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**Deb Houghtaling**

COUNTY CLERK/REGISTER OF DEEDS

Submitter: CITY OF PAPILLION

By: lam



AMD

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**SEVENTH AMENDMENT  
TO  
GRANITE FALLS NORTH  
SUBDIVISION AGREEMENT**

This Seventh Amendment to the Granite Falls North subdivision agreement (hereinafter "Seventh Amendment"), made this 17<sup>th</sup> day of May, 2022 ("Effective Date") by and between **STONE CREEK PLAZA, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "STONE CREEK"), **RICHLAND HOMES, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "RICHLAND"), and **WOODLAND HOMES, L.L.C.**, a Nebraska limited liability company (hereinafter referred to as "WOODLAND") (hereinafter collectively referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 312 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPILLION**, a municipal corporation (hereinafter referred to as "CITY") (collectively the "Parties"), amends and modifies the subdivision agreement approved by the Papillion City Council via Resolution No. R16-0172 on December 6, 2016 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-03261, as modified by the First Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R17-0142 on August 15, 2017 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2017-21823 (the "First Amendment"), the Second Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0055 on April 3, 2018 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-07988 (the "Second Amendment"), and the Third Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R18-0183 on October 16, 2018 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2018-24884 (the "Third Amendment"), the Fourth Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R19-0077 on May 5, 2019 (the "Fourth Amendment"), the Fifth Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R20-0190 on November 4, 2020 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2020-44246 (the "Fifth Amendment"), and the Sixth Amendment to the Granite Falls North Subdivision Agreement approved by the Papillion City Council via Resolution No. R21-0167 on September 7, 2021 and filed and recorded with the Sarpy County Register of Deeds via Instrument No. 2021-35502 (the "Sixth Amendment") (hereinafter collectively referred to as the "Agreement").

## RECITALS

STONE CREEK, DISTRICT, and CITY entered into a subdivision agreement (the "Original Subdivision Agreement") dated December 6, 2016 with respect to Lots 1 through 80, inclusive, and Outlots A through F (collectively, "Phase 1") of the phased development to be known, inclusive of all phases, as Granite Falls North ("Granite Falls North"); and

STONE CREEK, DISTRICT, and CITY entered into the First Amendment to incorporate Lots 81 through 179, inclusive, and Outlots G through K, inclusive (collectively, "Phase 2"); and

STONE CREEK, DISTRICT, and CITY entered into the Second Amendment to modify the Parties agreement on the manner and extent to which public funds would be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area; and

STONE CREEK, DISTRICT, and CITY entered into the Third Amendment to further modify the Parties agreement on the manner and extent to which public funds would be expended in connection with the Public Improvements serving Phase 1 and Phase 2 of the Development Area due to the realignment of the outfall sewer to allow service for future phases of Granite Falls North; and

STONE CREEK, DISTRICT, and CITY entered into the Fourth Amendment to incorporate Lots 180 through 292, inclusive, and Outlots L through T, inclusive, (collectively, "Phase 3") provided that such Fourth Amendment would become effective upon STONE CREEK acquiring fee simple title to Phase 3; and

STONE CREEK subsequently did not acquire fee simple title to Phase 3 as contemplated in the Fourth Amendment so the Final Plat for Phase 3 approved by the Papillion City Council via Resolution No. R19-0075 expired and the Fourth Amendment did not become effective; and

STONE CREEK, DISTRICT, CITY, RICHLAND, WOODLAND, and P-MRNRD entered into the Fifth Amendment to incorporate the reconfigured third phase of Granite Falls North into the Agreement; and

STONE CREEK, DISTRICT, CITY, RICHLAND, and WOODLAND entered into the Sixth Amendment to replace Exhibit F-5 with Exhibit F-6 to update the contract price units and quantities for certain Public Improvements related to Phase 3 and eliminate a duplicated cost for the Magellan gas main relocation; and

RICHLAND is the owner of the parcels of land to be platted as the fourth phase of Granite Falls North, as described in page 6 of Exhibit "A-4" attached hereto, which fourth phase is anticipated to be comprised of Lots 180 through 289, inclusive, and Outlots L through Q, inclusive, and Outlot S ("Phase 4"). All such parcels of land are within CITY's zoning and platting jurisdiction; and

DEVELOPER has requested CITY to approve a specific platting of Phase 4, as depicted in the Final Plat exhibit attached hereto as page 4 of Exhibit "B-4", and incorporate Phase 4 into the Development Area; and

The Parties also desire to modify the Agreement to incorporate Phase 4 and all corresponding terms and conditions; and

DEVELOPER wishes to connect the sewer and water systems to be constructed by DISTRICT within Phase 4 with the sewer and water systems of CITY; and

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements serving the Development Area and the extent to which the contemplated Public Improvements shall specifically benefit property in the Development Area and adjacent thereto and to what extent the Cost of the same shall be specially assessed; and

DEVELOPER, DISTRICT, CITY, and P-MRNRD agreed, as a term of the Fifth Amendment, that the execution of any modifications or amendments to the Subdivision Agreement would not require P-MRNRD's signature *unless* said modifications or amendments include development Costs or Public Improvements or Private Improvements which relate directly to Outlots W, CC or DD. Given that the modifications and amendments proposed in this Seventh Amendment do not include development Costs or Public Improvements or Private Improvements which relate directly to Outlot Outlots W, CC or DD, DEVELOPER, DISTRICT, and CITY acknowledge that P-MRNRD's signature is not required to validly execute this Seventh Amendment.

**NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:**

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of this Seventh Amendment as well as the Agreement, as modified or amended by this Seventh Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Subdivision Agreement.
3. Area of Application. The Seventh Amendment applies to Lots 1 – 403, inclusive, and Outlots A – DD, inclusive, Granite Falls North.
4. Amendments. The Agreement terms are hereby amended as follows:

A. Section 4(A)(1)(i)(c) is hereby rescinded and replaced to read:

Lots 180 – 289 and Outlots L – Q and S. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$297,525.00 based on 110 single-family residential lots at \$2,400 per lot (\$264,000.00) plus 5 acres of outlots at \$6,705 per acre (\$33,250.00).

- B. Section 11(A) is hereby amended to read:


Phasing. CITY, DEVELOPER, and DISTRICT acknowledge that Granite Falls North is being final platted in phases as shown on Exhibit "G-1". Phase 1 improvements shall be installed within one (1) year of the date hereof, with the exception of Lincoln Road between the eastern boundary of the Development Area and 110<sup>th</sup> Street, which shall be improved within two (2) years of the date hereof. Phase 2 improvements shall be installed within one (1) year of the execution date of the First Amendment. Phase 3 improvements shall be installed within one (1) year of the execution date of the Fifth Amendment. Phase 4 improvements shall be installed within one (1) year of the execution date of the Seventh Amendment.

5. Exhibit Modifications. The Agreement exhibits referenced herein or attached hereto, which are hereby incorporated into this Seventh Amendment and the Agreement by this reference, are hereby rescinded, modified, and/or added as follows:
- A. Exhibit "A-3", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "A-4" is hereby substituted in their place.
  - B. Exhibit "B-3", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "B-4" is hereby substituted in their place.
  - C. Exhibit "F-6", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "F-7" is hereby substituted in their place.
6. No Other Amendment. Except as specifically modified or amended by this Seventh Amendment, the Agreement shall remain in full force and effect.
7. Binding Effect. This Seventh Amendment shall be binding upon the Parties, their respective successors, and assigns in the same manner and to the same extent as the Agreement.

*(Signatures on following pages.)*

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

  
\_\_\_\_\_  
Nicole L. Brown, City Clerk

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

SEAL:



SANITARY AND IMPROVEMENT DISTRICT  
NO. 312 OF SARPY COUNTY, NEBRASKA

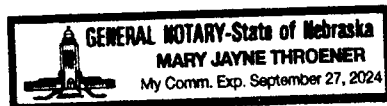
By *Gerald L. Torczon*  
Gerald L. Torczon, Chairman

STATE OF NEBRASKA     )  
  )     ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 312 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 29<sup>th</sup> day of April, 2022.

*Mary Jayne Throener*  
Notary Public



DEVELOPER:

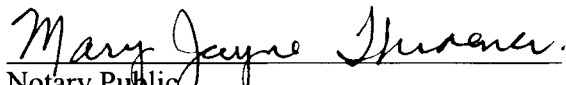
Stone Creek Plaza, L.L.C., a Nebraska  
limited liability company

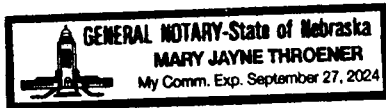
By   
Gerald L. Torczon, Manager

STATE OF NEBRASKA     )  
  )     ss.  
COUNTY OF SARPY     )

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

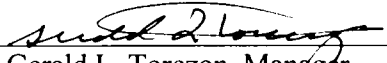
Witness my hand and Notarial Seal this 29<sup>th</sup> day of April, 2022.

  
Notary Public



DEVELOPER:

Richland Homes, L.L.C., a Nebraska  
limited liability company

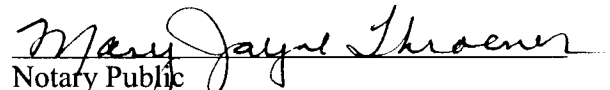
By   
Gerald L. Torczon, Manager

STATE OF NEBRASKA    )  
                                  )        ss.  
COUNTY OF SARPY     )

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Richland Homes, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 29<sup>th</sup> day of April, 2022.



  
Notary Public



DEVELOPER:

Woodland Homes, L.L.C., a Nebraska  
limited liability company

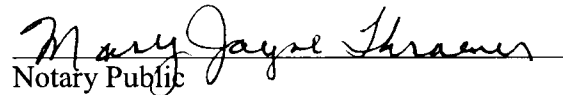
By   
Gerald L. Torczon, Manager

STATE OF NEBRASKA    )  
                                  )    ss.  
COUNTY OF SARPY    )

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Manager of Woodland Homes, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such limited liability company.

Witness my hand and Notarial Seal this 29<sup>th</sup> day of April, 2022.



