



AFFIDAVIT REGARDING DESIGN COVENANTS

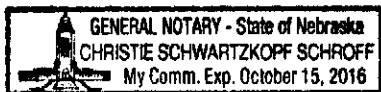
STATE OF NEBRASKA) ss
COUNTY OF LANCASTER)

The undersigned affiant, being first duly sworn upon oath, hereby states, with respect to the property known as Landmark Corporate Center and legally described on the attached Exhibit "A" (herein, the "Property"):

1. I am the Manager of North Thirty-Third LLC, the Nebraska limited liability company identified as the "Owner" in Restrictive Covenants for Landmark Corporate Center filed August 14, 2001 as Inst. No. 2001-046265, with the Lancaster County Register of Deeds (herein, "Covenants").
2. Attached hereto as Exhibit "B" are the Design Covenants adopted by the Owner in 2001 for the Property, pursuant to Section 6.2 of the Covenants.
3. The attached Design Covenants have not been amended.

Kevin T. Rhodes
Kevin T. Rhodes, Affiant

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 15th day of April, 2016, by Kevin T. Rhodes, Manager of North Thirty-Third LLC, a Nebraska limited liability company, on behalf of the Company.



Christie Schwartzkopf Schroff
NOTARY PUBLIC

Return to:
Kevin T. Rhodes
3923 N. 269 Circle
Valley, NE 68064

mail

Exhibit "A"

Legal Description of Property

In the Restrictive Covenants filed as Inst. No. 2001-046265:

Block 1, Lots 1-2, Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Block 2, Lots 1-3, Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Block 3, Lots 1-3, Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Block 4, Lots 1-2, Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Block 5, Lots 1-5, Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Block 6, Lots 1-8, Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Outlot "B", Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;
Outlot "D", Landmark Corporate Center Addition, Lincoln, Lancaster County, Nebraska;

As presently platted (all in Lincoln, Lancaster County, Nebraska):

LAC0CE
LAC0CE2

LAC0CE3
LAC0CE6

LAC0CE7
LAC0CE8
LAC0CE5

- ✓ Lot 1, Block 2, Landmark Corporate Center Addition;
- ✓ Lots 1-3, Block 3, Landmark Corporate Center Addition;
- ✓ Lots 1-2, Block 4, Landmark Corporate Center Addition
- ✓ Lots 1-5, Block 5, Landmark Corporate Center Addition;
- ✓ Lots 1-7, Block 6, Landmark Corporate Center Addition;

- ✓ Lots 5-6, Landmark Corporate Center 2nd Addition;

- ✓ Lots 1, 4, 5, and 6, Landmark Corporate Center 3rd Addition;
- ✓ Lots 1-3, Landmark Corporate Center 5th Addition;
- ✓ Lots 1-2, Landmark Corporate Center 6th Addition;
- ✓ Lots 1-2, Landmark Corporate Center 7th Addition;
- ✓ Lots 1-3, Landmark Corporate Center 8th Addition;

- ✓ Units 1-2, Northstar Center, a condominium;
- ✓ Units A, B, and C, Landstar Condominium;
- ✓ Outlot E, Landmark Corporate Center Addition; and
- ✓ Outlot A, Landmark Corporate Center 5th Addition.

Landmark Corporate Center

Exhibit "B"
(page 1 of 2)

Design Covenants

Landscaping

Landscaping shall be in compliance with the landscaping section of the Lincoln Zoning Code.

Parking lots and drives

Parking lots shall be designed as to provide the required amount of parking as set forth in the Lincoln Zoning Code utilizing the least amount of pavement. Pavement materials to be concrete or asphalt. Parking lot striping shall be yellow.

Mechanical & Electrical equipment

Mechanical and electrical equipment shall be placed in such a manner as to not be visible from the street side of the building or the front entry portion of the building. If equipment is placed in a location that would be visible from the street, screening shall be provided. Roof top equipment should be placed on the building as to minimize the vision of the equipment from the street.

Building Materials

Walls

Brick

Field brick shall be of a range of reds, browns and tans. Accent brick shall be complimentary to the field brick.

Concrete Block Masonry

Field masonry shall be colored and/or burnished block in reds or tans, all gray block shall be painted. Accent Block Masonry shall be complimentary to field block masonry and fall within stated color pallet.

Stone

Natural or synthetic stone may be used provided that the style, and color of the stone are commiserate with the design pallet and complimentary to the field brick color range. Stone use is urged to be in an accent or focal point use.

Cast-in-place, precast and tilt-up concrete

Shall be painted, colored or veneered. No exposed natural gray concrete allowed. Street side of building shall include rustication appropriate in scale and composition to building. Structural T sections placed vertically will not be allowed. Finish colors to fall within stated color pallet.

E.I.F.S.

EFIS systems may be used in only accent or trim applications. Colors shall fall within stated color pallet.

Metal

Metal panels shall be of the smooth and flat variety, or architectural panels. Corrugated metal building panels shall not be allowed. Metal panels shall be used only in accent or trim applications. Colors shall fall within stated color pallet.

Siding

Lap siding, sheet siding, residential style metal or vinyl siding and similar products shall not be used.

Windows and doors

Doors

Doors may be of anodized aluminum or hollow metal. Colors shall be complimentary to the other exterior colors.

Windows

Windows may of anodized aluminum, hollow metal, aluminum, vinyl or clad wood. Colors shall be complimentary to the other exterior colors.

Glazing

Glazing may be clear, tinted or mirrored. Glazing should be selected to provide not only proper performance but also blend with the other exterior elements of the structure.

Roofs

Flat roofs

Flat roofs with a slope of less than 1/2" in 12" may be of any material approved for this installation except as otherwise noted. Corrugated metal roofing shall not be permitted. Parapet walls shall be required on all sides visible from the street.

Sloped roofs

Metal roofs shall have a minimum slope of 3:12. Approved metal roofing materials shall be architectural standing seam metals in colors shown on the color pallet.

Shingled roofs shall have a minimum slope of 3:12. Approved shingles shall be Elk Prestique Premium Laminated Shingle, Certainteed New Horizon Shangle or approved similar. Colors shall fall in the range of Weatheredwood Latitude will be given for use of a colored shingle keeping within the color pallet for architectural standing seam metal roofs.