

FULLENKAMP
DOYLE &
JOBEUN

JOHN H. FULLENKAMP
ROBERT C. DOYLE
LARRY A. JOBEUN
BRIAN C. DOYLE
MARK B. JOHNSON

August 1, 2011



Sarpy County Treasurer
Sarpy County Courthouse
1210 Gold Gate Drive
Papillion, NE 68046

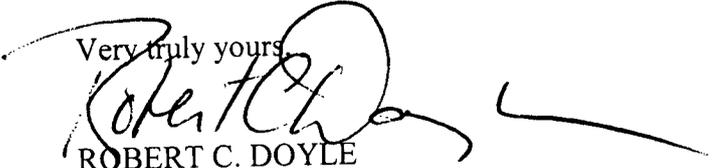
RE: SID #212 - Special Assessments

TO WHOM IT MAY CONCERN:

Enclosed herewith please find the following relative to the levy of special assessments by Sanitary and Improvement District No. 212 of Sarpy County, Nebraska.

- 1) Certificate of the Clerk of the District certifying the levy of special assessments.
- 2) Complete Statements of Cost.
- 3) Schedule of amounts assessed to each parcel of land within the District.
- 4) Assessment Plat.

Should you have any questions, please feel free to contract the undersigned.

Very truly yours,

ROBERT C. DOYLE

dkl
Enc. ✓
cc: Sarpy County Clerk/Enc.
SID #212 Clerk/Enc.

CERTIFICATE

TO THE COUNTY CLERK AND COUNTY TREASURER OF SARPY COUNTY, NEBRASKA

I, the undersigned, Mary A. Thompson, hereby certify that I am the Clerk of Sanitary and Improvement District No. 212 of Sarpy County, Nebraska and make this Certificate in accordance with the meeting of the Board of Trustees of said District, sitting as a Board of Adjustment and Equalization on July 20, 2011.

I hereby certify that the following resolutions which are attached hereto and incorporated herein by this reference and marked as Exhibits "A", "B" and "C" were unanimously adopted by a quorum of the Board of Trustees of Sanitary and Improvement District No. 212 of Sarpy County, Nebraska on July 20, 2011.

I further certify that the attached resolutions have been spread upon the minutes of this District and that the attached are a full, true and complete copy thereof.

IN WITNESS WHEREOF, I have set my hand this 20th day of July 2011.


CLERK
SANITARY AND IMPROVEMENT
DISTRICT NO. 212 OF SARPY COUNTY,
NEBRASKA

EXHIBIT "A"

BE IT RESOLVED by the Board of Trustees of Sanitary and Improvement District No. 212 of Sarpy County, Nebraska as follows: This Board does hereby find and determine that the following named improvements within or for the benefit of the District have been completed, to-wit: MUD Water and Gas Relocation, Street Paving & 36th Street Improvements and Trail System that none of the property within the District was damaged by said improvements; that the Schedule of Proposed Assessments for said improvements as prepared by the District's engineers is a correct statement of special benefits arising by reason of said improvements; that the lots and parcels of ground in the District have been specially benefitted by said improvements in the amount shown on said Schedule being \$119,758.49 for MUD Water and Gas Relocation; \$432,598.88 for Street Paving and 36th Street Improvements and \$-0- for Trail System that special benefits to the lots and parcels of ground in the District by reason of said improvements do not exceed such amounts, that there are no other special assessments to the lots and parcels of ground in the District by reason of said improvements, that the amounts shown on the Schedule of Proposed Assessments do not exceed the special benefits to said lots and parcels of ground by reason of said improvements.

