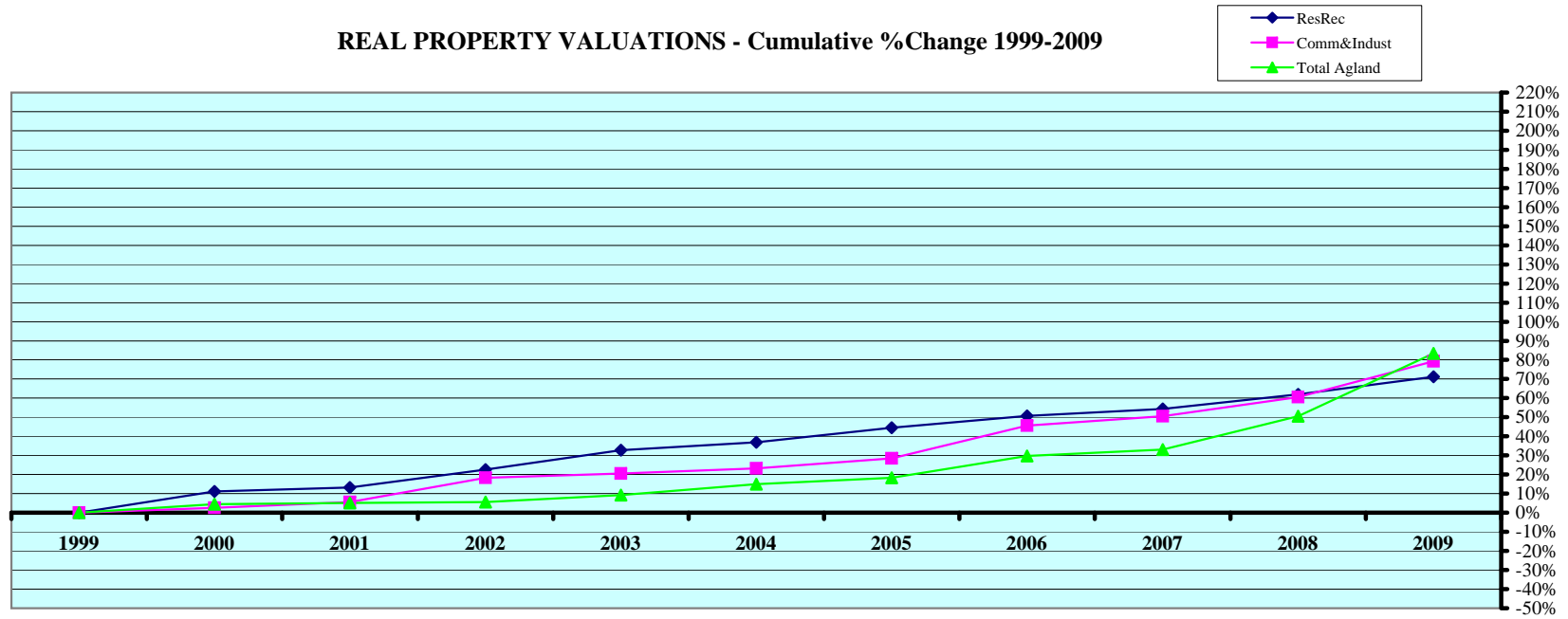


### REAL PROPERTY VALUATIONS - Cumulative %Change 1999-2009



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
1999	650,683,345	--	--	--	297,407,165	--	--	--	472,114,850	--	--	--
2000	723,422,095	72,738,750	11.18%	11.18%	305,263,535	7,856,370	2.64%	2.64%	493,295,110	21,180,260	4.49%	4.49%
2001	736,274,975	12,852,880	1.78%	13.15%	314,086,795	8,823,260	2.89%	5.61%	496,280,285	2,985,175	0.61%	5.12%
2002	797,997,710	61,722,735	8.38%	22.64%	351,994,650	37,907,855	12.07%	18.35%	498,842,465	2,562,180	0.52%	5.66%
2003	863,995,725	65,998,015	8.27%	32.78%	358,335,250	6,340,600	1.80%	20.49%	515,544,590	16,702,125	3.35%	9.20%
2004	890,956,730	26,961,005	3.12%	36.93%	366,267,140	7,931,890	2.21%	23.15%	542,519,160	26,974,570	5.23%	14.91%
2005	940,645,650	49,688,920	5.58%	44.56%	381,947,140	15,680,000	4.28%	28.43%	558,454,790	15,935,630	2.94%	18.29%
2006	980,578,395	39,932,745	4.25%	50.70%	433,066,125	51,118,985	13.38%	45.61%	612,591,640	54,136,850	9.69%	29.75%
2007	1,003,868,485	23,290,090	2.38%	54.28%	447,488,405	14,422,280	3.33%	50.46%	628,329,670	15,738,030	2.57%	33.09%
2008	1,054,094,060	50,225,575	5.00%	62.00%	477,504,940	30,016,535	6.71%	60.56%	710,769,320	82,439,650	13.12%	50.55%
2009	1,113,604,465	59,510,405	5.65%	71.14%	533,205,710	55,700,770	11.66%	79.28%	865,654,220	154,884,900	21.79%	83.36%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

