

2011-27369

11/02/2011 12:10:02 PM

*Wayne J. Dowling*

REGISTER OF DEEDS

COUNTER LM C.F. LM  
VERIFY LM D.E. LM  
PROOF \_\_\_\_\_  
FEES \$ 108.50  
CHECK# \_\_\_\_\_  
CHG COP CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_



SECOND AMENDMENT TO THE  
SUBDIVISION AGREEMENT

2nd day of August, 2011, (Effective Date), by and between **Boyer Young Equities VII, LLC** (hereinafter referred to as "Developer"), **Tuscany Place LLC, Sanitary and Improvement District No. 286 of Sarpy County, Nebraska**, a Nebraska political subdivision, (hereinafter referred to as "District"), and the **City of Papillion**, a municipal corporation (hereinafter referred to as "City").

WITNESSETH;

WHEREAS, the Developer, the District and City entered into a Subdivision Agreement ("Subdivision Agreement") dated June 19, 2007, and First Amendment thereto dated August 3, 2010, with respect to the area to be developed, Lots 1 through 207, inclusive, and Lot 209, Stockmans Hollow and Tuscany Place, LLC, a Nebraska limited liability company, as owner of Lot 208, Stockmans Hollow; and

WHEREAS, Developer now desires to replat and develop Lot 207, Stockmans Hollow, into Lots 1 through 90, and Outlots A through G, inclusive, Stockmans Hollow Replat Four; and

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

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises and covenants hereinafter contained, the parties hereto agree as follows:

1. **Definitions:** Unless otherwise defined in this Second Amendment, all capitalized terms used in this Second Amendment shall have the same meaning set forth for such terms in the Subdivision Agreement.

2. **Amendments to Subdivision Agreement:** The following provisions of the Subdivision Agreement shall be modified with respect to the development of the Property as follows:

A. **Recitals:** The first paragraph of the Recitals shall be amended as follows:

City of Papillion  
122 East Third Street  
Papillion, NE 68046

**Exhibit "A"** is hereby amended to reflect the final plat of the Property as shown on **Exhibit "A-2"** attached hereto (Lots 1 through 90 and Outlots A through G, inclusive, Stockmans Hollow Replat Four). Attached hereto, as **Exhibit "A-3"** is a metes and bounds description of the area contained within such final plat.

B. **Exhibit "B"** is hereby amended to reflect the modifications to the storm sewer and paving plans for the development of the Property as shown on **Exhibit "B-2"**.

C. **Exhibit "C"** is hereby amended to reflect the modifications to the sanitary sewer and water plans for the development of the Property as shown on **Exhibit "C-2"** attached hereto.

D. **Exhibit "D-1"** to the Subdivision Agreement is hereby repealed in its entirety and the attached **Exhibit "D-2"** is hereby submitted in its place with respect to the Summary of Estimated Construction Costs.

E. **Exhibit "F-1"** is hereby repealed in its entirety and the attached **Exhibit "F-2"** is hereby substituted in its place with respect to sediment and/or detention.

F. **Article III, Section F** is hereby amended as follows: Capital Facilities Charges to the City of Papillion in the amount of \$127,500, less a credit for charges paid in the amount of \$82,598.40, for a net charge of \$44,901.60. Not less than 50% of gross capital facility charges paid to the City of Papillion shall be specially assessed against properties served. Capital Facilities Charges shall be paid prior to issuance of any building permits.

G. **Phasing of Improvement.** Attached hereto and incorporated herein as **Exhibit "H"** is the Phasing Plan for installation of the public improvements and development of the lots for the area of the final plat. Any modifications to the Phasing Plan shall require approval of the City staff.

### 3. **Additional Provisions:**

A. **District Tax Levy:** The District agrees to annually levy a minimum ad valorem property tax rate of 90 cents per \$100 of taxable valuation for the tax collection years through the year that all District warrants can be paid on a cash basis and/or converted to bonded debt.

B. **Maintenance of Outlots:** Outlots A through G, inclusive, shall be maintained by the Developer or its Homeowners Association formed for that purpose, including but not limited to, all requirements, including rain garden construction and maintenance, and to comply with the Post Construction Storm

Water Management Requirements of the City of Papillion. No district funds may be used for such purposes unless approved by the City. The obligations of this paragraph shall survive annexation of the District. The City shall not have any responsibility for maintenance or repair of any facility located within such outlots.

C. **Sidewalks for Stockmans Hollow Replat Four:** Except for the sidewalk along 66<sup>th</sup> Street, which may be constructed by the District as a General Obligation, sidewalks shall be constructed and maintained by the Developer, its successors and assigns in accordance with the Ordinance of the City of Papillion. Sidewalks within the outlots and along 66<sup>th</sup> Street, and Peters Parkway will be constructed at such time as the first building permit is taken out for and with each respective phase unless otherwise approved by City staff.

