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SUBMITTED TITLECORE NATIONAL, LLC

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2016-05008
2016 Mar 09 03:16:41 PM
Sheryl J. Dowling
REGISTER OF DEEDS


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**FIRST AMENDMENT TO MASTER DEED AND DECLARATION OF
CONDOMINIUM OWNERSHIP FOR OUTLAND CROSSING OFFICE CONDOMINIUMS**

This First Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums (this "First Amendment") is made this 7th day of March 2016, by Outland Crossing, LLC, a Nebraska limited liability company (hereinafter referred to as the "Declarant").

WITNESSETH:

WHEREAS, this First Amendment is made effective pursuant to the terms and provisions of the Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums dated August 26, 2015, and recorded in the Office of the Sarpy County Register of Deeds on August 27, 2015, as Instrument No. 2015-21152 (the "Declaration").

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

Lot 2, Outland Crossing Office Park, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (referred to herein as the "Phase 2 Property").

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

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

Condominium Units 1A, 1B, and 1C, inclusive, together with their respective individual Allocated Interest in the Common Elements created by the Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums that was recorded in the Office of the Sarpy County Register of Deeds on August 27, 2015, as Instrument No. 2015-21152, and the Phase 2 Property.

WHEREAS, pursuant to Article XVI 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 the Declaration and the Act, the Declarant desires to reallocate the Allocated Interests amongst the Units and Unit Owners within the Phase 1 Property and Phase 2 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 and the Phase 2 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 or Phase 2 Property, by acceptance of a deed or other conveyance of such interest, and every Unit Owner of any portion of the Phase 1 Property or Phase 2 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 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 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 and Phase 2 Property and shall be binding on the present owners of the Phase 1 Property and Phase 2 Property and all its successors and assigns and all subsequent owners of the Phase 1 Property and Phase 2 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 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 First Amendment as if fully set forth herein.

2. Definitions. Unless otherwise defined in this First Amendment, all capitalized terms used in this First 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 “Lots 1 through 4, inclusive, Outland Crossing Office Park Replat One, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (Phase 3), being a replat of Lot 3, Outland Crossing Office Park, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska, all 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 3).”

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 and Phase 2 Property, 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 to specifically identify the Additional Property on the Plat and Plans:

“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 shall also specifically include the Site Plan which identifies the Phase 1 Property, Phase 2 Property and Phase 3 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 as part of the Condominium Regime

“Creation of New Units. Six (6) Units contained in one (1) Building 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”. Pursuant to Section 76-847(a) of the Act, the Declarant shall be the initial Unit Owner of the Units created by this First 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 and Phase 2 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 original Declaration.

F. Section 6.2(a) of the Declaration is hereby deleted in its entirety and is replaced with the following:

“(a) The Property upon which the Buildings containing the Units are located, and such structures themselves, including the foundations, exterior walls, roofs, gutters, downspouts, chutes, chases, flues, ducts, wires, conduits, bearing walls, bearing columns, fire suppression and detection systems, whether situated partially within or outside the boundaries of any Unit, including without limitation all piping, fittings, valves and sprinkler heads, or any other fixtures which lie partially within and partially outside of the designated boundaries of a Unit and which serve more than one Unit and are not otherwise assigned or allocated to any one or more Units as a Limited Common Element.”

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

IN WITNESS WHEREOF, the undersigned has caused this First Amendment to be executed on the day and year first above written.

Outland Crossing, LLC,
a Nebraska limited liability company

By: [Signature]
Name: Jason Thiellen
Its: MEMBER

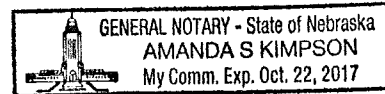
By: [Signature]
Name: Chris Falcone
Its: member

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 7 day of March, 2016, by Chris Falcone, a member of Outland Crossing, LLC, a Nebraska limited liability company, on behalf of said limited liability company.

Amanda S Kimpson
Notary Public

My commission expires:
Oct 22, 2017



STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 7 day of March, 2016, by Jason Thiellen, a member of Outland Crossing, LLC, a Nebraska limited liability company, on behalf of said limited liability company.