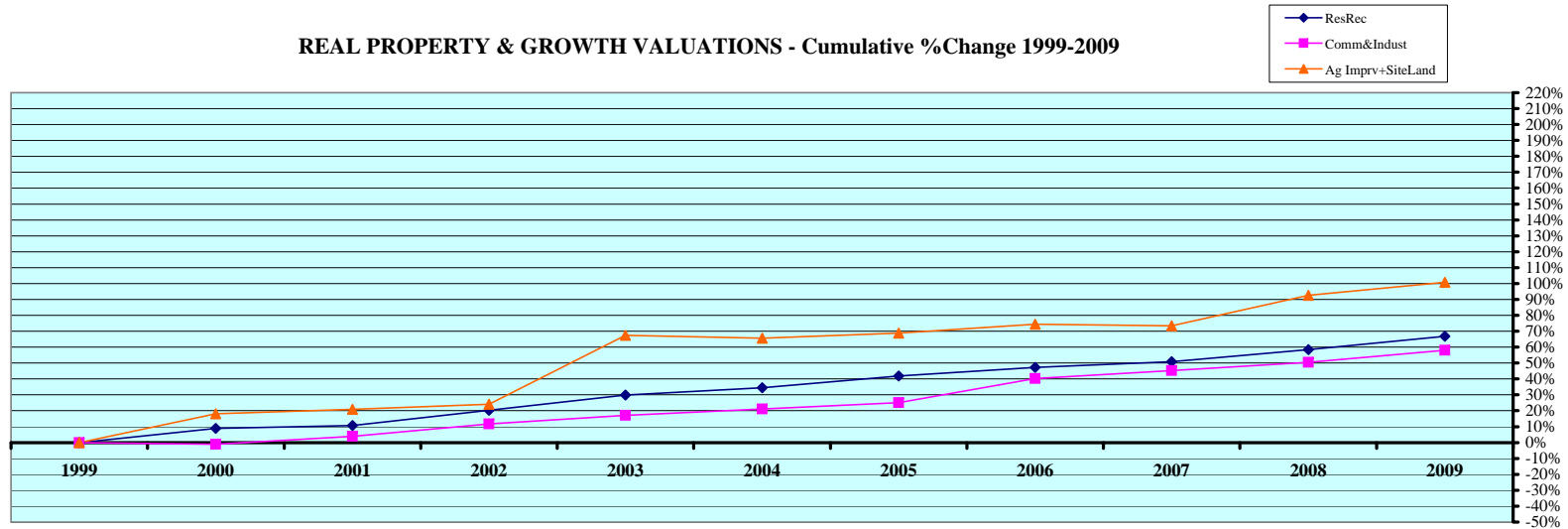
Agricultural Land

Cnty#   
County

FL area

(1) Residential & Recreational excludes Agric. dwelling & farm home site land; Commercial & Industrial excludes minerals; Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1999-2009



