

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000040000 Commercial Sales Form



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:32:02A

Legal Description

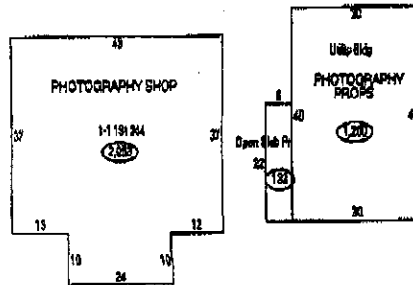
LOTS 7-9 BLK 75 NELIGH CITY

Assessed Valuation

Parcel Number 000040000
 Map Number 0000-00-0-10000-075-0400
 Tax District 1
 Grantor NORFOLK PRODUCTION CREDIT ASSN
 Grantee GROSSNICKLAUS, KIMBERLY, A-GROSS
 Instr. Number 122-262
 Actual Sale Price 65,500
 Adjustments 0
 Adj. Sale Price 65,500
 Sale date 11/15/2002
 Deed Type WD
 Situs 903 S ST

Land Value 18,060
 Improvement Value 43,530
 Total Value 61,590
 Sale Price per Square Foot 31.90
 Adjusted Price per Square Foot 31.90
 Sale Notes :

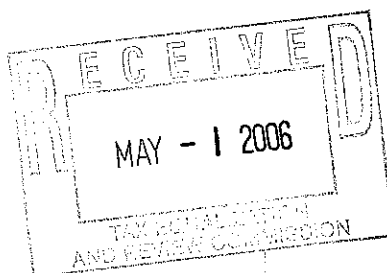
Parcel #: 000040000



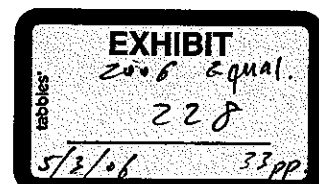
-- Denotes common wall

95.37%

| Bldg | Sec | Code | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec RCN | Phys Func | RCNLD |
|------|-----|------|------|-----|------|------|-------|------|------|------|---------|-----------|--------|
| 1 | 1 | 344 | 1997 | D | 200 | 30 | 2,053 | 192 | 1 | 8 | 126,034 | 66% | 43,480 |



000001



ANTELOPE COUNTY ASSESSOR'S OFFICE



+000040000 Real Property Record Card

Data Provided By: JULIE HARRISON County Assessor, Printed on 04/07/2006 at 09:31:27A

Parcel Information
 Parcel Number 000040000
 Map Number 0000-00-0-10000-075-0400
 Situs 903 S ST
 Legal LOTS 7-9 BLK 75 NELIGH CITY

Ownership Information
 Current Owner GROSSNICKLAUS, KIMBERLY, A-GROSSNICKLAU
 Address PO BOX 181
 City ST, Zip NELIGH NE 68756-
 Cadastral # 1/29/75/43

General Valuation
 Land Value 16,865
 Impr. Value 45,600
 Outbuildings
 Total Value 62,465
 Exemptions
 Taxable Value 62,465

Assessment Data
 District/TIF Fund 1
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 1000
 Greenbelt Area
 Greenbelt Loss

Property Classification
 Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 01 Urban
 City Size 06 800-2,500
 Lot Size 02 10,000-20,000 sq. ft.

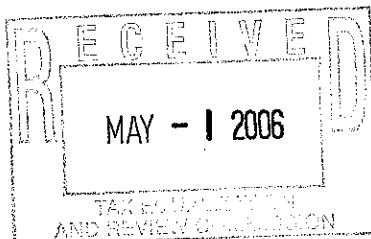
Sales History
 Date 11/15/2002 Book/Page 122-262 Grantor NORFOLK PRODUCTION CREDIT Price 65,500 Ownrshp. %

Multiple Owners Information
 Owner's Name

See Appeal History
 Appeal # Year Appealed By Status Permit # Date Description Amount

Assessment Milestones
 Year Description Class Ex Code Land Impr. Outbldg. Total Taxable

| Historical Valuation Information | | | | | | | | | |
|----------------------------------|-------------------------|--------|--------|----------|--------|--------|---------|-------|----------|
| Year | Owner | Land | Impr. | Outbldg. | Total | Exempt | Taxable | Taxes | |
| 2005 | GROSSNICKLAUS, KIMBERLY | 16,865 | 45,600 | | 62,465 | | 62,465 | | 1,405.88 |
| 2004 | GROSSNICKLAUS, KIMBERLY | 16,865 | 45,600 | | 62,465 | | 62,465 | | 1,445.32 |
| 2003 | GROSSNICKLAUS, KIMBERLY | 18,060 | 43,480 | | 61,540 | | 61,540 | | 1,382.58 |
| 2002 | NORFOLK PRODUCTION CRE | 18,060 | | 43,530 | 61,590 | | 61,590 | | 1,313.38 |
| 2001 | NORFOLK PRODUCTION CRE | | 61,590 | | 61,590 | | 61,590 | | 1,307.28 |
| 2000 | NORFOLK PRODUCTION CRE | | 58,380 | | 58,380 | | 58,380 | | 1,230.14 |
| 1999 | NORFOLK PRODUCTION CRE | | 58,380 | | 58,380 | | 58,380 | | 1,227.90 |
| 1998 | NORFOLK PRODUCTION CRE | | 58,380 | | 58,380 | | 58,380 | | 1,325.38 |
| 1997 | NORFOLK PRODUCTION CRE | | 58,380 | | 58,380 | | 58,380 | | 1,630.98 |
| 1996 | NORFOLK PRODUCTION CRE | | 58,380 | | 58,380 | | 58,380 | | 1,540.74 |



000002

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000040000 Commercial Property Record Card



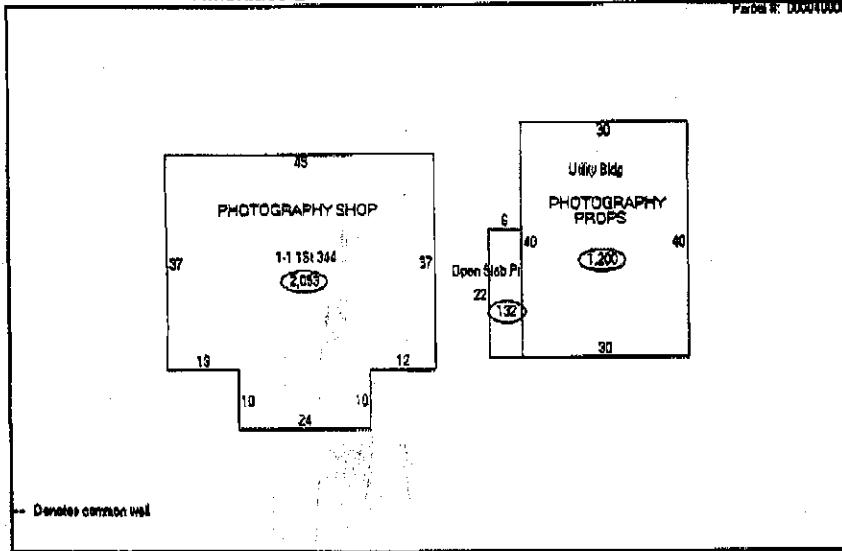
Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:31:32A

Parcel Information
 Parcel Number 000040000
 Map Number 0000-00-0-10000-075-0400
 Situs 903 S ST
 Legal LOTS 7-9 BLK 75 NELIGH CITY

Ownership Information
 Current Owner GROSSNICKLAUS, KIMBERLY, A-GROSSNICKLAU
 Address PO BOX 181
 City St. Zip NELIGH NE 68756-
 Cadastral # 1/29/75/43

Property Data

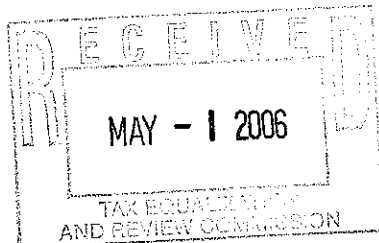
| | | | | | |
|-----------------|-------|-------------|--|-----------------|--------|
| Neighborhood | 1000 | Topography | | Number of Units | 16865 |
| Lot Width | 144 | Street | | Unit Value | 1.00 |
| Lot Depth | 132 | Utilities | | Adjustment | |
| Units Buildable | 19008 | Amenities 1 | | Lot Value | 16,865 |
| Value Method | UT | Amenities 2 | | | |



| Bldg. | Sec. | Code | Description | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Phys. | Func. | RCN B |
|-------|------|------|------------------|------|------|-------|-------|------|-------|-------|-------|----------|---------|-------|--------|
| 1 | 1 | 344 | OFFICE BUILDING | 1997 | D | | 200 | 30 | 2,053 | 192 | 1 | 8 | 126,034 | 66% | 42,600 |
| 2 | | | UTILITY BUILDING | | | | | | 1,200 | | | | 8,305 | 66% | 2,805 |
| 2 | | | OPEN SLAB PORCH | | | | | | 132 | | | | 565 | 66% | 195 |

| | | | |
|--|----------|-------------------------------|--------|
| Total Building Area | 2,053 | Potential Gross Income | |
| Total Building RCN | 126,034 | Contract | |
| Total Refinements | 8,870 | Market | |
| Total Replacement Cost New | 134,904 | | |
| Total Phys. & Func. Depreciation | (89,304) | | |
| RCN Less Phys. & Func. Depreciation | 45,600 | | |
| Economic Depreciation | | | |
| Accrued Economic Depreciation | | | |
| Total RCN Less Depreciation | 45,600 | | 62,465 |
| Additional Lump Sums | | | |
| Land Value | 16,865 | | |
| Total Cost Value | 62,465 | | |
| Value Per Res Unit | | | |
| Value Per Sq. Ft. | 30.43 | | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000008800 Commercial Sales Form



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:33:26A

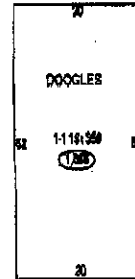
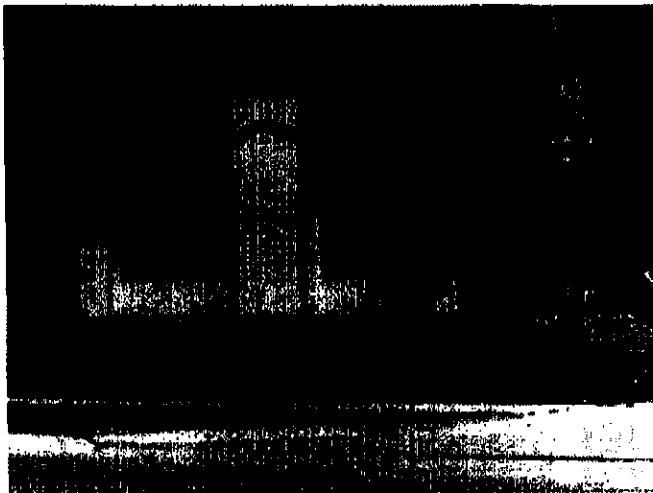
Legal Description

LOTS 7-10 & N1/2 VAC ST S EXC HWY BLK 12 NELIGH CITY

Assessed Valuation

Parcel Number 000008800
 Map Number 0000-00-0-10000-012-0088
 Tax District 1
 Grantor GASKILL FAMILY TRUST
 Grantee DENNIS, DOUGLAS, A DENNIS, GLORIA
 Instr. Number 122-744
 Actual Sale Price 50,000
 Adjustments 0
 Adj. Sale Price 50,000
 Sale date 06/25/2003
 Deed Type WD
 Situs 108 E 11TH DOOGLES

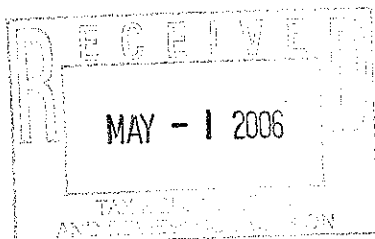
Land Value 15,965
 Improvement Value 12,115
 Total Value 28,080
 Sale Price per Square Foot 29.76
 Adjusted Price per Square Foot 29.76
 Sale Notes :



-- Double corner wall

75.06%

| Buildings | | | | | | | | | | | | | |
|-----------|-----|------|------|-----|------|------|-------|------|------|------|---------|-----------|--------|
| Bldg | Sec | Code | Year | CLS | Qual | Cond | Area | Parm | Stor | Hght | Sec RCN | Phys Area | RCNLD |
| 1 | 1 | 350 | 1960 | D | 200 | 30 | 1,560 | 164 | 1 | 10 | 170,087 | 93* | 11,905 |
| 2 | 1 | 456 | 1960 | D | 200 | 20 | 120 | 44 | 1 | 8 | 1,290 | 80* | 260 |



000004

ANTELOPE COUNTY ASSESSOR'S OFFICE

+00008800 Real Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:42:15A

Parcel Information

Parcel Number 000008800
 Map Number 0000-00-0-10000-012-0088
 Situs 108 E 11TH ST DOOGLES
 Legal LOTS 7-10 & N1/2 VAC ST S EXC HWY
 BLK 12 NELIGH CITY

Ownership Information

Current Owner DENNIS, DOUGLAS, A DENNIS, GLORIA, A
 Address 701 L ST
 City ST. Zip NELIGH NE 68756-1241
 Cadastral # 1/30/12/16

Market Valuation

Land Value 14,910
 Impr. Value 11,360
 Outbuildings
 Total Value 26,270
 Exemptions
 Taxable Value 26,270

Assessment Data

District/TIF Fund 1
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 1000
 Greenbelt Area
 Greenbelt Loss

Property Classification

Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 01 Urban
 City Size 06 800-2,500
 Lot Size 03 20,001 sq. ft.-.99 ac.

