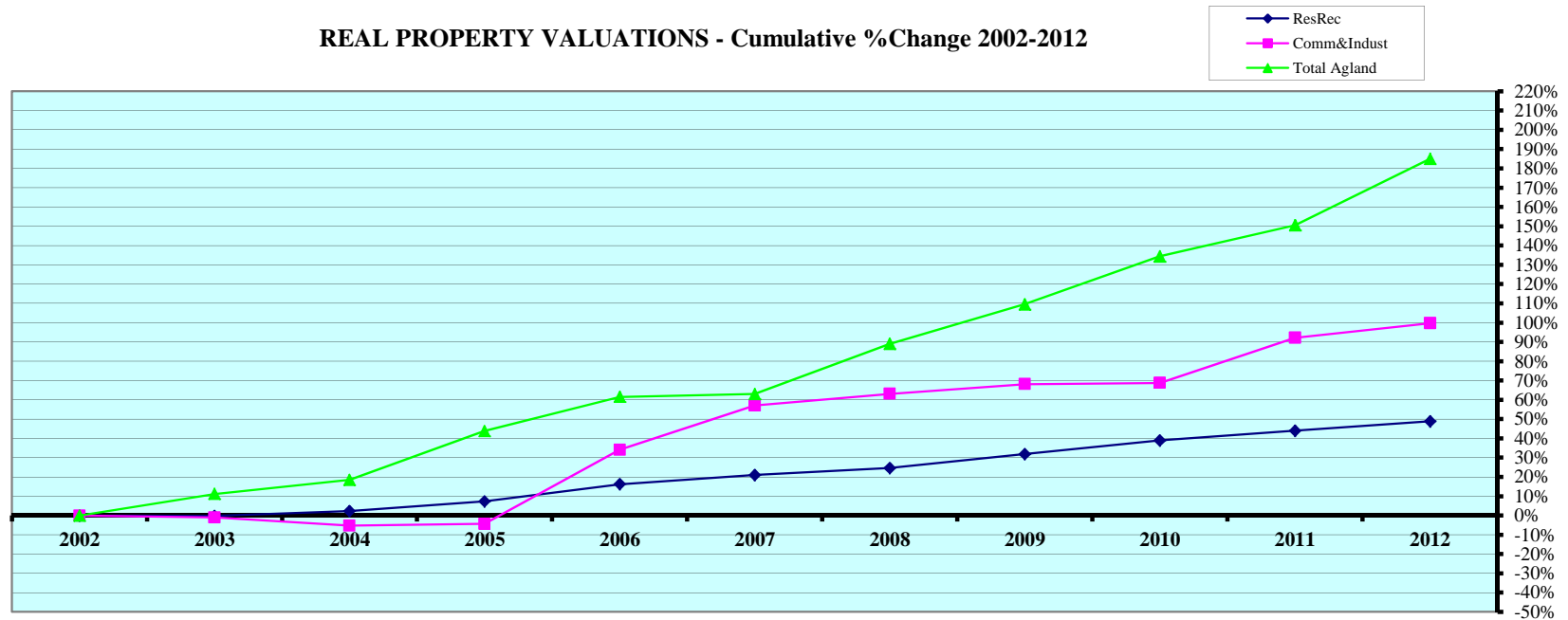


REAL PROPERTY VALUATIONS - Cumulative %Change 2002-2012



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2002	87,335,420	--	--	--	35,570,595	--	--	--	349,393,040	--	--	--
2003	87,160,835	-174,585	-0.20%	-0.20%	35,236,955	-333,640	-0.94%	-0.94%	388,516,005	39,122,965	11.20%	11.20%
2004	89,284,940	2,124,105	2.44%	2.23%	33,686,265	-1,550,690	-4.40%	-5.30%	413,961,310	25,445,305	6.55%	18.48%
2005	93,752,370	4,467,430	5.00%	7.35%	34,029,325	343,060	1.02%	-4.33%	502,354,255	88,392,945	21.35%	43.78%
2006	101,506,200	7,753,830	8.27%	16.23%	47,671,280	13,641,955	40.09%	34.02%	564,366,930	62,012,675	12.34%	61.53%
2007	105,662,190	4,155,990	4.09%	20.98%	55,861,595	8,190,315	17.18%	57.04%	569,760,645	5,393,715	0.96%	63.07%
2008	108,842,105	3,179,915	3.01%	24.63%	58,012,285	2,150,690	3.85%	63.09%	660,580,090	90,819,445	15.94%	89.07%
2009	115,170,020	6,327,915	5.81%	31.87%	59,804,665	1,792,380	3.09%	68.13%	732,132,060	71,551,970	10.83%	109.54%
2010	121,367,625	6,197,605	5.38%	38.97%	60,024,750	220,085	0.37%	68.75%	819,066,330	86,934,270	11.87%	134.43%
2011	125,749,430	4,381,805	3.61%	43.98%	68,371,620	8,346,870	13.91%	92.21%	875,490,350	56,424,020	6.89%	150.57%
2012	129,999,500	4,250,070	3.38%	48.85%	71,051,375	2,679,755	3.92%	99.75%	995,884,045	120,393,695	13.75%	185.03%

