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**RELEASE OF DECLARATION OF COVENANTS,  
CONDITIONS, RESTRICTIONS AND EASEMENTS  
OF ALTECH BUSINESS PARK**

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, constituting at least seventy-five percent (75%) of the legal owners of the area of the development legally described as:

See Exhibit "A" attached hereto (collectively, the "Owners")

Pursuant to Section 6.8 of the Declaration, the Owners do hereby forever release the following legally described real property from any and all conditions, covenants, restrictions, easements contained in that certain Altech Business Park Declaration of the Covenants, Conditions, Restrictions and Easements dated June 30, 1998 and recorded July 31, 1998 in Book 1257 at Page 546 of the Miscellaneous Record of Douglas County, Nebraska, as amended by that certain First Amendment to the Declaration of the Covenants, Conditions, Restrictions and Easements dated January 12, 2000 and recorded January 13, 2000 in Book 1323 at Page 388 of the Miscellaneous Record of Douglas County, Nebraska (collectively the "Declaration"):

See Exhibit "B" attached hereto.

This Release may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

*[Signature(s) on following pages]*

(RETURN: Title Core National  
8701 W. Dodge Rd  
Omaha NE 68114

**EXHIBIT A**

Lot 1, Replat 8 Altech Business Park

Lots 3-8, 11, 20 & 21, 26, 30, 32-38, 40, 43-48 Altech Business Park

Units 3721, 3723, 3725, 3727, 3729, 3733, 3735, 3737, 3739, 3741, 3743 Altech Business Flex Condominium

Lot 1, Replat 11 Altech Business Park

Lot 130 & 132, Altech Plaza Two Condominium

Lots 134 & 136, Altech Plaza Two Condominium

Lots 140, 142, 144, 146, 150, 152, 154, 156, 158 & 160 Altech Plaza Two Condominium

Lots 1-14, Altech Plaza I Condominium

Lot 1, Replat 3 Altech Business Park

Lot 2, Replat 3 Altech Business Park

Lot 23 Altech Business Park

Lot 1-2, Replat 1 Altech Business Park

Lot 1- 2, Replat 4 Altech Business Park

Lots 1 & 2, Replat 2 Altech Business Park

Unit A, WLF Building Condominium

Unit B, WLF Building Condominium, now known as Unit B1 and Unit B2 WLF Building Condominium

Unit C, WLF Building Condominium

Lot 1-2, Replat 7 Altech Business Park

2022

**EXHIBIT B**

Lots 3, 4, 5 and 6, Altech Business Park







**SUTKO REAL PROPERTY MANAGEMENT, LLC,**  
a Nebraska limited liability company

By: Tom Sutko  
Name: Tom Sutko  
Title: President

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2022, by Tom Sutko, President of Sutko Real Property Management, LLC, a Nebraska limited liability company, on behalf of the company.



Lisa M. Wilson  
Notary Public

(Owner of Lot 11, Altech Business Park)





3635 S. 149TH STREET, LLC,  
a Nebraska limited liability company

By: Sty M. Licht  
Name: Stephen M. Lichter  
Title: Member

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

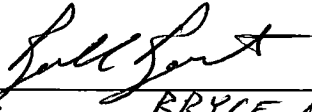
The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2021, by Stephen Lichter, member of 3635 S. 149<sup>th</sup> Street, LLC, a Nebraska limited liability company, on behalf of the company.

State of Nebraska – General Notary  
JENNIFER BILA-LAMBERT  
My Commission Expires  
June 23, 2024

Jennifer Bilal Lambert  
Notary Public

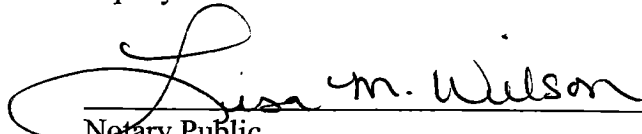
(Owner of Lot 36, Altech Business Park)

**BAHM, LLC,**  
a Nebraska limited liability company

By:   
Name: BRYCE M. BOUSQUET  
Title: OWNER

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2021, by Bryce Bousquet, owner of Bahm, LLC, a Nebraska limited liability company, on behalf of the company.

  
Notary Public



(Owner of Lot 37, Altech Business Park)

149TH STREET INVESTMENTS, LLC,  
a Nebraska limited liability company

By: *James T Ryan*  
Name: JAMES T RYAN  
Title: MANAGING MEMBER

STATE OF NE )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 20 day of August,  
2021, by James T Ryan, Managing Partner of 149th Street  
Investments, LLC, a Nebraska limited liability company, on behalf of the company.



