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**SIXTH AMENDMENT TO
 COMMERCIAL FEDERAL BUSINESS PARK
 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

This Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions ("Fifth Amendment") is made this 24th day of January, 2006, by the Bank of the West Business Park Association, L.L.C., a Nebraska limited liability company ("Association").

RECITALS:

WHEREAS, the Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions ("Declaration") dated December 26, 2000, was recorded on December 26, 2000, at Book 1363, Page 112, of the Register of Deeds of Douglas County, Nebraska, and was amended by the First Amendment to Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions on June 5, 2001, and recorded on July 5, 2001, at Book 1388, Page 415, of the Register of Deeds of Douglas County, Nebraska, and was amended by the Second Amendment to Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions on December 18, 2003, and recorded on December 22, 2003, at Instrument No. 2003245628 of the Register of Deeds of Douglas County, Nebraska, and was amended by the Third Amendment to Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions on January 21, 2004, and recorded on January 28, 2004, at Instrument No. 2004011835 of the Register of Deeds of Douglas County, Nebraska, and was amended by the Fourth Amendment to Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions on November 10, 2004, and recorded on December 29, 2004, at Instrument No. 2004167655 of the Register of Deeds of Douglas County, Nebraska, and was amended by the Fifth Amendment to Commercial Federal Business Park Declaration of Covenants, Conditions and Restrictions on November 28, 2005, and recorded on November 28, 2005, at Instrument No. 2005149554 of the Register of Deeds of Douglas County, Nebraska; and

WHEREAS, the Members holding a majority of the votes entitled to be cast pursuant to the Operating Agreement of the Association and, therefore, pursuant to Section 11 of the Declaration, have approved the amendments contained in this Sixth Amendment; and

WHEREAS, Lot 1 and Lot 2, Commercial Federal Business Park Replat 1, Douglas

County, Nebraska ("Lots 1 and 2"), are being subdivided into Lots 1 and 2, Commercial Federal Business Park, Replat 8, Douglas County Nebraska ("Lots 1 and 2, Replat 8"); and

WHEREAS, the Mixed Use Agreement between the City of Omaha and Declarant dated September 28, 2000, is being amended to reflect the subdivision of Lots 1 and 2, Replat 1, into Lots 1 and 2, Replat 8; and

WHEREAS, the Association desires to amend the Declaration to reflect the subdivision of Lots 1 and 2, Replat 1, into Lots 1 and 2, Replat 8, and incorporate the amendments to the Mixed Use Agreement.

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

1. **Maximum Gross Building Square Footage.** The table in Section 2(b) of the Declaration is hereby amended as follows:

<u>Replat</u>	<u>Lot #</u>	<u>Maximum Gross Building Square Footage</u>
1	6	46,000
1	9	79,420
2	1	7,910
2	2	9,670
3	1	70,000
3	2	9,000
4	1	32,000
4	2	40,000
5	1	64,000
5	2	35,000
6	1	400,000
6	2	100,000
7	1	60,000
7	2	72,000
8	1	55,000
8	2	50,000
Total		1,130,000

2. **Property Owners Association Voting Rights.** The table in Section 4(c) of the Declaration is hereby amended as follows:

<u>Replat #</u>	<u>Lot #</u>	<u>Votes</u>
1	Lot 6	4 Votes
1	Lot 9	4 Votes
2	Lot 1	1 Votes
2	Lot 2	1 Votes
3	Lot 1	2 Vote
3	Lot 2	1 Vote

4	Lot 1	2 Votes
4	Lot 2	2 Votes
5	Lot 1	3 Votes
5	Lot 2	3 Votes
6	Lot 1	17 Votes
6	Lot 2	5 Votes
7	Lot 1	2 Votes
7	Lot 2	4 Votes
8	Lot 1	2 Votes
8	Lot 2	<u>2 Votes</u>
	Total	55 Votes