Rate Annual %chg: Residential & Recreational **4.06%**

Commercial & Industrial **7.16%**

Agricultural Land **11.04%**

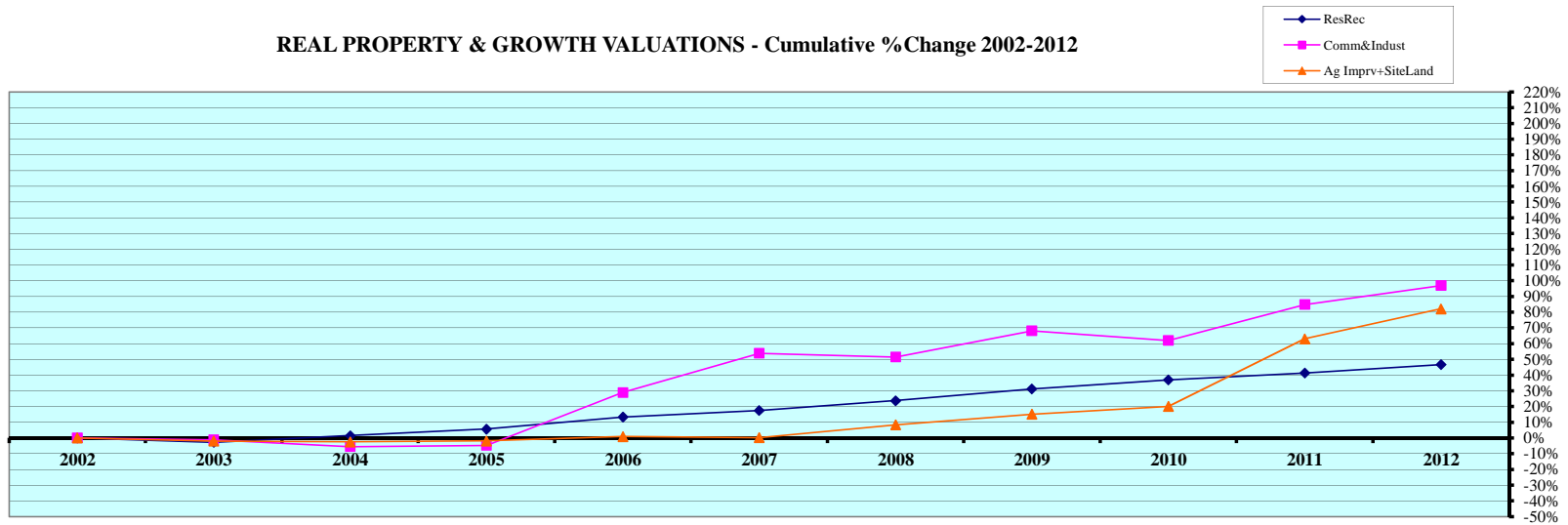
Cnty# **2**
County **ANTELOPE**

FL area **12**

CHART 1 EXHIBIT 2B Page 1

(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 2002-2012

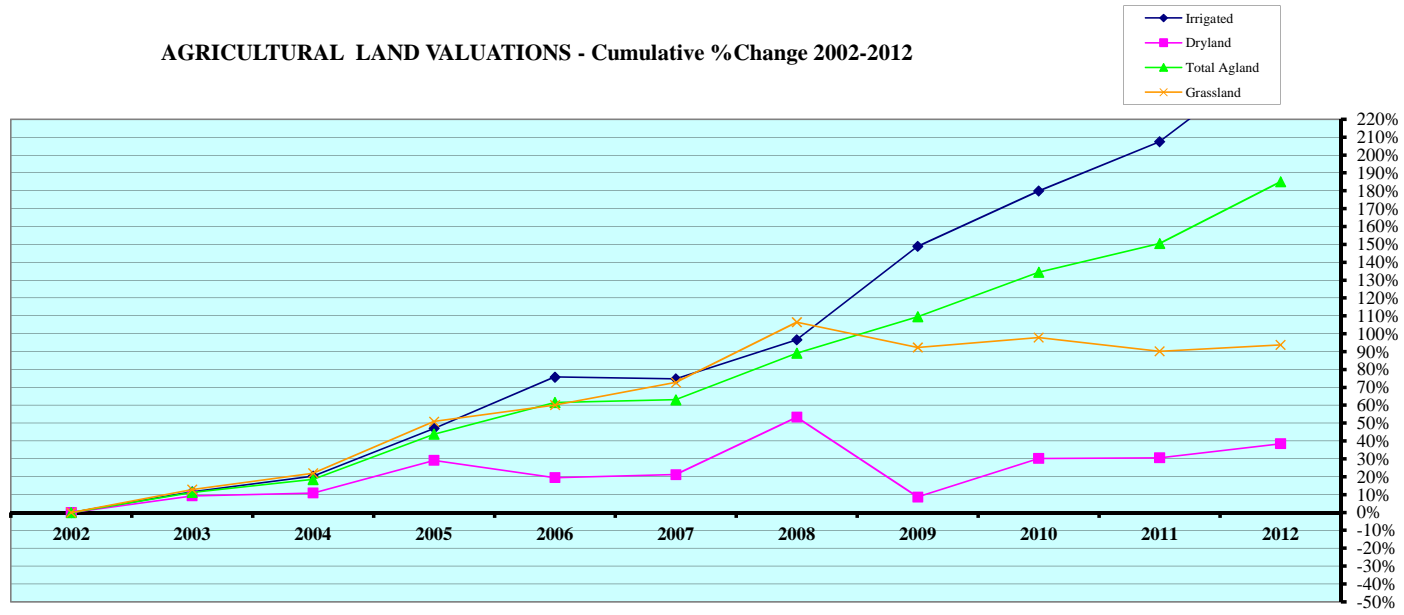


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2002	87,335,420	936,080	1.07%	86,399,340	--	--	35,570,595	511,605	1.44%	35,058,990	--	--
2003	87,160,835	2,203,200	2.53%	84,957,635	-2.72%	-2.72%	35,236,955	79,255	0.22%	35,157,700	-1.16%	-1.16%
2004	89,284,940	636,440	0.71%	88,648,500	1.71%	1.50%	33,686,265	65,025	0.19%	33,621,240	-4.59%	-5.48%
2005	93,752,370	1,456,032	1.55%	92,296,338	3.37%	5.68%	34,029,325	150,660	0.44%	33,878,665	0.57%	-4.76%
2006	101,506,200	2,556,570	2.52%	98,949,630	5.54%	13.30%	47,671,280	1,806,700	3.79%	45,864,580	34.78%	28.94%
2007	105,662,190	3,041,735	2.88%	102,620,455	1.10%	17.50%	55,861,595	1,132,735	2.03%	54,728,860	14.80%	53.86%
2008	108,842,105	743,975	0.68%	108,098,130	2.31%	23.77%	58,012,285	4,165,085	7.18%	53,847,200	-3.61%	51.38%
2009	115,170,020	530,005	0.46%	114,640,015	5.33%	31.26%	59,804,665	0	0.00%	59,804,665	3.09%	68.13%
2010	121,367,625	1,719,024	1.42%	119,648,601	3.89%	37.00%	60,024,750	2,424,270	4.04%	57,600,480	-3.69%	61.93%
