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**SECOND AMENDMENT TO MASTER DEED AND DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR ANTLER VIEW OFFICE CONDOMINIUMS**

This Second Amendment to Master Deed and Declaration of Condominium Ownership for Antler View Office Condominiums (this "Second Amendment") is made this 20<sup>th</sup> day of October, 2020, by FTF Investments, LLC, a Nebraska limited liability company (hereinafter referred to as the "Declarant").

**WITNESSETH:**

WHEREAS, this Second Amendment is made effective pursuant to the terms and provisions of the Master Deed and Declaration of Condominium Ownership for Antler View Office Condominiums dated November 5, 2019, and recorded in the Office of the Douglas County Register of Deeds on November 22, 2019, as Instrument No. 2019102696, as amended by that certain First Amendment to Master Deed and Declaration of Condominium Ownership for Antler View Office Condominiums dated March 4, 2020, and recorded in the Office of the Douglas County Register of Deeds on March 9, 2020, as Instrument No. 2020022431 (together, the "Declaration").

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

Lot 2, Antler View Replat 2, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska (referred to herein as the "Phase 2 Property") and Lot 3, Antler View Replat 2, a Subdivision as surveyed, platted and recorded in Douglas County, Nebraska (referred to herein as the "Phase 3 Property").

WHEREAS, pursuant to Article XVI and Section 3.8 of the Declaration, and the Act, the Declarant hereby desires to amend the Declaration to include the Phase 2 Property and Phase 3 Property into the Condominium Regime.

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

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

WHEREAS, pursuant to Article XVI and Section 3.8 of the Declaration, and the Act, the Declarant desires to amend the Declaration by creating six (6) additional Units within the Building constructed on the Phase 2 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 Article XVI and Section 3.8 of the Declaration, and the Act, the Declarant desires to amend the Declaration by creating six (6) additional Units within the Building constructed on the Phase 3 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, and Phase 3 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, and the Phase 3 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 or Phase 3 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 or Phase 3 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 2 Property and the Phase 3 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 2 Property and the Phase 3 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 and the Phase 3 Property, and shall be binding on the present owners of the Phase 1 Property, the Phase 2 Property and the Phase 3 Property and all its successors and assigns and all subsequent owners of the Phase 1 Property, the Phase 2 Property and the Phase 3 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 2 Property and Phase 3 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 Second Amendment as if fully set forth herein.
2. Definitions. Unless otherwise defined in this Second Amendment, all capitalized terms used in this Second 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 4, Antler View Replat 2, a subdivision as surveyed, platted and recorded in Douglas 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 (Phase 4).”

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, and the Phase 3 Property, described in the Plats and Plans attached hereto, 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 2 Property and Phase 3 Property:

““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 2 Property and Phase 3 Property, and shall also specifically include the Site Plan which identifies the Phase 1 Property, Phase 2 Property, Phase 3 Property, and Phase 4 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 2 Property and the newly created Units within the Building located on the Phase 3 Property as part of the Condominium Regime:

“Creation of New Units. Six (6) Units within the Building constructed on the Phase 2 Property are hereby created and shall be located on the Phase 2 Property as shown on the Plat and Plans attached hereto as Exhibit “B-1”. Six (6) Units within the Building constructed on the Phase 3 Property are hereby created and shall be located on the Phase 3 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 Second Amendment.”

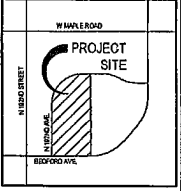
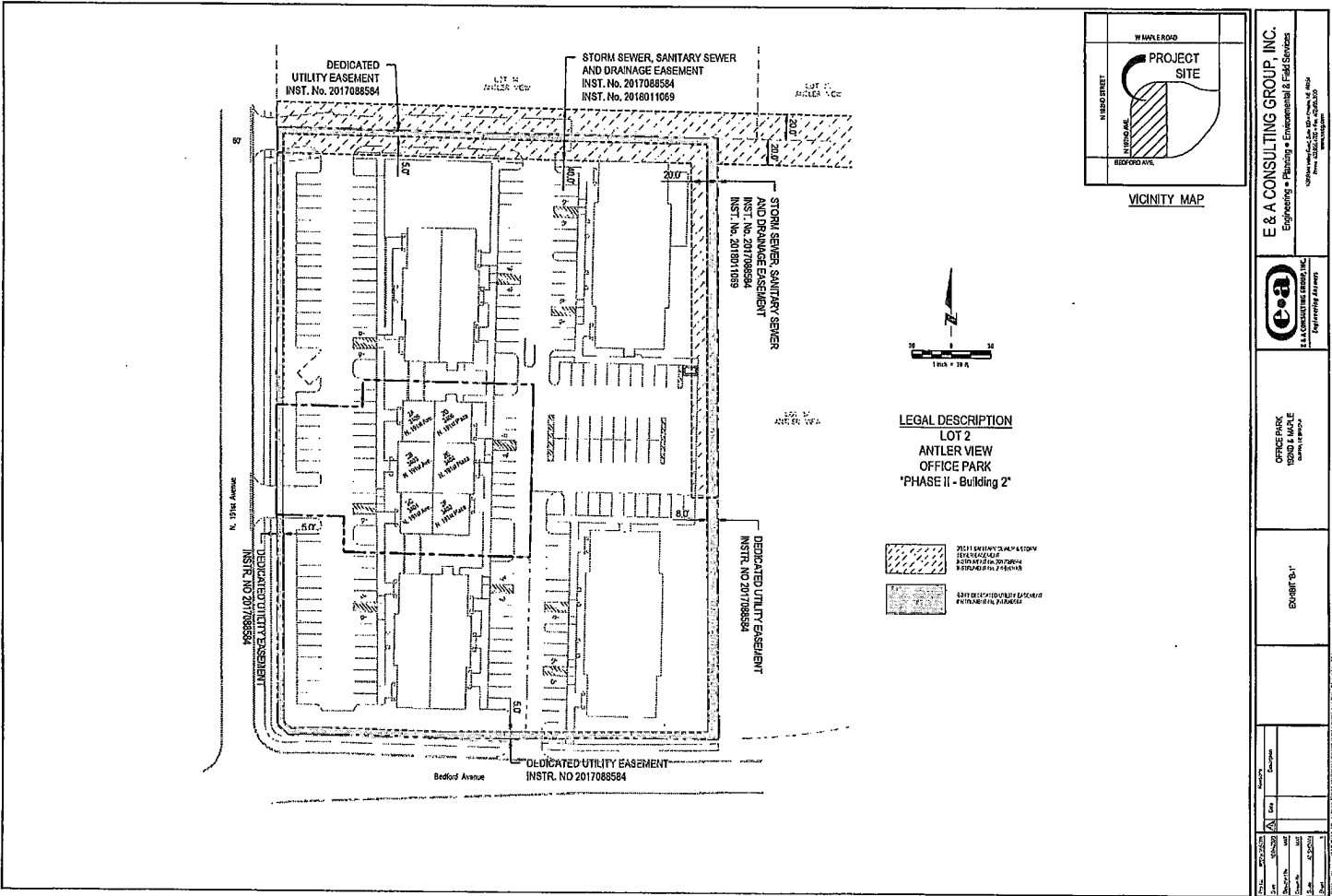
E. Section 4.3 of the Declaration is hereby amended, in part, to reallocate the Allocated Interest amongst all of the Units located within the Phase 1 Property, the Phase 2 Property, and the Phase 3 Property in accordance with the formula established in Section 4.3 of the Declaration as set forth on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