D. **Snow Removal and Rain Garden Maintenance in Parking Areas in Cul-de-Sacs.** Maintenance of the rain gardens and removal of snow in the parking areas of the cul-de-sacs shall be performed by the Homeowners Association formed by the Developer. The City shall not have any responsibility for snow removal or rain garden maintenance in the parking areas of such cul-de-sacs upon annexation of the District.

E. **Miscellaneous:**

1) **Counterparts:** This Second Amendment may be executed in counterparts each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

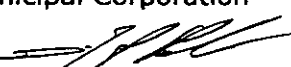
2) **No Other Amendment:** Except as specifically set forth herein, the Subdivision Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this Second Amendment is effective on the day and year first above written.

ATTEST:

CITY OF PAPIILLION, a Nebraska  
Municipal Corporation

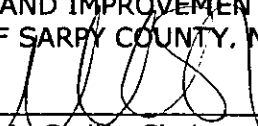
  
\_\_\_\_\_  
Elizabeth Butler, City Clerk

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



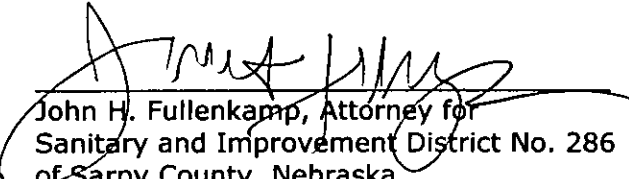
C

SANITARY AND IMPROVEMENT DISTRICT  
NO. 286 OF SARPY COUNTY, NEBRASKA

By   
Neil L. Smith, Chairman

Date: 7/19/11

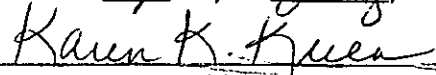
APPROVED AS TO FORM:

  
John H. Fullenkamp, Attorney for  
Sanitary and Improvement District No. 286  
of Sarpy County, Nebraska

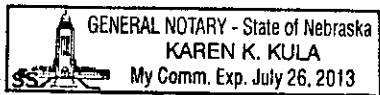
STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF SARPY        )

Before me, a notary public, in and for said county and state, personally came Neil L. Smith, Chairman of Sanitary and Improvement District No. 286 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such corporation.

WITNESS my hand and notarial seal this 19<sup>th</sup> day of July, 2011

  
Notary Public

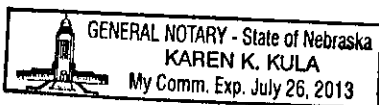
STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF SARPY        )



Before me, a notary public, in and for said county and state, personally came John H. Fullenkamp, attorney for Sanitary and Improvement District No. 286 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed.

WITNESS my hand and notarial seal this 19<sup>th</sup> day of July, 2011

  
Notary Public



D

BOYER YOUNG EQUITIES VII, LLC, a  
Nebraska limited liability company

By *Timothy W. Young*

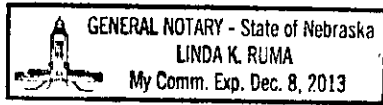
Its:

Date: 7/18/11

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

Before me, a notary public, in and for said county and state, personally came Timothy W. Young of Boyer Young Equities VII, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such company.

WITNESS my hand and notarial seal this 18 day of July, 2011



*Linda K. Ruma*  
Notary Public

TUSCANY PLACE LLC, a Nebraska limited  
liability company

By *David M. Schmidt*

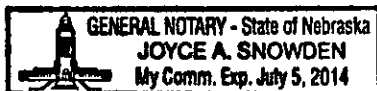
Its: Managing Member

Date: July 19, 2011

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF SARPY )

Before me, a notary public, in and for said county and state, personally came David M. Schmidt of Tuscany Place, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of such company.

WITNESS my hand and notarial seal this 19 day of July, 2011



*Joyce A. Snowden*  
Notary Public



F

# EXHIBIT "A-3" STOCKMANS HOLLOW REPLAT FOUR

LOTS 1 THRU 90 & OUTLOTS "A" THRU "G" INCLUSIVE

BEING A REPLATTING OF ALL OF LOT 207, STOCKMANS HOLLOW, AND ALSO A REPLATTING OF LOTS 1, 2, 3, 32, 33, STOCKMANS HOLLOW REPLAT THREE, 90TH SUBDIVISIONS LOCATED IN PART OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT TEMPORARY MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND THAT A BOND HAS BEEN FURNISHED TO THE CITY OF PAVILLION TO ENSURE PLACING OF PERMANENT MONUMENTS AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS, ANGLE POINTS AND ENDS OF ALL CURVES IN STOCKMANS HOLLOW REPLAT FOUR (THE LOTS NUMBERED AS SHOWN)