  
Notary Public

**SUBDIVISION AGREEMENT AMENDMENT  
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**Exhibit "A-4"**  
**Legal Description**

**Phase 1**  
**Lots 1 thru 80 Inclusive & Outlots "A" thru "F", Granite Falls North**

A TRACT OF LAND LOCATED IN PART OF THE SW1/4 OF THE NE1/4 AND THE SE1/4 OF THE NE1/4 OF SECTION 29, AND TOGETHER WITH LINCOLN ROAD RIGHT-OF-WAY LOCATED IN PART OF THE NE1/4 OF THE SE1/4 AND THE NW1/4 OF THE SE1/4 OF SAID SECTION 29; ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID SE1/4 OF SECTION 29; THENCE S02°25'52"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE1/4 OF SECTION 29, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 23, GRANITE FALLS, A SUBDIVISION LOCATED IN SECTION 28, SAID TOWNSHIP 14 NORTH, RANGE 12 EAST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OUTLOT "A", KINGSBURY HILLS REPLAT TWO, A SUBDIVISION LOCATED IN SAID SECTION 29, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID LINCOLN ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, SAID LINE ALSO BEING THE NORTH LINE OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO ON A CURVE WITH A RADIUS OF 1275.86 FEET, A DISTANCE OF 199.01 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N87°50'43"W, A DISTANCE OF 198.81 FEET TO THE NORTHWEST MOST CORNER OF SAID OUTLOT "A", KINGSBURY HILLS REPLAT TWO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 32, KINGSBURY HILLS REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 29; THENCE ALONG THE NORTH LINE OF KINGSBURY HILLS, A SUBDIVISION LOCATED IN SAID SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF SAID KINGSBURY HILLS REPLAT ONE, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD ON THE FOLLOWING TWO (2) COURSES: (1) THENCE S87°14'59"W, A DISTANCE OF 2417.84 FEET; (2) THENCE S42°22'13"W, A DISTANCE OF 7.09 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE EAST RIGHT-OF-WAY LINE OF 114TH STREET; THENCE N02°30'33"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 38.00 FEET TO A POINT ON THE NORTH LINE OF SAID SE1/4 OF SECTION 29, SAID POINT ALSO BEING THE SOUTH LINE OF SAID NE1/4 OF SECTION 29; THENCE N87°14'59"E ALONG SAID NORTH LINE OF THE SE1/4 OF SECTION 29, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NE1/4 OF SECTION 29, A DISTANCE OF 10.00 FEET; THENCE N02°30'33"W ALONG THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 67.00 FEET; THENCE N87°14'59"E, A DISTANCE OF 118.37 FEET; THENCE NORTHEASTERLY ON A RADIUS OF 700.00 FEET, A DISTANCE OF 532.18 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N65°28'11"E, A DISTANCE OF 519.45 FEET; THENCE N43°41'24"E, A DISTANCE OF 134.39 FEET; THENCE NORTHEASTERLY ON A RADIUS OF 900.00 FEET, A DISTANCE OF 900.95', SAID CURVE HAVING A LONG CHORD WHICH BEARS N72°22'06"E, A DISTANCE OF 863.80 FEET; THENCE N02°30'19"W, A DISTANCE OF 277.57 FEET; THENCE N87°29'41"E, A DISTANCE OF 119.63 FEET; THENCE SOUTHEASTERLY ON A RADIUS OF 100.00 FEET, A DISTANCE OF 39.85', SAID CURVE HAVING A LONG CHORD WHICH BEARS S81°05'17"E, A DISTANCE OF 39.59 FEET; THENCE N20°19'46"E, A DISTANCE OF 198.57 FEET; THENCE S88°39'22"E, A DISTANCE OF 20.04 FEET; THENCE N02°30'19"W, A DISTANCE OF 134.72 FEET; THENCE N01°48'16"W, A DISTANCE OF 50.00 FEET; THENCE N02°30'19"W, A DISTANCE OF 115.33 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 1/2 OF THE NE1/4 OF SAID SECTION 29; THENCE N87°15'24"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NE1/4 OF SAID SECTION 29, A

**Exhibit "A-4"**  
**Legal Description**

DISTANCE OF 251.37 FEET; THENCE S30°05'41"E, A DISTANCE OF 863.69 FEET; THENCE N61°01'07"E, A DISTANCE OF 8.34 FEET; THENCE S29°01'52"E, A DISTANCE OF 131.89 FEET; THENCE S54°52'34"E, A DISTANCE OF 89.65 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE S02°51'54"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 331.83 FEET; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 1375.86 FEET, A DISTANCE OF 33.33 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS S84°45'01"E, A DISTANCE OF 33.33 FEET TO A POINT ON THE EAST LINE OF SAID NE1/4 OF SECTION 29; THENCE S02°51'54"E ALONG SAID EAST LINE OF NE1/4 OF SECTION 29, A DISTANCE OF 51.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,640,034 SQUARE FEET OR 37.650 ACRES, MORE OR LESS.

**Exhibit "A-4"**  
**Legal Description**

**Phase 2**  
**Lots 81 thru 179 & Outlots "G" thru "K" Inclusive, Granite Falls North**

A TRACT OF LAND LOCATED IN PART OF THE SE1/4 OF THE NE1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE1/4 OF SECTION 29; THENCE N02°30'33"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NE1/4 OF SECTION 29, A DISTANCE OF 67.25 FEET; THENCE N87°29'27"E, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N02°30'33"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 1,257.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH1/2 OF SAID NE1/4 OF SECTION 29; THENCE N87°15'24"E ALONG SAID NORTH LINE OF THE NE1/4 OF SOUTH1/2 OF SECTION 29, A DISTANCE OF 1,786.97 FEET; THENCE S02°30'19"E, A DISTANCE OF 115.33 FEET; THENCE S01°48'16"E, A DISTANCE OF 50.00 FEET; THENCE S02°30'19"E, A DISTANCE OF 134.72 FEET; THENCE N88°39'22"W, A DISTANCE OF 20.04 FEET; THENCE S20°19'46"W, A DISTANCE OF 198.57 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 39.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N81°05'17"W, A DISTANCE OF 39.59 FEET; THENCE S87°29'41"W, A DISTANCE OF 119.63 FEET; THENCE S02°30'19"E, A DISTANCE 277.57 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 900.00 FEET, A DISTANCE OF 900.95 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S72°22'06"W, A DISTANCE OF 863.80 FEET; THENCE S43°41'24"W A DISTANCE OF 134.39 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 700.00 FEET, A DISTANCE OF 532.18 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S65°28'11"W, A DISTANCE OF 519.45 FEET; THENCE S87°14'59"W, A DISTANCE OF 118.37 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 1,589,425 SQUARE FEET OR 36.488 ACRES, MORE OR LESS.

**Exhibit "A-4"**  
**Legal Description**

**Phase 3**  
**Lots 290 thru 403 Inclusive & Outlots "R", "T" thru "Z",**  
**"AA", "BB", "CC", & "DD" Inclusive, Granite Falls North**

A TRACT OF LAND LOCATED IN PART OF THE NE1/4 OF THE NE1/4, PART OF THE SE1/4 OF THE NE1/4, AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 29, AND ALSO ALONG WITH PART OF THE NW1/4 OF THE NW1/4, AND PART OF THE SW1/4 OF THE NW1/4 OF SECTION 28, AND ALSO ALL OF OUTLOT "A", GRANITE LAKE, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 28, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "D", GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE N1/2 OF SAID NE1/4 OF SECTION 29; THENCE S87°15'24"W (ASSUMED BEARING) ALONG SAID SOUTHERLY LINE OF THE N1/2 OF THE NE1/4 OF SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 15, 16, 175 THRU 179, OUTLOT "D" AND OUTLOT "K", SAID GRANITE FALLS NORTH, A DISTANCE OF 864.76 FEET; THENCE N02°30'33"W, A DISTANCE OF 177.02 FEET; THENCE N87°29'27"E, A DISTANCE OF 9.41 FEET; THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, A DISTANCE OF 27.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N79°32'10"E, A DISTANCE OF 27.68 FEET; THENCE N71°34'53"E, A DISTANCE OF 39.58 FEET; THENCE N15°33'03"E, A DISTANCE OF 140.93 FEET; THENCE N11°54'01"E, A DISTANCE OF 149.52 FEET; THENCE N07°18'31"E, A DISTANCE OF 207.53 FEET; THENCE N02°09'10"W, A DISTANCE OF 194.29 FEET; THENCE N05°15'30"E, A DISTANCE OF 216.08 FEET; THENCE N30°05'41"W, A DISTANCE OF 216.30 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE ALONG SAID SOUTHERLY LINE OF CORNHUSKER ROAD ON THE FOLLOWING FIVE (5) DEFINED COURSES: (1) THENCE N87°15'50"E, A DISTANCE OF 165.19 FEET; (2) THENCE S47°44'10"E, A DISTANCE OF 28.28 FEET; (3) THENCE N87°15'50"E, A DISTANCE OF 40.00 FEET; (4) THENCE N42°15'50"E, A DISTANCE OF 28.28 FEET; (5) THENCE N87°15'50"E, A DISTANCE OF 1054.71 FEET TO A POINT ON THE EASTERLY LINE OF SAID NE1/4 OF SECTION 29; THENCE S02°51'54"E ALONG SAID EASTERLY LINE OF SAID NW1/4 OF SECTION 29, A DISTANCE OF 1239.86 FEET; THENCE S19°50'30"E, A DISTANCE OF 113.02 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A", GRANITE LAKE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF OUTLOT "B", SAID GRANITE LAKE; THENCE ALONG THE EASTERLY LINE OF SAID OUTLOT "A", GRANITE LAKE, SAID LINE ALSO BEING SAID WESTERLY LINE OF OUTLOT "B", GRANITE LAKE ON THE FOLLOWING TEN (10) DESCRIBED COURSES: (1) THENCE S57°57'52"E, A DISTANCE OF 17.12 FEET; (2) THENCE S25°20'58"E, A DISTANCE OF 135.89 FEET; (3) THENCE S41°23'10"E, A DISTANCE OF 55.56 FEET; (4) THENCE S25°10'14"E, A DISTANCE OF 101.94 FEET; (5) THENCE S11°37'03"E, A DISTANCE OF 106.70 FEET; (6) THENCE S00°25'35"E, A DISTANCE OF 99.93 FEET; (7) THENCE S10°45'53"W, A DISTANCE OF 99.93 FEET; (8) THENCE S21°57'21"W, A DISTANCE OF 99.93 FEET; (9) THENCE S33°08'49"W, A DISTANCE OF 100.24 FEET; (10) THENCE S44°24'25"W, A DISTANCE OF 36.55 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A", GRANITE LAKE; THENCE S33°05'37"W, A DISTANCE OF 112.40 FEET TO THE NORTHEASTERLY CORNER OF OUTLOT "F", SAID GRANITE FALLS NORTH; THENCE ALONG EASTERLY LINE OF SAID OUTLOT "F", GRANITE FALLS NORTH ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N54°52'34"W, A DISTANCE OF 89.65 FEET; (2) THENCE N29°01'52"W, A DISTANCE OF 131.89 FEET TO A POINT ON THE WESTERLY