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

**[Remainder of Page Left Intentionally Blank; Execution Page Follows.]**



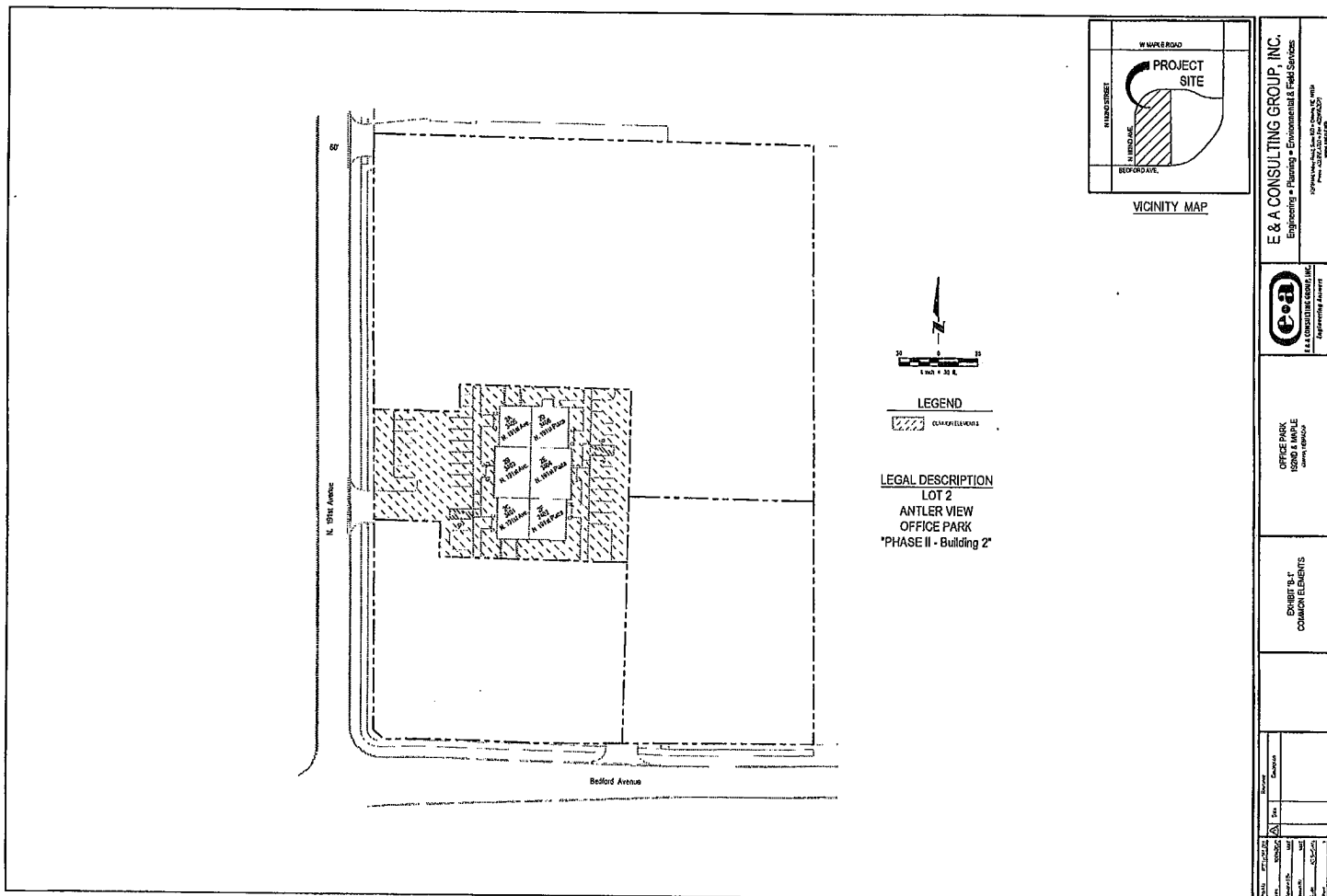
**EXHIBIT "B-1"**  
**PLAT AND PLANS**  
(Phase 2 Property and Phase 3 Property)




**LEGAL DESCRIPTION**  
 LOT 2  
 ANTLER VIEW  
 OFFICE PARK  
 'PHASE II - Building 2'

- EXISTING UTILITIES (AS SHOWN ON RECORD DRAWINGS) TO BE MAINTAINED
- EXISTING UTILITIES (AS SHOWN ON RECORD DRAWINGS) TO BE REMOVED

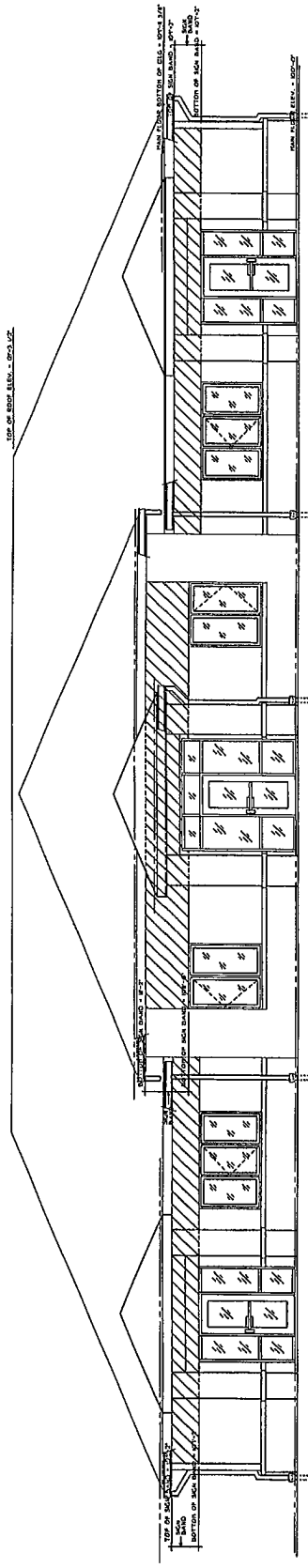
<p><b>E &amp; A CONSULTING GROUP, INC.</b>          Engineering • Planning • Environmental &amp; Field Services          1000 W. 12th Street, Suite 200          Lincoln, NE 68502          Phone: 402.476.1200          Fax: 402.476.1201          www.eandagroup.com</p>	<p><b>E &amp; A CONSULTING GROUP, INC.</b>          Engineering • Planning • Environmental &amp; Field Services</p>	<p><b>OFFICE PARK</b>          ANTLER VIEW          PHASE II - BLDG 2</p>	<p><b>Sheet: 15-1</b></p>
<p>DATE: 08/15/2020          DRAWN BY: [Name]          CHECKED BY: [Name]          APPROVED BY: [Name]</p>			



