

NOTICE

FILED
SARPY COUNTY
DISTRICT COURT

JAN 30 2006

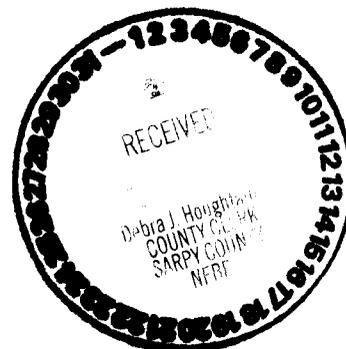
TO: Sarpy County Clerk and
City Clerk Papillion, Nebraska

Pursuant to Section 31-728 Nebraska Statutes, Notice is hereby given to inform you that a Petition has been filed on 1-30-06, 2006, for the formation of Sanitary and Improvement District No. 275 of Sarpy County, Nebraska, in the Clerk of the District Court's Office at Sarpy County, Nebraska.

This case has been designated as Docket CTOG Number 176.

CLERK OF THE DISTRICT COURT
OF SARPY COUNTY, NEBRASKA

By Dan Krajicek Deputy
Date January 30, 2006



COPY

FILED
SARPY COUNTY
DISTRICT COURT

2006 JAN 31 AM 11:21

IN THE DISTRICT COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF

SANITARY AND IMPROVEMENT
DISTRICT NO. 275 OF SARPY
COUNTY, NEBRASKA

Carol Kerner
CLERK OF DISTRICT COURT

DOC. C106

PAGE 176

DECREE

THIS MATTER coming on for hearing upon the duly executed Petition of the owners of all of the land included within said Sanitary and Improvement District No. 275 of Sarpy County, Nebraska, as more particularly described on Exhibit "A" attached hereto and by this reference made a part of this Decree, and upon the Articles of Association of said District duly executed by the owners of all of the lands included within said District, and upon the evidence:

The Court finds:

1. That the owners of all of the real estate included within said District have executed and filed herein Articles of Association and the Petition with this Court as required by Sections 31-727 to 31-793 R.R.S., 1943, as amended.
2. That there are no owners of real estate within said District who are unknown or who are non-residents or who have failed to execute and file said Articles of Association and Petition and therefore issuance of summons or process should be dispensed with.
3. That the formation of such District will be conducive to public health, convenience and welfare of present and future owners of all of said real estate included within said District.
4. That none of said real estate is located within any municipal corporation.
5. That the five Trustees nominated in said Articles of Association are suitable persons, are the designated representative Trustees of the owners of real estate located in said District and should be declared to be the Board of Trustees of said District to serve until their successors are duly elected and qualified.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

1. Sanitary and Improvement District No. 275 of Sarpy County, Nebraska has been duly organized according to law and is hereby declared to be a public corporation of the State of Nebraska under Sections 31-727 to 31-793 1943, as amended, that the real estate included in said District is as heretofore described herein.

2. That the five Trustees nominated in the Articles of Association of said District are hereby ordered to be the Board of Trustees of said District to serve until their successors are duly elected and qualified.

