

2015-12263

06/01/2015 8:33:26 AM

*Clay J. Douding*

REGISTER OF DEEDS



COUNTER	<u>P</u>	C.E.	<u>P</u>
VERIFY	<u>P</u>	D/E	<u>P</u>
PROOF			
FEE \$	<u>100.00</u>		
CHECK#			
CHG	<u>COP</u>	CASH	
REFUND		CREDIT	
SHORT		NCR	

**FOURTH AMENDMENT  
TO  
SUBDIVISION AGREEMENT**

THIS FOURTH AMENDMENT TO THE SUBDIVISION AGREEMENT made this 7<sup>th</sup> day of April, 2015 ("Effective Date") by and between STONE CREEK PLAZA, L.L.C. (hereinafter referred to as "DEVELOPER"); SANITARY AND IMPROVEMENT DISTRICT NO. 275, a Nebraska political subdivision (hereinafter referred to as "DISTRICT"); and the CITY OF PAPPILLION, a municipal corporation (hereinafter referred to as "CITY") amends and modifies the Subdivision Agreement adopted by Resolution #R06-0086, entered into by the parties on April 18, 2006 as modified by (1) the First Amendment adopted by Resolution #R07-0152, entered into by the parties on August 7, 2007; (2) the Second Amendment adopted by Resolution #R08-0072, entered into by the parties on July 15, 2008; and (3) the Third Amendment adopted by Resolution #R15-0025, entered into by the parties on February 3, 2015 (hereinafter collectively referred to as the "Agreement").

WHEREAS, DEVELOPER, DISTRICT and CITY entered into a Subdivision Agreement ("Subdivision Agreement") dated April 18, 2006 with respect to Lots 1 through 226, inclusive, and Outlots A through F, Kingsbury Hills; and

WHEREAS, DEVELOPER desires to replat and develop Lots 202 – 209, Outlot "D", Kingsbury Hills, and also Lots 1 – 28, Kingsbury Hills Replat One, part of the right-of-ways of Sherman Street, 108<sup>th</sup> Street, 109<sup>th</sup> Street, Cimarron Street, Laramie Street, all located in the SE 1/4 of Section 29, and also together with part of the SW 1/4 of Section 28, all located in Township 14 North, Range 12 East into Lots 1 – 39, inclusive, and Outlot A, Kingsbury Hills Replat Two (hereinafter referred to as the "Property"); and

WHEREAS, the parties hereto desire to modify the Agreement to allow for the replatting and development of the Property as set forth herein.

NOW, THEREFORE, in consideration of the above, the following is agreed between the parties hereto:

1. Capitalized Terms. All capitalized terms used in this Fourth Amendment shall have the meanings set forth in the Agreement except as otherwise defined herein.
2. Area of Application. The Fourth Amendment applies to Lots 1 – 54, 83 – 124, 143 – 156, 175 – 188 and Outlots A – C and E – F, Kingsbury Hills and Lots 1 – 39 and Outlot A, Kingsbury Hills Replat Two.
3. Amendments.

- A. Exhibit A is hereby amended to reflect the final plat of the Property as shown on Exhibit A-2 attached hereto (Lots 1 – 39, inclusive, and Outlot A, Kingsbury Hills Replat Two).
- B. Exhibit A-1 is hereby repealed.
- C. Exhibits B-1 and B-1A are hereby amended to reflect the modifications to the storm sewer and paving plans for the development of the Property as shown on Exhibit B-1C.
- D. Exhibits B-1 and B-1B are hereby amended to reflect the modifications to the sanitary sewer plans for the development of the Property as shown on Exhibit B-1D attached hereto.
- E. Exhibit C-1 is hereby repealed in its entirety and the attached Exhibit C-2 is hereby substituted in its place with respect to the Summary of Estimated Construction Costs.
- F. Exhibits D and D-1 are hereby amended to reflect the modifications to the water plans as shown on Exhibit D-2 attached hereto.
- G. Exhibit F-1 is hereby repealed in its entirety and the attached Exhibit F-2 is hereby substituted in its place with respect to the Phasing Plan.
- H. Article I, Section G is hereby amended as follows:

Capital facilities charges to the City of Papillion in the amount of \$436,982 less a credit for exterior water main extension of \$109,245 for a net charge of \$327,736.50. The City has received \$323,079.00 from the District. Accordingly, the District shall pay an additional capital facilities charge in the amount of \$4,657 (based on the addition of three lots with Kingsbury Hills Replat Two at \$2,070/lot less a credit for exterior water main extension of \$1,552.50), which sum may be one-half specially assessed against the single family lots and one-half may be a general obligation debt of the District.

- 4. DISTRICT Boundary. The Parties acknowledge that the DISTRICT boundary will need to be altered as a result of the replat of the Property. DISTRICT agrees to extend the boundary of SID 275 to annex Lots 1, 29, 30, and 39 and their associated right-of-way. Further, DISTRICT agrees to de-annexation the portion of the middle school lot that is being platted as part of Granite Falls.
- 5. Timing of Sherman Street. DISTRICT shall improve Sherman Street between 109<sup>th</sup> Street and 110<sup>th</sup> Street, including the culvert crossing, as part of the Public Improvements for Replat Two.
- 6. Covenants. DEVELOPER agrees to establish and record with the Sarpy County Register of Deeds covenants for the Property that address street creep/driveway binding on curved streets, provide for over lot drainage, and establish that the maximum driveway slope shall be 8% to provide for driveway cross slope that is compliant with ADA/PROWAG guidelines. DEVELOPER shall provide documentation that the covenants have been recorded prior to the issuance of the first building permit.