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1999	650,683,345	11,831,430	1.82%	638,851,915	--	--	297,407,165	1,303,130	0.44%	296,104,035	--	--
2000	723,422,095	14,579,815	2.02%	708,842,280	8.94%	8.94%	305,263,535	10,964,355	3.59%	294,299,180	-1.05%	-1.05%
2001	736,274,975	15,364,700	2.09%	720,910,275	-0.35%	10.79%	314,086,795	5,143,035	1.64%	308,943,760	1.21%	3.88%
2002	797,997,710	15,490,910	1.94%	782,506,800	6.28%	20.26%	351,994,650	20,004,260	5.68%	331,990,390	5.70%	11.63%
2003	863,995,725	18,631,573	2.16%	845,364,152	5.94%	29.92%	358,335,250	9,789,795	2.73%	348,545,455	-0.98%	17.19%
2004	890,956,730	16,341,103	1.83%	874,615,627	1.23%	34.41%	366,267,140	5,885,660	1.61%	360,381,480	0.57%	21.17%
2005	940,645,650	17,246,925	1.83%	923,398,725	3.64%	41.91%	381,947,140	9,650,540	2.53%	372,296,600	1.65%	25.18%
2006	980,578,395	22,273,928	2.27%	958,304,467	1.88%	47.28%	433,066,125	15,878,230	3.67%	417,187,895	9.23%	40.27%
2007	1,003,868,485	21,766,661	2.17%	982,101,824	0.16%	50.93%	447,488,405	15,508,970	3.47%	431,979,435	-0.25%	45.25%
2008	1,054,094,060	23,104,069	2.19%	1,030,989,991	2.70%	58.45%	477,504,940	30,167,350	6.32%	447,337,590	-0.03%	50.41%
2009	1,113,604,465	27,710,278	2.49%	1,085,894,187	3.02%	66.89%	533,205,710	62,955,430	11.81%	470,250,280	-1.52%	58.12%
Rate Ann%chg	5.52%			Resid & Rec. w/o growth		3.34%	6.01%			C & I w/o growth		1.45%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
1999	37,121,180	52,670,490	89,791,670	4,332,050	4.82%	85,459,620	--	--
2000	55,100,020	53,342,045	108,442,065	2,360,971	2.18%	106,081,094	18.14%	18.14%
2001	67,179,900	44,252,405	111,432,305	2,795,576	2.51%	108,636,729	0.18%	20.99%
2002	68,057,200	47,636,675	115,693,875	4,256,510	3.68%	111,437,365	0.00%	24.11%
2003	90,997,080	68,048,590	159,045,670	8,675,430	5.45%	150,370,240	29.97%	67.47%
2004	90,938,670	63,009,890	153,948,560	5,295,880	3.44%	148,652,680	-6.53%	65.55%
2005	90,703,670	64,836,570	155,540,240	4,016,065	2.58%	151,524,175	-1.57%	68.75%
2006	93,047,540	68,380,535	161,428,075	4,772,425	2.96%	156,655,650	0.72%	74.47%
2007	95,035,085	72,287,970	167,323,055	11,672,494	6.98%	155,650,561	-3.58%	73.35%
2008	99,963,370	76,649,195	176,612,565	3,724,765	2.11%	172,887,800	3.33%	92.54%
2009	104,795,651	80,122,414	184,918,065	4,699,174	2.54%	180,218,891	2.04%	100.71%
Rate Ann%chg	10.94%	4.28%	7.49%	Ag Imprv+Site w/o growth			4.27%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:  
Value; 1999 - 2009 CTL  
Growth Value; 1999-2009 Abstract of Asmnt Rpt.