Rates History

| Date | Book/Page | Grantor |
|------------|-----------|----------------------|
| 06/25/2003 | 122-744 | GASKILL FAMILY TRUST |

Price 50,000
 Ownrshp. %

Multiple Owner Information

Owner's Name

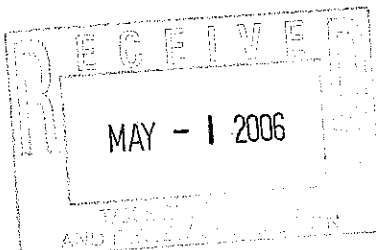
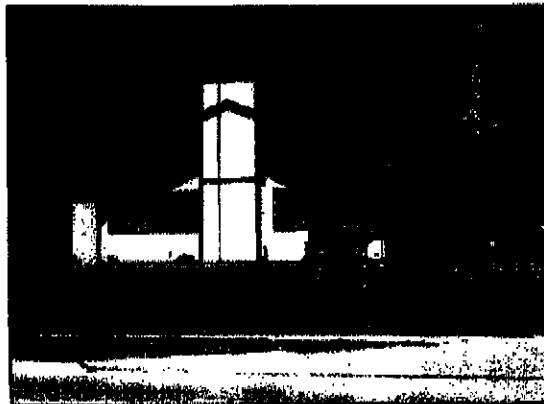
| Appeal # | Year | Appealed By | Status | Permit # | Date | Description | Amount |
|----------|------|-------------|--------|----------|------|-------------|--------|
|----------|------|-------------|--------|----------|------|-------------|--------|

Assessment Milestones

| Year | Class | Ex Code | Land | Impr. | Outbldg. | Total | Taxable |
|------|-------|---------|------|-------|----------|-------|---------|
|------|-------|---------|------|-------|----------|-------|---------|

Historical Valuation Information

| Year | Owner | Land | Impr. | Outbldg. | Total | Exempt | Taxable | Taxes |
|------|--------------------------|--------|--------|----------|--------|--------|---------|----------|
| 2005 | DENNIS, DOUGLAS, A DENNI | 14,910 | 11,360 | | 26,270 | | 26,270 | 591.26 |
| 2004 | DENNIS, DOUGLAS, A DENNI | 14,910 | 11,360 | | 26,270 | | 26,270 | 607.84 |
| 2003 | DENNIS, DOUGLAS, A DENNI | 15,965 | 12,165 | | 28,130 | | 28,130 | 631.98 |
| 2002 | GASKILL FAMILY TRUST | 15,965 | | 12,115 | 28,080 | | 28,080 | 598.80 |
| 2001 | GASKILL FAMILY TRUST | | 28,080 | | 28,080 | | 28,080 | 596.02 |
| 2000 | GASKILL FAMILY TRUST | | 38,370 | | 38,370 | | 38,370 | 808.50 |
| 1999 | GASKILL FAMILY TRUST | | 38,370 | | 38,370 | | 38,370 | 807.02 |
| 1998 | GASKILL FAMILY TRUST | | 38,370 | | 38,370 | | 38,370 | 871.10 |
| 1997 | GASKILL FAMILY TRUST | | 38,370 | | 38,370 | | 38,370 | 1,071.96 |
| 1996 | GASKILL FAMILY TRUST | | 38,370 | | 38,370 | | 38,370 | 1,012.64 |



000005

ANTELOPE COUNTY ASSESSOR'S OFFICE

+00008800 Commercial Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:42:20A

Parcel Information

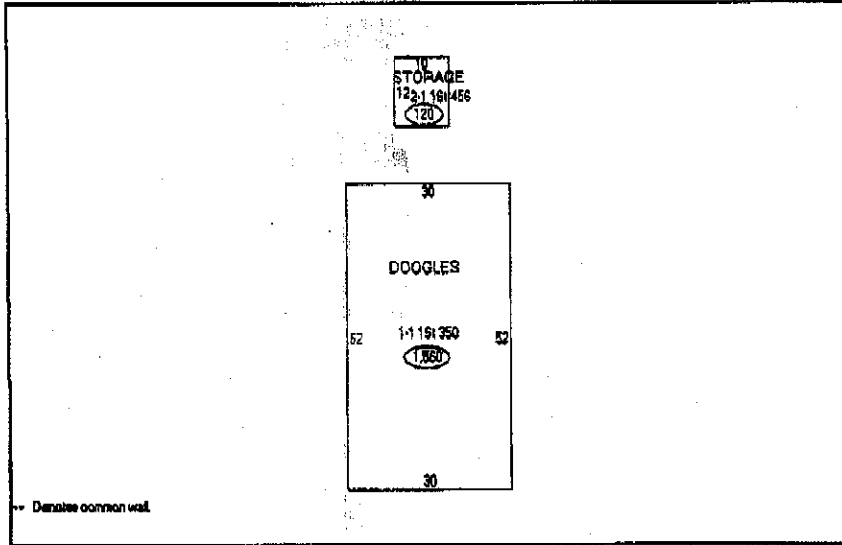
Parcel Number 000008800
 Map Number 0000-00-0-10000-012-0088
 Situs 108 E 11TH ST DOOGLES
 Legal LOTS 7-10 & N1/2 VAC ST S EXC HWY
 BLK 12 NELIGH CITY

Ownership Information

Current Owner DENNIS, DOUGLAS, A DENNIS, GLORIA, A
 Address 701 L ST
 City St. Zip NELIGH NE 58756-1241
 Cadastral # 1/30/12/16

Property Data

| | | | | |
|-----------------|-------|-------------|-----------------|--------|
| Neighborhood | 1000 | Topography | Number of Units | 14910 |
| Lot Width | 132 | Street | Unit Value | 1.00 |
| Lot Depth | 192 | Utilities | Adjustment | |
| Units Buildable | 25344 | Amenities 1 | Lot Value | 14,910 |
| Value Method | UT | Amenities 2 | | |



-- Denotes common wall

Building Data

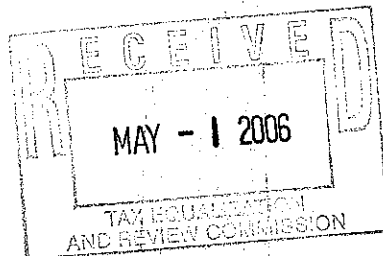
| Bldg. | Sec. | Code | Description | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Phys. Func. | RCND |
|-------|------|------|-------------|------|------|-------|-------|-------|-------|-------|-------|----------|-------------|--------|
| 1 | 1 | 350 | RESTAURANT | 1960 | D | 200 | 30 | 1,560 | 164 | 1 | 10 | 170,087 | 93% | 11,225 |
| 2 | 1 | 456 | TOOL SHED | 1960 | D | 200 | 20 | 120 | 44 | 1 | 8 | 1,290 | 90% | 135 |

Potential Gross Income

Contract Market

| | | |
|----------------------------------|-----------|----------------------------|
| Total Building Area | 1,680 | |
| Total Building RCN | 171,377 | Vacancy & Collection Loss |
| Total Refinements | | Effective Income |
| Total Replacement Cost New | 171,377 | Total Expenses |
| Total Phys. & Func. Depreciation | (160,017) | Net Operating Income |
| RCN Less Phys. & Func. | 11,360 | Capitalization Rate |
| Economic Depreciation | | Income Approach |
| Accrued Economic depreciation | | Final Value Reconciliation |
| Total RCN Less Depreciation | 11,360 | |
| Additional Lump Sums | | |
| Land Value | 14,910 | |
| Total Cost Value | 26,270 | |
| Value Per Res Unit | | |
| Value Per Sq. Ft. | 15.64 | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



000006

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000003600 Commercial Sales Form



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:38:11A

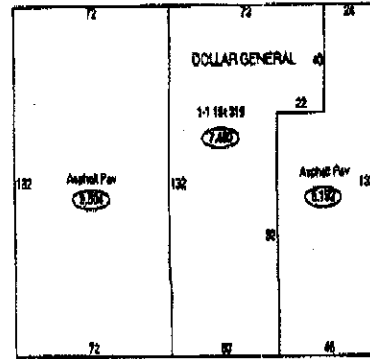
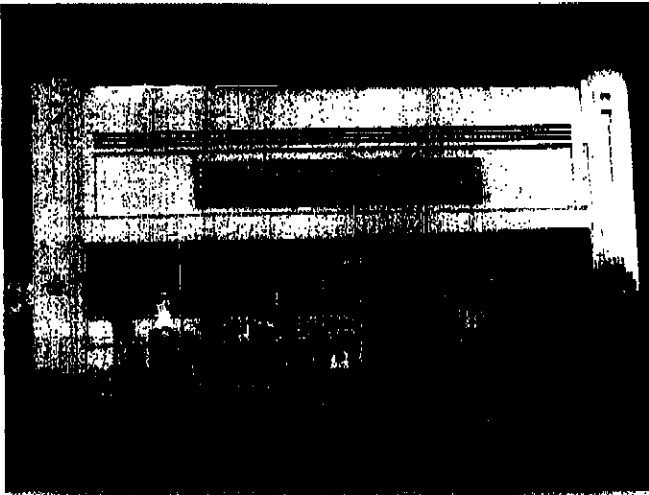
Legal Description

LOTS 1-7 BLK 4 NELIGH CITY

Assessed Valuation

| | |
|--------------------------------|---------------|
| Land Value | 27,720 |
| Improvement Value | 57,300 |
| Total Value | 85,020 |
| Sale Price per Square Foot | 15.04 |
| Adjusted Price per Square Foot | 15.04 |
| Sale Notes : | |

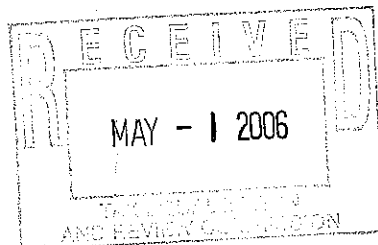
Parcel Number 000003600
 Map Number 0000-00-0-10000-004-0036
 Tax District 1
 Grantor STEFFL, TIMOTHY, W STEFFL, SHERRY
 Grantee NORTHWINDS DEVELOPMENT INC
 Instr. Number 122-751
 Actual Sale Price 112,500
 Adjustments 0
 Adj. Sale Price 112,500
 Sale date 06/25/2003
 Deed Type WD
 Situs 412 L ST DOLLAR GENERAL



-- (Access common use)

70.50%

| Bldg | Sec | Area | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec RCN | Phys | Rate | RORLD |
|------|-----|------|------|-----|------|------|-------|------|------|------|---------|------|------|--------|
| 1 | 1 | 319 | 1947 | C | 200 | 20 | 7,480 | 408 | 1 | 14 | 354,552 | 85% | | 53,185 |
| 1 | 2 | | | | | | 5,192 | | | | 10,385 | 86% | | 1,455 |
| 1 | 3 | | | | | | 9,504 | | | | 19,010 | 86% | | 2,660 |



000007



ANTELOPE COUNTY ASSESSOR'S OFFICE

TerraScan Inc.

+000003600 Real Property Record Card

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:33:48A

Parcel Information
 Parcel Number 000003600
 Map Number 0000-00-0-10000-004-0036
 Situs 412 L ST DOLLAR STORE
 Legal LOTS 1-7 BLK 4 NELIGH CITY

Ownership Information
 Current Owner NORTHWINDS DEVELOPMENT INC
 Address PO BOX 671
 City ST. Zip NORFOLK NE 68701-
 Cadastral # 1/38/4/53

Assessment Data
 Land Value 25,885
 Impr. Value 53,500
 Outbuildings
 Total Value 79,385
 Exemptions
 Taxable Value 79,385

Assessment Data
 District/TIF Fund 1
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 1000
 Greenbelt Area
 Greenbelt Loss

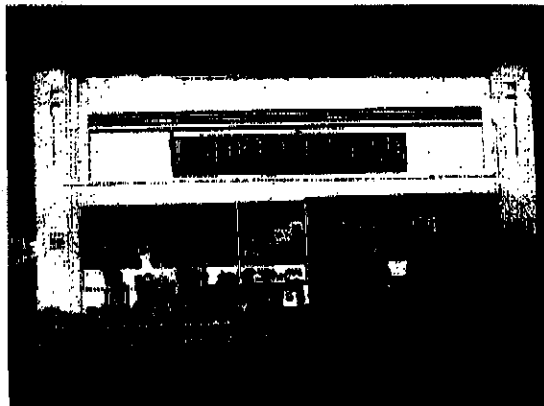
Property Classification
 Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 01 Urban
 City Size 06 800-2,500
 Lot Size 01 <10,000 sq. ft.

Sales History
 Date 06/25/2003 Book Page 122-751 Grantor STEFFL, TIMOTHY, W- STEFFL, S Price 112,500 Ownrshp. % Owner's Name

Assessment Appeals
 Appeal # Year Appealed By Status Permit # Date Description Amount

Assessment Milestones
 Year Class Ex Code Land Impr. Outbdg. Total Taxable

| Historical Valuation Information | | Land | Impr. | Outbdg. | Total | Exempt | Taxable | Taxes |
|----------------------------------|--------------------------|--------|--------|---------|--------|--------|---------|----------|
| 2005 | NORTHWINDS DEVELOPMENT | 25,885 | 53,500 | | 79,385 | | 79,385 | 1,786.70 |
| 2004 | DOLLAR GENERAL CORP #0 | 25,885 | 53,500 | | 79,385 | | 79,385 | 1,836.80 |
| 2003 | NORTHWINDS DEVELOPMENT | 27,720 | 57,300 | | 85,020 | | 85,020 | 1,910.08 |
| 2002 | STEFFL, TIMOTHY, W STEFF | 27,720 | | 57,550 | 85,270 | | 85,270 | 1,818.34 |
| 2001 | STEFFL, TIMOTHY, W STEFF | | 85,270 | | 85,270 | | 85,270 | 1,809.90 |
| 2000 | STEFFL, TIMOTHY, W STEFF | | 76,870 | | 76,870 | | 76,870 | 1,619.74 |
| 1999 | STEFFL, TIMOTHY, W STEFF | | 76,870 | | 76,870 | | 76,870 | 1,616.78 |
| 1998 | STEFFL, TIMOTHY, W STEFF | | 76,870 | | 76,870 | | 76,870 | 1,745.16 |
| 1997 | STEFFL, TIMOTHY, W STEFF | | 76,870 | | 76,870 | | 76,870 | 2,147.54 |
| 1996 | STEFFL, TIMOTHY, W STEFF | | 76,870 | | 76,870 | | 76,870 | 2,028.72 |



RECEIVED
 MAY - 1 2006
 ANTELOPE COUNTY ASSESSOR'S OFFICE

000008

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000003600 Commercial Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:33:54A