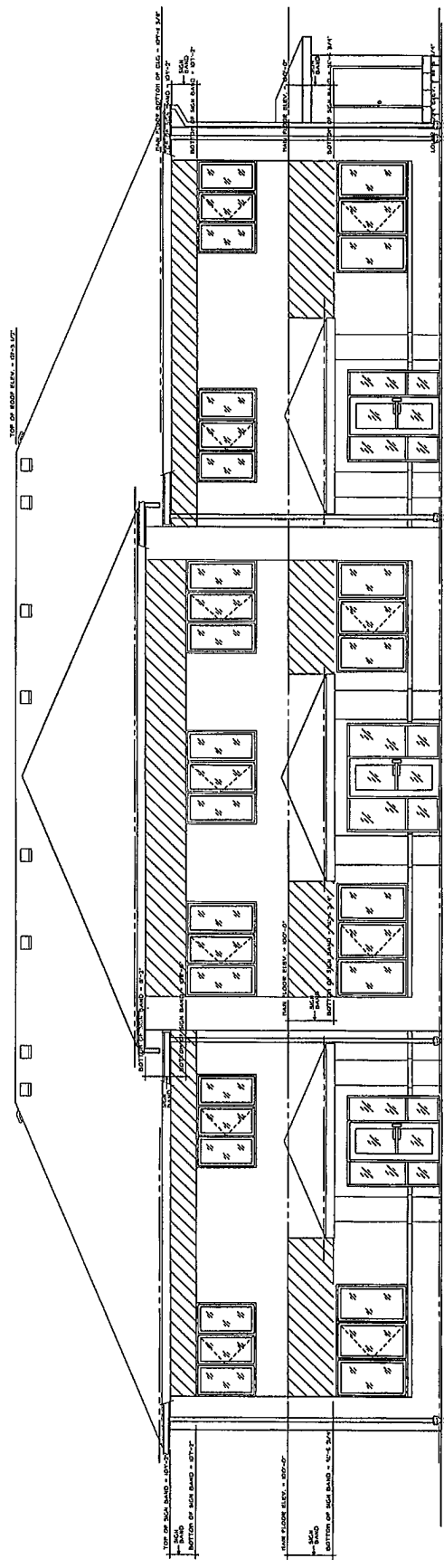
<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Field Services <small>1000 N. 1st Street, Suite 200, Waukegan, IL 60087</small>	
OFFICE PARK ANTLER VIEW PHASE II - BUILDING 2	
EXHIBIT "A" COMMON ELEMENTS	
Date: 11/11/2020 Scale: 1" = 30'	Drawn by: [Blank] Checked by: [Blank] Title: [Blank]

	DESIGN ASSOCIATES, INC. 402/831-8988 1550 WEST MAPLE ROAD OMAHA, NEBRASKA 68104	3410 N. 104TH PLAZA OMAHA, NEBRASKA	EXTERIOR ELEVATIONS	ANTLER VIEW OFFICE BUILDING-2 TYPE-B	SEE GENERAL NOTES FOR ADDITIONAL INFORMATION
A-2.1					