2011	125,749,430	2,282,155	1.81%	123,467,275	1.73%	41.37%	68,371,620	2,651,725	3.88%	65,719,895	9.49%	84.76%
2012	129,999,500	1,947,083	1.50%	128,052,417	1.83%	46.62%	71,051,375	1,015,055	1.43%	70,036,320	2.43%	96.89%
Rate Ann%chg	4.06%			Resid & Rec. w/o growth	2.41%		7.16%			C & I w/o growth	5.21%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2002	38,426,215	21,662,470	60,088,685	3,276,610	5.45%	56,812,075	--	--
2003	38,452,725	21,207,055	59,659,780	776,270	1.30%	58,883,510	-2.01%	-2.01%
2004	40,918,875	18,450,855	59,369,730	744,204	1.25%	58,625,526	-1.73%	-2.43%
2005	42,678,590	17,707,440	60,386,030	1,430,490	2.37%	58,955,540	-0.70%	-1.89%
2006	42,255,330	18,407,485	60,662,815	9,595	0.02%	60,653,220	0.44%	0.94%
2007	41,913,820	18,289,240	60,203,060	0	0.00%	60,203,060	-0.76%	0.19%
2008	43,869,290	21,229,470	65,098,760	16,200	0.02%	65,082,560	8.11%	8.31%
2009	46,153,620	23,024,825	69,178,445	6,780	0.01%	69,171,665	6.26%	15.12%
2010	50,243,955	27,430,770	77,674,725	5,509,977	7.09%	72,164,748	4.32%	20.10%
2011	55,138,930	46,962,900	102,101,830	4,114,918	4.03%	97,986,912	26.15%	63.07%
2012	57,354,465	56,712,230	114,066,695	4,639,095	4.07%	109,427,600	7.17%	82.11%
Rate Ann%chg	4.09%	10.10%	6.62%	Ag Imprv+Site w/o growth	4.73%			