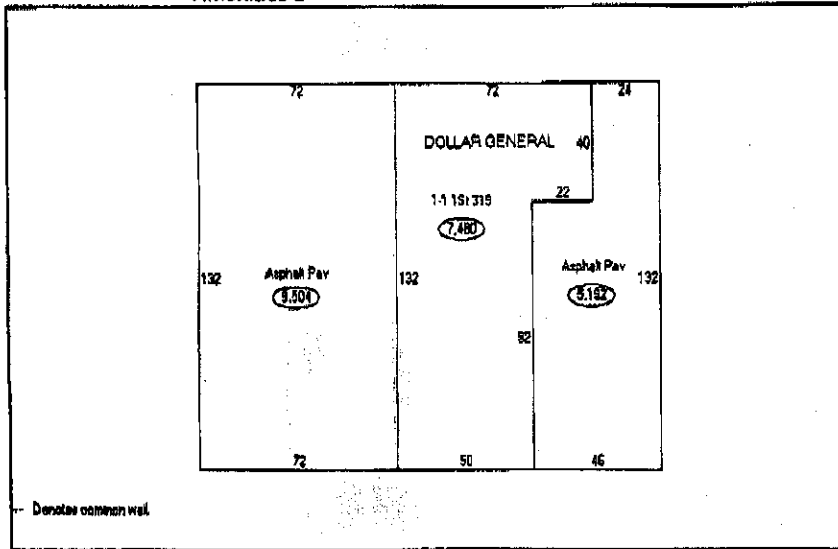
Parcel Information
 Parcel Number 000003600
 Map Number 0000-00-0-10000-004-0036
 Situs 412 L ST DOLLAR STORE
 Legal LOTS 1-7 BLK 4 NELIGH CITY

Ownership Information
 Current Owner NORTHWINDS DEVELOPMENT INC
 Address PO BOX 671
 City St. Zip NORFOLK NE 68701-
 Cadastral # 1/38/4/53

Property Data
 Neighborhood 1000
 Lot Width 168
 Lot Depth 132
 Units Buildable 22176
 Value Method UT

Property Data
 Topography
 Street
 Utilities
 Amenities 1
 Amenities 2

Property Data
 Number of Units 25885
 Unit Value 1.00
 Adjustment
 Lot Value 25,885

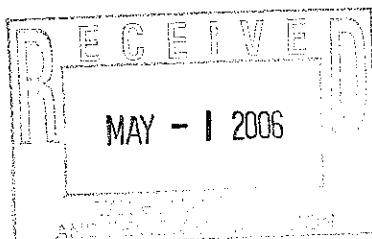


| Building Data | | | | | | | | | | | | | |
|---------------|------|--------------------|------|------|-------|-------|-------|-------|-------|-------|----------|-----------------|--------|
| Bldg. | Sec. | Code | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Phys. Func. RCN | |
| 1 | 1 | 319 DISCOUNT STORE | 1947 | C | 200 | 20 | 7,480 | 408 | 1 | 14 | 354,552 | 86% | 49,285 |
| 1 | | PAVING, ASPHALT | | | | | 5,192 | | | | 10,385 | 85% | 1,535 |
| 1 | | PAVING, ASPHALT | | | | | 9,504 | | | | 19,010 | 86% | 2,680 |

Potential Gross Income
 Contract

| | |
|-------------------------------------|-----------|
| Total Building Area | 7,480 |
| Total Building RCN | 354,552 |
| Total Refinements | 29,395 |
| Total Replacement Cost New | 383,947 |
| Total Phys. & Func. Depreciation | (330,447) |
| RCN Less Phys. & Func. Depreciation | 53,500 |
| Economic Depreciation | |
| Accrued Economic depreciation | |
| Total RCN Less Depreciation | 53,500 |
| Additional Lump Sums | |
| Land Value | 25,885 |
| Total Cost Value | 79,385 |
| Value Per Res Unit | |
| Value Per Sq. Ft. | 10.61 |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



000009

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000040800 Commercial Sales Form



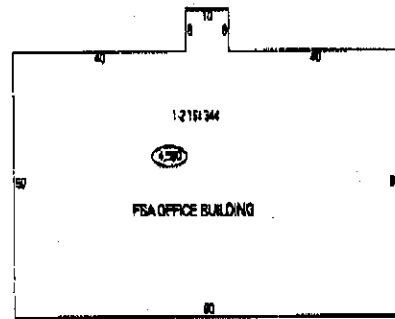
Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:35:52A

Parcel Number 000040800
 Map Number 0000-00-0-10000-077-0408
 Tax District 1
 Grantor MCCOY, STACY, LEON, REVOCABLE TRU
 Grantee NORTHWINDS DEVELOPMENT INC
 Instr. Number 123-019
 Actual Sale Price 32,500
 Adjustments 0
 Adj. Sale Price 32,500
 Sale date 08/13/2003
 Deed Type TRD
 Situs HWY 14

Legal Description: LOTS 7-12 EXC 450 SQ FT IN LOT 7 FOR HWY BLK 77 NELIGH CITY

Assessor Valuation

Land Value 23,665
 Improvement Value 0
 Total Value 23,665
 Sale Price per Square Foot 0.00
 Adjusted Price per Square Foot 0.00
 Sale Notes :

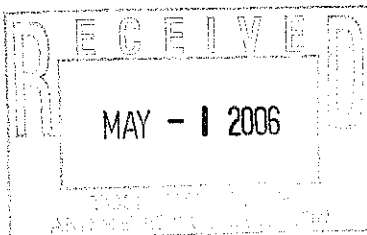


-- Denotes common wall

| Blg | Sec | Code | Desc | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec Foot | Phys | Func | RCNLD |
|-----|-----|------|------|------|-----|------|------|------|------|------|------|----------|------|------|-------|
|-----|-----|------|------|------|-----|------|------|------|------|------|------|----------|------|------|-------|

* Vac @ time of sale

- substantially improved (108%)



000010



ANTELOPE COUNTY ASSESSOR'S OFFICE



+000040800 Real Property Record Card

Date Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:35:37A

| | | | |
|---------------------------|---|------------------------------|----------------------------|
| Parcel Information | | Ownership Information | |
| Parcel Number | 000040800 | Current Owner | NORTHWINDS DEVELOPMENT INC |
| Map Number | 0000-00-0-10000-077-0408 | Address | PO BOX 671 |
| Situs | 1105 S ST | City ST. Zip | NORFOLK NE 68701- |
| Legal | LOTS 7-12 EXC 450 SQ FT IN LOT 7 FOR HWY BLK 77 NELIGH CITY | Cadastral # | 1/29/77/49 |

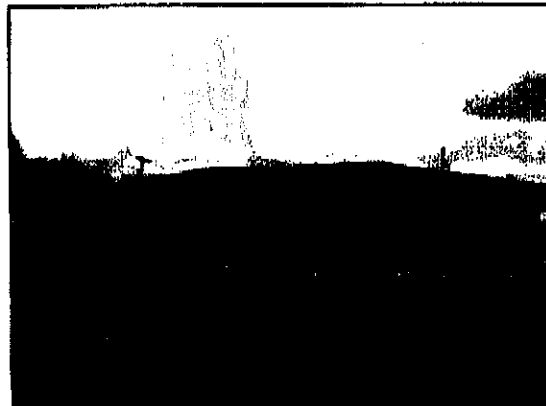
| | | | |
|------------------------|---------|--------------------------------|---------------------------|
| Assessment Data | | Property Classification | |
| Land Value | 22,100 | Status | 01 Improved |
| Impr. Value | 262,755 | Use | 03 Commercial |
| Outbuildings | | Zoning | 03 Commercial |
| Total Value | 284,855 | Location | 01 Urban |
| Exemptions | | City Size | 06 800-2,500 |
| Taxable Value | 284,855 | Lot Size | 03 20,001 sq. ft.+.99 ac. |

| | | | |
|----------------------|-----------|------------------------------|--------|
| Sales History | | Multiple Ownership | |
| Date | Book Page | Grantor | Price |
| 08/13/2003 | 123-019 | MCCOY, STACY, LEON, REVOCABL | 32,500 |

| Appeal # | Year | Appealed By | Status | Permit # | Date | Description | Amount |
|----------|------|-------------|--------|----------|------|-------------|--------|
|----------|------|-------------|--------|----------|------|-------------|--------|

| Year | Description | Class | Ex Code | Land | Impr. | Outldg. | Total | Taxable |
|------|-------------|-------|---------|------|-------|---------|-------|---------|
|------|-------------|-------|---------|------|-------|---------|-------|---------|

| Historical Valuation Information | | | | | | | | |
|----------------------------------|------------------------|--------|---------|---------|---------|--------|---------|----------|
| Year | Owner | Land | Impr. | Outldg. | Total | Exempt | Taxable | Taxes |
| 2005 | NORTHWINDS DEVELOPMENT | 22,100 | 262,755 | | 284,855 | | 284,855 | 6,411.16 |
| 2004 | NORTHWINDS DEVELOPMENT | 22,100 | 262,755 | | 284,855 | | 284,855 | 6,590.96 |
| 2003 | NORTHWINDS DEVELOPMENT | 23,665 | | | 23,665 | | 23,665 | 531.66 |
| 2002 | MCCOY, LEON | 23,665 | | | 23,665 | | 23,665 | 504.64 |
| 2001 | MCCOY, LEON | | 23,665 | | 23,665 | | 23,665 | 502.30 |
| 2000 | MCCOY, LEON | | 7,540 | | 7,540 | | 7,540 | 158.88 |
| 1999 | MCCOY, LEON | | 7,540 | | 7,540 | | 7,540 | 158.60 |
| 1998 | MCCOY, LEON | | 7,540 | | 7,540 | | 7,540 | 171.18 |
| 1997 | MCCOY, LEON | | 7,540 | | 7,540 | | 7,540 | 210.66 |
| 1996 | MCCOY, LEON | | 7,540 | | 7,540 | | 7,540 | 199.00 |



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MAY - 1 2006
JULIE HARRISON



ANTELOPE COUNTY ASSESSOR'S OFFICE



+000040800 Commercial Property Record Card

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:35:42A

Parcel Information

Parcel Number 000040800
 Map Number 0000-00-0-10000-077-0408
 Situs 1105 S ST
 Legal LOTS 7-12 EXC 450 SQ FT IN LOT 7 FOR HWY BLK 77 NEBLIGH CITY

Ownership Information

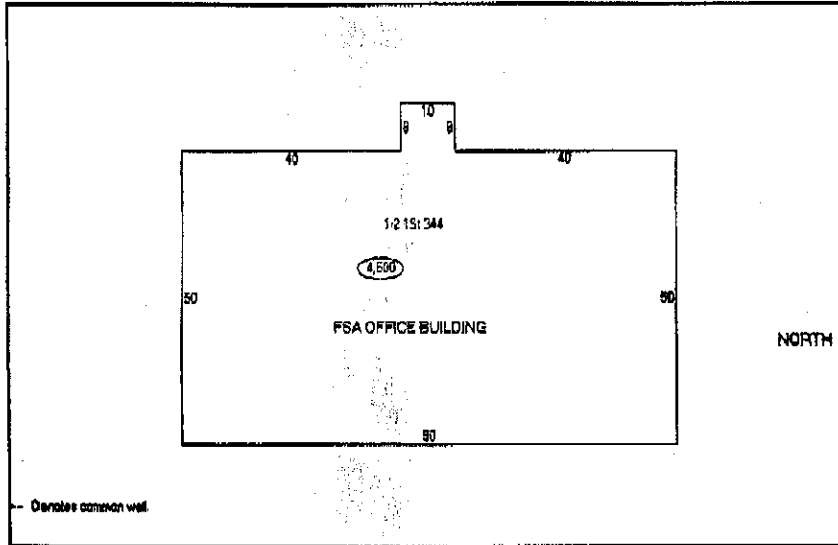
Current Owner NORTHWINDS DEVELOPMENT INC
 Address PO BOX 671
 City St. Zip NORFOLK NE 68701-
 Cadastral # 1/29/77/49

Neighborhood 1000
 Lot Width 132
 Lot Depth 288
 Units Buildable 37566
 Value Method UT

Topography
 Street
 Utilities
 Amenities 1
 Amenities 2

Property Data

Number of Units 22100
 Unit Value 1.00
 Adjustment
 Lot Value 22,100



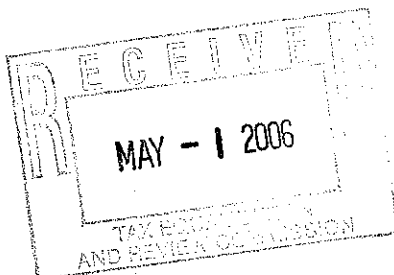
Building Data

| Bldg. | Sec. | Area | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sea. | RCN | Phys. | Area | RCN |
|-------|------|------|------|------|-------|-------|-------|-------|-------|-------|---------|-----|-------|------|---------|
| 1 | 2 | 344 | 2003 | D | 300 | 30 | 4,580 | 296 | 1 | 8 | 368,003 | 29% | | | 262,755 |

Potential Gross Income

| | Contract | Market |
|-------------------------------------|-----------|----------------|
| Total Building Area | 4,580 | |
| Total Building RCN | 368,003 | |
| Total Refinements | | |
| Total Replacement Cost New | 368,003 | |
| Total Phys. & Func. Depreciation | (105,248) | |
| RCN Less Phys. & Func. Depreciation | 262,755 | |
| Economic Depreciation | | |
| Accrued Economic Depreciation | | |
| Total RCN Less Depreciation | 262,755 | |
| Additional Lump Sums | | |
| Land Value | 22,100 | |
| Total Cost Value | 284,855 | |
| Value Per Res Unit | | |
| Value Per Sq. Ft. | 62.20 | |
| Final Value Reconciliation | | 284,855 |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



000012

ANTELOPE COUNTY ASSESSOR'S OFFICE

+00005300 Commercial Sales Form



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:38:08A

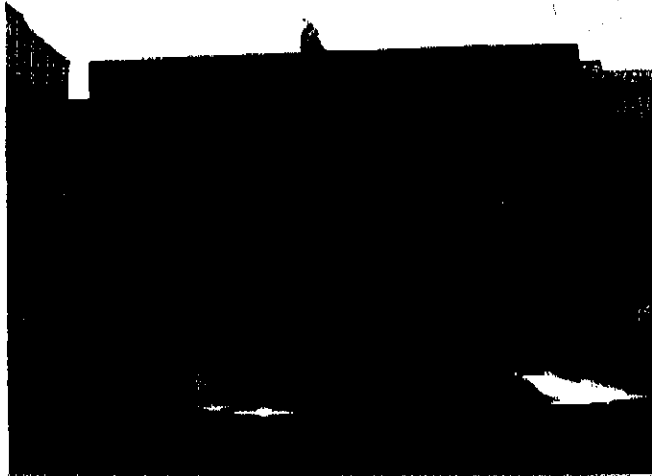
Legal Description

LOT 21 BLK 4 NELIGH CITY

Parcel Number 000005300
 Map Number 0000-00-0-10000-004-0053
 Tax District 1
 Grantor NEWS PUBLISHING CO OF NELIGH I
 Grantee RED BARN ENTERPRISES LLC
 Instr. Number 123-065
 Actual Sale Price 24,400
 Adjustments 0
 Adj. Sale Price 24,400
 Sale date 09/29/2003
 Deed Type CWD
 Situs 419 M ST