**Exhibit "A-4"**  
**Legal Description**

RIGHT-OF-WAY LINE OF 109TH STREET; THENCE S61°01'07"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 109TH STREET, A DISTANCE OF 8.34 FEET TO THE SOUTHEAST CORNER OF OUTLOT "E", SAID GRANITE FALLS NORTH; THENCE N30°05'41"W ALONG THE EASTERLY LINE OF SAID OUTLOT "D" AND OUTLOT "E", GRANITE FALLS NORTH, A DISTANCE OF 863.69 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 2,038,478 SQUARE FEET OR 46.797 ACRES, MORE OR LESS.

**Exhibit "A-4"**  
**Legal Description**

**Phase 4**  
**Lots 180 thru 289 Inclusive & Outlots "L" thru "Q"**  
**and Outlot "S" Inclusive, Granite Falls North**

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NE1/4 AND ALSO PART OF THE NE1/4 OF THE NE1/4, ALL LOCATED IN SECTION 29, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 81, GRANITE FALLS NORTH, A SUBDIVISION LOCATED IN SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING ON THE SOUTH LINE OF THE N1/2 OF SAID NE1/4 OF SECTION 29, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 114TH STREET; THENCE N02°30'33"W (ASSUMED BEARING) ALONG SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET, A DISTANCE OF 1,224.51 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF 114TH STREET AND THE SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CORNHUSKER ROAD ON THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) THENCE N36°04'12"E, A DISTANCE OF 64.48 FEET; (2) THENCE N87°15'50"E, A DISTANCE OF 1,254.81 FEET TO THE NORTHWEST CORNER OF OUTLOT T, SAID GRANITE FALLS NORTH; THENCE ALONG THE WESTERLY LOT LINE OF OUTLOT T ALONG THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE S30°05'41"E, A DISTANCE OF 216.30 FEET; (2) THENCE S05°15'30"W, A DISTANCE OF 216.08 FEET; (3) THENCE S02°09'10"E, A DISTANCE OF 194.29 FEET; (4) THENCE S07°18'31"W, A DISTANCE OF 207.53 FEET; (5) THENCE S11°54'01"W, A DISTANCE OF 149.52 FEET; (6) THENCE S15°33'03"W, A DISTANCE OF 140.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PINTAIL DRIVE; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINTAIL DRIVE ALONG THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE S71°34'53"W, A DISTANCE OF 39.58 FEET; (2) THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET A DISTANCE OF 27.77 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S79°32'10"W, A DISTANCE OF 27.68 FEET; (3) THENCE S87°29'27"W, A DISTANCE OF 9.41 FEET; THENCE S02°30'33"E ALONG THE WESTERLY LOT LINE OF OUTLOT R, SAID GRANITE FALLS NORTH, A DISTANCE OF 177.02 FEET TO A POINT ON SAID SOUTH LINE OF THE N1/2 OF THE NE1/4 OF SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF OUTLOT K, SAID GRANITE FALLS NORTH; THENCE S87°15'24"W ALONG SAID SOUTH LINE OF THE N1/2 OF THE NE1/4 OF SECTION 29, SAID LINE ALSO BEING SAID NORTH LINE OF GRANITE FALLS NORTH, A DISTANCE OF 1,173.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,678,370 SQUARE FEET OR 38.530 ACRES, MORE OR LESS.

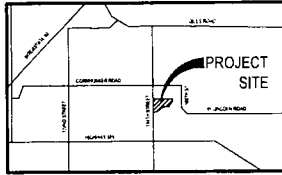
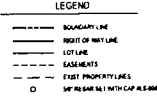
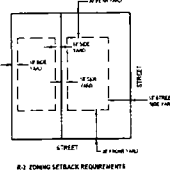




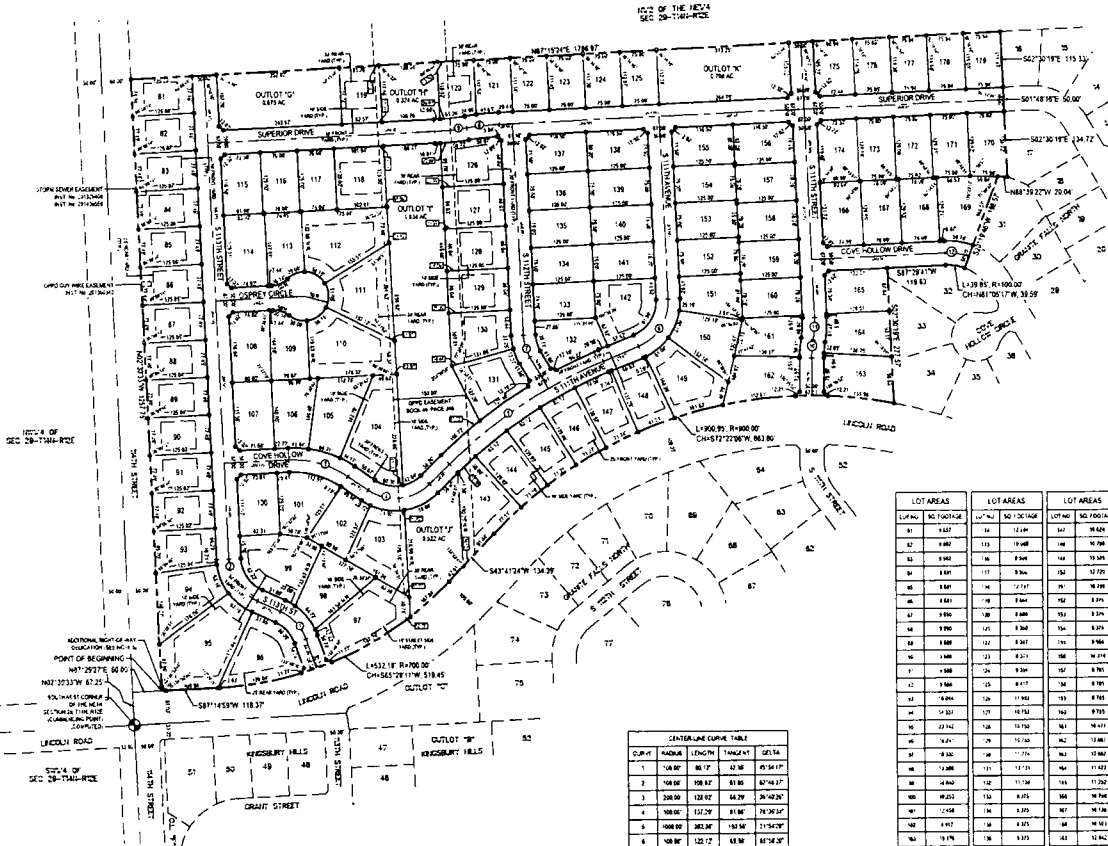
# GRANITE FALLS NORTH

LOTS 81 THRU 175 AND OUTLOTS 'G' THRU 'N' INCLUSIVE

BEING A TRACT OF LAND LOCATED PART OF THE SE 1/4 OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE 4TH W. COUNTY, WISCONSIN.



VICINITY MAP



CURV	RADIUS	LENGTH	TANGENT	DELTA
1	148.87	88.17	42.85	45.8417
2	108.88	108.87	81.86	87.9427
3	288.88	137.87	84.79	24.7427
4	188.88	137.29	81.86	24.7427
5	488.88	288.38	181.84	121.8227
6	108.88	137.12	81.86	87.9427
7	108.87	42.81	21.27	21.2144
8	182.83	82.77	35.27	37.5154
9	282.83	82.77	35.27	37.5154
10	288.87	36.11	6.29	12.2679
11	288.88	45.78	22.86	13.7679
12	128.87	48.82	22.21	22.2679

LOT NO.	100 FOOTAGE	LOT NO.	100 FOOTAGE	LOT NO.	100 FOOTAGE
81	1,437	112	12,144	143	19,824
82	1,880	113	19,768	144	19,768
83	1,880	114	8,268	145	19,288
84	1,881	115	8,268	146	12,728
85	1,881	116	12,717	147	19,288
86	1,881	117	8,268	148	8,268
87	1,880	118	8,268	149	8,268
88	1,880	119	8,268	150	8,268
89	1,880	120	8,268	151	8,268
90	1,880	121	8,268	152	8,268
91	1,880	122	8,268	153	8,268
92	1,880	123	8,268	154	8,268
93	1,880	124	8,268	155	8,268
94	1,880	125	8,268	156	8,268
95	1,880	126	8,268	157	8,268
96	1,880	127	8,268	158	8,268
97	1,880	128	8,268	159	8,268
98	1,880	129	8,268	160	8,268
99	1,880	130	8,268	161	8,268
100	1,880	131	8,268	162	8,268
101	1,880	132	8,268	163	8,268
102	1,880	133	8,268	164	8,268
103	1,880	134	8,268	165	8,268
104	1,880	135	8,268	166	8,268
105	1,880	136	8,268	167	8,268
106	1,880	137	8,268	168	8,268
107	1,880	138	8,268	169	8,268
108	1,880	139	8,268	170	8,268
109	1,880	140	8,268	171	8,268
110	1,880	141	8,268	172	8,268
111	1,880	142	8,268	173	8,268
112	1,880	143	8,268	174	8,268
113	1,880	144	8,268	175	8,268

### DEED

THEY HEREBY CERTIFY THAT THEY HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT THE BOUNDARY LINES AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND EASEMENTS ARE CORRECTLY PLACED AND THE DISTANCES AND BEARINGS THEREON ARE CORRECTLY PLACED AND THE DISTANCES AND BEARINGS THEREON ARE CORRECTLY PLACED AND THE DISTANCES AND BEARINGS THEREON ARE CORRECTLY PLACED...