EXHIBIT "B"

BE IT RESOLVED by the Board of Trustees of Sanitary and Improvement District No. 212 of Sarpy County, Nebraska that there be and hereby are levied against each of the lots and parcels of ground set out in the attached schedule the amount set out opposite said lots and parcels of ground in said schedule. Said assessments shall become delinquent in ten equal installments as follows:

1/10th on July 20, 2012
1/10th on July 20, 2013
1/10th on July 20, 2014
1/10th on July 20, 2015
1/10th on July 20, 2016
1/10th on July 20, 2017
1/10th on July 20, 2018
1/10th on July 20, 2019
1/10th on July 20, 2020
1/10th on July 20, 2021

Said assessments shall become due fifty days after date to-wit: September 8, 2011 and may be paid within said time without interest, but if not paid by September 8, 2011, each installment shall draw interest at the rate of seven percent per annum from and after date until delinquent and from and after date that each installment become delinquent at the rate of nine percent per annum until paid.

BE IT FURTHER RESOLVED that the Clerk of the District shall certify a copy of this levy to the County Clerk and County Treasurer of Sarpy County, Nebraska, not less than eleven days nor more than twenty days from the date thereof, for spreading the same on the tax records of the County and special assessments shall be collected by the County Treasurer as provided by law.

EXHIBIT "C"

BE IT RESOLVED by the Board of Trustees of Sanitary and Improvement District No. 212 of Sarpy County, Nebraska that under the provisions of §31-739 R.R.S. Neb. 1943, as amended, and all other applicable provisions of law, the Board of Trustees does hereby undertake to pay as general obligations of the entire District such parts of the cost of the completed and accepted improvements above described as have not been levied as a special assessment upon lots or parcels of ground within the District.

FULLENKAMP, DOYLE & JOBEUN
11440 WEST CENTER ROAD
OMAHA, NE 68144

SANITARY AND IMPROVEMENT DISTRICT NO. 212
OF SARPY COUNTY, NEBRASKA
NOTICE OF PROPOSED ASSESSMENTS

NOTICE IS HEREBY GIVEN to whom it may concern that the Board of Trustees of Sanitary and Improvement District No. 212 of Sarpy County, Nebraska will conduct a hearing and meet at 8:30 a.m. on June 22, 2011 at 3906 Raynor Parkway, Bellevue, Nebraska to consider objections, if any, to sitting as a Board of Adjustment and Equalization to adjust and equalize proposed assessments, thereafter to levy special assessments upon all lots or parcels of ground within the District which are thereby specially benefitted to the extent of such special benefits, otherwise to arrange for payment of all costs thereof not so specially assessed as general obligations of the entire District with respect to the completed and accepted improvements as follows:

MUD WATER AND GAS RELOCATION
STREET PAVING & 36TH STREET IMPROVEMENTS
TRAIL SYSTEM

That the firm of engineers engaged by the District has heretofore made and there are on file with the Clerk of the District, available for public inspection at 11440 West Center Road, Omaha, Nebraska, a complete statement of all costs of said improvements, a plat of the property in the District and a schedule of the amounts proposed to be assessed against each separate piece of property in the District, that all objections to said statement, plat or schedule and to any prior proceedings of the District on account of errors, irregularities or inequalities or to any such payment as general obligations of the entire District not made in writing and filed with the Clerk of the District at the address noted above, within twenty (20) days after the first publication of this notice shall be deemed to have been waived; but that any such objection made and filed shall otherwise be considered by the Board of Trustees at said time and place. The agenda for such meeting, kept continuously current, is available for public inspection at such address and includes the payment of bills of the District.

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

By Mary A. Thompson, Clerk

Hill-Farrell Associates, Inc.
Land Planners – Land Surveyors
Bellevue, Nebraska



6/21/2011

STATEMENT OF COSTS
CHAIRMAN AND BOARD OF TRUSTEES
SANITARY AND IMPROVEMENT DISTRICT NO. 212
SARPY COUNTY, NEBRASKA
c/o ROBERT C. DOYLE

TRUSTEES:

WE ARE SUBMITTING HERewith THE FOLLOWING STATEMENT OF COSTS IN CONNECTION WITH THE CONSTRUCTION OF M.U.D. WATER AND GAS RELOCATION AND WORK NECESSARY AND INCIDENTAL THERETO IN SANITARY AND IMPROVEMENT DISTRICT NO. 212:

CONSTRUCTION COST:	\$94,220.00
ENGINEERING, ADMINISTRATION, LEGAL, FISCAL FEES AND MISCELLANEOUS COST.	\$25,538.49
TOTAL PROJECT COST: INTEREST THRU 6/15/2011	\$119,758.49

THE TOTAL COST BASED ON THE ASSESSMENT PLAT AND SCHEDULE, AS FILED IS DIVISIBLE AS FOLLOWS:

TO BE PAID BY SPECIAL ASSESSMENT	\$119,758.49
TO BE PAID BY SANITARY AND IMPROVEMENT DISTRICT AT LARGE:	\$0.00
TOTAL COST:	\$119,758.49

SINCERELY,
HILL-FARRELL ASSOCIATES, INC.



RONALD D. HILL

Hill-Farrell Associates, Inc.
Land Planners – Land Surveyors
Bellevue, Nebraska



8/21/2011

STATEMENT OF COSTS
CHAIRMAN AND BOARD OF TRUSTEES
SANITARY AND IMPROVEMENT DISTRICT NO. 212
SARPY COUNTY, NEBRASKA
c/o ROBERT C. DOYLE

TRUSTEES:

WE ARE SUBMITTING HERewith THE FOLLOWING STATEMENT OF COSTS IN CONNECTION WITH THE CONSTRUCTION OF BROOK DRIVE STREET PAVING AND 36th STREET IMPROVEMENTS AND WORK NECESSARY AND INCIDENTAL THERETO IN SANITARY AND IMPROVEMENT DISTRICT NO. 212:

CONSTRUCTION COST:	\$909,696.52
ENGINEERING, ADMINISTRATION, LEGAL, FISCAL FEES AND MISCELLANEOUS COST.	\$489,190.22
TOTAL PROJECT COST: INTEREST THRU 8/15/2011	\$1,398,886.74

THE TOTAL COST BASED ON THE ASSESSMENT PLAT AND SCHEDULE, AS FILED IS DIVISIBLE AS FOLLOWS:

TO BE PAID BY SPECIAL ASSESSMENT	\$432,598.88
TO BE PAID BY SANITARY AND IMPROVEMENT DISTRICT AT LARGE:	\$918,992.59
TO BE REIMBURSED BY SARPY COUNTY	\$47,295.27
TOTAL COST:	\$1,398,886.74

SINCERELY,
HILL-FARRELL ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Ronald D. Hill', is written over the typed name.
RONALD D. HILL

Hill-Farrell Associates, Inc.

Land Planners – Land Surveyors
Bellevue, Nebraska



6/21/2011

STATEMENT OF COSTS
CHAIRMAN AND BOARD OF TRUSTEES
SANITARY AND IMPROVEMENT DISTRICT NO. 212
SARPY COUNTY, NEBRASKA
c/o ROBERT C. DOYLE

TRUSTEES:

WE ARE SUBMITTING HERewith THE FOLLOWING STATEMENT OF COSTS IN CONNECTION WITH THE CONSTRUCTION OF TRAIL SYSTEM AND WORK NECESSARY AND INCIDENTAL THERETO IN SANITARY AND IMPROVEMENT DISTRICT NO. 212:

CONSTRUCTION COST:	\$114,607.50
ENGINEERING, ADMINISTRATION, LEGAL, FISCAL FEES AND MISCELLANEOUS COST.	\$62,074.08
TOTAL PROJECT COST: INTEREST THRU 6/15/2011	\$176,681.58

THE TOTAL COST BASED ON THE ASSESSMENT PLAT AND SCHEDULE, AS FILED IS DIVISIBLE AS FOLLOWS:

TO BE PAID BY SPECIAL ASSESSMENT	\$0.00
TO BE PAID BY SANITARY AND IMPROVEMENT DISTRICT AT LARGE:	\$176,681.58
TOTAL COST:	\$176,681.58

SINCERELY,
HILL-FARRELL ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Ronald D. Hill', is written over a horizontal line.