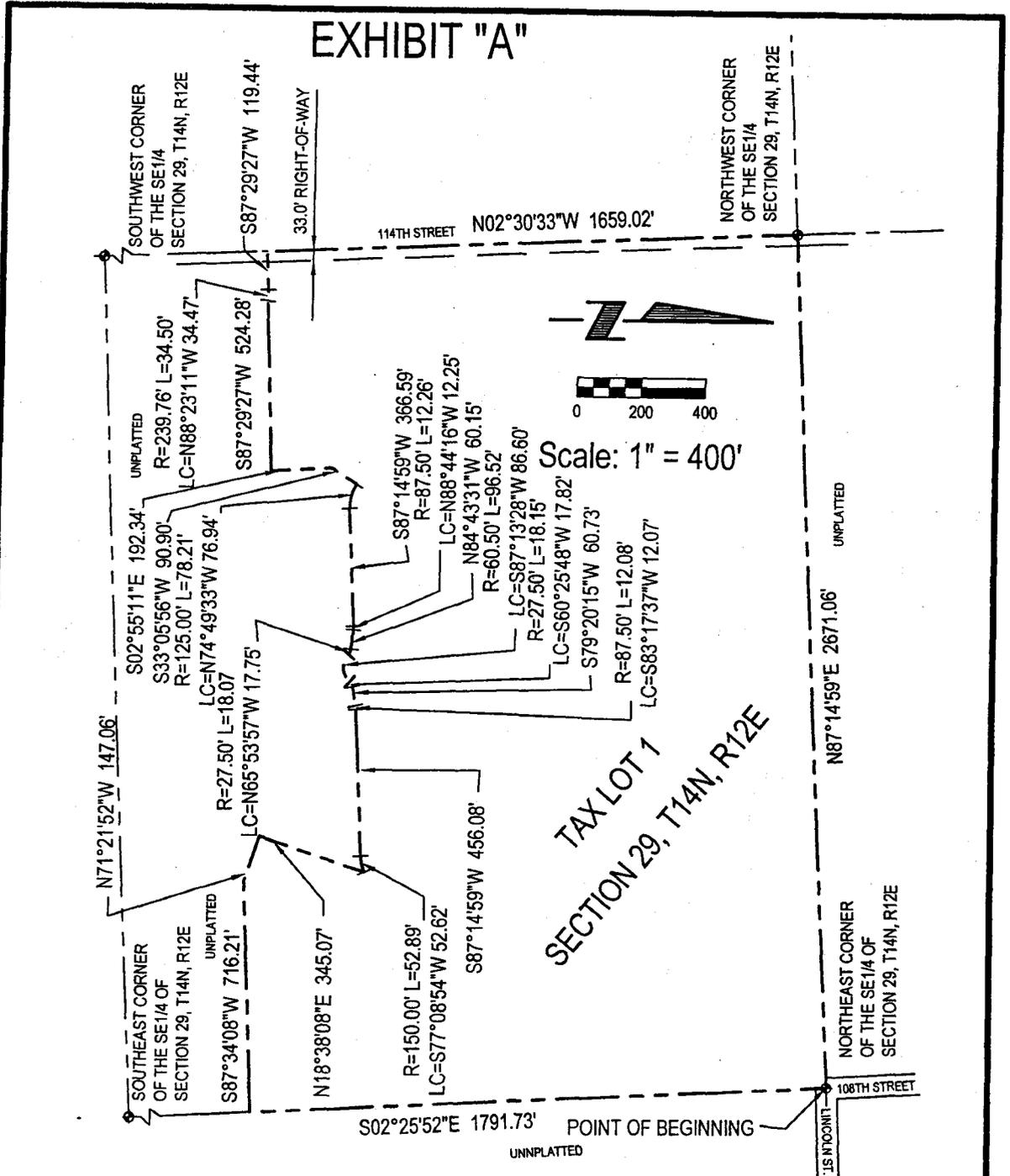
3. That within twenty (20) days hereafter the Clerk of this Court shall transmit to the Secretary of State of Nebraska a certified copy of the record of these proceedings for filing herein as provided by law, and a certified copy of the record of those proceedings together with a plat of the real estate included in said District shall also be filed in the office of the County Clerk wherein said land is located.

Entered and Decreed this 31st day of January, 2006

J. A. Thompson

District Judge
(SIGNED COPY)

EXHIBIT "A"



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 Q STREET OMAHA, NE 68137 PHONE: (402) 935-4700

DISTRICT BOUNDARY

S. & I.D. NO. 275

SARPY COUNTY, NEBRASKA

Drawn by: EAS Chkd by: unc 1-3-06 Chkd by: _____

Job No.: 2004225.01 Date: 01/03/2006 SHEET 1 OF 2

Ex "A"