(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 property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2002 - 2012 CTL
Growth Value; 2002-2012 Abstract of Asmnt Rpt.
NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2013

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2002-2012



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
2002	219,950,470	--	--	--	82,139,850	--	--	--	46,236,695	--	--	--
2003	245,527,275	25,576,805	11.63%	11.63%	89,749,065	7,609,215	9.26%	9.26%	52,167,990	5,931,295	12.83%	12.83%
2004	264,846,280	19,319,005	7.87%	20.41%	91,042,725	1,293,660	1.44%	10.84%	56,405,440	4,237,450	8.12%	21.99%
2005	323,294,790	58,448,510	22.07%	46.99%	106,048,400	15,005,675	16.48%	29.11%	69,757,865	13,352,425	23.67%	50.87%
2006	386,637,295	63,342,505	19.59%	75.78%	98,154,930	-7,893,470	-7.44%	19.50%	74,019,855	4,261,990	6.11%	60.09%
2007	384,450,005	-2,187,290	-0.57%	74.79%	99,532,795	1,377,865	1.40%	21.17%	79,856,855	5,837,000	7.89%	72.71%
2008	432,472,282	48,022,277	12.49%	96.62%	125,966,781	26,433,986	26.56%	53.36%	95,457,046	15,600,191	19.54%	106.45%
2009	547,406,865	114,934,583	26.58%	148.88%	89,265,425	-36,701,356	-29.14%	8.67%	88,937,830	-6,519,216	-6.83%	92.35%
2010	615,508,660	68,101,795	12.44%	179.84%	106,986,010	17,720,585	19.85%	30.25%	91,502,495	2,564,665	2.88%	97.90%
2011	676,092,515	60,583,855	9.84%	207.38%	107,274,920	288,910	0.27%	30.60%	87,923,365	-3,579,130	-3.91%	90.16%
2012	788,691,415	112,598,900	16.65%	258.58%	113,768,950	6,494,030	6.05%	38.51%	89,582,305	1,658,940	1.89%	93.75%

Rate Ann.%chg: Irrigated **13.62%** Dryland **3.31%** Grassland **6.84%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2002					1,066,025	--	--	--	349,393,040	--	--	--
2003	131,670	--	--	--	940,005	-126,020	-11.82%	-11.82%	388,516,005	39,122,965	11.20%	11.20%
2004	253,650	121,980	92.64%	92.64%	1,413,215	473,210	50.34%	32.57%	413,961,310	25,445,305	6.55%	18.48%
2005	337,625	83,975	33.11%	156.42%	2,915,575	1,502,360	106.31%	173.50%	502,354,255	88,392,945	21.35%	43.78%
2006	2,064,620	1,726,995	511.51%	1468.03%	3,490,230	574,655	19.71%	227.41%	564,366,930	62,012,675	12.34%	61.53%
2007	1,608,415	-456,205	-22.10%	1121.55%	4,312,575	822,345	23.56%	304.55%	569,760,645	5,393,715	0.96%	63.07%
2008	1,021,885	-586,530	-36.47%	676.10%	5,662,096	1,349,521	31.29%	431.14%	660,580,090	90,819,445	15.94%	89.07%
2009	524,645	-497,240	-48.66%	298.45%	5,997,295	335,199	5.92%	462.58%	732,132,060	71,551,970	10.83%	109.54%
2010	794,420	269,775	51.42%	503.34%	4,274,745	-1,722,550	-28.72%	301.00%	819,066,330	86,934,270	11.87%	134.43%
2011	513,770	-280,650	-35.33%	290.20%	3,685,780	-588,965	-13.78%	245.75%	875,490,350	56,424,020	6.89%	150.57%
2012	488,595	-25,175	-4.90%	271.08%	3,352,780	-333,000	-9.03%	214.51%	995,884,045	120,393,695	13.75%	185.03%

