

COUNTER LM C.E. LM
 VERIFY LM D.E. LM
 PROOF _____
 FEES \$ 82.00
 CHECK# 1139
 CHG _____ CASH _____
 REFUND _____ CREDIT _____
 SHORT _____ NCR _____

FILED SARPY COUNTY NEBRASKA
 INSTRUMENT NUMBER

2017-05110

03/06/2017 2:34:16 PM

Clay J. Dowling

REGISTER OF DEEDS



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**THIRD AMENDMENT TO MASTER DEED AND DECLARATION OF
 CONDOMINIUM OWNERSHIP FOR OUTLAND CROSSING OFFICE CONDOMINIUMS**

This Third Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums (this "Third Amendment") is made this ___ day of March, 2017, by Outland Crossing, LLC, a Nebraska limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, this Third Amendment is made effective pursuant to the terms and provisions of the Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums dated August 26, 2015, and recorded in the Office of the Sarpy County Register of Deeds on August 27, 2015, as Instrument No. 2015-21152, as amended by that certain First Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums dated March 7, 2016, and recorded in the Office of the Sarpy County Register of Deeds on March 9, 2016, as Instrument No. 2016-05008, and as further amended by that certain Second Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums dated July 19, 2016, and recorded in the Office of the Sarpy County Register of Deeds on July 19, 2016, as Instrument No. 2016-17441 (collectively, the "Declaration").

WHEREAS, the Declarant is the lawful owner of the following legally described real property, to-wit:

Lot 2, Outland Crossing Office Park Replat One, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (referred to herein as the "Phase 4 Property").

WHEREAS, pursuant to Article XVI of the Declaration and the Act, the Declarant hereby desires to amend the Declaration to include the Phase 4 Property into the Condominium Regime

WHEREAS, this Third Amendment shall be indexed and recorded against the following legally described real property, to-wit:

Condominium Units 1A, 1B, 1C, 2A, 2B, 2C, 2D, 2E, 2F, 3A, 3B, 3C, 5A, 5B, and 5C, inclusive, together with their respective individual Allocated Interest in the Common Elements created by the Declaration, and the Phase 4 Property.

WHEREAS, pursuant to Article XVI of the Declaration and the Act, the Declarant desires to amend
Chris Falcone
 12915 W Dodge
 Omaha, NE 68134

402-706-4990

the Declaration by creating six (6) additional Units within the Building constructed on the Phase 4 Property, as shown on the Plat and Plans attached hereto as Exhibit "B-1" and incorporated herein by this reference, including, but not limited to, all Common Elements and Limited Common Elements contained therein.

WHEREAS, pursuant to the Declaration and the Act, the Declarant desires to reallocate the Allocated Interests amongst the Units and Unit Owners within the Phase 1 Property, Phase 2 Property, Phase 3 Property and Phase 4 Property in accordance with the formula set forth in Section 4.3 of the Declaration.

WHEREAS, by virtue of the recording of this Declaration, the Phase 1 Property, the Phase 2 Property, the Phase 3 Property, and the Phase 4 Property shall be owned, held, transferred, sold, conveyed, used, occupied and mortgaged or otherwise encumbered subject to the provisions of the Declaration and the Act and every grantee of any interest in said Phase 1 Property, Phase 2 Property, Phase 3 Property, or Phase 4 Property, by acceptance of a deed or other conveyance of such interest, and every Unit Owner of any portion of the Phase 1 Property, Phase 2 Property, Phase 3 Property, or Phase 4 Property, whether or not such deed or other conveyance of such interest shall be signed by such person and whether or not such person shall otherwise consent in writing, shall own and take subject to the provisions of the Act and this Declaration and shall be deemed to have consented to the terms hereof.

