



MISC Inst. # 2022070439, Pg: 1 of 10 Rec Date: 07/11/2022 14:47:35.387

Fee Received: \$64.00 Electronically Recorded By: LC

Douglas County, NE Assessor/Register of Deeds DIANE L. BATTIATO

After recording return to:

Bob Dailey

McGrath North Mullin & Kratz, PC LLO

1601 Dodge Street, #3700

Omaha, NE 68102

SECOND AMENDMENT TO DECLARATION
(BOXCAR 10 CONDOMINIUM)

THIS SECOND AMENDMENT (this "Second Amendment") to the Declaration of BOXCAR 10 CONDOMINIUM (the "Declaration") is made July 8, 2022, by CHICKS & BRICKS, LLC ("Declarant"), Declarant under the Declaration and the owner of 100% of the Units.

WHEREAS, the BOXCAR 10 CONDOMINIUM REGIME (the "Regime") was formed pursuant to the Declaration recorded March 11, 2022 at Instrument No. 2022026060 recorded with the Douglas County, Nebraska Register of Deeds;

WHEREAS, the Declaration was amended by that Amendment (the "Amendment") to Declaration dated March 28, 2022 and recorded March 31, 2022 at Instrument Number 2022032738 recorded with the Douglas County, Nebraska Register of Deeds.

WHEREAS, the Regime contains the Units and related Common Elements described on Exhibit A attached hereto and incorporated by reference herein; and

WHEREAS, Declarant has approved this Second Amendment.

NOW THEREFORE, Declarant hereby amends the Declaration as follows:

1. Plans. Exhibit B-1 attached to the Amendment is deleted and replaced with Exhibit B-2 attached hereto and incorporated by reference herein.

2. Allocated Interests. Exhibit C-1 attached to the Amendment is deleted and replaced with Exhibit C-2 attached hereto and incorporated by reference herein.

3. Miscellaneous. Except as provided herein, the Declaration as amended hereby remains in full force and effect. All terms used herein shall have the same meaning as ascribed to them in the Declaration as amended.

DECLARANT:

CHICKS & BRICKS, LLC,
a Nebraska limited liability company

By: *Nancy Mammel* MANAGER
Nancy Mammel, Manager

STATE OF New Mexico)
COUNTY OF Santa Fe) ss.

On this July 8, 2022, before me a Notary Public in and for said county and state, personally appeared Nancy Mammel, known to me to be the identical person who subscribed her name to the foregoing as the Manager of CHICKS & BRICKS, LLC, and acknowledged the execution thereof to be her voluntary act and deed and the voluntary act and deed of said limited liability company.

Cassidy Cordova
Notary Public

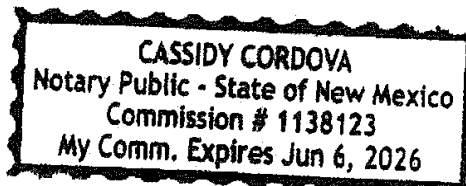


EXHIBIT A

UNITS 1, 2, 3, 4, P2, P3 AND P4 IN BOXCAR 10 PROPERTY REGIME, A CONDOMINIUM ORGANIZED UNDER THE LAWS OF THE STATE OF NEBRASKA, IN THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, PURSUANT TO DECLARATION RECORDED MARCH 11, 2022 AT INSTRUMENT NO. 2022026060, AS AMENDED BY AMENDMENT DECLARATION, RECORDED MARCH 31, 2022, AT INSTRUMENT NUMBER 2022032738, ALL RECORDED WITH THE DOUGLAS COUNTY, NEBRASKA REGISTER OF DEEDS.

EXHIBIT B-2

(SEE DRAWINGS ON FOLLOWING PAGES)

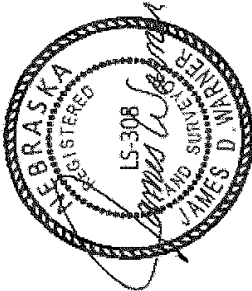
BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4

LEGAL DESCRIPTION: LOT 2, BLUEBARN HILL REPLAT 1, A SUBDIVISION
IN DOUGLAS COUNTY, NEBRASKA.