A REPLATTING OF LOT 207, STOCKMANS HOLLOW, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE NW 1/4, AND ALSO THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 207, STOCKMANS HOLLOW, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF PETERS PARKWAY, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 1, MARKET POINTE ADDITION REPLAT 2, A SUBDIVISION LOCATED IN SAID NW 1/4 OF SECTION 24; THENCE N02°41'40"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID LOT 207, STOCKMANS HOLLOW, SAID LINE ALSO BEING SAID EAST LINE OF LOT 1, MARKET POINTE ADDITION REPLAT 2, A DISTANCE OF 418.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 207, STOCKMANS HOLLOW, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 208, SAID STOCKMANS HOLLOW, THENCE N07°41'53"E ALONG THE NORTH LINE OF SAID LOT 207, STOCKMANS HOLLOW, SAID LINE ALSO BEING THE SOUTH LINE OF SAID LOT 208, STOCKMANS HOLLOW, A DISTANCE OF 193.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 207, STOCKMANS HOLLOW, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 208, STOCKMANS HOLLOW, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 89TH STREET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF 89TH STREET, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 207, STOCKMANS HOLLOW ON THE FOLLOWING DESCRIBED COURSES, THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 378.92 FEET, A DISTANCE OF 15.00 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S19°23'37"W, A DISTANCE OF 15.00 FEET; THENCE S19°34'48"W, A DISTANCE OF 548.28 FEET, THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 350.00 FEET, A DISTANCE OF 77.94 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S13°12'00"W, A DISTANCE OF 77.78 FEET; THENCE S51°25'53"W, A DISTANCE OF 7.07 FEET TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE OF 89TH STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PETERS PARKWAY, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 207, STOCKMANS PLAZA, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF PETERS PARKWAY ON THE FOLLOWING DESCRIBED COURSES, THENCE N83°32'54"W, A DISTANCE OF 29.01 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 50.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N07°55'50"W, A DISTANCE OF 50.48 FEET; THENCE S87°41'13"W, A DISTANCE OF 487.13 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 370.00 FEET, A DISTANCE OF 135.27 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N81°50'21"W, A DISTANCE OF 134.52 FEET; THENCE N71°21'58"W, A DISTANCE OF 357.48 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 330.00 FEET, A DISTANCE OF 122.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N82°01'48"W, A DISTANCE OF 122.14 FEET; THENCE S87°18'27"W, A DISTANCE OF 111.78 FEET TO THE POINT OF BEGINNING

