

# City of Norfolk

Blight and Substandard Determination Study  
prepared by Northeast Nebraska Economic  
Development District on July 26, 2017  
Amended September 10, 2019

**East Omaha Avenue  
Redevelopment Area Adopted  
by Norfolk City Council on:  
August 21, 2017**



# **East Omaha Avenue Blight**

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## **Executive Summary**

The purpose of this study is to determine if all or part of the designated “**East Omaha Avenue Redevelopment Area**” which is more or less 739 acres, has deteriorated and become substandard and blighted according to the Community Development Law established in Nebraska Statute 18-2102. The study area meets the substandard and blighted criteria as defined by section 18-2103(10) and 18-2103(11) of the Nebraska Community Development Law; therefore, the area has been determined to be blighted and substandard.

## **Community Development Law**

18-2102. Community Development Law; purpose. It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, unsanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable lands uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

18-2103(10). Substandard areas shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and over- crowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

18-2103(11). Blighted area shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe condition, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or contributes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use, and (b) in which there is at least one of the following conditions; (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred per cent of the village as blighted.

### **Objective Criteria**

State statute establishes a series of five quantitative or “objective” criteria. An area must meet at least one of these initial criteria.

- ***Underemployment.*** The qualifying condition is an unemployment rate in the designated area that is at least 120% of the state or national average. Block group data from the 2010 Census, as well as subsequent geographic area studies available through the Nebraska Department of Labor, were utilized to determine qualifying areas under this standard.
- ***Average age of residential or commercial units in the area.*** The qualifying condition is an average age that is at least forty (40) years old.

- ***Per capita income.*** The qualifying condition is a per capita income for the area that is lower than the average per capita income of the municipality in which the area is designated. Block group data from the 2010 Census was utilized to indicate the presence of this criterion.
- ***Population.*** The qualifying condition is that the area has had either stable or decreasing population based on the last two decennial censuses. Block group data from 1990, 2000, and 2010 was examined to indicate the presence of this criterion.
- ***Unimproved land.*** Compliance with this standard involved examining the corporate limits and defining areas within those limits which remain unimproved. The qualification is if more than half of the plotted and subdivided property in the area has been within the city for forty years and has remained unimproved during that time.

### **Subjective Criteria**

If an area met one of the objective qualifying requirements, it would then be subject to further review under the “Subjective Criteria” section of the statute. If one or more of these qualifiers was met, the area in question was determined to be “blighted and substandard.” The subjective criteria include the following:

- A substantial number of deteriorated or deteriorating structures,
- The existence of defective or inadequate street layout,
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
- Unsanitary or unsafe conditions,
- Deterioration of site or other improvements,
- Diversity of ownership,
- Tax or special delinquency exceeding the fair value of the land,
- Defective or unusual conditions of title,
- Improper subdivision or obsolete platting,
- The existence of conditions which endanger life or property by fire and other causes, or
- Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

## **The Study Area:**

The East Omaha Avenue Redevelopment Area contains an estimated 739.52 acres located in the southeastern area of Norfolk, Nebraska and shall be described as following: Beginning at the Center Quarter Corner of Section 26 Township 24N Range 1W also known as the NW corner of Tax Lot 2 NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 26 Township 24N Range 1W; Thence easterly and parallel with the SE  $\frac{1}{4}$  Section Line of Section 26 Township 24N Range 1W to the NE corner of SE  $\frac{1}{4}$  Section 26 Township 24N Range 1W also known as the NW corner of SW  $\frac{1}{4}$  Section 25 Township 24N Range 1W; Thence easterly approximately 503.79 feet to the SW corner of Lot 35, Amberwood Subdivision and part of the eastern boundary line of U.S. Business Highway 275/State Highway 35; Thence southeasterly approximately 396.50 feet along said highway boundary line; Thence continuing southeasterly approximately 895.06 feet to a point on the eastern quarter section line of NW  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 25 Township 24N Range 1W; Thence continuing, across U.S. Business Highway 275/State Highway 35 and Nebraska State Road Right of Way, southeasterly approximately 285.93 feet to a point on the eastern boundary line of said highway; Thence continuing southeasterly approximately 161.51 feet on the eastern boundary line of said highway to a point on the northern quarter section line of SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 25 Township 24N Range 1W; Thence continuing southeasterly approximately 64.77 feet along the eastern boundary line of the said highway; Thence southeasterly approximately 200.72 feet along the eastern boundary line of the said highway; Thence southeasterly approximately 209.82 feet along eastern boundary line of the said highway to the point of a curve; Thence continuing southeasterly approximately 58.96 feet on a curve to the left with a radius of 1,869.96 feet along the eastern boundary line of the said highway; Thence southerly approximately 697.51 feet along the eastern boundary line of the said highway and also known as the City Limits of Norfolk, Nebraska; Thence continuing southerly approximately 143.00 feet along the eastern boundary line of the said highway and City Limits to the center line of U.S Highway 275 also known as the southern quarter section line of SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  Section 25 Township 24N Range 1W.

Thence continuing southerly approximately 47.79 feet to the NE corner of State Highway 24 located in NW  $\frac{1}{4}$  Section 36 Township 24N Range 1W; Thence southerly approximately 325.06 feet along the eastern boundary line of State Highway 24; Thence continuing southerly approximately 69.73 feet along the eastern boundary line of State Highway 24 to the point of a curve; Thence continuing southeasterly approximately 326.81 feet on a curve to the left with a radius of 877.97 feet along the eastern boundary of the said highway; Thence southwesterly approximately 157.17 feet to a point on the western boundary line of said highway; Thence southwesterly approximately 256.82 feet to the southeast corner of a tract of land approximately 645.06 feet southeasterly from the southeast corner of Lot 3, Hradec's Addition; Thence northwesterly approximately 645.06 feet to the southeast corner of Lot 3, Hradec's Addition and the point of a curve; Thence continuing northwesterly along a curve 34.70 feet to the left with a radius of 2914.93 feet; Thence southwesterly 119.08 feet to northern boundary (newly platted street) South Elkhorn Street; Thence southeasterly along said new street 135.51 feet; Thence southerly 298.76 feet along the eastern boundary of said street and Lot 2, Hradec's Addition; Thence Southwesterly 100 feet to the southwest corner of said lot; Thence north 136.95 feet to a known point 1103.56 east on the south line of NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  Section 36 Township 24N Range 1W; Thence northwesterly 259.8 feet along southern boundary of said lot; Thence continuing northwesterly 263.22 feet to a point 142.87 feet south of the northwest corner of said lot; Thence north approximately 111.87 feet the point of beginning of the southern boundary of the abandon

Chicago & North Western Railway; Thence southwesterly along said abandon railroad approximately 535.89 across the Northfork Elkhorn River Flood Control; Thence continuing southwesterly approximately 103.0 feet to a point of the western section line NW ¼ Section 36 Township 24N Range 1W.

Thence continuing southwesterly approximately 1,317.58 feet, along the southern boundary line of the Chicago and North Western Rail Road to the NE corner of Lots 22 and 23, Horrs Suburban Lots South of the Rail Road; Thence continuing southwesterly approximately 333.05 feet, along the southern boundary line of said Rail Road to the NW corner of Lots 22 and 23 also known as the NE corner of Lot 21, Horrs Suburban Lots South of the Rail Road; Thence continuing southwesterly approximately 165.0 feet, along the southern boundary line of said Rail Road to the NW corner of Lot 21 also known as the NE corner of Lots 9, 10, 11, and 12, Horrs Suburban Lots South of the Rail Road; Thence continuing southwesterly approximately 820.0 feet, along the southern boundary line of said Rail Road to the NW corner of Lots 9, 10, 11, and 12, Horrs Suburban Lots South of the Rail Road also known as the NE corner of Tax Lot 2 NE ¼ NW ¼ Section 35 Township 24N Range 1W; Thence southerly approximately 232.59 feet to the SE corner of Tax Lot 2 NE ¼ NW ¼ Section 35 Township 24N Range 1W also known as SW corner of Lots 9, 10, 11, and 12, Horrs Suburban Lots South of the Rail Road; Thence continuing southerly approximately 1,287.92 feet to a point on the northern boundary line of Monroe Avenue; Thence continuing southerly approximately 68.12 feet to the NE corner Tax Lot 5, NE ¼ SW ¼ Section 35 Township 24N Range 1W and the southern boundary line of Monroe Avenue; Thence westerly approximately 20.00 feet to the NW corner of said Tax Lot also known as the NE corner of Tax Lot 4, NE ¼ SW ¼ Section 35 Township 24N Range 1W; Thence continuing westerly approximately 671.80 feet to the NW corner of said Tax Lot also known as the NE corner of Tax Lot 3, NE ¼ SW ¼ Section 35 Township 24N Range 1W; Thence continuing westerly approximately 198.0 feet to the NW corner of said Tax Lot also known as the NE corner of Tax Lot 2, NE ¼ SW ¼ Section 35 Township 24N Range 1W; Thence continuing westerly approximately 198.0 feet to the NW corner of said Tax Lot also known as the NE corner of Tax Lot 1, NE ¼ SW ¼ Section 35 Township 24N Range 1W; Thence continuing westerly approximately 231.0 feet to the NW corner of said Tax Lot also known as the NE corner of Tax Lot 2, NW ¼ SW ¼ Section 35 Township 24N Range 1W; Thence continuing westerly approximately 210.0 feet to the NW corner of said Tax Lot; Thence southerly approximately 17.0 feet to the NE corner of Lot 8, Porter's Industrial Addition; Thence westerly approximately 449.22 feet to the NW corner of Lot 1, Porter's Industrial Addition also known as the NE corner of Lot 1, Maple Creek Veterinary Service, Inc.'s Addition; Thence continuing westerly approximately 609.85 feet to the NW corner of said lot and the eastern boundary line of South First Street; Thence continuing westerly approximately 50.0 feet to the centerline of said street and western boundary line of NW ¼ SW ¼ Section 35 Township 24N Range 1W.

Thence continuing westerly approximately 33.0 feet from the center line of South First Street and the Eastern boundary line of the SE ¼ NE ¼ Section 35 Township 24N Range 1W to a point on the east line and approximately 17.0 feet south of the NE corner of Lot 224, Homestead Addition and the western boundary line of South First Street; Thence northerly approximately 1,320.16 feet to the NE corner of Lot 1, Homestead Addition; Thence continuing northerly approximately 280.8 feet to the NE corner of a tract of land located in part of the NE ¼ and part of the NW ¼ Section 34 Township 24N Range 1W and is identified as Chicago & North Western Railway property; Thence along the northern boundary line of the Railway property southwesterly approximately 260.0 feet; Thence continuing southwesterly approximately 184.0 feet; Thence northerly approximately 3.2

feet; Thence southwesterly approximately 318.2 feet; Thence northerly approximately 1.8 feet; Thence southwesterly approximately 54.99 feet; Thence continuing southwesterly approximately 284.7 feet; Thence southerly approximately 4.76 feet; Thence southwesterly approximately 93.59 feet to the point of a curve; Thence southwesterly at a 2,819.43 foot radius curve approximately 35.45 feet in distance to the left; Thence continuing southwesterly approximately 60.0 feet to the center line of South 4<sup>th</sup> Street; Thence continuing southwesterly approximately 30.0 feet to the SE corner of Lot 1, Block 17, Riverside Park Addition; Thence continuing southwesterly approximately 235.0 feet to the SW corner of Lot 5, Block 17, Riverside Park Addition also known as the SE corner of Lot 6 of the said block and addition; Thence continuing southwesterly approximately 50.0 feet to the SW corner of Lot 6, Block 17, Riverside Park Addition; Thence continuing southwesterly approximately 371.27 feet to the SE corner of Block 15, Riverside Park Addition; Thence continuing southwesterly approximately 1,055.95 feet to the SW corner of Block 15, Riverside Park Addition; Thence northwesterly approximately 173.38 feet to a point on the southern line of Tax Lot 5, NE ¼ NW ¼ Section 34 Township 24N Range 1W and the point of a curve; Thence northeasterly at a 905.43 foot radius curve approximately 39.36 feet in distance to the left to the SE corner of said Tax Lot; Thence northerly approximately 105.48 feet to the NE corner of said Tax Lot; Thence westerly approximately 25.0 feet; Thence southwesterly approximately 11.0 feet to the NW corner of said Tax Lot also known as SW corner of Lot 1, Mid-America Subdivision; Thence Northwesterly approximately 647.07 feet; Thence continuing northwesterly approximately 441.93 feet to the NW corner of said lot also known as NE corner of Lot 2, Mid-America Subdivision and to a point on the southern line approximately 31.25 feet west of the SW corner of Tax Lot 3, NE ¼ NW ¼ Section 34 Township 24N Range 1W and also known as the southern boundary line of West Omaha Avenue; Thence westerly approximately 373.25 feet to the SE corner of Tax Lot 1, NE ¼ NW ¼ Section 34 Township 24N Range 1W; Thence northerly approximately 60.0 feet to the center line of West Omaha Avenue also known as the NW corner NE ¼ NW ¼ Section 34 Township 24N Range 1W.