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF TAX LOT 1, A TAX LOT LOCATED IN THE SE 1/4 OF SECTION 29, 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 SAID SE 1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TAX LOT 1; THENCE S02°25'52"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SE 1/4 OF SECTION 29, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT 1, A DISTANCE OF 1791.73 FEET; THENCE S87°34'08"W, A DISTANCE OF 716.21 FEET; THENCE N71°21'52"W, A DISTANCE OF 147.06 FEET; THENCE N18°38'08"E, A DISTANCE OF 345.07 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 150.00 FEET, A DISTANCE OF 52.89 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S77°08'54"W, A DISTANCE OF 52.62 FEET; THENCE S87°14'59"W, A DISTANCE OF 456.08 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 87.50 FEET, A DISTANCE OF 12.08 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S83°17'37"W, A DISTANCE OF 12.07 FEET; THENCE S79°20'15"W, A DISTANCE OF 60.73 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 27.50 FEET, A DISTANCE OF 18.15 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S60°25'48"W, A DISTANCE OF 17.82 FEET; THENCE WESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 60.50 FEET, A DISTANCE OF 96.52 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S87°13'28"W, A DISTANCE OF 86.60 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 27.50 FEET, A DISTANCE OF 18.07 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N65°53'57"W, A DISTANCE OF 17.75 FEET; THENCE N84°43'31"W, A DISTANCE OF 60.15 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 87.50 FEET, A DISTANCE OF 12.26 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N88°44'16"W, A DISTANCE OF 12.25 FEET; THENCE S87°14'59"W, A DISTANCE OF 366.59 FEET; THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.00 FEET, A DISTANCE OF 78.21 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N74°49'33"W, A DISTANCE OF 76.94 FEET; THENCE S33°05'56"W, A DISTANCE OF 90.90 FEET; THENCE S02°55'11"E, A DISTANCE OF 192.34 FEET; THENCE S87°29'27"W, A DISTANCE OF 524.28 FEET; THENCE WESTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 239.76 FEET, A DISTANCE OF 34.50 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N88°23'11"W, A DISTANCE OF 34.47 FEET; THENCE S87°29'27"W, A DISTANCE OF 119.44 FEET TO A POINT ON THE WEST LINE OF SAID SE 1/4 OF SECTION 29, SAID POINT ALSO BEING THE WEST LINE OF SAID TAX LOT 1; THENCE N02°30'33"W ALONG SAID WEST LINE OF THE SE 1/4 OF SECTION 29, SAID LINE ALSO BEING SAID WEST LINE OF TAX LOT 1, A DISTANCE OF 1659.02 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF SECTION 29, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 1; THENCE N87°14'59"E ALONG THE NORTH LINE OF SAID SE 1/4 OF SECTION 29, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOT 1, A DISTANCE OF 2671.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 4,254,331 SQUARE FEET OR 97.666 ACRES, MORE OR LESS.

SEE SHEET 1 OF 2 FOR DRAWING



E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS
12001 G STREET, OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: EAS Chkd by: *wac 1-3-06* Chkd by: _____
Job No.: 2004225.01 Date: 01/03/206 SHEET 2 OF 2

DISTRICT BOUNDARY
S. & I.D. NO. 275

SARPY COUNTY, NEBRASKA

FILED
SARPY COUNTY
DISTRICT COURT
ARTICLES OF ASSOCIATION

2006 JAN 30 PM 2:02
SANITARY AND IMPROVEMENT DISTRICT NO. 275
OF SARPY COUNTY, NEBRASKA

The undersigned do hereby associate ourselves together for the purpose of forming a Sanitary and Improvement District under the provisions of Sections 31-727 to 31-793, inclusive, of the Reissued Revised Statutes of the State of Nebraska, 1943, as amended, and do hereby adopt the following Articles of Association.

ARTICLE I

The name of this District shall be Sanitary and Improvement District No. 275 of Sarpy County, Nebraska.

ARTICLE II

This District shall have perpetual existence.

ARTICLE III

The limits of this District and the area embraced therein shall be described on Exhibit "A" attached hereto and by this reference made a part hereof.

