



MISC Inst. # 2020120539, Pg: 1 of 15 Rec Date: 10/20/2020 13:13:47.240

Fee Received: \$94.00 Electronically Recorded By: CM

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

After recording return to:
Robert G. Dailey
McGrath North
1601 Dodge St., Ste. 3700
Omaha, NE 68102

SECOND AMENDMENT TO DECLARATION

THIS SECOND AMENDMENT (this "2nd Amendment") to the Declaration of CO2 Condominium (the "Declaration"), is made October 14, 2020, by CO2 OMAHA, LLC, a Nebraska limited liability company ("Declarant"), the Declarant under the Declaration and owner of 100% of the Units.

WHEREAS, the CO2 Condominium Regime (the "Regime") was formed pursuant to the Declaration (the "Declaration") recorded November 18, 2019 at Instrument No. 2019100430 recorded with the Douglas County, Nebraska Register of Deeds;

WHEREAS, the Regime contains those Units, and related Common Elements, described on Exhibit B-1 attached hereto and incorporated by reference herein;

WHEREAS, the Declaration was amended pursuant to that Amendment to Declaration (the "Amendment") recorded February 28, 2020 at Instrument No. 2020018777 recorded with the Douglas County, Nebraska Register of Deeds (the Declaration and the Amendment shall hereinafter be referred to collectively as the Declaration); and

WHEREAS, the Declarant intends to make certain revisions to the Declaration and Declarant has approved this 2nd Amendment.

NOW THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Exhibits. Exhibit "A" attached to the Declaration is hereby deleted and replaced with the attached Exhibit A-1. Exhibit "B" to the Declaration is hereby deleted and replaced with those drawings attached hereto as Exhibit B-1. Exhibit "C" to the Declaration is hereby deleted and replaced with the attached Exhibit C-1.

2. Revisions to Declaration. The Declaration is hereby revised as follows:

Section 1.23 of the Declaration is revised to read as follows:

"1.23. Parking Area shall mean those Parking Units

provided for parking of motor vehicles, as shown on the Plans.”

Section 2.1 of the Declaration is revised to change the number “23” to “24” and to change the number “13” to “14.”

Section 5.3 of the Declaration is deleted in its entirety.

Section 6.7(a)(ii) of the Declaration is revised to delete the word “Space” and replace the same with “Unit.”

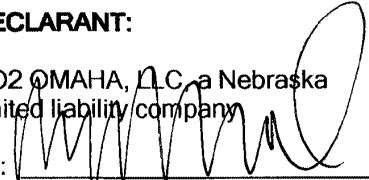
Section 13.1(a) of the Declaration is hereby deleted and replaced with the following language: “(a) To exercise any Special Declarant Rights provided for under the Act.”

3. Miscellaneous. Except as provided herein, the Declaration remains in full force and effect. All terms used herein have the same meaning as ascribed to them in the Declaration.

IN WITNESS WHEREOF, Declarant has caused this 2nd Amendment to be signed by its Manager the day and year first above written.

DECLARANT:

CO2 OMAHA, LLC, a Nebraska
limited liability company

By: 
Nancy Mammel, Manager

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

On this 14th day of October, 2020, before me a notary public in and for said county and state, personally appeared Nancy Mammel, known to me to be the identical person who subscribed her name to the foregoing as the Manager of CO2 OMAHA, LLC, and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed of said limited liability company.


Notary Public 

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EXHIBIT A-1

LOT 1, FOREST HILL ADDITION REPLAT FOUR, A SUBDIVISION IN DOUGLAS COUNTY,
NEBRASKA.