SAID TRACT OF LAND CONTAINS AN AREA OF 749,807 SQUARE FEET OR 17,209 ACRES, MORE OR LESS

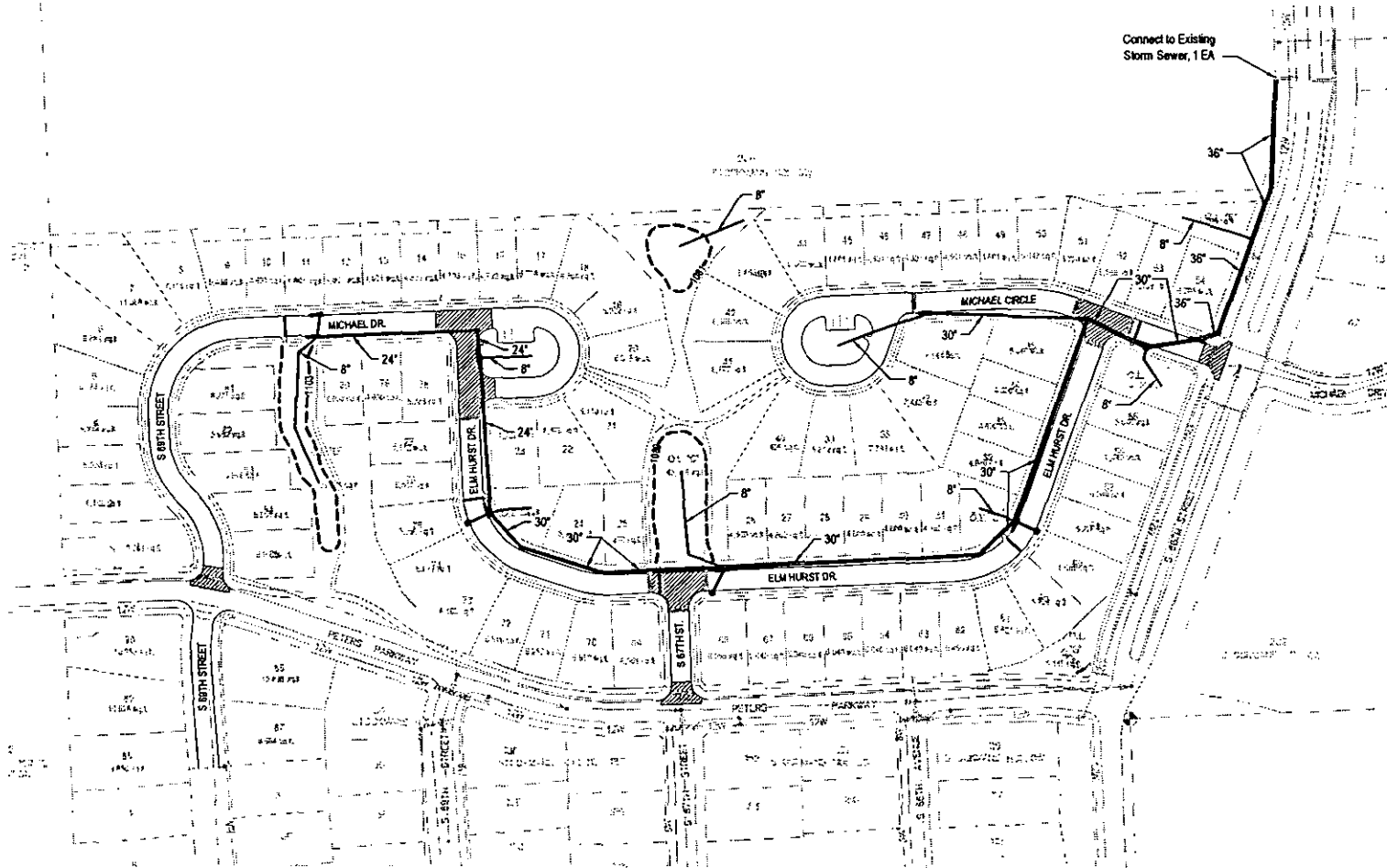
AND ALSO TOGETHER WITH

A REPLATTING OF LOTS 1, 2, 3, 32 AND 33, STOCKMANS HOLLOW REPLAT THREE, A SUBDIVISION LOCATED IN SAID EAST 1/2 OF THE NW 1/4 OF SECTION 24, AND ALSO THE INCLUDED STREET RIGHT-OF-WAY OF 89TH STREET, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

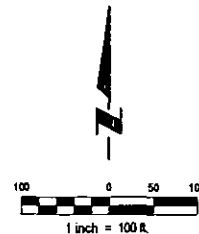
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, STOCKMANS HOLLOW REPLAT THREE, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS PARKWAY, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 2, MARKET POINTE ADDITION, A SUBDIVISION LOCATED IN SAID EAST 1/2 OF THE NW 1/4 OF SECTION 24, THENCE N87°18'20"E (ASSUMED BEARING) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PETERS PARKWAY, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 1, STOCKMANS HOLLOW REPLAT THREE, A DISTANCE OF 111.78 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PETERS PARKWAY, SAID LINE ALSO BEING SAID NORTHERLY LINE OF LOT 1, STOCKMANS HOLLOW REPLAT THREE AND THE EASTERLY EXTENSION THEREOF ON A CURVE TO THE RIGHT WITH A RADIUS OF 270.00 FEET, A DISTANCE OF 100.51 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S82°01'48"E, A DISTANCE OF 99.93 FEET; THENCE S71°21'58"E ALONG THE NORTHERLY LINE OF SAID LOT 33, STOCKMANS HOLLOW REPLAT THREE, AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF PETERS PARKWAY, A DISTANCE OF 132.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 33, STOCKMANS HOLLOW REPLAT THREE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 34, SAID STOCKMANS HOLLOW REPLAT THREE, THENCE SOUTHERLY ALONG THE EASTERLY LINES OF SAID LOTS 33 AND 32, STOCKMANS HOLLOW REPLAT THREE, SAID LINE ALSO BEING THE WESTERLY LINES OF LOTS 34 AND 35, SAID STOCKMANS HOLLOW REPLAT THREE ON THE FOLLOWING DESCRIBED COURSES, THENCE S13°20'01"W, A DISTANCE OF 82.89 FEET; THENCE S01°41'21"E, A DISTANCE OF 80.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32, STOCKMANS HOLLOW REPLAT THREE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 31, SAID STOCKMANS HOLLOW REPLAT THREE, THENCE S85°15'38"W ALONG THE SOUTHERLY LINE OF SAID LOT 32, STOCKMANS HOLLOW REPLAT THREE AND THE WESTERLY EXTENSION THEREOF, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 31, STOCKMANS HOLLOW REPLAT THREE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 170.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID 89TH STREET, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 3, STOCKMANS HOLLOW REPLAT THREE, THENCE S04°44'26"E ALONG SAID WEST RIGHT-OF-WAY LINE OF 89TH STREET, SAID LINE ALSO BEING SAID EAST LINE OF LOT 3, STOCKMANS HOLLOW REPLAT THREE, A DISTANCE OF 18.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, STOCKMANS HOLLOW REPLAT THREE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 4, SAID STOCKMANS HOLLOW REPLAT THREE, THENCE S85°15'38"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, STOCKMANS HOLLOW REPLAT THREE, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 4, STOCKMANS HOLLOW REPLAT THREE, A DISTANCE OF 148.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, STOCKMANS HOLLOW REPLAT THREE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4, STOCKMANS HOLLOW REPLAT THREE, SAID POINT ALSO BEING ON SAID EAST LINE OF LOT 2, MARKET POINTE ADDITION, THENCE N02°41'40"W ALONG THE WEST LINE OF SAID LOTS 3, 2 AND 1, STOCKMANS HOLLOW REPLAT THREE, SAID LINE ALSO BEING SAID EAST LINE OF LOT 2, MARKET POINTE ADDITION, A DISTANCE OF 218.01 FEET TO THE POINT OF BEGINNING