*Kristine K Fischer*  
Notary Public

(Owner of Lot 38, Altech Business Park)

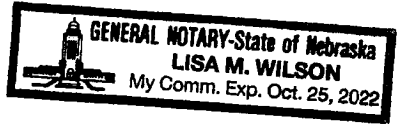
FORTY-FOUR A, LLC,  
a Nebraska limited liability company

By: Ted V Grace  
Name: T E D V G R A C E  
Title: Manager managr

STATE OF Nebraska )  
   ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2022, by Ted V. Grace, Manager of Forty-Four A, LLC, a Nebraska limited liability company, on behalf of the company.

Lisa M. Wilson  
Notary Public



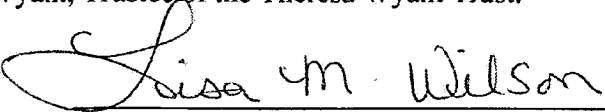
(Owner of Lot 44, Altech Business Park)

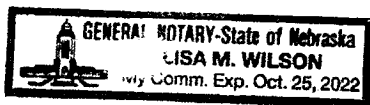
DAVID R. WYANT, TRUSTEE OF THE  
THERESA WYANT TRUST

By:   
\_\_\_\_\_   
David R. Wyant, Trustee

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

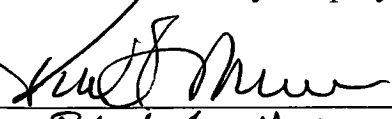
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of  
January, 2022, by David R. Wyant, Trustee of the Theresa Wyant Trust.

  
\_\_\_\_\_  
Notary Public



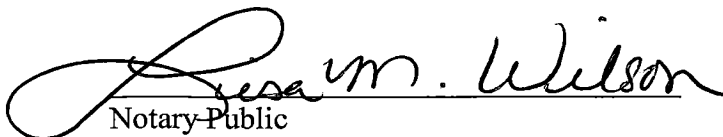
(Owner of Lot 45, Altech Business Park)

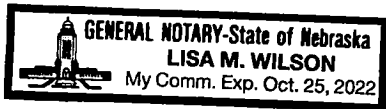
KIJO, LLC,  
a Nebraska limited liability company

By:   
Name: Robert B. Mowman  
Title: President


STATE OF NE )  
COUNTY OF Douglas ) ss  
)

The foregoing instrument was acknowledged before me this 19 day of August, 2021, by Robert B. Mowman, President of KIJO, LLC, a Nebraska limited liability company, on behalf of the company.

  
Notary Public



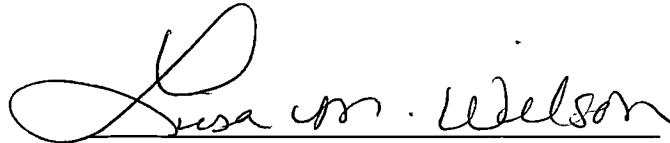
(Owner of Lot 47, Altech Business Park)

  
\_\_\_\_\_  
Greg Martinez

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 24 day of January, 2022, by Greg Martinez.



  
\_\_\_\_\_  
Notary Public

(Owner of Units 3721 & 3723, Altech Business Flex Condominium)



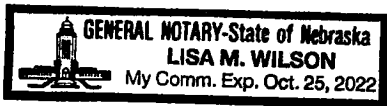


**ELECTRICAL SYSTEMS INC.,**  
a Nebraska corporation

By: [Signature]  
Name: TERRY LEDGER  
Title: Pres.

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2022, by Terry Ledger, President of Electrical Systems Inc., a Nebraska corporation, on behalf of the corporation.



[Signature]  
Notary Public

(Owner of Units 3727 & 3729, Altech Business Flex Condominium)

T&I INVESTMENTS, LLC,  
a Nebraska limited liability company

By: Ted V Grace  
Name: Ted V Grace  
Title: manager

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January  
2022, by Ted V. Grace, Manager of T&I Investments, LLC,  
a Nebraska limited liability company, on behalf of the company.



Lisa M. Wilson  
Notary Public

(Owner of Units 3733, 3735, 3737, 3739, 3741, & 3743, Altech Business Flex Condominium)



**PRO-WARE, LLC,**  
a Nebraska limited liability company

By: *[Signature]*  
Name: JOHN J. FATTE  
Title: Pres.