Thence continuing northerly along the western quarter section line of Section 27 Township 24N Range 1W approximately 33.0 feet to the SE corner of Part of Tax Lot 3, 4 and 5 SW ¼ SW ¼ Section 27 Township 24N Range 1W; Thence continuing northerly along said quarter section line approximately 543.16 feet to the NE corner Tax Lot 3, SW ¼ SW ¼ Section 27 Township 24N Range 1W; Thence westerly to the SE corner Lot 13, Block 3, Southern Addition; Thence northerly approximately 110.0 feet to the NE corner of said lot; Thence northeasterly approximately 50.0 feet to the SW corner Lot 13, Block 8, C. B. Durland's Second Addition also the northern boundary line of Pennsylvania Avenue; Thence easterly approximately 653.0 feet to the SW corner of Lot 13, Block 4, C. B. Durland's Second Addition also the eastern boundary line of South 9<sup>th</sup> Street; Thence southerly along the eastern boundary line of South 9<sup>th</sup> Street approximately 601.13 feet to the NW corner of Lot 13, Block 3, C. B. Durland's Second Addition; Thence southerly approximately 14.32 feet to point on the western boundary line of said lot; Thence southeasterly approximately 260.69 feet to point on the eastern line approximately 24.45 feet south of the NE corner of Lot 12, Block 3, C. B. Durland's Second Addition; Thence northerly along the western boundary line of South 8<sup>th</sup> Street approximately 1,225.56 feet to the NE corner of Lot 1, Block 4, C. B. Durland's Second Addition; Thence northerly approximately 33.0 feet to the SE corner of SE ¼ Lot 12, Durlands Suburban Lots and the northern boundary line of West Michigan Avenue; Thence easterly approximately 66.0 feet to the SW corner of the SW ¼ Lot 11, Durlands Suburban Lots; Thence continuing easterly approximately 260.50 feet to the SE corner of the Lot 11, Durlands Suburban Lots; Thence northeasterly approximately 60.00 feet to the SW corner of Tax Lot 1, NW ¼ SE ¼ Section 27 Township 24N Range 1W; Thence westerly approximately 105.32



feet to the SW corner of Lot 1, Block 12, Pasewalk's 4<sup>th</sup> Addition; Thence southerly approximately 66.0 feet to the NW corner Lot 10, Block 7, Pasewalk's 5<sup>th</sup> Addition and also the eastern boundary line of the Chicago & North Western Railway; Thence continuing southerly approximately 800.0 feet to the SW corner Lot 9, Block 8, Pasewalk's 5<sup>th</sup> Addition; Thence easterly along the northern boundary line of West Indiana Avenue approximately 1,179.02 feet to the SE corner of Lot 8, Block 2, Pasewalk's 5<sup>th</sup> Addition; Thence continuing easterly approximately 66.00 feet to the SW corner of Lot 12, Block 4, Dorsey Place; Thence continuing easterly approximately 2,378.34 feet to the SE corner of Lot 7, Block 11, Dorsey Place; Thence continuing easterly approximately 60.0 feet to the SW corner of Lot 7, Block 2, Rees Subdivision also known as the NW corner of Lot 1, Lich's Addition; Thence continuing easterly approximately 150.0 feet to the SE corner of Lot 7, Block 2, Rees Subdivision also known as the NE corner of Lot 1, Lich's Addition; Thence northerly approximately 796.30 feet to the NE corner of Lot 1, Block 1, Rees Subdivision; Thence continuing northerly approximately 60.0 feet to the SE corner of Lot 12, Block 15, Pasewalk's Sixth Addition; Thence continuing northerly along the western boundary line of South Pine Street approximately 494.84 feet to a point which is approximately 43.72 feet N of the SE corner of Lot 3, Block 15, Pasewalk's Sixth Addition; Thence easterly approximately 50.0 feet to the SW corner of Lot 1-R, Gubbels Replat of Herman Nenows Addition; Thence continuing easterly along the northern boundary line of East Grove Avenue approximately 247.26 feet to the SE corner of said lot also known as SW corner of Lot 14, Block 1, Volkman's Replat; Thence continuing easterly approximately 395.70 feet to the SE corner of Lot 18, of said Replat; Thence continuing easterly approximately 50.0 feet to SW corner Lot 19, Elliot's Replat; Thence continuing easterly approximately 290.40 feet to the SE corner Lot 19, Elliot's Replat; Thence northerly approximately 135.56 feet to the NE corner of said lot; Thence westerly approximately 28.75 feet to the SE corner of Lot 3, Elliot's Replat; Thence northerly along the western boundary line of South Willow Street approximately 260.25 to the NE corner of Lot 1, Elliot's Replat also known as SE corner of Lot 4, Flanagan's Replat ; Thence continuing northerly approximately 146.06 feet to the NE corner of Lot 3 of said Replat also known as SE corner of Lot 3, Lee's Replat; Thence continuing northerly approximately 120.95 feet to the NE corner of said lot; Thence continuing northerly approximately 60.00 feet to a point on the south line and approximately 12.03 feet west of the SE corner of Lot 9, Block 9, Green Acres Subdivision Fourth Platting and the northern boundary line of East Bluff Avenue; Thence easterly approximately 329.31 feet to SE corner Lot 13, Block 9, Green Acres Subdivision Fourth Platting and a point on the eastern quarter section line of the NE ¼ SW ¼ Section 26 Township 24N Range 1W; Thence northerly along the quarter section line approximately 94.0 feet to the point of beginning.

The East Omaha Avenue Redevelopment Area was amended by expanding the original 739.52 by an estimated 2.27 acres for a total of 741.79 acres which is located in the southeastern area of Norfolk, Nebraska. The additional area is described as the portion of the following tracts of land that is located in the Northeast 1/4 of Section 26, T24N, R1W of the 6th P.M., Madison County, Nebraska. The portion of these tracts that is in the Northeast 1/4 of Section 26, T24N, R1W of the 6th P.M., Madison County, Nebraska is approximately 2.27 acres with the remaining portion of these tracts located in the Southeast 1/4 of Section 26, T24N, R1W of the 6th P.M., Madison County, Nebraska. These tracts are as follows:

Lots 1, 2, 3 and 4, Block 1, Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska.

AND

Beginning at the Northwest corner of Nor-Park II Subdivision to the City of Norfolk, Madison County, Nebraska; thence N 88°03'14" E on the North line of said Nor-Park II Subdivision, 385.91 feet to the Northeast corner of said Nor-Park II Subdivision, said point being the centerline of North Fork of the Elkhorn River; thence N 23°24'41" W on said centerline, 171.44 feet; thence S 88°02'47" W, 322.24 feet to the Northeast corner of Lot 4 of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska; thence S 01°36'43" E on said East line, 159.51 feet to the Point of beginning, containing 1.30 acres more or less.

AND

Beginning at the Northwest corner of Lot 2, Block 1, Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska; thence N 01°36'14" W on the East Right-of-Way line of Ferguson Drive, 20.86 feet to a point of curvature; thence Northwesterly on a 144.50 foot radius curve to the left on said East Right-of-Way line, 218.56 feet of which said curve has a chord bearing of N 43°44'23" W, 198.32 feet; thence N 87°04'24" W on the North Right-of-Way line of Pasewalk Avenue, 43.49 feet to the Southeast corner of Lot 1, Block 8, Green Acres Subdivision Fourth Platting to the City of Norfolk, Madison County, Nebraska; thence N 01°16'23" W on the East line of said Lot 1, 127.07 feet; thence N 88°29'47" E, 31.68 feet to a point of curvature; thence Southeasterly on a 274.50 foot radius curve to the right 429.03 feet of which said curve has a chord bearing of S 46°43'43" E, 386.67 feet; thence S 01°57'13" E, 24.76 feet to a point on the North line of said Nor-Park Subdivision; thence S 88°02'47" W on said North line, 130.18 feet to the Point of Beginning, containing 1.15 acres, more or less.

(See Exhibit 1 page 13-15, maps and Exhibit 2 pages 14-30, property list)

## **Findings**

### **Substandard Area Criteria-Documentation of Qualifying Conditions**

#### **1. Dilapidation or Deterioration**

The results of the field survey conducted on June 9 and 19, 2017 determined that of the total buildings assessed, 608 of the 795 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 76.47% of the total properties in the redevelopment area. 120 of the structures rated dilapidated. ( See Exhibit 4, pages 30-41, pictures of study area)

***The Dilapidation or Deterioration factor has a strong presence throughout the redevelopment area.***

#### **2. Age or Obsolescence**

An analysis of property records available from the Madison County Assessor's office and online at <http://www.madison.gisworkshop.com> was conducted to document the age of buildings within the study area. There were 422 structures with an age listed. The average age of construction of those structures is 73.49 years, with 327 or 77.48% of the structures over 40 years of age. (See Exhibit 3, pages 26-29, age of properties table)

**The Age or Obsolescence factor has a strong presence throughout the redevelopment area.**

**3. Inadequate provision for ventilation, light, air, sanitation, or open spaces.**

*A field analysis was conducted and determined that this factor does not have a strong presence throughout the redevelopment area.*

**4. Other conditions.**

- a. High density of population or over-crowding;
- b. The existence of conditions which endanger life or property by fire and other causes;

The average age of the structures in the Redevelopment Area is over 73 years old. The existence of aged flammable materials, deteriorating electrical systems, inadequate roofing, old wiring and faulty heating systems increases the potential threat of fire.

**The Study Area does meet the existence of conditions that endanger life or property by fire and other causes criteria.**

- c. Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

*A field analysis was conducted and determined that this factor does not have a strong presence throughout the redevelopment area.*

## **Blighted Criteria-Documentation of Qualifying Conditions**

**1. A substantial number of deteriorated or deteriorating structures.**

A field analysis was conducted on June 9 and 19, 2017 to determine if parcels within the redevelopment area have significant combination of deteriorating factors present. The field survey included a detailed evaluation of the exteriors of the structures.

During analysis, the buildings were given a condition rating. The building condition rating is based on the following criteria:

**Dilapidated:** In need of more than one major repair, for example, to the roof, foundation, windows, and/or siding, etc. Severe visible damage to the foundation automatically leads to a classification of dilapidated. These structures are usually considered to be beyond rehabilitation.

**Poor:** Had multiple visible signs of deterioration, especially to the windows, siding, roof, and porch. Asbestos shingles/siding automatically leads to a classification of poor. Could be rehabilitated, but substantial cost would be involved.

**Fair:** Usually had at least one or more visible signs of deterioration to the windows, siding, roof, etc.

Not a significant amount of damage, but some work would be required to list the building for top dollar.

Average: Structure had no substantial signs of building deterioration. However, cosmetic flaws were visible, such as outdated fixtures or very minor paint damage. This would require very little to no cost to sell the building for top dollar.

Excellent: Structure shows absolutely no signs of deterioration. No cosmetic flaws were visible. Only a very small percentage of structures will fall into this category.

Building Condition	Excellent	Average	Fair	Poor	Dilapidated
Total: 795	14	173	273	215	120

Of the total structures assessed, 608 of the 795 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 76.47% of the total properties in the redevelopment area.

***The study area does meet the criteria of a substantial number of deteriorated or deteriorating structures.***

## **2. The existence of defective or inadequate street layout.**

Development of vacant land within this study area has been inhibited by the lack of an established public street and sidewalk system. Approximately 65 acres in agricultural land which has development potential which would require the development of interior transportation infrastructure. The addition of Ferguson Drive is critical to the economic feasibility of the Nor-Park development, which is located just south of the expanded area.

***The study area does meet the existence of defective or inadequate street layout criteria of blighted.***

## **3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.**

The expanded area will include 13 additional lots which will be located on both sides of Ferguson Drive. Currently this area is useless, inaccessible, and not adequate because of the faulty lot layout. The additional land added to the Redevelopment Area is needed to make development of the portion of the original Redevelopment Area north of East Bluff Avenue and East of the North fork of the Elkhorn River economically feasible.

***The study area does meet the faulty lot layout in relation to size, adequacy, accessibility or usefulness criteria of blighted.***

## **4. Unsanitary or unsafe conditions.**

The presence of abandoned vehicles and debris, plus deteriorated sidewalks, ramps, streets, curbs and

alleys located throughout the study area creates unsafe conditions for pedestrian and vehicle traffic. (See Exhibit 4, pages 30-41, pictures of study area)

**The study area does meet the unsanitary or unsafe conditions criteria.**

**5. Deterioration of site or other improvements.**

The field survey evaluated the condition of site improvements. The property in the study area was determined to have 120 structures in deteriorating condition. There is also the presence of inadequate sidewalks for pedestrian travel, construction waste accessible to the public, and debris stored outside adjacent to structures. (See Exhibit 4, pages 30-41, pictures of study area)

**The study area does meet the deterioration of site or other improvements criteria.**

**6. Diversity of ownership.**

The study area does not meet the diversity of ownership criteria.

**7. Tax or special delinquency exceeding the fair value of the land.**

The study area does not meet the tax or special delinquency criteria.

**8. Defective or unusual conditions of title.**

The study area does not meet the defective or unusual conditions of title criteria.

