

IN THE DISTRICT COURT OF DOUGLAS COUNTY, KANSAS
SEVENTH JUDICIAL DISTRICT

FILED
DOUGLAS COUNTY
DISTRICT COURT

THE CITY OF LAWRENCE, KANSAS,
A Municipal Corporation,

JUN 10 2009

Plaintiff - Condemnor,

vs.

BY _____
Case No. : 09CV169
Division 5
Action Involves Title to Real
Property

EMERGENT CORPORATION;
LAWRENCE TRIMMELL and JUDY TRIMMELL,
husband and wife;
ROY McALISTER;
PAULA GILCHRIST, in her capacity as County
Treasurer of Douglas County, Kansas,

Defendant - Landowners.

REPORT OF APPRAISERS

We, the undersigned, having been appointed appraisers to view and appraise the value of certain lands and/or interests sought by the City of Lawrence, Kansas, and described in the Petition in the above-captioned matter and to determine the damages to the interested parties resulting from the takings, after being duly sworn, now report as follows:

On the 28th day of May, 2009, we caused notice of our hearing to be mailed to the Plaintiff and all Defendant parties named in the Petition whose addresses were known to us after diligent inquiry, and on the 29th day of May, 2009, caused such notice to be published in the *Lawrence Journal World*, a newspaper of general circulation in Douglas County, Kansas. On June 10, 2009, we began our appraisal and assessment of damages by actual view of the lands to be taken and of the tracts of which they are a part. On the

10th day of June, 2009, a public hearing was held in the Division 5, Judge James Paddock Conference Room, Judicial Law Enforcement Center, 111 East 11th Street, Lawrence, Kansas, the time and place stated in the notice, at which time we heard oral testimony and received written and other evidence concerning our appraisal and assessment of damages from the Plaintiff and such of the Defendants as were present and desired to be heard.

After our view of the lands involved, after consideration of the testimony received at the hearing, and according to the instructions given us by the Court, we have appraised the lands and/or interests sought by the Plaintiff and described in the Petition and have determined just compensation and damages to the interested parties resulting from the takings. The damages are as follows:

INTEREST TO BE ACQUIRED:

FEE SIMPLE INTEREST IN THE ENTIRE TRACT – DOUGLAS COUNTY

PLATE NO. 800620-02

Fee Simple Owners:

Emergent Corporation, Inc., Lawrence Trimmell and Judy Trimmell, husband and wife,
Roy McAlister.

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M. DOUGLAS COUNTY,
KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE
ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3
N.2°26'59"W. (BEING AN ASSUMED BEARING) 426.40 FEET TO THE SOUTH
RIGHT-OF-WAY LINE OF THE ATCHISON TOPEKA AND SANTA FE
RAILROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID
RAILROAD THE FOLLOWING 2 COURSES (1) S.67°19'00"E. 634.65 FEET;
THENCE (2) ON A CURVE TO THE LEFT WITH A RADIUS OF 1959.86 FEET AN
ARC LENGTH OF 29.63 FEET (CHORD OF SAID CURVE BEARS: S.67°44'59"E.
29.63 FEET TO THE NORTHWEST CORNER OF A TRACT COVEYED TO WILMA
MILLER RECORDED IN BOOK 158 ON PAGE 342 AT THE DOUGLAS COUNTY
REGISTER OF DEEDS; THENCE ALONG THE WEST LINE OF THE SAID MILLER
TRACT S.8°43'29"E. 150.85 FEET TO A POINT ON THE SOUTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH LINE OF EAST
HILLS BUSINESS PARK NO. 2; THENCE ALONG THE SOUTH LINE OF THE
NORTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH LINE OF SAID
EAST HILLS BUSINESS PARK NO. 2 S.88°03'31"W. 618.00 FEET TO THE POINT
OF BEGINNING, CONTAINING 4.005 ACRES MORE OR LESS, ALL IN DOUGLAS
COUNTY, KANSAS.

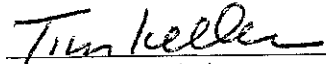
Fair Market Value of the Entire Property Before the Taking: \$ 20,000

Fair Market Value of the Entire Property After the Taking: \$ 0

Difference, amount of Just Compensation Awarded: \$ 20,000

The foregoing Report of our appraisal is well and truthfully made and in witness
whereof, we have hereunto affixed our signatures, this 10 day of June, 2009.

Court Appointed Appraisers



Tim Keller, Chair



Tom Moninger



Brian Klahr

Subscribed and sworn to before me this _____ day of June, 2009.

Clerk of the District Court

I HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT IS A TRUE AND CORRECT COPY
OF THE ORIGINAL ON FILE IN THIS OFFICE
Dated 6/11 20 09

Douglas County District Court
Lawrence, Kansas

By  Deputy