- 7. Easement Releases. DEVELOPER shall obtain easement releases for the easements included in the Kingsbury Hills Replat One dedication for Omaha Public Power District, Century Link, Cox Communications, and Black Hills Energy that are no longer required due to the dedication of new easements with Kingsbury Hills Replat Two.
- 8. Easements to CITY. DEVELOPER, its successors and assigns, and DISTRICT agree to allow CITY to install improvements within any outlot dedicated as park land or open space as depicted on Exhibit "I". Further, DEVELOPER, its successors and assigns, and DISTRICT agree to dedicate, at no expense to CITY, any easements required for said improvements. Such easement dedication shall not be withheld by DEVELOPER or DISTRICT in order to gain any monetary or non-monetary concessions by CITY, including but not limited to, improvements to any trail, sidewalk, street, park or drainage system, a reduction in water or sewer rates, provision of additional services not traditionally provided to DISTRICT, or commitment to an annexation timeframe.
- 9. Exhibit Additions. Exhibit A-2, Exhibit B-1C, Exhibit B1-D, Exhibit C-2, Exhibit D-2, Exhibit F-2, and Exhibit I are hereby added to the Agreement.
- 10. No Other Amendment. Except as specifically set forth herein, the Agreement shall remain in full force and effect.
- 11. Binding Effect. This Fourth Amendment to the Agreement shall be binding upon the parties, their respective successors and assigns.

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

  
 \_\_\_\_\_  
 Elizabeth Butler, City Clerk

  
 \_\_\_\_\_  
 David P. Black, Mayor

SEAL:



C

DISTRICT:

SANITARY & IMPROVEMENT DISTRICT  
NO. 275 OF SARPY COUNTY, NEBRASKA

Date: 3-13-15

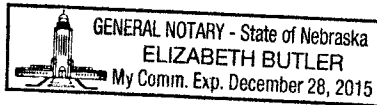
By: Gerald Torczan

Its: Board member

STATE OF NEBRASKA     )  
                                          )ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Gerald Torczan of Sanitary & Improvement District No. 275, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his or her voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 13<sup>th</sup> day of March, 2015.



[Signature]  
Notary Public

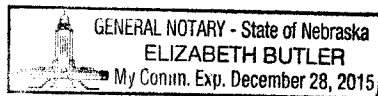
APPROVED AS TO FORM:

[Signature]  
Attorney for Sanitary and Improvement  
District No. 275 of Sarpy County, Nebraska

STATE OF NEBRASKA     )  
                                          )ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came John Fullenkamp, Attorney for Sanitary & Improvement District No. 275, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his or her voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of April, 2015.



[Signature]  
Notary Public

D

STONE CREEK PLAZA, L.L.C., a Nebraska limited liability company,

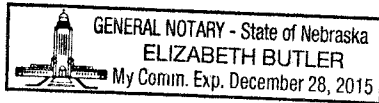
By: Gerald Torczan

Its: Pres.

STATE OF NEBRASKA )  
 )ss.  
COUNTY OF SARPY )

Before me, a notary public, in and for said county and state, personally came Gerald Torczan of Stone Creek Plaza, LLC, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his or her voluntary act and deed on behalf of such limited liability corporation.

Witness my hand and Notarial Seal this 13<sup>th</sup> day of March, 2015.



[Signature]  
Notary Public

E

**SUBDIVISION AGREEMENT AMENDMENT  
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**INTRODUCTION STATEMENT**

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	<b>5</b>	<b>Timing of Sherman Street</b>
	<b>6</b>	<b>Covenants</b>
	<b>7</b>	<b>Easement Releases</b>
	<b>8</b>	<b>Easements to CITY</b>
	<b>9</b>	<b>Exhibit Additions</b>
	<b>10</b>	<b>No Other Amendment</b>
	<b>11</b>	<b>Binding Effect</b>

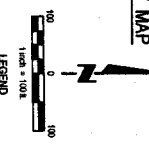
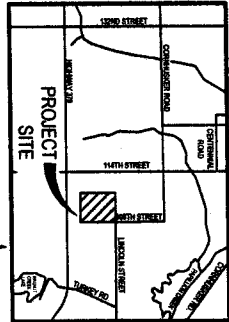
**EXHIBITS:**

<b>A-2</b>	<b>Kingsbury Hills Replat Two Final Plat</b>
<b>B-1C</b>	<b>Final Storm Sewer &amp; Paving</b>
<b>B-1D</b>	<b>Final Sanitary Sewer</b>
<b>C-2</b>	<b>Source and Use of Funds</b>
<b>D-2</b>	<b>Final Water</b>
<b>F-2</b>	<b>Phase</b>
<b>I</b>	<b>Park Land/Open space Dedication</b>

# KINGSBURY HILLS REPLAT TWO

LOTS 1 THRU 38 & OUTLOT 'A' INCLUSIVE

SOUTH PART OF KINGSBURY HILLS LOTS 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



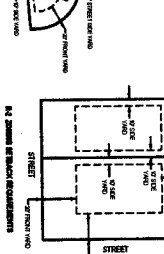
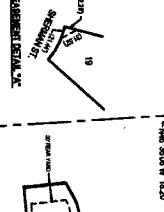
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2 11.148	22 12.841
3 11.830	23 11.645
4 11.630	24 11.445
5 11.531	25 11.345
6 12.540	26 11.345
7 12.441	27 12.441
8 12.441	28 11.345
9 12.441	29 11.345
10 12.441	30 11.345
11 12.441	31 11.345
12 12.441	32 11.345
13 12.441	33 11.345
14 12.441	34 11.345
15 12.441	35 11.345
16 12.441	36 11.345
17 12.441	37 11.345
18 12.441	38 11.345
19 12.441	39 11.345
20 12.441	40 11.345