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EXHIBIT B-1

(see drawings on following pages)

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https://landmarkweb.douglascounty-ne.gov/LandmarkWeb/search/index?theme=.blue§ion=searchCriteriaBookPage&quickSearchSelection=#

CO2 CONDOMINIUMS

UNITS 100, 108, 108P, 109, 109P, 109P2, 205,
205P, 206, 206P, 206P2, 207, 207P, 302, 302P, 303,
303P, 303P2, 304, 304P, 401, 401P, 401P2 and 1P



LEGAL DESCRIPTION

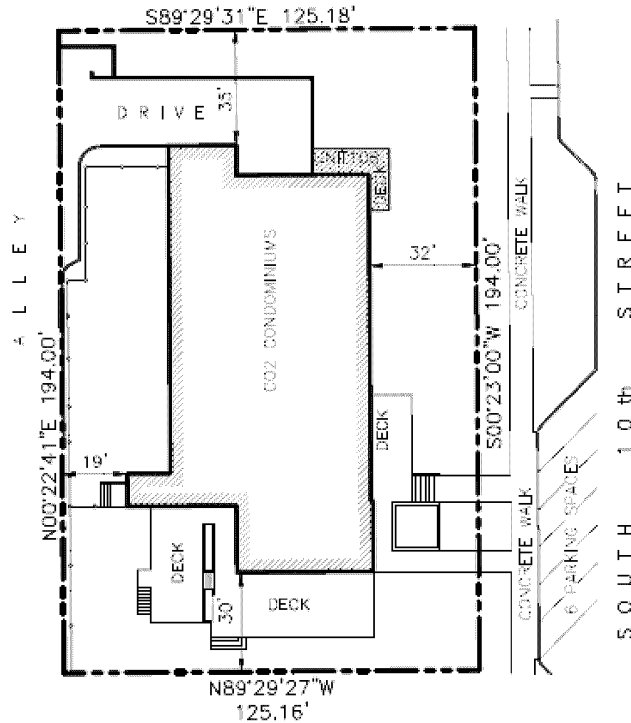
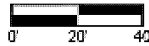
LOT 1, FOREST HILL ADDITION
REPLAT FOUR, A SUBDIVISION
IN DOUGLAS COUNTY,
NEBRASKA

I HEREBY CERTIFY THAT THIS
DRAWING WAS MADE UNDER MY
DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY
REGISTERED LAND SURVEYOR
UNDER THE LAWS OF THE STATE
OF NEBRASKA.



OCTOBER 12, 2020
DAVID H. NEEFF
NEBRASKA RLS 475

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENTS FOR THE UNIT DESIGNATED



TDS
engineering
& surveying

Job Number: 200-19-194
thompson, dressen & danner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
tdsco.com

Date: OCTOBER 12, 2020
Drawn By: DHN
Reviewed By: DHN
Revision Date:

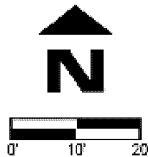
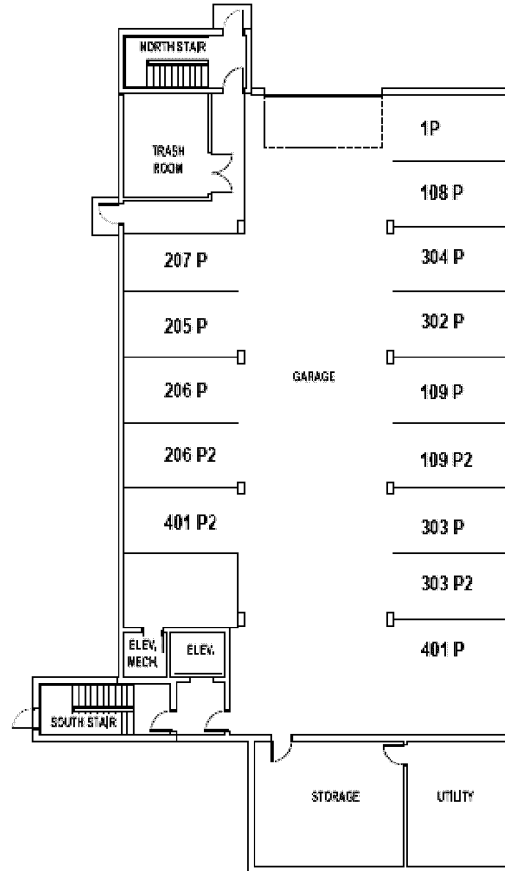
SITE PLAN