Amanda S Kimpson
Notary Public

My commission expires:
Oct 22, 2017

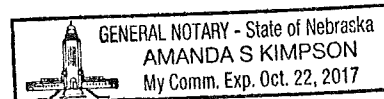
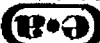
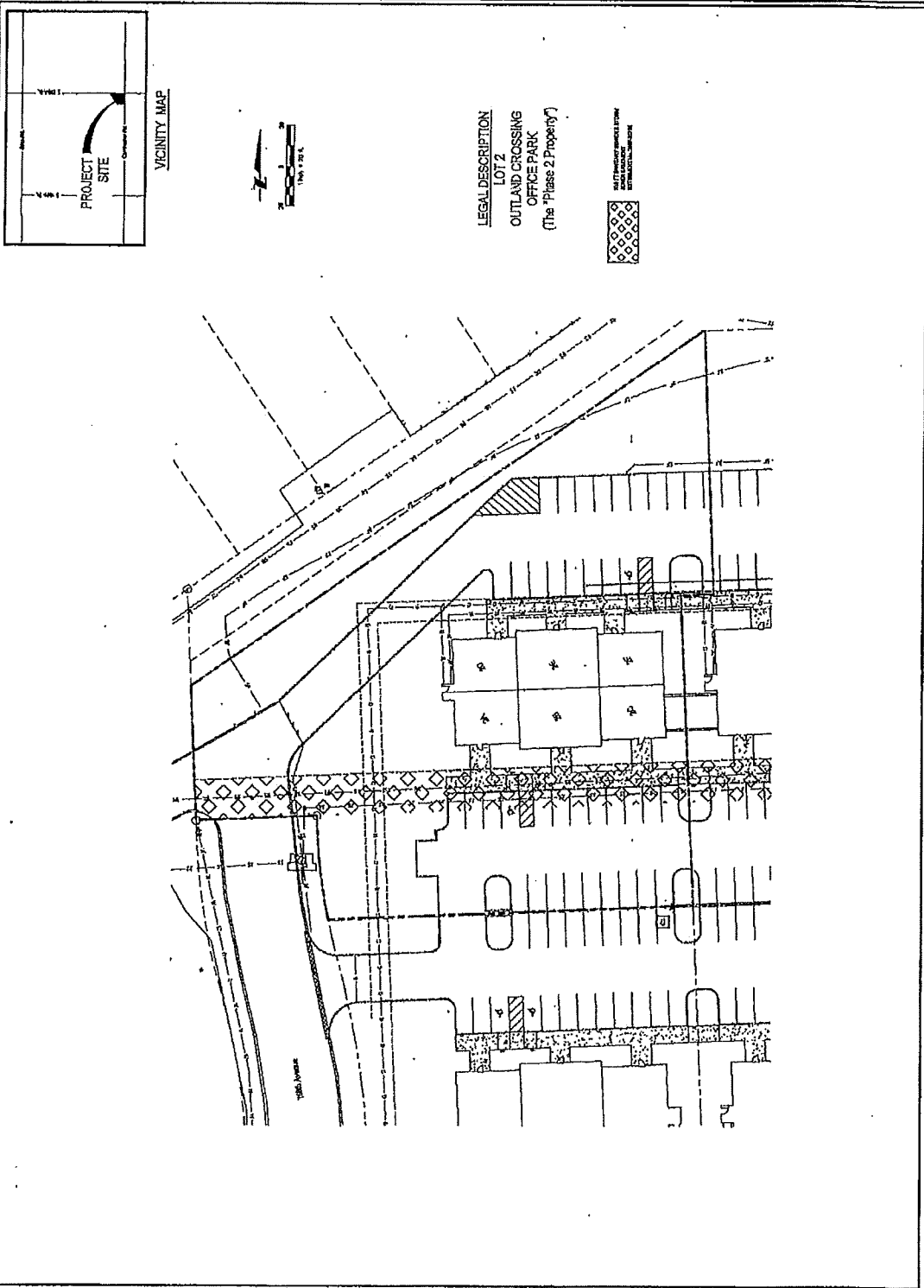
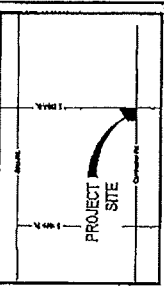
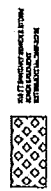


