

**Report of Appraisers
Open Ditch & Levee Right-of-Way
Drainage District No. 2
Pottawattamie County Iowa**

We, the undersigned, are the appraisers duly appointed by the Pottawattamie County Auditor and the Board of Supervisors to assess damages resulting from the drainage repairs and improvements contemplated by Drainage District No. 2 and to place a value upon the right-of-way and other easements proposed to be acquired by the district for the construction of said repairs and improvements. We have viewed the tracts in question and we do hereby find the following:

Main Open Ditch Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
B G J LLC	23-76-44	PT S1/2 SW & 26-76-44 PT N1/2 NW COMM 180.11'N 2628.88'WLY SW COR SE SW SECT 23 TH SW805.46' NELY978.8' SE409.78' SW40' SE80' TO POB (PARCEL D)	0.9	1.6	0.7	\$280
BREWER, O WARREN JR	13-76-44	SW NW EXC LYING SE OF CRK	0.0	1.3	1.3	
BREWER, O WARREN JR	13-76-44	EXC NW OF DITCH SE NW	1.1	1.0	-0.1	
BREWER, O WARREN JR	23-76-44	SE NE SE OF DITCH	2.7	3.6	0.9	
BREWER, O WARREN JR	23-76-44	NW SE & NE SW LYING SE OF DITCH	3.0	4.7	1.7	
BREWER, O WARREN JR	24-76-44	W OF RD SW NW EXC SE COR	0.1	0.1	0.0	
					3.8	\$1,520

Main Open Ditch Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
CRESCENT, CITY OF	23-76-44	PT S1/2 SW COMM 1319.51'N 821.99'E SW COR SECT 23 TH E1381.28' TO C/L CRK SWLY1786.37' N1144.69' TO POB (PARCEL B)	3.5	3.6	0.1	\$40
DEWAELE, DOROTHY L	34-76-44	PT SW NE & PT NW SE W OF DITCH & NE OF RR EXC NELY1432.3'	2.8	2.8	0.0	
DEWAELE, DOROTHY L	34-76-44	PT SW NE & PT NW SE E OF CRK & W OF RR	0.4	9.1	8.7	
					8.7	\$3,480
DILTS, CLIFFORD D TRUST	3-75-44	SE NW	6.1	2.9	-3.2	
DILTS, CLIFFORD D TRUST	3-75-44	W OF I-29 SW NE	5.9	2.4	-3.5	
DILTS, CLIFFORD D TRUST	3-75-44	ACRE TO GOVT LT 2 & LT 3 W1/2 SW & SE SW	0.0	3.6	3.6	
DILTS, CLIFFORD D TRUST	3-75-44	GOVT LT 2 NE SW	5.8	6.6	0.8	
DILTS, CLIFFORD D TRUST	3-75-44	NW SE EXC I-29	6.8	5.3	-1.5	
					-3.8	\$0
DOUG CO NEBR NO OMAHA BRIDGE	27-76-44	PT G/L 1 NE NE LYING S & E PIGEON CRK #2	2.4	3.8	1.4	\$560

Main Open Ditch Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
MORAN BEEF INC	13-76-44	NW NW EXC PLATTED ADD	0.0	1.0	1.0	
MORAN BEEF INC	23-76-44	S1/2 NE NW OF DITCH & E16.5' NE NW	3.7	4.5	0.8	
MORAN BEEF INC	23-76-44	N1/2 SW N & W OF CRK EXC RR E OF CRK NW SW	3.6	1.2	-2.4	
MORAN BEEF INC	23-76-44	PT SW SW COMM 1319.51'N 100'E SW COR TH E721.99' S1144.69' TO C/L CRK SW276.77' W510.22' N1319.69' TO POB (PARCEL C)	2.6	0.8	-1.8	
MORAN BEEF INC	23-76-44	N1/2 SE SW E PIGEON CRK	1.5	2.1	0.6	
MORAN BEEF INC	23-76-44	NW SE NW OF DITCH	2.4	2.7	0.3	
MORAN BEEF INC	26-76-44	PT NW NW N OF PIGEON CRK	2.0	1.7	-0.3	
					-1.8	\$0
MURRAY, RONALD E TRUST	23-76-44	NE NE	0.2	0.3	0.1	
MURRAY, RONALD E TRUST	24-76-44	NW NW EXC NLY721.59' E OF HWY	4.3	5.3	1.0	
					1.1	\$440
OAMEK, GEORGE-SHARON	13-76-44	NW OF DITCH SE NW	0.7	0.4	-0.3	\$0
POTTAWATTAMIE COUNTY	34-76-44	PT SE NW & PT SW NE & PT NW SE COMM 606'E INTERSECTION N LINE SE NW & E RR ROW TH E727.8' TO DITCH SELY1432.3' NW1514.3' TO POB	3.1	3.6	0.5	\$200