**CONTINGENT CLAIM TABLE**

CLAIM	NUMBER	AMOUNT	DATE
1	1	1.00	1/1/00
2	2	1.00	1/1/00
3	3	1.00	1/1/00
4	4	1.00	1/1/00
5	5	1.00	1/1/00
6	6	1.00	1/1/00
7	7	1.00	1/1/00
8	8	1.00	1/1/00

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1	1	1.00	1/1/00
2	2	1.00	1/1/00
3	3	1.00	1/1/00
4	4	1.00	1/1/00
5	5	1.00	1/1/00
6	6	1.00	1/1/00
7	7	1.00	1/1/00
8	8	1.00	1/1/00



**REPLAT**

THE STATE OF NEBRASKA, COUNTY OF SARASOTA, ss: I, \_\_\_\_\_, County Surveyor, do hereby certify that the above and foregoing plat of Kingsbury Hills Replat Two, containing Lots 1 through 38 and Outlot 'A' inclusive, is a true and correct copy of the original plat on file in my office, and that the same has been duly recorded in the public records of said county.

COUNTY SURVEYOR, SARASOTA COUNTY

**APPROVAL OF THE BOARD OF SUPERVISORS**

BEFORE ME, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, 2000, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires \_\_\_\_\_.

**APPROVAL OF THE BOARD OF SUPERVISORS**

NAME	DATE

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**APPROVAL OF THE BOARD OF SUPERVISORS**

NAME	DATE

**APPROVAL OF THE BOARD OF SUPERVISORS**

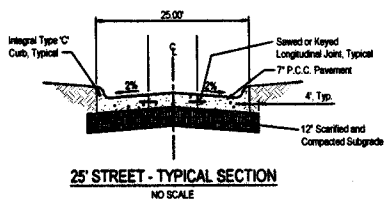
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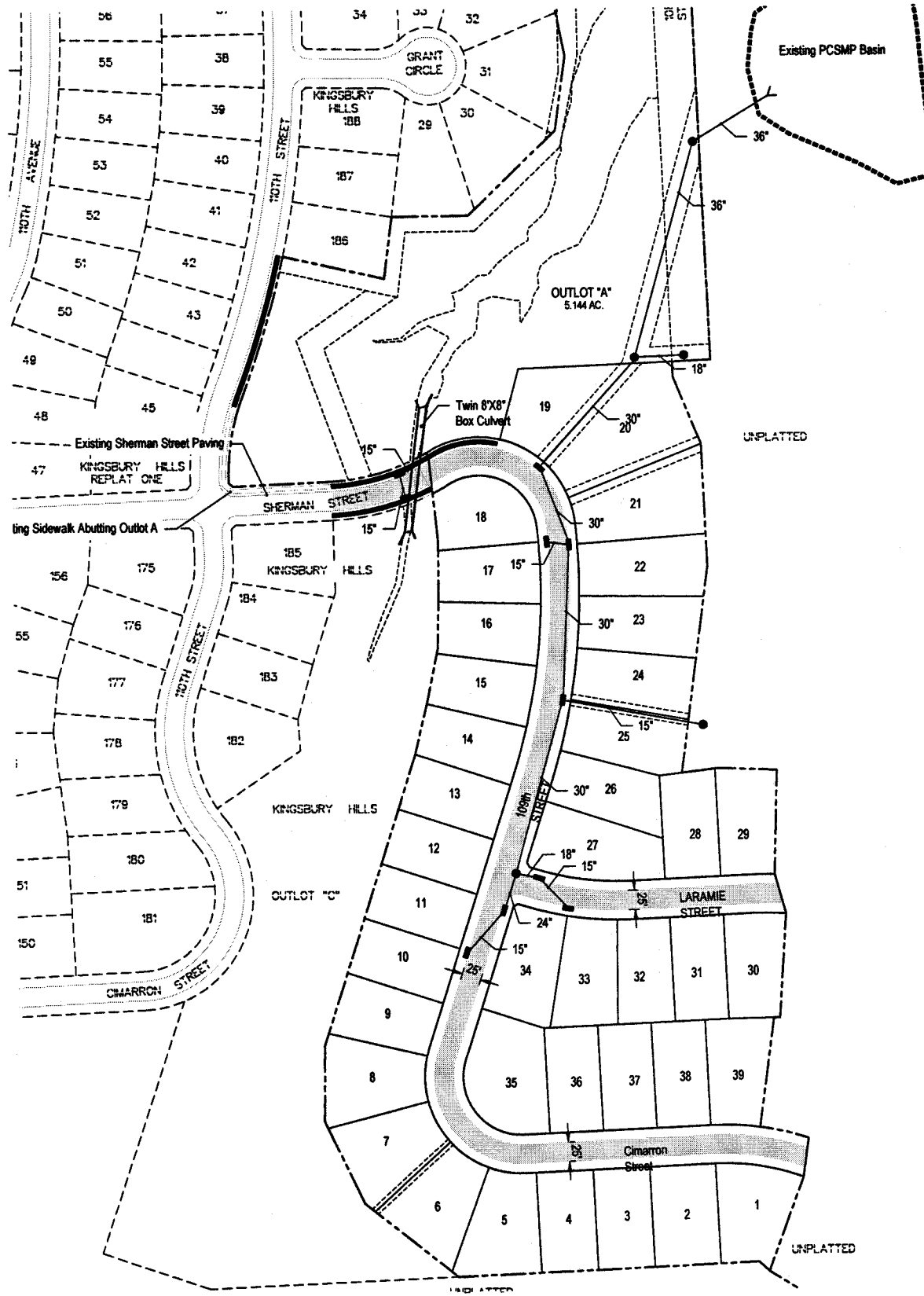
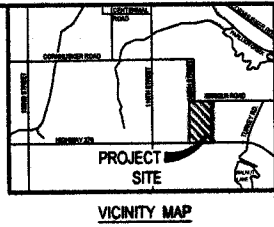
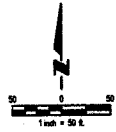
**APPROVAL OF THE BOARD OF SUPERVISORS**