### APPROVAL OF PARISH CITY ENGINEER

STATE OF WISCONSIN )  
COUNTY OF SAUNDY )

I, THE ENGINEER, DO HEREBY CERTIFY THAT THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE PARISH CITY ENGINEER THIS DATE OF SAUNDY.

APPROVAL OF PARISH PLANNING COMMISSION

THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE PARISH PLANNING COMMISSION THIS DATE.

APPROVAL OF PARISH CITY COMMISSION

THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF PARISH, WISCONSIN, THIS DATE.

APPROVAL OF PARISH COUNTY ENGINEER

STATE OF WISCONSIN )  
COUNTY OF SAUNDY )

I, THE COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE COUNTY ENGINEER THIS DATE.

APPROVAL OF PARISH COUNTY COMMISSION

THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE COUNTY COMMISSION OF THE COUNTY OF PARISH, WISCONSIN, THIS DATE.

APPROVAL OF PARISH COUNTY ENGINEER

STATE OF WISCONSIN )  
COUNTY OF SAUNDY )

I, THE COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE COUNTY ENGINEER THIS DATE.

APPROVAL OF PARISH COUNTY COMMISSION

THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE COUNTY COMMISSION OF THE COUNTY OF PARISH, WISCONSIN, THIS DATE.

APPROVAL OF PARISH COUNTY ENGINEER

STATE OF WISCONSIN )  
COUNTY OF SAUNDY )

I, THE COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE COUNTY ENGINEER THIS DATE.

APPROVAL OF PARISH COUNTY COMMISSION

THE SUBDIVISION OF GRANITE FALLS NORTH WAS APPROVED BY THE COUNTY COMMISSION OF THE COUNTY OF PARISH, WISCONSIN, THIS DATE.

APPROVAL OF PARISH COUNTY ENGINEER

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Fee Services  
1000 N. WISCONSIN ST., SUITE 100, MILWAUKEE, WI 53233  
TEL: 414.224.1100 FAX: 414.224.1101  
WWW.EACONSULTING.COM

**GRANITE FALLS NORTH**  
SUBDIVISION OF GRANITE FALLS NORTH  
FINAL PLAN

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Fee Services  
1000 N. WISCONSIN ST., SUITE 100, MILWAUKEE, WI 53233  
TEL: 414.224.1100 FAX: 414.224.1101  
WWW.EACONSULTING.COM

DATE: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_





E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

**EXHIBIT F-7**  
PHONE: (402) 895-4700  
FAX: (402) 895-3599

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : GRANITE FALLS NORTH ZONING: SINGLE FAM. 403 LOTS  
DEVELOPER: TORCZON  
AREA (ACRES): 158.55  
JURISDICTION: PAPILLION  
DATE: 04/19/22  
ESTIMATED BY: DCW 2013.604.001

GRANITE FALLS NORTH (TOTAL; PH 1 THRU PH 4)						
ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	G.O. REIMB.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	1,797,126	2,616,018		2,616,018		0
PAVING (INTERIOR)	4,822,627	6,755,162		4,345,123		2,410,039
PAVING (LINCOLN ROAD 110TH TO 114TH) included in Paving costs	0	0	0			0
LINCOLN ROAD SIDEWALKS	143,856	199,395				199,395
PAVING (114TH STREET - PHASE 1 & 2)	210,717	295,004			147,502	147,502
PAVING (114TH STREET - PHASE 4)	340,592	476,829			238,415	238,415
PAVING (114TH ST NB RIGHT TURN LANE - PH. 4)	73,392	102,748			0	102,748
PAVING (CORNHUSKER ROAD)	56,563	59,391			0	59,391
TRAFFIC SIGNAL (114TH ST & CORNHUSKER ROAD)	105,000	126,000				126,000
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)	74,405	107,753				107,753
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975				228,975
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726		254,726		
WATER (INTERIOR)	1,367,409	1,902,590		1,695,925		206,665
CAPITAL FACILITIES CHARGES RES. (S.F.)	1,159,826	1,330,033		823,861		506,171
MAGELLAN GAS MAIN RELOCATION (PH 3 EAST)	0	0				0
UNDERGROUND ELECTRICAL	544,050	703,809		703,809		0
STORM SEWER	1,089,433	1,538,946		0		1,538,946
TRAIL, IN OPPD EASEMENT CORRIDOR (IN PHASE 4)	100,981	141,374				141,374
TRAIL (ALONG CORNHUSKER ROAD ABUTTING PH 3 AND 4)	253,496	354,894				354,894
SIDEWALKS, AT OUTLOT FRONTAGES AND IN OPPD ESMT	232,817	344,639		0		344,639
SIDEWALK, ALONG 114TH STREET	57,489	80,484				80,484
<b>TOTALS</b>	<b>12,763,783</b>	<b>\$17,618,770</b>	<b>\$0</b>	<b>\$10,439,463</b>	<b>\$ 385,917</b>	<b>\$ 6,793,391</b>

PER SINGLE FAMILY LOT

**\$25,904**

Notes: 1) Granite Falls North SID 312 will make a future contribution to the HWY 370 trail and park system as approved by the SID Fiscal Agent.  
2) Outfall sewer reimbursables between Phase 2 and Phase 4 (West) are not shown on the overall summary sheet.

## EXHIBIT F-7

				(100% VAL.)	(95% VAL.)
3) VALUATION:	PH. I	80 LOTS@	\$300,000	=	\$24,000,000
	PH. II	99 LOTS@	\$300,000	=	\$29,700,000
	PH. III	114 LOTS@	\$320,000	=	\$36,480,000
	PH. IV	110 LOTS@	\$375,000	=	\$41,250,000
	<b>TOTAL</b>	<b>403 LOTS</b>			
				<b>TOTAL</b>	<b>\$131,430,000</b>
					<b>\$124,858,500</b>
<hr/>					
4) G.O. DEBT RATIO =	\$ 6,793,391	/	\$ 124,858,500	=	<b>5.44%</b>

**Revisions:**

- 9/9/20 - Updated with San Sect III bid results, Storm Sect III resolution quantities, and Magellan gas main relocation reimbursement (included w/ storm sewer).
- 10/20/20 - Updated with Storm Sect III and Paving Sect III bid results.
- 8/5/21 - Updated with Water Sect III bid results
- 1/10/22 - Updated Ph 3 with Final Sanitary Sewer Sect III costs.
- 1/10/22 - Added Culvert & Paving Improvements - Sect III to Ph 3, including 12/22/21 bid prices.
- 1/10/22 - Updated Ph 4 with current prices and valuation and switched Ph 4 Outlot Sidewalks from Specially Assessed to G.O.
- 2/3/22 - Moved Culvert & Paving Improvements - Sect III to Ph 4 and incorporated quantities into Storm - Sec III and Paving - Sec III
- 4/19/22 - Switched Sidewalks - Sect II from Ph 2 to Ph 3; updated Ph 3 costs to match final costs and assessments.
- 4/19/22 - Switched Cornhusker Rd trail to be entirely in Ph 4.

**EXHIBIT F-7**

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : GRANITE FALLS NORTH ZONING: R-2 80 LOTS  
DEVELOPER: TORCZON  
AREA (ACRES): 37.65  
JURISDICTION: PAPPILLION  
DATE: 04/19/22  
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 1 (SID 312)						
ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBURS.	G.O. NON-REIMB
SANITARY SEWER I	280,689	394,275		394,275		0
PAVING & STORM I (includes Lincoln Road)	1,524,794	2,127,773	358,481	680,495		1,088,797
PAVING (LINCOLN ROAD 114TH TO 110TH ) included in Pave & St I	0	0	0			0
WATER I	300,900	401,213		345,370		55,843
CAPITAL FACILITIES CHARGES	222,566	255,767		204,614		51,153
UNDERGROUND ELECTRICAL	108,000	125,958		125,958		0
STORM SEWER included in Pave & St I	0	0		0		0
SIDEWALKS AT OUTLOT FRONTAGE	INCLUDED IN LINCOLN ROAD SIDEWALKS (PHASE 2)					0
<b>TOTALS</b>	2,436,949	\$3,304,986	\$358,481	\$1,750,712	\$0	\$ 1,195,793

PER SINGLE FAMILY LOT **\$21,884**

Note: The source for Phase 1 costs are the levied special assessments

3) VALUATION:	80 LOTS @	\$300,000	=	\$24,000,000
		TOTAL		\$ 24,000,000 (100% VALUATION)
		TOTAL		\$ 22,800,000 (95% VALUATION)
4) G.O. DEBT RATIO =	\$ 1,195,793	/	\$ 22,800,000	= 5.24%

**EXHIBIT F-7**

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : GRANITE FALLS NORTH ZONING: R-2 99 LOTS  
DEVELOPER: TORCZON 6 REPLATTED OUTLOTS  
AREA (ACRES): 36.488  
JURISDICTION: PAPILLION  
DATE: 04/19/22  
ESTIMATED BY: DCW E&A NO.: P2013.604.001