Main Open Ditch Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
RESPELIERS, JOE SR-MARGARET E TRUST	3-75-44	W OF I-29 NW NE	2.9	4.3	1.4	
RESPELIERS, JOE SR-MARGARET E TRUST	34-76-44	W OF I-29 SW SE	3.8	4.9	1.1	
					2.5	\$1,000
RESPELIERS, THOMAS E-ANNETTE S	34-76-44	SE SW & S160.91' W826.77' NE SW & TRI NE SW BETWEEN RD & I-29	1.9	4.0	2.1	\$840
ROCKING R FARMS INC	23-76-44	PT S1/2 SW COMM INTERSECT E LINE SE SW & N LINE HWY RD ROW TH WLY 320' NLY486.56' TO CRK BERM WLY538.58' SWLY537.16' NE TO C/L CRK E ALONG C/L TO E LINE SE SW S TO POB (INCLUDES PARCEL C FOR EASEMENT)	0.2	0.3	0.1	\$40
SCHROPP, MICHAEL	27-76-44	SE NE W OF RR EXC DD	5.0	5.2	0.2	
SCHROPP, MICHAEL	27-76-44	W OF RR NE SE EXC DITCH	5.0	4.6	-0.4	
SCHROPP, MICHAEL	27-76-44	S1/2 SE W OF RR EXC CRK	5.1	5.7	0.6	
SCHROPP, MICHAEL	34-76-44	NW NE EXC DITCH	5.0	6.1	1.1	
SCHROPP, MICHAEL P	3-75-44	NE NW	3.6	5.1	1.5	
SCHROPP, MICHAEL P	34-76-44	SW SE E OF I-29 & W OF RR	0.1	0.1	0.0	
					3.0	\$1,200

Main Open Ditch Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
TERRY, PHILIP D	13-76-44	SE OF CRK SW NW EXC DITCH	0.7	2.3	1.6	
TERRY, PHILIP D	13-76-44	NW SW EXC DITCH & EXC NW OF CRK	4.4	5.9	1.5	
TERRY, PHILIP D	13-76-44	EXC SE OF HWY NE SW	0.0	2.3	2.3	
TERRY, PHILIP D	13-76-44	SW SW EXC SE OF HWY & EXC CRK	4.3	5.5	1.2	
					6.6	\$2,640
TOTALS			107.6	132.3	30.6	\$12,240

Lapworth Lateral Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
MIDWEST ROCK PRODUCTS	26-76-44	NE NW LYING S OLD HWY & S CRK	0.4	0.3	0.1	\$40
SCHROPP, MICHAEL	26-76-44	NW NW S OLD MORMAN BRIDGE RD & E OF RR	0.0	0.1	0.1	\$40
TOTALS			0.4	0.4	0.2	\$80

Crescent Lateral Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
MORAN BEEF INC	23-76-44	SW SE N OF C/L DITCH	1.5	1.5	0.0	
MORAN BEEF INC	23-76-44	N1/2 SE SW E PIGEON CRK	0.9	1.1	0.2	
MORAN BEEF INC	23-76-44	W746' E1/2 SE S OF JACKSON ST & N OF DITCH	0.8	0.6	-0.2	
					0.0	\$0
ROCKING R FARMS INC	23-76-44	SE SE N OF HWY & S OF DITCH	0.2	1	0.8	
ROCKING R FARMS INC	23-76-44	SW SE S C/L LATERAL & N HWY EXC COMM 180.11'N 17'W SE COR TH W399.83' N455.84' E401.84' S415.72' TO POB	0.3	1.2	0.9	
ROCKING R FARMS INC	23-76-44	PT S1/2 SW COMM INTERSECT E LINE SE SW & N LINE HWY RD ROW TH WLY 320' NLY486.56' TO CRK BERM WLY538.58' SWLY537.16' NE TO C/L CRK E ALONG C/L TO E LINE SE SW S TO POB (INCLUDES PARCEL C FOR EASEMENT)	0.6	1.5	0.9	
					2.6	\$1,040
		TOTALS	4.3	6.9	2.6	\$1,040

