

MISC 2012064439



JUL 02 2012 16:07 P 7

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COMP: MB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
07/02/2012 16:07:13.00



2012064439

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**THE ABOVE SPACE IS FOR THE REGISTER OF DEEDS RECORDING INFORMATION**

**LEGAL DESCRIPTION ATTACHED WITH THE DOCUMENT**

**OTC68**

**FIRST AMENDMENT TO  
MASTER DEED AND DECLARATION  
ALTECH PLAZA II CONDOMINIUM**

THIS FIRST AMENDMENT TO MASTER DEED AND DECLARATION is made this 2 day of July, 2012 by the undersigned owners (the "Unit Owners") of adjoining Unit Nos. 130 and 132 of the Altech Plaza II Condominium (the "Condominium"), and the Altech Plaza II Condominium Association, a Nebraska non-profit corporation (the "Association").

PRELIMINARY STATEMENT

Reference is hereby made to that certain Master Deed and Declaration Altech Plaza II Condominium (the "Master Deed and Declaration") dated November 12, 2009 and recorded November 18, 2009 as Instrument No. 2009123990 in the office of the Douglas County, Nebraska Register of Deeds, which Master Deed and Declaration pertains to the following real property:

Lot 1, Altech Business Park Replat Ten, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska.

Pursuant to NEB. REV. STAT. § 76-849, the undersigned Unit Owners of the Condominium desire to relocate the boundary between their respective units and reallocate their respective interests in the Condominium. The Unit Owners have made application to the Association for approval of said relocation and reallocation in accordance with NEB. REV. STAT. § 76-849, and said application has been approved by the Association.

In accordance with NEB. REV. STAT. § 76-849, the Association has caused this First Amendment to Master Deed and Declaration to be prepared for execution by the Unit Owners and the Association.

WHEREFORE, the Master Deed and Declaration is hereby amended as follows:

1. Boundary. The boundary between Unit No. 130 and Unit No. 132 is hereby relocated as set forth in the plat attached hereto as Exhibit "A" and incorporated by reference herein.
2. Allocation of Percentage Interest. With respect to Section 8 of the Master Deed and Declaration, the percentage interests of Unit No. 130 and Unit No. 132, respectively, are hereby reallocated as follows:

<u>Unit Number</u>	<u>Percentage Interest</u>
130	11.991%
132	3.509%
134	7.625%
136	7.875%
140	7.875%
142	7.625%
144	7.625%
146	7.875%
150	6.333%
152	6.333%
154	6.333%
156	6.333%
158	6.333%
160	6.333%

3. Words of Conveyance. Each Unit Owner hereby conveys to the other Unit Owner such portion of their respective units and interests in the Condominium as is necessary to consummate the relocation and reallocation contemplated under this First Amendment to Master Deed and Declaration.

4. Effect. Except as amended herein, the Master Deed and Declaration shall remain in full force and effect as previously recorded.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the dates ascribed beneath their respective signatures, below.

**UNIT NO. 130:**

**ASSOCIATION:**

NINE-FIVE, LLC, a Nebraska limited liability company

ALTECH PLAZA II CONDOMINIUM ASSOCIATION, a Nebraska non-profit corporation

By: Ted V. Grace, President

By: Raymond C. Trimble, Manager

Ted V. Grace, President

Date: 7-2-2012

Date: 2 July 12

**UNIT NO. 132:**

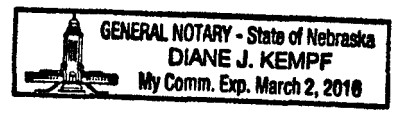
NINE-FIVE, LLC, a Nebraska limited liability company

By: Raymond C. Trimble, Manager

Date: 7-2-2012

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF DOUGLAS    )

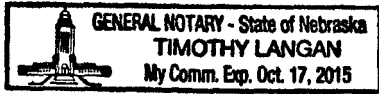
The foregoing instrument was acknowledged before me this 2 day of July, 2012 by Raymond C. Trimble, Manager of Nine-Five, LLC, a Nebraska limited liability company, owner of Unit No. 130 and Unit No. 132, on behalf of the company.



NOTARY PUBLIC

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged before me this   2   day of July, 2012 by Ted V. Grace, President of Altech Plaza II Condominium Association, a Nebraska non-profit corporation, on behalf of the corporation.

