Unless otherwise noted herein, a detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection of the subject property and surrounding properties, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.

QUALIFICATIONS OF APPRAISER

CODY GERDES, MAI

EXPERIENCE

Great Plains Appraisal Company, Nebraska
Commercial Division

- President 2018-present
- Staff Appraiser 2007-present
- Real Estate Appraisal Trainee 2004-2007
- Real Estate Appraisal Technician 2003-2004

Wide-ranging understanding since 2004 in the appraisal of commercial, industrial, agricultural, residential, and special-purpose properties. Primary experience related to general appraisal, real property tax, condemnation, and litigation issues with a special interest in transitional agricultural parcels for future residential and commercial development.

LICENSES

Nebraska Real Estate Appraiser

- Certified General Appraiser CG 270077

PROFESSIONAL AFFILIATIONS

Appraisal Institute – MAI Designation - 2011

- Member, Board of Directors 2009-2011

Nebraska Real Property Appraisal Board – 2020-2025

- 1st Congressional District Representative

Lancaster County Board of Equalization

- Referee Coordinator 2019-Present
- Tax Equalization and Review Commission Coordinator 2020-present

EDUCATION

University of Nebraska-Lincoln, Lincoln, Nebraska

- Bachelor of Science, Business Marketing, Psychology Minor 2004

Appraisal Institute - Course work

- “Basic Income Capitalization - course 310” 2005
- “Advanced Income Capitalization – course 510” 2006
- “Highest and Best Use and Market Analysis – course 520” 2006
- “Uniform Standards of Professional Appraisal Practice” 2007
- “Advanced Sales Comparison and Cost Approaches – course 530” 2007
- “Report Writing and Valuation Analysis – course 540” 2007
- “Advanced Applications – course 550” 2007
- “Business Practices and Ethics – online course 420” 2008
- “Real Estate Finance, Statistics and Valuation Modeling” – 2013

Appraisal Institute - Seminars

- “Spotlight on USPAP: Common Errors and Issues - course NE #C2850” 2008
- “The Appraiser as an Expert Witness: Preparation & Testimony – course 700GRE” - 2010
- “Commercial Appraisal Engagement and Review – course #2859” 2011
- “Leadership Development and Advisory Council” – 2012 & 2013 Sessions
- “Commercial Appraisal Engagement and Review” - 2011
- “Analyzing Tenant Credit Risk and Commercial Lease Analysis” – 2012
- “Effective Appraisal Writing” – 2012

EDUCATION (Continued)

Appraisal Institute – Seminars – Continued

- “Evaluating Commercial Construction” – 2013
- “The Discounted Cash Flow Model: Concepts, Issues, and Apps.” – 2014
- “Local Market Snapshot”-2016
- “Understanding the Basics of Excel and Linear Regression” - 2016
- “Online Cool Tools: New Technology for Real Estate Appraisers” - 2016
- “Uniform Appraisal Standards for Federal Land Acquisitions” – 2017
- “Eminent Domain and Condemnation” – 2018
- “Forecasting Revenue” – 2020
- “Appraising Automobile Dealerships” – 2020
- “Subdivision Valuation” - 2020
- “Analyzing Operating Expenses” – 2022
- “Data Verification Methods” – 2022
- “Rates and Ratios, Understanding GIM’s, OAR’s, and DCF” - 2022
- “Getting it Right from the Start: A Workout Plan for Your Scope of Work” – 2024
- “Expand Your Practice: Arbitration Do’s and Don’ts” – 2024
- “Using Your HP12C Financial Calculator” – 2024

Southeast Community College

- “Fundamentals of Real Estate Appraisal” 2004

The Moore Group

- “Sales Comparison Approach” 2004
- “Cost Approach” 2004
- “Uniform Standards of Professional Appraisal Practice” 2006
- “Uniform Standards of Professional Appraisal Practice – 7 hour update” 2008
- “Nebraska Supervisory Appraiser and Trainee Appraiser Training” - 2015

Larabee School of Real Estate

- “Narrative Report Writing” 2004

Other Education Providers

Crew Midwest

- “2013 Commercial Real Estate Workshop” – 2013

McKissock

- “Green Guide to Appraising Workshop” – 2013



State of Nebraska Real Property Appraiser

Name: CODY J GERDES

Classification: Certified General Real Property Appraiser

Credential Number: CG270077

Current Credential

Effective Date: January 01, 2025

Expiration Date: December 31, 2026

Continuing Education Period: 2025-2026

Payment ID Number: 12489-2025

Credentialing Fee: \$550.00

ASC Appraiser Registry Fee: \$80.00

Next Credential

Renewal Due Date: November 30, 2026

Last Date for Renewal: June 30, 2027

Real Property Appraiser Principal Place of Business Contact Information

Business Name: GREAT PLAINS APPRAISAL INC

Street Address: PO BOX 6415

City: Lincoln

State: NE

Zip Code: 68506-0415

Phone: 402-476-1144

Email: CGERDES@GPAPPRAISAL.COM

IN WITNESS WHEREOF, the Director of the Nebraska Real Property Appraiser Board has caused these presents to be signed. This real property appraiser credential is valid beginning on the date on which the credential was issued or renewed, unless canceled, surrendered, suspended, or revoked. This information is true and accurate as of December 23, 2024

Tyler N. Koltz

State of Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
PO Box 94963
Lincoln, NE 68509-4963
<https://appraiser.ne.gov/>
nrpab.credentialing@nebraska.gov
402-471-9015

This document serves as the credentialing card notifying a real property appraiser of their status in Nebraska.



Cody Gerdes, MAI
 Lori L. Johnson, MAI
 Jason L. Pickerel, MAI

Date of Agreement: Monday, August 4, 2025

Joshua A. McDowell
 Superintendent
 Crete Public Schools
 930 Main Street
 Crete, NE 68333
 joshua.mcdowell@criteschools.org

Cody Gerdes, MAI
 President, Great Plains Appraisal
 402-476-1144
 cgerdes@gpappraisal.com

Contact: Joshua A. McDowell
 402-826-5855 joshua.mcdowell@criteschools.org

PROFESSIONAL SERVICE AGREEMENT (“Agreement”)

This Professional Services Agreement (this “Agreement”) is made and entered into on August 4, 2025 (the “Effective Date”), by and between Great Plains Appraisal, Inc. and Crete Public Schools (herein referred to as “Client”).

Project Name	Crete School Land
Property Identification	8th Street & Juniper Avenue, Crete, NE 68333
Property Type	Building
Property Contact	Joshua A. McDowell 402-826-5855
Interest Valued	Fee Simple Interest
Intended User(s)	The appraisal will be prepared for the above-mentioned client. Intended users include the client. <i>Note: No other users are intended by Appraiser. Appraiser shall consider the intended users when determining the level of detail to be provided in the Appraisal Report.</i> <i>The client is also hereby informed that if this engagement is directly with the owner of the Property, the Appraisal may not be accepted by many federally insured lenders due to FIRREA Compliance and would likely not be accepted for future financing of said property.</i>
Intended Use	The report to be performed under this Agreement (“Appraisal”) is intended for Acquisition/Disposition, Decision-Making/Internal, Establish Sales Price. <i>Note: No other use is intended by Appraiser. The intended use as stated shall be used by Appraiser in determining the appropriate Scope of Work for the assignment.</i>
Type of Value	As-Is
Date of Value	Date of inspection
Report Type	Appraisal Report
Level of Analysis	Summary
Professional Fee	\$2,700
Expenses	Fees include all associated expenses.
Payment Terms	Appraiser shall invoice Client for services rendered pursuant to this Agreement based upon the fees specified in this Agreement. Appraiser’s invoices are considered due upon receipt by

Client and shall be deemed delinquent if not paid within thirty (30) days of the date of Appraiser's invoice.

SCOPE OF WORK

Site Inspection	on-site
Valuation Approaches	<p>Appraiser will provide the Appraisal in accordance with Uniform Standards of Professional Appraisal (USPAP), The Code of Professional Ethics of the Appraisal Institute, Standards of Professional Appraisal Practice of the Appraisal Institute, and State Licensing Laws.</p> <p>Appraiser will research relevant market data, and perform analysis to the extent necessary to produce credible appraisal results. Appraiser anticipates developing the following valuation approaches:</p> <ul style="list-style-type: none"> ▶ Sales Comparison Approach <p>The scope of work will be included in the Appraisal. A copy of the Assumptions and Limiting Conditions, which appear in the Appraisal, is available upon request.</p> <p><i>Note: Appraiser shall use all approaches necessary to develop a credible opinion of value.</i></p>
Delivery	4-5 weeks (effective from date of signed/returned engagement contract)
Number of Reports	One (1) Electronic Final Appraisal
Acceptance Date	These specifications are subject to modification if this Agreement is not accepted within 5 business days from the date of this letter.

PROPERTY DATA REQUEST

Please forward any additional materials you would consider relevant in the analysis of the subject property. Such items may include, as applicable, an accurate property description, site survey, current rent roll, copies of leases, at least three years of historical operating statements, purchase and sale agreement, title report, any environmental reports or other third party reports, or any other sources of information known to exist that may impact the valuation of the property.