NAME	DATE

G



- LEGEND**
- ▬ GENERAL OBLIGATION PAVING
  - ▬ SPECIALLY ASSESSED PAVING
  - ▬ EXISTING PAVING
  - PROPOSED STORM SEWER
  - PROPOSED DRY DETENTION BASIN
  - ▬ PROPOSED BOX CULVERT
  - ▬ PROPOSED SIDEWALK
  - ▬ EXISTING SIDEWALK



Rev.	Date	Description
1	08/20/10	ISSUED FOR PERMITS
2	09/15/10	REVISED PER COMMENTS
3	10/15/10	REVISED PER COMMENTS
4	11/15/10	REVISED PER COMMENTS
5	12/15/10	REVISED PER COMMENTS

**EXHIBIT 'B-1C'**  
**FINAL STORM SEWER & PAVING**

**KINGSBURY HILLS REPLAT TWO**  
 APPLICABLE ORDINANCES

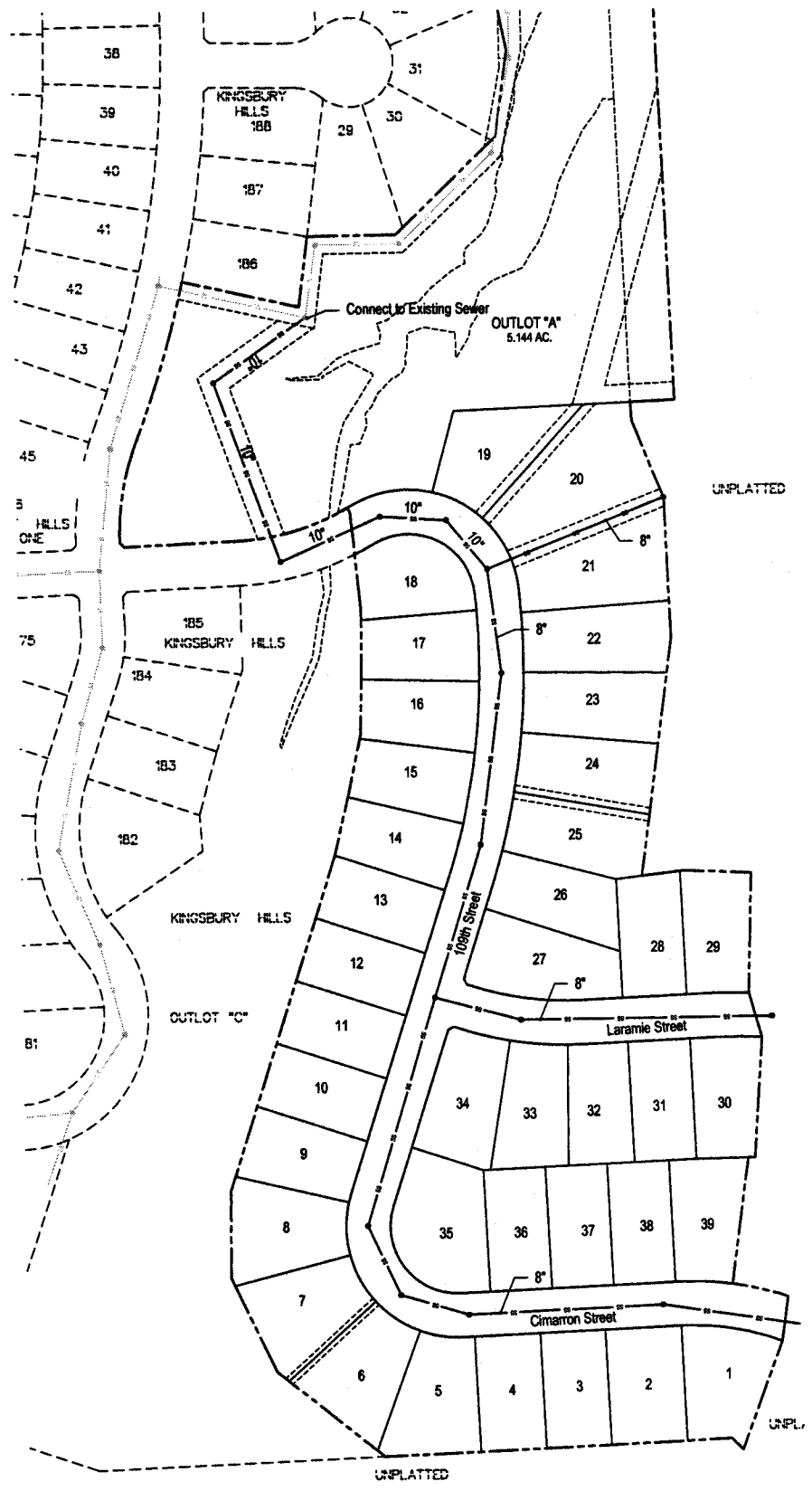
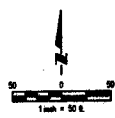
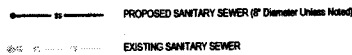


**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 224 South 1770 Street, Suite 102, 80501  
 Phone: 303.885.0700 Fax: 303.885.0800  
 www.eandag.com