**9. Improper subdivision or obsolete platting.**

The southern portion of the four lots platted in Block 1 of Nor-Park Subdivision is in the original Redevelopment Area and the northern portion is in the added area. The parcel immediately east of Block 1 of Nor-Park Subdivision is also partially in the original Redevelopment Area and partially in the added area. In order to make development of these four lots and the parcel to the east economically feasible, the existing Redevelopment Area must be expanded and replatted.

**The study area does meet the faulty lot layout in relation to size, adequacy, and accessibility or usefulness criteria.**

**10. The existence of conditions that endanger life or property by fire and other causes.**

The average age of the structures in the Redevelopment Area is over 73 years old. The existence of aged flammable materials, deteriorating electrical systems, inadequate roofing, old wiring and faulty heating systems increases the potential threat of fire.

**The Study Area does meet the existence of conditions that endanger life or property by fire and other causes criteria.**

**11. Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime and is detrimental to the**

**public health, safety, morals, or welfare in its present condition and use.**

*The study area does not meet the existence of a combination of other factors which are detrimental to the public health, safety, morals, or welfare in its present condition and use.*

**12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exist;**

**i) Unemployment.**

*The study area does not meet the criteria of unemployment.*

**ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least 40 years old.**

There are 422 commercial and residential structures within the redevelopment area which have dates of construction listed at the Madison County Assessor's office. The average age for the properties in the area is 73.49 years. (See Exhibit 3, pages 26-29, age of properties table)

**The study area does meet the qualifying condition for average age.**

**iii) Unimproved land**

*The study area does not meet the criteria of unimproved land.*

**iv) Per capita income.**

*The study area does not meet the per capita income qualification.*

**v) Population.**

*The study area does not meet the criteria of decreasing population.*

## **Conclusion**

The purpose of this study is to determine if all or part of the designated study area is substandard and blighted. In order to make the determination of substandard and blighted, state statute establishes a series of criteria.

The Nebraska Community Development law identifies six factors substandard factors. A review of Madison County Assessor's office property data and site inspection of the **East Omaha Avenue Redevelopment Area** by Northeast Nebraska Economic Development District staff identified a presence of three substandard factors which have been met:

1) Dilapidation/deterioration.

2) Age or obsolescence.

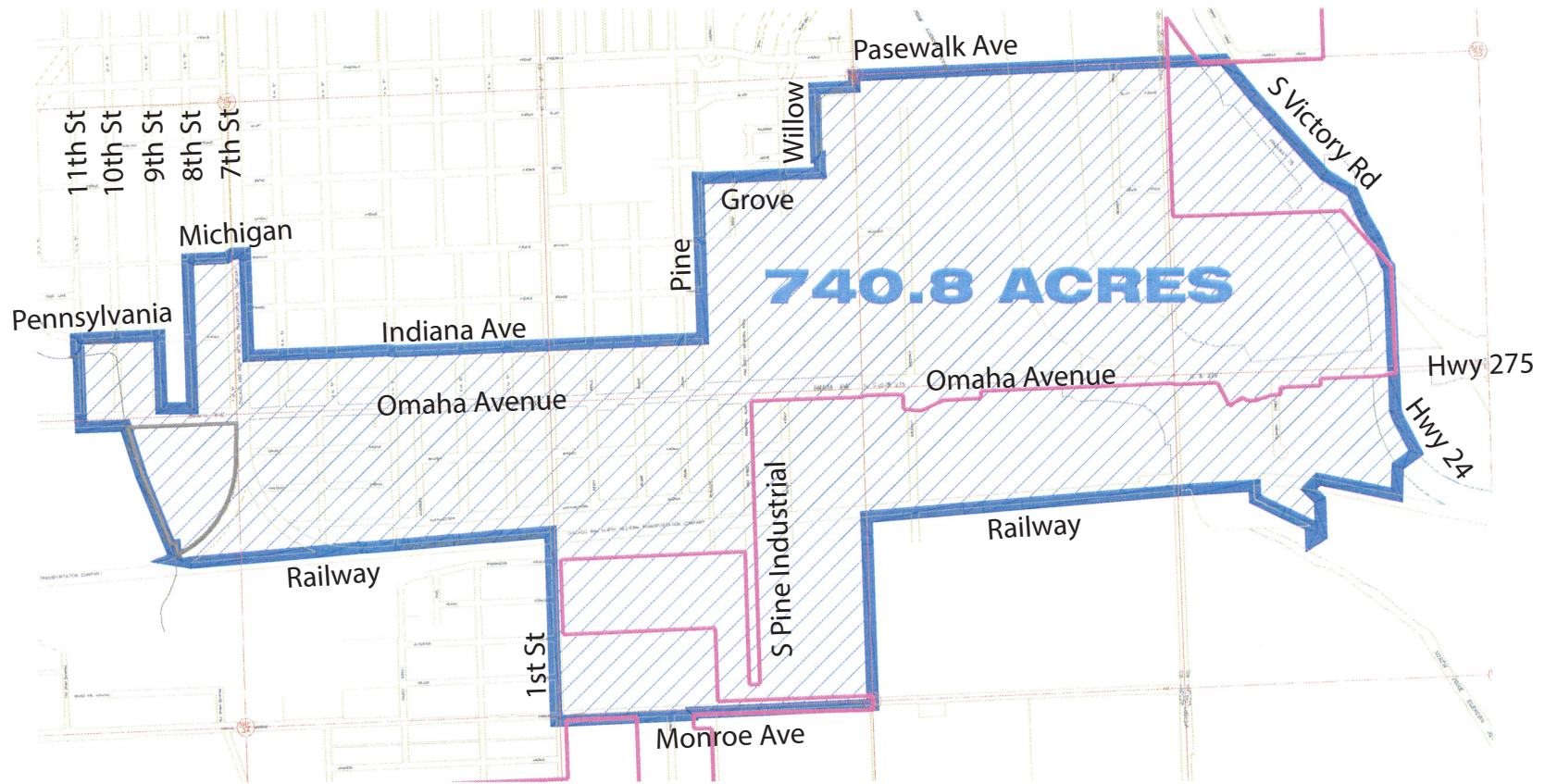
4b) The existence of conditions which endanger life or property by fire and other causes.



The Nebraska Community Development law identifies sixteen blight factors. A review of Madison County Assessor property data and site inspection of the **East Omaha Avenue Redevelopment Area** by NENEDD staff identified a presence of six blight factors. If the area met at least one of the first eleven qualifying requirements, it would then be subject to review of item twelve in order to determine if the area meets at least one of the other five conditions required within the statute. In this instance, it has been determined that the following blighted criteria have been met:

- 1) A substantial number of deteriorated or deteriorating structures.
- 2) Existence of defective or inadequate street layout criteria.
- 3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
- 4) Unsanitary or unsafe conditions.
- 5) Deterioration of site or other improvements.
- 9) Improper subdivision or obsolete platting.
- 10) The existence of conditions that endanger life or property by fire and other causes.
- 12) (ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least forty (40) years old.

Having met the substandard and blighted criteria as defined by section 18-2103 (10) and 18-2103 (11) of the Nebraska Community Development Law, **this study has determined that the East Omaha Avenue Redevelopment Area is both substandard and blighted under the provisions identified and the general plan is required.**

## EAST OMAHA AVENUE REDEVELOPMENT AREA



-  Norfolk City Limits
-  East Omaha Avenue Redevelopment Area



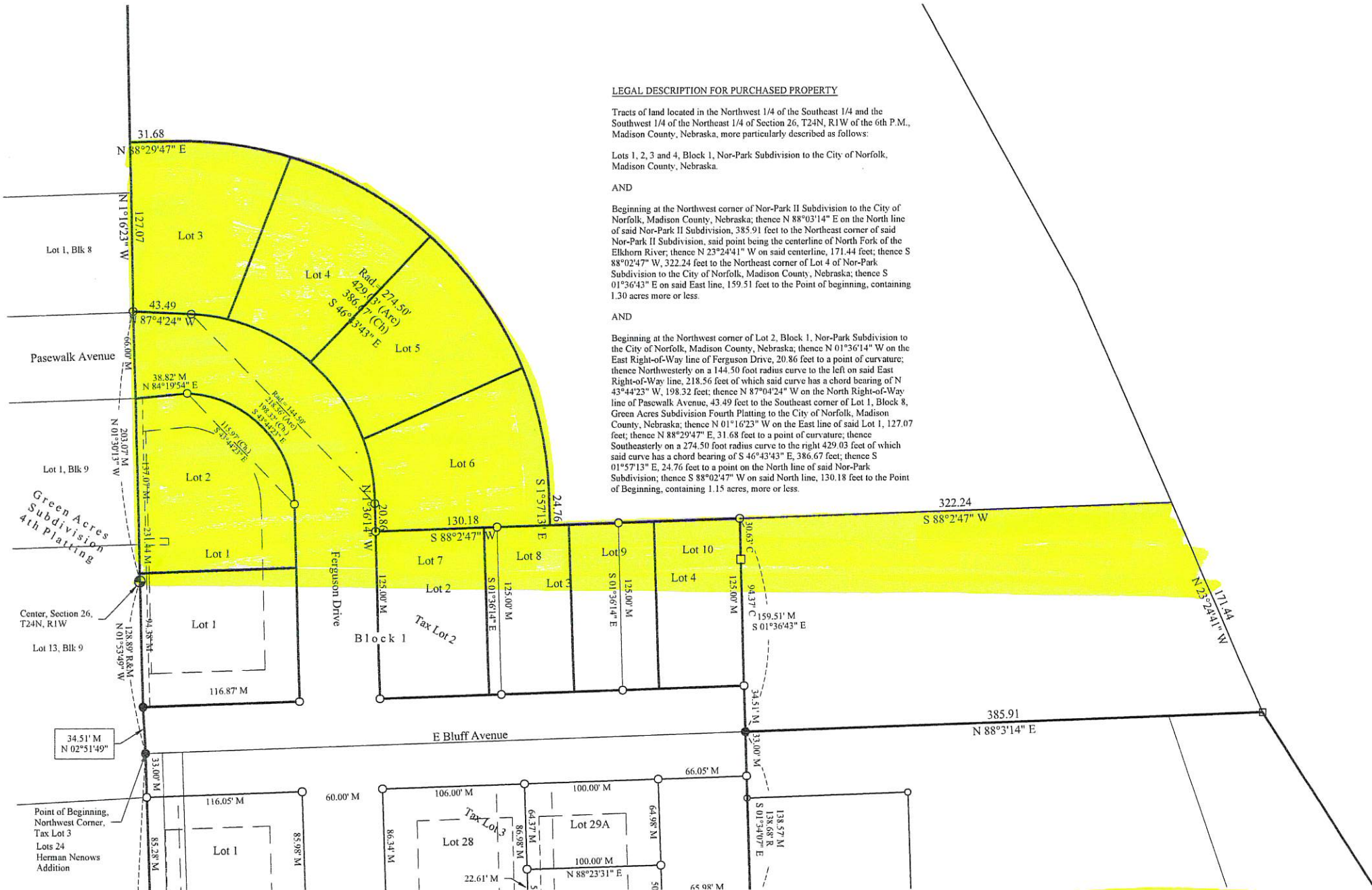


1:18,056

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.15, 0.3, and 0.6. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.25, 0.5, and 1. The line is divided into 16 equal segments by 17 tick marks. The 0.15 mi mark corresponds to the 0.25 km mark, and the 0.3 mi mark corresponds to the 0.5 km mark.

9/10/2019  
Amended Exhibit 1

15



LEGAL DESCRIPTION FOR PURCHASED PROPERTY

Tracts of land located in the Northwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 26, T24N, R1W of the 6th P.M., Madison County, Nebraska, more particularly described as follows:

Lots 1, 2, 3 and 4, Block 1, Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska.

AND

Beginning at the Northwest corner of Nor-Park II Subdivision to the City of Norfolk, Madison County, Nebraska; thence N 88°03'14" E on the North line of said Nor-Park II Subdivision, 385.91 feet to the Northeast corner of said Nor-Park II Subdivision, said point being the centerline of North Fork of the Elkhorn River; thence N 23°24'41" W on said centerline, 171.44 feet; thence S 88°02'47" W, 322.24 feet to the Northeast corner of Lot 4 of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska; thence S 01°36'43" E on said East line, 159.51 feet to the Point of beginning, containing 1.30 acres more or less.

AND

Beginning at the Northwest corner of Lot 2, Block 1, Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska; thence N 01°36'14" W on the East Right-of-Way line of Ferguson Drive, 20.86 feet to a point of curvature; thence Northwest on a 144.50 foot radius curve to the left on said East Right-of-Way line, 218.56 feet of which said curve has a chord bearing of N 43°44'23" W, 198.32 feet; thence N 87°04'24" W on the North Right-of-Way line of Pasewalk Avenue, 43.49 feet to the Southeast corner of Lot 1, Block 8, Green Acres Subdivision Fourth Platting to the City of Norfolk, Madison County, Nebraska; thence N 01°16'23" W on the East line of said Lot 1, 127.07 feet; thence N 88°29'47" E, 31.68 feet to a point of curvature; thence Southeast on a 274.50 foot radius curve to the right 429.03 feet of which said curve has a chord bearing of S 46°43'43" E, 386.67 feet; thence S 01°57'13" E, 24.76 feet to a point on the North line of said Nor-Park Subdivision; thence S 88°02'47" W on said North line, 130.18 feet to the Point of Beginning, containing 1.15 acres, more or less.

