

TO: The County Clerk of Sarpy County, Nebraska  
The City Clerk of Springfield, Sarpy County, Nebraska

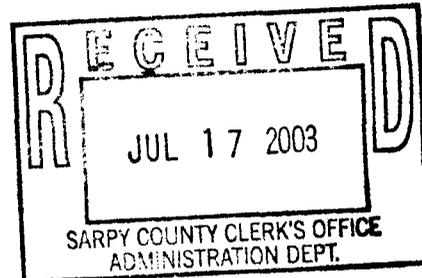


NOTICE

Please take notice that on June 18, 2003, a Petition was filed with the Sarpy County District Court indexed as in the matter of Sanitary and Improvement District No. 248 of Sarpy County, Nebraska, Doc. CI03, Page 864, the purpose of which was the formation of a Sanitary and Improvement District in accordance with Sections 31-727 through 780, Reissue Rev. Stat. of Nebraska, 1943, and that a Decree in response to such Petition was entered in the Sarpy County District Court under the date of June 19, 2003. Copies of the Petition, Articles of Association and Decree are attached hereto and incorporated herein by this reference.

SANITARY AND IMPROVEMENT DISTRICT  
NO. 248 OF SARPY COUNTY, NEBRASKA

By Marcella L. Tracy  
MARCELLA L. TRACY, Clerk





5. That the five persons designated in the Articles of Association as initial Trustees are owners of real property within the limits of such district, are otherwise proper and suitable persons to be so designated, and may and should be declared to constitute the Board of Trustees of such district to serve until their successors are elected and qualified.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED:

1. That the Sanitary and Improvement District No. 248 of Sarpy County, Nebraska, having been duly formed and organized as provided by law, be, and it hereby is, declared to be a public corporation of Nebraska under the provisions of Sections 31-727 through 31-780, Reissue Revised Statutes of Nebraska, 1943, as amended, and all other applicable provisions of law and under the Articles of Association and with the real property within its limits as in this Decree above-described and to be entitled to exercise all of the powers, privileges, and rights thereto granted by law;

2. That Donald Brian Tracy, Marcella L. Tracy, Robert W. Hill, Karen S. Hill and Rebecca R. Dickerson be, and they hereby are, approved, confirmed and declared to be and constitute the Board of Trustees of such district to serve until their successors are elected and qualified; and

3. That the Clerk of the Court be, and he hereby is, directed within twenty (20) days hereafter to transmit to the Secretary of State of Nebraska, for filing in the office thereof as provided by law, a certified copy of the record hereto relating and to provide, for filing in the office of the County Clerk of Sarpy County, Nebraska, together with a plat of the real property within the limits of said district, an additional certified copy of said record.

DATED: June 19, 2003.

BY THE COURT:



District Judge

PREPARED AND SUBMITTED BY:

John Q. Bachman (#15622)  
GAINES, PANSING & HOGAN  
10050 Regency Circle, Suite 200  
Omaha, NE 68114 (402) 397-5500  
Attorneys for the Petitioners

**SIGNED COPY**

ARTICLES OF ASSOCIATION

OF

SANITARY AND IMPROVEMENT DISTRICT NO. 248  
OF SARPY COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS: THAT, the undersigned, being all of the owners having an interest in real property within the limits thereof, do hereby associate themselves together for the formation of a sanitary and improvement district under the provisions of Sections 31-727 through 780, Reissue Revised Statutes of Nebraska, 1943, as amended, and all other applicable provisions of law and do hereby adopt these Articles of Association, to-wit:

ARTICLE I.

Name

The name of the District is "Sanitary and Improvement District No. 248 of Sarpy County, Nebraska."

ARTICLE II.

Existence

The existence of the District is perpetual.

ARTICLE III.

Limits

The limits of the District are described as follows:

See Exhibit "A" attached hereto.

ARTICLE IV.

Names, Residences, and Property Descriptions of Owners

There are no known or unknown owners of real property who will be benefitted by the District or who are nonresidents of Nebraska who have not joined in its organization; and the names and respective places of residence and descriptions of real property owned by all of those joining in the formation and organization of the District are as follows:

See Exhibit "B" attached hereto.

(the "Trustees' Property")

Donald Brian Tracy, of 715 Mulberry Lane, Springfield, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

Marcella L. Tracy, of 715 Mulberry Lane, Springfield, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

Robert W. Hill, of 8213 Molokai, Papillion, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

Karen S. Hill, of 8213 Molokai, Papillion, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

Rebecca R. Dickerson, 8213 Molokai, Papillion, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property.