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

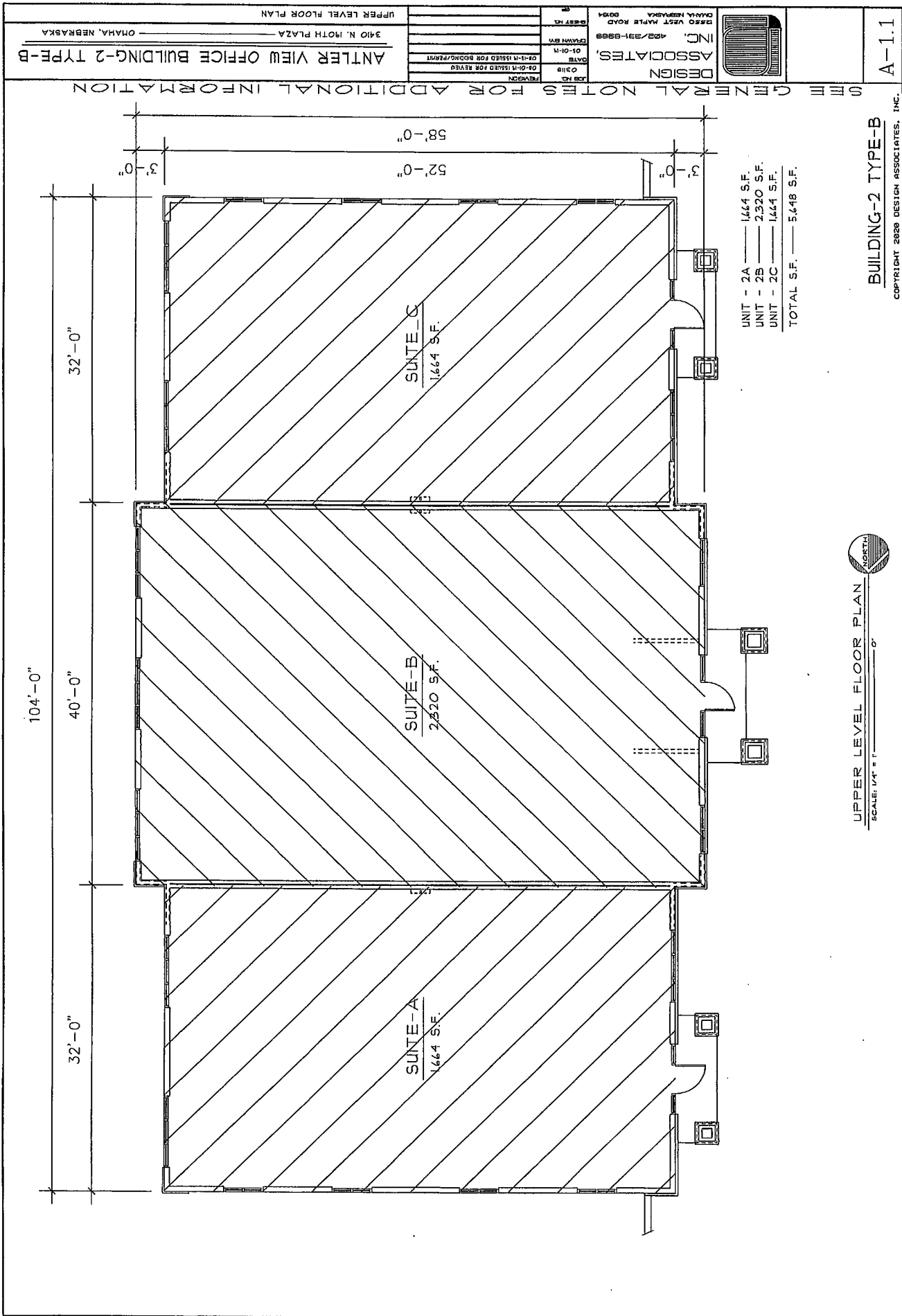


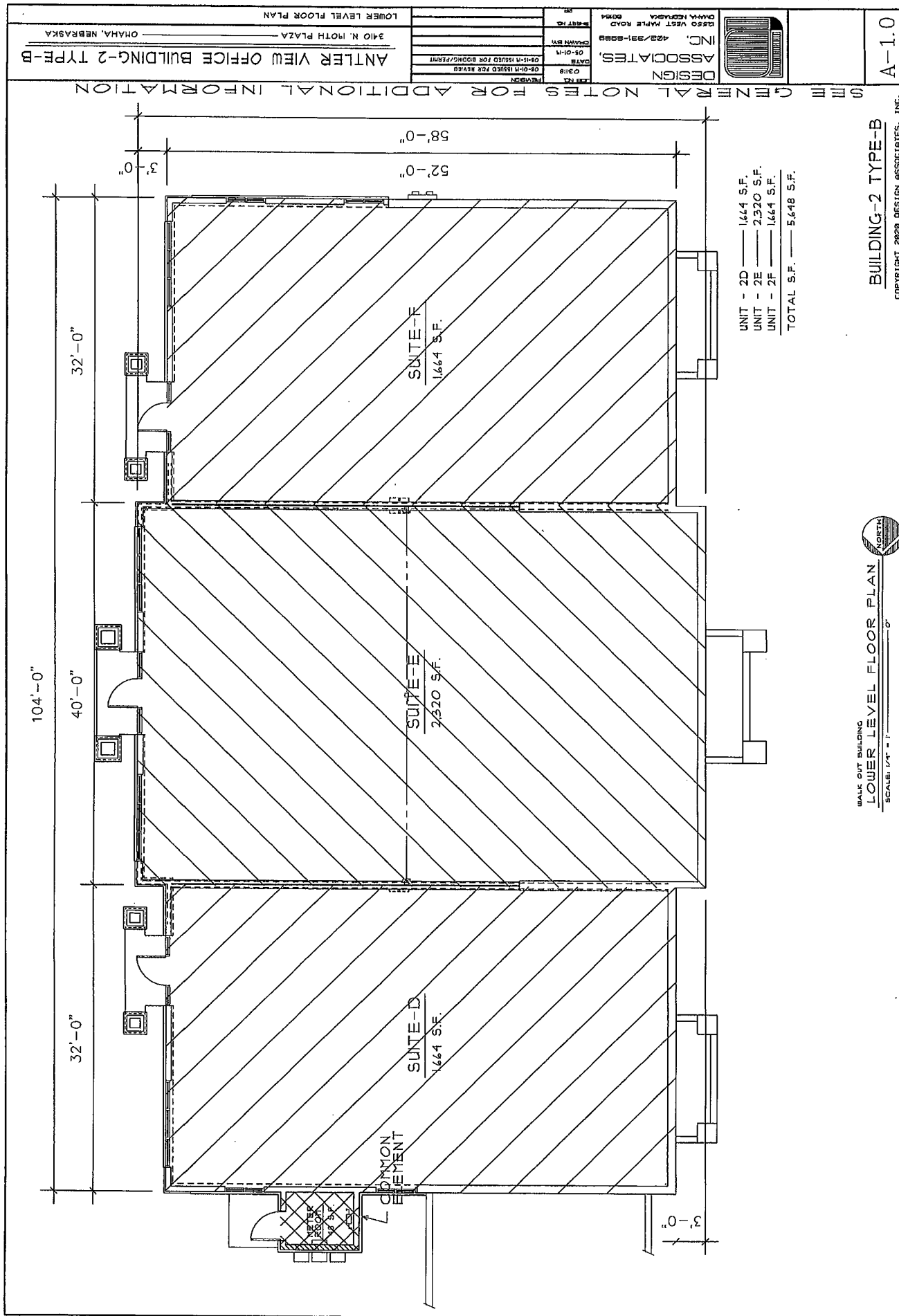
(EAST)  
REAR ELEVATION  
SCALE: 1/4" = 1' - 0"