Assessed Valuation

Land Value 3,010
 Improvement Value 21,280
 Total Value 24,290
 Sale Price per Square Foot 0.00
 Adjusted Price per Square Foot 0.00
 Sale Notes :

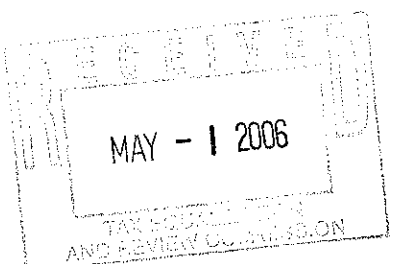


-- District corner west

92.66%

Buildings

| Blgs | Sec | Code | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec RCN | Phys | Fund | RCN/D |
|------|-----|------|------|-----|------|------|------|------|------|------|---------|------|------|-------|
|------|-----|------|------|-----|------|------|------|------|------|------|---------|------|------|-------|



000013

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000005300 Real Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:36:39A

Parcel Information
 Parcel Number 000005300
 Map Number 0000-00-0-10000-004-0053
 Situs 419 M ST
 Legal LOT 21 BLK 4 NELIGH CITY

Ownership Information
 Current Owner RED BARN ENTERPRISES LLC
 Address PO BOX 46
 City ST. Zip NELIGH NE 68756-
 Cadastral # 1/38/4/35

Assessment Data
 Land Value 2,810
 Impr. Value 19,800
 Outbuildings
 Total Value 22,610
 Exemptions
 Taxable Value 22,610

Assessment Data
 District/TIF Fund 1
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 1000
 Greenbelt Area
 Greenbelt Loss

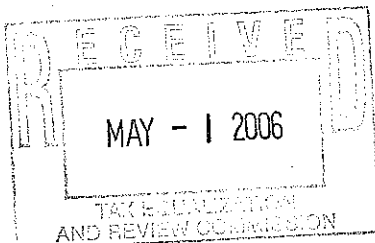
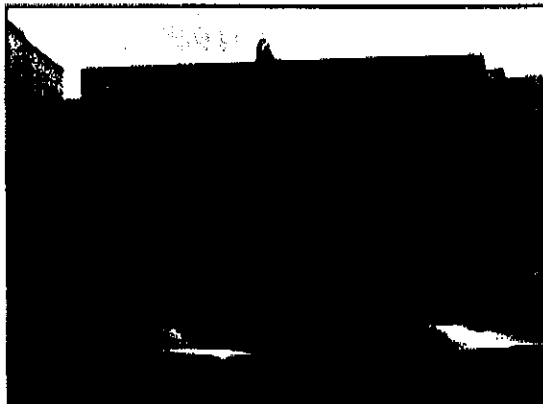
Property Characteristics
 Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 01 Urban
 City Size 06 500-2,500
 Lot Size 01 <10,000 sq. ft.

Grantor NEWS PUBLISHING CO OF-NEL
 Price 24,400
 Ownrshp. %
 Date 09/29/2003
 Assessor's Page 123-065

| Appeal # | Year | Appellant | Status | Permit # | Date | Description | Amount |
|----------|------|-----------|--------|----------|------|-------------|--------|
|----------|------|-----------|--------|----------|------|-------------|--------|

| Year | Assessment | Class | Ex Code | Land | Impr. | Outbidg. | Total | Taxable |
|------|------------|-------|---------|------|-------|----------|-------|---------|
|------|------------|-------|---------|------|-------|----------|-------|---------|

| Historical Valuation Information | | | | | | | | |
|----------------------------------|------------------------|-------|---------|-------|--------|----------|--------|---------|
| Year | Assessment | Class | Ex Code | Land | Impr. | Outbidg. | Total | Taxable |
| 2005 | RED BARN ENTERPRISES L | | | 2,810 | 19,800 | | 22,610 | 508.88 |
| 2004 | RED BARN ENTERPRISES L | | | 2,810 | 19,800 | | 22,610 | 523.14 |
| 2003 | RED BARN ENTERPRISES L | | | 3,010 | 21,280 | | 24,290 | 545.70 |
| 2002 | NEWS PUBLISHING CO OF | | | 3,010 | | 21,180 | 24,190 | 515.84 |
| 2001 | NEWS PUBLISHING CO | | | | 24,190 | | 24,190 | 513.44 |
| 2000 | NEWS PUBLISHING CO | | | | 21,180 | | 21,180 | 446.30 |
| 1999 | NEWS PUBLISHING CO | | | | 21,180 | | 21,180 | 445.48 |
| 1998 | NEWS PUBLISHING CO | | | | 21,180 | | 21,180 | 480.84 |
| 1997 | NEWS PUBLISHING CO | | | | 21,180 | | 21,180 | 591.72 |
| 1996 | NEWS PUBLISHING CO | | | | 21,180 | | 21,180 | 558.98 |



000014

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000005300 Commercial Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:38:44A

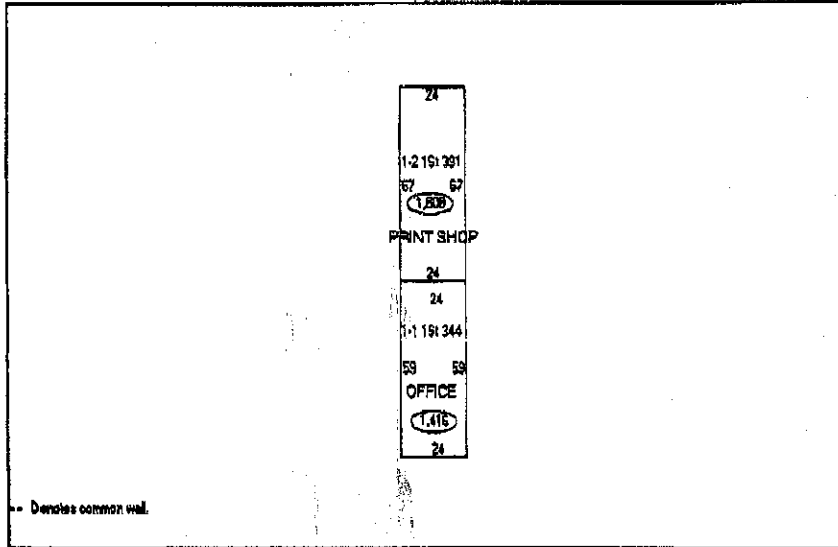
Parcel Information
 Parcel Number 000005300
 Map Number 0000-00-0-10000-004-0053
 Situs 419 M ST
 Legal LOT 21 BLK 4 NELIGH CITY

Ownership Information
 Current Owner RED BARN ENTERPRISES LLC
 Address PO BOX 46
 City St. Zip NELIGH NE 68756-
 Cadastral # 1/38/4/35

Neighborhood 1000
Lot Width 24
Lot Depth 132
Units Buildable 3168
Value Method UT

Topography
Street
Utilities
Amenities 1
Amenities 2

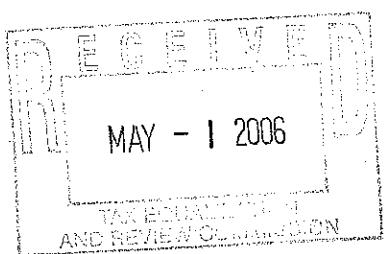
Number of Units 2810
Unit Value 1.00
Adjustment
Lot Value 2,810



| Blg. | Sec. | Description | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Dep. RCN | Phys. Price | RCN/LD |
|------|------|------------------------|------|------|-------|-------|-------|-------|-------|-------|----------|-------------|--------|
| 1 | 1 | 344 OFFICE BUILDING | 1900 | C | 200 | 20 | 1,416 | 166 | 1 | 10 | 116,806 | 89% | 12,500 |
| 1 | 2 | 406 WAREHOUSE, STORAGE | 1900 | C | 200 | 20 | 1,608 | 182 | 1 | 14 | 68,211 | 89% | 7,300 |

| Building Data | | Potential Gross Income | |
|----------------------------------|-----------|----------------------------|--------|
| Total Building Area | 3,024 | Contract | |
| Total Building RCN | 185,017 | Vacancy & Collection Loss | |
| Total Refinements | | Effective Income | |
| Total Replacement Cost New | 185,017 | Total Expenses | |
| Total Phys. & Func. Depreciation | (165,217) | Net Operating Income | |
| RCN Less Phys. & Func. | 19,800 | Capitalization Rate | |
| Economic Depreciation | | Income Approach | |
| Accrued Economic depreciation | | Final Value Reconciliation | 22,610 |
| Total RCN Less Depreciation | 19,800 | | |
| Additional Lump Sums | | | |
| Land Value | 2,810 | | |
| Total Cost Value | 22,610 | | |
| Value Per Res Unit | | | |
| Value Per Sq. Ft. | 7.48 | | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000051900 Commercial Sales Form



Data Provided By: JULIE HARRISON County Assessor, Printed on 04/07/2006 at 08:37:21A

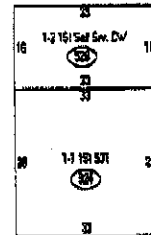
Parcel Number 000051900
 Map Number 0000-00-0-10000-131-0519
 Tax District 1
 Grantor KAY, GENE, D KAY, BEVERLY, J
 Grantee WYNN, ROGER, G
 Instr. Number 123-009
 Actual Sale Price 27,800
 Adjustments 0
 Adj. Sale Price 27,800
 Sale date 10/20/2003
 Deed Type WD
 Situs 201 E 3RD ST

Legal Description
 LOTS 16-18 BLK 131 NEHIGH CITY

Assessed Valuation

| | |
|--------------------------------|---------------|
| Land Value | 11,880 |
| Improvement Value | 9,985 |
| Total Value | 21,865 |
| Sale Price per Square Foot | 0.00 |
| Adjusted Price per Square Foot | 0.00 |

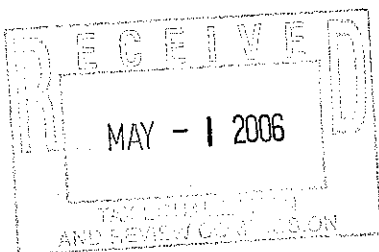
Sale Notes :



-- Detail corner wall

73.45%

| Blg | Age | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec | RCN | File | RECD |
|-----|-----|------|-----|------|------|------|------|------|------|-----|-----|------|------|
|-----|-----|------|-----|------|------|------|------|------|------|-----|-----|------|------|





ANTELOPE COUNTY ASSESSOR'S OFFICE

+000051900 Real Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 08:37:00A

| | | | | | |
|---------------------------|--------------------------------|----------------------|------------------|------------------------------|--|
| Parcel Information | | Current Owner | | Ownership Information | |
| Parcel Number | 000051900 | WYNN, ROGER, G | | | |
| Map Number | 0000-00-0-10000-131-0519 | | | | |
| Situs | 201 E 3RD ST | | | | |
| Legal | LOTS 16-18 BLK 131 NELIGH CITY | | | | |
| | | Address | PO BOX 404 | | |
| | | City ST. Zip | TILDEN NE 68781- | | |
| | | Cadastral # | 1/39/131/29 | | |

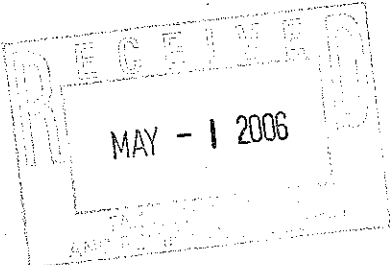
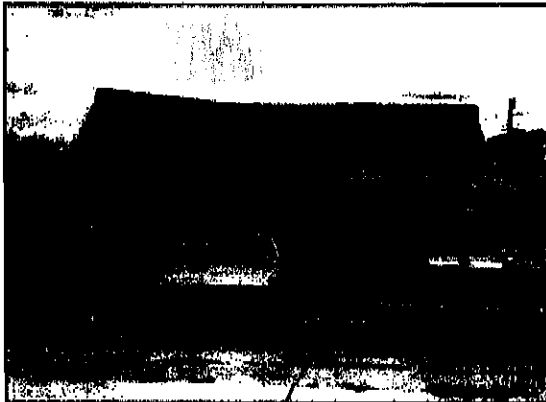
| | | | | | |
|--------------------------|--------|------------------------|--------------------|---------------------------------|--------------------|
| Current Valuation | | Assessment Data | | Property Characteristics | |
| Land Value | 11,095 | District/TIF Fund | 1 | Status | 01 Improved |
| Impr. Value | 9,325 | School Base | 02-0009 NELIGH OAK | Use | 03 Commercial |
| Outbuildings | | Affiliated Code | 02-0009 | Zoning | 01 Single Family |
| Total Value | 20,420 | Neighborhood | 1000 | Location | 01 Urban |
| Exemptions | | Greenbelt Area | | City Size | 06 800-2,500 |
| Taxable Value | 20,420 | Greenbelt Loss | | Lot Size | 01 <10,000 sq. ft. |

| | | | | | |
|-------------|-------------------|------------------------------|--------------|-------------------|---------------------|
| Date | Grant Page | Grantor | Price | Ownrshp. % | Owner's Name |
| 10/20/2003 | 123-009 | KAY, GENE, D KAY, BEVERLY, J | 27,800 | | |

| | | | | | | |
|-----------------|-------------|--------------------|---------------|-----------------|-------------|---------------|
| Appeal # | Year | Appealed By | Status | Permit # | Date | Amount |
|-----------------|-------------|--------------------|---------------|-----------------|-------------|---------------|

| | | | | | | | | |
|-------------|-------------------------|------------------------------|----------------|-------------|--------------|----------------|--------------|----------------|
| Year | Assessment Class | Assessment Milestones | Ex Code | Land | Impr. | Outldg. | Total | Taxable |
|-------------|-------------------------|------------------------------|----------------|-------------|--------------|----------------|--------------|----------------|

| Historical Valuation Information | | | | | | | | | |
|----------------------------------|---------------------------|--------|--------|---------|--------|--------|---------|--------|--------|
| Year | Owner | Land | Impr. | Outldg. | Total | Exempt | Taxable | Rate | Assess |
| 2005 | WYNN, ROGER, G | 11,095 | 9,325 | | 20,420 | | 20,420 | 459.58 | |
| 2004 | WYNN, ROGER, G | 11,095 | 9,325 | | 20,420 | | 20,420 | 472.48 | |
| 2003 | WYNN, ROGER, G | 11,880 | 9,985 | | 21,865 | | 21,865 | 491.22 | |
| 2002 | KAY, GENE, D KAY, BEVERLY | 11,880 | | 9,975 | 21,855 | | 21,855 | 466.04 | |
| 2001 | KAY, GENE, D KAY, BEVERLY | | 21,855 | | | | 21,855 | 463.88 | |
| 2000 | KAY, GENE, D KAY, BEVERLY | | 17,740 | | | | 17,740 | 373.80 | |
| 1999 | KAY, GENE, D KAY, BEVERLY | | 29,990 | | | | 29,990 | 630.78 | |
| 1998 | KAY, GENE, D KAY, BEVERLY | | 29,990 | | | | 29,990 | 680.86 | |
| 1997 | KAY, GENE, D KAY, BEVERLY | | 31,555 | | | | 31,555 | 881.56 | |
| 1996 | KAY, GENE, D KAY, BEVERLY | | 31,555 | | | | 31,555 | 932.78 | |