The real property described in the District Boundaries except for the real property described as the Trustees' Property

(the Developer's Property)

H & T Development, LLC  
715 Mulberry Lane  
Springfield, Nebraska 68059

#### ARTICLE V.

##### Purposes and Powers

The purposes for which the District is organized are, in general, to acquire, build, improve, install, maintain, remove, renew, repair, replace, or otherwise conduct or operate electric service lines and conduits, a system of sanitary and storm sewers, a water system, a civil defense warning system, a system of sidewalks, public highways, roads, and streets, public waterways, docks or wharfs, and related appurtenances, dikes and levees for flood protection, and public parks, playgrounds and other recreational facilities, to contract with any one or more corporations, municipalities, or persons for electricity for illumination of public highways, roads, and streets, for gas, for police protection and security services, for water for fire protection and resale to or use by residents within the district, and for disposal of or use of facilities for disposal or refuse, sewage, or other wastes, to contract with other governmental authorities and subdivisions in accordance with the provisions of the Interlocal Cooperation Act (Sections 23-2001 to 23-2007, Reissue Revised Statutes of Nebraska, 1943) as now in effect or as may be hereafter amended, and to perform any one or more other functions now or hereafter permitted under the provisions of Section 31-727 through 780, Reissue Revised Statutes of Nebraska, 1943, as amended, or any other applicable provisions of law; and, for the effectuation of its purposes, the powers of the district include without limitation all powers now or hereafter granted to under said provisions and all other powers now or hereafter granted to public corporations under the law of Nebraska appropriate, convenient, or necessary to said purposes.

#### ARTICLE VI.

##### Liabilities of Owners

All of the owners of real property joining in the formation and organization of the District are willing and do obligate themselves to pay the tax or taxes hereafter levied against such property and the special assessment or assessments against real property benefitted hereafter assessed against them and also to pay the expenses necessary for installing a sewer, or water system, or both a sewer and water system, the cost of water for fire protection, the cost of grading, changing grade, paving, repairing, graveling, regravelling, widening, or narrowing sidewalks and roads, resurfacing or relaying existing pavement, or otherwise improving any public roads, streets, or highways within the District, the cost of constructing public waterways, docks or wharfs, and related appurtenances, the cost of constructing or contracting for the construction of dikes and levees for flood protection for the District, the cost of contracting for water for fire protection and for resale to residents of the District, the cost of contracting for police protection and security services, and the cost of electricity for street lighting for the public streets and highways within the district, the cost of civil defense warning system, the cost of installing gas and electric service lines and conduits, the cost of acquiring, improving and operating public parks, playgrounds, and recreation facilities, and, where permitted by this section, the cost of contracting for building, acquiring, improving, and operating public parks, playgrounds, and recreational facilities, as provided by the law of Nebraska.

ARTICLE VII.  
Board of Trustees

The affairs and business of the District are conducted and operated by a Board of Trustees comprised of five (5) individual owners of real property within the District, elected periodically hereafter by all of the owners having an interest in such property as provided by law; and the names of the initial Trustees who are owners of real property within the District designated to serve until their successors are elected and qualified are as follows:

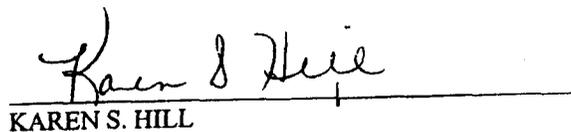
Donald Brian Tracy  
Marcella L. Tracy  
Robert W. Hill  
Karen S. Hill  
Rebecca R. Dickerson

ARTICLE VIII.  
Adoption and Amendment

These Articles of Association take effect from and after their execution by all of the owners having an interest in real property within the District and the determination by the District Court of Sarpy County, Nebraska, of the District to be a public corporation of Nebraska; and thereafter the Board of Trustees has authority from time to time, with or without approval of the District Court of Sarpy County, Nebraska, as provided by the law of Nebraska, to alter, amend, or revoke all or any part of these Articles of Association.

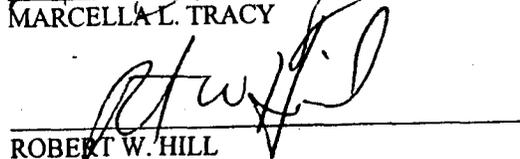
IN WITNESS WHEREOF, the undersigned have executed these Articles of Association on  
June 17, 2003.