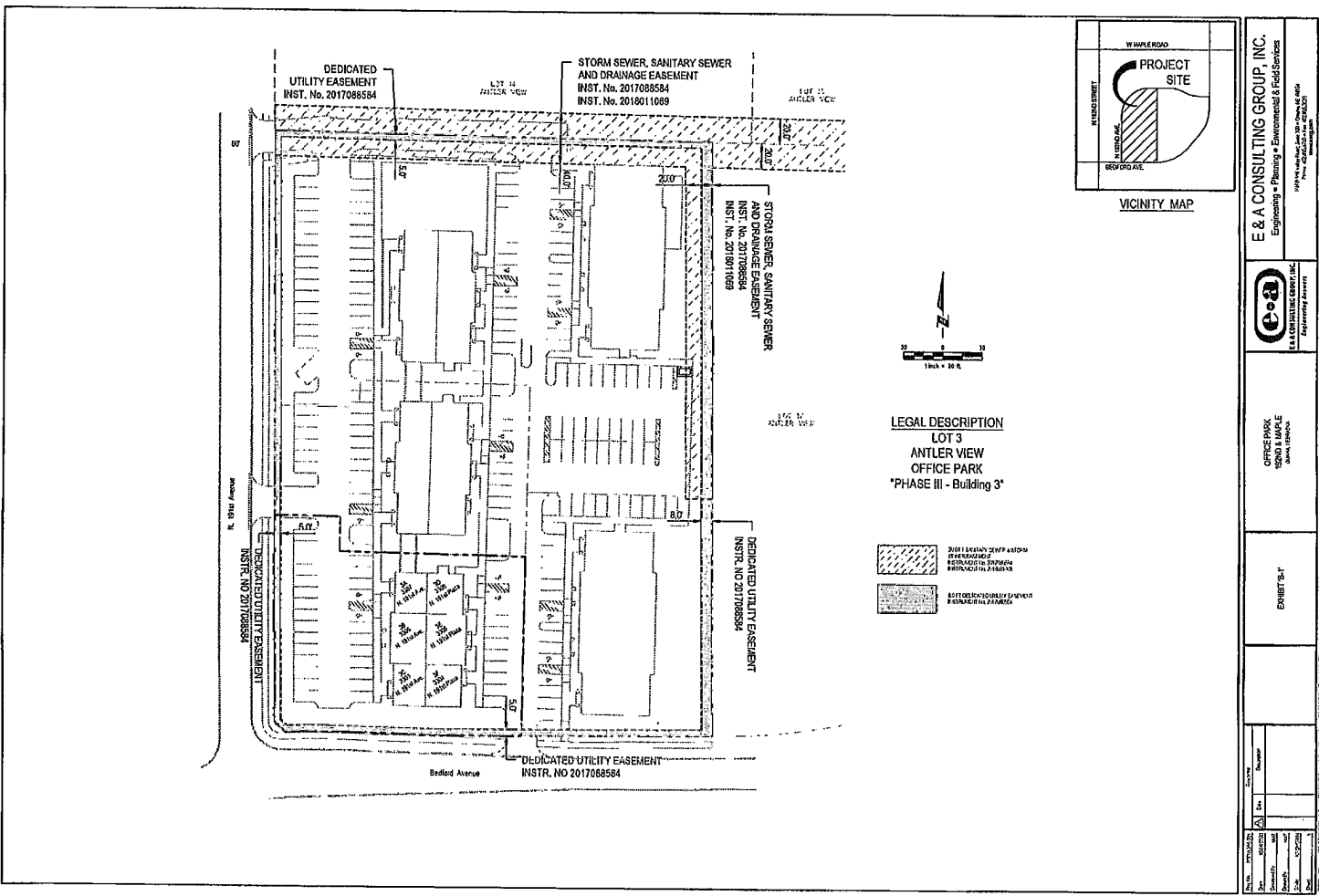
BUILDING-2 TYPE-B

COPYRIGHT 2020 DESIGN ASSOCIATES, INC.  
 1/4" BORDER OHC 031\_PLAN-BUILD1 TYPE B-LEGAL PLOTTED 08-18-20

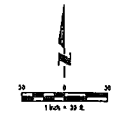
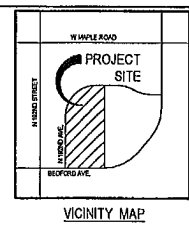
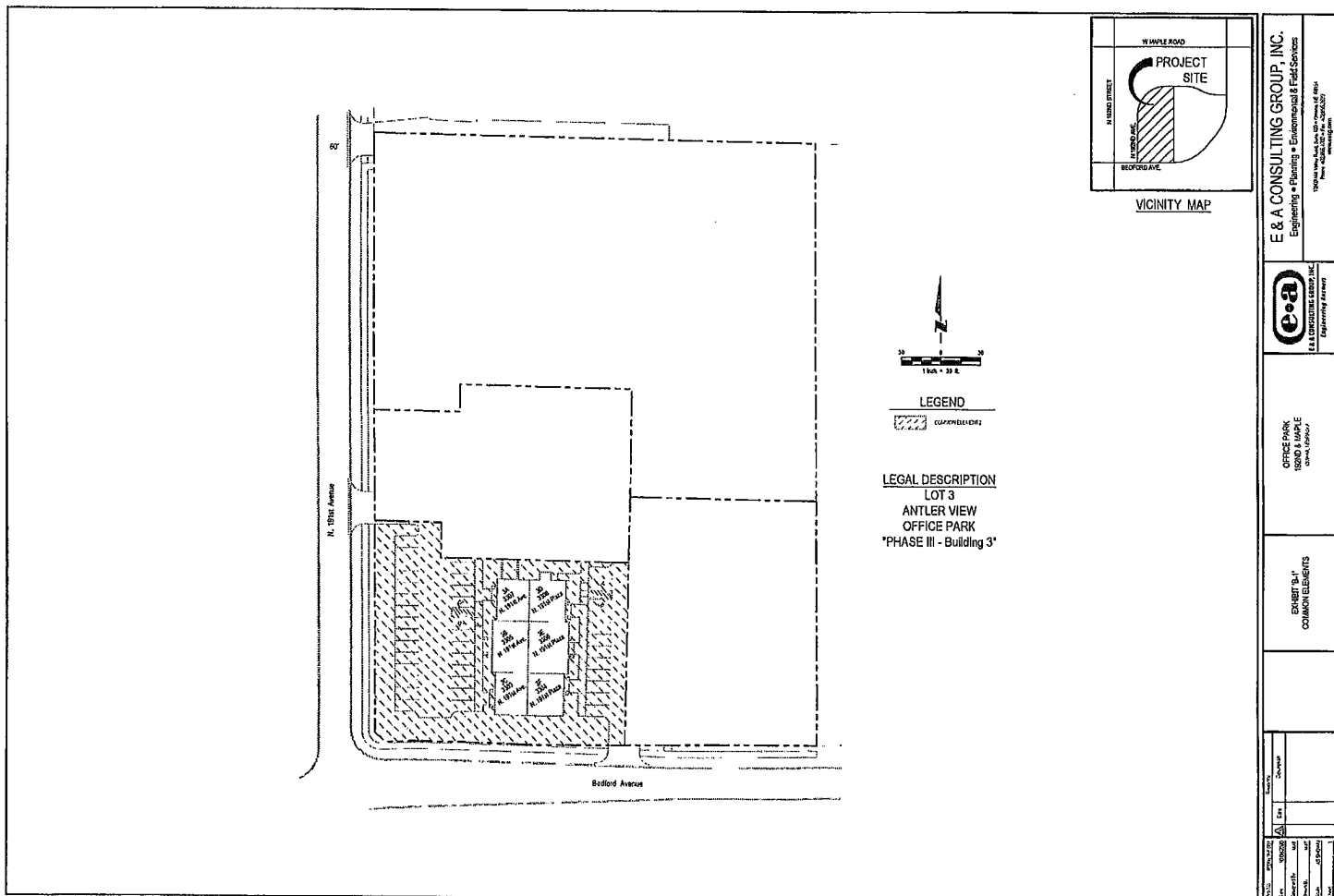