Our ability to honor the terms of this Agreement will require Client's response within five (5) business days. If you have questions regarding the enclosed, please feel free to contact me. Great Plains Appraisal, Inc. appreciates this opportunity to be of service to you on this assignment and looks forward to serving you. If you have additional questions, please contact us.

I, Joshua A. McDowell, agree to the above stated terms and authorize Great Plains Appraisal, Inc. to prepare the above referenced appraisal.

 _____ Date: 08/07/2025

Joshua A. McDowell

Respectfully,

GREAT PLAINS APPRAISAL, INC.



Cody Gerdes, MAI
President, Great Plains Appraisal

TERMS AND CONDITIONS

CONFIDENTIALITY

Appraiser shall not provide a copy of the written Appraisal Report to, or disclose the results of the appraisal prepared in accordance with this Agreement to, any party other than Client, unless Client authorizes, except as stipulated in the Confidentiality Section of the Ethics Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).

USE OF EMPLOYEES OR INDEPENDENT CONTRACTORS

Appraiser may use employees or independent contractors at Appraiser's discretion to complete the assignment, unless otherwise agreed by the parties. Notwithstanding, Appraiser shall sign the written Appraisal Report and take full responsibility for the services provided as a result of this Agreement.

SERVICES NOT PROVIDED

The fees set forth in this Agreement apply to the appraisal services rendered by Appraiser as set forth in this Agreement. Unless otherwise specified herein, Appraiser's services for which the fees in this Agreement apply shall not include meetings with persons other than Client or Client's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by Appraiser not set forth in this Agreement will be performed on terms and conditions set forth in an amendment to this Agreement, or in a separate agreement.

TESTIMONY AT COURT OR OTHER PROCEEDINGS

Unless otherwise stated in this Agreement, Client agrees that Appraiser's assignment pursuant to this Agreement shall not include Appraiser's participation in or preparation for, whether voluntarily or pursuant to subpoena, any oral or written discovery; sworn testimony in a judicial, arbitration or administrative proceeding; or attendance at any judicial, arbitration or administrative proceeding relating to this assignment.

CHANGES TO AGREEMENT

Any changes to the assignment as outlined in this Agreement shall necessitate a new Agreement. The identity of the Client, intended users, or intended use; the date of value; type of value; or property appraised cannot be changed without a new Agreement.

CANCELLATION

Client may cancel this Agreement at any time prior to Appraiser's delivery of the Appraisal Report upon written notification to Appraiser. Client shall pay Appraiser for work completed on assignment prior to Appraiser's receipt of written cancellation notice, unless otherwise agreed upon by Appraiser and Client in writing.

GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by the law of the state in which Appraiser's office as specified in this Agreement is located, exclusive of that state's choice of law rules. The parties agree that any legal proceeding brought by either party to interpret or enforce this Agreement, or to enforce an arbitration award entered pursuant to this Agreement, shall be brought in a state or federal court having jurisdiction over the location of Appraiser's office as specified in this Agreement, and the parties hereby waive any objections to the personal jurisdiction of said court.

APPRAISER INDEPENDENCE

Appraiser cannot agree to provide a value opinion that is contingent on a predetermined amount. Appraiser cannot guarantee the outcome of the assignment in advance. Appraiser cannot ensure that the opinion of value developed as a result of this Assignment will serve to facilitate any specific objective of Client or others or advance any particular cause. Appraiser's opinion of value will be developed competently and with independence, impartiality and objectivity.

NOTICES

Any notice or request required or permitted to be given to any party shall be given in writing and shall be delivered to the receiving party by: a) registered or certified mail, postage prepaid; (b) overnight courier, such as Federal Express, United Parcel Service or equivalent; or (c) hand delivery. The address for delivery of any notice shall be the address for the party as specified in this Agreement, or at such other address as party may designate by written notice to the other party in conformance with this paragraph. Unless otherwise specified herein, notice shall be effective the date it is postmarked or given to a third party for delivery to the receiving party, whether or not the receiving party signs for or accepts delivery of such notice.

NO THIRD-PARTY BENEFICIARIES

Nothing in this Agreement shall create a contractual relationship between Appraiser or Client and any third party, or any cause of action in favor of any third party. This Agreement shall not be construed to render any person or entity a third party beneficiary of this Agreement, including, but not limited to, any third parties identified herein.

MEDIATION & ARBITRATION

In the event of a dispute concerning the subject matter of this Agreement, the parties shall in good faith attempt to resolve such dispute by negotiation between the parties' principals, or, if such negotiation is unsuccessful, by mediation conducted by a third-party mediator. If such mediation results in an impasse, the parties shall submit their dispute to binding arbitration. Such mediation or, if necessary, binding arbitration shall be conducted pursuant to

8/8/2025

Saline County Assessor



Parcel Information	
Parcel ID:	760010501
Map Number	
State Geo Code	3689-00-0-10100-183-0002
Cadastral #	4-22-7
Images	
Current Owner:	CRETE SCHOOL DISTRICT SANDRA K ROSENBOOM 930 MAIN AVENUE CRETE, NE 68333
Situs Address:	CRETE CITY
Tax District:	5
School District:	CRETE 2, 76-0002
Account Type:	Exempt
Legal Description:	CRETE CITY O.T. LOTS 6-12, 1/2 VACATED ALLEY BLK 183
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2024	\$0.00	0.000000

2024 Tax Levy	
Description	Rate
SALINE COUNTY	0.27182000
CT HOUSE BOND (2015)	0.01771200
CRETE 2	0.92013200
CRETE 2 BOND (2013)	0.10504300
CRETE CITY	0.34267000
AGRICULTURE SOC.	0.00424900
LOWER B BLUE NRD	0.03665200
SE COMM COLLEGE	0.02000000
ED SERV. UNIT #6	0.01552600
HISTORICAL SOC.	0.00402100
RR TRANSPON SFTY DIST	0.00285500

5 Year Sales History
No previous sales information is available (for the past 5 years).

8/8/2025

Saline County Assessor



Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Exempt	City Size:	5,001-12,000
Zoning:	Single Family	Lot Size:	20,001 sq. ft. - .99 ac.

Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size

Dwelling Data	
Description	Units

Outbuilding Data		
Description	Units	Year Built

8/8/2025

Saline County Assessor



Parcel Information	
Parcel ID:	760010455
Map Number	
State Geo Code	3689-00-0-10100-182-0005
Cadastral #	4-22-4
Images	
Current Owner:	SCHOOL DISTRICT OF CRETE 920 LINDEN AVENUE CRETE, NE 68333
Situs Address:	CRETE CITY
Tax District:	5
School District:	CRETE 2, 76-0002
Account Type:	Exempt
Legal Description:	CRETE CITY O.T. LOTS 7-8 VACATED ALLEY, ALL STREET, BLK 182
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2024	\$0.00	0.000000

2024 Tax Levy	
Description	Rate
SALINE COUNTY	0.27182000
CT HOUSE BOND (2015)	0.01771200
CRETE 2	0.92013200
CRETE 2 BOND (2013)	0.10504300
CRETE CITY	0.34267000
AGRICULTURE SOC.	0.00424900
LOWER B BLUE NRD	0.03665200
SE COMM COLLEGE	0.02000000
ED SERV. UNIT #6	0.01552600
HISTORICAL SOC.	0.00402100
RR TRANSPON SFTY DIST	0.00285500

5 Year Sales History
No previous sales information is available (for the past 5 years).

8/8/2025

Saline County Assessor



Property Classification			
Status:	Unimproved	Location:	Urban
Property Class:	Exempt	City Size:	5,001-12,000
Zoning:	Single Family	Lot Size:	10,000-20,000 sq. ft.

Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size

Dwelling Data	
Description	Units

Outbuilding Data		
Description	Units	Year Built

8/8/2025

Saline County Assessor



Parcel Information	
Parcel ID:	760011435
Map Number	
State Geo Code	3689-00-0-10100-195-0006
Cadastral #	4-22-72
Images	
Current Owner:	SCHOOL DISTRICT OF CRETE 920 LINDEN AVENUE CRETE, NE 68333
Situs Address:	CRETE CITY
Tax District:	5
School District:	CRETE 2, 76-0002
Account Type:	Exempt
Legal Description:	CRETE CITY O.T. LOTS 11-18, VACATED STREETS/ALLEYS,BLK 195
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2024	\$0.00	0.000000

2024 Tax Levy	
Description	Rate
SALINE COUNTY	0.27182000
CT HOUSE BOND (2015)	0.01771200
CRETE 2	0.92013200
CRETE 2 BOND (2013)	0.10504300
CRETE CITY	0.34267000
AGRICULTURE SOC.	0.00424900
LOWER B BLUE NRD	0.03665200
SE COMM COLLEGE	0.02000000
ED SERV. UNIT #6	0.01552600
HISTORICAL SOC.	0.00402100
RR TRANSPON SFTY DIST	0.00285500

5 Year Sales History
No previous sales information is available (for the past 5 years).

8/8/2025

Saline County Assessor



Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Exempt	City Size:	5,001-12,000
Zoning:	Single Family	Lot Size:	20,001 sq. ft. - .99 ac.

Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size

Dwelling Data	
Description	Units

Outbuilding Data		
Description	Units	Year Built

8/8/2025

Saline County Assessor



Parcel Information	
Parcel ID:	760011338
Map Number	
State Geo Code	3689-00-0-10100-194-0001
Cadastral #	4-22-62
Images	
Current Owner:	SCHOOL DISTRICT OF CRETE 920 LINDEN AVENUE CRETE, NE 68333
Situs Address:	CRETE CITY
Tax District:	5
School District:	CRETE 2, 76-0002
Account Type:	Exempt
Legal Description:	CRETE CITY O.T. LOTS 1-9, 1/2 VACATED ALLEY, BLK 194
Lot Width:	N/A
Lot Depth:	N/A
Total Lot Size:	N/A

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$0

Yearly Tax Information		
Year	Amount	Levy
2024	\$0.00	0.000000

2024 Tax Levy	
Description	Rate
SALINE COUNTY	0.27182000
CT HOUSE BOND (2015)	0.01771200
CRETE 2	0.92013200
CRETE 2 BOND (2013)	0.10504300
CRETE CITY	0.34267000
AGRICULTURE SOC.	0.00424900
LOWER B BLUE NRD	0.03665200
SE COMM COLLEGE	0.02000000
ED SERV. UNIT #6	0.01552600
HISTORICAL SOC.	0.00402100
RR TRANSPON SFTY DIST	0.00285500

5 Year Sales History
No previous sales information is available (for the past 5 years).

8/8/2025

Saline County Assessor



Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Exempt	City Size:	5,001-12,000
Zoning:	Single Family	Lot Size:	20,001 sq. ft. - .99 ac.

Land Information			
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size

Dwelling Data	
Description	Units

Outbuilding Data		
Description	Units	Year Built

Deed Record No. 101

STATE OF Nebraska)
COUNTY OF Saline) ss. ACKNOWLEDGMENT FOR INDIVIDUAL (Kans., Okla., and Colo.)

Before me, the undersigned, a Notary Public, within and for said county and state, on this 28th day of July, 1959, personally appeared Paul A. Schroeder a widower and to me personally known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires July 16, 1964

W L Kiburz
(W. L. Kiburz) Notary Public

W. L. Kiburz
State of Nebraska
General Notary Seal
Commission Expires
July 16, 1964

WARRANTY DEED
FROM
EMILY E. DYMACEK MALY, AND HUSB., ET AL.
TO
SCHOOL DISTRICT OF THE CITY OF
CRETE, NEBRASKA
FILED AUGUST 17, 1959@4:00 P.M.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:
THAT We, Emily E. Dymacek Maly and Karel Maly, Sr., wife and husband; Emanuel F. Dymacek, Jr. and Marie Dymacek, husband and wife; Henriette H. Dymacek Riley and Rule Riley, wife and husband; Charles E. Dymacek and Mary Dymacek, husband and wife; Gerald R. Dymacek and Donna Mae Dymacek, husband and wife; Myles W. Dymacek and Helen L. Dymacek, husband and wife; and Harmon J. Dymacek, unmarried, of the County of Saline, State of Nebraska for and in consideration of the sum of Four Thousand and no/100 (\$4,000.00) ----- DOLLARS, in hand paid, do hereby grant, bargain, sell, convey and confirm unto The School District of the City of Crete, in the County of Saline, in the State of Nebraska, the following described real estate situated in Crete, in Saline County, State of Nebraska, to-wit:

Part of Lots One (1), Two (2) and Three (3), and all of Lots Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), all in Block One Hundred Eighty-three (183), City of Crete, Saline County, Nebraska,

also known as Lots Numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block Numbered 183 in the City of Crete, Saline County, Nebraska, EXCEPT that part of said Lots 1, 2, and 3, heretofore conveyed to The Missouri-Pacific Railroad Company.

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and appurtenances thereunto belonging, unto the said grantee and to its successors and assigns forever. And We hereby covenant with the said grantee and with its successors and assigns, that We are lawfully seized of said premises; that they are free from encumbrances; that We have good right and lawful authority to sell the same; and We hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said grantors hereby relinquish all their right, title and interest in and to the above described premises.

Signed this 28th day of May, 1959

U. S. Revenue
\$ 4.40
E.E.D.M.
5-28-59

Gerald R. Dymacek
Donna Mae Dymacek
Charles E Dymacek
Mary Dymacek
Henriette H. Dymacek Riley
Rule Riley

Emily E. Dymacek Maly
Karel Maly, Sr.
Emanuel F. Dymacek, Jr.
Marie Dymacek
Myles W. Dymacek
Helen L. Dymacek
Harmon J. Dymacek

DEED RECORD

(STUFFMAN No. 103 WARRANTY DEED (Revised) - CONTAINING 327 PRINTED WORDS)

FROM
 G. J. JELINEK & WF.
 TO
 THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, }
 SALINE COUNTY, } ss.
 and filed for record in the COUNTY CLERK'S office of said County, the 20 day of March 19 56, at 2 o'clock and 45 minutes, P. M., and recorded in Book 98 page 185 of Deeds.

By JOSEPH J. RIPA..... County Clerk-Register of Deeds, Deputy.

KNOW ALL MEN BY THESE PRESENTS: That G. J. Jelinek and Nellie Jelinek, husband and wife,

of the County of Chaffee, State of Colorado, for and in consideration of the sum of ONE and no/100 ----- DOLLARS and other valuable considerations, in hand paid, do hereby grant, bargain, sell, convey and confirm unto The School District of the City of Crete, in the County of Saline, in the State of Nebraska,

the following described Real Estate, situated in Crete in Saline County, and State of Nebraska, to-wit:
 That part of Lots 11 and 12 lying South and West of the Missouri Pacific Railway right of way, and all of Lots 7, 8, 9 and 10, all in Block 182, in the City of Crete, Saline County, Nebraska.

(For revenue purposes the consideration hereof is \$500.00)

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto belonging unto the said grantee successors and to its / heirs and assigns forever. And Grantors do hereby covenant with the said Grantee and with its successors and assigns, that they are lawfully seized of said premises; that they are free from encumbrance; that they have good right and lawful authority to sell the same; and Grantors do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the said G. J. Jelinek and Nellie Jelinek, husband and wife hereby relinquishes all of their right, title and interest in and to the above described premises.

Signed this 10 day of June A-D-19 55.
 In Presence of
 Edwin R Cummer U.S. REVENUE G. J. Jelinek
 E. Ned Lanari \$.55 Nellie Jelinek
 GPP
 6/13/55

COLORADO }
 STATE OF ~~NEBRASKA~~ } ss.
 Chaffee County, }
 On this 10 day of June, 19 55, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came G. J. Jelinek and Nellie Jelinek, husband and wife, to me known to be the identical persons or persons whose names or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed. Witness my hand and Notarial Seal the day and year last above written.
 Hazel Cummer Notary Public.
 My commission expires the day of MY COMMISSION EXPIRES OCTOBER 1, 1956, 19

STATE OF NEBRASKA, }
 County, } ss.
 On this day of , 19 , before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed. Witness my hand and Notarial Seal the day and year last above written.
 Notary Public.
 My commission expires the day of , 19

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 78, (containing 321 printed words.)

FROM ANNA D. BOWLBY, ET AL TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, } ss. SALINE County, } Entered in Numerical Index office of said County, the 27 day of March 19 56, at 1 o'clock and - minutes P. M., and recorded in Book No. 98, page 187 of Deeds.

By JOSEPH J. RIPA... County Clerk-Register of Deeds. Deputy.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 23rd day of June, in the year one thousand nine hundred and Fifty-five, between Anna D. Bowlby, a widow; Charles E. Bowlby, Jr., a single man; Anna B. Carson same person as Anne B. Carson, and Rudolph W. Carson, her husband; Frank D. Bowlby and Mable O. Bowlby, his wife; Mary E. McWilliams same person as Betty McWilliams, her husband; heirs-at-law of CHARLES E. BOWLBY who died July 22, 1950 and James C. McWilliams, and being at the time of his death a resident of Pottawatomie County, Oklahoma; parties of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE and no/100 DOLLARS, \$1.00 to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors, and administrators, remise, release and forever quit-claim and convey unto the said party of the second part, and to its successors and assigns forever, all their right, title, interest, estate, claim and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete, Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors heirs and assigns; so that neither they the said grantors, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises, or any part thereof, but they, and every one of them, shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seal the day and year above written.