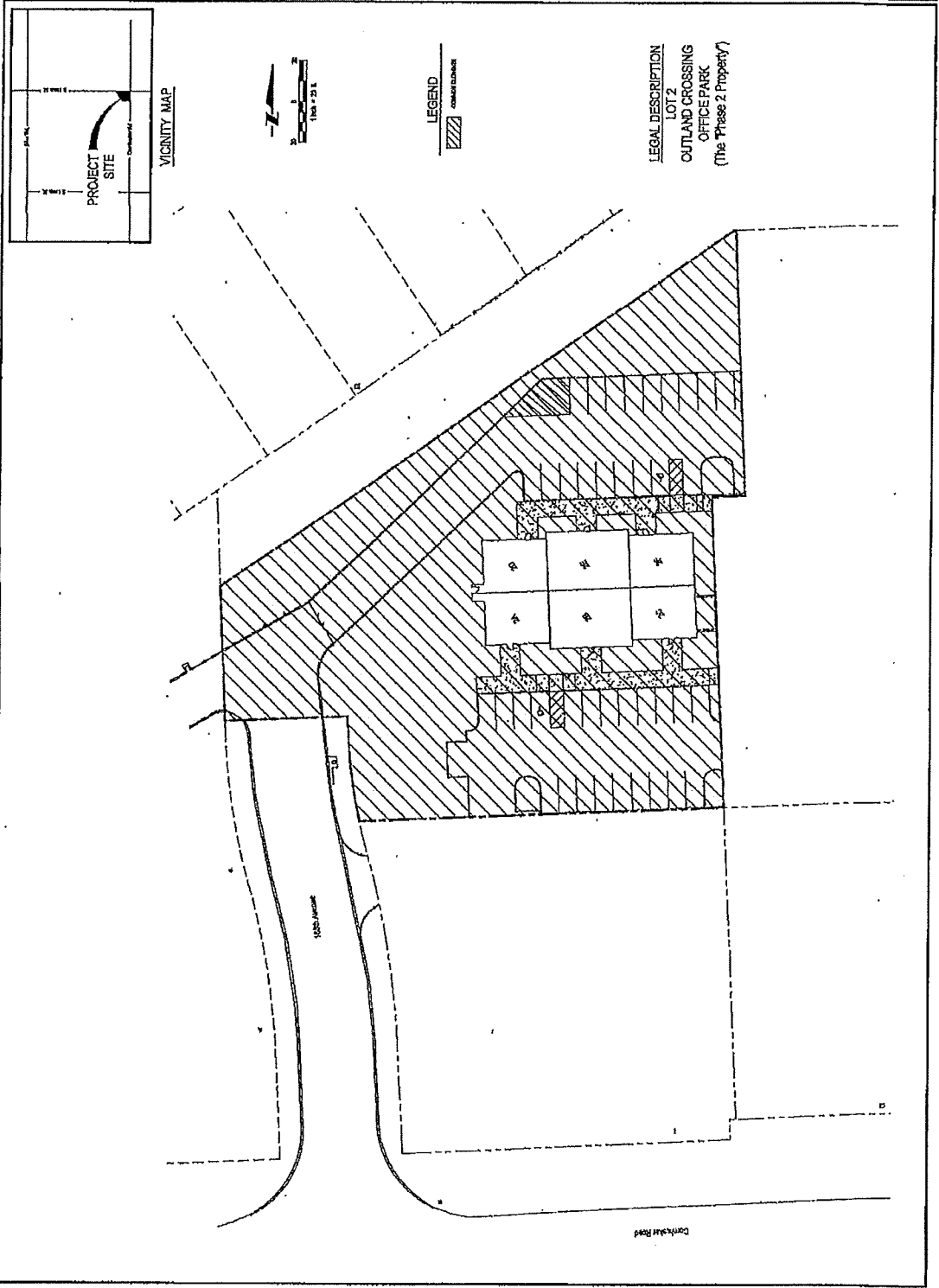
EXHIBIT "B-1"
PLAT AND PLANS
(Phase 2 Property)