3. **Property Owners Association Assessments.** The table in Section 4(i) of the Declaration is hereby amended as follows:

<u>Replat #</u>	<u>Lot #</u>	<u>Percentage</u>
1	Lot 6	7.09%
1	Lot 9	7.57%
2	Lot 1	3.03%
2	Lot 2	2.57%
3	Lot 1	3.50%
3	Lot 2	2.24%
4	Lot 1	3.47%
4	Lot 2	3.68%
5	Lot 1	5.22%
5	Lot 2	5.24%
6	Lot 1	27.40%
6	Lot 2	8.96%
7	Lot 1	4.75%
7	Lot 2	6.59%
8	Lot 1	4.69%
8	Lot 2	<u>4.00%</u>
	Total	100.00%

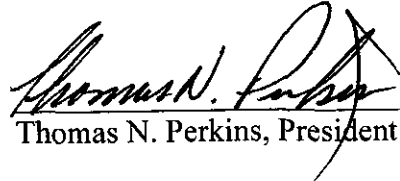
4. **Mixed Use Agreement.** The pages attached hereto marked as Exhibit "B" are the amended exhibits to the Mixed Use Agreement which are hereby incorporated into the Declaration by this reference.

5. **Legal Description.** The legal description of the property subject to the Declaration is hereby amended as described on Exhibit "A" attached hereto.

EXECUTED this 24th day of January, 2006.

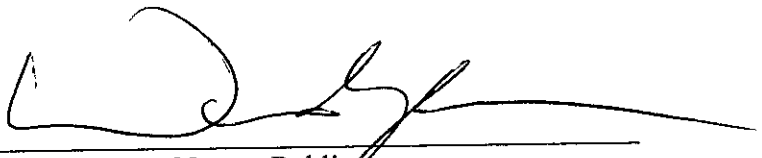
DECLARANT:

BANK OF THE WEST BUSINESS PARK
ASSOCIATION, L.L.C.

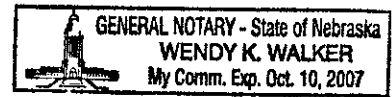
By: 
Thomas N. Perkins, President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 24th day of January, 2006, before me, the undersigned, a Notary Public duly commissioned and qualified for in said county, personally came Thomas N. Perkins, President of Bank of the West Business Park Association, L.L.C., a Nebraska limited liability company, to me personally known to be the person whose name is affixed to the foregoing instrument in that capacity and who acknowledged the same to be his voluntary act and deed on behalf of said Association.