A

Legend



Revision	Date	Description
1	10/15/10	ISSUED FOR PERMITS
2	10/15/10	REVISED TO ADD 10" MAIN
3	10/15/10	REVISED TO ADD 8" MAIN
4	10/15/10	REVISED TO ADD 8" MAIN
5	10/15/10	REVISED TO ADD 8" MAIN
6	10/15/10	REVISED TO ADD 8" MAIN
7	10/15/10	REVISED TO ADD 8" MAIN
8	10/15/10	REVISED TO ADD 8" MAIN
9	10/15/10	REVISED TO ADD 8" MAIN
10	10/15/10	REVISED TO ADD 8" MAIN
11	10/15/10	REVISED TO ADD 8" MAIN
12	10/15/10	REVISED TO ADD 8" MAIN
13	10/15/10	REVISED TO ADD 8" MAIN
14	10/15/10	REVISED TO ADD 8" MAIN
15	10/15/10	REVISED TO ADD 8" MAIN
16	10/15/10	REVISED TO ADD 8" MAIN
17	10/15/10	REVISED TO ADD 8" MAIN
18	10/15/10	REVISED TO ADD 8" MAIN
19	10/15/10	REVISED TO ADD 8" MAIN
20	10/15/10	REVISED TO ADD 8" MAIN
21	10/15/10	REVISED TO ADD 8" MAIN
22	10/15/10	REVISED TO ADD 8" MAIN
23	10/15/10	REVISED TO ADD 8" MAIN
24	10/15/10	REVISED TO ADD 8" MAIN
25	10/15/10	REVISED TO ADD 8" MAIN
26	10/15/10	REVISED TO ADD 8" MAIN
27	10/15/10	REVISED TO ADD 8" MAIN
28	10/15/10	REVISED TO ADD 8" MAIN
29	10/15/10	REVISED TO ADD 8" MAIN
30	10/15/10	REVISED TO ADD 8" MAIN
31	10/15/10	REVISED TO ADD 8" MAIN
32	10/15/10	REVISED TO ADD 8" MAIN
33	10/15/10	REVISED TO ADD 8" MAIN
34	10/15/10	REVISED TO ADD 8" MAIN
35	10/15/10	REVISED TO ADD 8" MAIN
36	10/15/10	REVISED TO ADD 8" MAIN
37	10/15/10	REVISED TO ADD 8" MAIN
38	10/15/10	REVISED TO ADD 8" MAIN
39	10/15/10	REVISED TO ADD 8" MAIN
40	10/15/10	REVISED TO ADD 8" MAIN
41	10/15/10	REVISED TO ADD 8" MAIN
42	10/15/10	REVISED TO ADD 8" MAIN
43	10/15/10	REVISED TO ADD 8" MAIN

EXHIBIT 'B-10'  
FINAL SANITARY SEWER

KINGSBURY HILLS REPLAT TWO  
PAPILLON, NEBRASKA



E & A CONSULTING GROUP, INC.  
Engineering • Planning • Environmental • Field Services

229 South 117th Street, Omaha, NE 68104  
Phone: 402.398.4700 Fax: 402.398.3888  
www.eagroup.com

I

**SOURCE AND USE OF FUNDS**

PROJECT :  
JURISDICTION:  
DATE:  
ESTIMATED BY:  
PROJECT NO:

SID 275, KINGSBURY HILLS  
PAPILLION  
2/24/2015  
WESTERGARD  
2004.225.008

246 LOTS

**ENTIRE SID 275, KINGSBURY HILLS**

**EXHIBIT C-2, SHEET 1 OF 4**

Notes: Compilation of costs to SID at time of levy of special assessments.  
Bold, Italicized figures are projected.

	Construction Cost	Special Assessment	General Obligation	Reimbursable	Total
Sanitary Sewer - Section II	134,591	270,985	6,298		277,282
Storm Sewer & Paving - Section IV	227,910	171,695	224,212		395,908
Buffalo Outfall, (Sanitary Exterior)	914,271	0	0		1,202,236
Buffalo Outfall - Residential				797,083	
Buffalo Outfall - Commercial				405,153	
Sanitary, Paving & Storm Sec. I	1,299,426		607,049		1,896,629
San, Pave, Storm I - Residential		1,183,318			
San, Pave, Storm I - Commercial		106,261			
Sanitary, Paving & Storm Sec. I - Residential	0	61,897	-61,897		0
Storm & Paving - Sec. II (114th St.)	415,710	0	524,869		853,049
Storm, Paving II - County Reimbursable				171,480	
Storm, Paving II - Commercial Reimbursable				156,700	
Storm & Paving - Sec. III (114th St. Rt. Turn Lane)	86,114	0	108,586	35,522	142,108
Storm Sewer and Paving - Section V	294,033	208,079	250,192		458,271
Water Distribution - Section I	626,063		98,914		871,480
Water I - Residential		374,888			
Water I - Commercial		33,647		364,234	
Water Distribution - Section I	0	6,728	-6,728		0
Water Distribution - Section II	52,340	76,171	10,291		86,461
Water Distribution - Section III	77,302	116,981			116,981
Capital Facilities - Phase I	302,829	227,169	129,196		356,365
Capital Facilities - Phase II	20,250	12,542	12,542		25,083
Electrical Distribution - Section I	91,500	146,686	0		146,686
Electrical Distribution - Section II	43,260	121,268	0		121,268
Electrical Distribution - Section III	34,500	62,019			62,019
Park Acquisition	81,270	0	95,333		95,333
Park Construction	91,974	0	168,328		168,328
Other Payment in Lieu of G.O. from Commercial for Total payment of \$1,116,809			-190,522		
<b><i>Kingsbury Final Phase, 39 Lots(See Attached)</i></b>	<b><i>898,805</i></b>	<b><i>823,555</i></b>	<b><i>325,044</i></b>	<b><i>100,000</i></b>	<b><i>1,248,598</i></b>
<b>TOTALS</b>	<b><i>5,692,148</i></b>	<b><i>4,003,688</i></b>	<b><i>2,269,706</i></b>	<b><i>2,030,173</i></b>	<b><i>8,524,068</i></b>