PID	LEGALDESC	PID	LEGALDESC
590039760	PT SW1/4 SW1/4 25-24-1 1.18 AC	590104497	RIVERSIDE PARK ADDITION LOT 14, BLK 8
590039779	PT NE1/4 SW1/4 SW1/4 & PT W1/2 SE1/4 SW1/4 25-24-1 6.03 AC (HWY 275 R.O.W.)	590104500	RIVERSIDE PARK ADDITION LOT 15, BLK 8
590039781	PT S1/2 SW1/4 25-24-1 4.39 AC	590104519	RIVERSIDE PARK ADDITION LOT 16, BLK 8
590040719	PT S1/2 SE1/4 SW1/4 & PT S1/2 SE1/4 26-24-1 9.07 AC	590104527	RIVERSIDE PARK ADDITION LOT 17, BLK 8
590041215	TAX LOTS SW1/4 SE1/4 27-24-1 N 75 FT E 150 FT TAX LOT 1 .25 AC	590104535	RIVERSIDE PARK ADDITION LOT 18, BLK 8
590041223	TAX LOTS SW1/4 SE1/4 27-24-1 W 59 FT TAX LOT 1 LESS PT TO STATE	590104543	RIVERSIDE PARK ADDITION LOTS 19 & 20, BLK 8
590041231	TAX LOTS SW1/4 SE1/4 27-24-1 E 150 FT S 75 FT TAX LOT 1 LESS PT TO STATE .22 AC	590104551	RIVERSIDE PARK ADDITION LOT 21, BLK 8
590041258	TAX LOTS SW1/4 SE1/4 27-24-1 E1/2 TAX LOT 2 LESS PT TO STATE .33 AC	590104578	RIVERSIDE PARK ADDITION N1/2 LOTS 22, 23 & 24, BLK 8
590041266	TAX LOTS SW1/4 SE1/4 27-24-1 W1/2 TAX LOT 2 LESS PT TO STATE .33 AC	590104586	RIVERSIDE PARK ADDITION S1/2 LOTS 22, 23 & 24, BLK 8
590041274	TAX LOTS SW1/4 SE1/4 27-24-1 E 150.76 FT TAX LOT 3 LESS PT TO STATE	590104594	RIVERSIDE PARK ADDITION LOT 1 & E 32.5 FT LOT 2, BLK 9
590041282	TAX LOTS SW1/4 SE1/4 27-24-1 S 66 FT W 179.24 FT TAX LOT 3 LESS PT TO STATE	590104608	RIVERSIDE PARK ADDITION W 17.5 FT LOT 2 & ALL LOT 3, BLK 9
590041290	TAX LOTS SW1/4 SE1/4 27-24-1 N 84 FT W 179.24 FT TAX LOT 3	590104616	RIVERSIDE PARK ADDITION LOT 4, BLK 9
590042009	PT NE1/4 & PT NW1/4 34-24-1	590104624	RIVERSIDE PARK ADDITION LOT 5, BLK 9
590042076	PT NE1/4 NE1/4 34-24-1	590104632	RIVERSIDE PARK ADDITION LOTS 6 & 7, BLK 9
590042084	PT NE1/4 NE1/4 34-24-1	590104640	RIVERSIDE PARK ADDITION LOT 8, BLK 9
590042092	PT NE1/4 NE1/4 34-24-1 1.189 AC (TRACT 1 - MEDELMAN'S LOT BOUNDARY CHANGE)	590104659	RIVERSIDE PARK ADDITION LOT 9, BLK 9
590042106	PT NE1/4 NE1/4 34-24-1 0.885 AC (TRACT 2 - MEDELMAN'S LOT BOUNDARY CHANGE)	590104667	RIVERSIDE PARK ADDITION LOTS 11 & 12, BLK 9
590042114	PT NE1/4 NE1/4 34-24-1 .62 AC	590104675	RIVERSIDE PARK ADDITION N 55 FT LOTS 13, 14 & 15, BLK 9
590042432	PT SW1/4 NE1/4 & PT SE1/4 NW1/4 34-24-1	590104683	RIVERSIDE PARK ADDITION S 68 FT LOTS 13, 14 & 15, BLK 9
590042517	PT N1/2 NE1/4 & PT N1/2 NE1/4 NW1/4 35-24-1	590104691	RIVERSIDE PARK ADDITION LOT 16, BLK 9
590042564	PT NW1/4 NW1/4 35-24-1 1.63 AC	590104705	RIVERSIDE PARK ADDITION LOT 17, BLK 9
590042572	PT NW1/4 NW1/4 35-24-1 (153 FT X 132 FT)	590104713	RIVERSIDE PARK ADDITION LOTS 18 & 19, BLK 9
590042580	PT NW1/4 NW1/4 35-24-1 (137.5 FT X 124 FT)	590104721	RIVERSIDE PARK ADDITION LOT 20, BLK 9
590042599	PT NW1/4 NW1/4 35-24-1 (132 FT X 164 FT)	590104748	RIVERSIDE PARK ADDITION LOT 21, BLK 9
590042602	PT NW1/4 NW1/4 35-24-1 (20 FT X 175 FT)	590104756	RIVERSIDE PARK ADDITION LOT 22, BLK 9
590042610	TAX LOTS SW1/4 NW1/4 35-24-1 PT TAX LOT 2	590104764	RIVERSIDE PARK ADDITION LOTS 23 & 24, BLK 9

590042613	PT N1/2 NW1/4 36-24-1	590104772	RIVERSIDE PARK ADDITION LOT 1 & E 5 FT LOT 2, BLK 10
590042629	TAX LOTS SW1/4 NW1/4 35-24-1 W 6 AC TAX LOT 2	590104780	RIVERSIDE PARK ADDITION W 45 FT LOT 2, BLK 10
590042629	TAX LOTS SW1/4 NW1/4 35-24-1 W 6 AC TAX LOT 2	590104799	RIVERSIDE PARK ADDITION LOT 4, BLK 10 & PT VAC ALLEY
590042629	TAX LOTS SW1/4 NW1/4 35-24-1 W 6 AC TAX LOT 2	590104802	RIVERSIDE PARK ADDITION LOTS 5 & 6, BLK 10
590042629	TAX LOTS SW1/4 NW1/4 35-24-1 W 6 AC TAX LOT 2	590104810	RIVERSIDE PARK ADDITION LOT 7, BLK 10
590043315	FIVE STAR LOT SUBDIVISION LOT 5B	590104829	RIVERSIDE PARK ADDITION LOTS 9 &
590044958	NIXON'S ADDITION LOT 2	590104837	RIVERSIDE PARK ADDITION S 67 FT LOTS 11, 12 & 13, BLK 10
590045016	E1/2 N1/2 SE1/4 SW1/4 26-24-1 10 AC IN LIEU OF TAX	590104845	RIVERSIDE PARK ADDITION BLK 15 & KNOWN AS THE Y
590045091	TAX LOTS NW1/4 SE1/4 26-24-1 TAX LOT 2	590104853	RIVERSIDE PARK ADDITION BLK 16
590045099	TAX LOTS NW1/4 SE1/4 26-24-1 PT TAX LOT 3 (PT TRACK 2-LOT BOUNDARY CHANGE -2005)	590104861	RIVERSIDE PARK ADDITION LOTS 1 & 2 & PT LOT 3, BLK 17
590045105	TAX LOTS NE 1/4 SE1/4 26-24-1 PT TAX LOT 3 (TRACT 1-LOT BOUNDARY CHANGE 2006)	590104888	RIVERSIDE PARK ADDITION LOTS 4, 5 & 6, BLK 17
590045156	TAX LOTS SE1/4 SE1/4 26-24-1 PT TAX LOT 1 9.28 AC (TRACT 1 - PER SURVEY)	590104926	RIVERSIDE PARK ADDITION LOT 7, BLK 17
590045172	TAX LOTS NW 1/4 SE1/4 26-24-1 TAX LOT 1 & PT NE1/4 SE1/4 26-24-1	590104934	RIVERSIDE PARK ADDITION LOT 8, BLK 17
590049399	REES SUBDIVISION LOTS 3 & 4, BLK 3 & PT VAC ALLEY	590104942	RIVERSIDE PARK ADDITION LOT 9, BLK 17
590054902	DORSEY PLACE LOT 1, BLK 7	590104950	RIVERSIDE PARK ADDITION LOT 10, BLK 17
590054910	DORSEY PLACE LOT 2, BLK 7	590104969	RIVERSIDE PARK ADDITION LOTS 11 & 12, BLK 17
590054929	DORSEY PLACE LOT 3, BLK 7	590109650	WESTERN TOWN LOT COMPANYS ADDITION S 28 FT W 67.5 FT E 92.5 FT LOT 3 & ALL LOT 4, BLK 17 (TRACT TWO - BUCHHOLTZ' LOT BOUNDARY CHANGE)
590054937	DORSEY PLACE LOT 4, BLK 7	590109669	WESTERN TOWN LOT COMPANYS ADDITION LOT 5, BLK 17
590054945	DORSEY PLACE LOT 5, BLK 7	590109677	WESTERN TOWN LOT COMPANYS ADDITION LOT 6, BLK 17
590054953	DORSEY PLACE W 80 FT LOTS 6 & 7, BLK 7	590109685	WESTERN TOWN LOT COMPANYS ADDITION LOTS 7 & 8, BLK 17
590054961	DORSEY PLACE E 45 FT LOTS 6 & 7, BLK 7	590109693	WESTERN TOWN LOT COMPANYS ADDITION LOTS 9 & 10, BLK 17
590054988	DORSEY PLACE W 12.5 FT LOT 8 & E 25 FT LOT 9, BLK 7	590109707	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 17
590054996	DORSEY PLACE E 37.5 FT LOT 8, BLK 7	590109715	WESTERN TOWN LOT COMPANYS ADDITION LOT 12 & LOT 13 LESS PT TO STATE, BLK 17
590055003	DORSEY PLACE W 25 FT LOT 9 & E 12.5 FT LOT 10, BLK 7	590109723	WESTERN TOWN LOT COMPANYS ADDITION LOTS 1, 2 & 3, BLK 18 LESS PT TO STATE
590055011	DORSEY PLACE W 37.5 FT LOT 10, BLK 7	590109766	WESTERN TOWN LOT COMPANYS ADDITION LOT 4, BLK 18
590055038	DORSEY PLACE LOT 11, BLK 7	590109774	WESTERN TOWN LOT COMPANYS ADDITION LOT 5, BLK 18

<b>590055046</b>	DORSEY PLACE LOTS 12, 13 & 14, BLK 7	<b>590109782</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 6, BLK 18
<b>590055054</b>	DORSEY PLACE LOT 15, BLK 7	<b>590109790</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 7, BLK 18
<b>590055062</b>	DORSEY PLACE LOT 16, BLK 7	<b>590109804</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 8, BLK 18
<b>590055070</b>	DORSEY PLACE LOT 18, BLK 7	<b>590109820</b>	WESTERN TOWN LOT COMPANYS ADDITION LOTS 9 & 10, BLK 18
<b>590055089</b>	DORSEY PLACE LOT 19, BLK 7	<b>590109839</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 18
<b>590055097</b>	DORSEY PLACE LOT 20, BLK 7	<b>590109847</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 12, BLK 18
<b>590055100</b>	DORSEY PLACE LOT 21, BLK 7	<b>590109855</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 13, BLK 18
<b>590055119</b>	DORSEY PLACE LOT 22, BLK 7	<b>590109863</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 14, BLK 18
<b>590056123</b>	C B DURLANDS SECOND ADDITION BLK 1, LOTS 1 & 24, BLK 2 & PT VAC	<b>590109871</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 15 & N1/2 LOT 16, BLK
<b>590056484</b>	C B DURLANDS SECOND ADDITION LOT 2, BLK 6	<b>590109898</b>	WESTERN TOWN LOT COMPANYS ADDITION S1/2 LOT 16 & ALL LOT 17, BLK 18
<b>590056492</b>	C B DURLANDS SECOND ADDITION LOT 3, BLK 6	<b>590111418</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 8, BLK 15
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590111507</b>	RIVERSIDE PARK ADDITION N 56 FT LOTS 11, 12 & 13, BLK 10
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116010</b>	WALNUT GROVE ADDITION E 196.75 FT LOT 1 LESS PT TO STATE & E 196.75 FT N1/2 LOT 2, BLK 1
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116017</b>	WALNUT GROVE ADDITION W 66 FT LOT 1 LESS PT TO STATE & W 66 FT LOTS 2 & 3, BLK 1 & E 9.3 FT VAC STREET (TRACT ONE - DON NOVOTNY'S SECOND LOT BOUNDARY CHANGE)
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116029</b>	WALNUT GROVE ADDITION E 196.75 FT S1/2 LOT 2 & E 196.75 FT LOT 3, BLK 1
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116061</b>	WALNUT GROVE ADDITION E1/2 E1/2 LOT 1, BLK 4 & PT VAC ST
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116088</b>	WALNUT GROVE ADDITION W1/2 E1/2 LOT 1, BLK 4 & PT VAC ST
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116096</b>	WALNUT GROVE ADDITION E 90.24 FT W1/2 LOT 1 & LOT 2 LESS W 41.4 FT & E 38.6 FT W 80 FT N 88 FT LOT 3, BLK 4 & PT VAC STREET (TRACT 2 - CLASSEN'S LOT BOUNDARY CHANGE)
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116126</b>	WALNUT GROVE ADDITION W 41.4 FT LOTS 1 & 2, W 41.4 FT W 80 FT N 88 FT LOT 3, BLK 4 & PT VAC STREETS (TRACT 1 - CLASSEN'S LOT BOUNDARY CHANGE)
<b>590056506</b>	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	<b>590116142</b>	WALNUT GROVE ADDITION LOT 3 EXCEPT W 80 FT N 88 FT, ALL LOT 4, 25 FT STRIP ON SOUTH & PT VAC ST, BLK 4