ARTICLE IV

The undersigned subscribers are the owners of the property in said proposed District and have set out immediately opposite their names and business addresses.

ARTICLE V

The description of the land situated in the District owned by the undersigned is described on Exhibit "A" attached hereto.

ARTICLE VI

There are no owners of property within the District who have not joined in the execution of these Articles of Association nor are there any unknown owners of real estate embraced within the District.

ARTICLE VII

The purpose of this District shall be acquiring, installing, repairing, maintaining, renewing, operating and replacing electrical service lines and conduits, a sewer system, a water system, a system of sidewalks, public roads, streets and highways, to contract for fire protection and for resale to the residents of the District,

to contract for gas and electricity, to contract for street lighting for the public streets and highways within the District and to acquire, improve, and operate public parks, playgrounds and recreational facilities and to install and maintain a civil defense warning system. The District shall have all of the powers and authorities as are permitted by law, to achieve the purposes herein above set forth, including, but not in limitation of the foregoing, the power and authority to contract with corporations, utilities companies, or municipalities for water for fire protection and for resale to the residents of the District, and for electricity and gas, for street lighting of the public streets and highways within the District and for the disposal of sewage in the use of existing sewage improvement facilities and for the operation and maintenance of electrical service lines and conduits and to enter into contracts with other governmental authorities and subdivisions per the terms and powers granted by the "Interlocal Cooperation Act" of the State of Nebraska.

ARTICLE VIII

The undersigned, being the owners of real estate within the District are willing to obligate themselves to pay the tax or taxes which may be levied against all of the property in the District and special assessments against the real property benefitted which may be assessed against them, to pay the expenses that may be necessary to install a sewer, or water system, or both a sewer and water system, the cost of contracting for water for fire protection and resale to the residents of the District, the cost of grading, changing grade, paving, repairing, graveling, regravelling, widening or narrowing sidewalks and roads, resurfacing or relaying existing paving, or otherwise improving any public roads, streets, or highways within the District and the cost of electricity for street lighting for the public streets and highways within the District, and the cost of installing gas and electric service lines and conduits, the cost of acquiring, improving and operating public parks, playgrounds and recreational facilities, and the cost of installing and maintaining a civil defense warning system, as provided by law and all other costs and expenses incurred by the District as provided by law.

ARTICLE IX

The powers of this District shall be all powers granted by Sections 31-727 to 31-793 R.R.S. Neb. 1943, as amended, and all powers granted to corporations by the laws of the State of Nebraska and all amendments thereto.

ARTICLE X

The following named persons are proposed as designated representative Trustees to serve on behalf of BHI Development, Inc., a Nebraska corporation, and Stone Creek Plaza, L.L.C., a Nebraska limited liability company, owners of the property within the District and as described on Exhibit "A" attached hereto, as a Board of Trustees of the District until their successors are elected and qualified:

Neil L. Smith
James M. Ecker
Rick Geiler
Gerald Torczon
Doris J. Nicholson

All of the foregoing Trustees will serve as the designated representatives of BHI Development, Inc. and Stone Creek Plaza L.L.C.

IN WITNESS WHEREOF, the undersigned owners of real estate embraced within said District have executed these Articles of Association this 30 day of January 2006.

NAME	ADDRESS
BHI Development, Inc., a Nebraska corporation	11205 South 150 th Street, Omaha, NE 68138
Stone Creek Plaza, L.L.C., a Nebraska limited liability company	11205 South 150 th Street, Omaha, NE 68138
BHI Development, Inc., a Nebraska corporation	Stone Creek Plaza, L.L.C., a Nebraska limited liability company
By <u>Gerald A. Torczon Pres</u> Title	By <u>Gerald A. Torczon Pres</u> Title

EXHIBIT "A"

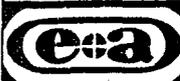
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ENGINEERS • PLANNERS • SURVEYORS
12001 O STREET OMAHA, NE 68137 PHONE: (402) 895-4700