	# UNITS	VALUE	VALUATION
G.O. DEBT RATIO =	246 Units @	\$210,000	\$51,660,000
	\$2,299,706	\$ 51,660,000	4.45%

E & A CONSULTING GROUP  
330 N. 117TH STREET, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3598

J

**SOURCE & USE OF FUNDS**

PROJECT : KINGSBURY HILLS REPLAT TWO ZONING: S.F. Units 39 LOTS  
 DEVELOPER: TORCZON  
 AREA (ACRES): 17.8  
 JURISDICTION: PAPILLION  
 DATE: 02/24/15  
 ESTIMATED BY: WESTERGARD

**EXHIBIT C-2, SHEET 2 OF 4**

KINGSBURY HILLS REPLAT TWO (with bid prices as noted)						
ITEM	CONSTRUCT.	TOTAL	GRANITE FALLS SID	SPECIAL ASSESS.		G.O. NON-REIMB
SANITARY SEWER (INTERIOR) Bid	141,002	197,403		197,403		0
PAVING(INTERIOR) Bid	189,544	265,361		230,629		34,732
WATER (INTERIOR)	84,400	118,160		118,160		0
CAPITAL FACILITIES CHARGES RESIDENTIAL	4,657	5,123		2,561		2,561
UNDERGROUND ELECTRICAL	52,850	65,813		65,813		0
INTERIOR STORM SEWER Bid	105,450	147,630		0		147,630
SHERMAN STREET CULVERT	192,097	240,121	100,000	0		140,121
PREVIOUSLY LEVIED SPECIALS + INTEREST	129,005	208,988		208,988		
<b>TOTALS</b>	<b>898,805</b>	<b>\$1,248,598</b>	<b>\$100,000</b>	<b>\$823,555</b>		<b>\$ 325,044</b>

PER SINGLE FAMILY LOT **\$21,117**

NOTES:

- 1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, LANDSCAPING
- 2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES
- 3) VALUATION: 39 Units @ \$230,000 = \$8,970,000  
TOTAL @ 100% \$ 8,970,000
- 4) G.O. DEBT RATIO = \$ 325,044 / \$ 8,970,000 = 3.62%

K

EXHIBIT C-2, SH. 3 OF 4

PROJECT: SANITARY SEWER (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT SANITARY SEWER MANHOLE TAP	1	EA	1,189.00	1,189
2	CONSTRUCT 6" SANITARY SEWER PIPE	1,392	LF	19.00	26,448
3	CONSTRUCT 8" SANITARY SEWER PIPE	1,904	LF	20.50	39,032
4	CONSTRUCT 10" SANITARY SEWER PIPE	813	LF	23.80	14,589
5	CONSTRUCT 54" I.D. SANITARY SEWER MANHOLE (16 EA)	178	VF	330.00	58,740
6	CONSTRUCT 10" DIAMETER DROP CONNECTION (1)	4	VF	251.00	1,004
TOTAL ESTIMATED CONSTRUCTION COST:					\$141,002

NOTES:

1) TOTAL SID COSTS @ 40% - \$197,403

PROJECT: PAVING (INTERIOR)					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE CONCRETE HEADER	25	LF	5.53	\$138
2	REMOVE END OF ROAD MARKERS	3	EA	11.08	33
3	EARTHWORK (SUBGRADE PREPARATION)	1,845	CY	2.90	5,351
4	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65) W/ INTEGRAL CURB	5,534	SY	29.78	164,692
5	CONSTRUCT CONCRETE HEADER	50	LF	7.74	387
6	CONSTRUCT END OF ROAD MARKER	8	EA	71.86	431
7	CONSTRUCT STREET SIGNS	3	EA	193.48	580
8	ADJUST MANHOLE TO GRADE	14	EA	187.95	2,631
9	CONSTRUCT CURB INLET, TYPE I	4	EA	1,500.00	6,000
10	CONSTRUCT CURB INLET, TYPE II	3	EA	1,600.00	4,800
11	CONSTRUCT CURB INLET, TYPE III	3	EA	1,600.00	4,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$189,544

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$265,361

2) G.O. ITEMS			
Intersections	300	SY	\$12,499
Overwidth	0	SY	\$0
Sidewalks at Outlot Frontage	0	SF	\$0
STREET SIGNS	3	EACH	\$813
Type I & III Curb Inlets	7	EACH	\$14,700
Type II Curb Inlets	3	EACH	\$8,720
G.O. TOTAL			\$34,732

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	39	LOTS	\$1,350.00	\$52,650
TOTAL ESTIMATED CONSTRUCTION COST:					\$52,650

NOTES:

1) TOTAL DISTRICT COSTS W/ 25% - \$65,813

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 10" WATER MAIN	1,050	LF	\$40.00	\$42,000
2	INSTALL 8" WATER MAIN	800	LF	\$28.00	\$22,400
3	10" GATE VALVE AND BOX	2	EACH	\$1,200.00	\$2,400
4	8" GATE VALVE AND BOX	2	EACH	\$800.00	\$1,600
5	FIRE HYDRANT ASSEMBLY	3	EACH	\$3,500.00	\$10,500
6	CONNECTION TO EXISTING MAIN	1	EACH	\$1,500.00	\$1,500
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	4,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$84,400

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$118,160

## PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CAPITAL FACILITIES CHARGES PER SUB. AGR. AMEND.	1	LS	\$4,857.00	\$4,857
TOTAL ESTIMATED CONSTRUCTION COST:					\$4,857