  
DONALD BRIAN TRACY

  
KAREN S. HILL

  
MARCELLA L. TRACY

  
REBECCA R. DICKERSON

  
ROBERT W. HILL

H & T DEVELOPMENT, LLC, a Nebraska limited liability company

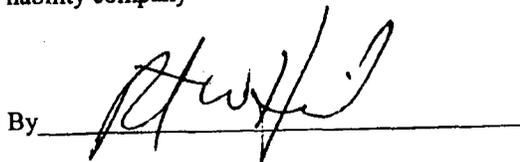
By 

EXHIBIT "A"

**SANITARY AND IMPROVEMENT DISTRICT NO. 248**  
**SARPY COUNTY, NEBRASKA**  
**DISTRICT BOUNDARY**

---

PART OF TAX LOTS 37A1A1B AND 37A2 IN THE SE ¼ OF SECTION 24, T13N, R11E OF THE 6<sup>TH</sup> P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID TAX LOT 37A1A1B;

THENCE S03°05'09"E (ASSUMED BEARING) 499.79 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1B TO THE NE CORNER OF SOUTHCREST HILLS, LOTS 1 THROUGH 52, A SUBDIVISION IN SAID SARPY COUNTY;

THENCE S03°20'41"E 657.52 FEET ON THE EAST LINE OF SAID SOUTHCREST HILLS, LOTS 1 THROUGH 52 TO THE SW CORNER OF SAID TAX LOT 37A1A1B;

THENCE N87°47'05"E 989.36 FEET ON THE SOUTH LINE OF SAID TAX LOT 37A1A1B;

THENCE N02°42'48"W 128.38 FEET;

THENCE N87°17'12"E 8.19 FEET;

THENCE N02°42'48"W 387.00 FEET;

THENCE S87°17'12"W 23.19 FEET;

THENCE N02°42'48"W 110.00 FEET;

THENCE S87°17'12"W 405.00 FEET;

THENCE N02°42'48"W 288.53 FEET;

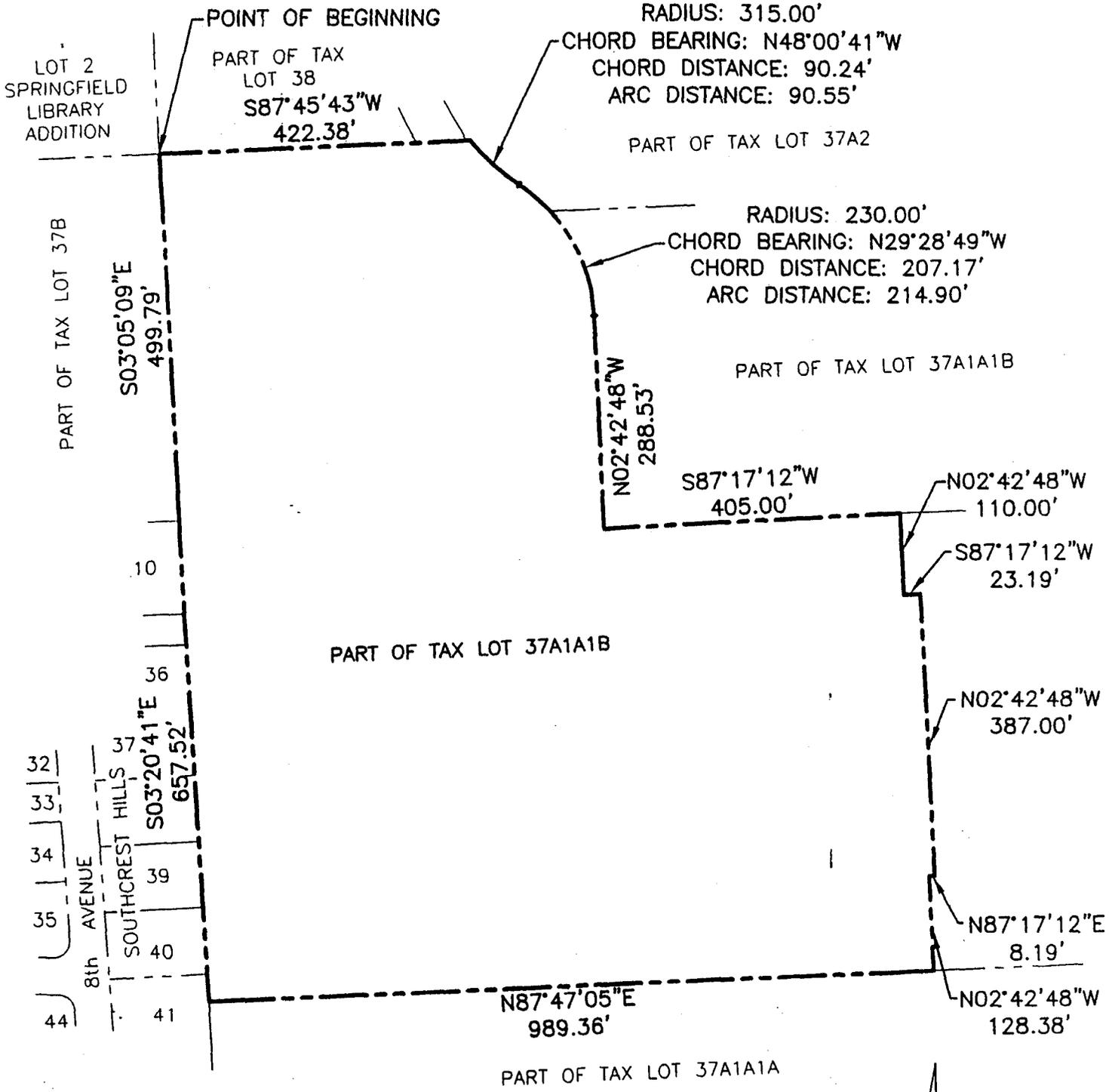
THENCE NORTHWESTERLY ON A 230.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N22°32'35"W, CHORD DISTANCE 156.04 FEET, AN ARC DISTANCE OF 159.20 FEET TO THE NORTH LINE OF SAID TAX LOT 37A1A1B;