Notary Public



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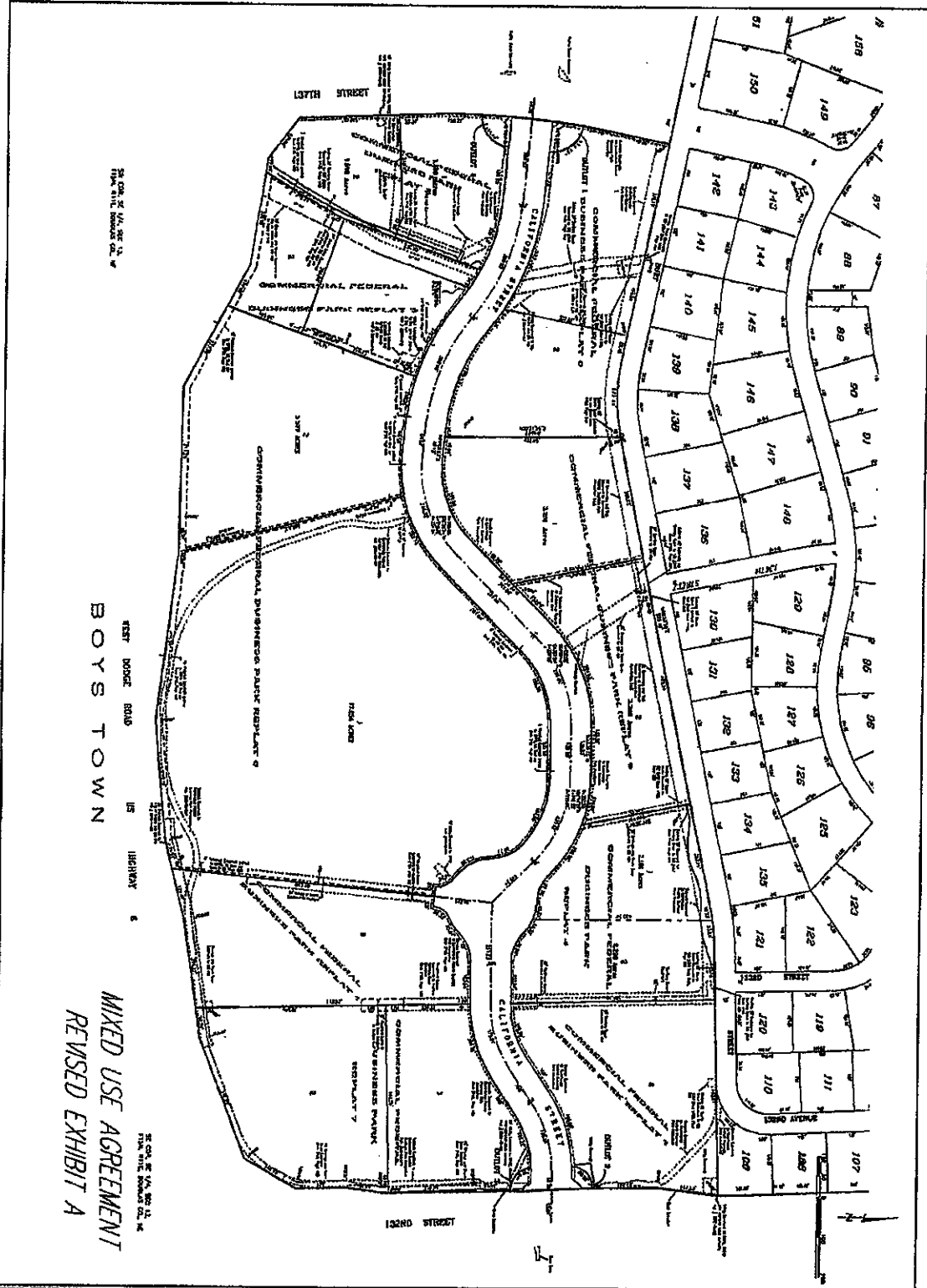
Michael D. Matejka
Fitzgerald, Schorr, Barmettler
& Brennan, P.C., L.L.O.
13220 California Street, Suite 400
Omaha, NE 68154-5228

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 6 and 9 and Outlots 1 through 4, inclusive, Commercial Federal Business Park Replat 1, and Lots 1 and 2, Commercial Federal Business Park Replat 2, and Lots 1 and 2, Commercial Federal Business Park Replat 3, and Lots 1 and 2, Commercial Federal Business Park Replat 4, and Lots 1 and 2, Commercial Federal Business Park Replat 5, and Lots 1 and 2, Commercial Federal Business Park Replat 6, and Lots 1 and 2, Commercial Federal Business Park Replat 7, and Lots 1 and 2, Commercial Federal Business Park Replat 8, as surveyed, platted and recorded in Douglas County, Nebraska.