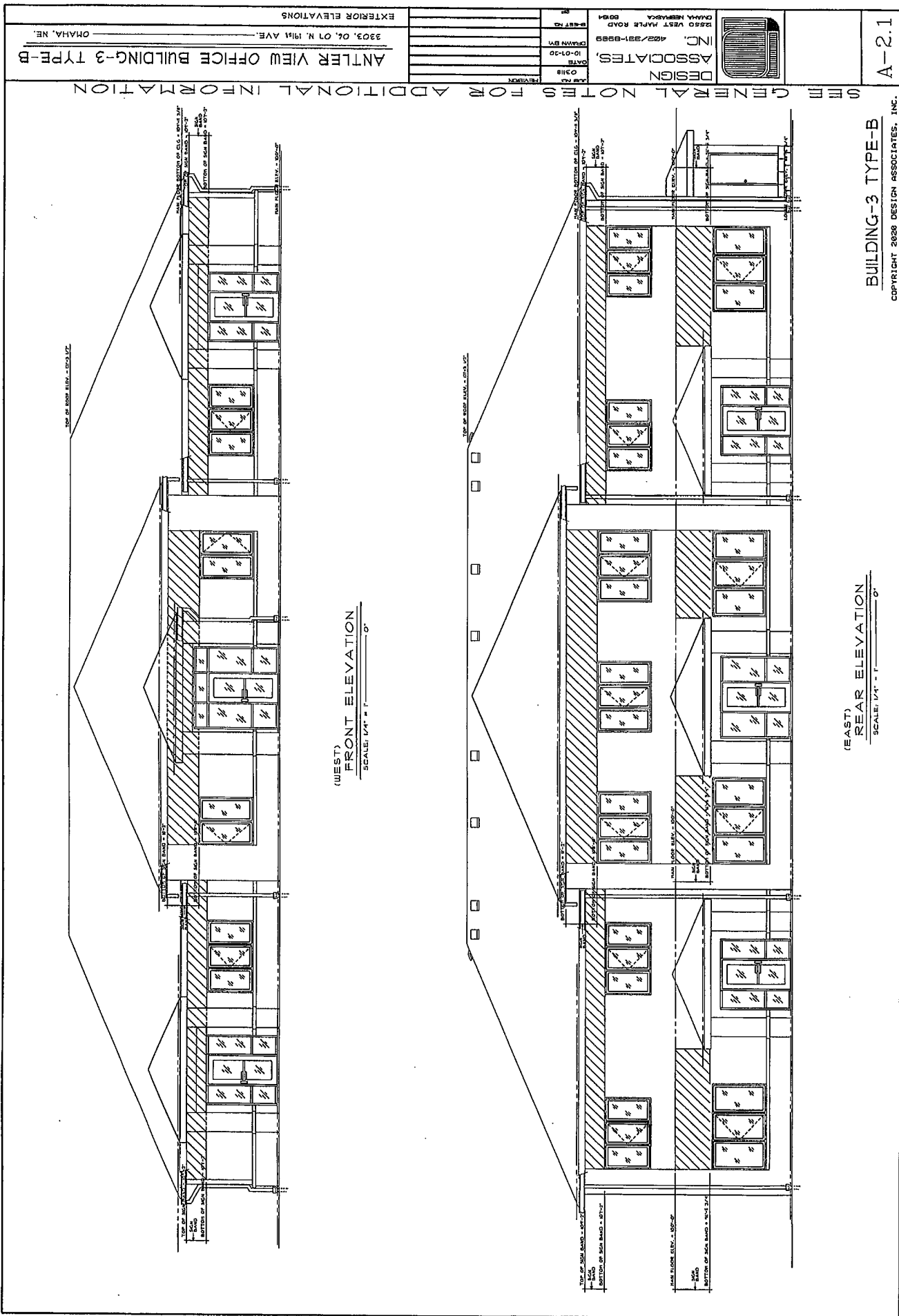
<b>EXHIBIT "B-1"</b>																																		
<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>11/11/2020</td> <td>PREPARED</td> </tr> <tr> <td>2</td> <td>11/11/2020</td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td>11/11/2020</td> <td>REVISIONS</td> </tr> <tr> <td>4</td> <td>11/11/2020</td> <td>REVISIONS</td> </tr> <tr> <td>5</td> <td>11/11/2020</td> <td>REVISIONS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	11/11/2020	PREPARED	2	11/11/2020	REVISIONS	3	11/11/2020	REVISIONS	4	11/11/2020	REVISIONS	5	11/11/2020	REVISIONS	<table border="1"> <tr> <td>DATE</td> <td>BY</td> <td>REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISION												
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5	11/11/2020	REVISIONS																																
DATE	BY	REVISION																																



**LEGEND**  
 COMPRISED LOT 3

**LEGAL DESCRIPTION**  
 LOT 3  
 ANTLER VIEW  
 OFFICE PARK  
 \*PHASE III - Building 3\*

<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Public Services <small>10000 W. 124th St., Suite 404, Overland Park, KS 66207</small> <small>www.eandagroup.com</small>	
OFFICE PARK 15200 S. MAPLE OVERLAND PARK, KS 66207	EXHIBIT 'B' COMMON ELECTRICS
DATE: 07/20/20 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]	SCALE: [blank] SHEET NO.: [blank] TOTAL SHEETS: [blank]