590056506	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	590116150	SOUTHFORK INDUSTRIAL PARK PT LOT 2 & 3
590056506	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	590116169	PT NE1/4 NW1/4 & PT VAC ST & PT SE1/4 NW1/4 35-24-1
590056506	C B DURLANDS SECOND ADDITION LOTS 4, 5, 6, 19, 20 & 21, BLK 6 & VAC ALLEY	590116185	SOUTHFORK INDUSTRIAL PARK PT LOTS 2 & 3
590056514	C B DURLANDS SECOND ADDITION S 8 FT S 20 FT LOTS 8 & 17 & VAC ALLEY & LOTS 9 THRU 16 INCL & VAC ALLEY LESS PT TO STATE & LESS PT TO CORP GULCH, BLK 6 (TRACT B-LOT BOUNDARY CHANGE-2013)	590118293	WERNERS SUBDIVISION LOT 1 BLK 1
590056522	C B DURLANDS SECOND ADDITION LOTS 7, 8, 17 & 18 & VAC ALLEY & N 12 FT S 20 FT LOTS 8 & 17 & VAC ALLEY, BLK 6 (TRACT A-LOT BOUNDARY CHANGE-2013) ERROR ON DEED	590118307	WERNERS SUBDIVISION LOT 2 BLK 1
590056528	C B DURLANDS SECOND ADDITION LOT 1, BLK 6	590118315	WERNERS SUBDIVISION LOT 1 BLK 2
590056530	C B DURLANDS SECOND ADDITION LOTS 22, 23 & 24, BLK 6 & PT VAC STREET	590118323	WERNERS SUBDIVISION LOT 2 BLK 2
590056549	C B DURLANDS SECOND ADDITION LOT 1, BLK 7 & PT VAC STREET	590118331	WERNERS SUBDIVISION LOT 1 BLK 3
590056557	C B DURLANDS SECOND ADDITION LOT 24, BLK 7 & VAC ALLEY	590118358	WERNERS SUBDIVISION LOT 2 BLK 3
590056565	C B DURLANDS SECOND ADDITION LOTS 8 THRU 17, BLK 7 & PT VAC ALLEY LESS PT TO STATE	590118366	WERNERS SUBDIVISION SECOND ADDITION LOT 3 BLK 2
590056573	C B DURLANDS SECOND ADDITION ALL LOT 2 & PT LOT 3 & PT LOT 22 & ALL LOT 23, BLK 7 & PT VAC ALLEY	590118374	WERNERS SUBDIVISION SECOND ADDITION LOT 4 BLK 2
590059327	DORSEY PLACE LOT 17, BLK 7	590118382	WERNERS SUBDIVISION SECOND ADDITION LOT 5, BLK 2
590064800	C B DURLANDS SECOND ADDITION PT LOT 3 & LOTS 4 THRU 7 & LOTS 18 THRU PT LOT 22, BLK 7 & PT VAC ALLEY & PT CORP GULCH (VAC 10TH ST) LESS PT TO STATE (TRACT A- LOT BOUNDARY CHANGE-2012) (ERROR ON DEED)	590118404	WERNERS SUBDIVISION LOT 4 BLK 3
590064800	C B DURLANDS SECOND ADDITION PT LOT 3 & LOTS 4 THRU 7 & LOTS 18 THRU PT LOT 22, BLK 7 & PT VAC ALLEY & PT CORP GULCH (VAC 10TH ST) LESS PT TO STATE (TRACT A- LOT BOUNDARY CHANGE-2012) (ERROR ON DEED)	590118412	WERNERS SUBDIVISION SECOND ADDITION LOT 5 BLK 3
590067060	C B DURLANDS SECOND ADDITION N 23.4 FT LOT 19 & ALL LOTS 20, 21, 22, 23 & W1/2 VAC ALLEY, BLK 2	590118420	WERNERS SUBDIVISION SECOND ADDITION LOT 6 BLK 3
590070533	DORSEY PLACE LOT 1, BLK 14 & PT VAC ALLEY	590118439	WERNERS SUBDIVISION SECOND ADDITION LOT 7 BLK 3
590070537	DORSEY PLACE LOT 2, BLK 14 & PT VAC ALLEY	590118447	WERNERS SUBDIVISION SECOND ADDITION LOT 2, BLK 4
590070541	DORSEY PLACE LOTS 3, 4 & 5, BLK 14 & PT VAC ALLEY	590118455	WERNERS SUBDIVISION SECOND ADDITION LOT 2, BLK 4



590070568	DORSEY PLACE ALL LOT 6 & LOT 7 LESS PT TO STATE, BLK 14 & PT VAC ALLEY	590121324	WESTERN TOWN LOT COMPANYS ADDITION LOT 1, BLK 7 LESS PT TO STATE
590070576	DORSEY PLACE LOT 8 LESS PT TO STATE, ALL LOT 9, BLK 14 & PT VAC ALLEY	590121332	WESTERN TOWN LOT COMPANYS ADDITION LOT 2, BLK 7
590070584	DORSEY PLACE LOTS 10, 11, 12, 13 & 14, BLK 14 & PT VAC ALLEY	590121340	WESTERN TOWN LOT COMPANYS ADDITION LOT 3, BLK 7
590076663	KIMBALL AND BLAIRS ADDITION LOT 1, BLK 5	590121359	WESTERN TOWN LOT COMPANYS ADDITION LOT 4, BLK 7
590076671	KIMBALL AND BLAIRS ADDITION LOT 2, BLK 5	590121367	WESTERN TOWN LOT COMPANYS ADDITION LOT 5, BLK 7
590076698	KIMBALL AND BLAIRS ADDITION LOT 3, BLK 5	590121375	WESTERN TOWN LOT COMPANYS ADDITION LOT 6, BLK 7
590076701	KIMBALL AND BLAIRS ADDITION N 35 FT LOT 4, BLK 5	590121383	WESTERN TOWN LOT COMPANYS ADDITION LOT 7 & S 8 FT LOT 8, BLK 7
590076728	KIMBALL AND BLAIRS ADDITION S 25 FT LOT 4, BLK 5	590121391	WESTERN TOWN LOT COMPANYS ADDITION N 52 FT LOT 8 & S 5 FT LOT 9, BLK 7
590076736	KIMBALL AND BLAIRS ADDITION LOTS 5 & 6, BLK 5	590121405	WESTERN TOWN LOT COMPANYS ADDITION N 55 FT LOT 9, BLK 7
590076744	KIMBALL AND BLAIRS ADDITION ALL EXCEPT N 6 FT LOT 7, BLK 5	590121413	WESTERN TOWN LOT COMPANYS ADDITION LOT 10, BLK 7
590076752	KIMBALL AND BLAIRS ADDITION N 6 FT W 112 FT LOT 7 & W 112 FT LOT 8 & S 40 FT W 112 FT LOT 9, BLK 5 (TRACT TWO-DAVID E KALET'S LOT BOUNDARY CHANGE-2013)	590121421	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 7
590076779	KIMBALL AND BLAIRS ADDITION N 6 FT E 38 FT LOT 7 & E 38 FT S 120 FT LOTS 8 & 9 & N 20 FT W 111.94 FT LOT 9, BLK 5 (TRACT ONE-DAVID E KALET'S LOT BOUNDARY CHANGE-2013)	590121448	WESTERN TOWN LOT COMPANYS ADDITION LOT 12, BLK 7 LESS PT TO STATE
590076797	KIMBALL AND BLAIRS ADDITION LOT 10, BLK 5	590121456	WESTERN TOWN LOT COMPANYS ADDITION LOT 1, BLK 8
590076809	KIMBALL AND BLAIRS ADDITION LOT 11, BLK 5	590121464	WESTERN TOWN LOT COMPANYS ADDITION LOT 2, BLK 8
590076817	KIMBALL AND BLAIRS ADDITION LOT 12, BLK 5	590121472	WESTERN TOWN LOT COMPANYS ADDITION LOT 3, BLK 8
590076825	KIMBALL AND BLAIRS ADDITION E 100 FT LOTS 1 & 2, BLK 6 LESS PT TO STATE	590121480	WESTERN TOWN LOT COMPANYS ADDITION LOT 4, BLK 8
590076833	KIMBALL AND BLAIRS ADDITION W 50 FT LOTS 1 & 2, BLK 6 LESS PT TO STATE	590121499	WESTERN TOWN LOT COMPANYS ADDITION LOT 5 EXCEPT W 30 FT S 16 FT, BLK 8
590076841	KIMBALL AND BLAIRS ADDITION LOTS 3 & 4, BLK 6	590121502	WESTERN TOWN LOT COMPANYS ADDITION W 30 FT S 16 FT LOT 5 & W 34 FT LOTS 6 & 7, BLK 8
590076868	KIMBALL AND BLAIRS ADDITION LOT 5, BLK 6	590121510	WESTERN TOWN LOT COMPANYS ADDITION LOT 6 EXCEPT W 34 FT, BLK 8
590076876	KIMBALL AND BLAIRS ADDITION LOT 6, BLK 6	590121529	WESTERN TOWN LOT COMPANYS ADDITION LOT 7 EXCEPT W 34 FT, BLK 8
590076884	KIMBALL AND BLAIRS ADDITION LOT 7, BLK 6	590121537	NIXON'S ADDITION LOT 1
590076892	KIMBALL & BLAIRS ADDITION LOT 8, BLK 6	590121553	WESTERN TOWN LOT COMPANYS ADDITION N 50 FT LOT 11, BLK 8

<b>590076906</b>	KIMBALL AND BLAIRS ADDITION LOT 9, BLK 6	<b>590121561</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 12, BLK 8
<b>590076914</b>	KIMBALL AND BLAIRS ADDITION LOT 10, BLK 6	<b>590121588</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 13, BLK 8
<b>590076922</b>	KIMBALL AND BLAIRS ADDITION LOT 11 & S 10 FT LOT 12, BLK 6	<b>590121596</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 14, BLK 8
<b>590076930</b>	KIMBALL AND BLAIRS ADDITION N 50 FT LOT 12, BLK 6 LESS PT TO STATE	<b>590121618</b>	WESTERN TOWN LOT COMPANYS ADDITION N 50 FT LOT 1, BLK 9
<b>590079824</b>	HERMAN NENOWS ADDITION LOT 10 & PT VAC ALLEY	<b>590121626</b>	WESTERN TOWN LOT COMPANYS ADDITION S 10 FT LOT 1 & ALL LOT 2, BLK 9
<b>590080148</b>	FIVE STAR LOT SUBDIVISION LOT 5A	<b>590121634</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 3, BLK 9
<b>590083643</b>	MAPES SUBDIVISION LOT 1 LESS PT TO STATE & LOT 2, BLK 1 & PT VAC ALLEY	<b>590121642</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 4, BLK 9
<b>590083651</b>	MAPES SUBDIVISION LOT 3, BLK 1 & PT VAC ALLEY	<b>590121650</b>	WESTERN TOWN LOT COMPANYS ADDITION LOTS 5, 6, 7 & 8, BLK 9 LESS PT TO STATE
<b>590085042</b>	HERMAN NENOWS ADDITION LOT 5	<b>590121685</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 9, BLK 9
<b>590085050</b>	DOPHEIDE'S SUBDIVISION LOT 2	<b>590121693</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 10, BLK 9
<b>590085069</b>	DOPHEIDE'S SUBDIVISION LOT 1	<b>590121707</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 9
<b>590085077</b>	HERMAN NENOWS ADDITION LOT 8 & PT VAC ALLEY	<b>590121715</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 12, BLK 9
<b>590085085</b>	HERMAN NENOWS ADDITION LOT 9 PT VAC ALLEY	<b>590121723</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 1, BLK 10
<b>590085107</b>	HERMAN NENOWS ADDITION LOT 15 PT VAC ALLEY	<b>590121731</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 2, BLK 10
<b>590085115</b>	HERMAN NENOWS ADDITION LOT 16 & 17	<b>590121758</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 3, BLK 10
<b>590085123</b>	HERMAN NENOWS ADDITION LOT 18	<b>590121766</b>	WESTERN TOWN LOT COMPANYS ADDITION LOTS 4 TO 8, BLK 10 LESS PT TO STATE
<b>590085182</b>	HERMAN NENOWS ADDITION W 136.93 FT E 273 FT LOT 24 & N 5.5 FT W 135.92 FT E 273 FT LOT 25 (LOT BOUNDARY CHANGE - TACCT A)	<b>590121774</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 9, BLK 10
<b>590085190</b>	HERMAN NENOWS ADDITION W 110.92 FT E 135.92 FT LOT 24 & N 5.5 FT W 112.04 FT E 137.4 FT LOT 25 (LOT BOUNDARY CHANGE - TRACT B)	<b>590121782</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 10, BLK 10
<b>590085204</b>	HERMAN NENOWS ADDITION W 124 FT E 149 FT LOT 26 & 27	<b>590121790</b>	WESTERN TOWN LOT COMPANYS ADDITION N 45 FT LOT 1, BLK 11
<b>590085220</b>	HERMAN NENOWS ADDITION W 124 FT E 273.25 FT LOT 26	<b>590121804</b>	WESTERN TOWN LOT COMPANYS ADDITION S 15 FT LOT 1 & N 30 FT LOT 2, BLK 11
<b>590085247</b>	HERMAN NEWOWS ADDITION W 124 FT E 273 FT LOT 27	<b>590121812</b>	WESTERN TOWN LOT COMPANYS ADDITION S 30 FT LOT 2 & N 15 FT LOT 3, BLK 11
<b>590085298</b>	HERMAN NENOWS ADDITION LOT 29, 30 & 31	<b>590121820</b>	WESTERN TOWN LOT COMPANYS ADDITION S 45 FT LOT 3, BLK 11
<b>590085328</b>	NORFOLK JUNCTION PT LOTS 1 & 2, BLK 1 (TRACT 1 - LOT BOUNDARY CHANGE)	<b>590121839</b>	WESTERN TOWN LOT COMPANYS ADDITION ALL LOTS 4 & 5 & LOT 6 LESS PT TO STATE, BLK 11