SAID TRACT OF LAND CONTAINS AN AREA OF 59,472 SQUARE FEET OR 1.365 ACRES, MORE OR LESS

SAID ABOVE TWO TRACTS OF LAND CONTAIN AN AREA OF 809,279 SQUARE FEET OR 18,574 ACRES, MORE OR LESS



Connected to Existing Storm Sewer, 1 EA



**LEGEND**

- Proposed Storm Sewer System (Size Noted)
  - Special Assessed Paving
  - Reimbursable General Obligation Paving
- \* All 8" Storm Sewer Pipe Shall be Perforated PVC in 2" Rock Trench

EXHIBIT "B-2"

Proj No: P2008.217.001	Revisions	
Date: 06/01/2011	(No)	Date
Designed By: JDE	1	07/21/2011
Drawn By: NMM		
Scale: 1" = 100'		
Sheet 1 of 1		

PAVING AND STORM SEWER

STOCKMANS HOLLOW REPLAT FOUR  
PAPILLON, NEBRASKA

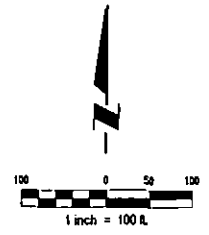


**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES



330 NORTH 117TH STREET OMAHA, NE 68154  
PHONE: (402) 895-4700 FAX: (402) 865-3398  
www.eacg.com

4





**LEGEND**

-  Proposed Sanitary Sewer System (8" Unless otherwise specified)
-  Proposed Water Main (Size Noted)