I HEREBY CERTIFY THAT THIS DRAWING WAS MADE UNDER MY DIRECT
PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



STATE OF NEBRASKA
JAMES D. WARNER
REGISTERED LAND SURVEYOR
EXPIRATION DATE: 12/31/2024
NEBRASKA REGISTRATION NUMBER: 15-308



DECEMBER 7, 2021

DATE
REVISED 06/29/2022
REVISED 07/05/2022
REVISED 07/07/2022

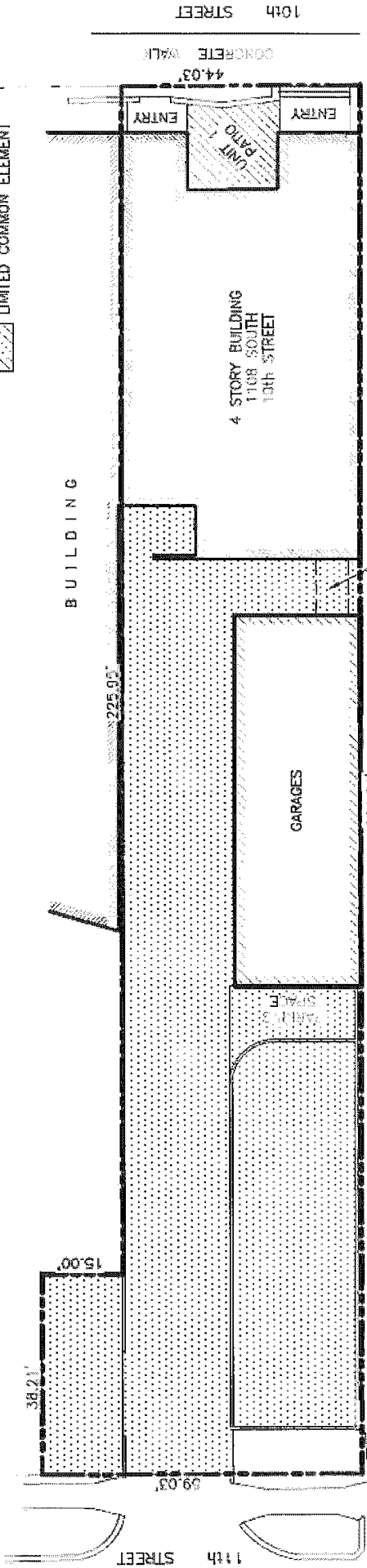
JAMES D. WARNER
NEBRASKA RLS #308



BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4

COMMON ELEMENT
UNITED COMMON ELEMENT

LOT 1 BLUEBARN HILL REPLAT 1



NO.	DESCRIPTION	DATE	BY
1	PREPARED	12/07/2021	JDW
2	REVIEWED	12/07/2021	JDW
3	APPROVED	12/07/2021	JDW

BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4
PREPARED BY: JDM
REVIEWED BY: JDM
DATE: DECEMBER 7, 2021
DRAWN BY: JDM
DATE: DECEMBER 7, 2021
SHEET: 1 OF 2

PART OF BLOCK 250 ORIGINAL CITY OF OMAHA LOTS

BUILDING

SHEET 1 OF 5



BOXCAR 10
CONDOMINIUM REGIME
UNITS 1, P2, P3 AND P4
FLOOR PLANS

N O T E S :