000017



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000051900 Commercial Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:37:08A

Parcel Information
 Parcel Number 000051900
 Map Number 0000-00-0-10000-131-0519
 Situs 201 E 3RD ST
 Legal LOTS 16-18 BLK 131 NELIGH CITY

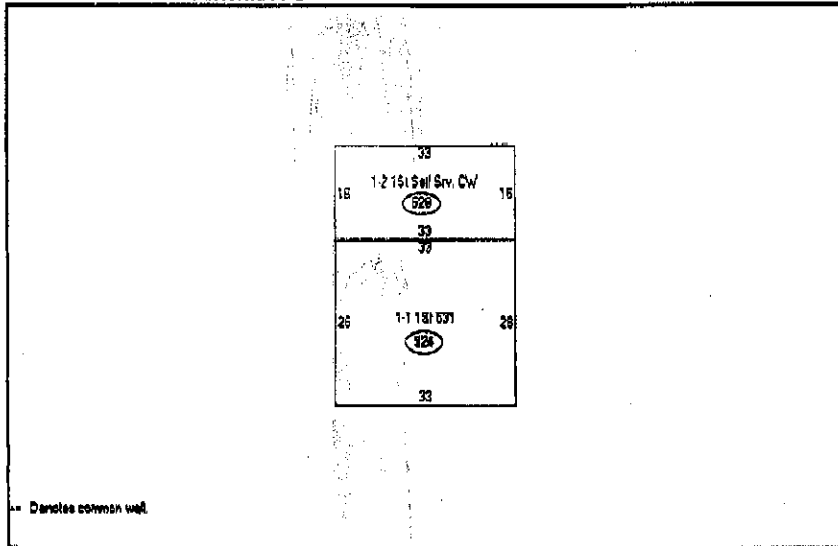
Ownership Information
 Current Owner WYNN, ROGER, G
 Address PO BOX 404
 City St. Zip TILDEN NE 68781-
 Cadastral # 1/39/131/29

Neighborhood 1000
Lot Width 72
Lot Depth 132
Units Buildable 9504
Value Method UT

Topography
Street
Utilities
Amenities 1
Amenities 2

Property Data

Number of Units 11095
Unit Value 1.00
Adjustment
Lot Value 11,095



-- Dashed common well

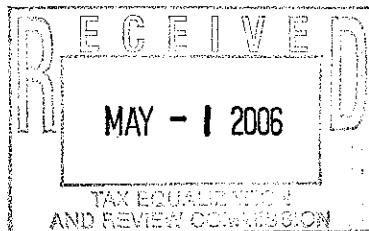
| Unit | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Prog. | Exp. | RCNLS | | |
|--|------|------|---------------------|-------|------|-----------|-------|-------|----------|-------|------|---------|-----|-------|
| 1 | 1 | 531 | MINI- | 1978 | D | 200 | 20 | 924 | 122 | 1 | 10 | 128,408 | 94% | 7,190 |
| 1 | 2 | 297 | Self Serve Car Wash | 1978 | C | 200 | 20 | 528 | 98 | 1 | 12 | 39,516 | 95% | 2,135 |
| Total Building Area | | | | | | 1,452 | | | | | | | | |
| Total Building RCN | | | | | | 167,924 | | | | | | | | |
| Total Refinements | | | | | | | | | | | | | | |
| Total Replacement Cost New | | | | | | 167,924 | | | | | | | | |
| Total Phys. & Func. Depreciation | | | | | | (159,599) | | | | | | | | |
| RCN Less Phys. & Func. Depreciation | | | | | | 9,325 | | | | | | | | |
| Economic Depreciation | | | | | | | | | | | | | | |
| Accrued Economic depreciation | | | | | | | | | | | | | | |
| Total RCN Less Depreciation | | | | | | 9,325 | | | | | | | | |
| Additional Lump Sums | | | | | | | | | | | | | | |
| Land Value | | | | | | 11,095 | | | | | | | | |
| Total Cost Value | | | | | | 20,420 | | | | | | | | |
| Value Per Res Unit | | | | | | 14.06 | | | | | | | | |
| Value Per Sq. Ft. | | | | | | 14.06 | | | | | | | | |

Potential Gross Income
 Contract Market

Vacancy & Collection Loss
Effective Income
Total Expenses
Net Operating Income
Capitalization Rate
Income Approach
Final Value Reconciliation

20,420

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



000018

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000005500 Commercial Sales Form

TerraScan Inc.

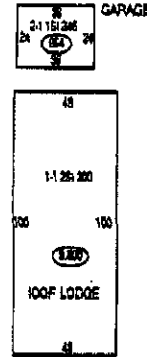
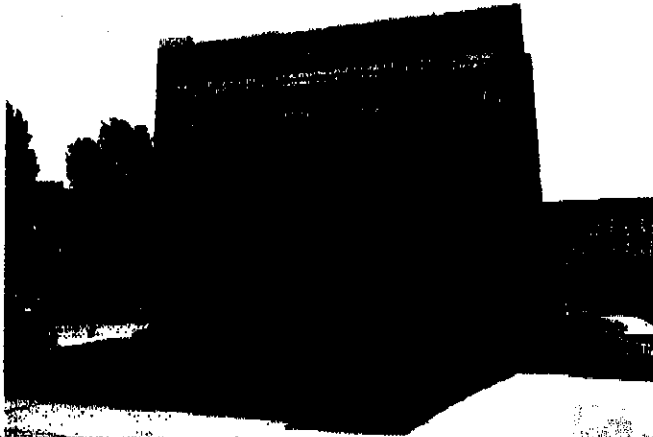
Data Provided By: JULIE HARRISON County Assessor, Printed on 04/07/2006 at 09:37:56A

Parcel Number 000005500
 Map Number 0000-00-0-10000-004-0055
 Tax District 1
 Grantor EUBANK, JUDITH, E
 Grantee MILLER, ANITA, KARASH
 Instr. Number 123-150
 Actual Sale Price 29,500
 Adjustments 0
 Adj. Sale Price 29,500
 Sale date 11/24/2003
 Deed Type WD
 Situs 427 M ST

Legal Description: LOT 23 LOT 24 BLK 4 NELIGH CITY

Assessed Value:
 Land Value 6,020
 Improvement Value 32,360
 Total Value 38,380
 Sale Price per Square Foot 2.82
 Adjusted Price per Square Foot 2.82
 Sale Notes :

Form 000000



-- Denotes common wall

89.83%

| Seq | Area | Desc | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec Fee | Age | Class | TCHS.D |
|-----|------|--------------------|------|-----|------|------|-------|------|------|------|---------|-----|-------|--------|
| 1 | 1 | 300 APARTMENT | 1914 | C | 200 | 20 | 9,600 | 296 | 2 | 12 | 554,304 | 95+ | | 27,160 |
| 2 | 1 | 326 STORAGE GARAGE | 1990 | D | 200 | 30 | 864 | 120 | 1 | 10 | 42,267 | 88+ | | 5,200 |

RECEIVED
 MAY - 1 2006
 TAX COLLECTOR
 AND COUNTY COMMISSIONER

000019



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000005500 Real Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:37:39A

| | | | |
|---------------------------|---------------------------------|------------------------------|-----------------------|
| Parcel Information | | Ownership Information | |
| Parcel Number | 000005500 | Current Owner | MILLER, ANITA, KARASH |
| Map Number | 0000-00-0-10000-004-0055 | Address | 85405 523 AVE |
| Situs | 427 M ST | City ST, Zip | NELIGH NE 68756- |
| Legal | LOT 23 LOT 24 BLK 4 NELIGH CITY | Cadastral # | 1/38/4/32 |

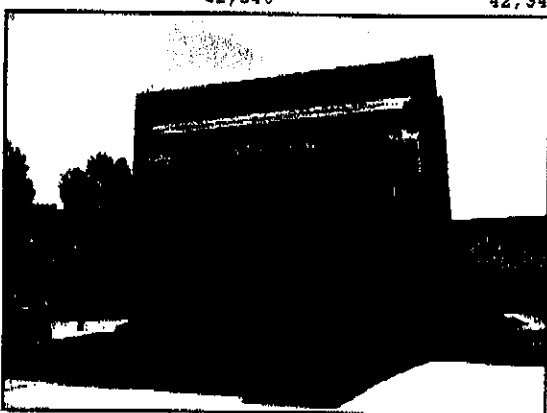
| | | | | | |
|---------------------------|--------|------------------------|--------------------|--------------------------------|--------------------|
| Property Valuation | | Assessment Data | | Property Classification | |
| Land Value | 5,620 | District/TIF Fund | 1 | Status | 01 Improved |
| Impr. Value | 20,880 | School Base | 02-0009 NELIGH OAK | Use | 03 Commercial |
| Outbuildings | | Affiliated Code | 02-0009 | Zoning | 03 Commercial |
| Total Value | 26,500 | Neighborhood | 1000 | Location | 01 Urban |
| Exemptions | | Greenbelt Area | | City Size | 06 800-2,500 |
| Taxable Value | 26,500 | Greenbelt Loss | | Lot Size | 01 <10,000 sq. ft. |

| | | | |
|----------------------|-----------|------------------------|--------------|
| Sales History | | Multiple Owners | |
| Date | Book/Page | Grantor | Price |
| 11/24/2003 | 123-150 | EUBANK, JUDITH, E | 29,500 |
| | | | Ownrshp. % |
| | | | Owner's Name |

| Appeal # | Year | Reason | Status | Permit # | Date | Description | Amount |
|----------|------|--------|--------|----------|------|-------------|--------|
|----------|------|--------|--------|----------|------|-------------|--------|

| Year | Description | Class | Assessment Milestones | Ex Code | Land | Impr. | Outbidg. | Total | Taxable |
|------|-------------|-------|-----------------------|---------|------|-------|----------|-------|---------|
|------|-------------|-------|-----------------------|---------|------|-------|----------|-------|---------|

| Historical Valuation Information | | | | | | | | | |
|----------------------------------|-----------------------|-------|--------|----------|--------|--------|---------|----------|--|
| Year | Owner | Land | Impr. | Outbidg. | Total | Exempt | Taxable | Taxes | |
| 2005 | MILLER, ANITA, KARASH | 5,620 | 20,880 | | 26,500 | | 26,500 | 596.42 | |
| 2004 | MILLER, ANITA, KARASH | 5,620 | 20,880 | | 26,500 | | 26,500 | 613.16 | |
| 2003 | EUBANK, JUDITH, E | 6,020 | | 32,380 | 38,400 | | 38,400 | 862.70 | |
| 2002 | EUBANK, JUDITH, E | 6,020 | | 32,380 | 38,400 | | 38,400 | 818.86 | |
| 2001 | EUBANK, JUDITH, E | | 38,400 | | 38,400 | | 38,400 | 815.06 | |
| 2000 | EUBANK, JUDITH, E | | 42,340 | | 42,340 | | 42,340 | 892.16 | |
| 1999 | EUBANK, JUDITH, E | | 42,340 | | 42,340 | | 42,340 | 890.52 | |
| 1998 | EUBANK, JUDITH, E | | 42,340 | | 42,340 | | 42,340 | 961.24 | |
| 1997 | EUBANK, JUDITH, E | | 42,340 | | 42,340 | | 42,340 | 1,182.86 | |
| 1996 | EUBANK, JUDITH, E | | 42,340 | | 42,340 | | 42,340 | 1,117.42 | |



RECEIVED
MAY - 1 2006
ANTELOPE COUNTY

000020



ANTELOPE COUNTY ASSESSOR'S OFFICE

+00005500 Commercial Property Record Card

TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:37:46A

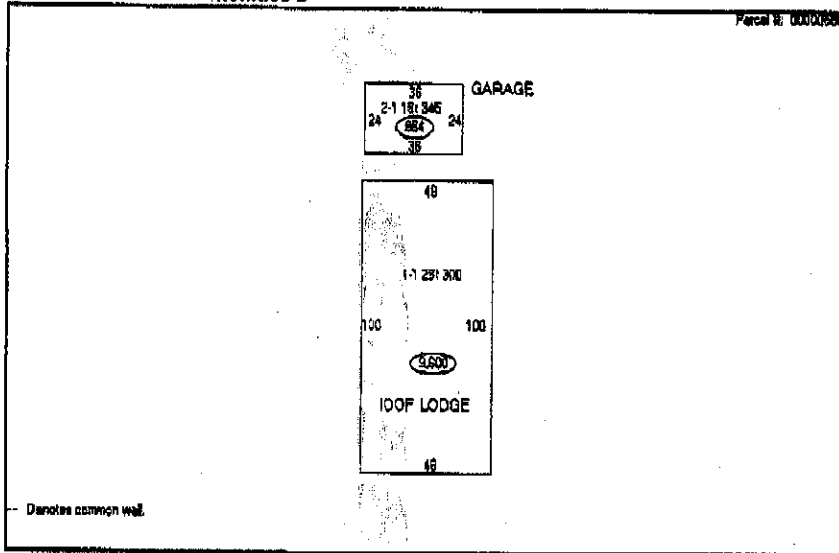
Parcel Information
 Parcel Number 00005500
 Map Number 0000-00-0-10000-004-0055
 Situs 427 M ST
 Legal LOT 23 LOT 24 BLK 4 NELIGH CITY