WHEREAS, in furtherance of the condominium form of ownership and for the purposes and intents thereof, Declarant hereby subjects the Phase 4 Property to the terms, covenants, restrictions and easements set forth in the Declaration, which shall apply to, govern, control and regulate the sale, resale, or other disposition, acquisition, ownership, use and enjoyment of the Phase 4 Property and the improvements located or to be located thereon, and does hereby specify, agree, designate and direct that this Declaration and all of its provisions shall be and are covenants to run with the Phase 1 Property, the Phase 2 Property, the Phase 3 Property, and the Phase 4 Property and shall be binding on the present owners of the Phase 1 Property, the Phase 2 Property, the Phase 3 Property, and the Phase 4 Property and all such owners successors and assigns, including, all subsequent owners of the Phase 1 Property, the Phase 2 Property, the Phase 3 Property, and the Phase 4 Property, and all of the improvements constructed or to be constructed thereon, together with their grantees, successors, heirs, executors, administrators, devisees and assigns.

NOW, THEREFORE, Declarant, for the purposes set forth above, does hereby amend the Declaration to, inter alia, include the Phase 4 Property and all improvements and facilities constructed or to be constructed thereon into the Condominium Regime, and further states and declares as follows:

1. Recitals. The Recitals as set forth above are hereby incorporated into this Third Amendment as if fully set forth herein.

2. Definitions. Unless otherwise defined in this Third Amendment, all capitalized terms used in this Third Amendment will have the same meanings ascribed to such terms in the Declaration.

3. Amendments. The Declarant hereby amends the Declaration as follows:

A. Section 2.1(a) of the Declaration is hereby deleted in its entirety and is replaced with the following:

“(a) “Additional Property” means Lot 3, Outland Crossing Office Park Replat One, a subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, as shown on the Plats and Plans, all or any portion of which may be added to the Condominium Regime in accordance with the provisions of this Declaration and the exercise of Special Declarant Rights inclusive of Development Rights reserved by Declarant to add the real estate to the

Condominium Regime. The Additional Property may be referred to on the Plats and Plans as the Reserved Property (Phase5).”

B. Section 2.1(k) of the Declaration is hereby deleted in its entirety and is replaced with the following:

“(k) “Condominium, Condominium Regime or Condominium Project” means the Phase 1 Property, the Phase 2 Property, the Phase 3 Property, and the Phase 4 Property, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the Unit Owners of those portions.”

C. Section 2.1(u) is hereby amended, in part, to add the following language in order to include the Plat and Plans for the Phase 4 Property, and to specifically identify the Additional Property on the Plat and Plans:

“Plat and Plans” shall also include the drawings set forth on Exhibit “B-1” attached hereto that were prepared by a registered architect or engineer that contains the information required by the provisions of the Act with respect to the Phase 4 Property, and shall also specifically include the Site Plan which identifies the Phase 1 Property, Phase 2 Property, Phase 3 Property, Phase 4 Property, and Phase 5 Property, as shown on Exhibit “B-2”.

D. Section 3.5 of the Declaration is hereby amended, in part, to add the following language in order to include the newly created Units within the Building located on the Phase 4 Property as part of the Condominium Regime

“Creation of New Units. Six (6) Units within the Building constructed on the Phase 4 Property are hereby created and shall be located on the Phase 4 Property as shown on the Plat and Plans attached hereto as Exhibit “B-1”. Pursuant to Section 76-847(a) of the Act, the Declarant shall be the initial Unit Owner of the Units created by this Third Amendment.”