SHEET 1 OF 10

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CO2 CONDOMINIUMS

UNITS 100, 108, 108P, 109, 109P, 109P2, 205,
205P, 206, 206P, 206P2, 207, 207P, 302, 302P, 303,
303P, 303P2, 304, 304P, 401, 401P, 401P2 and 1P



COMMON ELEMENT



Job Number: 200-19-194
 thomson, dressen & danner, inc.
 10838 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: OCTOBER 12, 2020
 Drawn By: DHN
 Reviewed By: DHN
 Revision Date:

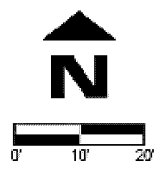
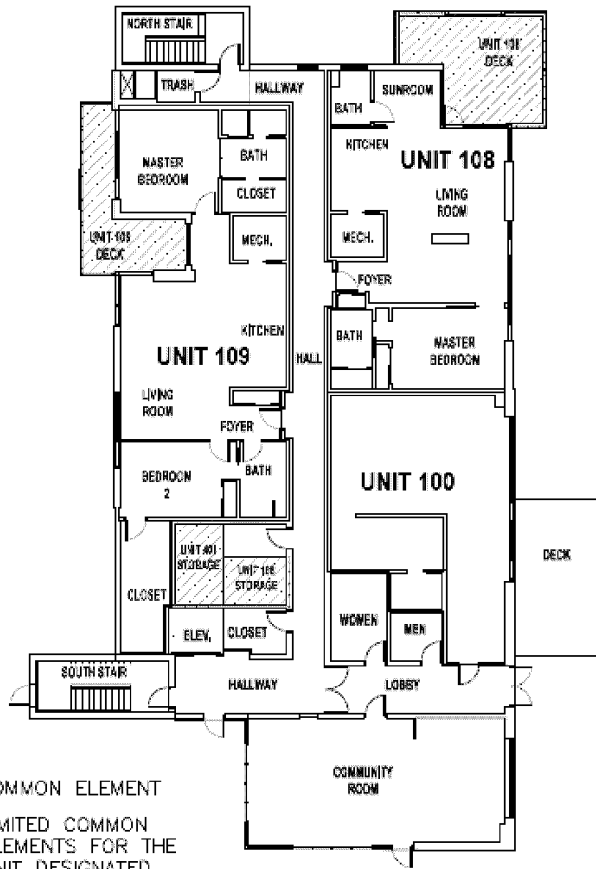
GARAGE LEVEL