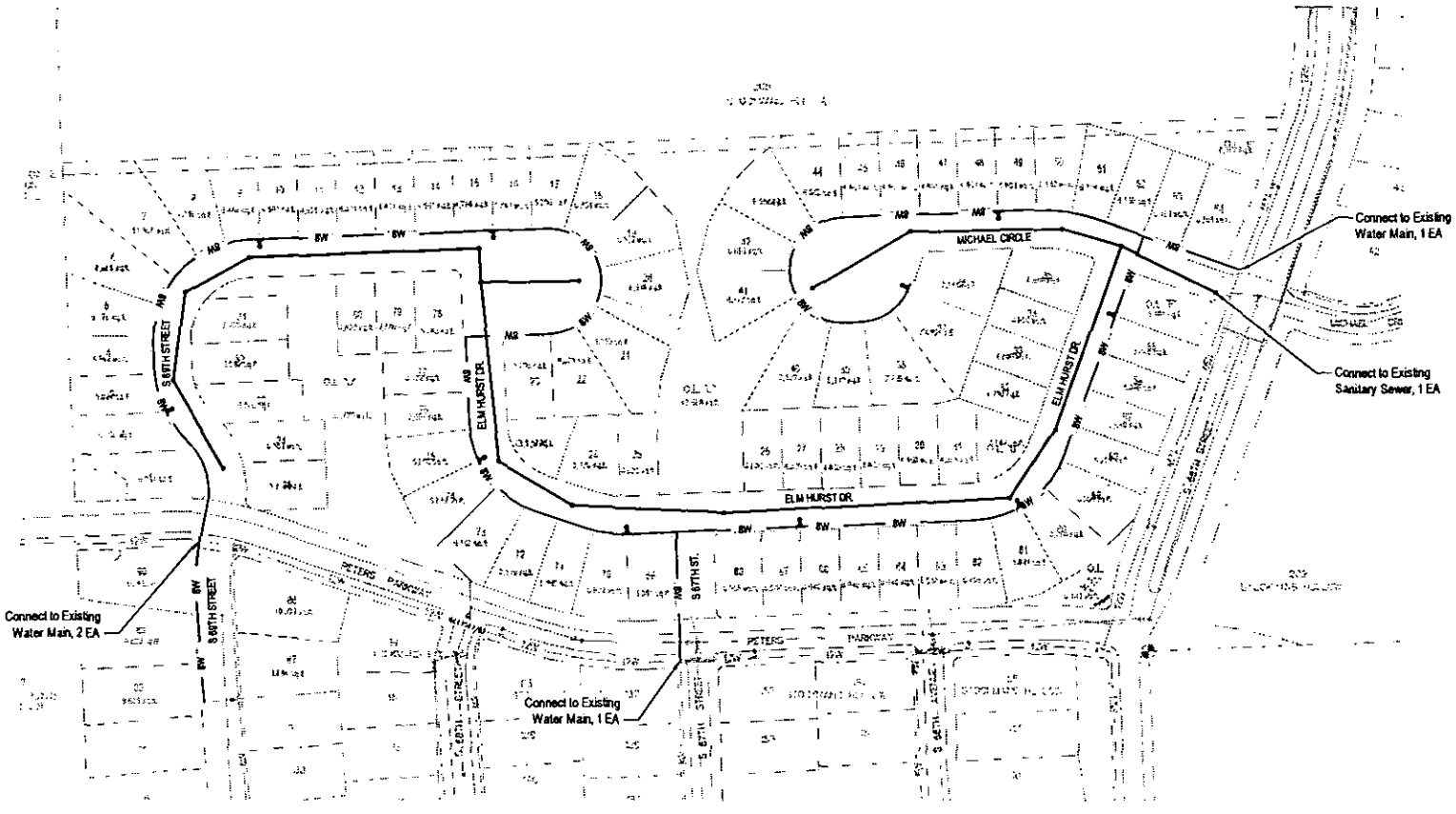


EXHIBIT "C-2"

Proj No:	P2000.217.001
Date:	05/01/2011
Designed By:	JDC
Drawn By:	MMW
Scale:	1" = 100'
Sheet:	1 of 1

Revisions	
No.	Date
1	04/06/2010
2	07/21/2011

**SANITARY AND WATER**

**STOCKMANS HOLLOW REPLAT FOUR**  
PAPILLION, NEBRASKA



**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET OMAHA, NE 68154  
PHONE: (402) 895-4700 FAX: (402) 895-3580  
www.eacg.com

EXHIBIT "D-2"

SUMMARY OF COSTS ESTIMATES - SOURCE & USE OF FUNDS

PROJECT NAME: STOCKMAN'S HOLLOW  
 PROJECT LOCATION: 66TH STREET AND SOUTH OF GILES ROAD  
 PREPARATION DATE: June 17, 2011  
 INFORMATION FROM: E&A Consulting Group

Proposed Improvement	Construction Cost	Total Cost	Special Assessment	General Obligation	Private	Other	Total
<b>SANITARY SEWER</b>							
Interior	\$742,900	\$1,114,400	\$1,076,100	\$38,300		\$0	\$1,114,400
Outfall	\$173,373	\$204,348	\$0	\$0		\$204,348	\$204,348
<b>PAVING &amp; STORM SEWER</b>	\$1,851,100	\$2,640,334	\$1,430,710	\$1,209,624		\$0	\$2,640,334
<b>PAVING</b>							
Major (66th Street)							
Phase I	\$534,201	\$888,711	\$16,141	\$622,570		\$250,000	\$888,711
Phase II	\$325,000	\$455,000	\$30,000	\$275,200		\$149,800	\$455,000
<b>GILES ROAD CONTRIBUTION</b>	\$130,185	\$130,185	\$0	\$130,185		\$0	\$130,185
<b>PARKS</b>							
Acquisition	\$91,820	\$109,296	\$0	\$109,296		\$0	\$109,296
Improvements	\$165,092	\$250,093	\$0	\$250,093		\$0	\$250,093
<b>WATER</b>							
Total	\$868,610	\$1,254,000	\$936,950	\$317,050			\$1,254,000
Capital Facility Charges	\$566,101	\$693,567	\$342,072	\$351,495		\$0	\$693,567
<b>POWER</b>							
Single-Family	\$254,250	\$426,680	\$426,680	\$0		\$0	\$426,680
Multi Family	\$207,200	\$279,720	\$279,720	\$0		\$0	\$279,720
Decorative Street Lights		\$33,750		\$33,750		\$0	\$33,750
<b>OTHER</b>							
<b>TOTAL</b>	\$5,909,832	\$8,480,084	\$4,538,373	\$3,337,563	\$0	\$604,148	\$8,480,084
<b>VALUATION:</b>							
	254	Single Family@	\$166,366.00	=		\$42,256,964.00	
	85	Single Family@	\$175,000.00	=		\$14,875,000.00	
	250	Multi-Family@	\$50,000.00	=		\$12,500,000.00	
						\$69,631,964.00	
			Debt Ratio	=		4.79%	