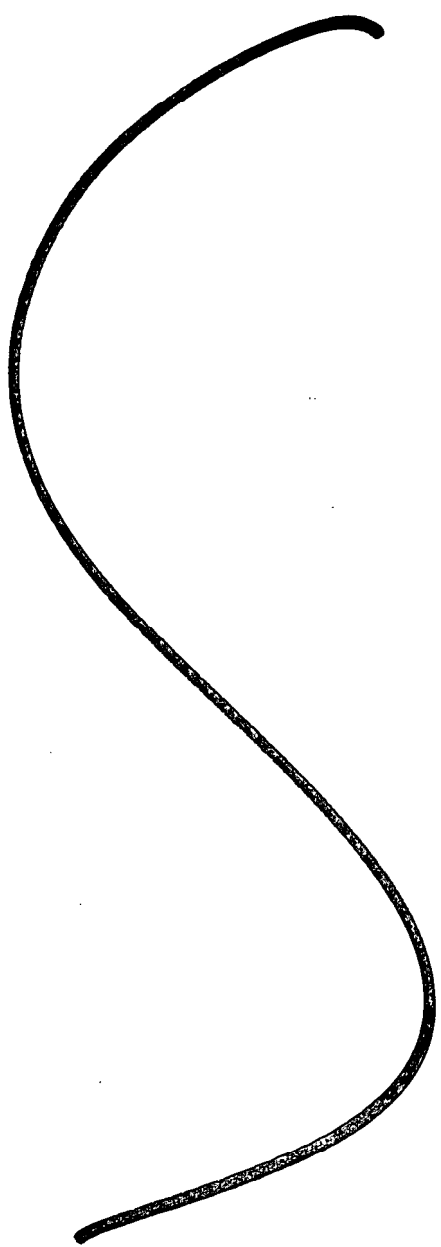
E. Section 4.3 of the Declaration is hereby amended, in part, to reallocate the Allocated Interest amongst all of the Units located within the Phase 1 Property, the Phase 2 Property, the Phase 3 Property, and the Phase 4 Property in accordance with the formula established in Section 4.3 of the Declaration as set forth on Exhibit “C” attached hereto and incorporated herein by this reference. Accordingly, Exhibit “C” attached hereto shall replace Exhibit “C” attached to the original Declaration.

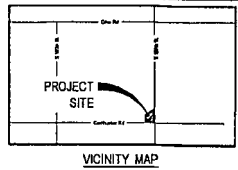
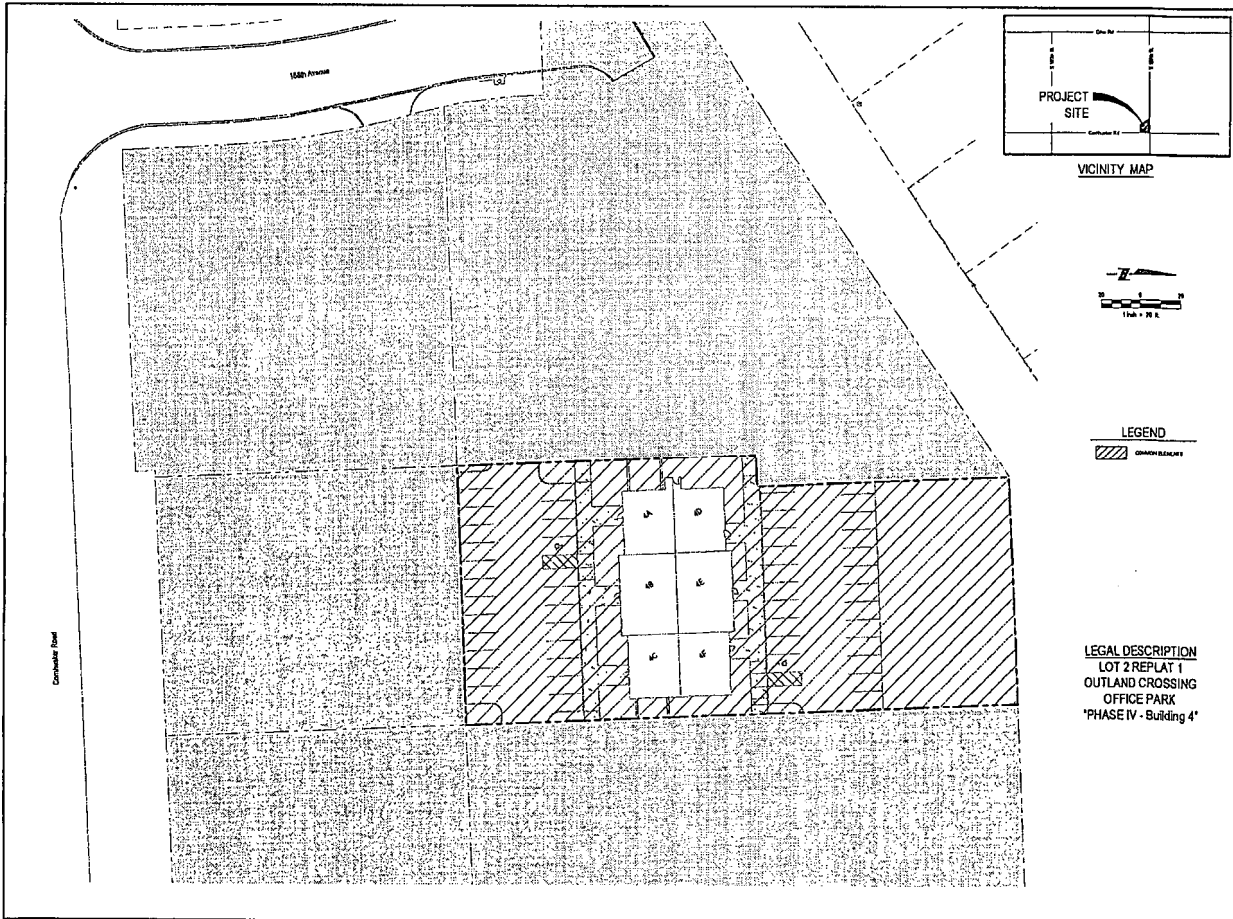
4. No Other Amendments. Except as set forth in this Third Amendment, the Declaration shall remain in full force and effect.