RONALD D. HILL

Hill-Farrell Associates, Inc.
 Land Planners – Land Surveyors
 Bellevue, Nebraska



SANITARY AND IMPROVEMENT DISTRICT NO. 212
SARPY COUNTY, NEBRASKA
LOT ASSESSMENTS
 6/21/2011

<u>LEGAL DESCRIPTION</u>	BROOK DRIVE 38th STREET IMPROVEMENTS	WATER/GAS RELOCATION	TOTAL ASSESSMENT
LOT 1, VILLAGE AT TWIN CREEK	\$ 27,559.52		\$ 27,559.52
LOT 2, VILLAGE AT TWIN CREEK	\$ 38,688.29	\$ 51,908.83	\$ 90,597.12
LOT 3, VILLAGE AT TWIN CREEK	\$ 31,704.15	\$ 42,538.07	\$ 74,242.22
LOT 4, VILLAGE AT TWIN CREEK	\$ 27,472.84		\$ 27,472.84
LOT 5, VILLAGE AT TWIN CREEK	\$ 18,885.04	\$ 25,311.59	\$ 44,176.64
LOT 2, TWIN CREEK PLAZA NORTH REPLAT II	\$ 113,853.76		\$ 113,853.76
LOT 1, TWIN CREEK WEST REPLAT	\$ 27,180.09		\$ 27,180.09
LOT 2, TWIN CREEK WEST REPLAT	\$ 128,526.07		\$ 128,526.07
LOT 3, TWIN CREEK WEST REPLAT	\$ 18,749.11		\$ 18,749.11
TOTAL	\$ 432,598.88	\$ 119,758.49	\$ 552,357.37



**First American
Title Insurance Company**
NATIONAL COMMERCIAL SERVICES

SID Certificate as to:

Lots 1-5, Village at Twin Creek,
Lot 2, Twin Creek Plaza North Replat II, and
Lots 1-3, Twin Creek West Replat 1,
Sarpy County, Nebraska.

FIRST AMERICAN TITLE INSURANCE COMPANY hereby certifies that the records in the office of the Register of Deeds of Sarpy County, Nebraska have been carefully examined, and that the following is a list of the present owners of record, of the real property so designated above, and being located within the boundaries of the above listed legal descriptions (being part of SID #212).

This certificate does not guarantee the title or the legality of any of the recorded instruments that might affect the title. Further, the liability assumed by First American Title Insurance Company does not exceed the amount paid for this certificate.

Witness our hand this 13th day of May, 2011 at 8:00 a.m.