Signed, sealed and delivered in presence of -	Frank D. Bowlby	Anna D. Bowlby
	Frank D. Bowlby	Anna D. Bowlby
	Mable O. Bowlby	Charles E. Bowlby Jr.
	Mable O. Bowlby	Charles E. Bowlby, Jr.
	Mary E. Mc Williams	Anna B. Carson
	Mary E. McWilliams	Anna B. Carson
	James C. McWilliams	Rudolph W Carson
	James C. McWilliams	Rudolph W. Carson

OKLAHOMA } STATE OF OKLAHOMA } POTTAWATOMIE County, } ss. On this day of A. D. 19 before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came to me known to be the identical person whose name appeared to the foregoing instrument as grantor and acknowledged the same to be voluntary act and deed.

WITNESS my hand and Seal the day and year last above written.

Notary Public.

My commission expires the day of 19

STATE OF OKLAHOMA } POTTAWATOMIE COUNTY } ss. On this 30 day of July, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Anna D. Bowlby, a widow; Charles E. Bowlby, Jr., a single man; Anna B. Carson and Rudolph W. Carson, her husband; Frank D. Bowlby and Mable O. Bowlby, his wife; Mary E. McWilliams and James C. McWilliams, her husband; to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

May Bowles
Shawnee, Oklahoma
Notary Public
in and for
State of Oklahoma

My commission expires the 23rd day of January, 1958

May Bowles
Notary Public

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 76, (containing 321 printed words.)

FROM *STATE OF NEBRASKA,* } ss.
 CHARLES E. BOWLBY JR., ET AL }
 TO } SALINE County, }
 and filed for record in the } COUNTY CLERK'S }
 the 27 day of } March }
 - minutes P.M., and recorded in Book No. 98, page 188 }
 JOSEPH J. RIPA.....County Clerk-Register of Deeds, }
 By }
 THE SCHOOL DISTRICT OF THE CITY OF }
 CRETE, ETC. }

Entered in Numerical Index
 office of said County,
 o'clock and
 of Deeds.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 23rd day of June, in the year one thousand nine hundred and Fifty-five, between her husband; Frank D. Bowlby and Mable O. Bowlby, his wife; Mary E. McWilliams and James C. McWilliams, her husband; heirs-at-law of HENRY L. BOWLBY who died November 7, 1948 testate, and being at the time of his death a resident of Cook County, Illinois; parties of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of \$1.00 ONE and no/100 DOLLARS, to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors, and administrators, remise, release and forever quit-claim and ~~assign~~ unto the said party of second part, and to its successors heirs and assigns forever, all their right, title, interest, estate and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete,
 Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors heirs and assigns; so that neither they the said grantors, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them, shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in presence of

Frank D. Bowlby	Charles E. Bowlby Jr.
Frank D. Bowlby	Charles E. Bowlby, Jr.
Mable O. Bowlby	Anna B. Carson
Mable O. Bowlby	Anna B. Carson
Mary E. McWilliams	Rudolph W. Carson
Mary E. McWilliams	Rudolph W. Carson
James C. McWilliams	
James C. McWilliams	

STATE OF NEBRASKA } ss.
 County, }
 On this day of A. D. 19
 before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be voluntary act and deed.
 WITNESS my hand and Seal the day and year last above written

STATE OF OKLAHOMA)
) SS My commission expires the day of 19
 POTTAWATOMIE COUNTY)
 On this 30th day of July, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Charles E. Bowlby, Jr., a single man, Anna B. Carson and Rudolph W. Carson, her husband; Frank D. Bowlby and Mable O. Bowlby, his wife; Mary E. McWilliams and James C. McWilliams, her husband; to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.
 Witness my hand and Notarial Seal the day and year last above written.

May Bowles
 Shawnee, Oklahoma
 Notary Public
 In and for
 State of Oklahoma

May Bowles
 Notary Public

My commission expires the 23rd day of January, 1958

FRONT

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 76, (containing 321 printed words.)

FROM } STATE OF NEBRASKA, } ss.
 GEORGE L. M. BOWLBY & WF. }
 TO } SALINE County, }
 THE SCHOOL DISTRICT OF THE CITY OF } and filed for record in the } Entered in Numerical Index
 CRETE, ETC. } COUNTY CLERK'S } office of said County,
 the 27 day of March 19 56, at 1 o'clock and
 - minutes P. M., and recorded in Book No. 98, page 189 of Deeds.
 By JOSEPH J. RIPA..... County Clerk-Register of Deeds.
 Deputy.

QUIT-CLAIM DEED
 THIS INDENTURE, Made this 21 day of July, in the year one thousand nine hundred
 and Fifty-five, between George L.M. Bowlby and Jessie L. M. Bowlby, his wife, parties

of the first part, and The School District of the City of Crete, in the County of Saline, in the
 State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of
 ONE and no/100 ----- DOLLARS, \$1.00 BOLKARS.
 to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these
 presents do, for themselves, their heirs, executors, and administrators, remise, release and forever quit-claim, and convey unto the
 said party of second part, and to its successors forever
 and assigns forever, all their right, title, interest, estate, claim
 and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete,
 Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.
 TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors
 heirs and assigns; so that neither they the said parties of the first part
 nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises, or any part thereof,
 but they, and every one of them, shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year
 first above written.
 Signed, sealed and delivered in presence of:
 George L.M. Bowlby
 George L.M. Bowlby
 Jessie L. M. Bowlby
 Jessie L.M. Bowlby

STATE OF NEBRASKA } ss.
 County, } On this _____ day of _____ A. D. 19____
 before me, the undersigned
 a Notary Public, duly commissioned and qualified for and residing in said County, personally came
 to me known to be the identical person whose name affixed to the foregoing instrument as grantor
 and acknowledged the same to be voluntary act and deed.
 WITNESS my hand and Seal the day and year last above written.
 Notary Public.

STATE OF WASHINGTON) My commission expires the _____ day of _____, 19____
 Grays Harbor COUNTY) SS

ON this 21 day of July, 1955, before me, the undersigned, a Notary Public, duly
 commissioned, qualified for and residing in said county, personally came George L.M. Bowlby and
 Jessie L.M. Bowlby, his wife, to me known to be the identical persons whose names are affixed
 to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and
 deed.
 Witness my hand and Notarial Seal the day and year last above written.
 W. M. Hatch
 State of Washington
 Notary Public
 Commission Expires
 Sept. 5, 1957
 W. M. Hatch
 Notary Public
 My commission expires the 5 day of Sept, 1957.

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 78. (containing 321 printed words.)

FROM **A. BYRON ELA, ET AL** TO **THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.**

STATE OF NEBRASKA, } ss. SALINE County, }
 and filed for record in the COUNTY CLERK'S office of said County, the 27 day of March 19 56, at 1 o'clock and - minutes P. M., and recorded in Book No. 98, page 190

JOSEPH J. RIPA..... County Clerk-Register of Deeds, Deputy.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 22nd day of July, in the year one thousand nine hundred and Fifty-five, between A. Byron Ela, a single man, and A. John Ela, a single man, heirs-at-law of MARY B. ELA who died July 8, 1934 intestate, and being at the time of her death a resident of COOK County, ILLINOIS; parties of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE and no/100 ----- DOLLARS, \$1.00 to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors, and administrators, remise, release and forever quit-claim unto the said party of second part, and to its successors and assigns forever, all their right, title, interest, estate, and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete, Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors heirs and assigns; so that neither they the said grantors, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in presence of -

A. Byron Ela
 A. Byron Ela
 A. John Ela
 A. John Ela

STATE OF NEBRASKA } ss. On this _____ day of _____ A. D. 19____ before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Seal the day and year last above written.

Notary Public

STATE OF Maryland } ss. On this 28th day of July, 1955, before me, the undersigned, a Notary Public, Baltimore City, duly commissioned, qualified for and residing in said city, personally came A. Byron Ela, a single man, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Rose M. Stabile
 Baltimore, MD.
 Notary Public

My commission expires the _____ day of _____, 19____

STATE OF Indiana } ss. On this 22nd day of July, 1955, before me, the undersigned, a Notary Public, Greene County, duly commissioned, qualified for and residing in said county, personally came A. John Ela, a single man, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public
 Indiana
 Seal

John C. Workman Notary Public

My commission expires the 12 day of July, 1958.

FRONT

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 78, (containing 321 printed words.)

FROM } **STATE OF NEBRASKA,** } ss.
 A. BYRON ELA, ET AL } **SALINE County,** } Entered in Numerical Index
 TO } **COUNTY CLERK'S** } office of said County,
 THE SCHOOL DISTRICT OF THE CITY OF } and filed for record in the } the 27 day of March 1956, at 1 o'clock and
 CRETE, ETC. } - minutes P. M., and recorded in Book No. 98, page 191 of Deeds.
 JOSEPH J. RIPA.....County Clerk-Register of Deeds.
 By Deputy.