## NOTES:

1) TOTAL DISTRICT COST W/ 10% - \$5,123 SPECIAL ASSESS. GENERAL OBLIGATION  
RESIDENTIAL \$2,561 \$2,561

## PROJECT: INTERIOR STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 15" STORM SEWER TAP	1	EA	436.00	436
2	CONSTRUCT 36" STORM SEWER TAP	1	EA	1,084.00	1,084
3	CONSTRUCT 18" RCP, CLASS III	378	LF	30.90	11,680
4	CONSTRUCT 18" RCP, CLASS III	84	LF	33.60	2,822
5	CONSTRUCT 24" RCP, CLASS III	59	LF	46.15	2,723
6	CONSTRUCT 30" RCP, CLASS III	729	LF	62.20	45,344
7	CONSTRUCT 38" RCP, D0.01=1,350	333	LF	81.80	27,239
8	CONSTRUCT 60" I.D. STORM SEWER MANHOLE (1 EA)	7	VF	432.00	3,024
9	CONSTRUCT 72" I.D. STORM SEWER MANHOLE (1 EA)	7	VF	497.00	3,479
10	CONSTRUCT AREA INLET - TYPE 2 (48" I.D.)	2	EA	2,966.00	5,932
11	CONSTRUCT TEMPORARY HDPE INLET DIVERSION	3	EA	562.00	1,686
TOTAL ESTIMATED CONSTRUCTION COST:					\$105,450

## NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$147,630  
Subtract over 48" Pipe Difference \$0  
2) GENERAL OBLIGATION \$147,630

## PROJECT: SHERMAN STREET CULVERT

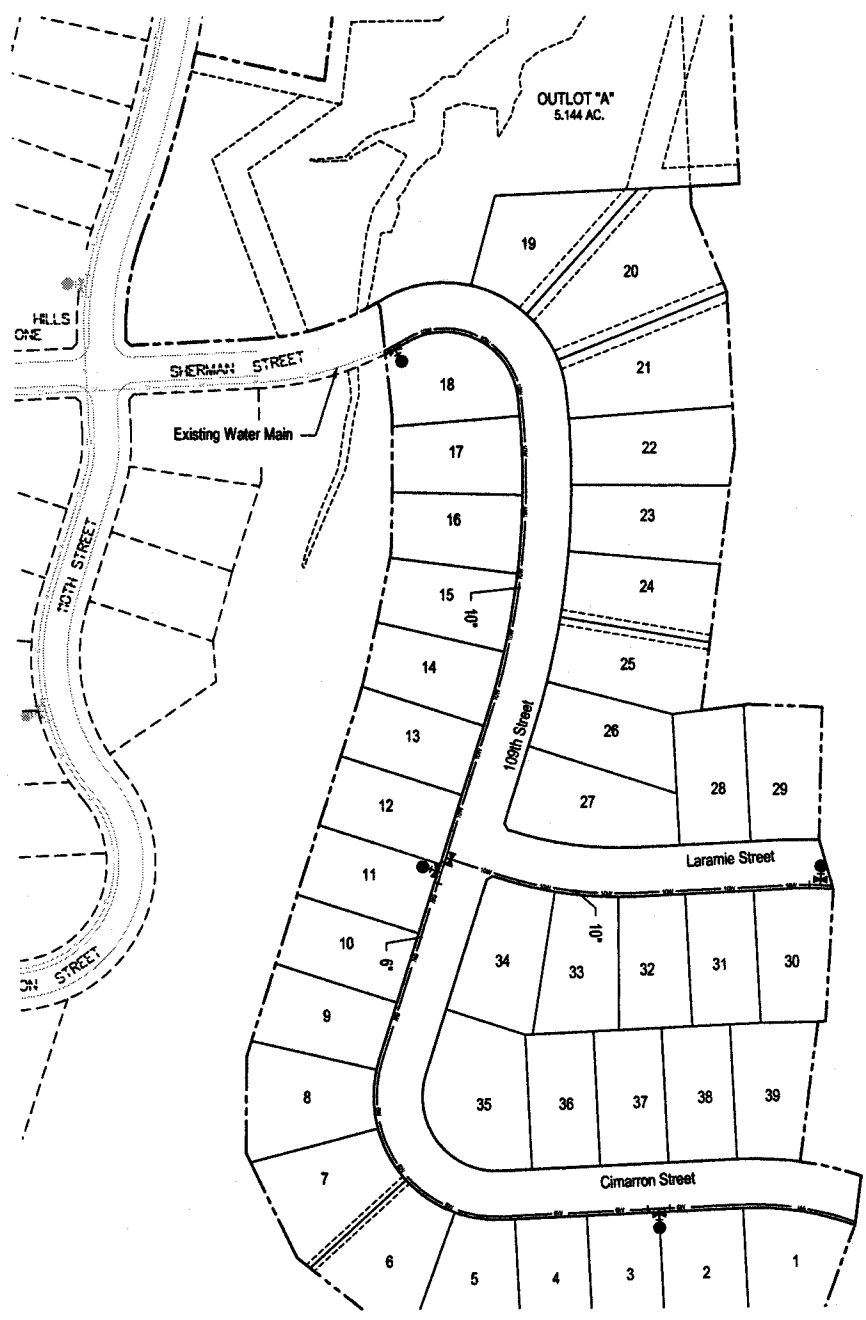
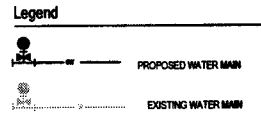
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CLEARING AND GRUBBING, GENERAL	1	LS	2,000.00	2,000
2	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	4,974	CY	3.00	14,922
3	CONSTRUCT TWIN 8'X8' CONCRETE BOX CULVERT	128	LF	1,200.00	153,600
4	CONSTRUCT SEGMENTAL RETAINING WALL	70	SF	30.00	2,100
5	CONSTRUCT 48" CHAIN LINK FENCE (BLACK VINYL-COATED)	215	LF	35.00	7,525
6	INSTALL SEEDING - TYPE B	1.5	AC	2,000.00	3,000
7	INSTALL ROLLED EROSION CONTROL, TYPE II	1,800	SY	2.00	3,600
8	INSTALL SILT FENCE	650	LF	3.00	1,950
9	TURF REINFORCEMENT MAT	800	SY	4.00	3,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$192,097

## NOTES:

1) TOTAL DISTRICT COST W/ 25% - \$240,121

THE GRANITE FALLS SID IS ALSO PROJECTED TO MAKE A \$100,000 CONTRIBUTION TO THIS BOX CULVERT.