THENCE S87°46'53"W 90.01 FEET ON THE NON-TANGENT NORTH LINE OF SAID TAX LOT 37A1A1B;

THENCE NORTHWESTERLY ON THE NORTH LINE OF SAID TAX LOT 37A1A1B ON A NON-TANGENT 282.36 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARING N14°14'09"W, CHORD DISTANCE 103.00 FEET, AN ARC DISTANCE OF 103.58 FEET;

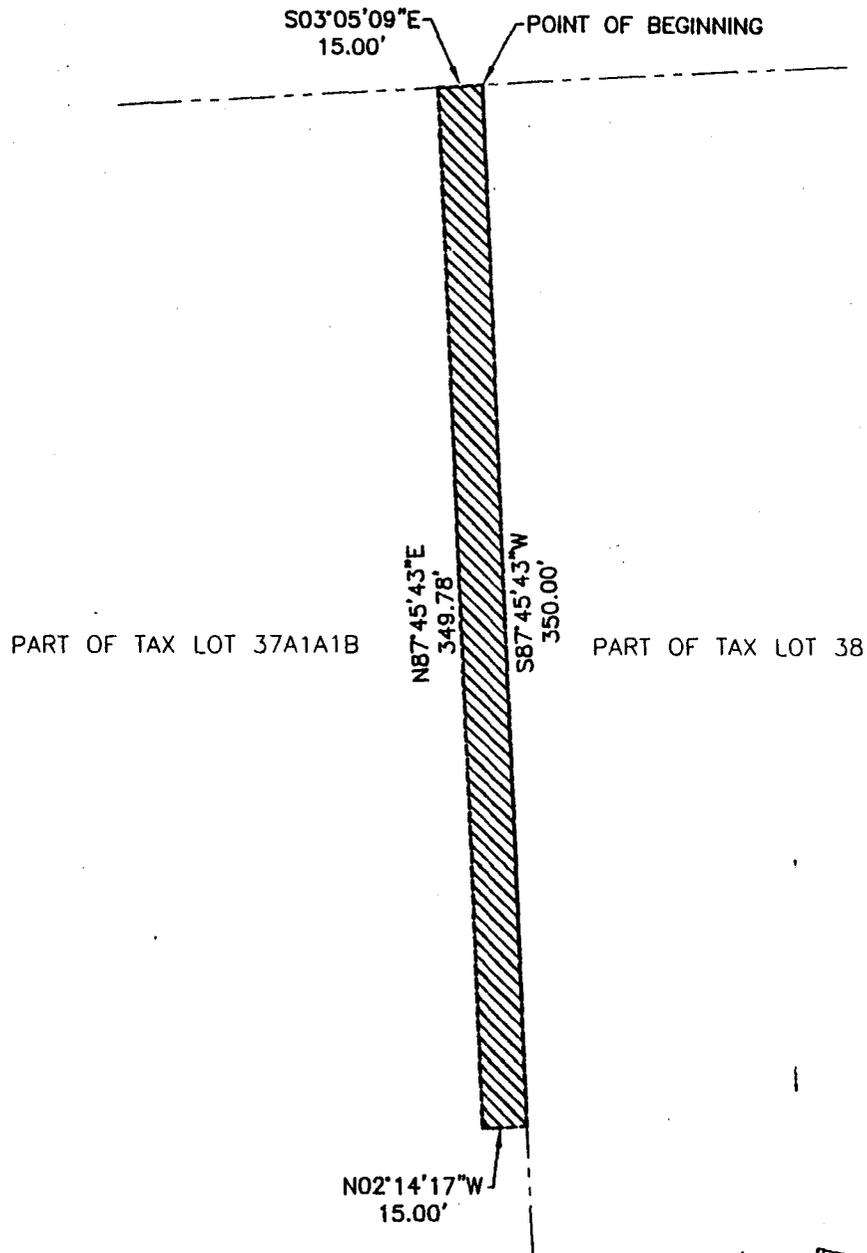
THENCE S87°45'43"W 416.31 FEET ON THE NORTH LINE OF SAID TAX LOT 37A1A1B TO THE POINT OF BEGINNING.