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D

EXHIBIT "B-1"
PLAT AND PLANS
(Phase 4 Property)



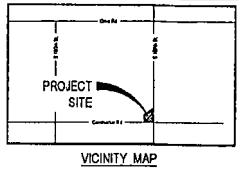
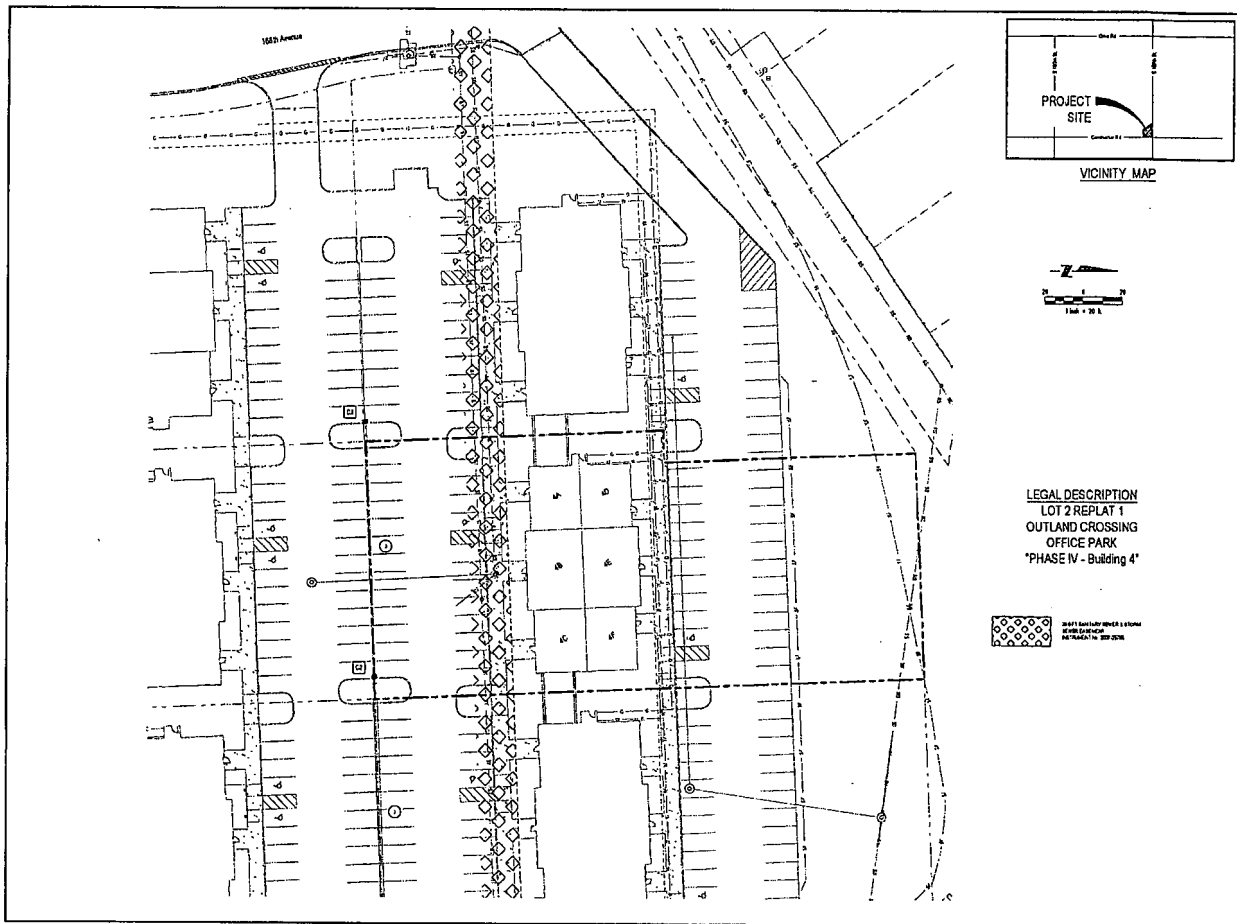