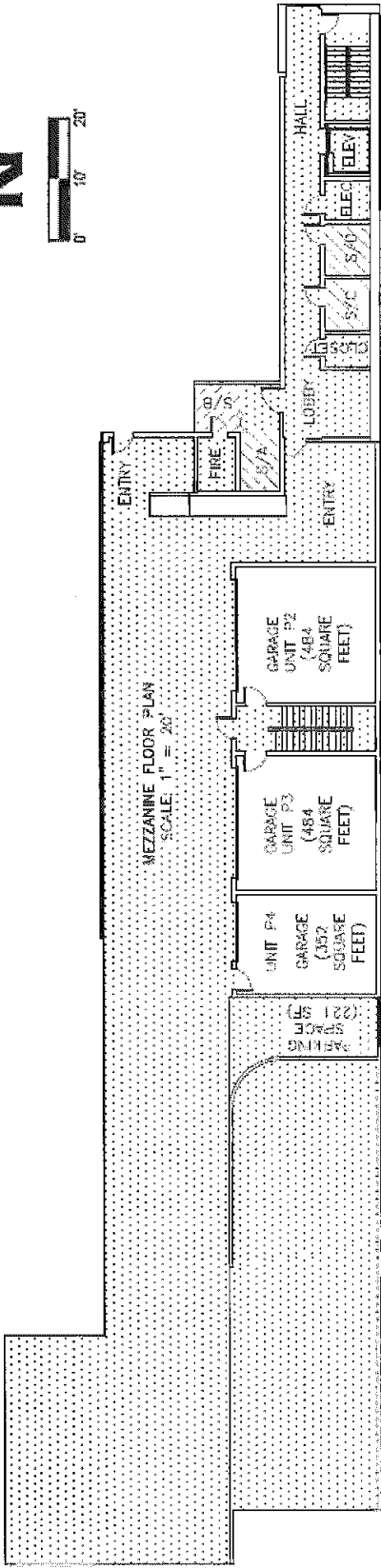
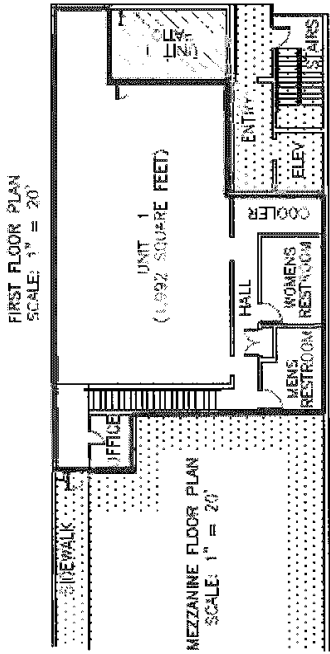
- UNIT FLOOR AREAS ARE MEASURED TO THE DOMINANT INTERIOR SURFACE OF ALL WALLS WHICH ABUT THE EXTERIOR WALL OF THE BUILDING AND TO THE INTERIOR WALL OF ALL OTHER WALLS.
- FRACTIONAL NUMBERS ARE ROUNDED UP OR DOWN TO THE NEAREST EVEN NUMBER.
- THE OFFICE IS A PART OF UNIT 1 AND IS ON THE MEZZANINE LEVEL.

COMMON ELEMENTS

LIMITED COMMON ELEMENTS FOR THE UNIT DESIGNATED

STORAGE UNIT INFORMATION	
S/A STORAGE UNIT A	59 SQUARE FEET LIMITED COMMON ELEMENT FOR UNIT 2
S/B STORAGE UNIT B	53 SQUARE FEET LIMITED COMMON ELEMENT FOR UNIT 1
S/C STORAGE UNIT C	60 SQUARE FEET LIMITED COMMON ELEMENT FOR UNIT 4
S/D STORAGE UNIT D	59 SQUARE FEET LIMITED COMMON ELEMENT FOR UNIT 3

BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4

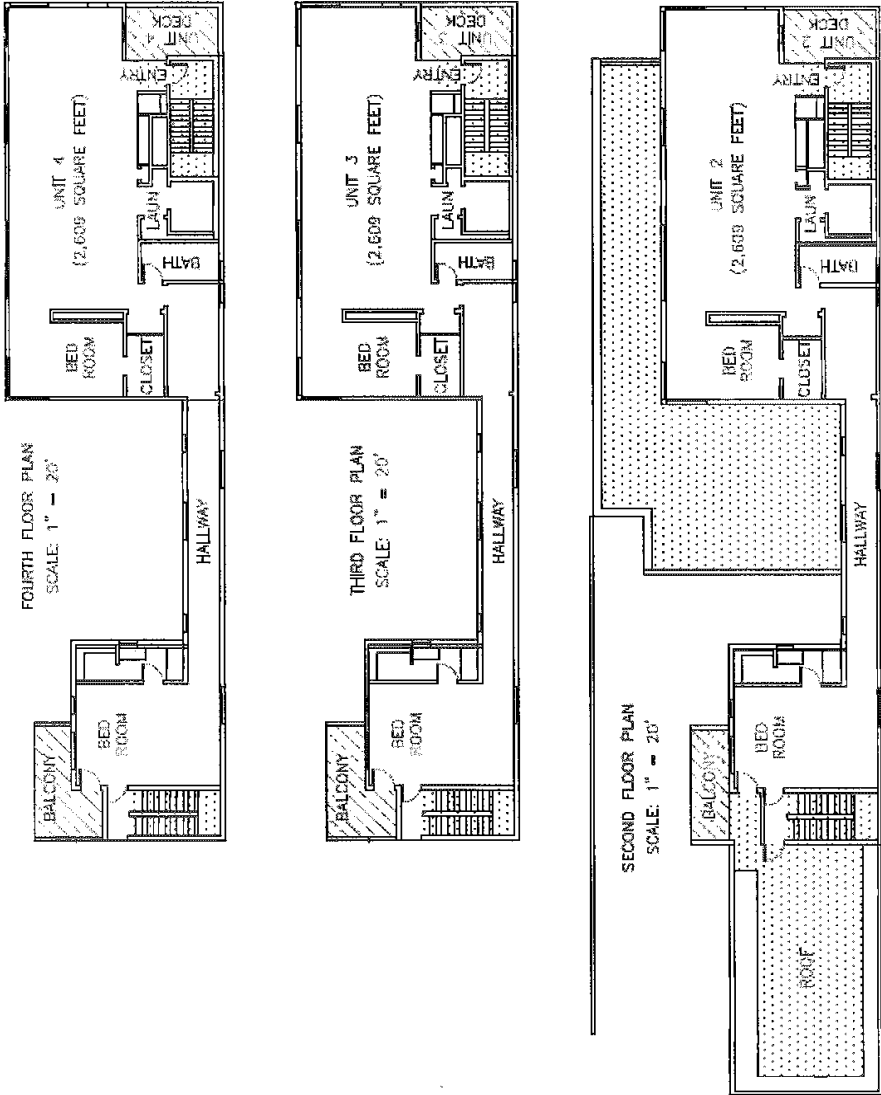


No.	Description	Rev.	Date
1	ISSUED FOR PERMIT	1	12/17/2021
2	REVISION	1	12/17/2021

JOB No.: 157521-2(Condo)
Drawn By: JLR
Reviewed By: JWR
Date: DECEMBER 7, 2021
Circ Book: 135
Pages: 71&72



BOXCAR 10
CONDOMINIUM REGIME
UNITS 2, 3 AND 4
FLOOR PLANS



- N O T E S :**
- UNIT FLOOR AREAS ARE MEASURED TO THE DOMINANT INTERIOR SURFACE OF ALL WALLS WHICH ABUT THE EXTERIOR WALL OF THE BUILDING AND TO THE INTERIOR WALL OF ALL OTHER WALLS.
 - FRACTIONAL NUMBERS ARE ROUNDED UP OR DOWN TO THE NEAREST EVEN NUMBER.
- COMMON ELEMENTS
LIMITED COMMON ELEMENTS FOR THE UNIT DESIGNATED



BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4

DATE	BY	REVISION
12/17/2021	JDM	ISSUED FOR PERMIT
12/17/2021	JDM	ISSUED FOR PERMIT
12/17/2021	JDM	ISSUED FOR PERMIT

Boxcar 10 Condominium Regime
Drawn By: JDM
Reviewed By: JDM
Date: December 17, 2021
Project: Boxcar 10
Page: 1 of 2

TDE

engineering
& surveying

PROFESSIONAL ENGINEER & SURVEYOR, INC.