H

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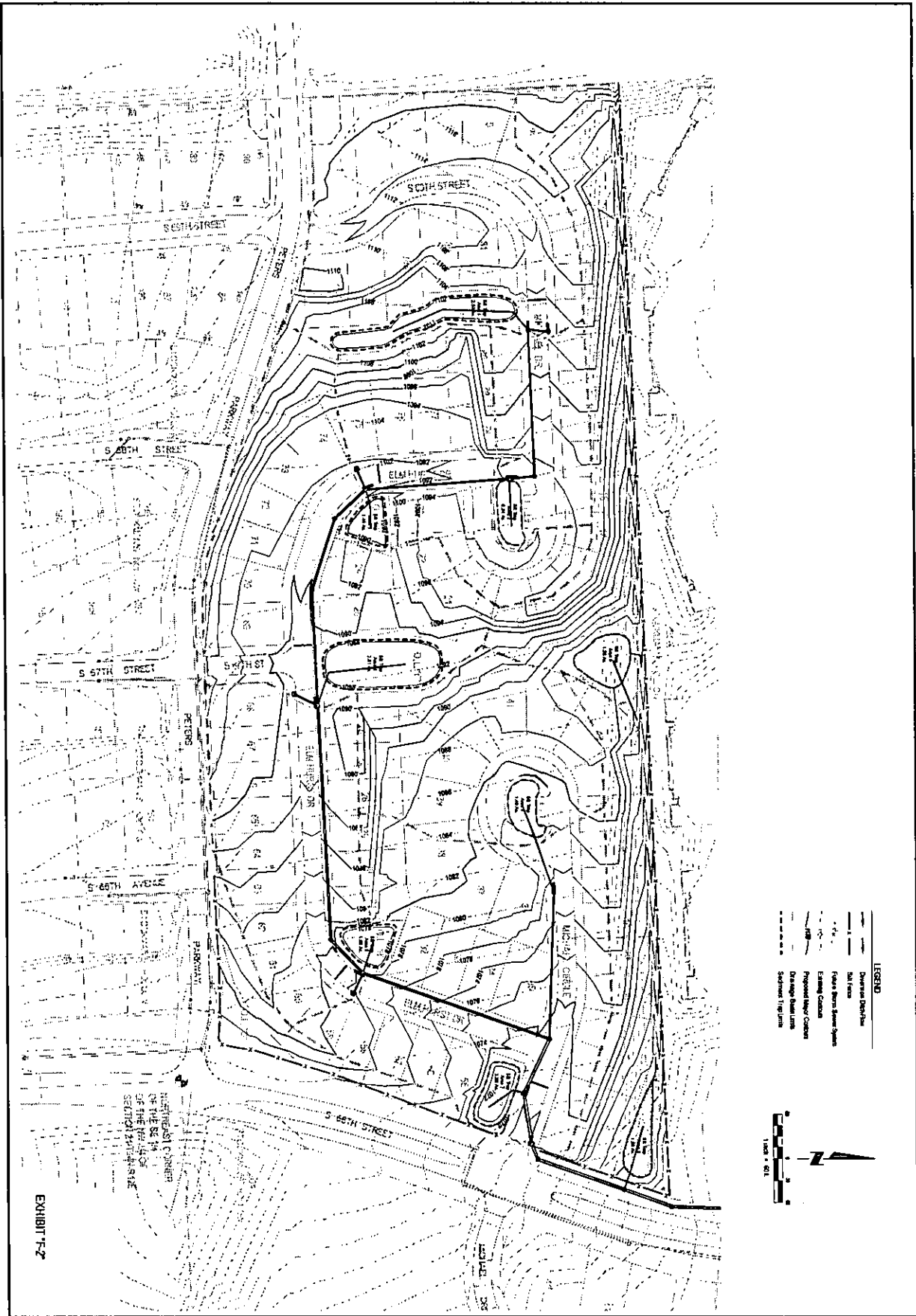


EXHIBIT 7-2

Rev. No.	Date	By	For
1	12/22/08	KSP	ISSUE FOR PERMIT
2	03/24/09	KSP	REVISIONS
3			
4			

**PRELIMINARY  
EROSION CONTROL  
PLAN**

**REFLECTIONS AT  
STOCKMANS HOLLOW  
LOTS 1 THRU 16 INCLUSIVE  
& OUTLOTS "A" AND "F"  
EROSION CONTROL PLAN**  
S412-00-00  
SAMP COUNTY, IOWA