**SHEET 1 OF 2**



SCALE 1" = 200'

# SHEET 2 OF 2



**LEGAL DESCRIPTION**

SCALE: 1"=50'

THAT PART OF TAX LOT 37A1A1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID TAX LOT 37A1A1B;

THENCE S03°05'09"E (ASSUMED BEARING) 15.00 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1B;

THENCE N87°45'43"E 349.78 FEET;

THENCE N02°14'17"W 15.00 FEET TO THE NORTH LINE OF SAID TAX LOT 37A1A1B;

THENCE S87°45'43"W 350.00 FEET ON THE NORTH LINE OF SAID TAX LOT 37A1A1B TO THE POINT OF BEGINNING.

CONTAINING 0.12 ACRES MORE OR LESS.







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**DISTRICT BOUNDARY**

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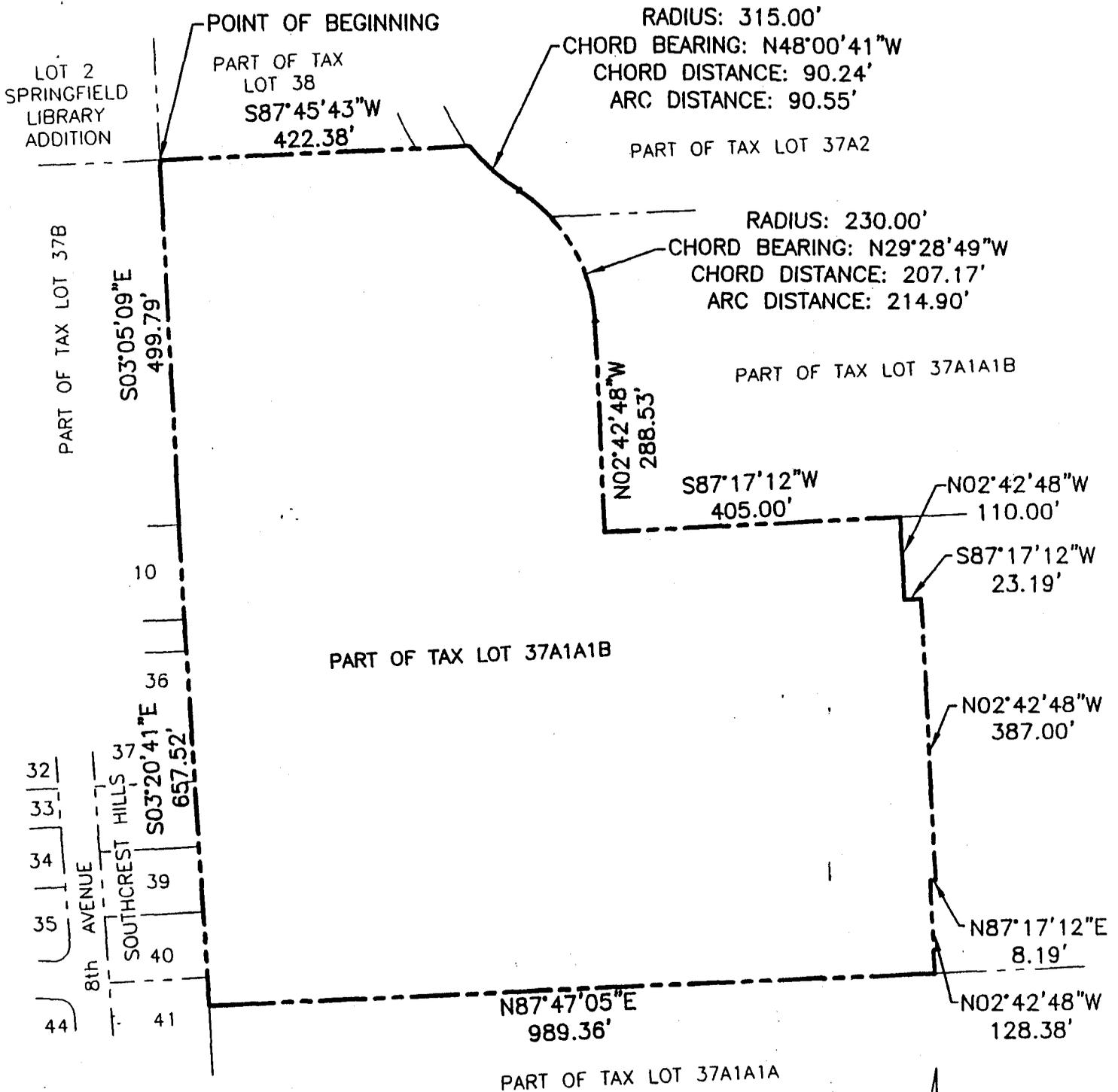
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**SHEET 1 OF 2**