MC-07102 Rep1
MC-07103 Rep2
MC-07104 Rep3
MC-07105 Rep4
MC-07106 Rep5
MC-07107 Rep6
MC-07108 Rep7
MC-07109 Rep8

EXHIBIT "B"
AMENDED EXHIBITS TO MIXED USE AGREEMENT



35.000, 36.000, 37.000, 38.000, 39.000, 40.000, 41.000, 42.000, 43.000, 44.000, 45.000, 46.000, 47.000, 48.000, 49.000, 50.000, 51.000, 52.000, 53.000, 54.000, 55.000, 56.000, 57.000, 58.000, 59.000, 60.000, 61.000, 62.000, 63.000, 64.000, 65.000, 66.000, 67.000, 68.000, 69.000, 70.000, 71.000, 72.000, 73.000, 74.000, 75.000, 76.000, 77.000, 78.000, 79.000, 80.000, 81.000, 82.000, 83.000, 84.000, 85.000, 86.000, 87.000, 88.000, 89.000, 90.000, 91.000, 92.000, 93.000, 94.000, 95.000, 96.000, 97.000, 98.000, 99.000, 100.000, 101.000, 102.000, 103.000, 104.000, 105.000, 106.000, 107.000, 108.000, 109.000, 110.000, 111.000, 112.000, 113.000, 114.000, 115.000, 116.000, 117.000, 118.000, 119.000, 120.000, 121.000, 122.000, 123.000, 124.000, 125.000, 126.000, 127.000, 128.000, 129.000, 130.000, 131.000, 132.000, 133.000, 134.000, 135.000, 136.000, 137.000, 138.000, 139.000, 140.000, 141.000, 142.000, 143.000, 144.000, 145.000, 146.000, 147.000, 148.000, 149.000, 150.000, 151.000, 152.000, 153.000, 154.000, 155.000, 156.000, 157.000, 158.000

WEST DODGE ROAD
 BOYS TOWN
 I-80 HIGHWAY

MIXED USE AGREEMENT
 REVISED EXHIBIT A

<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158</p>	<p>LOT EXHIBIT</p>	<p>www.wara-inc.com 1710 West Dodge Road, Suite 100 Omaha, Nebraska 68134-2002 COMMERCIAL FEDERAL BUSINESS PARK PLATS Douglas County, Nebraska</p>	<p>WWW.WARA-INC.COM (781) 422-7636 (781) 422-7637</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158</p>
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EXHIBIT "C"
COMMERCIAL FEDERAL BUSINESS PARK - SITE DEVELOPMENT REGULATIONS

Lot No.	Size		No. of Buildings	Max. Bldg. Ht (FT)	Total Gross Bldg. ⁽¹⁾ Area (Sq. Ft.)		Minimum F.A.R.	Maximum F.A.R.	
	Acres	Square Feet			Minimum	Maximum			
Replat 1	6	4.41	192,271	1-2	100	40,000	60,000	.208	.312
	9	4.71	205,243	1-2	100	50,000	120,000	.244	.585
Replat 2	1	1.89	82,223	1	60	5,400	9,620	.066	.117
	2	1.60	69,616	1	60	4,600	11,380	.066	.163
Replat 3	1	2.18	95,032	1-2	100	20,000	70,000	0.210	0.737
	2	1.39	60,669	1-2	60	5,000	9,000	0.082	0.148
Replat 4	1	2.16	94,135	1-2	100	28,000	32,000	.297	.340
	2	2.29	99,738	1	100	20,000	40,000	.201	.401
Replat 5	1	3.25	141,611	1-2	100	37,000	82,000	.261	.579
	2	3.26	142,013	1	100	28,000	35,000	.197	.246
Replat 6	1	17.06	743,046	1-3	100	258,700	480,000	.348	.646
	2	5.58	242,934	1-3	100	63,300	125,000	.261	.515
Replat 7	1	2.96	128,778	1-2	100	40,000	70,000	.311	.544
	2	4.10	178,785	1	100	60,000	95,000	.336	.531
Replat 8	1	2.92	127,252	1	100	35,000	65,000	.275	.511
	2	2.49	108,347	1-2	100	30,000	60,000	.277	.554
Outlots	1	0.10	4,356						
	2	0.04	1,791						
	3	0.04	1,791						
	4	0.10	4,356						
Cumulative Total		62.53	2,723,987	16-30	-	725,000	1,364,000	.267	.501