LEGEND
 [Hatched pattern symbol] GRASSY/UNDEVELOPED

LEGAL DESCRIPTION
 LOT 2 REPLAT 1
 OUTLAND CROSSING
 OFFICE PARK
 'PHASE IV - Building 4'

E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental Field Services 1500 15th Avenue, Suite 200 Boulder, Colorado 80502 Phone: 303.440.1500 Fax: 303.440.1501 www.eacg.com	
OUTLAND CROSSING OFFICE PARK PHASE IV - Building 4	
PROJECT No. 1	
Date: 10/15/03	Revision:
Drawn by: [Name]	Checked by: [Name]
Scale: 1" = 20'	Date: 10/15/03

F

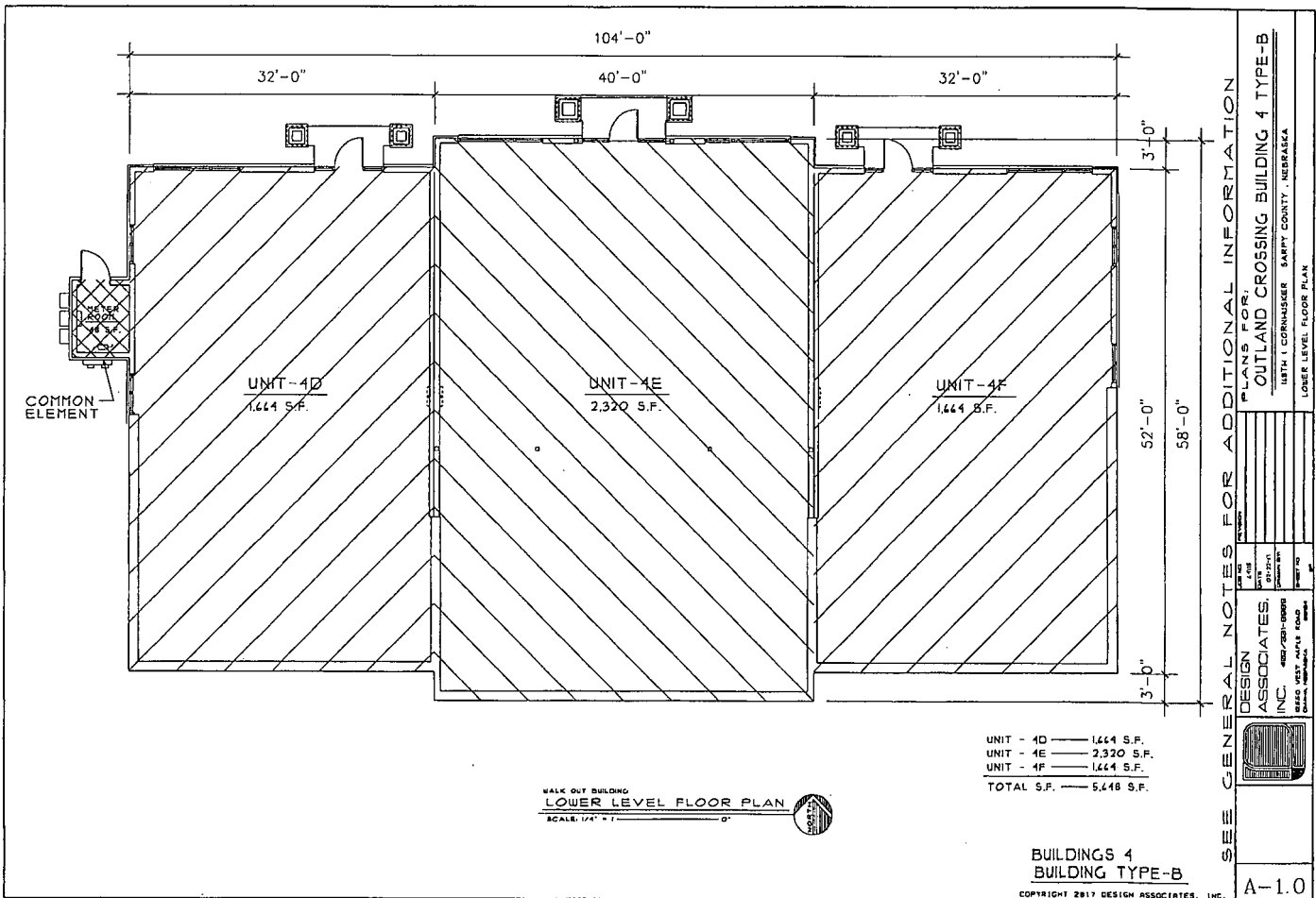


LEGAL DESCRIPTION
 LOT 2 REPLAT 1
 OUTLAND CROSSING
 OFFICE PARK
 PHASE IV - Building 4

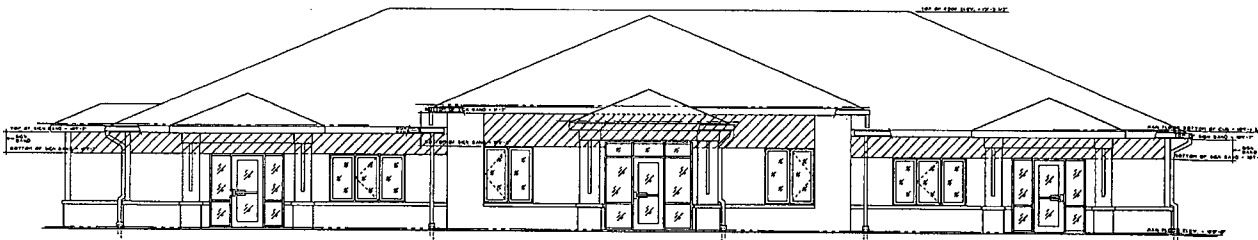


E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 1000 West 10th Street, Suite 100 Lincoln, Nebraska 68502 Phone: (402) 441-1111 Fax: (402) 441-1112 Website: www.eacg.com	
OUTLAND CROSSING OFFICE PARK PHASE IV - Building 4	
EXHIBIT 8-F	
Date: _____ Drawn by: _____ Checked by: _____ Approved by: _____	Scale: _____ Date: _____ Drawn by: _____ Checked by: _____ Approved by: _____

