FILED SARPY CO. NE.
INSTRUMENT NUMBER
2004 34151

2004 SEP -3 A 8:28

REGISTER OF DEEDS

Boyer·Young

9805 GILES ROAD
LA VISTA, NE 68128
334-3690 • (FAX) 334-3688
WWW.BOYERYOUNG.COM

COUNTER P C.E. P
VERIFY D.E. P
PROOF
FEES $ 87.00
CHECK# 7217
CHG CASH
REFUND CREDIT
SHORT NCR

NOTICE

This Notice made on the day hereinafter set forth, is made by Clearwater Falls, L.L.C., a Nebraska limited liability company, (hereinafter referred to as the "Declarant".)

Preliminary Statement

The Declarant is the owner of certain real property located within Sarpy County, Nebraska and described as follows:

> Lots 1 through 164, inclusive, Clearwater Falls, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska.

Please take notice that pursuant to Section 9-3 (4) of the Subdivision Ordinance of the City of Bellevue that:

> No certificate of occupancy shall be issued for any building or structure on any platted lot within the City zoning jurisdiction until all required utilities, including sanitary sewers, storm sewers, electrical, gas, water and streets to the lot, are complete, functional and approved.

Clearwater Falls is within the Bellevue zoning jurisdiction.

Accordingly, even though a building permit may have been issued by the City of Bellevue allowing the construction of a residence on any lot within the boundaries of the Property and even if such residence may have been completed, the City of Bellevue cannot issue any permit allowing the residence to be occupied, unless all required utilities have been completed are functional and have been approved by the City.

Date: August 31, 2004.

CLEARWATER FALLS, L.L.C., A Nebraska Limited Liability Company
By: BOYER YOUNG DEVELOPMENT COMPANY, Its Administrative Member

By: _____
Timothy W. Young, President

R+R
Abrahams, Kaslow + Cassman
8712 W. Dodge Rd Ste 300
Omaha, NE 68114-3419

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

The foregoing instrument was acknowledged before me this 31st day of August, 2004, by Timothy W. Young, President of Boyer Young Development Company, Administrative Member of Clearwater Falls, L.L.C., a Nebraska limited liability company on behalf of said limited liability company.

ELNORA KAY LEAHY
GENERAL NOTARY
STATE OF NEBRASKA

_____
Notary Public

MY COMMISSION EXPIRES
May 28, 2006

34151