SHEET 2 OF 10


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CO2 CONDOMINIUMS

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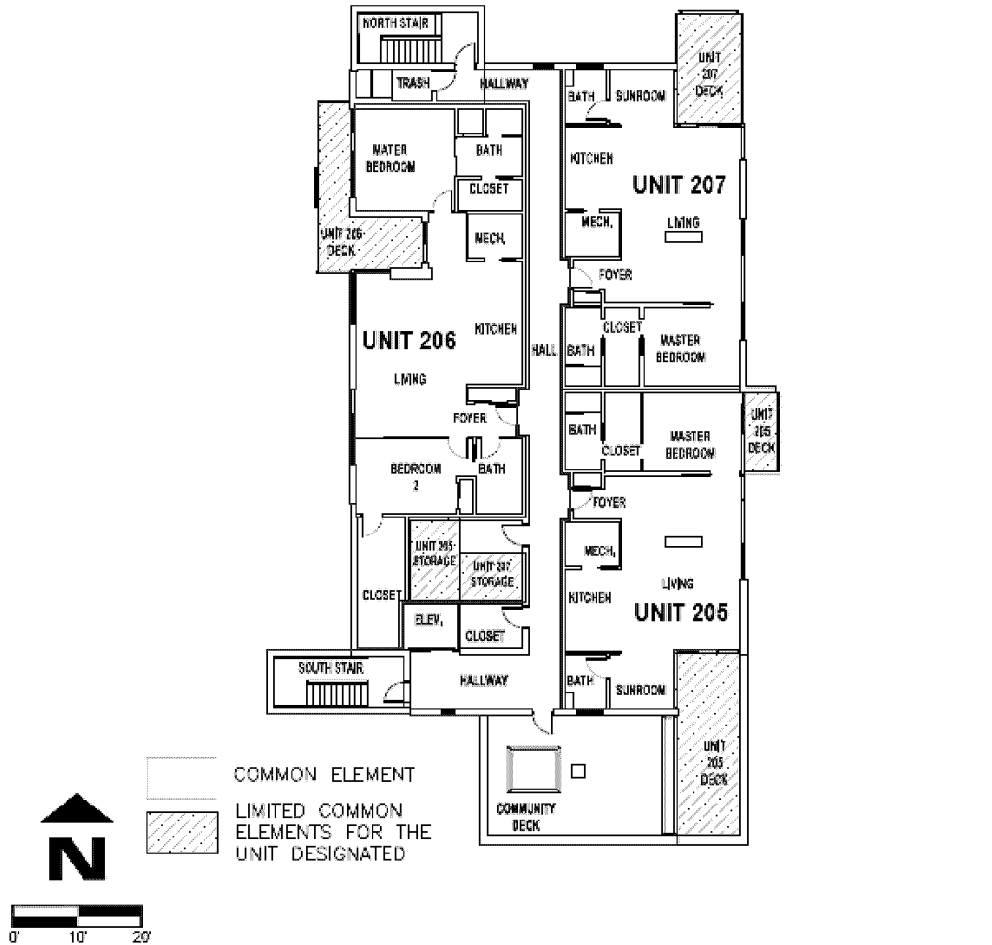
 COMMON ELEMENT
 LIMITED COMMON ELEMENTS FOR THE UNIT DESIGNATED

	Job Number: 200-19-194	Date: OCTOBER 12, 2020	<h2>FIRST FLOOR</h2> <p>SHEET 3 OF 10</p>
	Thompson, Dreessen & Danner, Inc.	Drawn By: DHN	
	10836 Old Mill Rd	Reviewed By: DHN	
	Omaha, NE 68154	Revision Date:	
	p.402.330.8860 1.402.330.5866		
	td200.com		

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CO2 CONDOMINIUMS

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303P, 303P2, 304, 304P, 401, 401P, 401P2 and 1P

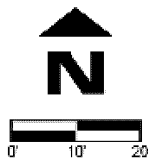
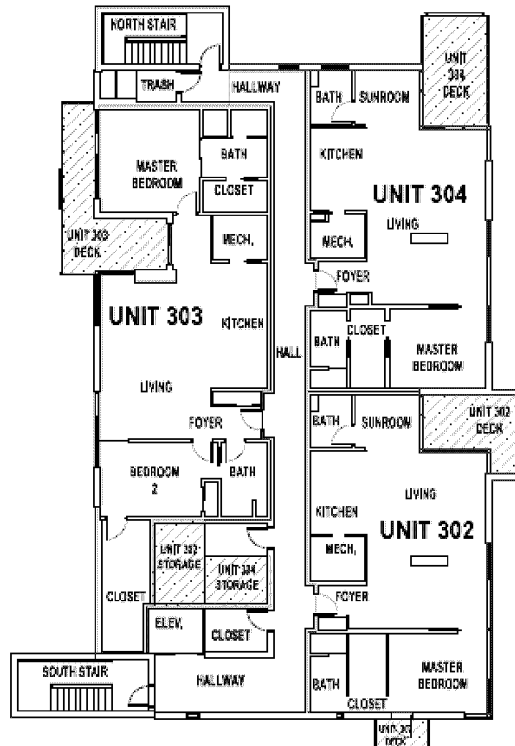