E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services 10000 15th Street, Suite 100, Denver, CO 80202 (303) 751-1000	 Engineering & Architecture	OUTLAND CROSSING OFFICE PARK SOUTH DENVER, COLORADO	EXHIBIT B.IV	SHEET NO.	TOTAL SHEETS	DATE
						DRAWN BY



LEGAL DESCRIPTION
 LOT 2
 OUTLAND CROSSING
 OFFICE PARK
 (The "Phase 2 Property")





LEGAL DESCRIPTION
 LOT 2
 OUTLAND CROSSING
 OFFICE PARK
 (The "Phase 2 Property")

LEGEND
 Hatched Area
 LOT BOUNDARY

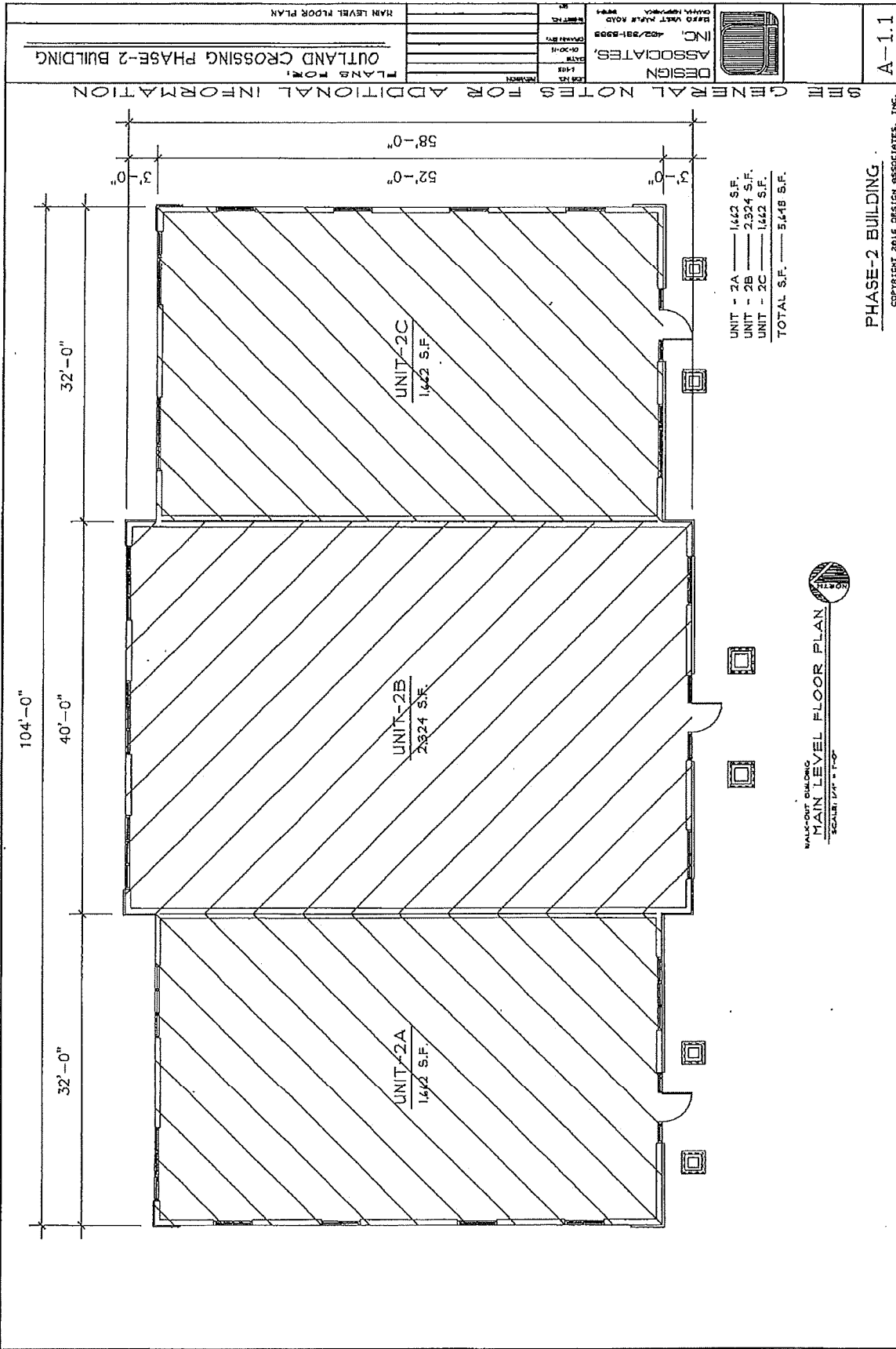
1" = 25' S

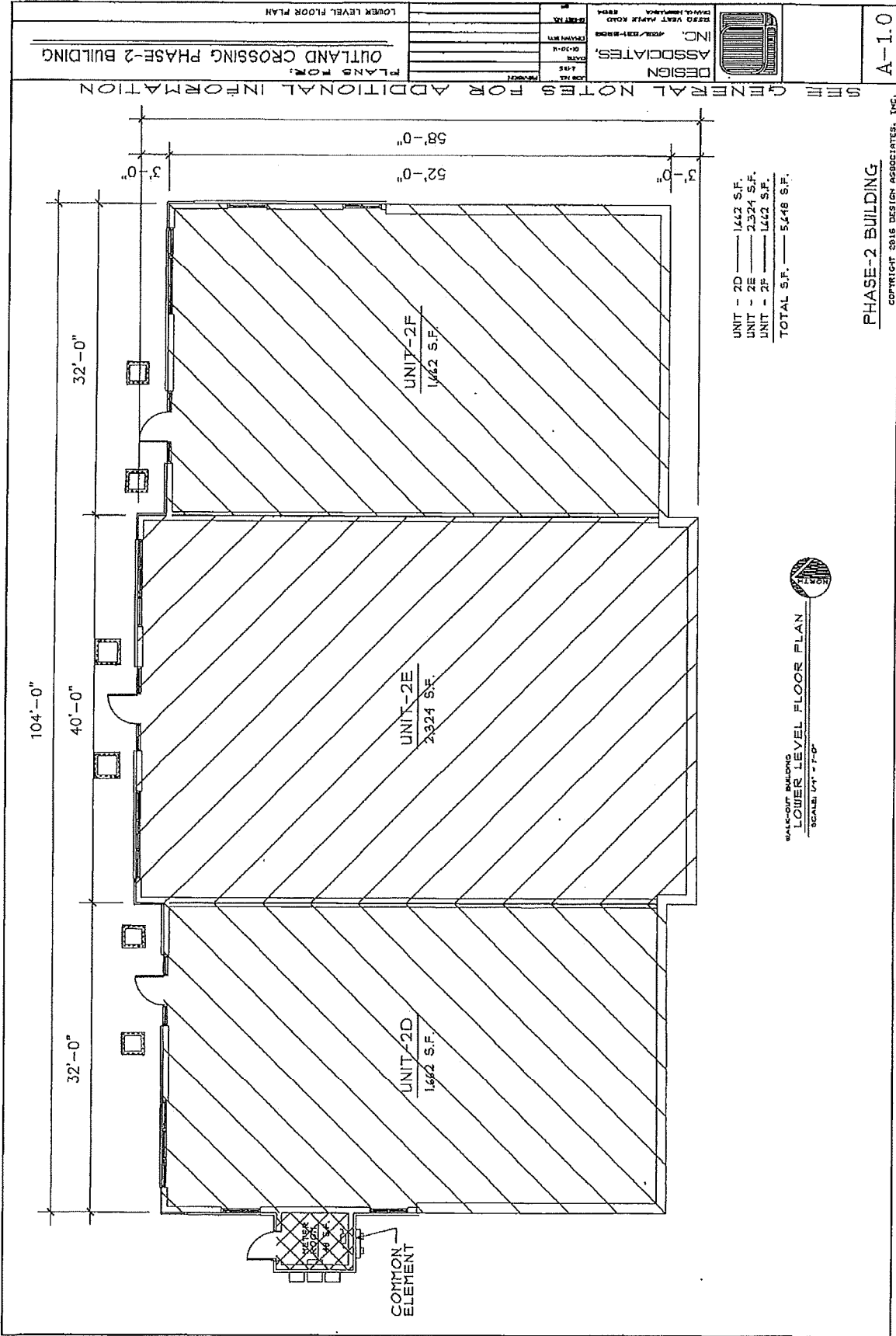
VICINITY MAP

PROJECT SITE

Duvall Road

South Avenue






	DESIGN ASSOCIATES, INC. 400/551-0000 1000 WEST PLATA ROAD RICHMOND, VA 23220	DATE: 08/11/10 DRAWN BY: J.S. CHECKED BY: J.S. PROJECT:	EXTERIOR ELEVATIONS	PHASE-2 BUILDING OUTLAND CROSSING PHASE-2 BUILDING PLANS FOR
THE GENERAL NOTES FOR ADDITIONAL INFORMATION				
FRONT ELEVATION SCALE: 1/4" = 1'-0"				
REAR ELEVATION SCALE: 1/4" = 1'-0"				
PHASE-2 BUILDING COPYRIGHT 2010 DESIGN ASSOCIATES, INC. 1/4" BORDER, ONE ARCHITECTURAL UNIT PER FOOT, UNLESS OTHERWISE NOTED				