NE Dept. of Revenue Property Assessment Division  
Prepared as of 03/01/2010

Cnty# 71  
County PLATTE

FL area 3

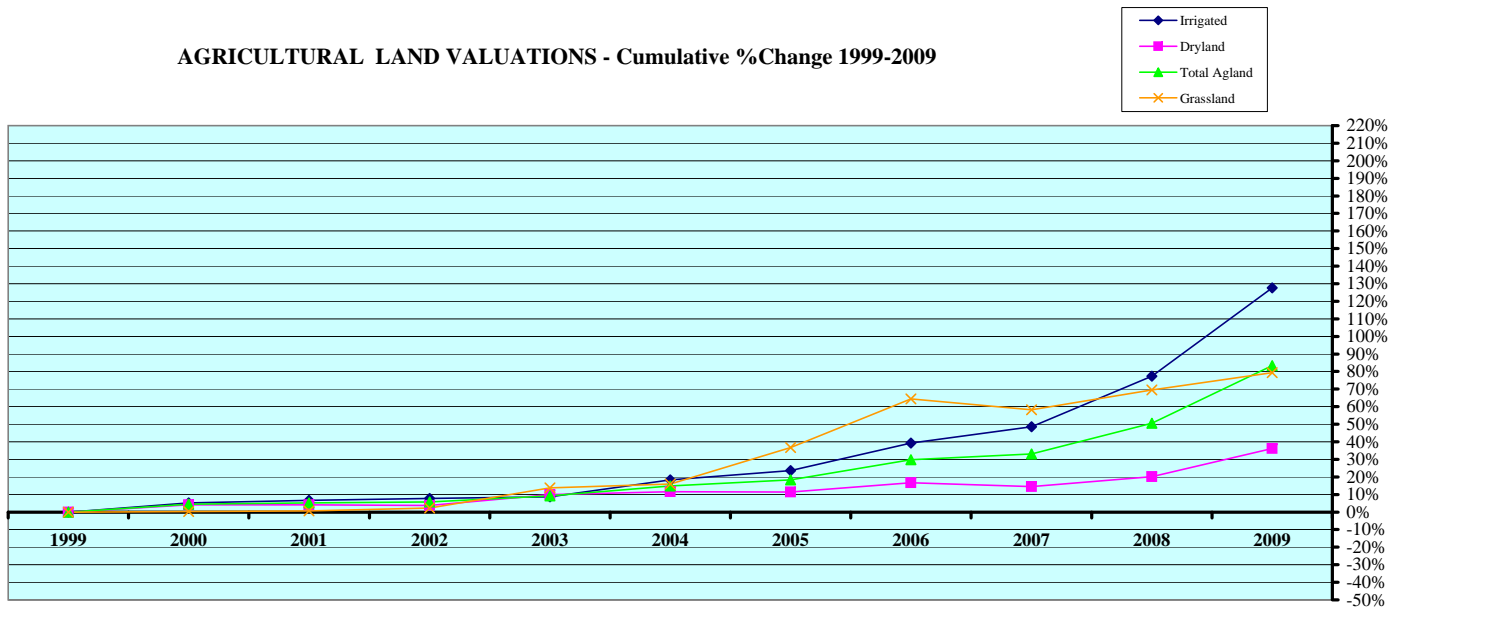
CHART 2

EXHIBIT

71B

Page 2

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1999-2009



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1999	235,319,725	--	--	--	215,118,865	--	--	--	20,196,885	--	--	--
2000	247,573,895	12,254,170	5.21%	5.21%	223,983,115	8,864,250	4.12%	4.12%	20,254,500	57,615	0.29%	0.29%
2001	250,888,420	3,314,525	1.34%	6.62%	223,791,090	-192,025	-0.09%	4.03%	20,345,625	91,125	0.45%	0.74%
2002	253,736,730	2,848,310	1.14%	7.83%	223,090,635	-700,455	-0.31%	3.71%	20,667,515	321,890	1.58%	2.33%
2003	255,654,365	1,917,635	0.76%	8.64%	236,398,925	13,308,290	5.97%	9.89%	22,975,855	2,308,340	11.17%	13.76%
2004	278,363,775	22,709,410	8.88%	18.29%	240,219,845	3,820,920	1.62%	11.67%	23,414,310	438,455	1.91%	15.93%
2005	290,777,680	12,413,905	4.46%	23.57%	239,453,930	-765,915	-0.32%	11.31%	27,610,350	4,196,040	17.92%	36.71%
2006	327,570,395	36,792,715	12.65%	39.20%	251,181,175	11,727,245	4.90%	16.76%	33,220,925	5,610,575	20.32%	64.49%
2007	349,556,210	21,985,815	6.71%	48.55%	246,232,950	-4,948,225	-1.97%	14.46%	31,951,895	-1,269,030	-3.82%	58.20%
2008	417,351,250	67,795,040	19.39%	77.35%	258,488,070	12,255,120	4.98%	20.16%	34,227,905	2,276,010	7.12%	69.47%
2009	535,697,635	118,346,385	28.36%	127.65%	292,979,080	34,491,010	13.34%	36.19%	36,210,010	1,982,105	5.79%	79.29%

Rate Ann.%chg: Irrigated **8.57%** Dryland **3.14%** Grassland **6.01%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1999				--	1,479,375	--	--	--	472,114,850	--	--	--
2000				--	1,483,600	4,225	0.29%	0.29%	493,295,110	21,180,260	4.49%	4.49%
2001				--	1,255,150	-228,450	-15.40%	-15.16%	496,280,285	2,985,175	0.61%	5.12%
2002				--	1,347,585	92,435	7.36%	-8.91%	498,842,465	2,562,180	0.52%	5.66%
2003				--	60,860	-1,286,725	-95.48%	-95.89%	515,544,590	16,702,125	3.35%	9.20%
2004	456,030	n/a	n/a	n/a	65,200	n/a	n/a	n/a	542,519,160	26,974,570	5.23%	14.91%
2005	451,515	-4,515	-0.99%	-0.99%	161,315	96,115	147.42%	147.42%	558,454,790	15,935,630	2.94%	18.29%
2006	446,925	-4,590	-1.02%	-2.00%	172,220	10,905	6.76%	164.14%	612,591,640	54,136,850	9.69%	29.75%
2007	400,995	-45,930	-10.28%	-12.07%	187,620	15,400	8.94%	187.76%	628,329,670	15,738,030	2.57%	33.09%
2008	369,005	-31,990	-7.98%	-19.08%	333,090	145,470	77.53%	410.87%	710,769,320	82,439,650	13.12%	50.55%
2009	416,700	47,695	12.93%	-8.62%	350,795	17,705	5.32%	438.03%	865,654,220	154,884,900	21.79%	83.36%