Cnty# **2**
County **ANTELOPE**

FL area **12**

Rate Ann.%chg: Total Agric Land **11.04%**

(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.

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2002-2012 (from Abstracts)⁽¹⁾

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
2002	219,872,510	218,269	1,007			82,276,405	128,987	638			46,181,235	161,145	287		
2003	245,534,080	219,774	1,117	10.92%	10.92%	89,802,625	127,706	703	10.19%	10.19%	52,153,105	161,114	324	12.89%	12.89%
2004	264,920,000	222,115	1,193	6.78%	18.44%	91,152,375	125,424	727	3.38%	13.91%	56,622,340	160,684	352	8.76%	22.78%
2005	323,267,125	226,841	1,425	19.48%	41.52%	106,133,290	121,040	877	20.65%	37.44%	69,734,845	159,275	438	24.25%	52.55%
2006	386,008,570	246,779	1,564	9.76%	55.33%	98,472,555	105,853	930	6.09%	45.81%	74,254,560	154,149	482	10.02%	67.84%
2007	384,751,485	250,284	1,537	-1.72%	52.66%	99,365,290	102,733	967	3.97%	51.60%	79,894,200	153,217	521	8.25%	81.69%
2008	448,391,075	251,864	1,780	15.81%	76.79%	128,083,145	101,581	1,261	30.36%	97.63%	96,283,840	152,836	630	20.81%	119.51%
2009	529,717,875	256,950	2,062	15.80%	104.72%	94,795,080	97,894	968	-23.20%	51.78%	91,500,570	151,097	606	-3.87%	111.00%
2010	616,446,820	277,507	2,221	7.75%	120.59%	107,041,940	85,345	1,254	29.52%	96.59%	81,700,995	133,333	613	1.19%	113.50%
2011	670,015,155	283,316	2,365	6.46%	134.85%	109,063,190	85,150	1,281	2.12%	100.76%	89,688,965	135,300	663	8.18%	130.97%
2012	787,393,245	291,041	2,705	14.40%	168.66%	114,451,495	81,754	1,400	9.30%	119.43%	89,574,800	130,628	686	3.44%	138.93%

Rate Annual %chg Average Value/Acre: 10.39%

8.18%

9.10%

Tax Year	WASTE LAND ⁽²⁾				OTHER AGLAND ⁽²⁾				TOTAL AGRICULTURAL LAND ⁽¹⁾						
	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
2002						1,066,755	14,238	75			349,396,905	522,638	669		
2003						131,670	2,632	50	-33.33%		388,560,935	520,633	746	11.51%	11.51%
2004	246,565	2,584	95	n/a	n/a	1,412,265	9,422	150	n/a	n/a	414,353,545	520,228	796	6.77%	19.06%
2005	341,670	2,646	129	35.32%	n/a	2,900,210	9,671	300	100.07%	n/a	502,377,140	519,472	967	21.42%	44.56%
2006	2,647,130	2,490	1,063	723.29%	n/a	3,340,430	9,685	345	15.00%	n/a	564,723,245	518,956	1,088	12.52%	62.66%
2007	1,608,815	2,483	648	-39.05%	n/a	3,734,630	9,923	376	9.12%	n/a	569,354,420	518,640	1,098	0.88%	64.09%
2008	1,031,430	2,299	449	-30.75%	n/a	4,234,845	10,025	422	12.25%	n/a	678,024,335	518,605	1,307	19.09%	95.43%
2009	514,595	2,254	228	-49.13%	n/a	5,043,870	10,088	500	18.36%	n/a	721,571,990	518,283	1,392	6.49%	108.11%
2010	817,015	2,626	311	36.31%	n/a	12,935,265	16,808	770	53.92%	n/a	818,942,035	515,619	1,588	14.08%	137.41%
2011	498,765	4,985	100	-67.85%	n/a	3,206,740	6,413	500	-35.03%	n/a	872,472,815	515,165	1,694	6.63%	153.15%
2012	484,415	4,842	100	0.00%	n/a	3,088,810	6,178	500	0.00%	n/a	994,992,765	514,442	1,934	14.20%	189.11%