EXHIBIT "B-2"
CONDOMINIUM REGIME SITE PLAN

E & A CONSULTING GROUP, INC. Engineering • Planning • Environment & Field Services 1000 BROADWAY, SUITE 2000 NEW YORK, NY 10018 TEL: 212-512-2000		E & A ENGINEERING ARCHITECTS	OUTLAND CROSSING OFFICE PARK 4001 SOUTH AVENUE	EXHIBIT 9-2 SITE PLAN	SHEET NO. 1 OF 1	DATE: 10/15/03 DRAWN BY: JMM CHECKED BY: JMM SCALE: AS SHOWN	PROJECT NO.: 03-001 CLIENT:
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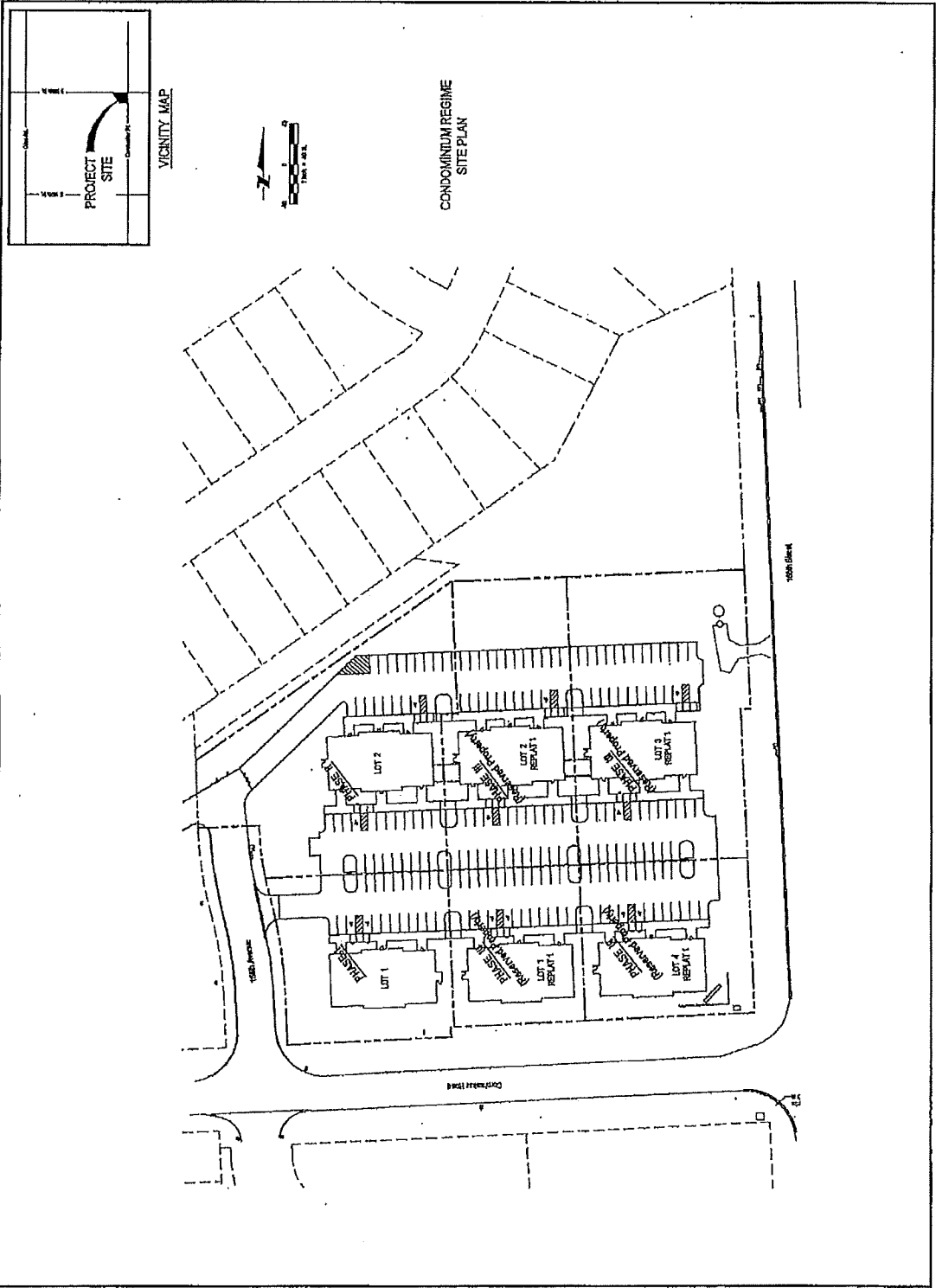


EXHIBIT "C"
UNIT OWNERSHIP AND PERCENTAGE INTERESTS TABLE

<u>Unit No.</u>	<u>Square Footage</u>	<u>Percentage share of Common Elements</u>	<u>Percentage share of Common Expenses</u>	<u>Number of Votes in Association Matters</u>
1A	1,662	9.81%	9.81%	1
1B	2,324	13.7133%	13.7133%	1
1C	1,662	9.81%	9.81%	1
2A	1,662	9.81%	9.81%	1
2B	2,324	13.7133%	13.7133%	1
2C	1,662	9.81%	9.81%	1
2D	1,662	9.81%	9.81%	1
2E	2,324	13.714%	13.7134%	1
2F	1,662	9.81%	9.81%	1
Totals	16,944	100%	100%	9

CONSENT OF MORTGAGEE

The undersigned, Equitable Bank, holder of a Construction Deed of Trust dated June 26, 2015 and recorded on July 2, 2015 as Instrument No. 2015-15749, hereby consents to the execution and recording of the First Amendment.

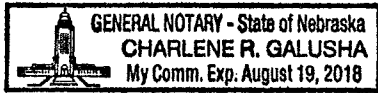
IN WITNESS WHEREOF, Equitable Bank has caused this Consent of Mortgagee to be signed by its duly authorized officers on its behalf, on this 7 day of April.

EQUITABLE BANK

By: [Signature]
Name: Adam Lammers
Its: Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF Douglas)

The foregoing instrument was acknowledged before me thi 7 day of April, 2016, by Adam Lammers, the Vice President of Equitable Bank on behalf of the bank.



[Signature]
Notary Public

My commission expires:

8-19-2018