Cnty# **71** Rate Ann.%chg: Total Agric Land **6.25%**  
 County **PLATTE** FL area **3**

(1) Prior to 2003, waste land data was reported with other agland due to CTL reporting form structure; Beginning 2003 waste land isolated from other agland.  
 Source: 1999 - 2009 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1999-2009 (from Abstracts)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1999	235,948,275	155,546	1,517	--	--	215,670,770	177,908	1,212	--	--	21,388,945	52,539	407	--	--
2000	247,734,210	157,864	1,569	3.43%	3.43%	224,467,930	175,345	1,280	5.61%	5.61%	21,457,425	52,093	412	1.23%	1.23%
2001	250,374,390	158,532	1,579	0.64%	4.09%	224,810,115	174,737	1,287	0.55%	6.19%	21,333,005	51,232	416	0.97%	2.21%
2002	253,375,375	159,997	1,584	0.32%	4.42%	222,923,590	172,504	1,292	0.39%	6.60%	21,607,295	51,067	423	1.68%	3.93%
2003	255,610,640	160,794	1,590	0.38%	4.81%	236,303,915	171,685	1,376	6.50%	13.53%	22,841,075	50,991	448	5.91%	10.07%
2004	278,438,520	163,161	1,707	7.33%	12.49%	240,105,030	169,014	1,421	3.24%	17.21%	23,396,830	51,579	454	1.25%	11.45%
2005	286,230,465	166,491	1,719	0.74%	13.33%	243,387,405	165,513	1,471	3.51%	21.33%	27,550,035	51,383	536	18.20%	31.74%
2006	324,607,090	173,556	1,870	8.79%	23.29%	253,732,220	158,495	1,601	8.87%	32.09%	33,336,840	51,157	652	21.54%	60.11%
2007	347,076,995	185,923	1,867	-0.19%	23.06%	248,586,705	149,190	1,666	4.08%	37.48%	32,179,085	49,113	655	0.54%	60.98%
2008	415,602,410	198,865	2,090	11.95%	37.76%	260,130,455	137,153	1,897	13.83%	56.49%	34,219,800	47,920	714	8.99%	75.46%
2009	535,728,225	202,087	2,651	26.85%	74.75%	293,320,655	133,919	2,190	15.48%	80.72%	40,327,605	47,336	852	19.30%	109.32%

Rate Ann.%chg Average Value/Acre: 5.74%

6.10%

7.67%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1999						339,985	6,783	50			473,347,975	392,776	1,205	--	--
2000						359,055	7,044	51	2.00%		494,018,620	392,345	1,259	4.48%	4.48%
2001						353,935	7,019	50	-1.96%		496,871,445	391,520	1,269	0.79%	5.31%
2002						346,775	6,876	50	0.00%		498,253,035	390,444	1,276	0.55%	5.89%
2003						452,665	6,034	75	50.00%		515,272,300	390,327	1,320	3.45%	9.54%
2004	454,970	6,065	75	n/a	n/a	69,255	892	78	n/a	n/a	542,464,605	390,712	1,388	5.18%	15.22%
2005	452,770	6,035	75	0.00%	n/a	150,070	1,293	116	49.60%	n/a	557,770,745	390,714	1,428	2.82%	18.47%
2006	447,045	5,959	75	0.00%	n/a	162,515	1,364	119	2.62%	n/a	612,285,710	390,531	1,568	9.83%	30.11%
2007	401,875	5,357	75	0.00%	n/a	187,435	1,628	115	-3.36%	n/a	628,432,095	391,210	1,606	2.46%	33.31%
2008	363,765	4,849	75	0.00%	n/a	334,245	1,580	212	83.77%	n/a	710,650,675	390,366	1,820	13.33%	51.08%
2009	415,205	4,615	90	19.94%	n/a	411,870	1,323	311	47.13%	n/a	870,203,560	389,280	2,235	22.79%	85.51%