Lot No.	Max. Impervious Coverage Ratio	Minimum ⁽²⁾ Off-Street Parking Ratio	Minimum Building Setbacks (Ft.) ⁽³⁾	
			Public Rights-of-Way	Other Lot Lines
Replat 1	6	80%	35	10
	9	80%	35	10
Replat 2	1	80%	35	10
	2	80%	35	10
Replat 3	1	82%	35	10
	2	79%	35	10
Replat 4	1	80%	35	10
	2	80%	35	10
Replat 5	1	80%	35	10
	2	80%	35	10
Replat 6	1	80%	35	10
	2	80%	35	10
Replat 7	1	80%	35	10
	2	80%	35	10
Replat 8	1	80%	35	10
	2	80%	35	10
Outlots	1	50%	10	5
	2	50%	5	5
	3	50%	5	5
	4	50%	10	5

- (1) Includes primary use buildings only. Does not include above grade parking structures, which may be in addition to these requirements/restrictions.
- (2) May be accounted for in surface parking lots, in-building parking, parking structures or any combination of these.
- (3) Applies to primary use buildings only. Set-back requirements for above-grade parking structures, or above-grade portions of parking structures, shall be one-half (1/2) of these amounts. There are no set-back requirements for below-grade or below-grade portions of parking structures.
- (4) Restricted to signs and structural improvements that are accessory to the passive recreation activities.

EXHIBIT "D"

MINIMUM LANDSCAPING STANDARDS

1. All landscaping will be in general conformance with the Commercial Federal Business Park Development Plan and the Zoning Regulations of the City for the GO - General Office district, except that no landscaping shall be required between Lot 1 and Lot 2, Replat 2, between Lot 1 and Lot 2, Replat 3, and between Lot 1 and Lot 2, Replat 4.
2. Landscaping will consist of plant materials, paving materials, ground cover, and other appropriate landscape features.
3. Detailed landscaping plans for each building to be developed must be submitted and approved by the designated Administrative Office prior to issuance of a building permit for such building.
4. Property abutting any street right-of-way, except for West Dodge Road and its entrance and exit ramps and 132nd Street, shall be landscaped to a minimum depth of 15 feet.
5. Medians exceeding 10 feet in width in any public street right-of-way, parking lot or entrance drive shall be landscaped. Such landscaping must be approved by the designated Administrative Official prior to installation.
6. All landscaped areas, including outlots and public street rights-of-way, will be installed and maintained by Developer or its successors and assigns, and neither the District nor the City will be required or obliged to maintain such areas.

EXHIBIT "E"

COMMERCIAL FEDERAL BUSINESS PARK SIGN REGULATIONS AND BUDGET

SECTION 1. PERMITTED SIGN TYPES.

- 1.1 Permitted signs in the Commercial Federal Business Park are restricted to non-commercial flags, business center identification, directional, electronic information, ground/monument, and wall type signs.

SECTION 2. BUSINESS PARK IDENTIFICATION SIGNS.

- 2.1 The Developer of the Commercial Federal Business Park will be permitted to erect up to five (5) Business Center Identification signs located on 132nd Street, 137th Street, and West Dodge Road as shown on the Plan attached as Attachment 1. All such signs will be ground monument signs. No single sign will exceed 150 square feet in area and the cumulative total of all such signs will not exceed 750 square feet in area. All such signs will be set back a minimum of ten (10) feet from street rights-of-way, except outlots 2 and 3 which will be set back a minimum of five (5) feet, and will not exceed twenty (20) feet in height and six (6) feet in height from the bottom of the sign panel. These signs will be limited to the name of the Business Park only.

SECTION 3. SIGN BUDGET.

- 3.1 A sign budget for individual lots within the Commercial Federal Business Park is attached hereto as Attachment 2. The permitted sign area for each lot is based upon size of each lot in relation to the total net lot area in the Business Park. The total sign budget for the Business Park is 6,895 square feet. The owner of each lot may allocate its pro-rata share of this sign budget for each lot between and among the various permitted sign types, and between and among separate structures located or to be located on each lot.