North Cutoff Levee Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
BREWER, O WARREN JR	13-76-44	SW NW EXC LYING SE OF CRK	1.2	1.3	0.1	\$40
OAMEK, GEORGE-SHARON	13-76-44	NW OF DITCH SE NW	0.2	0.0	0.2	\$80
MORAN BEEF INC	13-76-44	NW NW EXC PLATTED ADD	1.0	1.0	0.0	\$0
TERRY, PHILIP D	13-76-44	SE OF CRK SW NW EXC DITCH	0.4	1.4	1.0	\$400
TOTALS			2.8	3.7	1.3	\$520

Levee North and South Laterals Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
TERRY, PHILIP D	13-76-44	EXC SE OF HWY NE SW	0.0	2.2	2.2	
TERRY, PHILIP D	13-76-44	NW SW EXC DITCH & EXC NW OF CRK	0.0	0.4	0.4	
					2.6	\$1,040
TOTALS			0.0	2.6	2.6	\$1,040

Surface Drains Right-of-Way Table

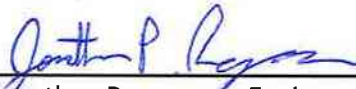
Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
GENERAL SALES- INVESTMENT PTSP	21-76-44	ACRE TO GOVT LT 1	0.0	0.4	0.4	
GENERAL SALES- INVESTMENT PTSP	21-76-44	ACRE TO GOVT LT 2	0.0	0.8	0.8	
GENERAL SALES- INVESTMENT PTSP	21-76-44	ACRE TO GOVT LT 3	0.0	1.8	1.8	
GENERAL SALES- INVESTMENT PTSP	29-76-44	ACRE G/L 1 NE NE EXC S1969'	0.0	0.8	0.8	
					3.8	\$1,900
RIEF, RONALD E	28-76-44	S1969' ACCRE G/L 4 W1/2 NW	0.0	0.2	0.2	
RIEF, RONALD E	28-76-44	SE NW & S578' G/L 3 & ACRE	0.0	0.9	0.9	
RIEF, RONALD E	28-76-44	NW SW	0.0	0.9	0.9	
RIEF, RONALD E	29-76-44	GOVT LT 2 & ACCRE S2040' W1/2 NE	0.0	2.3	2.3	
RIEF, RONALD E	29-76-44	GOVT LT 2 & ACCRE S1969' E1/2 NE	0.0	1.9	1.9	
RIEF, RONALD E	29-76-44	NE SE	0.0	0.8	0.8	
					7.0	\$3,500
		TOTALS	0.0	10.8	10.8	\$5,400


Outside Open Ditch Right-of-Way Table

Landowner	S-T-R	Legal Description	Existing Right-of-Way (ac)	Right-of-Way Required (ac)	Right-of-Way to be Acquired (ac)	Recommended Compensation
GENERAL SALES- INVESTMENT PTSP	29-76-44	ACRE G/L 3 E1/2 NW N OF CRK	0.0	2.6	2.6	
GENERAL SALES- INVESTMENT PTSP	29-76-44	ACRE G/L 2 NW NE EXC S2040'	0.0	0.2	0.2	
					2.8	\$7,000
STRATBUCKER, ROBERT A	29-76-44	LT 3 SE NW & SW NW LYING S OF CRK	0.0	0.3	0.3	\$1,500
TOTALS			0.0	3.1	3.1	\$8,500


Trent A. Larson, Pottawattamie County Landowner


Michael Genereux, Pottawattamie County Landowner


Jonathan Rosengren, Engineer


Date