71  
PLATTE

FL area 3

Rate Ann. %chg Average Value/Acre: 6.37%

(1) Valuations on Abstracts vs CTL will vary due to different reporting dates (2) Prior to 2003, waste land data was reported with other agland; Beginning 2003 waste land isolated from other agland  
source: 1999 - 2009 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

2009 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
31,662	<b>PLATTE</b>	283,717,978	24,608,217	34,761,921	1,111,635,235	311,616,730	221,588,980	1,969,230	865,654,220	104,795,651	80,122,414	0	3,040,470,576
cnty sector/value % of total value:		9.33%	0.81%	1.14%	36.56%	10.25%	7.29%	0.06%	28.47%	3.45%	2.64%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
20,998	<b>COLUMBUS</b>	58,103,246	12,141,078	4,033,456	787,302,270	253,480,180	12,332,690	262,890	0	0	0	0	1,127,655,810
66.32%	%sector of county sector	20.48%	49.34%	11.60%	70.82%	81.34%	5.57%	13.35%					37.09%
	%sector of municipality	5.15%	1.08%	0.36%	69.82%	22.48%	1.09%	0.02%					100.00%
215	<b>CRESTON</b>	477,466	2,198	493	5,039,945	1,264,480	0	0	7,270	0	0	0	6,791,852
0.68%	%sector of county sector	0.17%	0.01%	0.00%	0.45%	0.41%			0.00%				0.22%
	%sector of municipality	7.03%	0.03%	0.01%	74.21%	18.62%			0.11%				100.00%
359	<b>DUNCAN</b>	64,571	308,989	788,378	12,179,870	719,345	0	0	51,835	0	0	0	14,112,988
1.13%	%sector of county sector	0.02%	1.26%	2.27%	1.10%	0.23%			0.01%				0.46%
	%sector of municipality	0.46%	2.19%	5.59%	86.30%	5.10%			0.37%				100.00%
786	<b>HUMPHREY</b>	414,442	391,297	403,879	34,633,495	2,968,925	0	0	0	0	0	0	38,812,038
2.48%	%sector of county sector	0.15%	1.59%	1.16%	3.12%	0.95%							1.28%
	%sector of municipality	1.07%	1.01%	1.04%	89.23%	7.65%							100.00%
276	<b>LINDSAY</b>	9,670,725	267,448	13,226	10,399,350	2,270,345	3,113,855	0	0	0	0	0	25,734,949
0.87%	%sector of county sector	3.41%	1.09%	0.04%	0.94%	0.73%	1.41%						0.85%
	%sector of municipality	37.58%	1.04%	0.05%	40.41%	8.82%	12.10%						100.00%
307	<b>MONROE</b>	950,929	215,423	220,861	7,198,920	1,193,055	0	0	0	0	0	0	9,779,188
0.97%	%sector of county sector	0.34%	0.88%	0.64%	0.65%	0.38%							0.32%
	%sector of municipality	9.72%	2.20%	2.26%	73.61%	12.20%							100.00%
797	<b>NEWMAN GROVE</b>	0	9,097	124	285,170	0	0	0	0	0	0	0	294,391
2.52%	%sector of county sector		0.04%	0.00%	0.03%								0.01%
	%sector of municipality		3.09%	0.04%	96.87%								100.00%
359	<b>PLATTE CENTER</b>	459,337	225,799	252,698	10,309,930	1,420,605	0	0	0	0	0	0	12,668,369
1.13%	%sector of county sector	0.16%	0.92%	0.73%	0.93%	0.46%							0.42%
	%sector of municipality	3.63%	1.78%	1.99%	81.38%	11.21%							100.00%
63	<b>TARNOV</b>	0	14,544	70,268	1,004,100	85,425	0	0	0	0	0	0	1,174,337
0.20%	%sector of county sector		0.06%	0.20%	0.09%	0.03%							0.04%
	%sector of municipality		1.24%	5.98%	85.50%	7.27%							100.00%
24,160	<b>Total Municipalities</b>	70,140,716	13,575,873	5,783,383	868,353,050	263,402,360	15,446,545	262,890	59,105	0	0	0	1,237,023,922
76.31%	%all municip.sect of cnty	24.72%	55.17%	16.64%	78.11%	84.53%	6.97%	13.35%	0.01%				40.69%