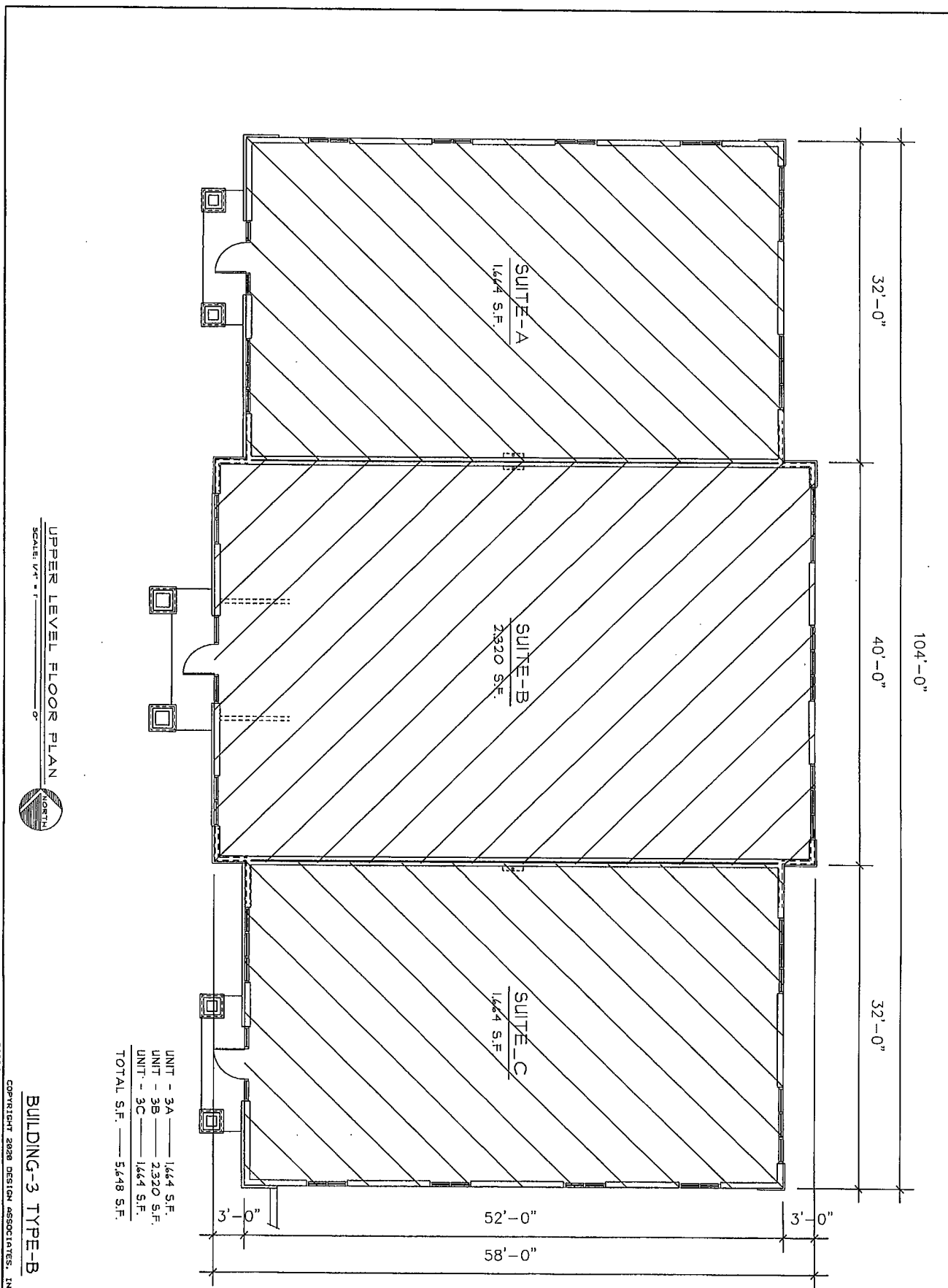
(WEST)  
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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

ANTLER VIEW OFFICE BUILDING-3 TYPE-B  
3303. 04. 07 N. 191st AVE. OMAHA, NE

DESIGN	ASSOCIATES,
DATE	10-01-20
BY	OSMAN BY
PROJECT NO.	1250 WEST MAPLE ROAD
EXTERIOR ELEVATIONS	OMAHA, NE 684

SEE GENERAL NOTES FOR ADDITIONAL INFORMATION  
A-2.1  
BUILDING-3 TYPE-B  
COPYRIGHT 2020 DESIGN ASSOCIATES, INC.  
1/4" BORDER DWS 031\_PAN-BLDG-3 TYPE B-LEGAL PLOTTED 10-07-20



1/4" BONDOR ONE 601-PLUM-BUILD-3 TYPE-B-LEVEL PLOTTED 10-07-20

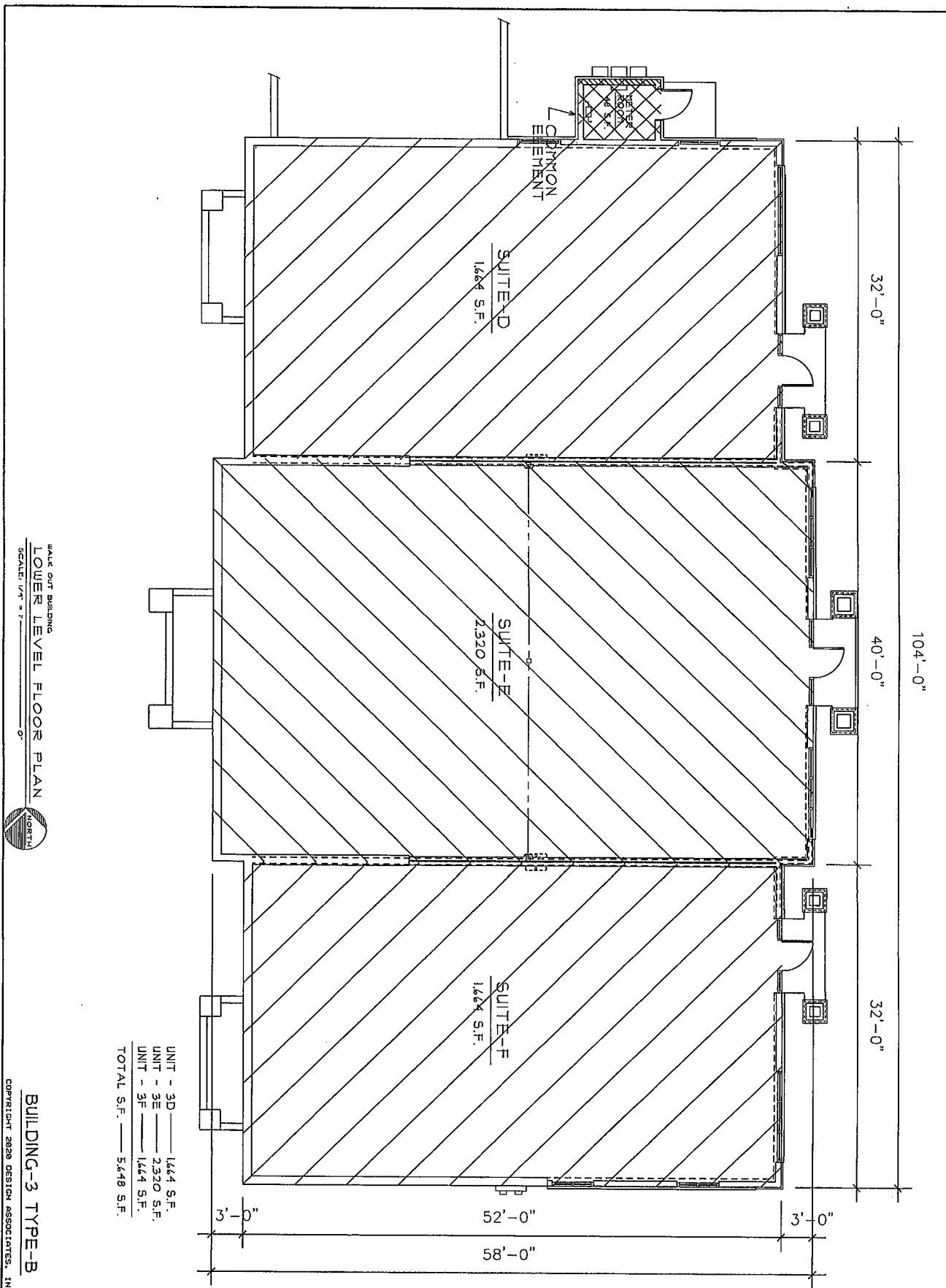
COPYRIGHT 2020 DESIGN ASSOCIATES, INC.  
A-1.1