GRANITE FALLS NORTH PHASE 2						
ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER II	369,572	576,151		576,151		
PAVING & STORM II	1,059,665	1,493,954		929,893		564,061
PAVING (114TH STREET - PHASE I / II) **	210,717	295,004			147,502	147,502
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)	74,405	107,753				107,753
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975			228,975	
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726			254,726	
WATER II	267,974	379,713		335,184		44,529
CAPITAL FACILITIES CHARGES RES. (S.F.)	271,696	342,145		253,188		88,958
UNDERGROUND ELECTRICAL	133,650	185,001		185,001		
STORM SEWER (included in Paving & Storm II above)	0	0				0
SIDEWALK - SECT I (LINCOLN ROAD SIDEWALKS)	143,856	199,395				199,395
SIDEWALKS-SECT. II (IN OPPD ESMT & AT OUTLOTS)	0	0				0
<b>TOTALS</b>	<b>2,865,537</b>	<b>\$4,062,817</b>	<b>\$0</b>	<b>\$2,279,417</b>	<b>\$631,203</b>	<b>\$ 1,152,197</b>

PER SINGLE FAMILY LOT **\$21,857**  
AMOUNT ASSESSED TO OUTLOTS TO BE REPLATTED TO SF LOTS **\$ 115,600**

**Note: The source for Ph 2 costs are the leveed Special Assessment for Phase 2, dated 1/24/20. Sidewalks - Section II are included in Phase 3 SUF and Phase III Assessments.**

3) VALUATION: 105 LOTS @ \$300,000 = \$31,500,000

TOTAL	\$ 31,500,000	(100% VALUATION)
TOTAL	\$ 29,925,000	(95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,152,197 / \$ 29,925,000 = 3.85%



**EXHIBIT F-7**

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

**SUMMARY OF ESTIMATED CONSTRUCTION COSTS**

PROJECT : GRANITE FALLS NORTH ZONING: R-2 114 LOTS (Lots 290-403)  
 DEVELOPER: TORCZON  
 AREA (ACRES): 36  
 JURISDICTION: PAPILLION  
 DATE: 04/19/22  
 ESTIMATED BY: DCW E&A NO.: P2013.604.001

**GRANITE FALLS NORTH PHASE 3 (EAST SIDE)**

ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	571,146	839,584		839,584		0
PAVING (INTERIOR)	1,260,560	1,764,784		1,145,775		619,009
PAVING (CORNHUSKER ROAD)	56,563	59,391				59,391
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)						
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)						
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))						
WATER (INTERIOR)	371,480	523,787		501,690		22,097
CAPITAL FACILITIES CHARGES RES. (S.F.)	341,562	375,718		187,859		187,859
MAGELLAN GAS MAIN RELOCATION	0	0				0
UNDERGROUND ELECTRICAL	153,900	192,375		192,375		0
STORM SEWER	457,983	654,916				654,916
TRAIL, ALONG CORNHUSKER ROAD (DONE IN PH. 4)	0	0				0
SIDEWALKS - SECTION III (AT OUTLOT FRONTAGE)	55,350	77,490				77,490
SIDEWALKS - SECTION II (IN OPPD ESMT & OUTLOT FRO	69,238	115,628				115,628
<b>TOTALS</b>	<b>3,337,782</b>	<b>\$4,603,673</b>	<b>\$0</b>	<b>\$2,867,283</b>	<b>\$0</b>	<b>\$ 1,736,390</b>

PER SINGLE FAMILY LOT

**\$25,152**

3) VALUATION: 114 LOTS @ \$320,000 = \$36,480,000

TOTAL	\$ 36,480,000	(100% VALUATION)
TOTAL	\$ 34,656,000	(95% VALUATION)

4) G.O. DEBT RATIO = \$ 1,736,390 / \$ 34,656,000 = **5.01%**

**EXHIBIT F-7**

PROJECT: <b>SANITARY SEWER (INTERIOR)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Construct 8" Sanitary Sewer Pipe	6,247	LF	\$35.92	\$224,392
2	Construct 6" Sanitary Sewer Pipe	3,742	LF	\$34.31	\$128,388
3	Construct 54" I.D. Sanitary Sewer Manhole (40)	491.5	VF	\$350.00	\$172,025
4	Reconstruct Manhole (2)	14.3	VF	\$262.00	\$3,747
5	Construct Sanitary Sewer Manhole Tap	5	EA	\$1,100.00	\$5,500
6	Construct External Frame Seal	40	EA	\$442.00	\$17,680
7	Construct 8" Diameter Drop Connection	7	VF	\$525.00	\$3,675
8	Construct Trench Bedding for Unsuitable Material	60.94	TON	\$35.00	\$2,133
9	Install Geogrid for Trench Stabilization	0	SY	\$4.25	\$0
10	Install Silt Fence	1,017	LF	\$2.19	\$2,227
11	Seeding, Type "B"	6.8	AC	\$1,255.00	\$8,534
12	Construct Aggregate Surface Course	30.74	TON	\$46.50	\$1,429
13	Remove and Replace NRD Fence and HDPE Pipe	1.00	LS	\$1,415.25	\$1,415
	MISCELLANEOUS (+ 0%)		L.S.	XXXX	
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$571,146</b>

NOTES: UPDATED W/ FINAL COSTS FROM 1/12/22 FINAL CHANGE ORDER AND TO MATCH SPECIAL ASSESSMENTS.

1) TOTAL SID COSTS @ 47% - \$839,584

PROJECT: <b>SANITARY OUTFALL SEWER (N OF CORNHUSKER; PAID BY PHASE 2)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% G.O. TO PHASE 2)

PROJECT: <b>SANITARY OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PHASE 4)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% G.O. (REIMBURSED BY PHASE 4 TO PHASE 2)

PROJECT: <b>SANITARY OUTFALL SEWER (WITHIN PHASE 4)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					

NOTES:

1) TOTAL SID COSTS @ 40% -

2) COST SHARING - 100% SPECIALLY ASSESSED TO PHASE 4 (REIMBURSED TO PHASE 2)

PROJECT: PAVING (INTERIOR)

EXHIBIT F-7

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE CONCRETE HEADER	75	LF	\$5.00	\$375
2	REMOVE PAVEMENT	123	SY	\$9.00	\$1,107
3	REMOVE END OF ROAD MARKER	9	EA	\$50.00	\$450
4	SUBGRADE PREPARATION	6,902	CY	\$4.00	\$27,608
5	CONSTRUCT 7-INCH CONCRETE PAVEMENT (TYPE L65 AE) W/ INTEGRAL CURB	20,102	SY	\$40.50	\$814,131
6	CONSTRUCT 6" PCC MEDIAN SURFACING	500	SF	\$14.00	\$7,000
7	CONSTRUCT CONCRETE HEADER	25	LF	\$20.00	\$500
8	ADJUST MANHOLE TO GRADE	34	EA	\$450.00	\$15,300
9	CONSTRUCT CURB INLET - TYPE I	30	EA	\$3,500.00	\$105,000
10	CONSTRUCT CURB INLET - TYPE III	9	EA	\$3,500.00	\$31,500
11	INSTALL STREET NAME SIGN	17	EA	\$220.00	\$3,740
12	INSTALL TRAFFIC CONTROL SIGN	45	EA	\$295.00	\$13,275
13	INSTALL CITY OF PAVILLION BREAKAWAY POLE SYSTEM	45	EA	\$725.00	\$32,625
14	CONSTRUCT END OF ROAD MARKER	3	EA	\$155.00	\$465
15	INSTALL PERMANENT PREFORMED TAPE - TYPE 4, 12" WHITE, GROOVED	122	LF	\$17.00	\$2,074
16	INSTALL PERMANENT PREFORMED TAPE - TYPE 4, 24" WHITE, GROOVED	328	LF	\$30.50	\$10,004
17	JET SANITARY SEWER	6,770	LF	\$0.72	\$4,874
18	DRILL & GROUT #5 X 18" TIE BARS @ 48" CENTERS	30	EA	\$13.00	\$390
19	Excavate Glacial Till - Replace with Rock	3,186	TON	\$44.10	\$140,503
20	Remove Riprap and Geogrid/Rock Subgrade	1	LS	\$7,300.00	\$7,300
21	Raise Manholes on 108th Street	3	EA	\$1,100.00	\$3,300
22	Relocate Wheel Chair Ramps	4	EA	\$1,050.00	\$4,200
23	Construct Temporary Signs	1	LS	\$695.00	\$695
24	Replace Sidewalks at Paving Tie-in	1	LS	\$6,944.00	\$6,944
	MISCELLANEOUS - Seeding	1	L.S.	\$27,200.00	\$27,200
TOTAL ESTIMATED CONSTRUCTION COST:					\$1,260,560

NOTES: UPDATED W/ FINAL COSTS FROM 2/14/22 FINAL CHANGE ORDER AND TO MATCH SPECIAL ASSESSMENTS.

1) TOTAL DISTRICT COST W/ 40% -	\$1,764,784	
2) G.O. ITEMS		
INTERSECTIONS/OVERWIDTH/OUTLOT FRONTAGE	4,063 SY \$230,372	
EARTHWORK (SUBGRADE PREP)	1,372.85 CY \$7,688	
MEDIAN SURFACING	500 SF \$9,800	
CONSTRUCT CURB INLET - TYPE I	30 SF \$147,000	
CONSTRUCT CURB INLET - TYPE III	9 SF \$44,100	
INSTALL STREET NAME SIGNS	17 EA \$5,236	
INSTALL TRAFFIC CONTROL SIGNS	45 EA \$18,585	
INSTALL CITY OF PAVILLION BREAKAWAY POLE SYSTEM	45 EA \$45,675	
REMOVE END OF ROAD MARKER	9 EA \$630	
CONSTRUCT END OF ROAD MARKER	3 EA \$651	
INSTALL PERMANENT PREFORMED TAPE - TYPE 4, 12" WHITE, GRC	122 LF \$2,904	
INSTALL PERMANENT PREFORMED TAPE - TYPE 4, 24" WHITE, GRC	328 LF \$14,006	
Excavate Glacial Till - Replace with Rock	1062 TON \$65,568	
Remove Riprap and Geogrid/Rock Subgrade	1 LS \$10,220	
Relocate Wheel Chair Ramps	4 EA \$5,880	
Construct Temporary Signs	1 LS \$973	
Replace Sidewalks at Paving Tie-in	1 LS \$9,722	
G.O. TOTAL		\$619,009

PROJECT: PAVING (CORNHUSKER ROAD - 108TH TO 110TH)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REIMBURSE SARPY COUNTY FOR CORNHUSKER ROAD (108TH TO 110TH)	1	L.S.	\$56,563.00	\$56,563
	MISCELLANEOUS (+ 0%)		L.S.	XXXX	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$56,563

NOTES: REIMBURSE SARPY COUNTY PER INVOICE 1522PW.