THIS INDENTURE, Made this 22nd day of July, in the year one thousand nine hundred and fifty-five, between A. Byron Ela, a single man, and Arthur John Ela, a single man, heirs-at-law of HENRY L. BOWLBY who died November 7, 1948 testate; and being at the time of his death a resident of Cook County, Illinois;
 of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska,

party of the second part,
 WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE and no/100 ----- DOLLARS, to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors and administrators, remise, release and forever quit-claim and convey unto the said party of the second part, and to its successors the right, title, interest, estate, claim and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete,
 Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.
 TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors heirs and assigns; so that neither they the said grantors, or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.
 Signed, sealed and delivered in presence of
 A. Byron Ela
 A. Byron Ela
 Arthur John Ela
 Arthur John Ela
 Joseph P. Delaney
 Bernize H. Doyle
 Arthur V. Maas
 L S Le Blom

Maryland }
 STATE OF NEBRASKA } ss. On this 28th day of July A.D. 1955,
 Baltimore City County } before me, the undersigned, a Notary Public, duly commissioned, and qualified for and residing in said County, personally came A. Byron Ela, a single man,
 Rose M. Stabile } to me known to be the identical person whose name is affixed to the foregoing instrument as grantor
 Baltimore, MD. } and acknowledged the same to be his voluntary act and deed.
 Notary Public } Notarial
 WITNESS my hand and Seal the day and year last above written.
 Rose M. Stabile } Notary Public.

My commission expires the 6th day of May, 1957.
 STATE OF Indiana }
 Greene County } ss. On this 22nd day of July, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Arthur John Ela, a single man, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.
 Witness my hand and Notarial Seal the day and year last above written.
 Notary Public } John C. Workman Notary Public
 Indiana }
 Seal } My commission expires the 12 day of July, 1958

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 78, (containing 321 printed words.)

ARTIS-DWARA PRINTING COMPANY

FROM VIRGINIA BOWLBY SADLER & HUSB. ET AL

TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, } ss. SALINE County, }
COUNTY CLERK'S

and filed for record in the office of said County, the 27 day of March 19 56, at 1 o'clock and - minutes P. M., and recorded in Book No. 98, page 192

JOSEPH J. RIPA County Clerk-Register of Deeds, Deputy.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 22nd day of July, in the year one thousand nine hundred and Fifty-five, between Virginia Bowlby Sadler and Joseph B. Sadler, her husband; and Roberta HENRY L. BOWLBY who died November 7, 1948 testate, and being at the time of his death a resident of Cook County, Illinois;

parties of the first part, and THE SCHOOL DISTRICT OF THE CITY OF CRETE, IN THE COUNTY OF SALINE, IN THE STATE OF NEBRASKA, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE and no/100 ----- DOLLARS, \$1.00

to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors and administrators, remise, release and forever quit-claim unto the said party the successors of second part, and to its / heirs and assigns forever, all their right, title, interest, estate, claim and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete, Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors heirs and assigns; so that neither they the said grantors, nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year / above written.

-Signed, sealed and delivered in presence of -

Virginia Bowlby Sadler
Virginia Bowlby Sadler
Joseph B Sadler
Joseph B. Sadler
Roberta Bowlby Aldrich
Roberta Bowlby Aldrich
Robert A. Aldrich
Robert A. Aldrich

STATE OF NEBRASKA } ss. On this day of A. D. 19
County, } before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came to me known to be the identical person whose name affixed to the foregoing instrument as grantor and acknowledged the same to be voluntary act and deed.

WITNESS my hand and Seal the day and year last above written.

Notary Public

STATE OF VIRGINIA } ss. My commission expires the day of 19
CITY OF NORFOLK } On this 1st day of Sept, 1955, before me, the undersigned, a Notary Public duly commissioned, qualified for and residing in said city, personally came Virginia Bowlby Sadler and Joseph B Sadler, her husband, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Geo. W. Bonney Notary Public
Norfolk, Virginia
Notary Public My commission expires the 1st day of March, 1958

STATE OF Washington } ss. On this 22nd day of July, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Roberta Bowlby Aldrich and Robert A. Aldrich, her husband, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Arnold G. Nielsen Notary Public
State of Washington
Commission expires Mar. 27, 1956 My commission expires the 27th day of March, 1956

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 78, (containing 321 printed words.)

FROM VIRGINIA B. HARRIS & HUSB.
TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, }
 SALINE County, } ss.
 and filed for record in the CLERK'S office of said County,
 the 27 day of March 19 56, at 1 o'clock and
 - minutes P.M., and recorded in Book No. 98, page 193 of Deeds.

By JOSEPH J. RIPA..... County Clerk-Register of Deeds.
 Deputy.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 26th day of July, in the year one thousand nine hundred and Fifty-five, between Virginia B. Harris, same person as Virginia Bowlby Harris, and Charles W. Harris, her husband, parties of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE and no/100 ----- DOLLARS, \$1.00 BOLLARS, to them duly paid, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do, for them sel ves, their heirs, executors, administrators, remise, release and forever quit-claim and-convey unto the said party of the second part, and to its / heirs-and assigns forever, all their right, title, interest, estate, claim and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete, Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors heirs and assigns; so that neither they the said grantors nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

~~-----
 Signed, sealed and delivered in presence of --
 Witnesses
 Constance L. Eccler
 Cecile M. Cooper
 Virginia B. Harris
 Virginia B. Harris
 Charles W. Harris
 Charles W. Harris~~

STATE OF NEBRASKA }
 County, } ss. On this _____ day of _____ A. D. 19____
 before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came
 to me known to be the identical person whose name appeared to the foregoing instrument as grantor and acknowledged the same to be voluntary act and deed.
 WITNESS my hand and Seal the day and year last above written.
 Notary Public.

STATE OF WASHINGTON }
 King County } ss. My commission expires the _____ day of _____, 19____
 ON this 26 day of July, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Virginia B. Harris and Charles W. Harris, her husband, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.
 Witness my hand and Notarial Seal the day and year last above written.
 T. O. Harfst
 State of Washington
 Notary Public
 Commission expires
 Oct. 14, 1955
 My commission expires the 14 day of Oct, 1955

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 78, (containing 321 printed words.)

AMERICAN PRINTING COMPANY

FROM HENRY B. HARRIS & WF., ET AL

TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, } ss.
SALINE County, }
and filed for record in the COUNTY CLERK'S office of said County, the 27 day of March 1956 at 1 o'clock and - minutes P. M., and recorded in Book No. 98, page 194

By JOSEPH J. RIPA..... County Clerk-Register of Deeds, Deputy.

Entered in Numerical Index of said County of Deeds.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 3rd day of August, in the year one thousand nine hundred and Fifty-five, between Henry B. Harris and Sentilia R. Harris, his wife; and Marguerite L. Bradshaw and Terence C. Bradshaw, her husband; heirs-at-law of Henry L. Bowlby, who died November 7, 1948, testate, and being at the time of his death a resident of Cook County, Illinois; parties of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of ONE and no/100 ----- DOLLARS, \$1.00 DOLLARS to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors, and administrators, remise, release and forever quit-claim and convey unto the said party of the second part, and to its successors and assigns forever, all their right, title, interest, estate and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete, Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors, heirs and assigns; so that neither they the said grantors nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in presence of
Witnesses
S J Sanders Notary Public in and for the State of Washington, residing at Seattle

Henry B Harris
Henry B. Harris
Sentilia R. Harris
Sentilia R. Harris
Marguerite Bradshaw
Marguerite Bradshaw
Terence C. Bradshaw
Terence C. Bradshaw

S. J. Sanders
State of Washington
Commission expires
Sept. 27, 1955
Notary Public

STATE OF NEBRASKA } ss.
County, }
On this _____ day of _____ A. D. 19____
before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came to me known to be the identical person whose name appeared to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

WITNESS my hand and Seal the day and year last above written

My commission expires the _____ day of _____, 19____

STATE OF WASHINGTON) ss
King COUNTY)

On this 23 day of August, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Marguerite Bradshaw and Terence C. Bradshaw, her husband; & Henry B. Harris & Sentilia R. Harris, his wife, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

S. J. Sanders
State of Washington
Commission expires
Sept. 27, 1955
Notary Public

S J Sanders Notary Public
Notary Public in and for the State of Washington, residing at Seattle

My commission expires the 27 day of Sept, 1955

QUIT CLAIM DEED RECORD

Huffman Quit Claim Deed Forms 75 and 76, (containing 321 printed words.)

FROM JOHN H. BOWLEY, ET AL
TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, }
 SALINE County, } ss.
 and filed for record in the COUNTY CLERK'S office of said County,
 the 27 day of March 19 56, at 1 o'clock and
 -- minutes P. M., and recorded in Book No. 98, page 195 of Deeds.

JOSEPH J. RIPA.....County Clerk-Register of Deeds.
 By Deputy.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 27th **day of** August, **in the year one thousand nine hundred**
 and Fifty-five, **between** John H. Bowlby, a single man; Phyllis E. Rothwell and Richard Rothwell,
 HENRY L. BOWLEY who died November 7, 1948 testate, and being at the time of his death a resident
 of Cook County, Illinois; **parties**

of the first part, and The School District of the City of Crete, in the County of Saline,
 in the State of Nebraska **, party of the second part,**

WITNESSETH, that the said parties of the first part, in consideration of the sum of
 ONE and no/100 -----DOLLARS, \$1.00 **DOLLARS**

to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these
 presents do, for them selves, their heirs, executors, and administrators, remise, release and forever quit-claim and-convey unto the
 said party the successors of second part, and to its / heirs-and assigns forever, all their right, title, interest, estate,
 and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete,
 Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors
 heirs and assigns; so that neither they the said grantors,
 or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof,
 but they and every one of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year
 above written.