**DESIGN ASSOCIATES, INC.**  
402/931-8989  
2520 WEST MAPLE ROAD  
OMAHA, NEBRASKA 68134

JOB NO.	REVISION
03118	
DATE	
10-01-20	
DRAWN BY	
ESTIMATED BY	
DATE	

**ANTLER VIEW OFFICE BUILDING-3 TYPE-B**  
3303, 04, 01 N. 191st AVE. ———— OMAHA, NE.  
MAIN LEVEL FLOOR PLAN



UNIT - 3D — 1,664 S.F.  
 UNIT - 3E — 2,320 S.F.  
 UNIT - 3F — 1,664 S.F.  
 TOTAL S.F. — 5,648 S.F.

WALK OUT BUILDING  
 LOWER LEVEL FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

BUILDING-3 TYPE-B

SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

1/4" = 1'-0" REVISION DATE 03/18/20 DRAWN BY DATE 10-01-20 SHEET NO. 0318



DESIGN ASSOCIATES, INC. 402/381-8800 1250 WEST MAPLE ROAD OMAHA, NEBRASKA 68104

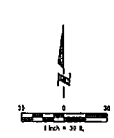
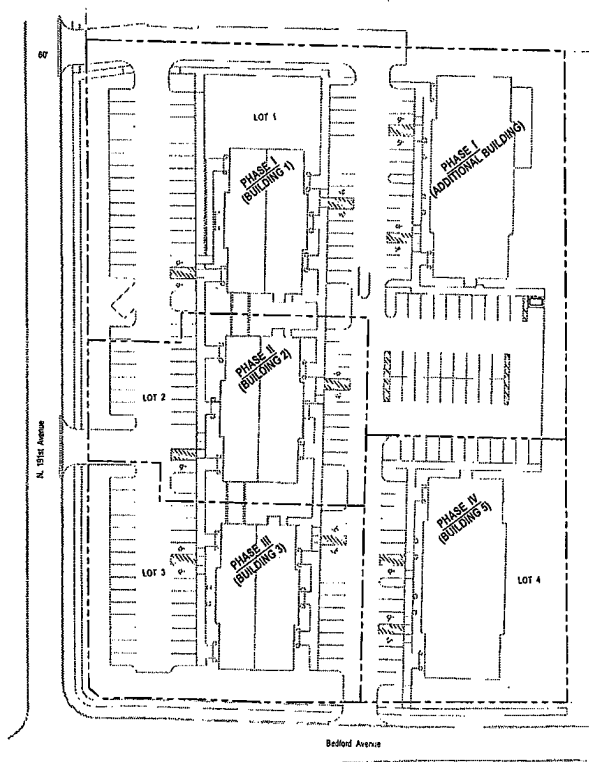
NO.	REVISION

ANTLER VIEW OFFICE BUILDING-3 TYPE-B  
 3303, 04, 01 N. 191st AVE. — OMAHA, NE.  
 LOWER LEVEL FLOOR PLAN

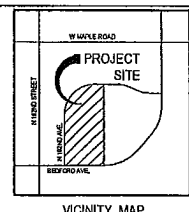
A-1.0

**EXHIBIT "B-2"**  
**CONDOMINIUM REGIME SITE PLAN**






CONDOMINIUM REGIME  
SITE PLAN



VICINITY MAP

<b>E &amp; A CONSULTING GROUP, INC.</b> Engineering • Planning • Environmental & Public Services <small>10000 15th Avenue, Suite 100, Denver, CO 80232                  Phone: (303) 751-2200                  Fax: (303) 751-2201</small>	
	
<b>OFFICE PARK BRAND &amp; LABEL COMM. DEVELOP.</b>	
<b>DESIGN BY SITE PLAN</b>	
Date: 07/20/20 Scale: 1/8" = 1'-0" Sheet: 17 of 19 Job: E-2000	Project: OFFICE PARK Location: 10000 15th Avenue, Suite 100, Denver, CO 80232

**EXHIBIT "C"**  
**UNIT OWNERSHIP AND PERCENTAGE INTERESTS TABLE**

<u>Unit No.</u>	<u>Square Footage</u>	<u>Allocated Interest of Common Elements</u>	<u>Allocated Interest of Common Expenses</u>	<u>Number of Votes in Association Matters</u>
1A	1,664	3.98%	3.98%	1
1B	2,320	5.54%	5.54%	1
1C	1,664	3.98%	3.98%	1
1D	1,664	3.98%	3.98%	1
1E	2,320	5.54%	5.54%	1
1F	1,664	3.98%	3.98%	1
2A	1,664	3.97%	3.97%	1
2B	2,320	5.53%	5.54%	1
2C	1,664	3.98%	3.98%	1
2D	1,664	3.98%	3.98%	1
2E	2,320	5.54%	5.54%	1
2F	1,664	3.98%	3.98%	1
3A	1,664	3.98%	3.98%	1
3B	2,320	5.54%	5.54%	1
3C	1,664	3.98%	3.98%	1
3D	1,664	3.98%	3.98%	1
3E	2, 320	5.54%	5.54%	1
3F	1,664	3.98%	3.98%	1
4A	1,664	3.98%	3.98%	1
4B	2,320	5.54%	5.54%	1
4C	2,320	5.54%	5.54%	1
4D	1,664	3.98%	3.98%	1
<b>Totals</b>	<b>41,856</b>	<b>100%</b>	<b>100%</b>	<b>22</b>

**CONSENT OF MORTGAGEE**

Pinnacle Bank, holder of a Construction Deed of Trust dated August 6, 2019 and recorded on August 7, 2019 as Instrument No. 2019061945, hereby consents to the execution and recording of the Second Amendment to Declaration and Master Deed of Condominium Ownership to which this Consent is attached.

IN WITNESS WHEREOF, Pinnacle Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, on this 20 day of OCTOBER, 2020.

**PINNACLE BANK**

By 

Name MATHEW J. SMITH

Title AVP - COMMERCIAL LENDING

STATE OF NEBRASKA )  
COUNTY OF Sarpy ) ss.

The foregoing instrument was acknowledged before me this 20 day of October, 2020, by Math Smith, the AVP of Pinnacle Bank on behalf of the bank.

  
Notary Public

My commission expires:  
April 3, 2022