1) TOTAL DISTRICT COST W/ 5% -	\$59,391
2) 100% G.O.	\$59,391

PROJECT: **MAGELLAN GAS MAIN RELOCATION**

**EXHIBIT F-7**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	MAGELLAN GAS MAIN RELOCATION	0	L.S.	\$100,000.00	\$0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES: MAGELLAN GAS MAIN RELOCATION COSTS ARE INCLUDED IN STORM SEWER - SECTION III.

1) TOTAL DISTRICT COSTS W/ 35% -	\$0
2) 100% G.O.	

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	114	LOTS	\$1,350.00	\$153,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$153,900

NOTES:

1) TOTAL DISTRICT COSTS W/ 25% -	\$192,375	SCHOOL	\$0
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PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	347	LF	\$67.00	\$23,249
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	4,652	LF	\$36.75	\$170,961
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN	1,410	LF	\$30.00	\$42,300
4	BORE 12" D.I.P., CL 350 WATER MAIN	45	LF	\$120.00	\$5,400
5	BORE 8" D.I.P., CL 350 WATER MAIN	225	LF	\$77.00	\$17,325
6	BORE 6" D.I.P., CL 350 WATER MAIN	90	LF	\$67.00	\$6,030
7	INSTALL 12" GATE VALVE AND BOX	3	EA	\$2,375.00	\$7,125
8	INSTALL 8" GATE VALVE AND BOX	19	EA	\$1,295.00	\$24,605
9	INSTALL 6" GATE VALVE AND BOX	5	EA	\$950.00	\$4,750
10	INSTALL 12" X 12" X 8" TEE	1	EA	\$950.00	\$950
11	INSTALL 8" X 8" X 8" TEE	5	EA	\$535.00	\$2,675
12	INSTALL 8" X 8" X 6" TEE	1	EA	\$635.00	\$635
13	INSTALL 6" X 6" X 6" TEE	1	EA	\$400.00	\$400
14	CONSTRUCT FIRE HYDRANT ASSEMBLY-AMERICAN-DARLING, 5 1/4", B-84-B-5	10	EA	\$4,300.00	\$43,000
15	CONSTRUCT END OF MAIN HYDRANT-AMERICAN-DARLING, 5 1/4" B-84-B-5	1	EA	\$3,550.00	\$3,550
16	CONNECTION TO EXISTING MAIN	3	EA	\$2,800.00	\$8,400
17	RELOCATE EXISTING HYDRANT	3	EA	\$2,675.00	\$8,025
18	Excavate Stockpiled Soils	1	LS	\$2,100.00	\$2,100
	MISCELLANEOUS (+ 0%)		L.S.	XXXX	
TOTAL ESTIMATED CONSTRUCTION COST:					\$371,480

NOTES: UPDATED W/ FINAL COSTS FROM 9/14/21 FINAL CHANGE ORDER AND TO MATCH SPECIAL ASSESSMENTS.

1) TOTAL DISTRICT COST W/ 41% -	\$523,787
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2) G.O. ITEMS				
	DIFFERENCE BETWEEN 12" AND 8"	347 LF	\$30.25	\$14,800 (WITH SOFT COSTS)
	DIFFERENCE BETWEEN 12" AND 8" (BORE)	45 LF	\$43.00	\$2,728 (WITH SOFT COSTS)
	DIFFERENCE BETWEEN 12" AND 8" GATE VALVE	3 LF	\$1,080.00	\$4,568 (WITH SOFT COSTS)
G.O. TOTAL			\$22,097	(WITH SOFT COSTS)

PROJECT: CAPITAL FACILITIES CHARGES

**EXHIBIT F-7**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	114	LOTS	\$2,400.00	\$273,600
2	PARK / COMMON SPACE	8.9279	ACRES	\$6,705.00	\$59,862
3	SANITARY SECTION III - 1% FEE	1	LS	\$5,505.00	\$5,505
4	PAVING SECTION III - 1% FEE	1	LS	\$10,724.00	\$10,724
5	STORM SECTION III - 1% FEE	1	LS	\$4,480.00	\$4,480
6	SUB. AGREEMENT AMENDMENT APPLICATION FEE	1	LS	\$280.00	\$280
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$354,451</b>

NOTES:

1) TOTAL DISTRICT COST W/ 6% -	\$375,718	SPECIAL	G.0.
RESIDENTIAL		\$187,859	\$187,859
		50%	50%

PROJECT: STORM SEWER

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 36" CMP	46	LF	\$30.00	\$1,380
2	REMOVE 48" RCP	65	LF	\$50.00	\$3,250
3	CONSTRUCT 18" RCP, CLASS III	1,439	LF	\$42.00	\$60,438
4	CONSTRUCT 24" RCP, CLASS III	894	LF	\$52.00	\$46,488
5	CONSTRUCT 30" RCP, CLASS III	665.5	LF	\$66.00	\$43,923
6	CONSTRUCT 36" RCP, D(0.01) = 1,350	203.5	LF	\$100.00	\$20,350
7	CONSTRUCT 48" RCP, D(0.01) = 1,350	104	LF	\$138.00	\$14,352
8	CONSTRUCT 54" I.D. STORM MANHOLE (3)	14	VF	\$570.00	\$7,980
9	CONSTRUCT 72" I.D. STORM MANHOLE (1)	6.8	VF	\$867.00	\$5,896
10	CONSTRUCT 84" I.D. STORM MANHOLE (2)	19.3	VF	\$1,150.00	\$22,195
11	CONSTRUCT 24" RC FLARED END SECTION	2	EA	\$1,100.00	\$2,200
12	CONSTRUCT 30" RC FLARED END SECTION	2	EA	\$1,170.00	\$2,340
13	CONSTRUCT 36" RC FLARED END SECTION	2	EA	\$1,550.00	\$3,100
14	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$2,100.00	\$2,100
15	INSTALL PIPE COUPLERS	63	EA	\$100.00	\$6,300
16	BASIN "F" PERMANENT BASIN OUTLET PIPING	1	LS	\$7,283.49	\$7,283
17	BASIN "G" PERMANENT BASIN OUTLET PIPING	1	LS	\$8,032.49	\$8,032
18	BASIN "H" PERMANENT BASIN OUTLET PIPING	1	LS	\$15,143.71	\$15,144
19	MAGELLAN GAS MAIN REMOVAL	1	LS	\$172,270.00	\$172,270
20	Remove Existing Paving	1	LS	\$1,835.00	\$1,835
21	Reconstruct MH 5	1	LS	\$1,887.44	\$1,887
22	Construct Additional Street Signs at City Request	1	LS	\$9,239.45	\$9,239
	MISCELLANEOUS (+ 0%)		L.S.	XXXX	
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$457,983</b>

NOTES: UPDATED W/ FINAL COSTS FROM 2/11/22 FINAL CHANGE ORDER AND TO MATCH SPECIAL ASSESSMENTS.  
 NOTES: INLETS CONSTRUCTED WITH PAVING - SECTION III.

1) TOTAL DISTRICT COST W/ 43% -	\$654,916
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$654,916

PROJECT: **SIDEWALKS -SECTION III (AT OUTLOT FRONTAGES)**

**EXHIBIT F-7**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	7,000	SF	\$6.50	\$45,500
2	CONSTRUCT DETETABLE WARNING PANEL	40	SF	\$20.00	\$800
3	CONSTRUCT CURB RAMP (7" THICK)	188	SF	\$25.00	\$4,700
4	INSTALL SEEDING - TYPE A	1,250	SY	\$0.70	\$875
5	INSTALL EROSION CONTROL MATTING	1,250	SY	\$0.70	\$875
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	\$2,600
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$55,350</b>

NOTES: UPDATED WITH 3/30/22 BID RESULTS.

1) TOTAL DISTRICT COST W/ 40% - \$77,490  
 2) 100% G.O.

PROJECT: **SIDEWALKS - SECTION II (IN OPPD EASEMENT AND AT OUTLOT FRONTAGES)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC SIDEWALK	8,705	SF	\$5.00	\$43,525
2	5" PC SIDEWALK	2,650	SF	\$5.25	\$13,913
3	CONSTRUCT DETETABLE WARNING PANEL	64	SF	\$8.75	\$560
4	CONSTRUCT CURB RAMP (9" THICK)	264	SF	\$14.00	\$3,696
5	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	727	CY	\$3.50	\$2,545
6	INSTALL SEEDING - TYPE A	5,314	SY	\$0.30	\$1,594
7	INSTALL EROSION CONTROL MATTING	3,406	SY	\$1.00	\$3,406
	MISCELLANEOUS (+ 0%)		L.S.	XXXX	
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$69,238</b>

NOTES: UPDATED WITH FINAL COSTS FROM 1/3/20 CHANGE ORDER AND TO MATCH SPECIAL ASSESSMENTS.

1) TOTAL DISTRICT COST W/ 67% - \$115,628  
 2) 100% G.O.

PROJECT: **TRAIL, ALONG CORNHUSKER ROAD**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (10' WIDE)		SF	8.00	0
2	EARTHWORK		C.Y.	4.00	0
3	CURB RAMPS & INSERTS		EACH	1000.00	0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	0
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$0</b>

NOTES: DONE AS PART OF PHASE 4.

1) TOTAL DISTRICT COST W/ 40% - \$0  
 2) 100% G.O.