Signed, sealed and delivered in presence of--

John H. Bowlby
 John H. Bowlby

Mary E. Henle
 Mary E. Henle

Guy Henle
 Guy Henle

Phyllis E. Rothwell
 Phyllis E. Rothwell

Richard Rothwell
 Richard Rothwell

New York
 STATE OF NEBRASKA }
 Westchester County, } ss. On this 7th day of Sept A. D. 19 55,
 before me, the undersigned
 a Notary Public, duly commissioned, and qualified for and residing in said County, personally came
 Guy Henle and Mary E. Henle, husband and wife,

Anne Carney
 State of New York
 Notary Public

to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors
 and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Seal the day and year last above written.

ANNE CARNEY Notary Public
 Notary Public in the State of New York Commission expires March 30, 1956
 Appointed for Westchester County Commission expires March 30, 1956
 My commission expires the day of 19

NEW YORK COUNTY)
 STATE OF NEW YORK) ss On this 12th day of September, 1955, before me, the undersigned, a Notary
 Public, duly commissioned, qualified for and residing in said county, personally came John H.
 Bowlby, a single man, to me known to be the identical person whose name is affixed to the fore-
 going instrument as grantor and acknowledged the same to be his voluntary act and deed.
 Witness my hand and Notarial Seal the day and year last above written.

George R. Voges Notary Public
 State of New York
 Notary Public

My commission expires the 30 day of March, 1956.

STATE OF CALIFORNIA)
 San Diego County) ss GEORGE R. VOGES NOTARY PUBLIC, State of New York, No. 30-9476100
 Qualified in Nassau County, N.Y., filed in New York County
 Term Expires March 30, 1956

On this 27th day of August, 1955, before me, the undersigned, a Notary
 Public, duly commissioned, qualified for and residing in said county, personally came Phyllis E.
 Rothwell and Richard Rothwell, her husband, to me known to be the identical persons whose names
 are affixed to the foregoing instrument as grantors and acknowledged the same to be their
 voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

George T. Garrity Notary Public
 State of California
 San Diego Co. Cal.

My commission expires the 3rd day of January, 1956
 My Commission Expires Jan. 3, 1956

QUIT CLAIM DEED RECORD

Hoffman Quit Claim Deed Forms 75 and 78, (containing 321 printed words.)

FROM JOHN HUDSON BOWLBY JR., ET AL

TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, } ss.
SALINE County, }
COUNTY CLERK'S
and filed for record in the office of said County Clerk's
the 27 day of March 1956, at 1 o'clock and
minutes P. M., and recorded in Book No. 98, page 196

JOSEPH J. RIPA..... County Clerk-Register of Deeds,
By Deputy.

Entered in Numerical Index office of said County Clerk's at 1 o'clock and of Deeds.

QUIT-CLAIM DEED

THIS INDENTURE, Made this 27th day of August, in the year one thousand nine hundred and Fifty-five, between John Hudson Bowlby, Jr., a single man; and Phyllis Bowlby Rothwell and husband; heirs-at-law of JOHN H. BOWLBY who died August 3, 1946, in-testate, and being at the time of his death a resident of San Diego County, California;

of the first part, and The School District of the City of Crete, in the County of Saline, in the State of Nebraska, party of the second part,

WITNESSETH, that the said parties of the first part, in consideration of the sum of

ONE and no/100 ----- DOLLARS, \$1.00

to them duly paid, the receipt whereof is hereby acknowledged have remised, released and quit-claimed, and by these presents do, for themselves, their heirs, executors, administrators, remise, release and forever quit-claim and convey unto the said party the successors of second part, and to its / heirs and assigns forever, all their right, title, interest, estate, claim and demand, both at law and in equity, of, in and to all

Lots 11, 12, 13 and 14 in Block 195 in the City of Crete, Saline County, Nebraska,

Together with all and singular the hereditaments thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part and its successors

nor any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

first IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

~~Signed, sealed and delivered in presence of~~ Mary Ellen Henle
Mary Ellen Henle
Guy Henle
Guy Henle

John Hudson Bowlby, Jr.
John Hudson Bowlby, Jr.
Phyllis Bowlby Rothwell
Phyllis Bowlby Rothwell
Richard Rothwell
Richard Rothwell

New York }
STATE OF NEBRASKA } ss.
Westchester County, }

On this 7th day of Sept, 1955

before me, the undersigned a Notary Public, duly commissioned and qualified for and residing in said County, personally came Guy Henle and Mary Ellen Henle, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and Seal the day and year last above written.

Notarial ANNE CARNEY Notary Public
Notary Public in the State of New York
Appointed for Westchester County
Commission expires March 30, 1956

STATE OF NEW YORK)
NEW YORK COUNTY) ss.
My commission expires the day of

On this 12th day of September, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came John Hudson Bowlby, Jr., a single man, to me known to be the identical person whose name is affixed to the foregoing instrument as grantor and acknowledged the same to be his voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

George R. Voges NOTARY PUBLIC, State of New York
State of New York No. 30-9476100 Qualified in Nassau County Cert. Filed in New York County Term Expires March 30, 1956
My commission expires March 30, 1956

STATE OF California)
San Diego County) ss.
COUNTY)

On this 27th day of August, 1955, before me, the undersigned, a Notary Public, duly commissioned, qualified for and residing in said county, personally came Phyllis Bowlby Rothwell and Richard Rothwell, her husband, to me known to be the identical persons whose names are affixed to the foregoing instrument as grantors and acknowledged the same to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

George T. Garrity Notary Public
San Diego Co. Cal.
Eureka

George T. Garrity Notary Public
My commission expires the 3rd day of January, 1956
My Commission Expires Jan. 3, 1956

FRONT

DEED RECORD

GUFFMAN No. 103 WARRANTY DEED (Revised) - CONTAINING 327 PRINTED WORDS

A-65—SMITH PRINTING COMPANY

FROM }
LESTER L. HEIN & WF. }
TO }
THE SCHOOL DISTRICT OF THE CITY }
OF CRETE, ETC. }

STATE OF NEBRASKA, } ss.
SALINE COUNTY, }
and filed for record in the COUNTY CLERK'S }
the 20 day of March 19 56, at office of said County, }
45 minutes, P. M., and recorded in Book 98 page 181 }
By JOSEPH J. RIPA..... County Clerk-Register of Deeds, }
Deputy.

Entered in Numerical Index of said County, o'clock and of Deeds.

KNOW ALL MEN BY THESE PRESENTS: That Lester L. Hein and Jean M. Hein, husband and wife, each in their own right and each as spouse of the other,

of the County of Saline, State of Nebraska for and in consideration of the sum of

ONE and no/100 ----- DOLLARS

in hand paid, do hereby grant, bargain, sell, convey and confirm unto The School District of the City of Crete, in the County of Saline, in the State of Nebraska,

of the County of -----, and State of -----, the following described Real Estate, situated in Crete in Saline County, and State of Nebraska, to-wit:

Lots Numbered 15, 16, 17 and 18 in Block Numbered 195 in the City of Crete, Saline County, Nebraska;

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereto belonging unto the said grantee and to its successors

And Grantor s do hereby covenant with the said Grantee and with its successors and assigns forever, seized of said premises; that they are free from encumbrance and assigns, that they are lawfully

that they have good right and lawful authority to sell the same; and Grantor s do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said grantors and each of them hereby relinquish all all of their right, title and interest

Signed this 27th day of August, 1955, in and to the above described premises.
In Presence of Lester L. Hein.
Thomas J Dredla Jr Jean M. Hein

STATE OF NEBRASKA, }
Saline County, } ss.
Thomas J. Dredla, Jr. }
State of Nebraska }
General Notary Seal }
Commission expires }
July 25, 1961 }

On this 27th day of August, 19 55, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came Lester L. Hein and Jean M. Hein, husband and wife, each in their own right and each as spouse of the other, to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed. Witness my hand and Notarial Seal the day and year last above written.

My commission expires the 25 day of July, 19 61 Thomas J Dredla Jr Notary Public

STATE OF NEBRASKA, }
County, } ss.
On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came _____ to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed. Witness my hand and Notarial Seal the day and year last above written.

My commission expires the _____ day of _____, 19 _____ Notary Public

FRONT

DEED RECORD

(HUFFMAN No. 100 WARRANTY DEED (Revised) - CONTAINING 327 PRINTED WORDS)

FROM
STEPHEN CHRASTIL & WF.
TO
THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, }
SALINE COUNTY, } ss.
and filed for record in the COUNTY CLERK'S office of said County, the 20 day of March 19 56, at 2 o'clock and 45 minutes, P. M., and recorded in Book 98 page 181 of Deeds.