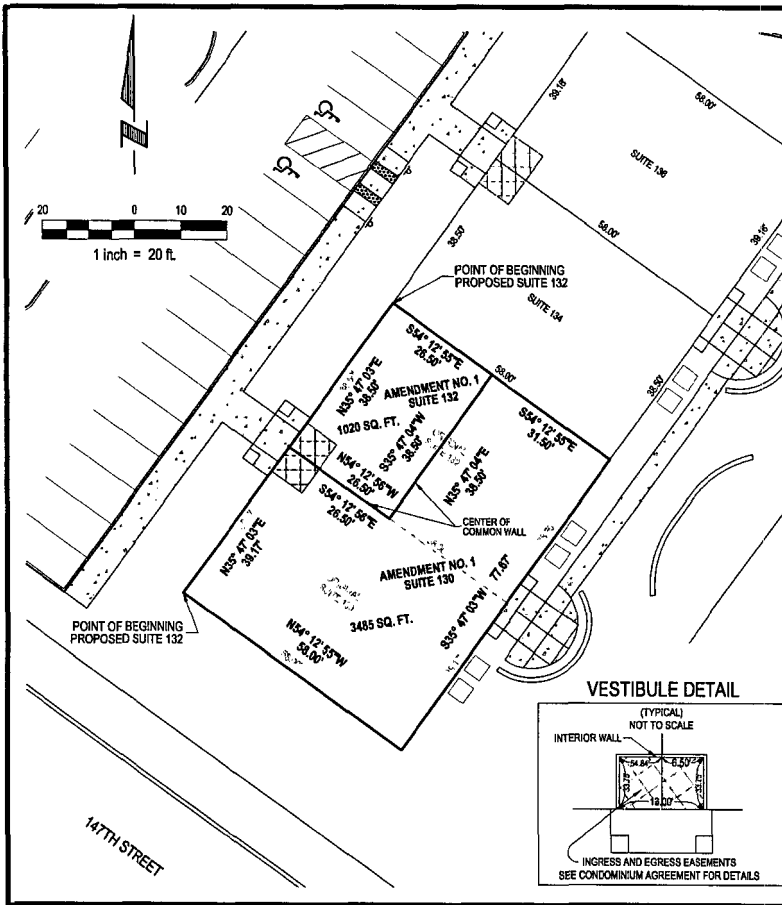


  
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NOTARY PUBLIC

**EXHIBIT "A"**

**Plat**

**(Attached)**



**LEGAL DESCRIPTION:**

**AMENDED SUITE 130:**  
 AMENDED SUITE 130, BEING ALL OF SUITE 130 AND PART OF SUITE 132, LOT 1, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUITE 130, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE N35°47'03"E (ASSUMED BEARING) ALONG THE OUTER NORTHWESTERLY WALL OF SAID SUITE 130, LOT 1, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, A DISTANCE OF 38.17 FEET TO THE NORTHWEST CORNER OF SAID SUITE 130, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE S54°12'55"E ALONG MIDDLE OF THE COMMON WALL BETWEEN SAID SUITE 130 AND 132, LOT 1, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 28.50 FEET; THENCE N35°47'04"E, A DISTANCE OF 38.50 FEET TO A POINT IN THE MIDDLE OF THE COMMON WALL BETWEEN SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, AND SUITE 134, SAID ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE S54°12'55"E ALONG SAID MIDDLE OF COMMON WALL SUITES 132 AND 134, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, A DISTANCE OF 31.50 FEET TO THE NORTHEAST CORNER OF SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SUITE 134, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE S35°47'03"W ALONG OUTER SOUTHEASTERLY WALL OF SUITES 130 AND 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, A DISTANCE OF 77.67 FEET TO THE SOUTHWEST CORNER OF SAID SUITE 130, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE N54°12'55"W ALONG THE OUTER SOUTHWESTERLY WALL OF SAID SUITE 130, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING.

SAID AMENDED SUITE 130, CONTAINS AN AREA OF 3485 SQUARE FEET, MORE OR LESS.

**AMENDED SUITE 132:**

AMENDED SUITE 132, BEING PART OF SUITE 132, LOT 1, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SUITE 134, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE S54°12'55"E ALONG THE MIDDLE OF THE COMMON WALL OF SAID SUITES 132 AND 134, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, A DISTANCE OF 28.50 FEET; THENCE S35°47'04"W, A DISTANCE OF 38.50 FEET TO A POINT IN THE MIDDLE OF THE COMMON WALL SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME AND SUITE 130, SAID ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE N54°12'55"W ALONG SAID COMMON WALL SUITES 132 AND 130, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, AND THE NORTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 28.50 FEET TO THE SOUTHWEST CORNER OF SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SUITE 130, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME; THENCE N35°47'03"E ALONG THE OUTER NORTHWESTERLY WALL OF SAID SUITE 132, ALTECH BUSINESS PARK REPLAT TEN CONDOMINIUM REGIME, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.

SAID AMENDED SUITE 132 CONTAINS AN AREA OF 1020 SQUARE FEET, MORE OR LESS.



K:\Project\2001\79p213\y\Acm-Su-REPLAT\_SUITE\_130\_A\_132.000.dwg, 11x17\_A5\_Cuaha, 5/19/2012 2:49:09 PM, Item: ANSI B (11x17 Inch)