590085344	NORFOLK JUNCTION S 13.2 FT LOT 2 & ALL LOTS 3 & 4, BLK 1 (TRACT 2 - LOT BOUNDARY CHANGE)	590121847	WESTERN TOWN LOT COMPANYS ADDITION LOT 7, BLK 11 LESS PT TO STATE
590085360	NORFOLK JUNCTION LOT 5, BLK 1	590121847	WESTERN TOWN LOT COMPANYS ADDITION LOT 7, BLK 11 LESS PT TO STATE
590085379	NORFOLK JUNCTION LOT 6, BLK 1	590121855	WESTERN TOWN LOT COMPANYS ADDITION LOTS 8, 9 & 10, BLK 11 (ZIMMERMAN'S LOT BOUNDARY CHANGE - TRACT ONE)
590085387	NORFOLK JUNCTION LOTS 7 & 8, BLK 1	590121863	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 11
590085390	NORFOLK JUNCTION LOTS 9 & 10, BLK 1	590121871	WESTERN TOWN LOT COMPANYS ADDITION LOT 12, BLK 11
590085395	NORFOLK JUNCTION LOTS 11, 12 & 13, BLK 1	590121898	WESTERN TOWN LOT COMPANYS ADDITION LOTS 1 & 2, BLK 12
590085409	NORFOLK JUNCTION LOTS 14 & 15, BLK 1	590121901	WESTERN TOWN LOT COMPANYS ADDITION N 58 FT LOT 3, BLK 12
590085417	NORFOLK JUNCTION LOT 16, BLK 1	590121928	WESTERN TOWN LOT COMPANYS ADDITION S 2 FT LOT 3 & ALL LOT 4, BLK 12
590085425	NORFOLK JUNCTION LOTS 17 & 18, BLK 1	590121936	WESTERN TOWN LOT COMPANYS ADDITION LOT 5, BLK 12
590085433	NORFOLK JUNCTION LOTS 19, 20 & 21, BLK 1 LESS PT TO STATE	590121944	WESTERN TOWN LOT COMPANYS ADDITION LOT 6, BLK 12 LESS PT TO STATE
590085441	NORFOLK JUNCTION LOTS 1, 2, 3, 4, 5, 6, 7 & 8, BLK 2 LESS PT TO STATE	590121952	WESTERN TOWN LOT COMPANYS ADDITION LOT 7 LESS PT TO STATE & S 50 FT LOT 8, BLK 12
590085468	NORFOLK JUNCTION LOTS 9 THRU 15, BLK 2	590121960	WESTERN TOWN LOT COMPANYS ADDITION N 10 FT LOT 8 & ALL LOT 9, BLK 12
590085484	NORFOLK JUNCTION LOT 16 & S 15 FT LOT 17, BLK 2	590121979	WESTERN TOWN LOT COMPANYS ADDITION LOT 10, BLK 12
590085492	NORFOLK JUNCTION N 45 FT LOT 17 & S 1 FT LOT 18, BLK 2	590121987	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 12
590085506	NORFOLK JUNCTION N 59 FT LOT 18, BLK 2	590121995	WESTERN TOWN LOT COMPANYS ADDITION LOT 12, BLK 12
590085514	NORFOLK JUNCTION LOT 19, BLK 2	590122002	WESTERN TOWN LOT COMPANYS ADDITION LOTS 1 TO 12, BLK 13 LESS PT TO STATE
590085538	NORFOLK JUNCTION ALL LOT 20 & PT LOT 21, BLK 2	590122045	WESTERN TOWN LOT COMPANYS ADDITION LOTS 5 & 6, BLK 14
590085549	NORFOLK JUNCTION LOTS 1 TO 5, BLK 3	590122053	WESTERN TOWN LOT COMPANYS ADDITION N 65 FT LOT 7, BLK 14
590085557	NORFOLK JUNCTION LOTS 6, 7 & 8, BLK 3	590122088	WESTERN TOWN LOT COMPANYS ADDITION S 15 FT LOT 7 & ALL LOTS 8 & 9, BLK 14
590085565	NORFOLK JUNCTION LOT 9, BLK 3	590122118	WESTERN TOWN LOT COMPANYS ADDITION LOT 10 & N 20 FT LOT 11, BLK 14
590085573	NORFOLK JUNCTION LOTS 10 & 11, BLK 3	590122126	WESTERN TOWN LOT COMPANYS ADDITION S 40 FT LOT 11 & ALL LOT 12, BLK 14
590085581	NORFOLK JUNCTION LOTS 12, 13, 14, 15 & 16, BLK 3	590122134	WESTERN TOWN LOT COMPANYS ADDITION LOT 1 & N 13 FT LOT 2, BLK 15
590085603	NORFOLK JUNCTION LOT 17, BLK 3	590122142	WESTERN TOWN LOT COMPANYS ADDITION S 150 FT LOT 2, BLK 15
590085611	NORFOLK JUNCTION LOT 18, BLK 3	590122142	WESTERN TOWN LOT COMPANYS ADDITION S 150 FT LOT 2, BLK 15

590085638	NORFOLK JUNCTION LOT 19, BLK 3	590122150	WESTERN TOWN LOT COMPANYS ADDITION E 56 FT LOTS 3 & 4, BLK 15
590085646	NORFOLK JUNCTION LOT 20, BLK 3	590122169	WESTERN TOWN LOT COMPANYS ADDITION W 84 FT LOTS 3 & 4, BLK 15
590085654	NORFOLK JUNCTION LOT 21, BLK 3	590122177	WESTERN TOWN LOT COMPANYS ADDITION LOT 5, BLK 15
590085662	NORFOLK JUNCTION LOT 22, BLK 3	590122185	WESTERN TOWN LOT COMPANYS ADDITION LOT 6, BLK 15
590085670	NORFOLK JUNCTION LOT 23, BLK 3	590122193	WESTERN TOWN LOT COMPANYS ADDITION LOT 7, BLK 15
590085689	NORFOLK JUNCTION W1/2 LOT 1, BLK 4	590122207	WESTERN TOWN LOT COMPANYS ADDITION LOT 1, BLK 16
590085697	NORFOLK JUNCTION E1/2 LOT 1, BLK 4	590122215	WESTERN TOWN LOT COMPANYS ADDITION LOT 2, BLK 16
590085700	NORFOLK JUNCTION LOT 2, BLK 4	590122223	WESTERN TOWN LOT COMPANYS ADDITION LOT 3, BLK 16
590085719	NORFOLK JUNCTION LOT 3, BLK 4	590122231	WESTERN TOWN LOT COMPANYS ADDITION LOT 4, BLK 16
590085727	NORFOLK JUNCTION LOT 4, BLK 4	590122258	WESTERN TOWN LOT COMPANYS ADDITION E 46.03 FT W 93 1/3 FT LOTS 8 & 9 & W 93 1/3 FT LOT 10, BLK 16
590085735	HERMAN NENOWS ADDITION LOT 25 LESS N 5.5 FT (TRACT 1-LOT BOUNDARY CHANGE)	590122266	WESTERN TOWN LOT COMPANYS ADDITION W 47.3 FT LOTS 8 & 9, BLK 16
590085743	NORFOLK JUNCTION PT LOTS 5 & 6, BLK 4 & PT VAC PIERCE STREET	590122274	WESTERN TOWN LOT COMPANYS ADDITION E 46 2/3 FT LOTS 8, 9 & 10, BLK 16
590085778	NORFOLK JUNCTION LOTS 7, 8 & 9, BLK 4	590122282	WESTERN TOWN LOT COMPANYS ADDITION LOT 11, BLK 16
590085786	NORFOLK JUNCTION LOTS 10 & 11, BLK 4	590122290	WESTERN TOWN LOT COMPANYS ADDITION LOTS 12 & 13, BLK 16
590085794	NORFOLK JUNCTION LOTS 12, 13 & 14, BLK 4	590122304	WESTERN TOWN LOT COMPANYS ADDITION LOTS 14, 15 & 16, BLK 16
590085808	NORFOLK JUNCTION LOTS 15 THRU 22, BLK 4	590122304	WESTERN TOWN LOT COMPANYS ADDITION LOTS 14, 15 & 16, BLK 16
590096605	PASEWALKS FIFTH ADDITION E1/2 N 50 FT LOT 1, BLK 3	590122312	WESTERN TOWN LOT COMPANYS ADDITION LOTS 1 & 2, BLK 17 LESS PT TO STATE
590096613	PASEWALKS FIFTH ADDITION W 105 FT N 50 FT LOT 1, BLK 3	590122312	WESTERN TOWN LOT COMPANYS ADDITION LOTS 1 & 2, BLK 17 LESS PT TO STATE
590096621	PASEWALKS FIFTH ADDITION S 6.9 FT LOT 1 & ALL LOT 2, BLK 3	590134558	PT NW1/4 NW1/4 35-24-1 & PT VAC ST .95 AC
590096648	PASEWALKS FIFTH ADDITION LOT 3, BLK 3	590137468	RIVERSIDE PARK ADDITION LOT 10, BLK 9
590096656	PASEWALKS FIFTH ADDITION LOT 4, BLK 3	590167162	HORRS SUBURBAN LOTS, W 132 FT LOTS 1,2,3,4,5 & 6 LESS PT TO STATE
590096664	PASEWALKS FIFTH ADDITION LOT 5, BLK 3	590167170	HORRS SUBURAN LOTS, E 245 FT LOTS 1,2,3,4,5 & 6 LESS PT TO STATE
590096672	PASEWALKS FIFTH ADDITION LOT 6, BLK 3	590167170	HORRS SUBURAN LOTS, E 245 FT LOTS 1,2,3,4,5 & 6 LESS PT TO STATE
590096680	PASEWALKS FIFTH ADDITION E 50 FT W 100 FT LOTS 7 & 8, BLK 3	590167189	HORRS SUBURBAN LOTS, LOTS 7 & 8
590096699	PASEWALKS FIFTH ADDITION E 110 FT LOT 7, BLK 3	590167189	HORRS SUBURBAN LOTS, LOTS 7 & 8
590096702	PASEWALKS FIFTH ADDITION W 50 FT LOTS 7 & 8, BLK 3	590167189 24	HORRS SUBURBAN LOTS, LOTS 7 & 8