	Job Number: 200-19-124 thompson, dressen & danner, inc. 10838 Old Mill Rd Omaha, NE 68154 p.402.330.8860 f.402.330.5868 td2co.com	Date: OCTOBER 12, 2020 Drawn By: DHN Reviewed By: DHN Revision Date:	<h2 style="text-align: center;">SECOND FLOOR</h2>
			SHEET 4 OF 10

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CO2 CONDOMINIUMS

UNITS 100, 108, 108P, 109, 109P, 109P2, 205, 205P, 206, 206P, 206P2, 207, 207P, 302, 302P, 303, 303P, 303P2, 304, 304P, 401, 401P, 401P2 and 1P



COMMON ELEMENT
 LIMITED COMMON ELEMENTS FOR THE UNIT DESIGNATED



Job Number: 200-19-194
 Thompson, Dreessen & Danner, Inc.
 10836 Old Mill Rd
 Omaha, NE 68164
 p:402.330.8860 f:402.330.5666
 td2co.com

Date: OCTOBER 12, 2020
 Drawn By: DHN
 Reviewed By: DHN
 Revision Date:

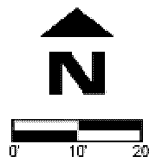
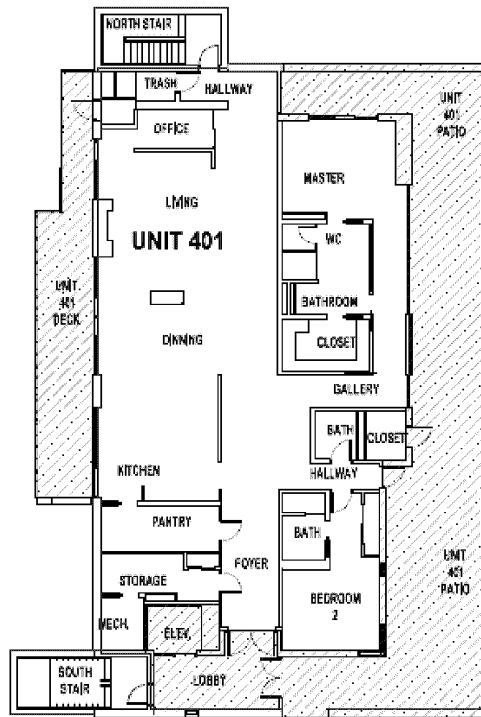
THIRD FLOOR



SHEET 5 OF 10

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CO2 CONDOMINIUMS

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 COMMON ELEMENT
 LIMITED COMMON ELEMENTS FOR THE UNIT DESIGNATED (LOBBY & ELEVATOR ON THIS SHEET FOR UNIT 401)



Job Number: 200-19-194
 thompson, dressen & danner, inc.
 10836 Old Mill Rd
 Omaha, NE 68154
 p.402.330.8860 f.402.330.5866
 td2co.com

Date: OCTOBER 12, 2020
 Drawn By: DHN
 Reviewed By: DHN
 Revision Date:

FOURTH FLOOR

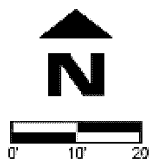
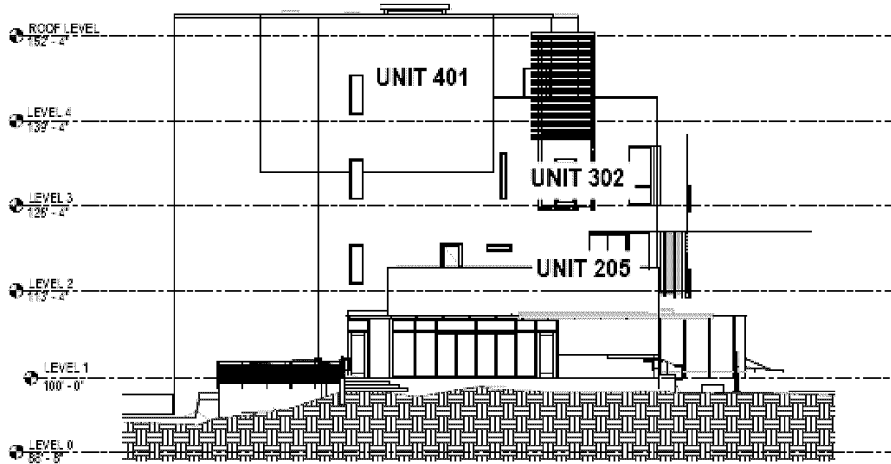
SHEET 6 OF 10