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2021, by John J. Fatte, President of Pro-Ware, LLC, a Nebraska limited liability company, on behalf of the company.



*[Signature]*  
Notary Public

(Owner of Lots 134 & 136, Altech Plaza Two Condominium, Altech Business Park)  
(Formerly Lots 14 & 15)

JAAM INVESTMENTS, LLC,  
a Nebraska limited liability company

By: Jay Wortmann  
Name: Jay Wortmann  
Title: Partner

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January,  
2022, by Jay Wortman, Partner of JAAM Investments,  
LLC, a Nebraska limited liability company, on behalf of the company.

Lisa M. Wilson  
Notary Public



(Owner of Lots 144 & 146 Altech Plaza Two Condominium, Altech Business Park)  
(Formerly Part of Lots 14 & 15)

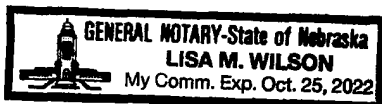
ALTECH PLAZA II, L.L.C.,  
a Nebraska limited liability company

By: Ted V Grace  
Name: Ted V Grace  
Title: Manager

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January,  
2022, by Ted V. Grace, Manager of Altech Plaza II, L.L.C., a Nebraska limited  
liability company, on behalf of the company.

Lisa M. Wilson  
Notary Public



(Owner of Lots 140, 142, 150, 152, 154, & 156, Altech Plaza Two Condominium, Altech  
Business Park)  
(Formerly Lots 14 & 15)

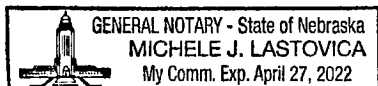


**JKD REAL ESTATE, LLC,**  
a Nebraska limited liability company

By: *David J. Koukol*  
Name: DAVID J. KOUKOL  
Title: Member

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2022, by David J. Koukol, Member of JKD Real Estate, LLC, a Nebraska limited liability company, on behalf of the company.



*Michele J. Lastovica*  
Notary Public

(Owner of Lots 158 & 160 Altech Plaza Two Condominium, Altech Business Park)  
(Formerly Part of Lots 14 & 15)

ALTECH PLAZA, L.L.C.,  
a Nebraska limited liability company

By: Ted V Grace  
Name: Ted V Grace  
Title: manager

STATE OF Nebraska )  
                                  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 2nd day of August, 2021, by Ted V. Grace, owner of/manager of Altech Plaza, L.L.C., a Nebraska limited liability company, on behalf of the company.



Lisa M. Wilson  
Notary Public

(Owner of Lots 1-7, Altech Plaza I Condominium, Altech Business Park)  
(Formerly Lots 16 & 17)



MISTY PROPERTIES LLC,  
a Nebraska limited liability company

By: *Michael McGuire*  
Name: MICHAEL MCGUIRE  
Title: PRESIDENT

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 1st day of November  
2021, by Michael McGuire, President of Misty Properties LLC,  
a Nebraska limited liability company, on behalf of the company.



*Lisa M. Wilson*  
Notary Public

(Owner of Lots 9 & 10, Altech Plaza I Condominium, Altech Business Park)  
(Formerly Lots 16 & 17)

AVG PARTNERS I, LLC,  
a DELAWARE LIMITED LIABILITY COMPANY

By: [Signature]  
Name: H. Gregory Scott  
Title: mgr

STATE OF \_\_\_\_\_ )  
  ) ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2021, by \_\_\_\_\_, \_\_\_\_\_ of  
\_\_\_\_\_, a \_\_\_\_\_  
\_\_\_\_\_, on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(SEE ATTACHED)

(Owner of lot 1 Replat 3, Altech Business Park)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.*

STATE OF CALIFORNIA                    )  
   ) *ss.*  
 COUNTY OF LOS ANGELES            )

On **August 20, 2021**, before me, **Cristina Barbakow, Notary Public – California**, personally appeared **D. Gregory Scott** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.**

WITNESS my hand and official seal.