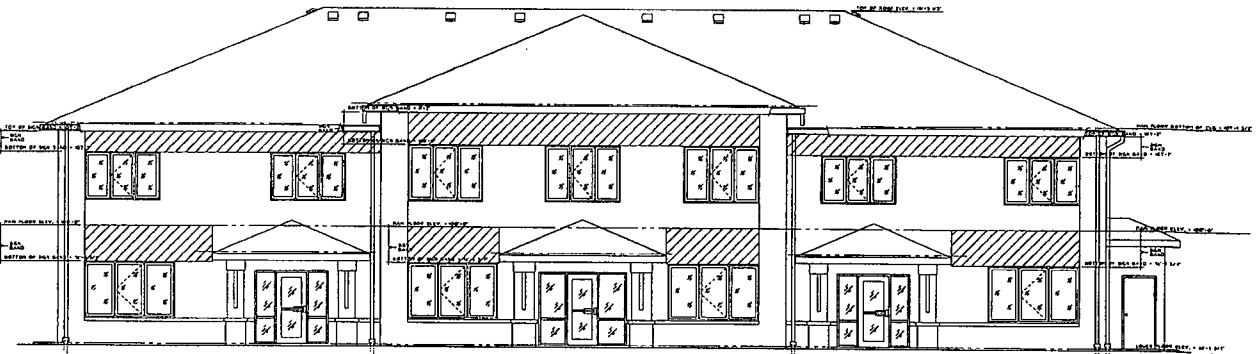
H



I



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

BUILDINGS 4
BUILDING TYPE-B

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SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

PLANS FOR:
OUTLAND CROSSING BUILDING 4 TYPE-B
18TH & CONNORS BLVD SARY COUNTY, NEBRASKA

DATE	NO.

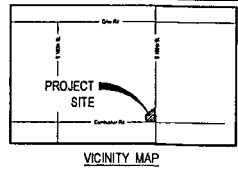
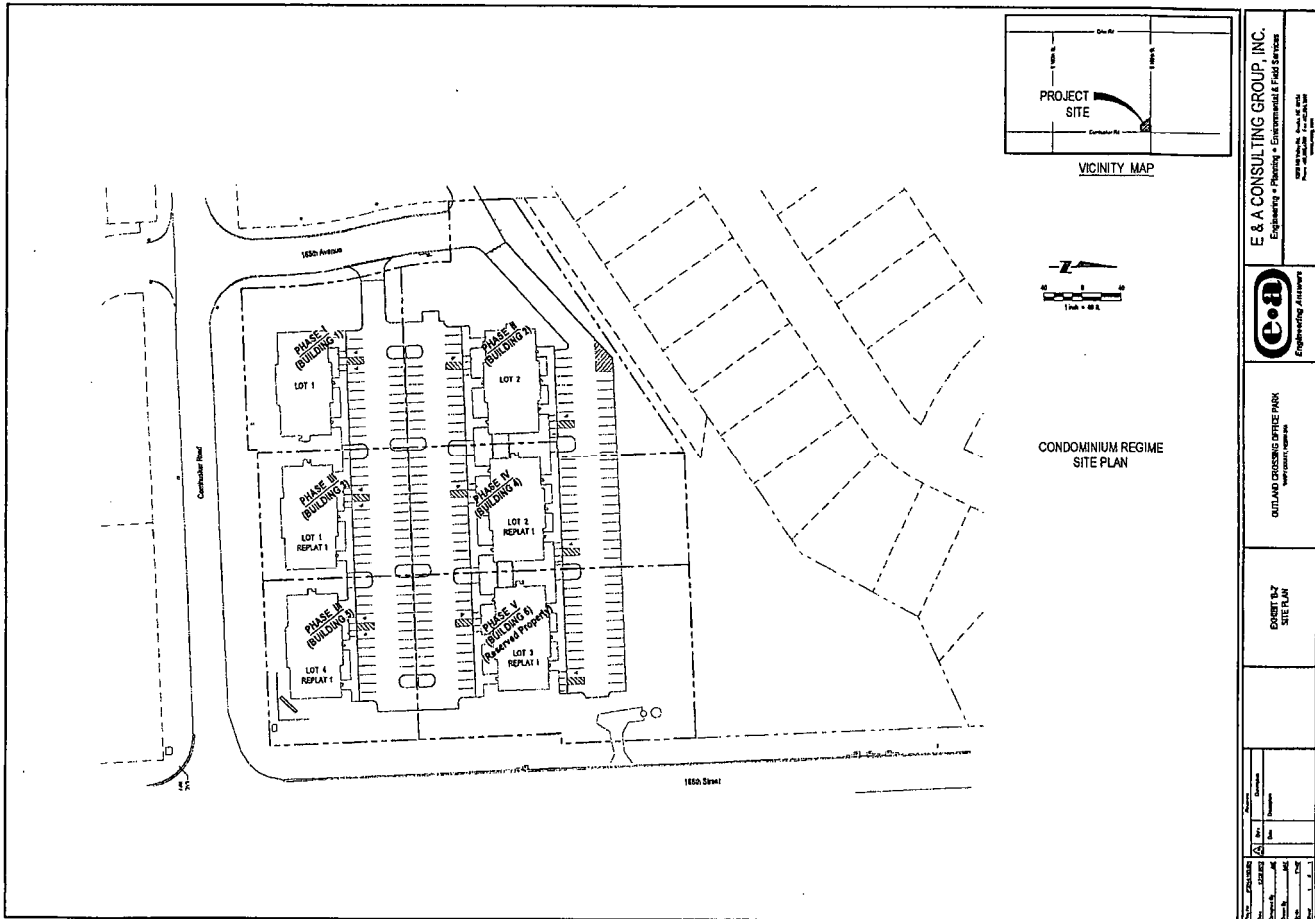
DESIGN ASSOCIATES, INC.
4504/251-8880
1800 WEST AVENUE ROAD
LINCOLN, NEBRASKA 68502