Directional and information signs within parking lots, parking structures, and outlots that do not exceed four (4) square feet per sign face in size, and Business Park identification signs are exempt from the sign budget.

SECTION 4. TRANSFER OF SIGN BUDGET.

- 4.1 Transfer of any permitted maximum Gross Building Area between lots, made in accordance with Section 2.2.4 of this Agreement, may also permit transfer of a corresponding portion of each lot's sign budget.
- 4.2 In addition, up to 10% of the sign budget for any lot may be transferred to any other lot, on a square foot to square foot basis, by written notice from each lot owner identifying and describing the lots involved and the square footage of increase and corresponding decrease in each lot's sign budget.
- 4.3 Any transfer of sign budget, or change in sign budget due to replatting, must have a corresponding amendment to Exhibit "E", Attachment 2, submitted by the Developer before a sign permit can be issued.

SECTION 5. HEIGHT, SET-BACK, AND AUXILIARY REGULATORS.

- 5.1 Except as otherwise provided in this Sign Regulation and Budget, the maximum height, required minimum set-backs, and auxiliary design elements, including types of permitted illumination, for any sign shall be governed by the requirements of the local jurisdiction exercising zoning authority as applied in the following manner:
- a. For Lots 6, and 9, Replat 1, Lots 1 and 2 of Replat 2, Lots 1 and 2 of Replat 3, Lots 1 and 2 of Replat 7, and Lot 1 of Replat 8, the regulations for GO - General Office district shall apply, except that wall signs may be erected to the height of the wall.
 - b. For Lots 1 and 2 of Replat 4, Lots 1 and 2 of Replat 5, Lots 1 and 2, Replat 6, Lot 2 of Replat 8, and Outlots 1 through 4, the regulations for GO -General Office district shall apply.
 - c. Ground/monument signs will not exceed 8 feet in height.
 - d. Directional signs shall not exceed 3.5 feet in height.
 - e. Electronic information signs shall be limited to time and temperature only.
 - f. Flags shall be limited to countries, states, governmental entities, corporate logo or decorative with no advertising.

SECTION 6. APPLICATION PROCEDURES.

- 6.1 All signs will be installed subject to a sign permit from the jurisdiction exercising zoning authority. Unless specifically provided for in this Sign Regulations and Budget, all other sign provisions and regulations of such local jurisdiction in effect at the date hereof will apply.

ATTACHMENT 2

**COMMERCIAL FEDERAL BUSINESS PARK
SIGN BUDGET**

LOT NUMBER	PERMITTED SIGN TYPES
Replat 1, Lot 6 Replat 6, Lot 1	Flag, Electronic Information, Ground Monument, Center Identification, and Wall
(Replat 1, Lot 9) (Replat 2, Lots 1 and 2) (Replat 3, Lots 1 and 2) (Replat 4, Lots 1 and 2) (Replat 5, Lots 1 and 2) (Replat 6, Lot 2) (Replat 7, Lots 1 and 2) (Replat 8, Lots 1 and 2)	Flag, Ground Monument, and Wall

LOT NUMBER	SIGN BUDGET (SQ. FT.)
Replat 1, Lot 6	540
Replat 1, Lot 9	500
Replat 2, Lot 1	150
Replat 2, Lot 2	150
Replat 3, Lot 1	200
Replat 3, Lot 2	250
Replat 4, Lot 1	250
Replat 4, Lot 2	250
Replat 5, Lot 1	300
Replat 5, Lot 2	300
Replat 6, Lot 1	2,210
Replat 6, Lot 2	520
Replat 7, Lot 1	325
Replat 7, Lot 2	375
Replat 8, Lot 1	310
Replat 8, Lot 2	265
Total Budget	6,895 sq. ft.