SCALE 1" = 200'

## SHEET 2 OF 2

ARTICLES OF ASSOCIATION

OF

SANITARY AND IMPROVEMENT DISTRICT NO. 248  
OF SARPY COUNTY, NEBRASKA

KNOW ALL MEN BY THESE PRESENTS: THAT, the undersigned, being all of the owners having an interest in real property within the limits thereof, do hereby associate themselves together for the formation of a sanitary and improvement district under the provisions of Sections 31-727 through 780, Reissue Revised Statutes of Nebraska, 1943, as amended, and all other applicable provisions of law and do hereby adopt these Articles of Association, to-wit:

ARTICLE I.

Name

The name of the District is "Sanitary and Improvement District No. 248 of Sarpy County, Nebraska."

ARTICLE II.

Existence

The existence of the District is perpetual.

ARTICLE III.

Limits

The limits of the District are described as follows:

See Exhibit "A" attached hereto.

ARTICLE IV.

Names, Residences, and Property Descriptions of Owners

There are no known or unknown owners of real property who will be benefitted by the District or who are nonresidents of Nebraska who have not joined in its organization; and the names and respective places of residence and descriptions of real property owned by all of those joining in the formation and organization of the District are as follows:

See Exhibit "B" attached hereto.

(the "Trustees' Property")

Donald Brian Tracy, of 715 Mulberry Lane, Springfield, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

Marcella L. Tracy, of 715 Mulberry Lane, Springfield, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

Robert W. Hill, of 8213 Molokai, Papillion, Sarpy County, Nebraska, owning an undivided one-fifth interest in and to the Trustees' Property;

EXHIBIT "B"

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The real property described in the District Boundaries except for the real property described as the Trustees' Property

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H & T Development, LLC  
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ARTICLE VII.  
Board of Trustees

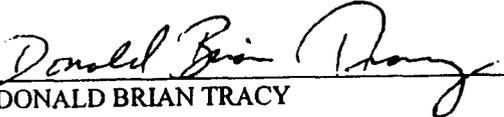
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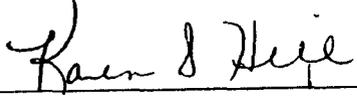
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ARTICLE VIII.  
Adoption and Amendment

These Articles of Association take effect from and after their execution by all of the owners having an interest in real property within the District and the determination by the District Court of Sarpy County, Nebraska, of the District to be a public corporation of Nebraska; and thereafter the Board of Trustees has authority from time to time, with or without approval of the District Court of Sarpy County, Nebraska, as provided by the law of Nebraska, to alter, amend, or revoke all or any part of these Articles of Association.

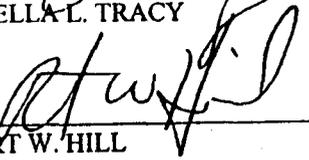
IN WITNESS WHEREOF, the undersigned have executed these Articles of Association on  
June 17, 2003.