590096710	PASEWALKS FIFTH ADDITION E 110 FT LOT 8, BLK 3	590167200	HORRS SUBURAN LOTS, LOTS 1, 14, & S1/2 LOT 15
590096745	PASEWALKS FIFTH ADDITION LOT 1, BLK 4	590167200	HORRS SUBURAN LOTS, LOTS 1, 14, & S1/2 LOT 15
590096753	PASEWALKS FIFTH ADDITION LOT 2, BLK 4	590167200	HORRS SUBURAN LOTS, LOTS 1, 14, & S1/2 LOT 15
590096761	PASEWALKS FIFTH ADDITION LOT 3, BLK 4	590167200	HORRS SUBURAN LOTS, LOTS 1, 14, & S1/2 LOT 15
590096788	PASEWALKS FIFTH ADDITION LOT 4, BLK 4	590167200	HORRS SUBURAN LOTS, LOTS 1, 14, & S1/2 LOT 15
590096796	PASEWALKS FIFTH ADDITION LOT 5, BLK 4	590167200	HORRS SUBURAN LOTS, LOTS 1, 14, & S1/2 LOT 15
590096818	PASEWALKS FIFTH ADDITION LOT 6, BLK 4	590167219	NORRS SUBURBAN LOTS, LOTS N1/2 LOT 15 & ALL LOT 16
590096826	PASEWALKS FIFTH ADDITION LOT 7, BLK 4	590167308	HORRS SUBURBAN LOTS, LOTS 17, 18, 19, 20 & PT LOT 21 LESS PT TO STATE (currently being platted into the Hradec's Addition)
590096834	PASEWALKS FIFTH ADDITION LOT 8, BLK 4	590167243	HORRS SUBURBAN LOTS, LOTS PT LOTS 22 & 23 (N OF RR ROW)
590097393	PASEWALKS FIFTH ADDITION LOT 1, BLK 9	590167286	NORTH FORK INDUSTRIAL PARK LOT 1 EXCEPT S 50 FT (TRACT A - LOT BOUNDARY CHANGE)
590097407	PASEWALKS FIFTH ADDITION LOT 2, BLK 9	590167294	NORTH FORK INDUSTRIAL PARK LOT 2 EXCEPT S 50 FT TRACT ONE-MORTON BUILDINGS LOT BOUNDARY CHANGE)
590097415	PASEWALKS FIFTH ADDITION LOT 3 & N 18 FT LOT 4, BLK 9	590167308	NORTH FORK INDUSTRIAL PARK S 50 FT LOTS 1 & 2 & ALL LOT 3 (TRACT B- LOT BOUNDARY CHANGE)
590097423	PASEWALKS FIFTH ADDITION S 35.8 FT LOT 4 & N 43.8 FT LOT 5, BLK 9	590167308	NORTH FORK INDUSTRIAL PARK S 50 FT LOTS 1 & 2 & ALL LOT 3 (TRACT B- LOT BOUNDARY CHANGE)
590097431	PASEWALKS FIFTH ADDITION S 10 FT LOT 5, ALL LOT 6 & N 38 FT LOT 7, BLK 9	590167316	NORTH FORK INDUSTRIAL PARK LOT 4 (currently being platted into the Hradec's Addition)
590097458	PASEWALKS FIFTH ADDITION REPLAT LOT 2 LESS PT TO STATE	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A) (currently being platted into the Hradec's Addition)
590097466	PASEWALKS FIFTH ADDITION REPLAT LOT 1	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590099485	PERRY, KOERBER & KELEHERS SUBDIVISION N 36 FT E 44 FT & W 10 FT E 54 FT & W 86 FT LOT 1	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590099493	PERRY, KOERBER & KELEHERS SUBDIVISION E 44 FT S 24 FT LOT 1 & ALL LOT 2	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590099507	PERRY, KOERBER & KELEHERS SUBDIVISION LOT 3	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590099515	PERRY, KOERBER & KELEHERS SUBDIVISION LOT 4	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590099523	PERRY, KOERBER & KELEHERS SUBDIVISION LOT 5	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590099531	PERRY, KOERBER & KELEHERS SUBDIVISION LOT 6	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)

590103652	LICH'S ADDITION LOT 2 & PT VAC ALLEY	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590103660	REES SUBDIVISION LOT 2, BLK 3 & PT VAC ALLEY	590167324	NORTH FORK INDUSTRIAL PARK LOT 5 (2001 LOT BOUNDARY CHANGE=PR TRACK A)
590103679	REES SUBDIVISION LOTS 5, 6 & PT LOT 7, BLK 3 & PT VAC ALLEY	590167332	NORTH FORK INDUSTRIAL PARK LOT 6
590103784	RIVERSIDE PARK ADDITION LOT 4, BLK 1 LESS PT TO STATE	590167332	NORTH FORK INDUSTRIAL PARK LOT 6
590103792	RIVERSIDE PARK ADDITION LOT 5, BLK 1 LESS PT TO STATE	590167340	NORTH FORK INDUSTRIAL PARK LOT 7 LESS PT TO STATE
590103806	RIVERSIDE PARK ADDITION LOT 6, BLK 1 LESS PT TO STATE	590288276	HRADEC'S ADDITION LOT ONE (36-24-1)
590103814	RIVERSIDE PARK ADDITION LOT 7, BLK 1 LESS PT TO STATE	590288284	HRADEC'S ADDITION LOT TWO (36-24-1)
590103822	RIVERSIDE PARK ADDITION LOT 8, BLK 1 LESS PT TO STATE	590168762	WALNUT GROVE ADDITION S 115 FT LOT 1 & ALL LOTS 2 & 3, BLK 2 & PT VAC SNYDER AVE E BLK 2 LESS N 10FT FROM HWY 275 R.O.W. ID TRACT
590103830	RIVERSIDE PARK ADDITION LOT 9, BLK 1 LESS PT TO STATE	590168789	WALNUT GROVE ADDITION LOTS 1,2,3 & 4, BLK 3 & VAC SNYDER AVE & VAC ALLEY 4 AC
590103849	RIVERSIDE PARK ADDITION LOT 10 & E 40 FT LOT 11, BLK 1 LESS PT TO STATE	590168975	PT NW1/4 SW1/4 LESS PT TO STATE 25-24-1
590103857	RIVERSIDE PARK ADDITION W 10 FT LOT 11 & ALL LOT 12, BLK 1 LESS PT TO STATE	590168983	PT NW1/4 SW1/4 25-24-1
590103865	RIVERSIDE PARK ADDITION LOT 13 & W 15 FT LOT 14, BLK 1	590168991	PT NW1/4 SW1/4 LESS PT TO STATE 25-24-1
590103873	RIVERSIDE PARK ADDITION E 35 FT LOT 14, BLK 1	590168991	PT NW1/4 SW1/4 LESS PT TO STATE 25-24-1
590103881	RIVERSIDE PARK ADDITION LOT 15, BLK 1	590168991	PT NW1/4 SW1/4 LESS PT TO STATE 25-24-1
590103903	RIVERSIDE PARK ADDITION LOT 16, BLK 1	590169017	PT NW1/4 SW1/4 25-24-1
590103911	RIVERSIDE PARK ADDITION LOT 17, BLK 1	590169025	PT NW1/4 SW1/4 LESS PT TO STATE 25-24-1
590103938	RIVERSIDE PARK ADDITION LOT 18 & W1/2 LOT 19, BLK 1	590169033	PT S1/2 SW1/4 25-24-1 5.58 AC
590103946	RIVERSIDE PARK ADDITION E1/2 LOT 19 & ALL LOT 20, BLK 1	590169904	MID-AMERICA SUBDIVISION LOT 1 LESS PT TO STATE
590103954	RIVERSIDE PARK ADDITION LOT 21, BLK 1	590170139	TAX LOTS NE1/4 NW1/4 35-24-1 E 320 FT TAX LOT 1 LESS PT TO STATE
590103962	RIVERSIDE PARK ADDITION LOT 22, BLK 1	590170155	TAX LOTS NE1/4 NW1/4 35-24-1 W 305.75 FT N 449.25 FT TAX LOT 1 LESS PT TO STATE & PT VAC WHITNEY AVE (2ND ST) & PT SNYDER AVE
590103970	RIVERSIDE PARK ADDITION W 45 FT LOT 23, BLK 1	590170163	TAX LOTS NE1/4 NW1/4 35-24-1 W 305.75 FT S 508.5 FT TAX LOT 1
590103989	RIVERSIDE PARK ADDITION E 5 FT LOT 23 & ALL LOT 24, BLK 1	590170198	TAX LOTS SW1/4 NW1/4 35-24-1 W 1044.6 FT TAX LOT 1
590103997	RIVERSIDE PARK ADDITION LOTS 1 & 2, BLK 2 LESS PT TO STATE	590170201	SOUTHFORK INDUSTRIAL PARK LOT 4
590104004	RIVERSIDE PARK ADDITION LOT 3, BLK 2 LESS PT TO STATE	590170236	SOUTHFORK INDUSTRIAL PARK PT LOT 1

<b>590104012</b>	RIVERSIDE PARK ADDITION LOT 4, BLK 2 LESS PT TO STATE	<b>590170414</b>	PT N1/2 36-24-1
<b>590104020</b>	RIVERSIDE PARK ADDITION LOT 5, BLK 2 LESS PT TO STATE	<b>590170567</b>	PT NW1/4 NW1/4 36-24-1 (2001 LOT BOUNDARY CHANGE-PT TRACT A) (currently being platted into the Hradec's Addition)
<b>590104039</b>	RIVERSIDE PARK ADDITION LOT 6, BLK 2 LESS PT TO STATE	<b>590170581</b>	PT SE1/4 NW1/4 NW1/4 & PT NE1/4 SW1/4 NW1/4 36-24-1 PT TRACT 2 (currently part of this parcel is being platted into the Hradec's Addition)
<b>590104047</b>	RIVERSIDE PARK ADDITION LOT 7 & E 35 FT LOT 8, BLK 2 LESS PT TO STATE	<b>590170589</b>	PT W1/2 NW1/4 (TRACTS A & B & PT N1/2 SW1/4 NW1/4 36-24-1
<b>590104055</b>	RIVERSIDE PARK ADDITION W 15 FT LOT 8 & E 35 FT LOT 9, BLK 2 LESS PT TO STATE	<b>590174029</b>	RIVERSIDE PARK ADDITION LOT 8, BLK 10
<b>590104063</b>	RIVERSIDE PARK ADDITION W 15 FT LOT 9 & ALL LOTS 10, 11 & 12, BLK 2 LESS PT TO STATE	<b>590174274</b>	BRTEK'S SUBDIVISION LOTS 1,2,3 & 4, BLK 1 & E1/2 VAC ALLEY (TRACT 1-MICHAEL R JOHNSON'S LOT BOUNDARY CHANGE-2007)
<b>590104071</b>	RIVERSIDE PARK ADDITION LOTS 13, 14, 15 & 16, BLK 2	<b>590174282</b>	BRTEK'S SUBDIVISION LOT 5 BLK 1
<b>590104098</b>	RIVERSIDE PARK ADDITION LOT 17 & W 20 FT LOT 18, BLK 2	<b>590174290</b>	BRTEK'S SUBDIVISION LOT 6 BLK 1
<b>590104128</b>	RIVERSIDE PARK ADDITION E 30 FT LOT 18 & ALL LOT 19, BLK 2	<b>590174304</b>	BRTEK'S SUBDIVISION LOT 7 BLK 1
<b>590104136</b>	RIVERSIDE PARK ADDITION LOT 20, BLK 2	<b>590174312</b>	BRTEK'S SUBDIVISION LOT 8 BLK 1
<b>590104144</b>	RIVERSIDE PARK ADDITION LOT 21, BLK 2	<b>590174398</b>	NOR-PARK INDUSTRIAL AREA ALL LOT 3 & PT LOT 4, BLK 2 IN LIEU OF TAX
<b>590104152</b>	RIVERSIDE PARK ADDITION LOT 22, BLK 2	<b>590174525</b>	UTTECHT'S SUBDIVISION LOT 1
<b>590104160</b>	RIVERSIDE PARK ADDITION E 10 FT LOT 23 & ALL LOT 24, BLK 2	<b>590174533</b>	UTTECHT'S SUBDIVISION LOT 2
<b>590104179</b>	RIVERSIDE PARK ADDITION W 40 FT LOT 23, BLK 2	<b>590180002</b>	PT NW1/4 SW1/4 25-24-1 18.91 AC
<b>590104187</b>	RIVERSIDE PARK ADDITION LOTS 1 & 2, BLK 7	<b>590196072</b>	PT S1/2 SW1/4 (TRACT 2 - PER SURVEY) 25-24-1 34.21 AC
<b>590104195</b>	RIVERSIDE PARK ADDITION LOT 3, BLK 7	<b>590209884</b>	WESTERN TOWN LOT COMPANYS ADDITION LOT 3 EXC S 28 FT W 67.5 FT E 92.5 FT, BLK 17 (TRACT ONE - BUCHHOLTZ' LOT BOUNDARY CHANGE)
<b>590104209</b>	RIVERSIDE PARK ADDITION LOT 4, BLK 7	<b>590211218</b>	NOR-PARK INDUSTRIAL AREA LOTS 1,2,3 & 4 BLK 1
<b>590104217</b>	RIVERSIDE PARK ADDITION LOT 5, BLK 7	<b>590211226</b>	NOR-PARK INDUSTRIAL AREA LOT 1, BLK 2 IN LIEU OF TAX
<b>590104225</b>	RIVERSIDE PARK ADDITION LOT 6, BLK 7	<b>590211228</b>	NOR-PARK INDUSTRIAL AREA LOTS 2,3,4 & 5 BLK 3
<b>590104233</b>	RIVERSIDE PARK ADDITION LOTS 7 & 8, BLK 7	<b>590211230</b>	NOR-PARK INDUSTRIAL AREA LOT 2, BLK 2 IN LIEU OF TAX
<b>590104241</b>	RIVERSIDE PARK ADDITION LOT 9, BLK 7	<b>590211238</b>	NOR-PARK INDUSTRIAL AREA LOT 1, BLK 3 (PT TRACT 2-LOT BOUNDARY CHANGES- 2005)
<b>590104268</b>	RIVERSIDE PARK ADDITION LOTS 11 & 12, BLK 7	<b>590213202</b>	NIXON'S ADDITION LOT 3
<b>590104284</b>	RIVERSIDE PARK ADDITION LOTS 13 & 14, BLK 7	<b>590234013</b>	DOPHEIDE'S SUBDIVISION LOT 3
<b>590104292</b>	RIVERSIDE PARK ADDITION LOT 15, BLK 7	<b>590234021</b>	DOPHEIDE'S SUBDIVISION LOT 4

