

**FIRST AMENDMENT TO THE
DECLARATION
OF
MIDTOWN CROSSING PARCEL 1 CONDOMINIUM**

THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

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**FIRST AMENDMENT TO THE DECLARATION OF
MIDTOWN CROSSING PARCEL 1 CONDOMINIUM**

This First Amendment to the Declaration of Midtown Crossing Parcel 1 Condominium ("Amendment"), dated this 16TH day of May, 2018, is made by East Campus Realty, LLC, a Nebraska limited liability company ("Declarant").

WITNESSETH:

WHEREAS, by that certain Declaration of Condominium of Midtown Crossing Parcel 1 Condominium (the "Declaration") recorded in the Office of the Register of Deeds of Douglas County, Nebraska on October 11, 2017 as Document No. 2017081791, the Declarant submitted certain real estate more particularly described on Exhibit 1 attached hereto and incorporated herein to the provisions of the Nebraska Condominium Act (the "Act");

WHEREAS, the Declaration provides for Special Declarant Rights pursuant to which the Declarant may record an Amendment to the Declaration to correct clerical errors; and

WHEREAS, Declarant wishes to correct an error on Exhibit E – Allocated Interest – Common Expense Liability.

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

1. Exhibit E to the Declaration, Allocated Interest – Common Expense Liability, is deleted in its entirety and replaced with Exhibit 2 attached to this Amendment and incorporated herein.

2. Except as expressly set forth herein, the Declaration shall remain in full force and effect in accordance with its terms.

IN WITNESS WHEREOF, the Declarant has caused its name to be signed to these presents on the day and year first written above.

East Campus Realty, LLC, a Nebraska limited liability company

By: *Kenneth R. Cook*
Kenneth R. Cook
President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

I, *JANICE J. PACKARD* Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kenneth R. Cook of EAST CAMPUS REALTY, LLC, a Nebraska limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the company, for the uses and purpose therein set forth.

GIVEN, under my hand and Notarial Seal this of *16* day of *MAY*, 2018.

Janice J. Packard
Notary Public

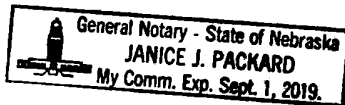


EXHIBIT 1
(EXHIBIT A TO THE DECLARATION)
LEGAL DESCRIPTION

SEE ATTACHED

Midtown Crossing Building 1 Condominium

That part of Lot 1, MIDTOWN CROSSING AT TURNER PARK, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska, known as Building 1, described as follows:

Commencing at the northeast corner of said Lot 1;

Thence South 87°38'08" West (bearings referenced to the Final Plat of MIDTOWN CROSSING AT TURNER PARK) for 343.88 feet along the north line of said Lot 1 to the intersection with the western most back of curb of the existing driveway turnaround between Building 1 and Midtown Crossing Building 120 Condominium. A condominium created by Declaration of Midtown Crossing Building 200 Condominium recorded in the Deed Records in the office of the Douglas County Nebraska, on February 11, 2010, as Instrument No. 2010012980 (herein after referred to as Building 5 in the legal description of Building 1 and the legal description of the floors within the building situated within boundaries of said Building 1) and the TRUE POINT OF BEGINNING;

Thence along said back of curb line the following nine (9) courses.

1. Thence along a curve to the right (having a radius of 13.48 feet and a long chord bearing South 29°57'57" East for 9.64 feet) for an arc length of 9.86 feet;
2. Thence South 04°05'58" East for 5.45 feet;
3. Thence along a curve to the right (having a radius of 11.47 feet and a long chord bearing South 18°57'04" West for 4.37 feet) for an arc length of 4.40 feet;
4. Thence along a curve to the left (having a radius of 189.53 feet and a long chord bearing South 33°42'40" West for 12.48 feet) for an arc length of 12.48 feet;
5. Thence along a curve to the right (having a radius of 67.33 feet and a long chord bearing South 39°22'51" West for 14.70 feet) for an arc length of 14.73 feet;
6. Thence along a curve to the left (having a radius of 52.99 feet and a long chord bearing South 42°09'50" West for 10.29 feet) for an arc length of 10.30 feet;
7. Thence along a curve to the left (having a radius of 17.70 feet and a long chord bearing South 16°28'37" West for 4.45 feet) for an arc length of 4.46 feet;
8. Thence South 01°36'17" East for 43.53 feet;
9. Thence along a curve to the right (having a radius of 12.70 feet and a long chord bearing South 17°45'14" West for 8.66 feet) for an arc length of 8.83 feet to the extended south building line of Building 1;

Thence South 87°38'46" West for 16.90 feet along said south building line;

Thence North 02°34'27" East for 0.12 feet continuing along said south building line;

Thence South 87°39'37" West for 244.89 feet continuing along said south building line extended to the west line of said Lot 1;

Thence North 02°13'45" West for 92.07 feet along said west line to the chamfered northwest corner of said lot 1;

Thence North 42°41'55" East for 14.16 feet along said chamfered northwest corner to the north line of said Lot 1;

Thence North 87°38'08" East for 277.84 feet to the Point of Beginning.

EXHIBIT 2

(EXHIBIT E TO THE DECLARATION)

ALLOCATED INTEREST – COMMON EXPENSE LIABILITY

<u>Unit Number</u>	<u>Allocated Interest– Common Expense Liability</u>
1	14.73%
2	85.27%