  
DONALD BRIAN TRACY

  
KAREN S. HILL

  
MARCELLA L. TRACY

  
REBECCA R. DICKERSON

  
ROBERT W. HILL

H & T DEVELOPMENT, LLC, a Nebraska limited liability company

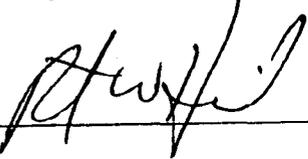
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SARPY COUNTY, NEBRASKA  
DISTRICT BOUNDARY

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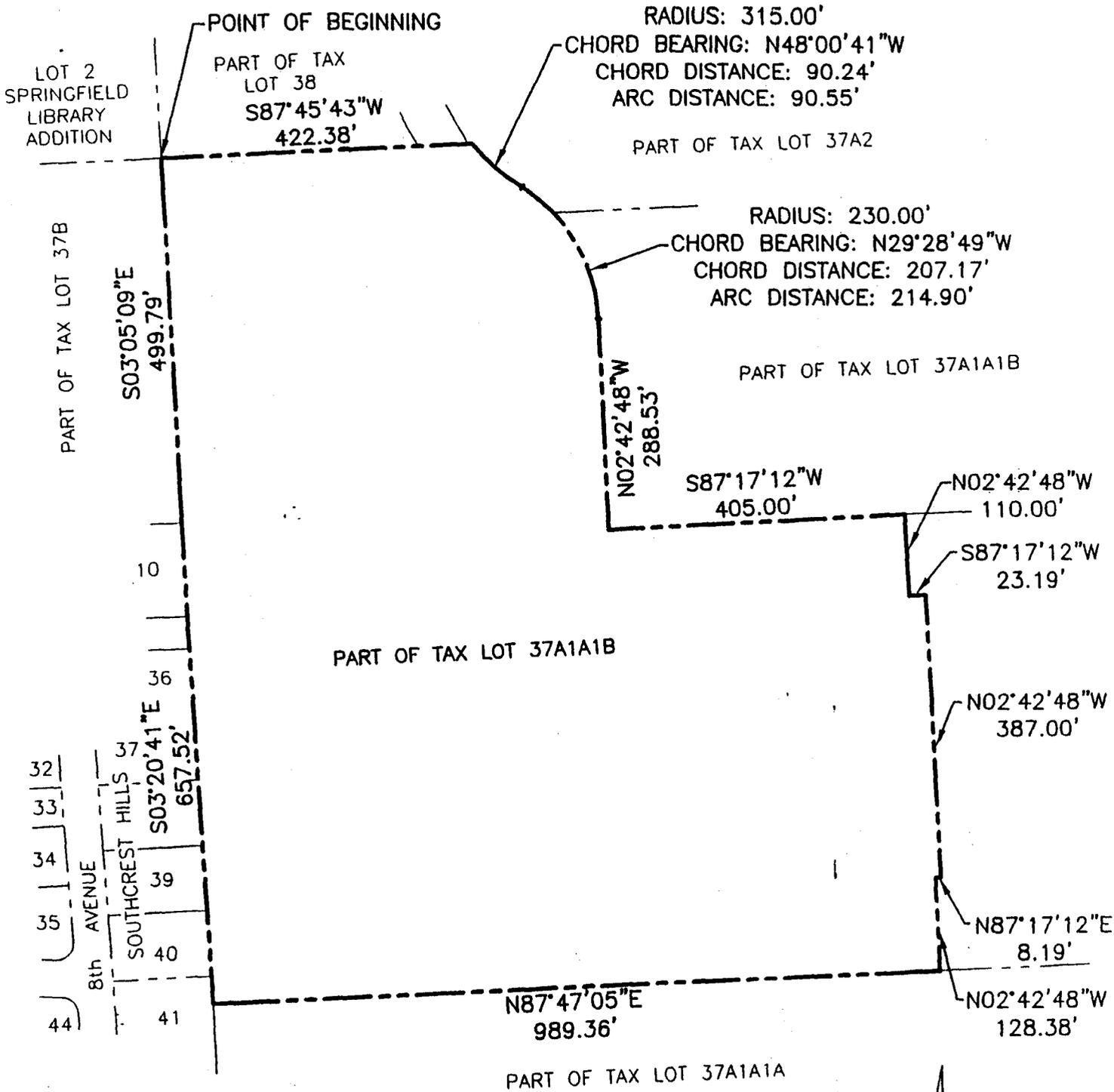
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SHEET 1 OF 2



SCALE 1" = 200'