By JOSEPH J. RIPA.....County Clerk-Register of Deeds, Deputy.

KNOW ALL MEN BY THESE PRESENTS: That Stephen Chrastil and Tillie Chrastil, husband and wife, each in their own right and each as spouse of the other,

of the County of Saline, State of Nebraska for and in consideration of the sum of ONE and no/100 -----DOLLARS and other valuable considerations in hand paid, do hereby grant, bargain, sell, convey and confirm unto The School District of the City of Crete, in the County of Saline, in the State of Nebraska,

of the County of ----- and State of -----, the following described Real Estate, situated in Crete in Saline County, State of Nebraska, to-wit:

The West Half (W $\frac{1}{2}$) of Lots Numbered One (1), Two (2), Three (3), and Four (4), in Block Numbered One Hundred Ninety-Four (194), in the City of Crete, Saline County, Nebraska.

(For revenue purposes the consideration hereof is \$1,300.00).

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto in anywise appertaining unto the said The School District of the City of Crete, in the County of Saline, in the State of Nebraska, and to its successors and assigns forever.

And Grantors do hereby covenant with the said Grantee and with its successors and assigns, that they are lawfully seized of said premises; that they are free from encumbrance;

that they have good right and lawful authority to sell the same; and Grantors do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said grantors hereby relinquish all of their right, title and interest in and to the above described premises.

Witness my hand and Notarial Seal the day and year last above written.

Signal this 15th day of June -A-D-19 55.

In Presence of
Gerald J. Hallstead U. S. REVENUE Stephen Chrastil
\$1.65 Tillie Chrastil
S C
T C
6/15/55

STATE OF NEBRASKA, }
Saline County, } ss.
On this 15th day of June, 19 55, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came Stephen Chrastil and Tillie Chrastil, husband and wife, each in their own right and each as spouse of the other, to me known to be the identical persons whose names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

Gerald J. Hallstead Notary Public.
My commission expires the 10th day of October, 19 57.

STATE OF NEBRASKA, }
County, } ss.
On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came _____ to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last above written.

My commission expires the _____ day of _____, 19 _____.

Notary Public.

DEED RECORD

(JEFFMAN No. 100 WARRANTY DEED (Revised) - CONTAINING 327 PRINTED WORDS)

A-65 - TRADE PRINTING COMPANY

FROM } STATE OF NEBRASKA, }
 JAMES DREVO SR. & WF. }
 TO } SALINE COUNTY, } ss.
 THE SCHOOL DISTRICT OF THE CITY }
 OF CRETE, ETC. } }
 and filed for record in the COUNTY CLERK'S } Entered in Numerical Index
 the 20 day of March 19 56, at office of said County } of said County,
 45 minutes, P. M., and recorded in Book 98 at 2 o'clock and } of Book and
 page 182 } of Deeds.
 By } JOSEPH J. RIPA..... County Clerk-Register of Deeds,
 Deputy

KNOW ALL MEN BY THESE PRESENTS: That James Drevo Sr. and Fannie Drevo, husband and wife, each in their own right and each as spouse of the other,

of the County of Saline, State of Nebraska, for and in consideration of the sum of

ONE and no/100 - - - - - and other valuable considerations - - - - - DOLLARS in hand paid, do hereby grant, bargain, sell, convey and confirm unto The School District of the City of Crete, in the County of Saline, in the State of Nebraska,

of the County of - - - - - and State of - - - - - the following described Real Estate, situated in Crete - - - - - in Saline County, and State of Nebraska, to-wit:

The East Half (E½) of Lots Numbered One (1), Two (2), Three (3), and Four (4), in Block Numbered One Hundred Ninety-Four (194), in the City of Crete, Saline County, Nebraska.

(For revenue purposes the consideration hereof is \$5,000.00)

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereto belonging unto the said The School District of the City of Crete, in the County of Saline, in the State of Nebraska, and to its successors and assigns forever. And Grantors do hereby covenant with the said Grantee and with its successors and assigns, that they are lawfully seized of said premises; that they are free from encumbrance;

that they have good right and lawful authority to sell the same; and Grantors do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the said grantors hereby relinquish all

of their right, title and interest in and to the above described premises.

Signed this 15th day of June, 1955.

In Presence of

Gerald J. Hallstead

U. S. REVENUE \$5.50
 J. S. Sr
 F. D.
 6/15/55

James Drevo Sr
 Fannie Drevo

STATE OF NEBRASKA, }
 Saline County, } ss.
 On this 15th day of June, 1955, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came James Drevo Sr. and Fannie Drevo, husband and wife, each in their own right and each as spouse of the other, to me known to be the identical person or persons whose names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed. Witness my hand and Notarial Seal the day and year last above written.

Gerald J. Hallstead
 State of Nebraska
 General Notary
 Commission expires
 Oct. 10, 1957

My commission expires the 10th day of October, 1957.

Gerald J. Hallstead
 Notary Public,
 1957.

STATE OF NEBRASKA, }
 County, } ss.
 On this _____ day of _____, 19____, before me, the undersigned, a Notary Public, duly commissioned and qualified for said county, personally came _____ to me known to be the identical person or persons whose name is or names are subscribed to the foregoing instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed. Witness my hand and Notarial Seal the day and year last above written.

My commission expires the _____ day of _____, 19____.

Notary Public,
 19____.

FRONT

DEED RECORD

(HUFFMAN No. 103 WARRANTY DEED (Revised) - CONTAINING 327 PRINTED WORDS)

1-25-1955-GRANTOR'S EMPLOYER

FROM OTTO STOFER
TO THE SCHOOL DISTRICT OF THE CITY OF CRETE, ETC.

STATE OF NEBRASKA, }
SALINE COUNTY, } ss.
and filed for record in the COUNTY CLERK'S office of said County.
the 20 day of March 19 56, at 2 o'clock and
45 minutes, P. M., and recorded in Book 98 page 183 of Deeds.

By JOSEPH J. RIPA.....County Clerk-Register of Deeds, Deputy.

KNOW ALL MEN BY THESE PRESENTS: That Otto Stofer, an unmarried person,
of the County of Saline, State of Nebraska for and in consideration of the sum of
ONE and no/100 -----DOLLARS
and other valuable considerations
in hand paid, do hereby grant, bargain, sell, convey and confirm unto The School District of the City of Crete, in the
County of Saline, in the State of Nebraska,

of the County of ----- and State of -----, the following described Real Estate, situated
in Crete in Saline County, and State of Nebraska, to-wit:
Lots Numbered Five (5), Six (6), Seven (7), Eight (8), and Nine (9),
in Block Numbered One Hundred Nine-City-Four (194), in the City of Crete,
Saline County, Nebraska.

(For revenue purposes the consideration hereof is \$1,000.00)

TO HAVE AND TO HOLD the premises above described, together with all the Tenements, Hereditaments and Appurtenances thereunto
belonging unto the said The School District of the City of Crete, in the County of Saline, in the State
of Nebraska, and to its successors and assigns forever.
And Grantor ~~doe~~ hereby covenant with the said Grantee and with its successors and assigns, that he is lawfully
seized of said premises; that they are free from encumbrance ;
that he has ~~have~~ good right and lawful authority to sell the same; and Grantor ~~do~~ hereby covenant to warrant and defend the title to said
premises against the lawful claims of all persons whomsoever.
And the said grantor hereby relinquishes all
of his right, title and interest

Signed this 15th day of June A-D-19 55. in and to the above described premises.
In Presence of U. S. REVENUE
Gerald J. Hallstead \$1.10 Otto Stofer
O. S.
6/15/55

STATE OF NEBRASKA, }
Saline County, } ss.
On this 15th day of June, 19 55, before me, the
undersigned, a Notary Public, duly commissioned and qualified for said county, personally came
Otto Stofer, an unmarried person,
to me known to be the identical person or persons whose name is or names are subscribed to the foregoing
instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.
Witness my hand and Notarial Seal the day and year last above written.

Gerald J. Hallstead Notary Public.
My commission expires the 10th day of October, 1957

STATE OF NEBRASKA, }
County, } ss.
On this _____ day of _____, 19 _____, before me, the
undersigned, a Notary Public, duly commissioned and qualified for said county, personally came
to me known to be the identical person or persons whose name is or names are subscribed to the foregoing
instrument, and acknowledged the execution thereof to be, his, her or their voluntary act and deed.
Witness my hand and Notarial Seal the day and year last above written.

Notary Public.
My commission expires the _____ day of _____, 19 _____

11-215 R-3 Multi-Family Residential District

(1) **INTENT.** This district is intended to provide for single-family, two-family, and multiple-family residential dwellings within the existing ranges of municipal services or where municipal services can be obtained or developed economically.

