

**JAVA Resolution 04-0212-04**



1                   **WHEREAS**, the Joint Antelope Valley Authority (JAVA), a joint administrative entity created under  
2 the Nebraska Interlocal Cooperation Act (Neb. Rev. Stat. § 13-801 et. seq.) by agreement of April 15, 2000 as  
3 amended (JAVA Interlocal Agreement) between the Board of Regents of the University of Nebraska, a public  
4 body corporate and governing body of the University of Nebraska (University), the City of Lincoln, Nebraska, a  
5 municipal corporation (City), and the Lower Platte South Natural Resources District, a political Subdivision of the  
6 State of Nebraska (LPSNRD) is now implementing under the JAVA Interlocal Agreement the Phase One Priority  
7 Projects of Antelope Valley Amended Draft Single Package; and

8                   **WHEREAS**, JAVA has previously approved by-laws, administrative resolution, policies and  
9 guidelines for the implementation of the Phase One Priority Projects.

10                   **NOW THEREFORE**, be it resolved by the Administrative Board of the Joint Antelope Valley Authority  
11 as follows:

- 12                   1. The attached **Basis of Offer to Purchase** is hereby adopted and approved for use on behalf of the  
13 Authority in connection with the information to be provided for owners of property to be acquired for the  
14 Phase One Priority Projects.
- 15                   2. The same shall be effective February 12, 2004 and shall be kept on file with the official records of the  
16 Authority as provided in the by-laws.

Dated this 12<sup>th</sup> Day of February 2004.

Introduced by:

\_\_\_\_\_

Approved by Unanimous Vote of \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ after public  
hearing on this 12<sup>th</sup> Day of February 2004.

Signed:

**Joint Antelope Valley Authority**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Glenn Johnson, Chairperson

Approved as to form and Legality

\_\_\_\_\_  
Legal Counsel



## **BASIS OF OFFER TO PURCHASE**

The Joint Antelope Valley Authority has retained a private independent appraisal firm to provide appraisal services for the following property. The appraisal firm prepared and submitted a written appraisal report in compliance with the Uniform Standards of Appraisal Practice and statutory requirements governing the appraisal. The appraiser completing the appraisal is an independent certified appraiser in the State of Nebraska.

The appraisal report submitted was also reviewed by a qualified Review Appraiser who has completed a written review appraisal in conformance with the Uniform Standards of Appraisal Practice and statutory requirements governing the appraisal review. The Review Appraiser may be a qualified staff appraiser of a governmental agency and/or a licensed appraiser in the State of Nebraska.

This offer is based upon the final opinion of value determined through the appraisal process above that considered the highest and best use of the property, recent comparable sales, and other pertinent information. Attached are sales data considered in the appraisal.

**Property Information:**

*Tract Number:*  
*Project Number:*  
*Owner of Record:*  
*Address/Legal Description*

**Appraisal Information:**

*Appraisal Firm:*  
*Address:*  
*Effective Date of Appraisal*  
*Review Appraiser:*  
*Address:*  
*Recommended Compensation: \$*

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**By:**  
**For: Joint Antelope Valley Authority**  
**Date:**

## **EXAMPLE OF SALES DATA TO BE ATTACHED**

### **LAND SALE NO. 1**

**LOCATION:** NW Corner of 19th and O Street, Lincoln, Nebraska  
**LEGAL DESCRIPTION:** Lots 15 through 18, Block 29, Kinney's O Street Addition, Lincoln, Lancaster County, Nebraska  
**GRANTOR:** DuTeau Investment Company  
**GRANTEE:** A. V. L.L.C.  
**DATE OF SALE:** May 20, 1999  
**DATE RECORDED:** December 12, 2000  
**INSTRUMENT:** Warranty Deed  
**INSTRUMENT NO:** 00-59591  
**SALE PRICE:** \$200,000 (Allocation to this parcel)  
**PRICE/SF:** \$14.08  
**SITE AREA:** 14,200 square feet  
**ZONING:** B-4  
**COMMENTS:** This is part of the sale of several parcels. This property is a vacant parking lot east of the former DuTeau Chevrolet dealership building. The allocation of value to this property was \$200,000.

### **LAND SALE NO. 2**

**LOCATION:** 1725 Q Street, Lincoln, Nebraska  
**LEGAL DESCRIPTION:** Lots 1 and 2, Block 11, Kinney's O Street Addition, and Lot 1, Hancock Addition, Lincoln, Lancaster County, Nebraska  
**GRANTOR:** DuTeau Investment Company  
**GRANTEE:** A.V. L.L.C.  
**DATE OF SALE:** January 8, 2001  
**DATE RECORDED:** January 10, 2001  
**INSTRUMENT:** Partnership Warranty Deed  
**INSTRUMENT NO:** 01-001685  
**SALE PRICE:** \$340,000  
**PRICE/SF:** \$13.68  
**SITE AREA:** 24,855 square feet  
**ZONING:** B-4  
**COMMENTS:** This is part of the sale of several parcels. The allocation of value to this property was \$340,000. The property was asphalt paved and used for parking.