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CO2 CONDOMINIUMS

UNITS 100, 108, 108P, 109, 109P, 109P2, 205,
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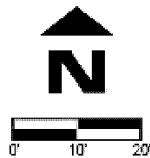
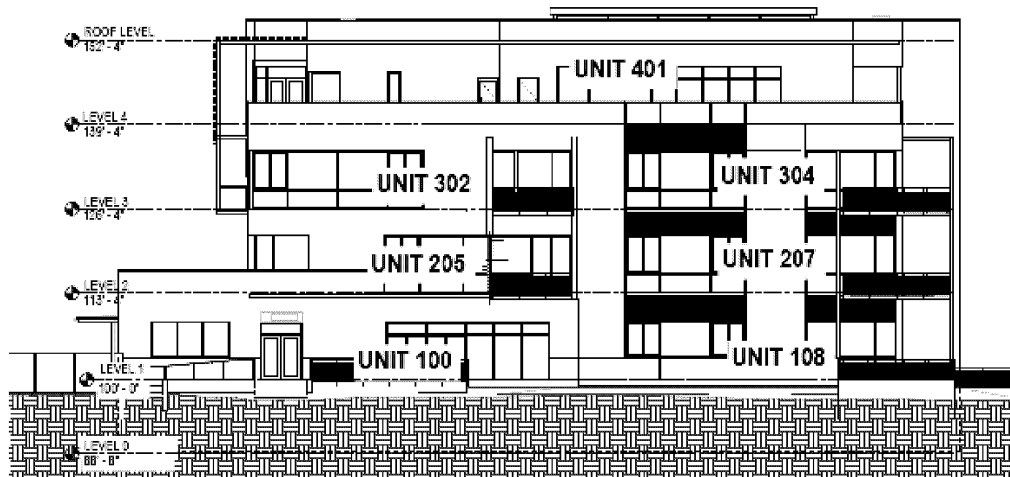
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CO2 CONDOMINIUMS

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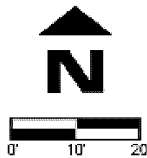
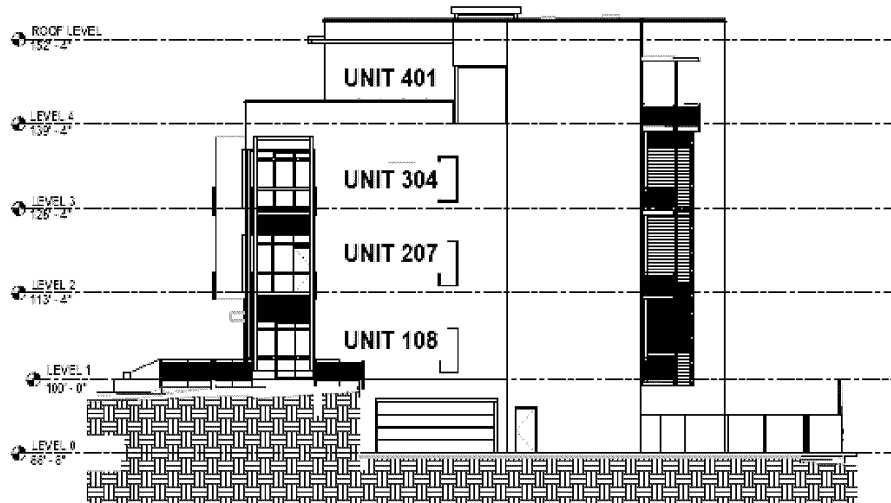
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NOT TO SCALE. SEE PLAN SHEETS FOR UNIT LAYOUTS. SEE PLAN SHEETS FOR UNIT LAYOUTS. SEE PLAN SHEETS FOR UNIT LAYOUTS.