First American Title Insurance Company
National Commercial Services

By: 
Registered Abstractor

File No. NCS-489267-OMHA

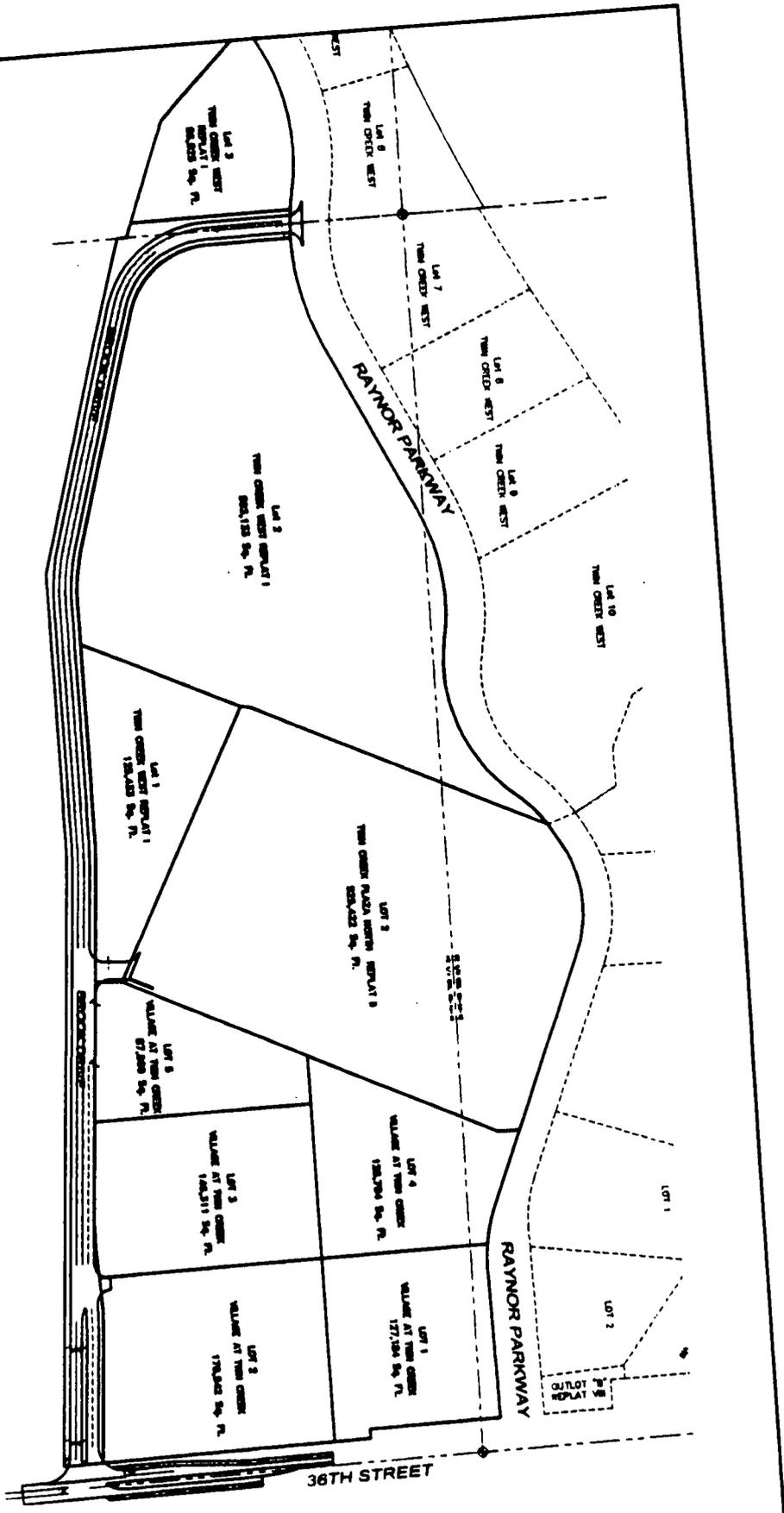
Twin Creek LP
3906 Raynor Pkwy
Ste 300
Bellevue, NE 68123

SID 212
c/o Robert Doyle
11440 W Center Rd
Omaha, NE 68144

Marcus Nebraska LLC
100 E Wisconsin Ave
Ste 1900
Milwaukee, WI 53202

Twin Creek Apartments LLC
6010 W 62nd St
Indianapolis, IN 46278

THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF HILL-FARRELL ASSOCIATES, INC.



PROJECT NO.



HILL-FARRELL ASSOCIATES, INC.
 Architects • Engineers • Surveyors
 11502 JF Kennedy Drive Bellevue, NE 68005 (402) 291-6100

**SANITARY AND IMPROVEMENT DISTRICT NO. 212
 SARPY COUNTY, NEBRASKA
 ASSESSMENT PLAT
 BROOK DRIVE AND 36TH STREET IMPROVEMENTS**

DATE: 8/12/2011
 DRAWING NO. 1