



MISC 2007124429



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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/5/2007 12:45:36.88



2007124429

This instrument was prepared by and upon recordation should be returned to:
Robert W. Rieke, Esq., 409 South 17th Street, Suite 500, Omaha NE 68102

DECLARATION OF INCLUSION

This Declaration of Inclusion is made and entered into this 29th day of October, 2007, by COURTLAND PLACE NO. 1, LLC, a Nebraska limited liability company ("Declarant"), and COURTLAND PLACE NO. 2, LLC, a Nebraska limited liability company ("CP2") and SOMA DEVELOPMENT HOMEOWNERS ASSOCIATION, INC., a Nebraska nonprofit corporation ("Association").

WHEREAS, on April 15, 2005, Declarant made and entered into a certain Declaration of Easements, Covenants and Restrictions of SoMa Development (the "Declaration"); and

WHEREAS, the Declaration was recorded in the office of the Register of Deeds of Douglas County, Nebraska on April 21, 2005 as Instrument No. 2005045292; and

WHEREAS, the Declaration currently applies to that certain real estate described on Exhibit "A" attached hereto; and

WHEREAS, CP2 and Association (collectively "Owners") are the owners of the real estate described on Exhibit "B" attached hereto (the "Additional Property"); and

WHEREAS, pursuant to the terms of the Declaration, Declarant may, with the consent and approval of Owners, subject the Additional Property to the terms and provisions of the Declaration.

NOW THEREFORE, Declarant, with the consent and approval of Owners, hereby subjects the Additional Property to the terms and provisions of the Declaration.

DATED: Oct. 29, 2007

COURTLAND PLACE NO. 1, LLC
BY: BLUESTONE DEVELOPMENT, LLC,
Manager

By [Signature]
Title: President

COURTLAND PLACE NO. 2, LLC
BY: BLUESTONE DEVELOPMENT, LLC,
Manager

By [Signature]
Title: President

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TA-51705^{1c}

SOMA DEVELOPMENT HOMEOWNERS
ASSOCIATION, INC., a Nebraska nonprofit
corporation

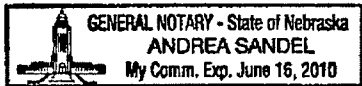
By [Signature]
Title: President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 29th day of October, 2007, before me, a notary public in and for said county and state, personally came Christian Christensen, President of BLUESTONE DEVELOPMENT, LLC, Manager of COURTLAND PLACE NO. 1, LLC, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability companies.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

[SEAL]



Andrea Sandel
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 29th day of October, 2007, before me, a notary public in and for said county and state, personally came Christian Christensen, President of BLUESTONE DEVELOPMENT, LLC, Manager of COURTLAND PLACE NO. 2, LLC, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability companies.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

[SEAL]



Andrea Sandel
Notary Public

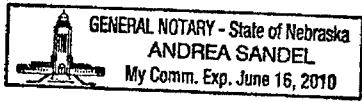
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 29th day of October, 2007, before me, a notary public in and for said county and state, personally came Christian Christensen, President

of SOMA DEVELOPMENT HOMEOWNERS ASSOCIATION, INC., known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said limited liability companies.

WITNESS my hand and notarial seal at Omaha, in said county and state, the day and year last above written.

[SEAL]



Andrea Sandel

Notary Public

EXHIBIT "A"

Lots 1 through 23, inclusive, and Outlot A, The Rows at SoMa, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. (24)
23-34125

Lots 24 through 44, inclusive, and Lots 47 through 70, inclusive, The Rows at SoMa Replat 1, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. (45)
23-34126

Lots 71 through 83, inclusive, The Rows at SoMa Replat 2, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. (13)
23-34129

Lots 120 through 123, inclusive, and Outlot A, The Rows at SoMa Replat 3, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. (5)
~~*23-34125*~~
23-34132

Units 201, 202, 203, 204, 205, 301, 302, 303, 304, 305, 401, 402, 403, 404 and 405, The Lofts at SoMa 1 Condominium, a condominium created pursuant to Condominium Declaration recorded in the office of the Register of Deeds of Douglas County, Nebraska on June 9, 2006, as Instrument No. 2006064902 (f/k/a Outlot "C", The Rows at SoMa Replat 1, as surveyed, platted and recorded, in Douglas County, Nebraska.) (15)
23-34128

Units 1, 2 and 3, The Gallery Condominium, a condominium created pursuant to Condominium Declaration recorded in the office of the Register of Deeds of Douglas County, Nebraska on August 26, 2005, as Instrument No. 2005105977. (3)
23-34125

EXHIBIT "B"

Lots 103 through 123, inclusive, and Outlot A, The Rows At SOMA Replat 3, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. *23-34132* (17)

Lots 94 through 101, inclusive, The Rows At SOMA Replat 2, a cluster subdivision, an Addition to the City of Omaha, Douglas County, Nebraska. *23-34129* (18)