Cristina Barbakow  
 Notary Public # 2304687  
 In and for the State of California



MY COMMISSION EXPIRES:  
 September 12, 2023

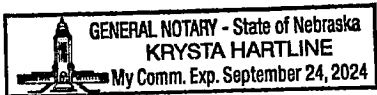
**MUTUAL FIRST FEDERAL CREDIT UNION**

\_\_\_\_\_  
 By: *Scott Stevens*  
 Name: *Scott Stevens*  
 Title: *CFO*

STATE OF Nebraska   )  
                                   ) ss  
 COUNTY OF Douglas   )

The foregoing instrument was acknowledged before me this 21 day of September,  
 2021, by Scott Stevens, Vice President / CFO of Mutual First Federal Credit Union, a  
 \_\_\_\_\_, on behalf of the  
 \_\_\_\_\_.

*Krysta Hartline*  
 Notary Public



(Owner of Lot 2, Replat 3 (Formerly Lot 22) & Lot 23, Altech Business Park)

920 LLC,  
a Nebraska limited liability company

By: *Vernon Dolleck*  
Name: VERNON DOLLECK  
Title: MANAGING MEMBER

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2021, by Vernon Dolleck, Managing Member of 920 LLC, a Nebraska limited liability company, on behalf of the company.

*Lisa M. Wilson*  
Notary Public



(Owner of Lot 1 Replat 1, Altech Business Park)  
(Formerly Lot 24)

INNOVATIVE FINANCIAL SYSTEMS, L.L.C.,  
a Nebraska limited liability company

By: Kim Larsen  
Name: Kim Larsen  
Title: VP

STATE OF NE )  
) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 9th day of August, 2021, by Kim Larsen, VP of Innovative Financial Systems, L.L.C., a Nebraska limited liability company, on behalf of the company.

Lisa M. Wilson  
Notary Public



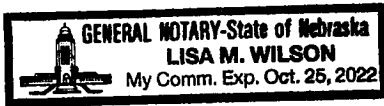
(Owner of Lot 2, Replat 1, Altech Business Park)  
(Formerly Lot 25)

3905, LLC,  
a Nebraska limited liability company

By: Joseph Thomas Donovan, 2  
Name: Joseph Thomas DONOVAN JR  
Title: Member

STATE OF Nebraska )  
  ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January,  
2022, by Joseph Thomas, Member of 3905, LLC, a Nebraska limited liability  
company, on behalf of the company. Donovan, JR.



Lisa M. Wilson  
Notary Public

(Owner of Lot 1, Replat 4, Altech Business Park)  
(Formerly Lot 29)

**TWENTY FIVE D L.L.C.,**  
a Nebraska limited liability company

By: Ted V Grace  
Name: Ted V GRACE manager  
Title: Manager

STATE OF Nebraska )  
COUNTY OF Douglas ) ss

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2022, by Ted V. Grace, Manager of Twenty Five D L.L.C., a Nebraska limited liability company, on behalf of the company.



Lisa M. Wilson  
Notary Public

(Owner of Lot 2, Replat 4, Altech Business Park)  
(Formerly Lots 27 & 28)



**EDSTRAND REAL ESTATE, LLC,**  
a Nebraska limited liability company

By: [Signature] for Edstrand Real Estate,  
Name: Matt Edstrand LLC  
Title: Managing Shareholder

STATE OF NE )  
COUNTY OF Douglas ) ss


The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of August, 2021, by Matt Edstrand, Managing Shareholder of Edstrand Real Estate, LLC, a Nebraska limited liability company, on behalf of the company.

[Signature]  
Notary Public



(Owner of Lot A, WLF Building Condominium, Altech Business Park)  
(Formerly Lot 39)

LBD360 LLC,  
a Nebraska limited liability company

By: Doug Wilwerding   
Name: DW  
Title: OWNER

STATE OF NE )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 17 day of August, 2021, by Doug Wilwerding owner of LBD360 LLC, a Nebraska limited liability company, on behalf of the company.

Lisa M. Wilson  
Notary Public



(Owner of Lot B, WLF Building Condominium, Altech Business Park)  
(Formerly Lot 39)

**LEDGER ENTERPRISES L.L.C.,**  
a Nebraska limited liability company

By: [Signature]  
Name: Electra Spang in Terry Ledger  
Title: President

STATE OF Nebraska )  
 ) ss  
COUNTY OF Douglas )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of August, 2021, by Terry Ledger, President of Ledger Enterprises L.L.C., a Nebraska limited liability company, on behalf of the company.

Amy Kleinschmit  
Notary Public

State of Nebraska - General Notary  
AMY KLEINSCHMIT  
My Commission Expires  
August 27, 2022

(Owner of Lot C, WLF Building Condominium, Altech Business Park)  
(Formerly Lot 39)