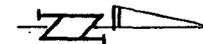
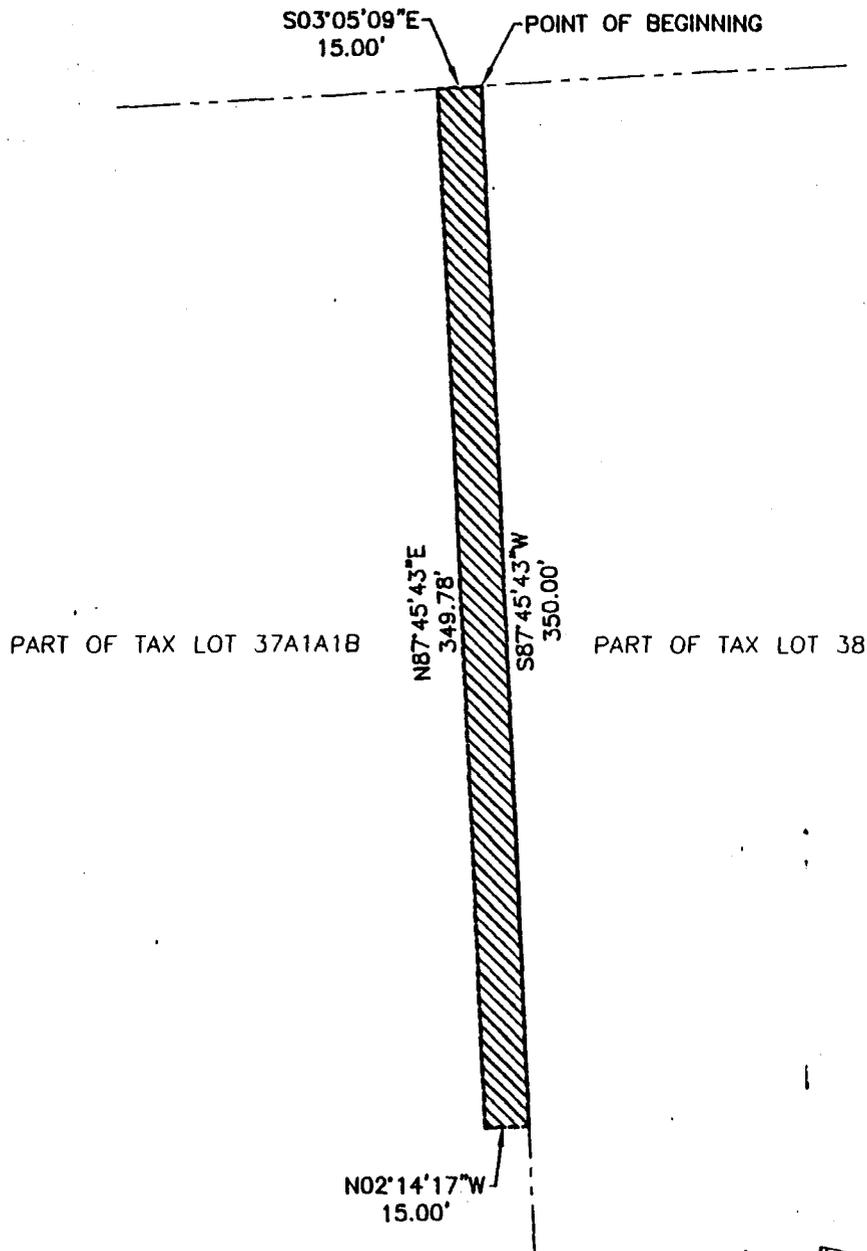
## SHEET 2 OF 2

S.I.D. , SARPY COUNTY

TD2 NO.: 1298-101

DATE: MAY 19, 2003

THOMPSON, DRESSEN & DORNER, INC., 10836 OLD MILL ROAD, OMAHA, NEBRASKA 68154, 402-330-8860



SCALE: 1"=50'

**LEGAL DESCRIPTION**

THAT PART OF TAX LOT 37A1A1B IN THE SE 1/4 OF SECTION 24, T13N, R11E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID TAX LOT 37A1A1B;

THENCE S03°05'09"E (ASSUMED BEARING) 15.00 FEET ON THE WEST LINE OF SAID TAX LOT 37A1A1B;

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THENCE S87°45'43"W 350.00 FEET ON THE NORTH LINE OF SAID TAX LOT 37A1A1B TO THE POINT OF BEGINNING.

CONTAINING 0.12 ACRES MORE OR LESS.

STATE OF NEBRASKA, }  
COUNTY OF SARPY, } ss.

I, Carol Kremer, Clerk of the District Court, in and for Sarpy County in the Second Judicial District of Nebraska, do hereby certify that the above and foregoing is a true copy of  
.....PETITION; ARTICLES OF ASSOCIATION; PLAT. & DECREE.....

entered in a cause in said court wherein .....IN THE MATTER OF SANITARY AND IMPROVEMENT DISTRICT NO. 248 OF SARPY COUNTY NEBRASKA

plaintiff ..... and .....

defendant ..... Docket CI03 Page 864, as the same appear fully upon the records of said Court now in my charge remaining as Clerk aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Papillion, this 19 day of June A.D. 2003

CAROL KREMER  
CLERK

Paul Krzajick  
DEPUTY CLERK