A-2.1

J

Exhibit "B-2" ^{C.F.} Condominium Regime Site Plan



CONDOMINIUM REGIME
SITE PLAN

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1000 West 10th Street, Suite 100
Winnipeg, Manitoba R2W 1A7
Tel: (204) 786-1111

OUTLAND CROSSING OFFICE PARK
Winnipeg, Manitoba

ENGINEER'S SITE PLAN

Project No.	1520/1620
Client	Outland Crossing Office Park
Scale	As Shown
Date	2011
Drawn By	[Signature]
Checked By	[Signature]
Approved By	[Signature]

Professional Engineer's Stamp: [Signature] P. Eng. No. 12345

K

EXHIBIT "C"
UNIT OWNERSHIP AND PERCENTAGE INTERESTS TABLE

<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage share of Common Elements</u>	<u>Percentage share of Common Expenses</u>	<u>Number of Votes in Association Matters</u>
1A	1,662	4.20%	4.20%	1
1B	2,324	5.88%	5.88%	1
1C	1,662	4.20%	4.20%	1
2A	1,662	4.20%	4.20%	1
2B	2,324	5.88%	5.88%	1
2C	1,662	4.20%	4.20%	1
2D	1,662	4.20%	4.20%	1
2E	2,324	5.88%	5.88%	1
2F	1,662	4.20%	4.20%	1
3A	1,662	4.20%	4.20%	1
3B	2,324	5.88%	5.88%	1
3C	1,662	4.20%	4.20%	1
4A	1,664	4.21%	4.21%	1
4B	2,320	5.88%	5.88%	1
4C	1,664	4.21%	4.21%	1
4D	1,664	4.21%	4.21%	1
4E	2,320	5.88%	5.88%	1
4F	1,664	4.21%	4.21%	1
5A	1,662	4.20%	4.20%	1
5B	2,324	5.88%	5.88%	1
5C	1,662	4.20%	4.20%	1
Totals	39,536	100%	100%	21

