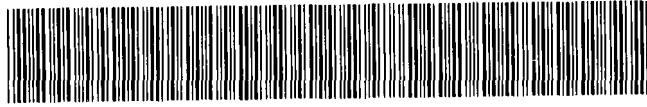


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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 2/18/2011 11:53:29.87



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**ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS
 PURSUANT TO THE
 MASTER DECLARATION OF COVENANTS,
 EASEMENTS, CONDITIONS AND RESTRICTIONS OF RIVERFRONT
 PLACE MASTER ASSOCIATION, INC.**

This Assignment and Assumption of Declarant Rights is made effective this 10th day of February, 2011, by and between Riverfront Partners, LLC, a Nebraska limited liability company, (hereinafter referred to as "Assignor") and Riverfront Holdings, LLC, a Nebraska limited liability company (hereinafter referred to as "Assignee").

WHEREAS, Assignor is the Declarant under that certain Master Declaration of Covenants, Easements, Conditions and Restrictions of Riverfront Place Master Association, Inc., which was recorded in the office of the Douglas County Register of Deeds on October 4, 2006, Instrument No. 2006 – 114432 (the "Declaration").

WHEREAS, pursuant to the terms of the Declaration, Assignor desires to assign and Assignee desires to assume all of Assignor's rights, obligations and duties under the Declaration.

WHEREAS, this Assignment and Assumption Agreement shall be recorded and indexed against the following legally described property, to-wit:

Outlots A and B, Riverfront Place, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska; and

Units No. 1 thru 18, inclusive, and Units 2A thru 2E, inclusive, 3A thru 3E, inclusive, 4D thru 4G, inclusive, 5D thru 5G, inclusive, 6D thru 6G, inclusive, 7D thru 7G, inclusive, 8K thru 8M, inclusive, 9K thru 9M, inclusive, 10H and 10J, 11H and 11J, 12H and 12J, and the Penthouse, together with their respective individual Allocated Interests in the Common Elements created by the Declaration and Master Deed of Riverfront Place Condominium Property Regime that was recorded in the Office of the Douglas County Register of Deeds on October 4, 2006, Instrument No. 2006114433.

NOW, THEREFORE, the parties agree:

1. Assignor hereby assigns to Assignee all of its rights, obligations and duties as Declarant under the Declaration.
2. Assignee hereby assumes all of Assignor's rights, obligations and duties as Declarant under the Declaration.
3. Accordingly, Assignee is hereby the Declarant under the Declaration effective immediately.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on the day and year set forth below.

ASSIGNOR:

RIVERFRONT PARTNERS, LLC, a Nebraska Limited Liability Company

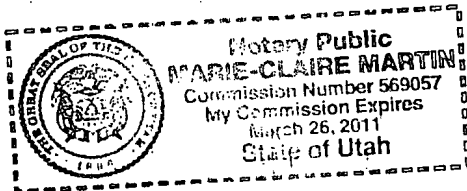
By: Riverfront Holdings, LLC, a Nebraska Limited Liability Company, its sole member

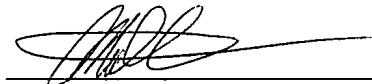
By: 
Kim R. McGuire, Manager

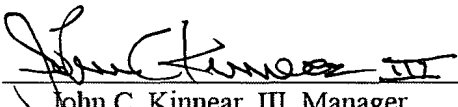
STATE OF UTAH)
)ss.
COUNTY OF SUMMIT)

Before me, a notary public, in and for said county and state, personally came Kim R. McGuire, the Manager of Riverfront Holdings, LLC, a Nebraska limited liability company, the sole member of Riverfront Partners, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability company.

Witness my hand and Notarial Seal this 10 day of February, 2011.




Notary Public

By: 
John C. Kinnear, III, Manager
Riverfront Holdings, LLC

STATE OF _____)
) ss.
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared John C. Kinnear, III, by me known to be the Manager of Riverfront Holdings, LLC, a Nebraska limited liability company, who acknowledged the execution of the foregoing Notice of Annexation of Territory to the Riverfront Place Condominium Property Regime on behalf of said limited liability company.

Witness my hand and Notarial Seal this _____ day of _____, 2011.

[Seal]


Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

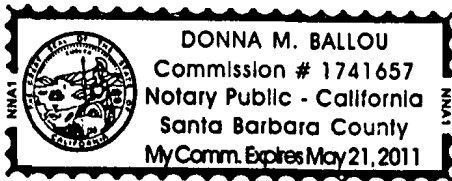
State of California

County of SANTA BARBARA

On FEB 10, 2011 before me, DONNA M. BALLOU, A NOTARY
Date Here Insert Name and Title of the Officer

personally appeared JOHN C. KINDEAR III
Name(s) of Signer(s)

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 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Donna M. Ballo
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: ASSIGNMENT AND ASSUMPTION

Document Date: 2-10-2011 Number of Pages: 5

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
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RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ASSIGNEE:

RIVERFRONT HOLDINGS, LLC, a Nebraska limited liability company

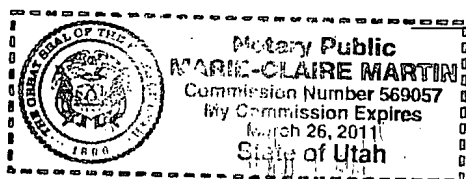
By: 
Kim R. McGuire, Manager

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

Before me, a Notary Public in and for said County and State, personally appeared Kim R. McGuire, by me known to be the Manager of Riverfront Holdings, LLC, a Nebraska limited liability company, who acknowledged the execution of the foregoing Notice of Annexation of Territory to the Riverfront Place ^(AKD) Condominium Property Regime ^(AKD) on behalf of said limited liability company.

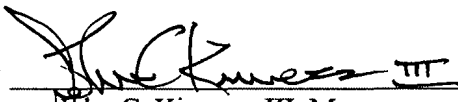
Witness my hand and Notarial Seal this 10 day of February, 2011.

[Seal]





Notary Public

By: 
John C. Kinnear, III, Manager
Riverfront Holdings, LLC

STATE OF _____)
)ss.
COUNTY OF _____)

Before me, a notary public, in and for said county and state, personally came John C. Kinnear, III, the Manager of Riverfront Holdings, LLC, a Nebraska limited liability company, the sole member of Riverfront Partners, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability company.

Witness my hand and Notarial Seal this _____ day of _____, 2011.


Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

SANTA BARBARA

On FEB 10, 2011

Date

before me,

DONNA M BALLOU, A NOTARY

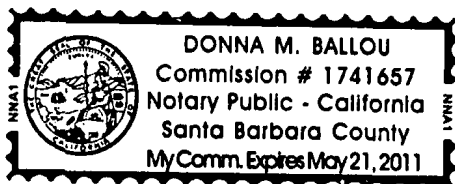
Here Insert Name and Title of the Officer

personally appeared

JOHN C. KINNEAR III

Name(s) of Signer(s)

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 foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Donna M Ballou

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

ASSIGNMENT AND ASSUMPTION

Document Date:

2-10-2011

Number of Pages:

3

Signer(s) Other Than Named Above:

N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Corporate Officer — Title(s):

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other:

☐ Other:

Signer Is Representing:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here