**e+a** **E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES

220 NORTH 117TH STREET • CORVALLIS, IOWA 52241  
PHONE (319) 361-1700 FAX (319) 361-1701  
WWW.EAGROUP.COM

2011-27369

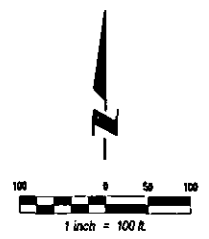
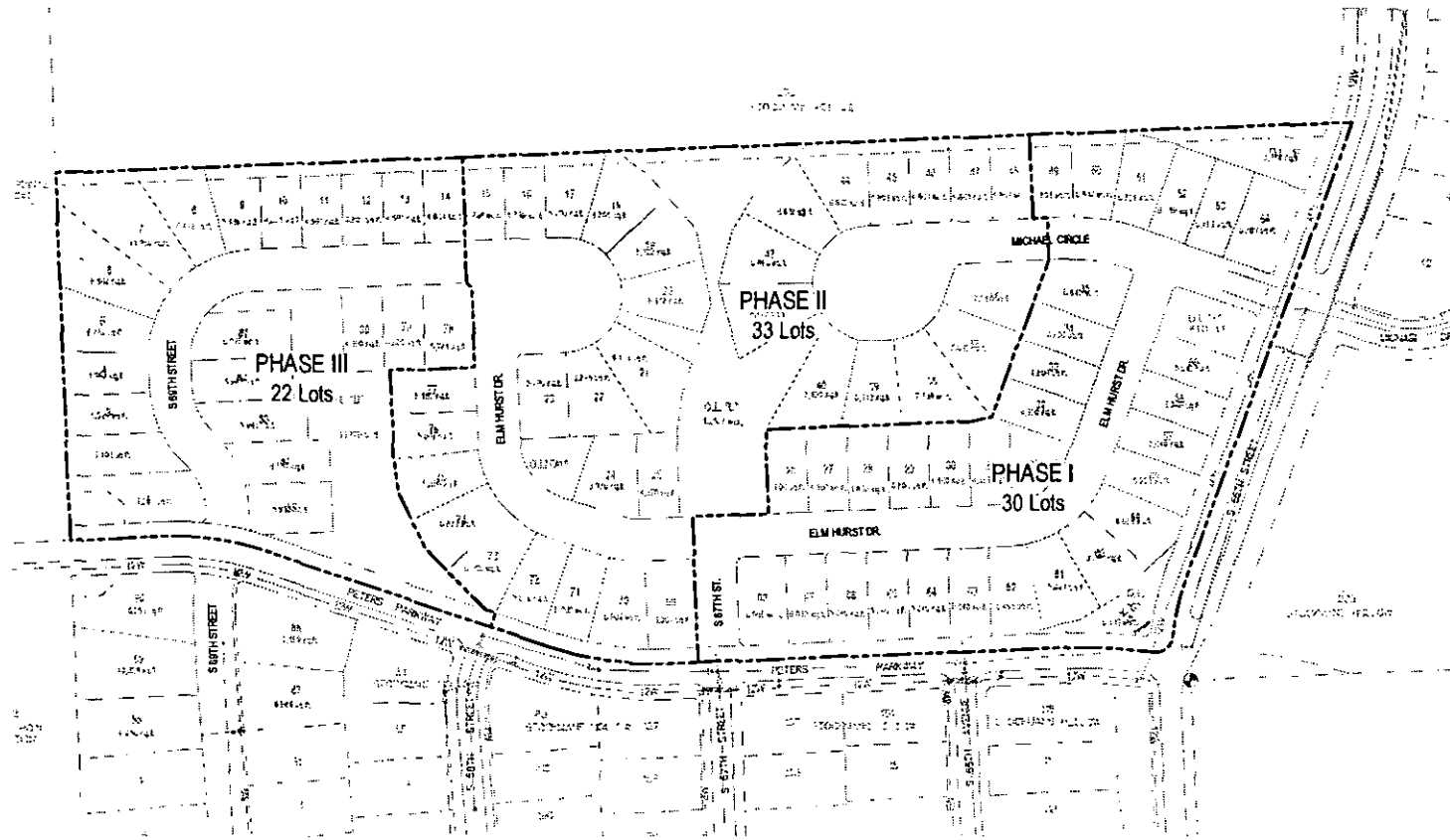


EXHIBIT "H"

Proj No:	P2006 217.001	
Date:	06/01/2011	
Designed By:	JDE	1 04/06/2010
Drawn By:	NMM	2 07/21/2011
Scale:	1" = 100'	
Sheet:	1 of 1	

Revisions		
No.	Date	
1	04/06/2010	
2	07/21/2011	

PHASING PLAN

STOCKMANS HOLLOW REPLAT FOUR  
PAPILLION, NEBRASKA



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