Ownership Information
 Current Owner MILLER, ANITA, KARASH
 Address 85405 523 AVE
 City St. Zip NELIGH NE 68756-
 Cadastral # 1/38/4/32

Neighborhood 1000
Lot Width 48
Lot Depth 132
Units Buildable 6336
Value Method UT

Topography
Street
Utilities
Amenities 1
Amenities 2

Property Data
Number of Units 5620
Unit Value 1.00
Adjustment
Lot Value 5,620



| | | Building Data | | | | | | | | | | | |
|---|-----|--------------------|------|------|-------|-------|-----------|--------------------------------------|-------|-------|----------|-------------|--------|
| Item | Qty | Description | Year | Cls. | Qual. | Cond. | Area | Perm. | Star. | Hght. | Sec. RCN | Phys. Cons. | RCNLD |
| 1 | 1 | 300 APARTMENT | 1914 | C | 200 | 20 | 9,600 | 296 | 2 | 12 | 554,304 | 97% | 19,400 |
| 2 | 1 | 326 STORAGE GARAGE | 1990 | D | 200 | 30 | 864 | 120 | 1 | 10 | 42,267 | 97% | 1,480 |
| Total Building Area | | | | | | | 10,464 | | | | | | |
| Total Building RCN | | | | | | | 596,571 | | | | | | |
| Total Refinements | | | | | | | | Potential Gross Income | | | | | |
| Total Replacement Cost New | | | | | | | 596,571 | Contract | | | | | |
| Total Phys. & Func. Depreciation | | | | | | | (575,691) | Rever | | | | | |
| RCN Less Phys. & Func. | | | | | | | 20,880 | Vacancy & Collection Loss | | | | | |
| Economic Depreciation | | | | | | | | Effective Income | | | | | |
| Accrued Economic depreciation | | | | | | | | Total Expenses | | | | | |
| Total RCN Less Depreciation | | | | | | | 20,880 | Net Operating Income | | | | | |
| Additional Lump Sums | | | | | | | | Capitalization Rate | | | | | |
| Land Value | | | | | | | 5,620 | Income Approach | | | | | |
| Total Cost Value | | | | | | | 26,500 | Final Value Reconciliation | | | | | |
| Value Per Res Unit | | | | | | | 4,416.67 | 26,500 | | | | | |
| Value Per Sq. Ft. | | | | | | | 2.53 | | | | | | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

RECEIVED
 MAY - 1 2006
 ANTELOPE COUNTY ASSESSOR'S OFFICE

000021



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000004500 Commercial Sales Form

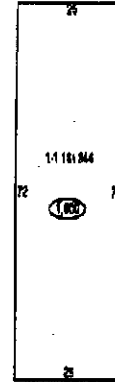


Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:38:35A

Parcel Number 000004500
 Map Number 0000-00-0-10000-004-0043
 Tax District 1
 Grantor MCCOY, STACY, LEON, REVOCABLE TRU
 Grantee BAKER, TODD, J BAKER, CHRISTINE, R
 Instr. Number 123-379
 Actual Sale Price 13,000
 Adjustments 0
 Adj. Sale Price 13,000
 Sale date 04/14/2004
 Deed Type TRD
 Situs 403 M ST

Legal Description: LOT 14 A STRIP 1'1 OF THE W 72' LOT 15 BLK 4 NELIGH CIT Y

Assessed Valuation
 Land Value 2,875
 Improvement Value 17,195
 Total Value 20,070
 Sale Price per Square Foot 7.22
 Adjusted Price per Square Foot 7.22
 Sale Notes :

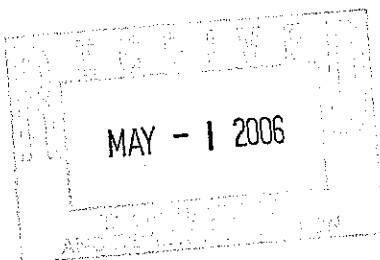


-- DENOTES OUTSIDE WALL

154.38

| LINE | AREA | DESC | Year | CLS | Qual | Cond | Area | Perm | Star | Hght | Sec | Area | Page | Func | RCMLD |
|------|------|-----------------|------|-----|------|------|-------|------|------|------|-----|---------|------|------|--------|
| 1 | 1 | 384 BARBER SHOP | 1900 | C | 200 | 20 | 1,800 | 194 | 1 | 20 | | 154,890 | 89% | | 17,195 |

* office @ time of sale
 - now barber shop &
 substantially improved



000022



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000004500 Real Property Record Card

TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:38:17A

Parcel Information
 Parcel Number 000004500
 Map Number 0000-00-0-10000-004-0043
 Situs 403 M ST
 Legal LOT 14 A STRIP 1'1 OF THE W 72' LOT
 15 BLK 4 NELIGH CITY

Ownership Information
 Current Owner BAKER, TODD, J BAKER, CHRISTINE, R
 Address 604 E 1ST ST
 City ST. Zip NELIGH NE 68756-
 Cadastral # 1/38/4/43

Valuation
 Land Value 2,875
 Impr. Value 17,195
 Outbuildings
 Total Value 20,070
 Exemptions
 Taxable Value 20,070

Assessment Data
 District/TIF Fund 1
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 1000
 Greenbelt Area
 Greenbelt Loss

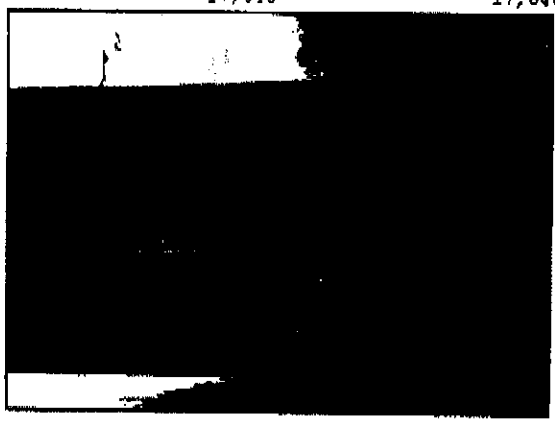
Property Classification
 Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 01 Urban
 City Size 06 800-2,500
 Lot Size 01 <10,000 sq. ft.

Grantor
 Date 04/14/2004
 Book Page 123-379
 Grantor MCCOY, STACY, LEON, REVOCABL
 Price 13,000
 Ownshp. %
 Owner's Name

Appeal
 Year
 Status
 Permit #
 Date
 Amount

Assessment Milestones
 Class
 Ex Code
 Land
 Impr.
 Outbdg.
 Total

| Historical Valuation Information | | | | | | | | | |
|----------------------------------|---------------------------|-------|--------|---------|--------|--------|-----------|------|--------|
| Year | Owner | Land | Impr. | Outbdg. | Total | Exempt | Y taxable | Area | Rate |
| 2005 | BAKER, TODD, J BAKER, CHR | 2,875 | 17,195 | | 20,070 | | 20,070 | | 451.70 |
| 2004 | BAKER, TODD, J BAKER, CHR | 2,875 | 17,195 | | 20,070 | | 20,070 | | 464.38 |
| 2003 | MCCOY, STACY, LEON, REVOC | 3,080 | | 18,520 | 21,600 | | 21,600 | | 485.28 |
| 2002 | MCCOY, LEON | 3,080 | | 18,520 | 21,600 | | 21,600 | | 460.62 |
| 2001 | MCCOY, LEON | | 21,600 | | 21,600 | | 21,600 | | 458.48 |
| 2000 | MCCOY, LEON | | 17,640 | | 17,640 | | 17,640 | | 371.70 |
| 1999 | MCCOY, LEON | | 17,640 | | 17,640 | | 17,640 | | 371.02 |
| 1998 | MCCOY, LEON | | 17,640 | | 17,640 | | 17,640 | | 400.48 |
| 1997 | MCCOY, LEON | | 17,640 | | 17,640 | | 17,640 | | 492.82 |
| 1996 | MCCOY, LEON | | 17,640 | | 17,640 | | 17,640 | | 465.56 |



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ANTELOPE COUNTY ASSESSOR'S OFFICE

+000004500 Commercial Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:38:22A

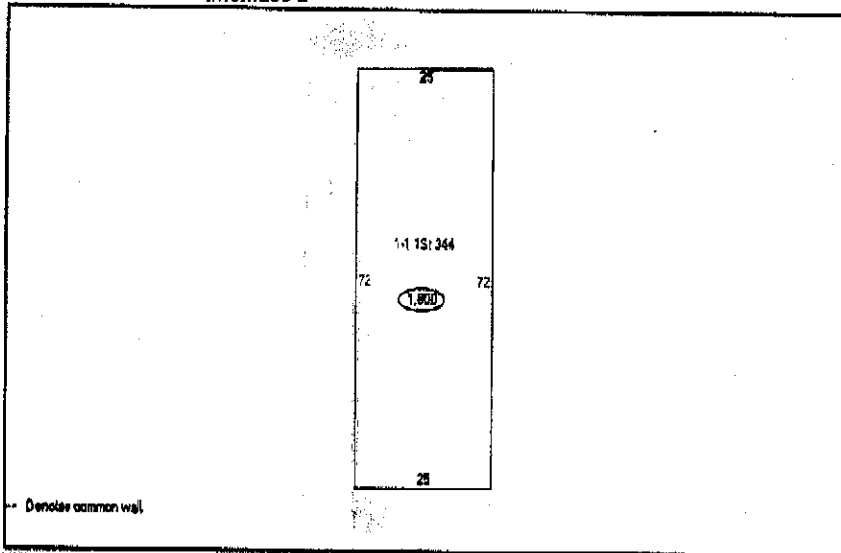
Parcel Number 000004500
Map Number 0000-00-0-10000-004-0043
Situs 403 M ST
Legal LOT 14 A STRIP 1'11 OF THE W 72' LOT
 15 BLK 4 NELIGH CITY

Current Owner BAKER, TODD, J BAKER, CHRISTINE, R
Address 604 E 1ST ST
City St. Zip NELIGH NE 68756-
Cadastral # 1/38/4/43

Neighborhood 1000
Lot Width 24
Lot Depth 132
Units Buildable 3240
Value Method UT

Topography
Street
Utilities
Amenities 1
Amenities 2

Number of Units 2875
Unit Value 1.00
Adjustment
Lot Value 2,875



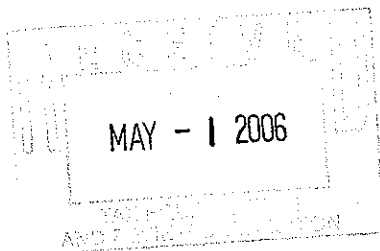
Building Data

| Seq. | Area | Description | Year | Cl. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Est. RCN | Prvg. | Perms. | Area |
|------|------|-----------------|------|-----|-------|-------|-------|-------|-------|-------|----------|-------|--------|--------|
| 1 | 1 | 384 BARBER SHOP | 1900 | C | 200 | 20 | 1,800 | 194 | 1 | 20 | 154,890 | 89% | | 17,195 |

Potential Gross Income

| | | | |
|---|-----------|--------------------------------------|--------|
| Total Building Area | 1,800 | Vacancy & Collection Loss | |
| Total Building RCN | 154,890 | Effective Income | |
| Total Refinements | | Total Expenses | |
| Total Replacement Cost New | 154,890 | Net Operating Income | |
| Total Phys. & Func. Depreciation | (137,695) | Capitalization Rate | |
| RCN Less Phys. & Func. | 17,195 | Income Approach | |
| Economic Depreciation | | Final Value Reconciliation | 20,070 |
| Accrued Economic depreciation | | | |
| Total RCN Less Depreciation | 17,195 | | |
| Additional Lump Sums | | | |
| Land Value | 2,875 | | |
| Total Cost Value | 20,070 | | |
| Value Per Res Unit | | | |
| Value Per Sq. Ft. | 11.15 | | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



000024

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000465400 Commercial Sales Form



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:39:17A

Parcel Number 000465400
 Map Number 1281-21-1-00000-000-4654
 Tax District 104
 Grantor HANSON, ROBERT, A
 Grantee WERKMEISTER, NEIL, J-WERKMEISTER
 Instr. Number 123-456
 Actual Sale Price 50,000
 Adjustments 0
 Adj. Sale Price 50,000
 Sale date 05/27/2004
 Deed Type WD
 Situs

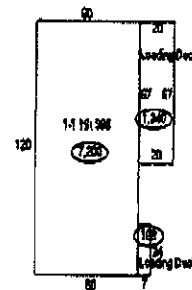
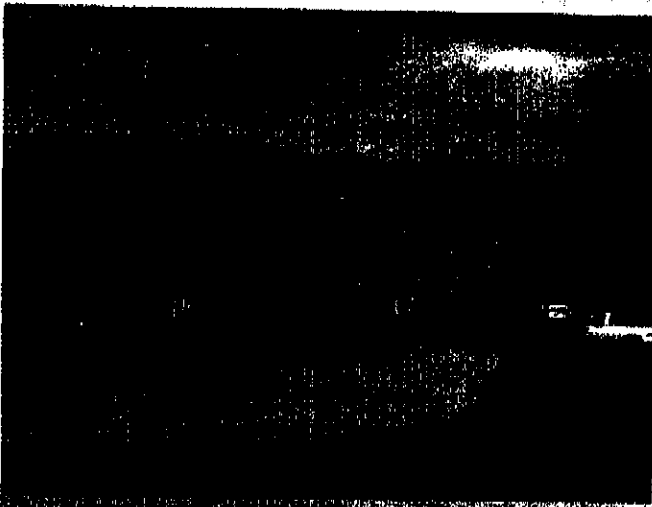
Legal Description: 21-25-6 1.99 AC TR IN SW1/4NE1/4 1.99 AC NELIGH TOWNSHI
 P TD 62

Assessed Valuation

| | |
|--------------------------------|--------|
| Land Value | 11,650 |
| Improvement Value | 35,360 |
| Total Value | 47,010 |
| Sale Price per Square Foot | 6.94 |
| Adjusted Price per Square Foot | 6.94 |

Sale Notes :

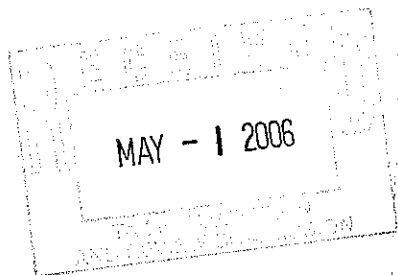
Form R 12/04/00



-- 0 inches common wall

95.100%

| Buildings | | | | | | | | | | | | | | | |
|-----------|----|------|---------------------|------|-----|------|------|-------|------|------|------|---------|-----------|--------|--|
| Seq | Ac | Code | Desc | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sac RCM | Pris Fund | RCM/D | |
| 1 | 1 | 386 | WAREHOUSE, MINI | 1970 | D | 200 | 20 | 7,200 | 360 | 1 | 12 | 164,520 | 79% | 34,715 | |
| 1 | 1 | DLW | LOADING DECK W/O RF | | | | | 1,340 | | | | 13,265 | 79% | 2,800 | |
| 1 | 2 | DLW | LOADING DECK W/O RF | | | | | 168 | | | | 1,665 | 79% | 350 | |



000025



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000465400 Real Property Record Card



Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:39:01A

Parcel Information

Parcel Number 000465400
 Map Number 1281-21-1-00000-000-4654
 Situs
 Legal 21-25-6 1.99 AC TR IN SW1/4NE1/4
 1.99 AC NELIGH TOWNSHIP TD 62

Ownership Information

Current Owner WERKMEISTER, NEIL, J.-WERKMEISTER, CINDY,
 Address 53110 845 RD
 City ST. Zip TILDEN NE 68781-
 Cadastral # 3/137/7E

Value Information

Land Value 12,475
 Impr. Value 35,355
 Outbuildings
 Total Value 47,830
 Exemptions
 Taxable Value 47,830

Assessment Data

District/TIF Fund 104
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 3
 Greenbelt Area
 Greenbelt Loss

Property Classification

Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 03 Rural
 City Size 00 N/A
 Lot Size 04 1.00-1.99 ac.