2
ANTELOPE

FL area 12

Rate Annual %chg Average Value/Acre: 11.20%

(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: 2002 - 2012 Abstracts Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2013

2012 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,685	ANTELOPE	108,447,446	4,552,963	2,029,055	125,165,310	70,439,740	611,635	4,834,190	995,884,045	57,354,465	56,712,230	0	1,426,031,079
cnty sector\value % of total value:		7.60%	0.32%	0.14%	8.78%	4.94%	0.04%	0.34%	69.84%	4.02%	3.98%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
138	BRUNSWICK	2,102,733	73,410	61,044	2,977,560	5,675,305	0	0	303,535	96,330	3,515	0	11,293,432
2.06%	%sector of county sector	1.94%	1.61%	3.01%	2.38%	8.06%			0.03%	0.17%	0.01%		0.79%
	%sector of municipality	18.62%	0.65%	0.54%	26.37%	50.25%			2.69%	0.85%	0.03%		100.00%
419	CLEARWATER	796,775	90,836	9,847	6,165,730	1,751,670	0	0	0	0	0	0	8,814,858
6.27%	%sector of county sector	0.73%	2.00%	0.49%	4.93%	2.49%							0.62%
	%sector of municipality	9.04%	1.03%	0.11%	69.95%	19.87%							100.00%
661	ELGIN	1,300,965	456,831	54,147	19,366,570	5,493,125	0	0	17,600	0	0	0	26,689,238
9.89%	%sector of county sector	1.20%	10.03%	2.67%	15.47%	7.80%			0.00%				1.87%
	%sector of municipality	4.87%	1.71%	0.20%	72.56%	20.58%			0.07%				100.00%
1,599	NELIGH	1,992,219	325,790	56,527	36,272,490	10,764,940	496,235	0	0	0	0	0	49,908,201
23.92%	%sector of county sector	1.84%	7.16%	2.79%	28.98%	15.28%	81.13%						3.50%
	%sector of municipality	3.99%	0.65%	0.11%	72.68%	21.57%	0.99%						100.00%
322	OAKDALE	260,188	168,608	21,145	2,517,790	188,575	0	0	54,180	0	0	0	3,210,486
4.82%	%sector of county sector	0.24%	3.70%	1.04%	2.01%	0.27%			0.01%				0.23%
	%sector of municipality	8.10%	5.25%	0.66%	78.42%	5.87%			1.69%				100.00%
379	ORCHARD	851,570	451,088	161,760	6,272,990	2,139,470	0	0	0	0	0	0	9,876,878
5.67%	%sector of county sector	0.79%	5.01%	7.97%	5.01%	3.04%							0.69%
	%sector of municipality	8.62%	4.57%	1.64%	63.51%	21.66%							100.00%
63	ROYAL	124,355	37,018	44,875	697,100	175,890	0	0	13,420	38,915	5,205	0	1,136,778
0.94%	%sector of county sector	0.11%	0.81%	2.21%	0.56%	0.25%			0.00%	0.07%	0.01%		0.08%
	%sector of municipality	10.94%	3.26%	3.96%	61.32%	15.47%			1.18%	3.42%	0.46%		100.00%
953	TILDEN	1,616,144	60,010	5,315	7,465,750	1,897,085	0	0	0	0	0	0	11,044,304
14.26%	%sector of county sector	1.49%	1.32%	0.26%	5.96%	2.69%							0.77%
	%sector of municipality	14.63%	0.54%	0.05%	67.60%	17.18%							100.00%
4,534	Total Municipalities	9,044,949	1,663,591	414,660	81,735,980	28,086,060	496,235	0	388,735	135,245	8,720	0	121,974,175
67.82%	%all municip.sect of cnty	8.34%	36.54%	20.44%	65.30%	39.87%	81.13%		0.04%	0.24%	0.02%		8.55%

Sources: 2012 Certificate of Taxes Levied CTL, 2010 US Census; Dec2012 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2013

Cnty#	County
2	ANTELOPE

FL area 12