CO2 CONDOMINIUMS

UNITS 100, 108, 108P, 109, 109P, 109P2, 205, 205P, 206, 206P, 206P2, 207, 207P, 302, 302P, 303, 303P, 303P2, 304, 304P, 401, 401P, 401P2 and 1P



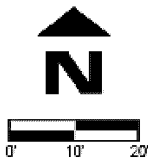
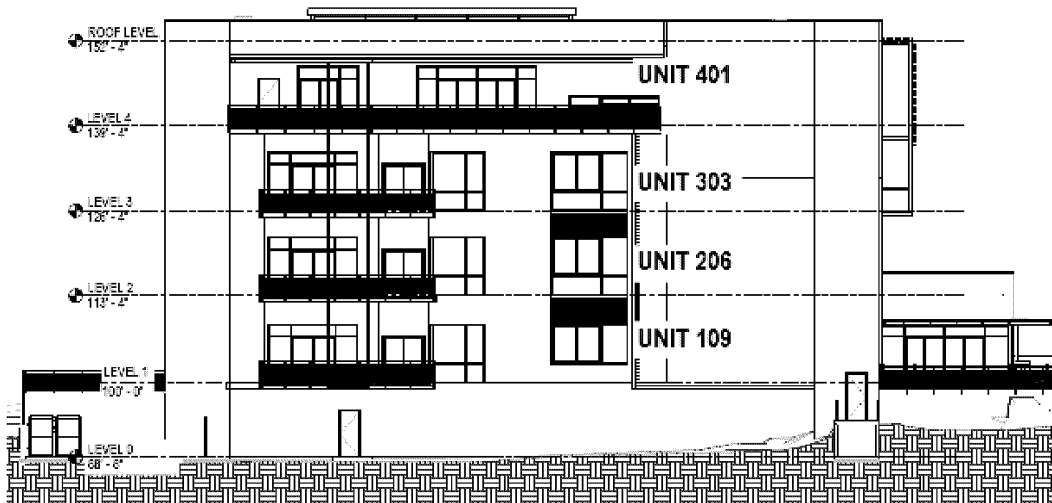
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			SHEET 9 OF 10

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CO2 CONDOMINIUMS

UNITS 100, 108, 108P, 109, 109P, 109P2, 205,
205P, 206, 206P, 206P2, 207, 207P, 302, 302P, 303,
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Job Number: 200-19-104
Thompson, Dreesen & Dornier, Inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5886
td2co.com

Date: OCTOBER 13, 2020
Drawn By: DHN
Reviewed By: DHN
Revision Date:

WEST ELEVATION

SHEET 10 OF 10

Inst. # 2020120539, Pages: 15 of 15

EXHIBIT C-1
ALLOCATED INTEREST

<u>UNIT NUMBER</u>	<u>SQ. FT.</u>	<u>ALLOCATED INTEREST</u>
100	942	5.17%
108	1,239	6.78%
109	1,671	9.14%
205	1,240	6.78%
206	1,675	9.16%
207	1,239	6.78%
302	1,238	6.77%
303	1,675	9.16%
304	1,235	6.75%
401	3,711	20.30%
108 P	172	0.94%
109 P	172	0.94%
109 P2	172	0.94%
205 P	172	0.94%
206 P	172	0.94%
206 P2	172	0.94%
207 P	154	0.84%
302 P	172	0.94%
303 P	172	0.94%
303 P2	172	0.94%
304 P	172	0.94%
401 P	200	1.09%
401 P2	172	0.94%
1P	172	0.94%
TOTAL:	18,283	100%