M



Project	2005-2006	Phase	2006
Date	08/01/06	Drawn	08/01/06
Designed By	MM	Checked	MM
Drawn By	MM	Reviewed	MM
Scale	1" = 100'		
Sheet	1 of 1		

**EXHIBIT D-2  
FINAL WATER**

**KINGSBURY HILLS REPLAT TWO**  
PALLAS, NEBRASKA



**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services

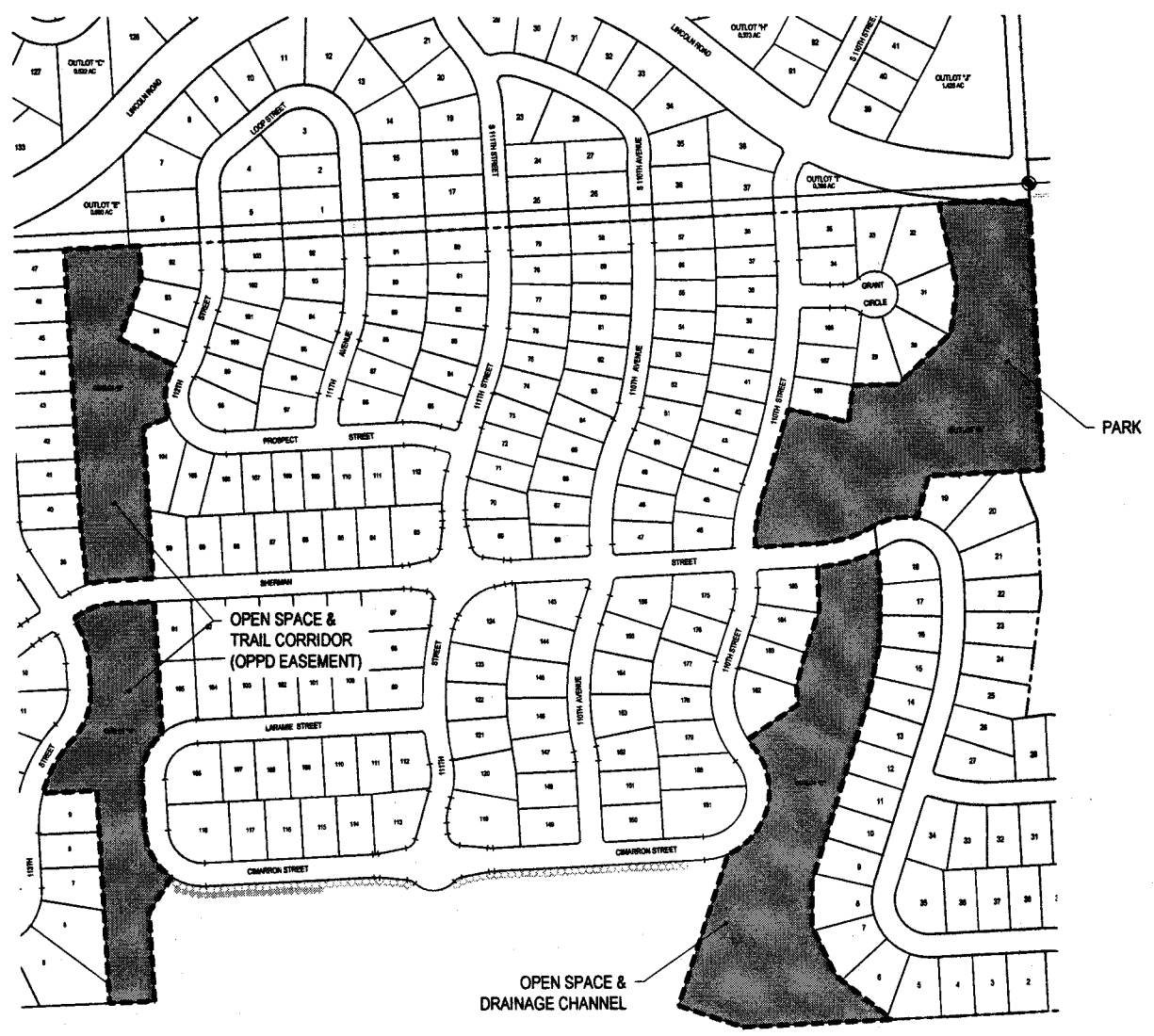
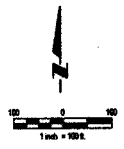
222 South 117th Street Omaha, NE 68104  
Phone: 402.895.0700 Fax: 402.895.0900  
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**EXHIBIT "F-2"**  
**PHASING EXHIBIT**

**Improvements and final platting for Kingsbury Hills Replat Two will be completed as a single phase per Exhibit "A-2" – Final Plat.**

2015-12763 0



Project	Phase
F2013-2014	
Date	
Designed By	
Drawn By	
Scale	
Sheet	
Block	

EXHIBIT G  
DEDICATED PARK LANDS  
AND OPEN SPACE

KINGSBURY HILLS REPLAT TWO  
MILLIKEN, MINNESOTA



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