Drawn by: EAS Chkd by: wac 1-3-06 Chkd by: _____

Job No.: 2004225.01 Date: 01/03/206 SHEET 2 OF 2

DISTRICT BOUNDARY

S. & I.D. NO. 275

SARPY COUNTY, NEBRASKA

IN THE DISTRICT COURT OF SARPY COUNTY, NEBRASKA

IN THE MATTER OF

SANITARY AND IMPROVEMENT
DISTRICT NO. 275 OF SARPY
COUNTY, NEBRASKA

)
)
) *Carol K...* PETITION
) CLERK DISTRICT COURT
)

FILED
SARPY COUNTY
DISTRICT COURT
2006 JAN 30 PM 2:01 PAGE
DOC. 0706-176
COPY

COMES NOW the undersigned Petitioners and allege as follows:

I.

The undersigned are the owners of all of the real estate described on Exhibit "A" attached hereto and by this reference made a part of this petition.

II.

The undersigned petitioners have, on this date, filed with the Clerk of the District Court of Sarpy County, Nebraska duly executed Articles of Association forming the Sanitary and Improvement District described in the caption hereof, which District embraces the foregoing described real estate.

III.

Your petitioners allege that all of the provisions of Section 31-727 to 31-793 R.R.S. Neb. 1943, as amended, have been fully complied with and that said District should be found and decreed to be a Sanitary and Improvement District under Sections 31-727 to 31-793, as amended, of the Revised Statutes of the State of Nebraska.

WHEREFORE, your petitioners pray:

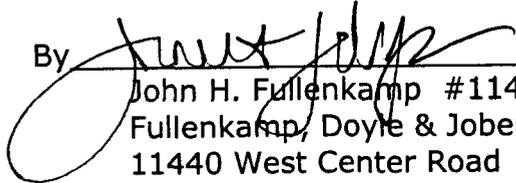
1. That the Court find that all of the owners of the real estate described herein and embraced within said District have duly executed this petition.
2. That the court find and decree that the Sanitary and Improvement District described in the caption hereof, the same being Sanitary and Improvement District No. 275 of Sarpy County, Nebraska has been duly organized and constitutes a Sanitary and Improvement District under Sections 31-727 to 31-793 R.R.S., Neb. 1943, as amended, and is entitled, therefore, to all rights, powers and privileges granted by law to such districts and that the five persons nominated as Trustees in the Articles of Association be declared to be the Board of Trustees of said District.

EXECUTED this 30 day of January, 2006

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

BHI Development, Inc., a Nebraska corporation

By


John H. Fullenkamp #11404
Fullenkamp, Doyle & Jobeun
11440 West Center Road
Omaha, NE 68144

Their Attorney

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

JOHN H. FULLENKAMP, being first duly sworn upon oath, deposes and states that he is one of the duly authorized attorneys for the foregoing petitioner; that he has read the foregoing petition, knows the contents thereof and that the facts stated therein are true as he verily believes.