1000 N. W. 10th Ave., Suite 1000

Fort Lauderdale, FL 33304

Phone: 754.461.5555

Fax: 754.461.5555

www.tde-engineering.com

PROJECT: BOXCAR 10 CONDO

DATE: 12/17/2021

BY: JON

REVIEWED BY: JON

DATE: 12/17/2021

PROJECT: BOXCAR 10 CONDO

DATE: 12/17/2021

BY: JON

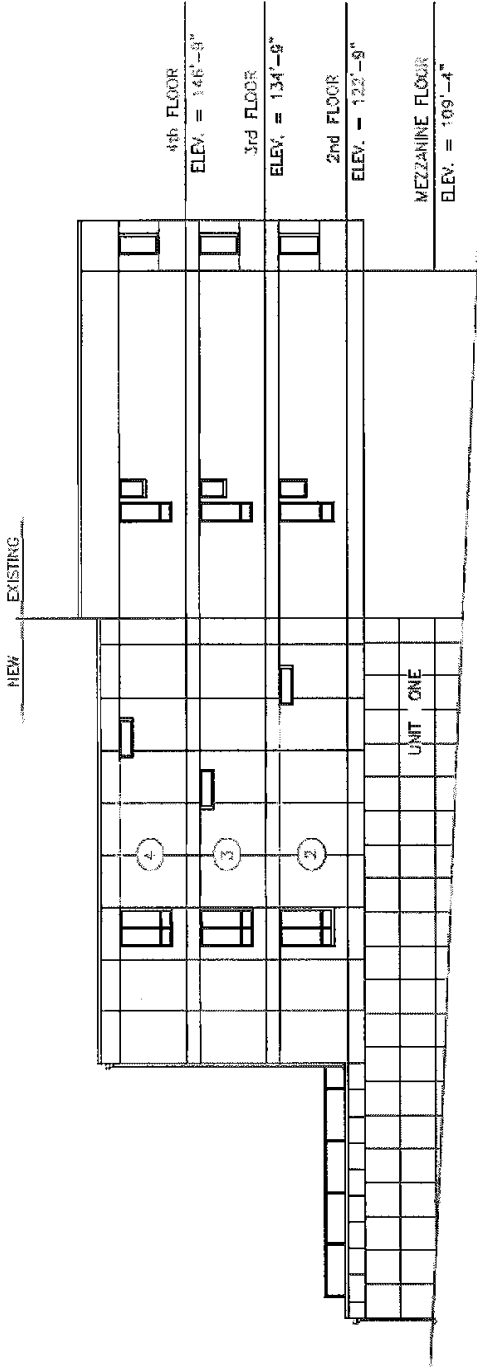
REVIEWED BY: JON

DATE: 12/17/2021

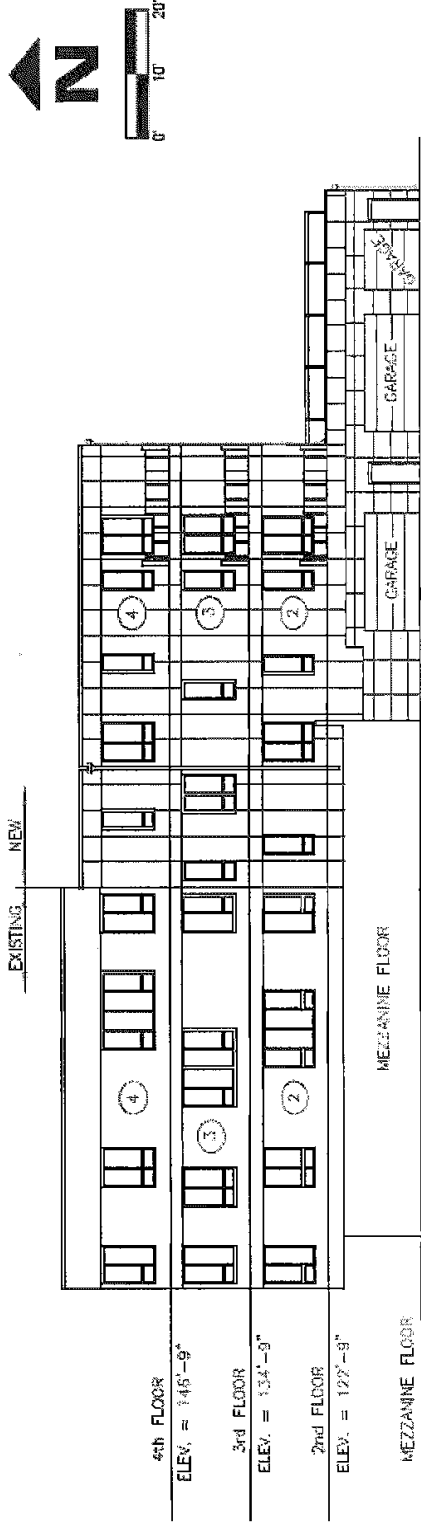
BOXCAR 10 CONDOMINIUM REGIME

UNITS 1, 2, 3, 4, P2, P3 and P4

ELEVATIONS



SOUTH ELEVATION
SCALE: 1" = 20'



NORTH ELEVATION
SCALE: 1" = 20'

BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4

NO.	DESCRIPTION	DATE
1	DESIGN	12/17/2021
2	REVISION	12/17/2021
3	REVISION	12/17/2021
4	REVISION	12/17/2021

JOB NO.: 157624-000002
DRAWN BY: JON
REVIEWED BY: JON
DATE: 12/17/2021
PROJECT: BOXCAR 10 CONDO
PAGE: 7 OF 7

TP2

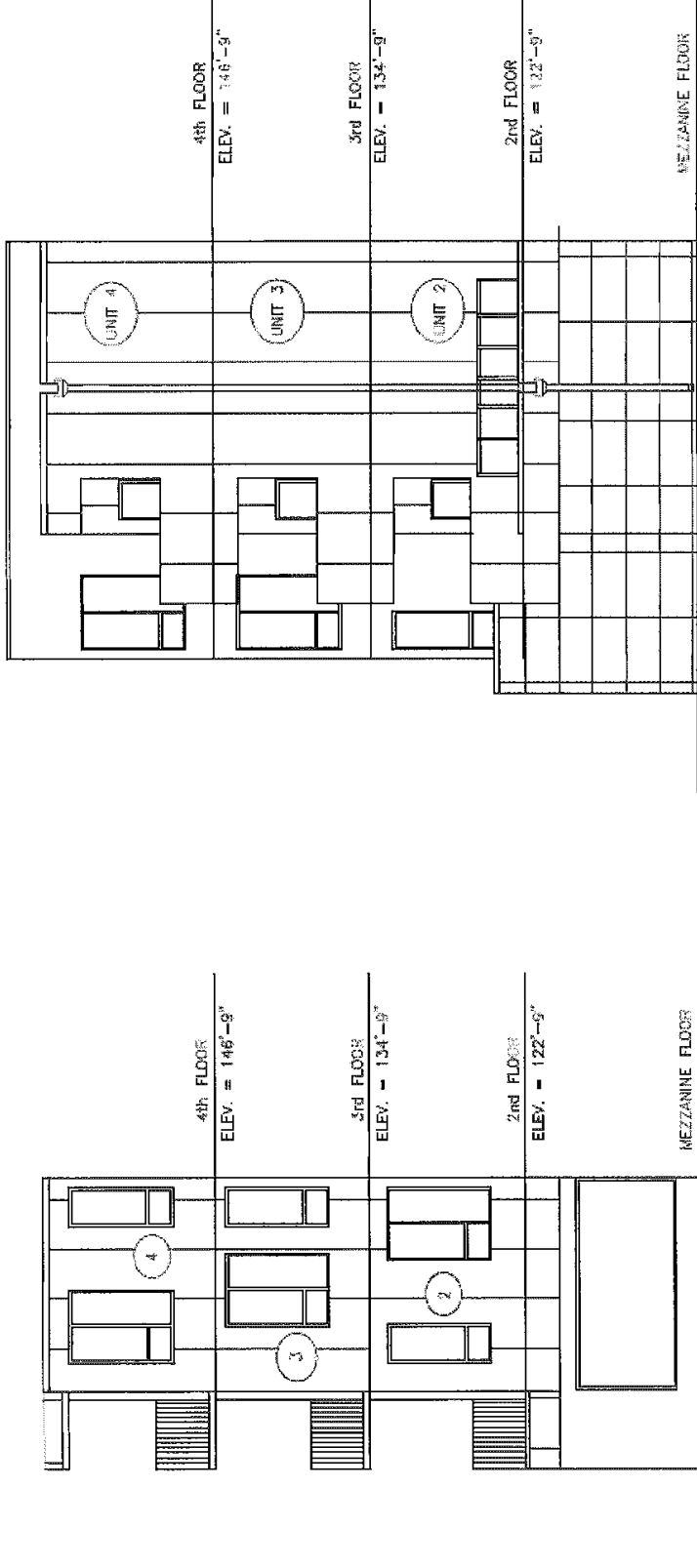
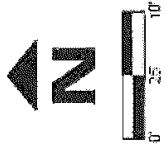
engineering & surveying

Professional Seal & Stamp, LLC
Professional Engineer
Professional Surveyor
Professional Architect
Professional Planner
Professional Engineer
Professional Surveyor
Professional Architect
Professional Planner

BOXCAR 10 CONDOMINIUM REGIME

UNITS 1, 2, 3, 4, P2, P3 AND P4

ELEVATIONS



BOXCAR 10 CONDOMINIUM REGIME
UNITS 1, 2, 3, 4, P2, P3 AND P4

No.	Description	DATE
1	PRELIMINARY	1/1/2021
2	REVISED	1/1/2021
3	REVISED	1/1/2021
4	REVISED	1/1/2021
5	REVISED	1/1/2021
6	REVISED	1/1/2021
7	REVISED	1/1/2021
8	REVISED	1/1/2021
9	REVISED	1/1/2021
10	REVISED	1/1/2021

Boxcar 10 Condominium Regime
Units 1, 2, 3, 4, P2, P3 AND P4
Scale: 1" = 10'
Date: December 7, 2021
Book: 105
Page: 710.72

Sheet 5 of 5

EXHIBIT C-2

ALLOCATED INTEREST

<u>UNIT NUMBER</u>	<u>SQ. FT.</u>	<u>ALLOCATED INTEREST</u>
1	1,992	17.88%
2	2,609	23.42%
3	2,609	23.42%
4	2,609	23.42%
P2	484	4.35%
P3	484	4.35%
P4	352	3.16%
TOTAL:	11,139	100%