(2) **PERMITTED PRINCIPAL USES AND STRUCTURES.** The following shall be permitted as uses by right when in conformance with the Residential Design Standards in section 11-521:

- (a) Single-family dwellings.
- (b) Manufactured single-family dwellings that comply with the provisions of section 11-518.
- (c) Two-family dwellings.
- (d) Multiple-family dwellings.
- (e) Churches and places of worship.
- (f) Public and private schools including elementary, middle, senior primary schools and post-secondary schools, colleges, and universities.
- (g) Public parks, playgrounds, or playfields.
- (h) Community buildings owned or occupied by public agencies

(3) **PERMITTED ACCESSORY USES AND STRUCTURES.** The following accessory uses and structures shall be permitted if the principal use or structure is present:

- (a) Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses.
- (b) Home occupations in accordance with section 11-512.
- (c) Private garages.
- (d) Temporary buildings, mobile homes, or travel trailers for dwelling, storage, office, or other uses incidental to construction or building remodeling work, provided that such temporary buildings or mobile homes are removed within sixty days after occupancy of the permanent residential dwelling.
- (e) Travel trailer which is being stored or otherwise kept, provided said trailer is not used for occupancy as a dwelling or sleeping space for any one period of time to exceed thirty days in duration.

(4) **SPECIAL EXCEPTION USES.** A building or premises may be used for the following purposes in the R-3 Multi-Family Residential District if a special use permit for such use has been obtained in accordance with section 11-230:

- (a) Child care centers.
- (b) Child care homes.
- (c) Commercial business meeting facilities, group activity centers, or fraternal organization meeting facilities.

8/8/25, 3:57 PM

Print Preview

- (d) Community unit plans, in compliance with the Supplementary Regulations.
- (e) Hospitals and nursing, convalescent, and retirement homes.
- (f) Medical clinics.
- (g) Mobile home parks, or any expansion of an existing mobile home park, in compliance with section 11-515.
- (h) Professional, medical, and business offices, including personal services offices that are appropriate in a residential neighborhood.
- (i) Utility substations.
- (j) Alternative energy systems utilizing biomass, geothermal, hydropower, solar, or wind sources in conformance with Net Metering per Neb. Rev. Stat. §§ 70-2001 to 70-2005 (August 30, 2009, as amended). Individual or Small Wind Energy Conversion Systems (SWECS) shall also be in conformance with the provisions of sections 11-525 and 11-526.
- (k) Co-location of additional cellular or communication antennas on an existing tower in conformance with the provisions of section 11-528.

(5) **PROHIBITED USES AND STRUCTURES.** All other uses and structures, which are not specifically permitted or not permissible as special exception uses, shall be prohibited from the R-3 Multi-Family Residential District.

(6) **MINIMUM YARD REQUIREMENTS.** No residential structure shall be constructed or substantially improved within a floodplain or flood prone area unless the lowest floor, including basement, is elevated to at least one foot above the base flood level. Additionally, no structures for human habitation shall be allowed in a designated floodway. No property shall be utilized for any purpose other than permitted by this district, and no structure shall be moved, constructed, or substantially improved without complying with the provisions of the Floodplain Regulations. The following shall apply except as otherwise allowed for community unit plans of the Supplementary Regulations.

(a) The maximum height and minimum lot requirements within the R-3 Multi-Family Residential District shall be as follows:

	<i>Lot Area (sq. ft.)</i>	<i>Lot Width</i>	<i>Required Front Yard</i>	<i>Required Side Yard</i>	<i>Required Rear Yard</i>	<i>Max Height</i>
Dwelling, single-family	5,000	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth	45 feet
Dwelling, two-family	2,500 per dwelling	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth	45 feet
Dwelling, multi-family	2,000 per dwelling	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth	45 feet
Other permitted uses	5,000	50 feet	25 feet	8 feet	Smaller of 20 feet or 20% of lot depth	45 feet

(b) Maximum lot coverage shall be 50%.

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(c) Sites that front on a cul-de-sac or loop-out street may have a frontage of not less than thirty-five feet provided that the width of the site as measured along the front yard setback line is at least fifty feet.

(7) **MISCELLANEOUS PROVISIONS:** Supplementary Regulations shall be complied with as herein defined.

(8) **SIGN REGULATIONS:** Signs within the R-3 Multi-Family Residential District shall be in conformance with the provisions of the Sign Regulations.

(9) **PARKING REGULATIONS:** Parking within the R-3 Multi-Family Residential District shall be in conformance with the provisions of section 11-508.

(10) **FENCE REGULATIONS:** Fences within the R-3 Multi-Family Residential District shall be in conformance with the provisions of section 11-502.

Source: Ord. 1116 (1990); Ord. 1142 (1991); Ord. 1240 (1994); Ord. 1400 (1998); Ord. 1926 (2015); Ord. 1974 (2016); Ord. 2023 (2017)

11-508 Off-Street Parking And Loading

(1) The following off-street parking and loading requirements are hereby established and required for the listed uses and structures. For uses or structures not specifically listed below, the off-street parking and loading requirements shall be the same as those required for a listed use or structure most similar to the unlisted use or structure.

Uses and Structures	Minimum Off-Street Parking Requirements (Applicable in all zoning districts to the uses or structures indicated)	Minimum Off-Street Loading Requirements (Applicable in all districts to the uses or structures indicated)
Residential Structures (including mobile home dwellings and multiple-family dwellings)	2 spaces per single-family dwelling; 2 spaces per dwelling unit for multiple-family dwellings.	None required.
Mobile Home Park	2 spaces per dwelling unit.	None required.
Lodging and Boarding Houses	1 space per each rental unit.	None required.
Nursery and Primary Educational Services	Parking spaces equal to 20% of capacity of students.	2 spaces per structure.
All other Educational Services	Parking spaces equal to 40% of capacity of students.	2 spaces per structure.
Libraries	1 space per 500 sq. ft. of floor area.	1 space per structure.
Hospitals	1 space per 2 beds.	3 spaces per structure.
Medical Clinics	5 spaces per staff doctor or dentist.	None required.
Veterinary Establishments	3 spaces per staff doctor.	None required.
Sanitariums, Convalescent and Rest Home Services	1 space per 3 beds plus 1 space per employee.	1 space per establishment.
Funeral Homes and Chapels	8 spaces per reposeing room.	2 spaces per establishment.
Churches, Synagogues, and Temples	1 space per 4 seats in main unit of worship.	None required.
Private Clubs and Lodges	1 space per 3 seats.	1 space per establishment.
Hotels	1 space per each rental unit.	1 space per establishment.
Motels	1 space per each rental unit.	None required.

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Retail Sales Establishments	1 space per 200 sq. ft. of gross floor area.	1 space per establishment.
Service Establishment (including office buildings)	1 space per 200 sq. ft. of gross floor area.	1 space per establishment.
Eating and Drinking Establishments	Parking spaces equal to 30% of capacity in persons.	2 spaces per establishment.
Theaters, Auditoriums, and Places of Assembly	1 space per 3 people in designed capacity.	1 space per establishment.
Bowling Alleys	4 spaces per alley.	1 space per establishment.
Roadside Stands	4 spaces per establishment.	None required.
Wholesaling and Distribution Operations	1 space per 2 employees on largest shift.	2 spaces per establishment.
Uses permitted by virtue of complying with the industrial performance standards	1 space per 2 employees on largest shift.	2 spaces per establishment.
Bed and Breakfast Guest Home	1 space per 2 rental guest rooms.	None required.
Child Care Centers	1 space per employee.	1 space per 10 children.
Child Care Homes	1 space in addition to residential requirements.	1 space.
Domestic Shelters	1 space for every 4 residents plus 1 space per 2 employees.	None required.

(2) Except as otherwise provided by law, the following general regulations shall apply in all zoning districts:

- (a) Off-street parking and loading spaces are only permitted upon well-maintained concrete, gravel, or other hard-surfaced areas.
- (b) If a premises contains one or more dwellings, off-street parking spaces are not permitted in side yards except on one straight, paved driveway that connects the rear yard or the front of the garage to a curb cut at the street.
- (c) All required off-street parking and loading spaces shall be provided on the same lot as the use for which they are required.
- (d) If the calculation of the number of minimum off-street parking or loading spaces results in a partial parking or loading space, the minimum number required shall be rounded up to the next whole number.
- (e) Required off-street loading spaces do not count as off-street parking spaces.

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(f) A garage stall is considered an off-street parking space, but the driveway in front of the garage stall is not considered a parking space.

(g) All-off-street parking and loading spaces shall conform with [Section 11-511](#).

(3) Multiple-family dwellings within the C-1 Central Commercial District or established residential neighborhoods may be granted a parking variance with City approval or may be required to have additional parking and loading spaces if the minimum requirements are deemed insufficient.

(4) Building permits for the construction, alteration, or conversion of any building or structure shall not be granted unless the minimum parking and loading requirements are provided for in the site plan and construction documents. Certificates of occupancy shall not be issued unless the minimum parking and loading requirements have been met.

(5) For special exception uses, the City Council may require additional off-street parking and loading spaces as a condition of approval.

Source: Ord. 1142 (1991); Ord. 1813 (2011); Ord. 1928 (2015); Ord. 2027 (2017); Ord. 2148 (2022)

Effective Date: July 6, 2022