Sales History

| Date | Book/Page | Grantor |
|------------|-----------|-------------------|
| 05/27/2004 | 123-456 | HANSON, ROBERT, A |

Price 50,000
 Ownership %

Multiple Ownership
 Owner's Name

Appeal History

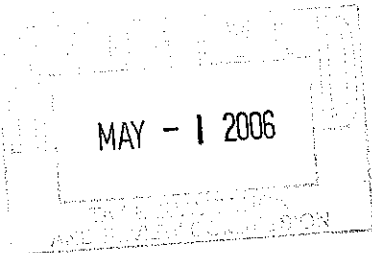
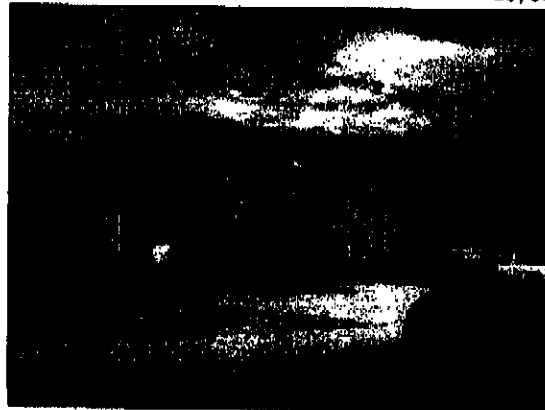
| Appeal # | Year | Appealed By | Status | Permit # | Date | Building | Description | Amount |
|----------|------|-------------|--------|----------|------|----------|-------------|--------|
|----------|------|-------------|--------|----------|------|----------|-------------|--------|

Assessment Milestones

| Year | Description | Class | Ex Code | Land | Impr. | Outldg. | Total | Taxable |
|------|-------------|-------|---------|------|-------|---------|-------|---------|
|------|-------------|-------|---------|------|-------|---------|-------|---------|

Historical Valuation Information

| Year | Owned Owner | Land | Impr. | Outldg. | Total | Exempt | Taxable | Taxes |
|------|---------------------------|--------|--------|---------|--------|--------|---------|--------|
| 2005 | WERKMEISTER, NEIL, J.-WER | 11,650 | 35,355 | | 47,005 | | 47,005 | 754.92 |
| 2004 | WERKMEISTER, NEIL, J.-WER | 11,650 | 35,360 | | 47,010 | | 47,010 | 776.70 |
| 2003 | HANSON, ROBERT, A | 12,475 | | 37,925 | 50,400 | | 50,400 | 829.54 |
| 2002 | HANSON, ROBERT, A | 12,475 | | 37,925 | 50,400 | | 50,400 | 801.96 |
| 2001 | HANSON, ROBERT, A | | 50,400 | | 50,400 | | 50,400 | 813.26 |
| 2000 | HANSON, ROBERT, A | | 38,025 | | 38,025 | | 38,025 | 615.34 |
| 1999 | HANSON, ROBERT, A | | 38,865 | | 38,865 | | 38,865 | 625.52 |
| 1998 | HANSON, ROBERT, A | | 35,550 | | 35,550 | | 35,550 | 626.26 |
| 1997 | HANSON, ROBERT, A | | 35,550 | | 35,550 | | 35,550 | 730.46 |
| 1996 | HANSON, ROBERT, A | | 35,550 | | 35,550 | | 35,550 | 690.06 |



000026



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000465400 Commercial Property Record Card

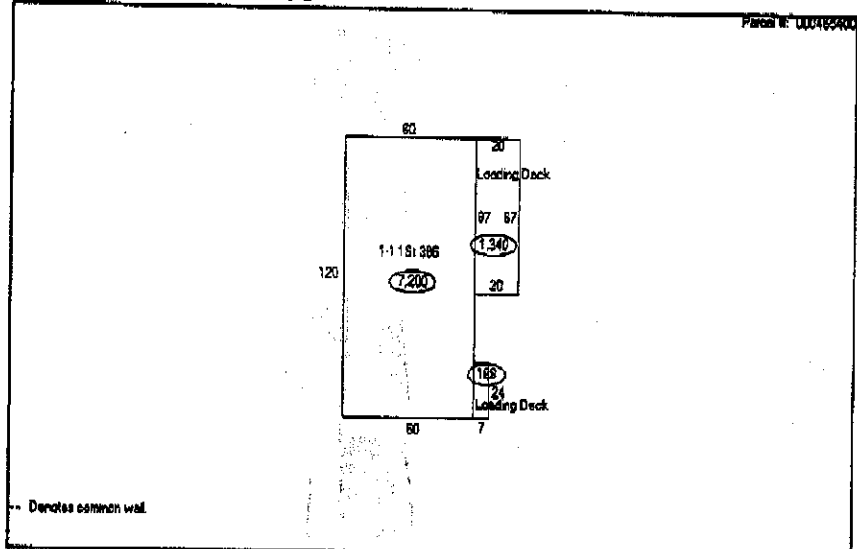
TerraScan Inc

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:39:07A

Parcel Information
 Parcel Number 000465400
 Map Number 1281-21-1-00000-000-4654
 Situs
 Legal 21-25-6 1.99 AC TR IN SW1/4NE1/4
 1.99 AC NELIGH TOWNSHIP TD 62
 Neighborhood 3
 Lot Width
 Lot Depth
 Units Buildable 1.99
 Value Method UT

Ownership Information
 Current Owner WERKMEISTER, NEIL, J-WERKMEISTER, CINDY,
 Address 53110 845 RD
 City St. Zip TILDEN NE 68781-
 Cadastral # 3/137/7E

Property Data
 Topography
 Street
 Utilities
 Amenities 1
 Amenities 2
 Number of Units 12475
 Unit Value 1.00
 Adjustment
 Lot Value 12,475



| Bldg. Seq. Code | Description | Year | Clas. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Phys. Func. | RCNLD | |
|---|---------------------|------|-------|-------|-------|------|-------|-------|-------|----------|-------------|-----------|--------|
| 1 1 | 386 WAREHOUSE, MINI | 1970 | D | | 200 | 20 | 7,200 | 360 | 1 | 12 | 164,520 | 80% | 32,410 |
| 1 | LOADING DECK W/O R | | | | | | 1,340 | | | | 13,265 | 80% | 2,615 |
| 1 | LOADING DECK W/O R | | | | | | 168 | | | | 1,665 | 80% | 330 |
| Total Building Area | | | | | | | | | | | | 7,200 | |
| Total Building RCN | | | | | | | | | | | | 164,520 | |
| Total Refinements | | | | | | | | | | | | 14,930 | |
| Total Replacement Cost New | | | | | | | | | | | | 179,450 | |
| Total Phys. & Func. Depreciation | | | | | | | | | | | | (144,095) | |
| RCN Less Phys. & Func. | | | | | | | | | | | | 35,355 | |
| Economic Depreciation | | | | | | | | | | | | | |
| Accrued Economic depreciation | | | | | | | | | | | | | |
| Total RCN Less Depreciation | | | | | | | | | | | | 35,355 | |
| Additional Lump Sums | | | | | | | | | | | | | |
| Land Value | | | | | | | | | | | | 12,475 | |
| Total Cost Value | | | | | | | | | | | | 47,830 | |
| Value Per Res Unit | | | | | | | | | | | | | |
| Value Per Sq. Ft. | | | | | | | | | | | | 6.64 | |

Potential Gross Income
 Contract
 Market

Vacancy & Collection Loss
Effective Income
Total Expenses
Net Operating Income
Capitalization Rate
Income Approach
Final Value Reconciliation

47,830

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

MAY - 1 2006

000027



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000041000 Commercial Sales Form

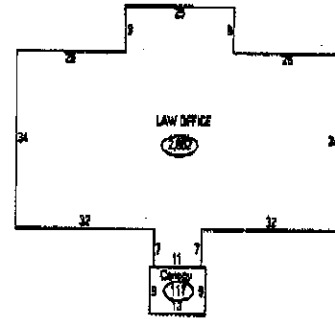


Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:39:63A

Parcel Number 000041000
 Map Number 0000-00-0-10000-079-0410
 Tax District 1
 Grantor MCNALLY, JAMES, J MCNALLY, ROXANA
 Grantee MCNALLY, JAMES, J MCNALLY, ROXANA
 Instr. Number 124-203
 Actual Sale Price 500
 Adjustments 0
 Adj. Sale Price 500
 Sale date 03/29/2005
 Deed Type QCD
 Situs HWY 14

Legal Description:
 LOTS 1-4 EXC TR IN LOT 1 CONT 672 SQ FT & EXC STRIP ALONG N&E SIDES LOT 1 & E SIDE LOT 2 TO DOR; N1/2 LOT 5 BL K 79 NELIGH CITY

Assessed Valuation:
 Land Value 22,850
 Improvement Value 0
 Total Value 22,850
 Sale Price per Square Foot 0.00
 Adjusted Price per Square Foot 0.00
 Sale Notes : NE DOR SOLD RIGHT TO HWY ACCESS ONLY.



- DOR as common wall

| BLDG | SEC | CODE | DESC | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec RCN | Phys Func | REMBLD |
|------|-----|------|------|------|-----|------|------|------|------|------|------|---------|-----------|--------|
|------|-----|------|------|------|-----|------|------|------|------|------|------|---------|-----------|--------|

* Vac @ time of sale
 - substantially improved (152.33%)
 - issues w/ rights of ingress & egress prior
 - now these issues are resolved.

MAY - 1 2006

000028

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000041000 Real Property Record Card

TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:39:37A

| | |
|---|--|
| Parcel Information | Ownership Information |
| Parcel Number 000041000 | Current Owner MCNALLY, JAMES, J MCNALLY, ROXANA, L |
| Map Number 0000-00-0-10000-079-0410 | |
| Situs 1010 S ST | Address PO BOX 164 |
| Legal LOTS 1-4 EXC TR IN LOT 1 CONT 672 SQ FT & EXC STRIP ALONG N&E SIDES LOT 1 | City ST. Zip NELIGH NE 68756- |
| | Cadastral # 1/28/79/2 |

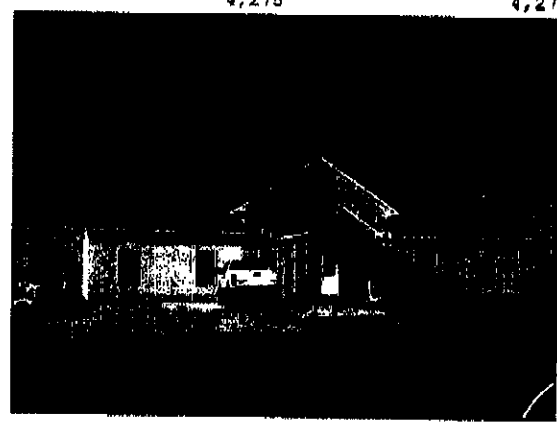
| | | |
|----------------------|--------------------------------|--------------------------------|
| Valuation | Assessment Data | Property Classification |
| Land Value 22,850 | District/TIF Fund 1 | Status 01 Improved |
| Impr. Value 68,605 | School Base 02-0009 NELIGH OAK | Use 02 Commercial |
| Outbuildings | Affiliated Code 02-0009 | Zoning 03 Commercial |
| Total Value 91,455 | Neighborhood 1000 | Location 01 Urban |
| Exemptions | Greenbelt Area | City Size 06 900-2,500 |
| Taxable Value 91,455 | Greenbelt Loss | Lot Size 33 |

| | | | | |
|----------------------|-------------------|------------------------------|---------------------------|---------------------|
| Sales History | Price | Ownership, % | Multiple Ownership | Owner's Name |
| Date 03/29/2005 | Book Page 124-203 | MCNALLY, JAMES, J-MCNALLY, R | 500 | |
| 08/02/2004 | 123-554 | FIRST UNITED BANK | 15,000 | |

| | | | | | |
|---------------------------|---------------|-----------------|-------------|--------------------|---------------|
| Assessment History | Status | Permit # | Date | Description | Amount |
| Assessed Year | Appealed By | 1000 | 01/20/2006 | CONSTRUCTION COM | 166,500 |

| | | | | | | | |
|------------------------------|--------------|----------------|-------------|--------------|-----------------|--------------|----------------|
| Assessment Milestones | Class | Ex Code | Land | Impr. | Outbidg. | Total | Taxable |
|------------------------------|--------------|----------------|-------------|--------------|-----------------|--------------|----------------|

| Historical Valuation Information | | | | | | | |
|----------------------------------|--------------------------|--------|--------|----------|--------|--------|--------|
| Year | Billed Owner | Land | Impr. | Outbidg. | Total | Exempt | Taxes |
| 2005 | MCNALLY, JAMES, J MCNALL | 22,850 | | | 22,850 | 22,850 | 514.28 |
| 2004 | MCNALLY, JAMES, J MCNALL | 22,850 | | | 22,850 | 22,850 | 528.70 |
| 2003 | FIRST UNITED BANK | 22,850 | | | 22,850 | 22,850 | 513.36 |
| 2002 | FIRST UNITED BANK | 22,850 | | | 22,850 | 22,850 | 487.26 |
| 2001 | FIRST UNITED BANK | | 22,850 | | 22,850 | 22,850 | 485.00 |
| 2000 | FIRST UNITED BANK | | 4,275 | | 4,275 | 4,275 | 90.08 |
| 1999 | FIRST UNITED BANK | | 4,275 | | 4,275 | 4,275 | 89.92 |
| 1998 | FIRST UNITED BANK | | 4,275 | | 4,275 | 4,275 | 97.06 |
| 1997 | FIRST UNITED BANK | | 4,275 | | 4,275 | 4,275 | 119.44 |
| 1996 | FIRST UNITED BANK | | 4,275 | | 4,275 | 4,275 | 112.82 |