JOHN H. FULLENKAMP

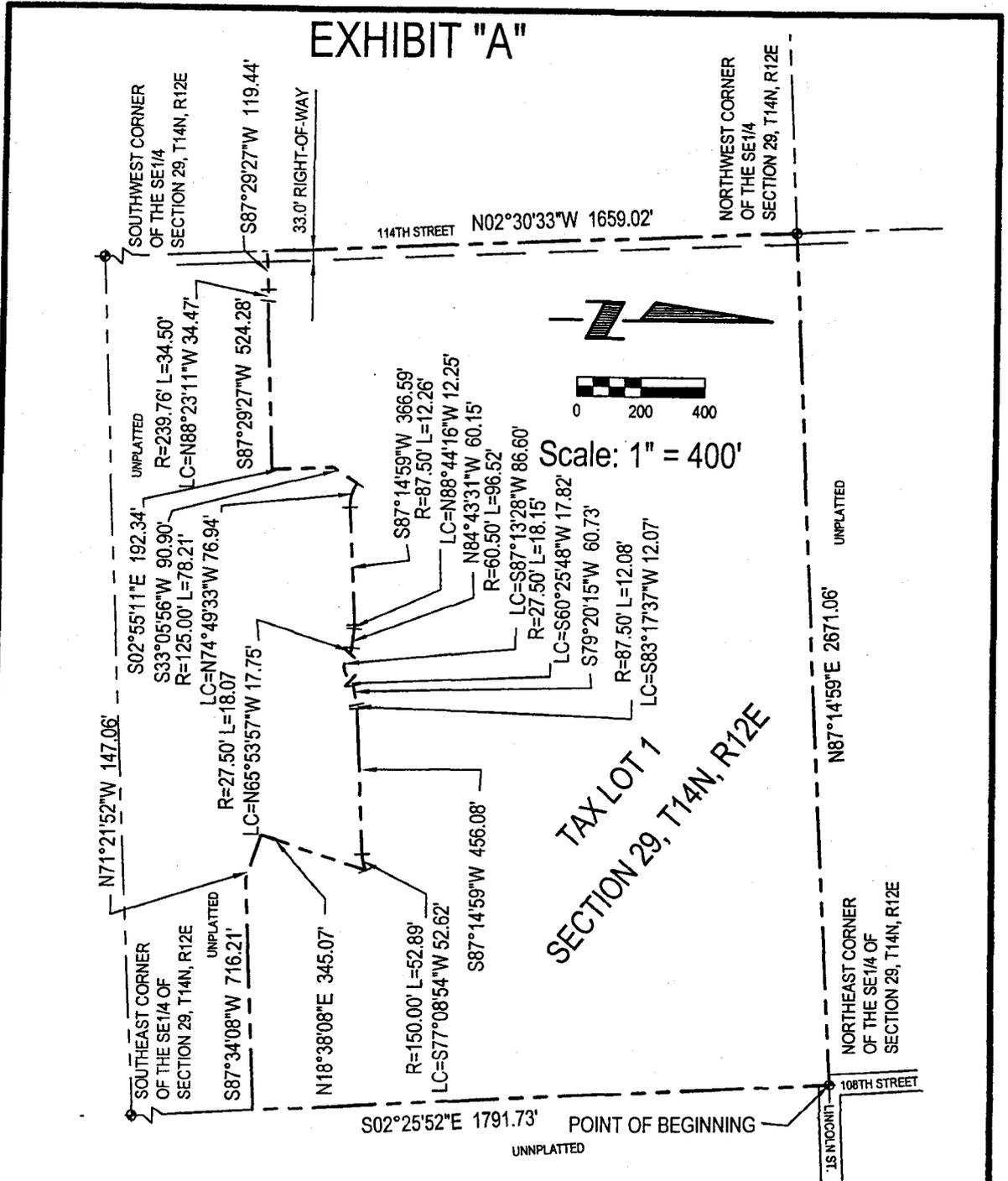
SUBSCRIBED and sworn to before me this 30 day of January, 2006





Notary Public

EXHIBIT "A"



SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION



E&A CONSULTING GROUP, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 12001 Q STREET OMAHA, NE 68137 PHONE: (402) 865-0700

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Drawn by: EAS Chkd by: unc 1-3-06 Chkd by: _____

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Job No.: 2004225.01 Date: 01/03/206 SHEET 2 OF 2

DISTRICT BOUNDARY

S. & I.D. NO. 275

SARPY COUNTY, NEBRASKA

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; DECREE & NOTICE.....
.....
entered in a cause in said court wherein IN THE MATTER OF SANITARY AND IMPROVEMENT
...DISTRICT NO... 275... OF... SARPY... COUNTY... NEBRASKA.....
plaintiff and
.....
XXXXXXXXXXXX, Docket CI06 Page 176
defendant, 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, this31. day ofJanuary... A.D. 20..... 06

Carol Kremer
CLERK

DEPUTY CLERK