## EXHIBIT F-7

E & A CONSULTING GROUP  
10909 MILL VALLEY ROAD, OMAHA, NE 68154

PHONE: (402) 895-4700  
FAX: (402) 895-3599

### SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE FALLS NORTH	ZONING:	R-2	110 LOTS	(Lots 180-289)
DEVELOPER:	TORCZON				
AREA (ACRES):	42				
JURISDICTION:	PAPILLION				
DATE:	04/19/22				
ESTIMATED BY:	DCW	E&A NO.:	P2013.604.001		

### GRANITE FALLS NORTH PHASE 4 (WEST SIDE)

ITEM	CONSTRCT.	TOTAL	SARPY CO.	SPECIAL ASSESS.	REIMBUR.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	575,720	806,008		806,008		0
PAVING (INTERIOR)	977,608	1,368,651		1,230,479		138,172
PAVING (114TH STREET - PHASE 4)	340,592	476,829			238,415	238,415
PAVING (114TH ST NB RIGHT TURN LANE - PH. 4)	73,392	102,748				102,748
TRAFFIC SIGNAL (114TH ST & CORNHUSKER ROAD)	105,000	126,000				126,000
OUTFALL SEWER (N OF CORNHUSKER, PAID BY PH 2)						
OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PH 4)	158,111	228,975				228,975
OUTFALL SEWER (WITHIN FUTURE PHASE 4 (WEST))	175,892	254,726		254,726		
WATER (INTERIOR)	427,055	597,877		513,681		84,196
CAPITAL FACILITIES CHARGES RES. (S.F.)	324,002	356,402		178,201		178,201
UNDERGROUND ELECTRICAL	148,500	200,475		200,475		0
STORM SEWER	631,450	884,030				884,030
CULVERT & PAVING IMPROVEMENTS - SECTION III	275,878	386,230				386,230
SIDEWALKS, AT OUTLOT FRONTAGES	108,229	151,521				151,521
SIDEWALKS ALONG 114TH STREET	57,489	80,484				80,484
TRAIL, ALONG CORNHUSKER ROAD	253,496	354,894				354,894
TRAIL, IN OPPD EASEMENT CORRIDOR	100,981	141,374				141,374
<b>TOTALS</b>	4,733,395	\$6,517,225	\$0	\$3,183,570	\$238,415	\$ 3,095,241

PER SINGLE FAMILY LOT

**\$28,942**

3) VALUATION: 110 LOTS @ \$375,000 = \$41,250,000

TOTAL	\$ 41,250,000	(100% VALUATION)
TOTAL	\$ 39,187,500	(95% VALUATION)

4) G.O. DEBT RATIO = \$ 3,095,241 / \$ 39,187,500 = 7.90%

**EXHIBIT F-7**

PROJECT: <b>SANITARY SEWER (INTERIOR)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	4,628	L.F.	50.00	231,400
2	6 INCH SANITARY SEWER PIPE	3,745	L.F.	46.00	172,270
3	54 IN. I.D. SANITARY MANHOLE w/ EXTERNAL FRAME SEAL (19)	255	V.F.	550.00	140,250
4	CRUSHED ROCK BEDDING	100	TON	35.00	3,500
5	SILT FENCE	300	L.F.	3.00	900
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	27,400
TOTAL ESTIMATED CONSTRUCTION COST:					\$575,720

NOTES:

- 1) TOTAL SID COSTS @ 40% - \$806,008  
 2) QUANTITIES DO NOT INCLUDE SEWER CONSTRUCTED WITH PHASE 2 OUTFALL SEWER

PROJECT: <b>SANITARY OUTFALL SEWER (N OF CORNHUSKER; PAID BY PHASE 2)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					

NOTES:

- 1) TOTAL SID COSTS @ 40% -  
 2) COST SHARING - 100% G.O. TO PHASE 2)

PROJECT: <b>SANITARY OUTFALL SEWER (N OF CORNHUSKER; REIMBURSED BY PHASE 4)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					\$158,111

NOTES:

- 1) TOTAL SID COSTS @ 40% - 228,975  
 2) COST SHARING - 100% G.O. (REIMBURSED BY PHASE 4 TO PHASE 2) \$ 228,975

PROJECT: <b>SANITARY OUTFALL SEWER (WITHIN PHASE 4)</b>					
NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
	CONSTRUCTED IN PHASE 2				
TOTAL ESTIMATED CONSTRUCTION COST:					\$175,892

NOTES:

- 1) TOTAL SID COSTS @ 40% - 254,726  
 2) COST SHARING - 100% SPECIALLY ASSESSED TO PHASE 4 (REIMBURSED TO PHAS \$ 254,726



## EXHIBIT F-7

PROJECT: **PAVING (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	16,245	S.Y.	\$52.00	\$844,740
2	6" P.C. MEDIAN SURFACING	541	S.F.	\$8.00	\$4,328
3	EARTHWORK (SUBGRADE PREP)	5,415	C.Y.	5.00	27,075
4	END OF ROAD MARKER		EA	200.00	0
5	CONCRETE HEADER		LF	8.00	0
6	ADJUST MANHOLE TO GRADE	40	EA	300.00	12,000
7	REMOVE PAVEMENT		SY	16.00	0
8	REMOVE END OF ROAD MARKER	3	EA	20.00	60
9	REMOVE CONCRETE HEADER	25	LF	5.00	125
10	STREET SIGNS	24	EA	120.00	2,880
11	TRAFFIC CONTROL SIGNS	50	EA	120.00	6,000
12	PAPILLION BREAKAWAY POLE SYSTEM	28	EA	750.00	21,000
13	MARKING TAPE 12"	160	LF	20.00	3,200
14	MARKING TAPE 24"	240	LF	40.00	9,600
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	46,600
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$977,608</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$1,368,651
2) G.O. ITEMS	
INTERSECTIONS/OVERWIDTH/OUTLOT FRONTAGE	4,063 SY \$45,506
EARTHWORK (SUBGRADE PREP)	1,354 CY \$9,480
MEDIAN SURFACING	541 SY \$41,354
STREET & TRAFFIC CONTROL SIGNS	81 EACH \$41,832
<b>G.O. TOTAL</b>	<b>\$138,172</b>

PROJECT: **PAVING (114TH STREET - PHASE 4)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAWCUT	600	LF	6.00	3,600
2	REMOVE PAVEMENT	312	SY	12.00	3,744
3	REMOVE MEDIAN SURFACING	928	SF	2.00	1,856
4	9" P.C. CONC. PAVEMENT	3,044	SY	65.00	197,860
5	6" P.C. MEDIAN SURFACING	8,798	SF	8.00	70,384
6	EARTHWORK (SUBGRADE PREP)	1,015	CY	5.00	5,073
7	TIE BARS	150	EA	10.00	1,500
8	18" STORM SEWER	175	LF	75.00	13,125
9	CURB INLETS	5	EA	3000.00	15,000
10	SEEDING, MATTING & EROSION CONTROL	1	LS	10000.00	10,000
11	GROOVED PLASTIC PAVEMENT MARKINGS	500	LF	4.50	2,250
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	16,200
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$340,592</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$476,829
2) 50% REIMBURSEMENT FROM FUTURE DEVELOPMENT ON THE WEST SIDE OF 114TH STREET.	

**EXHIBIT F-7**

PROJECT: **PAVING (114TH ST NB RIGHT TURN LANE - PHASE 4)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SAWCUT	375	LF	6.00	2,250
2	REMOVE PAVEMENT	83	SY	12.00	1,000
3	REMOVE MEDIAN SURFACING	0	SF	2.00	0
4	REMOVE CURB INLETS (RIGHT TURN LANE)	3	EA	1000.00	3,000
5	9" P.C. CONC. PAVEMENT (RIGHT TURN LANE)	550	SY	65.00	35,750
6	6" P.C. MEDIAN SURFACING	0	SF	8.00	0
7	EARTHWORK (SUBGRADE PREP)	183	CY	5.00	917
8	TIE BARS	95	EA	10.00	950
9	18" STORM SEWER	40	LF	100.00	4,000
10	STORM MANHOLES (3)	21	VF	350.00	7,350
11	CURB INLETS	3	EA	3000.00	9,000
12	SEEDING, MATTING & EROSION CONTROL	1	LS	5000.00	5,000
13	GROOVED PLASTIC PAVEMENT MARKINGS	150	LF	4.50	675
	MISCELLANEOUS (+ 5%)	1	LS	XXXX	3,500
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$73,392</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$102,748

2) 100% G.O.

PROJECT: **TRAFFIC SIGNAL (114TH STREET & CORNHUSKER ROAD)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	TRAFFIC SIGNAL (114TH STREET & CORNHUSKER ROAD)	0.25	L.S.	\$400,000.00	\$100,000
	MISCELLANEOUS / CONTINGENCY (5%+/-)				\$5,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$105,000</b>

NOTES: ASSUMES 25% CONTRIBUTION TO A FUTURE SIGNAL AT 114TH STREET AND CORNHUSKER ROAD.

1) TOTAL DISTRICT COST W/ 20% - \$126,000

2) 100% G.O.