MAY - 1 2006

000029

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000041000 Commercial Property Record Card

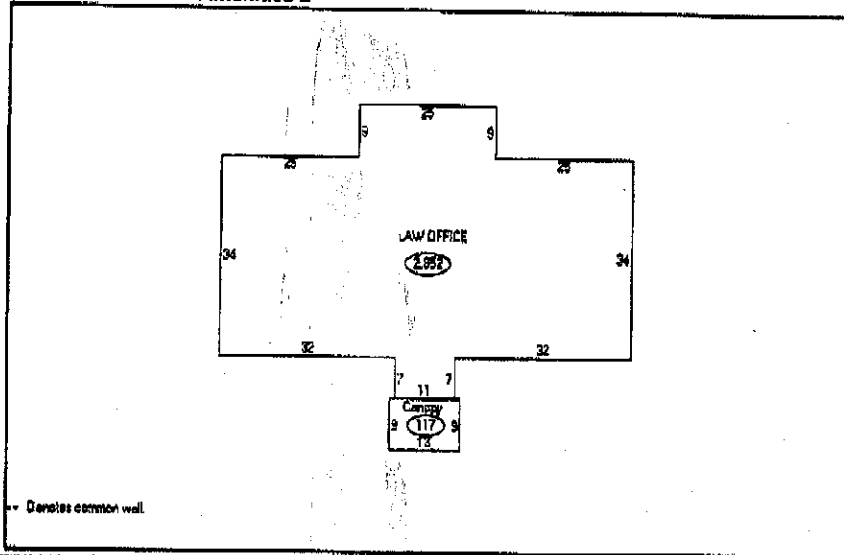
TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:39:42A

Parcel Information
 Parcel Number 000041000
 Map Number 0000-00-0-10000-079-0410
 Situs 1010 S ST
 Legal LOTS 1-4 EXC TR IN LOT 1 CONT 672 SQ FT & EXC STRIP ALONG N&E SIDES LOT 1
 Neighborhood 1000
 Lot Width 216
 Lot Depth 132
 Units Buildable 24051
 Value Method UT

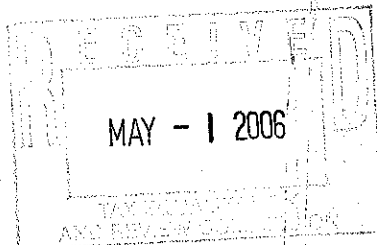
Ownership Information
 Current Owner MCNALLY, JAMES, J MCNALLY, ROXANA, L
 Address PO BOX 164
 City St. Zip NELIGH NE 68756-
 Cadastral # 1/28/79/2

Property Data
 SL IRREG (HWY) Number of Units 22850
 Street Unit Value 1.00
 Utilities Adjustment
 Amenities 1 Lot Value 22,850
 Amenities 2



| Seq. | Code | Description | Year | Cl. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Phys. | Func. | RCNLD |
|---|------|---------------------|------|-----|-------|-------|-------|-------|-------|-------|-------------------------------|-------|-------|--------|
| 1 | 1 | 344 OFFICE BUILDING | 2005 | C | 400 | 30 | 2,852 | 250 | 2 | 20 | 453,325 | 70% | 50% | 68,000 |
| 1 | | CANOPY, ROOF/SLAB | 2005 | | | | 117 | | | | 2,020 | 70% | | 605 |
| Total Building Area | | | | | | | | | | | Potential Gross Income | | | |
| 2,852 | | | | | | | | | | | Contract | | | |
| Total Building RCN | | | | | | | | | | | Market | | | |
| 453,325 | | | | | | | | | | | Vacancy & Collection Loss | | | |
| Total Refinements | | | | | | | | | | | Effective Income | | | |
| 2,020 | | | | | | | | | | | Total Expenses | | | |
| Total Replacement Cost New | | | | | | | | | | | Net Operating Income | | | |
| 455,345 | | | | | | | | | | | Capitalization Rate | | | |
| Total Phys. & Func. Depreciation | | | | | | | | | | | Income Approach | | | |
| (386,740) | | | | | | | | | | | Final Value Reconciliation | | | |
| RCN Less Phys. & Func. | | | | | | | | | | | 91,455 | | | |
| 68,605 | | | | | | | | | | | | | | |
| Economic Depreciation | | | | | | | | | | | | | | |
| Accrued Economic depreciation | | | | | | | | | | | | | | |
| Total RCN Less Depreciation | | | | | | | | | | | | | | |
| 68,605 | | | | | | | | | | | | | | |
| Additional Lump Sums | | | | | | | | | | | | | | |
| Land Value | | | | | | | | | | | | | | |
| 22,850 | | | | | | | | | | | | | | |
| Total Cost Value | | | | | | | | | | | | | | |
| 91,455 | | | | | | | | | | | | | | |
| Value Per Res Unit | | | | | | | | | | | | | | |
| 32.07 | | | | | | | | | | | | | | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



000030



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000044500 Commercial Sales Form

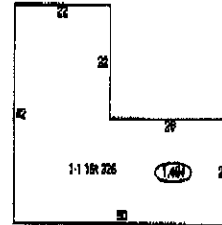
TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:40:13A

Parcel Number 000044500
 Map Number 0000-00-0-10000-098-0445
 Tax District 1
 Grantor REINKE, DAVID, L
 Grantee ZEGERS, DONALD, L ZEGERS, JUDITH,
 Instr. Number 124-620
 Actual Sale Price 11,000
 Adjustments 0
 Adj. Sale Price 11,000
 Sale date 04/20/2005
 Deed Type JTWD
 Situs T ST

Legal Description: S 12' LOT 2 LOTS 3 & 4 N1/2 LOT 5 BLK 98 NELIGH CITY

Assessment Valuation:
 Land Value 7,810
 Improvement Value 495
 Total Value 8,305
 Sale Price per Square Foot 7.41
 Adjusted Price per Square Foot 7.41
 Sale Notes :



- Denotes common wall

75.5%

| Buildings | | | | | | | | | | | | | | |
|-----------|-----|------|----------------|------|-----|------|------|-------|------|------|------|---------|-----------|-------|
| Seq | Lot | Code | Desc | Year | CLS | Qual | Cond | Area | Perm | Stor | Hght | Sec RCN | Phys Func | RCNED |
| 1 | 1 | 326 | STORAGE GARAGE | 1960 | D | 200 | 20 | 1,484 | 184 | 1 | 10 | 70,787 | 994 | 495 |

MAY - 1 2006
 TAX COLLECTION
 AND REVENUE DIVISION

000031



ANTELOPE COUNTY ASSESSOR'S OFFICE

+000044500 Real Property Record Card

TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 08:40:31A

Parcel Information
 Parcel Number 000044500
 Map Number 0000-00-0-10000-098-0445
 Situs T ST
 Legal S 12' LOT 2 LOTS 3 & 4 N1/2 LOT 5
 BLK 98 NELIGH CITY

Ownership Information
 Current Owner ZEGERS, DONALD, L ZEGERS, JUDITH, M
 Address 906 R ST
 City ST, Zip NELIGH NE 68756-
 Cadastral # 1/28/98/19520

Current Valuation
 Land Value 7,810
 Impr. Value 495
 Outbuildings
 Total Value 8,305
 Exemptions
 Taxable Value 8,305

Assessment Data
 District/TIF Fund 1
 School Base 02-0009 NELIGH OAK
 Affiliated Code 02-0009
 Neighborhood 1000
 Greenbelt Area
 Greenbelt Loss

Property Classification
 Status 01 Improved
 Use 03 Commercial
 Zoning 03 Commercial
 Location 01 Urban
 City Size 06 800-2,500
 Lot Size 02 10,000-20,000 sq. ft.

Deed History
 Date 04/20/2005 Book Page 124-620 Grantor REINKE, DAVID, L Price 11,000 Ownshp. % 11.000 Owner's Name

Appeal History
 Appeal # Year Appealed By Status Permit # Date Description Amount

Assessment Milestones
 Year Description Class Ex Code Land Impr. Outbidg. Total Taxable

| Historical Valuation Information | | Total | | Taxable | | Taxes | |
|----------------------------------|------------------|-------|-------|----------|--------|---------|--------|
| Year | Billed Owner | Land | Impr. | Outbidg. | Exempt | Taxable | Taxes |
| 2005 | REINKE, DAVID, L | 7,810 | 495 | | | 8,305 | 186.92 |
| 2004 | REINKE, DAVID, L | 7,810 | 495 | | | 8,305 | 192.16 |
| 2003 | REINKE, DAVID, L | 8,365 | | 540 | | 8,905 | 200.06 |
| 2002 | REINKE, DAVID, L | 8,365 | | 540 | | 8,905 | 189.90 |
| 2001 | REINKE, DAVID, L | | 8,905 | | | 8,905 | 189.02 |
| 2000 | REINKE, DAVID, L | | 6,305 | | | 6,305 | 132.86 |
| 1999 | REINKE, DAVID, L | | 6,305 | | | 6,305 | 132.62 |
| 1998 | REINKE, DAVID, L | | 6,305 | | | 6,305 | 143.14 |
| 1997 | REINKE, DAVID, L | | 6,305 | | | 6,305 | 176.14 |
| 1996 | REINKE, DAVID, L | | 6,305 | | | 6,305 | 166.40 |



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 MAY - 1 2006
 TAX COLLECTOR
 AND REVIEW DIVISION

ANTELOPE COUNTY ASSESSOR'S OFFICE

+000044500 Commercial Property Record Card

TerraScan Inc.

Data Provided By: JULIE HARRISON County Assessor. Printed on 04/07/2006 at 09:40:37A

Parcel Information
 Parcel Number 000044500
 Map Number 0000-00-0-10000-098-0445
 Situs T ST
 Legal S 12' LOT 2 LOTS 3 & 4 N1/2 LOT 5
 BLK 98 NELLIGH CITY

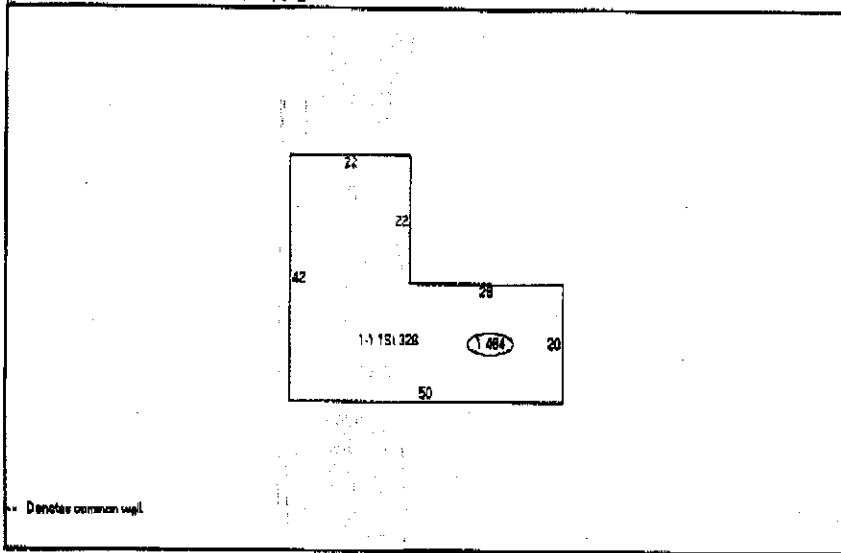
Ownership Information
 Current Owner ZEGERS, DONALD, L ZEGERS, JUDITH, M
 Address 306 R ST
 City St. Zip NELLIGH NE 68756-
 Cadestral # 1/28/98/19620

Neighborhood 1000
Lot Width 132
Lot Depth 132
Units Buildable 17424
Value Method UT

Topography
Street
Utilities
Amenities 1
Amenities 2

Property Data

Number of Units 7810
Unit Value 1.00
Adjustment
Lot Value 7,810



Building Data

| Blk. | Sec. | Code | Description | Year | Cls. | Qual. | Cond. | Area | Perm. | Stor. | Hght. | Sec. RCN | Phys. Func. | RCN.D. |
|------|------|------|----------------|------|------|-------|-------|-------|-------|-------|-------|----------|-------------|--------|
| 1 | 1 | 326 | STORAGE GARAGE | 1960 | D | 200 | 20 | 1,484 | 184 | 1 | 10 | 70,787 | 99% | 495 |

| | | Potential Gross Income | |
|----------------------------------|----------|------------------------|--------|
| | | Contract | Market |
| Total Building Area | 1,484 | | |
| Total Building RCN | 70,787 | | |
| Total Refinements | | | |
| Total Replacement Cost New | 70,787 | | |
| Total Phys. & Func. Depreciation | (70,292) | | |
| RCN Less Phys. & Func. | 495 | | |
| Economic Depreciation | | | |
| Accrued Economic Depreciation | | | |
| Total RCN Less Depreciation | 495 | | 8,305 |
| Additional Lump Sums | | | |
| Land Value | 7,810 | | |
| Total Cost Value | 8,305 | | |
| Value Per Res Unit | | | |
| Value Per Sq. Ft. | 5.60 | | |

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