590104306	RIVERSIDE PARK ADDITION LOT 16, BLK 7	590234048	DOPHEIDE'S SUBDIVISION LOT 5
590104314	RIVERSIDE PARK ADDITION LOT 17, BLK 7	590234048	DOPHEIDE'S SUBDIVISION LOT 5
590104322	RIVERSIDE PARK ADDITION LOT 18, BLK 7	590235389	C B DURLANDS SECOND ADDITION S 26.6 FT LOT 6, ALL LOTS 7 THRU 11, LOTS 12 & 13 EXCEPT S 27 FT, ALL LOTS 14 THRU 18 & S 26.6 FT LOT 19, BLK 2 & PT VAC ALLEY
590104330	RIVERSIDE PARK ADDITION LOT 19, BLK 7	590239147	RIVERSIDE PARK ADDITION LOT 3, BLK 10
590104349	RIVERSIDE PARK ADDITION LOT 20, BLK 7	590291173	RIVERSIDE PARK ADDITION LOT 10, BLK 7
590104357	RIVERSIDE PARK ADDITION LOT 21, BLK 7	590291181	C B DURLANDS SECOND ADDITION LOTS 2, 3, 4 & 5 & N 23.4 FT LOT 6 & E1/2 VAC ALLEY, BLK 2,
590104365	RIVERSIDE PARK ADDITION LOT 22 EXCEPT E 3 FT, BLK 7	590291572	W1/2 N1/2 SE1/4 SW1/4 26-24-1 10.003 AC
590104373	RIVERSIDE PARK ADDITION E 3 FT LOT 22 & ALL LOT 23, BLK 7	590291661	ELKHORN RIVER PLAZA SUBDIVISION LOT 1 2.89 AC
590104381	RIVERSIDE PARK ADDITION LOTS 1, 2 & 3, BLK 8	590291688	ELKHORN RIVER PLAZA SUBDIVISION LOT 2 2.47 AC
590104403	RIVERSIDE PARK ADDITION LOTS 4 & 5, BLK 8	590296493	WIBORG ADDITION LOT 3 & PT LOT 4 (NORFHEAST NE HAMANE SOCITY INC'S LOT BOUNDARY CHANGE-TACT A- 2016
590104411	RIVERSIDE PARK ADDITION LOT 6, BLK 8	590299890	WESTERN TOWN LOT COMPANYS ADDITION LOTS 1, 2, 3 & 4 EXCEPT W 110.4 FT & S 16 FT W 110.4 FT LOT 4, BLK 14 & W 23.7 FT VAC STREET ADJACENT TO LOTS 1 THRU 6, BLK 14 (TRACT TWO-DON NOVOTNY'S SECOND LOT B
590104438	RIVERSIDE PARK ADDITION LOT 7, BLK 8	590299891	WESTERN TOWN LOT COMPANYS ADDITION W 110.4 FT LOTS 1, 2, 3 & 4 LESS S 16 FT W 110.4 FT LOT 4, BLK 14 (TRACT 1 - DON NOVOTNY'S LOT BOUNDARY CHANGE)
590104446	RIVERSIDE PARK ADDITION LOT 8, BLK 8	590301209	WIBORG 2ND ADDITION PT LOT 1 (2006- LOT BOUNDARY CHANGE TRACT A)
590104454	RIVERSIDE PARK ADDITION LOT 9, BLK 8	590301209	WIBORG 2ND ADDITION PT LOT 1 (2006- LOT BOUNDARY CHANGE TRACT A)
590104462	RIVERSIDE PARK ADDITION LOT 10, BLK 8	590301209	WIBORG 2ND ADDITION PT LOT 1 (2006- LOT BOUNDARY CHANGE TRACT A)
590104470	RIVERSIDE PARK ADDITION LOTS 11 & 12, BLK 8	590301217	WIBORG 2ND ADDITION PT LOT 1 & ALL LOT 2 (2006 LOT BOUNDARY CHANGE TRACT B)
590104489	RIVERSIDE PARK ADDITION LOT 13, BLK 8	590301217	WIBORG 2ND ADDITION PT LOT 1 & ALL LOT 2 (2006 LOT BOUNDARY
		590301225	WIBORG 2ND ADDITION LOT 3

**Expanded Properties**

<b>PID</b>	<b>LEGALDESC</b>		<b>PID</b>	<b>LEGALDESC</b>
<b>590255310</b>	NOR-PARK SUBSIVISION LOT 4, BLK 1		<b>590255294</b>	NOR-PARK SUBDIVISION LOT 2, BLK 1
<b>590255302</b>	NOR-PARK SUBSIVISION LOT 3, BLK 1		<b>590044966</b>	ONLY THE Southwest corner of PT SW1/4 NE 1/4 26-24-1
<b>590255286</b>	NOR-PARK SUBDIVISION LOT 1, BLK 1		<b>590045091</b>	TAX LOTS NW1/4 SE1/4 26-24-1 PT TAX LOT 2

PID	Date of Construction	Years Old		PID	Date of Construction	Years Old
590042629	1870	147		590097407	1946	71
590085123	1880	137		590109820	1946	71
590104772	1880	137		590109839	1946	71
590104780	1880	137		590121391	1946	71
590122169	1886	131		590070568	1947	70
590070533	1890	127		590121987	1948	69
590085069	1890	127		590167189	1950	67
590085360	1890	127		590167189	1950	67
590104640	1890	127		590097415	1950	67
590104705	1890	127		590104020	1950	67
590109650	1890	127		590104217	1950	67
590109804	1890	127		590104454	1950	67
590042092	1890	127		590121898	1950	67
590121537	1890	127		590167189	1950	67
590121561	1895	122		590169017	1950	67
590121588	1895	122		590301209	1950	67
590121936	1895	122		590301209	1950	67
590116096	1900	117		590301209	1950	67
590041290	1900	117		590041266	1950	67
590054953	1900	117		590041282	1950	67
590056492	1900	117		590042580	1950	67
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590079824	1900	117		590104039	1951	66
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590104942	1992	25
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590299890	2002	15
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590118366	1935	82	590167324	2012	5
590121405	1935	82	590056123	2012	5
590291173	1935	82	590076752	2013	4
590055062	1940	77	590234048	2013	4
590096761	1940	77	590064800	2013	4
590099485	1940	77	590085050	2013	4
590109790	1944	73	590301217	2013	4
590103989	1945	72	590174525	2014	3
590096826	1946	71	590085514	2014	3
590097393	1946	71	590167227	2015	2

**Totals      31015 / 422 = 73.49 years**

# Norfolk - “East Omaha Ave” Redevelopment Area



- Deterioration



- Deteriorating roof

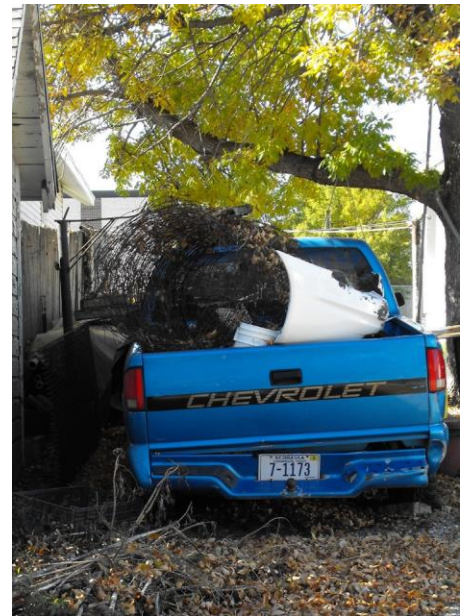




# Norfolk - “East Omaha Ave” Redevelopment Area



- Tires



- Debris



- Debris



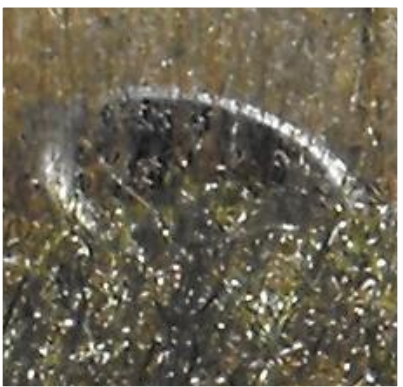


# Norfolk - “East Omaha Ave” Redevelopment Area



- Abandoned vehicles

- Debris





# Norfolk - “East Omaha Ave” Redevelopment Area



- Peeling paint
- Deteriorating structure

- Deteriorating structure

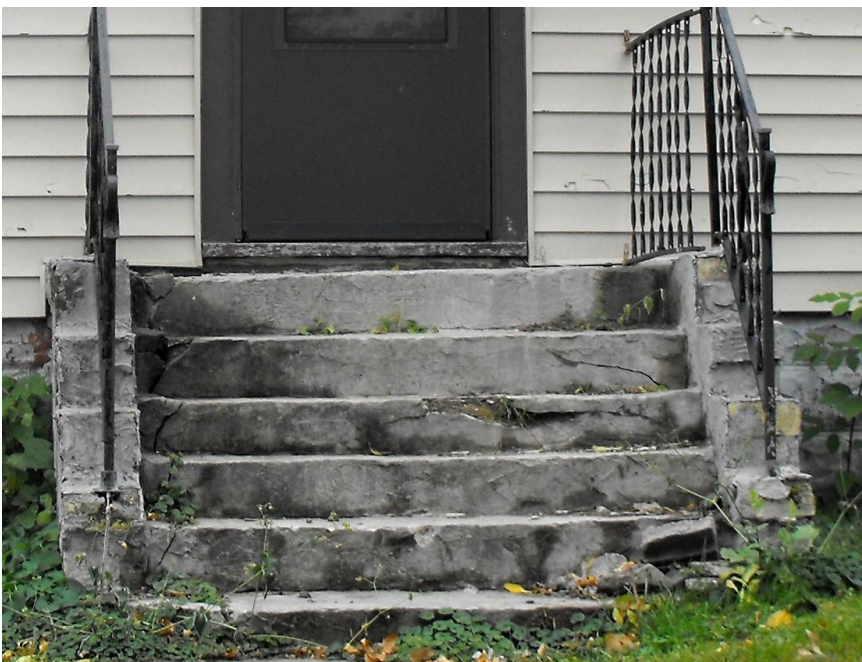




# Norfolk - “East Omaha Ave” Redevelopment Area



- Condemned structure



- Crumbling/  
deteriorating  
steps



- Cracked  
foundation



# Norfolk - “East Omaha Ave” Redevelopment Area



- Cracked exterior wall
- Missing brick



- Deteriorating siding





# Norfolk - “East Omaha Ave” Redevelopment Area



- Broken/missing panels on outstructures



- Deteriorating structure - roof and framework



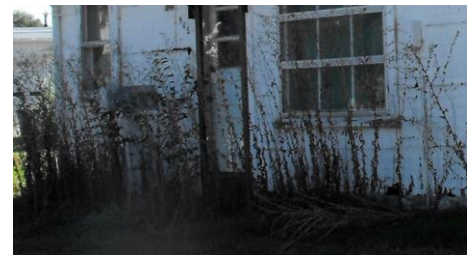
- Dilapidated structure



# Norfolk - “East Omaha Ave” Redevelopment Area



- Deteriorating structure



- Plant overgrowth



- Insufficient drainage



- Outdated windows



# Norfolk- "East Omaha Ave" Redevelopment Area



- Plant overgrowth



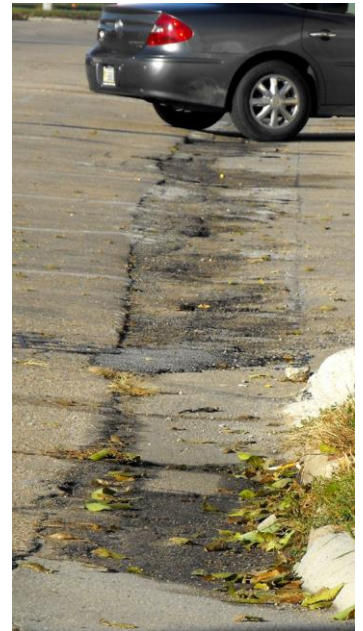
- Damaged siding



# Norfolk - “East Omaha Ave” Redevelopment Area



- Cracked/  
deteriorating  
pavement



- Overgrown  
pathways



- No sidewalk

Exhibit 4



# Norfolk - “East Omaha Ave” Redevelopment Area



- Unpaved parking lot



- Unpaved roads





# Norfolk - "East Omaha Ave" Redevelopment Area



- Undeveloped land