PROJECT: **ELECTRICAL SERVICE**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	110	LOTS	\$1,350.00	\$148,500
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$148,500</b>

NOTES:

1) TOTAL DISTRICT COSTS W/ 35% - \$200,475 SCHOOL \$0

**EXHIBIT F-7**

PROJECT: **WATER (INTERIOR)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 12" D.I.P., CL 350 WATER MAIN	1,860	LF	67.00	\$124,620
2	CONSTRUCT 8" D.I.P., CL 350 WATER MAIN	4,730	LF	36.00	\$170,280
3	CONSTRUCT 6" D.I.P., CL 350 WATER MAIN		LF	30.00	\$0
4	BORE 12" D.I.P., CL 350 WATER MAIN	80	LF	120.00	\$9,600
5	BORE 8" D.I.P., CL 350 WATER MAIN	200	LF	77.00	\$15,400
6	BORE 6" D.I.P., CL 350 WATER MAIN		LF	67.00	\$0
7	INSTALL 12" GATE VALVE AND BOX	8	EA	2,400.00	\$19,200
8	INSTALL 8" GATE VALVE AND BOX	11	EA	1,300.00	\$14,300
9	INSTALL 6" GATE VALVE AND BOX		EA	950.00	\$0
10	INSTALL 12" X 12" X 8" TEE	3	EA	950.00	\$2,850
11	INSTALL 12" X 12" X 6" TEE		EA	800.00	\$0
12	INSTALL 8" X 8" X 8" TEE	3	EA	535.00	\$1,605
13	INSTALL 12" X 12" X 12" X 8" CROSS	1	EA	900.00	\$900
14	CONSTRUCT FIRE HYDRANT ASSEMBLY	10	EA	4,300.00	\$43,000
15	CONNECTION TO EXISTING MAIN	2	EA	2,500.00	\$5,000
16	RELOCATE EXISTING HYDRANT		EA	2,700.00	\$0
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	20,300
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$427,055</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	<b>\$597,877</b>
G.O.	
DIFF. 12" & 8"	1,940 LF \$31.00 \$60,140 1.4 \$84,196

PROJECT: **CAPITAL FACILITIES CHARGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	110	LOTS	\$2,400.00	\$264,000
2	PARK / COMMON SPACE	4.922	ACRES	\$6,705.00	\$33,002
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$297,002</b>

NOTES:

1) TOTAL DISTRICT COST W/ 20% -	<b>\$356,402</b>	SPECIAL	G.O.
RESIDENTIAL		<b>\$178,201</b>	<b>\$178,201</b>
		50%	50%

PROJECT: **STORM SEWER**

**EXHIBIT F-7**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONSTRUCT 18" RCP, CLASS III	1,545	LF	60.00	92,700
2	CONSTRUCT 24" RCP, CLASS III	921	LF	75.00	69,075
3	CONSTRUCT 30" RCP, CLASS III	924	LF	100.00	92,400
4	CONSTRUCT 36" RCP, D(0.01) = 1,350	195	LF	125.00	24,375
5	CONSTRUCT 42" RCP, D(0.01) = 1,350	50	LF	175.00	8,750
6	CONSTRUCT 48" RCP, D(0.01) = 1,350	127	LF	225.00	28,575
7	CONSTRUCT 18" RC FLARED END SECTION	1	EA	1,500.00	1,500
8	CONSTRUCT 24" RC FLARED END SECTION	1	EA	2,000.00	2,000
9	CONSTRUCT 36" RC FLARED END SECTION	2	EA	3,000.00	6,000
10	CONSTRUCT 42" RC FLARED END SECTION	2	EA	3,500.00	7,000
11	CONSTRUCT 48" RC FLARED END SECTION	1	EA	4,000.00	4,000
12	CONSTRUCT PIPE COUPLERS	63	EA	125.00	7,875
13	CURB INLETS	28	EA	4,500.00	126,000
14	STORM MANHOLES (6)	47	VF	1,000.00	47,000
15	CONNECTION TO EXISTING STORM SEWER	3	EA	500.00	1,500
16	REMOVE 18" STORM SEWER PIPE	41	LF	15.00	615
17	REMOVE 24" STORM SEWER PIPE	88	LF	15.00	1,320
18	REMOVE 36" STORM SEWER PIPE	102	LF	20.00	2,040
19	REMOVE 48" STORM SEWER PIPE	127	LF	25.00	3,175
20	REMOVE 18" FES	1	EA	500.00	500
21	REMOVE 24" FES	1	EA	500.00	500
22	REMOVE 36" FES	1	EA	750.00	750
23	PCSMP BASIN RISER	2	EA	15,000.00	30,000
24	EXCAVATE AND HAUL OFF BASIN DIRT	1000	CY	20.00	20,000
25	EXCAVATION FOR NRD CULVERTS	1000	CY	5.00	5,000
26	REMOVE AND REPLACE AGGREGATE SURFACING	25	TN	100.00	2,500
27	SEEDING AND MATTING	5400	SY	3.00	16,200
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	30,100
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$631,450</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$884,030
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$884,030

PROJECT: **CULVERT & PAVING IMPROVEMENTS - SECTION III**

**EXHIBIT F-7**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	REMOVE 18" CMP	41	LF	\$50.00	\$2,050
2	REMOVE 24" CMP	48	LF	\$50.00	\$2,400
3	REMOVE 36" RCP	48	LF	\$100.00	\$4,800
4	REMOVE 48" CMP	127	LF	\$60.00	\$7,620
5	REMOVE 18" FLARED END SECTION	1	EA	\$500.00	\$500
6	REMOVE 36" FLARED END SECTION	1	EA	\$500.00	\$500
7	CONSTRUCT 18" RCP, CLASS III	83	LF	\$175.00	\$14,525
8	CONSTRUCT 36" RCP, D(0.01) = 1350	48	LF	\$250.00	\$12,000
9	CONSTRUCT 42" RCP, D(0.01) = 1350	50	LF	\$250.00	\$12,500
10	CONSTRUCT 48" RCP, D(0.01) = 1350	127	LF	\$275.00	\$34,925
11	CONSTRUCT 72" I.D. STORM MANHOLE (1)	12	VF	\$1,000.00	\$12,000
12	CONSTRUCT 18" RC FLARED END SECTION	1	EA	\$1,550.00	\$1,550
13	CONSTRUCT 36" RC FLARED END SECTION	1	EA	\$2,600.00	\$2,600
14	CONSTRUCT 42" RC FLARED END SECTION	2	EA	\$4,500.00	\$9,000
15	CONSTRUCT 48" RC FLARED END SECTION	1	EA	\$4,500.00	\$4,500
16	INSTALL PIPE COUPLERS	45	EA	\$350.00	\$15,750
17	CONSTRUCT 18" CONCRETE COLLAR	2	EA	\$4,500.00	\$9,000
18	CONSTRUCT 48" CONCRETE COLLAR	1	EA	\$5,600.00	\$5,600
19	CONSTRUCT TYPE B RIP RAP	87	TN	\$95.00	\$8,265
20	REMOVE CONCRETE HEADER	25	LF	\$100.00	\$2,500
21	REMOVE AND REPLACE 4" AGGREGATE SURFACE COURSE	25	TN	\$250.00	\$6,250
22	CONSTRUCT CONCRETE HEADER	25	LF	\$100.00	\$2,500
23	CONSTRUCT 7" CONCRETE PAVEMENT (TYPE L65)	202	SY	\$128.00	\$25,856
24	SUBGRADE PREPARATION	67	CY	\$100.00	\$6,733
25	TIE BARS	7	EA	\$150.00	\$1,050
26	CONSTRUCT END OF ROAD MARKERS	3	EA	\$100.00	\$300
27	EXCAVATION ON-SITE (ESTABLISHED QUANTITY)	1253	CY	\$18.00	\$22,554
28	INSTALL SEEDING - NRD MIX	5400	SY	\$1.50	\$8,100
29	INSTALL EROSION CONTROL MATTING	5400	SY	\$2.75	\$14,850
	MISCELLANEOUS (+ 10%)	1	L.S.	XXXX	25,100
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$275,878</b>

NOTES: COSTS BASED ON PREVIOUSLY BID PROJECT (12/22/21) THAT WAS DELAYED FROM PHASE 3 TO PHASE 4.

1) TOTAL DISTRICT COST W/ 40% -	\$386,230
2) GENERAL OBLIGATION	\$386,230

PROJECT: **SIDEWALKS AT OUTLOT FRONTAGES**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	13,025	SF	6.50	84,663
2	EARTHWORK	4,342	C.Y.	4.00	17,367
3	CURB RAMPS & INSERTS	1	EACH	1000.00	1,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	5,200
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>					<b>\$108,229</b>

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$151,521
2) 100% G.O.	

PROJECT: **SIDEWALKS ALONG 114TH STREET**

**EXHIBIT F-7**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC SIDEWALK (5' WIDE)	6,739	SF	6.50	43,804
2	EARTHWORK	2,246	C.Y.	4.00	8,985
3	CURB RAMPS & INSERTS	2	EACH	1000.00	2,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	2,700
TOTAL ESTIMATED CONSTRUCTION COST:					\$57,489

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$80,484  
 2) 100% G.O.

PROJECT: **TRAIL, ALONG CORNHUSKER ROAD (ABUTTING PH 3 AND 4)**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (10' WIDE)	25,221	SF	8.00	201,768
2	EARTHWORK	8,407	C.Y.	4.00	33,628
3	CURB RAMPS & INSERTS	6	EACH	1000.00	6,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	12,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$253,496

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$354,894  
 2) 100% G.O.

PROJECT: **TRAIL, IN OPPD EASEMENT CORRIDOR**

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	6" PC TRAIL (8' WIDE)	9,448	SF	8.00	75,584
2	EARTHWORK	3,149	C.Y.	4.00	12,597
3	CURB RAMPS & INSERTS	8	EACH	1000.00	8,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	4,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$100,981

NOTES:

1) TOTAL DISTRICT COST W/ 40% - \$141,374  
 2) 100% G.O.

Balance of work to pay 4/20/2022

Compass Utilities

Phase 3 - \$184,178.42 Due Now

Balance -\$11,187.76

Phase 4 - \$95,742.60 Due now

Balance - \$17,024.11

Phase 3 water - \$32,470.99 final payment

Phase IV water - \$195,195.53 not started

TOTAL - \$535,799.4

Phase V (Mixed Use)

Lift Station, San. Sewer Outfall, force main and access road - \$679,000

Sycamore St Extension - \$625,000 NEW

Greenview Rd Widening - \$441,000

TOTAL - \$1,745,000

Schemmer

Billed, not paid - \$105,251.80

Yet to bill - \$116,250

Future for Sycamore St - ? (\$62,500) NEW

TOTAL - \$284,000

INTEREST - 1 YEAR - \$275,000

TOTAL FUNDS ESTIMATED FOR COMPLETION - \$2,839,800

AVAILABLE TO DRAW - (\$1,029,509)

ADDITIONAL FUNDS NEEDED - \$1,810,291