

COUNTER_DKH
VERIFY_DKH
FEES \$ 106.00
CHG_SFILE
SUBMITTED_TITLECORE NATIONAL, LLC

FILED SARPY CO. NE.
INSTRUMENT NUMBER

2016-17441

2016 Jul 19 03:13:08 PM

Joseph J. Doubling

REGISTER OF DEEDS



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

This Second Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums (this "Second Amendment") is made this 19 day of July, 2016, by Outland Crossing, 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 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, as amended by that certain First Amendment to Master Deed and Declaration of Condominium Ownership for Outland Crossing Office Condominiums dated March 7, 2016, and recorded in the Office of the Sarpy County Register of Deeds on March 9, 2016, as Instrument No. 2016-05008 (together, the "Declaration").

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

Lots 1 and 4, Outland Crossing Office Park Replat One, a Subdivision as surveyed, platted and recorded in Sarpy County, Nebraska (referred to herein collectively as the "Phase 3 Property").

WHEREAS, pursuant to Article XVI of the Declaration and the Act, the Declarant hereby desires to amend the Declaration to include the 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, 1B, 1C, 2A, 2B, 2C, 2D, 2E, and 2F, inclusive, together with their respective individual Allocated Interest in the Common Elements created by the Declaration, and the Phase 3 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 comprised of three (3) units within each of the two (2) Buildings 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 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 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 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 “Lots 2 and 3, 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 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, 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 3 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 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 as part of the Condominium Regime:

“Creation of New Units. Six (6) Units, comprised of three (3) units within each of the two (2) Buildings 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 original Declaration.

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

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

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

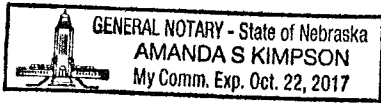
Outland Crossing, LLC,
a Nebraska limited liability company

By: CF
Name: Chris Falcone
Its: _____

+ By: [Signature]
Name: _____
Its: _____

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 18 day of JULY, 2016, by Chris Falcone, a member of Outland Crossing, LLC, a Nebraska limited liability company, on behalf of said limited liability company.



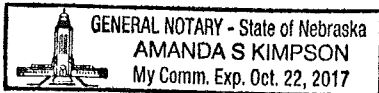
Amanda S Kimpson
Notary Public

My commission expires:

Oct 22, 2017

STATE OF NEBRASKA)
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 18 day of JULY, 2016, by Jason Thiellen, a member of Outland Crossing, LLC, a Nebraska limited liability company, on behalf of said limited liability company.

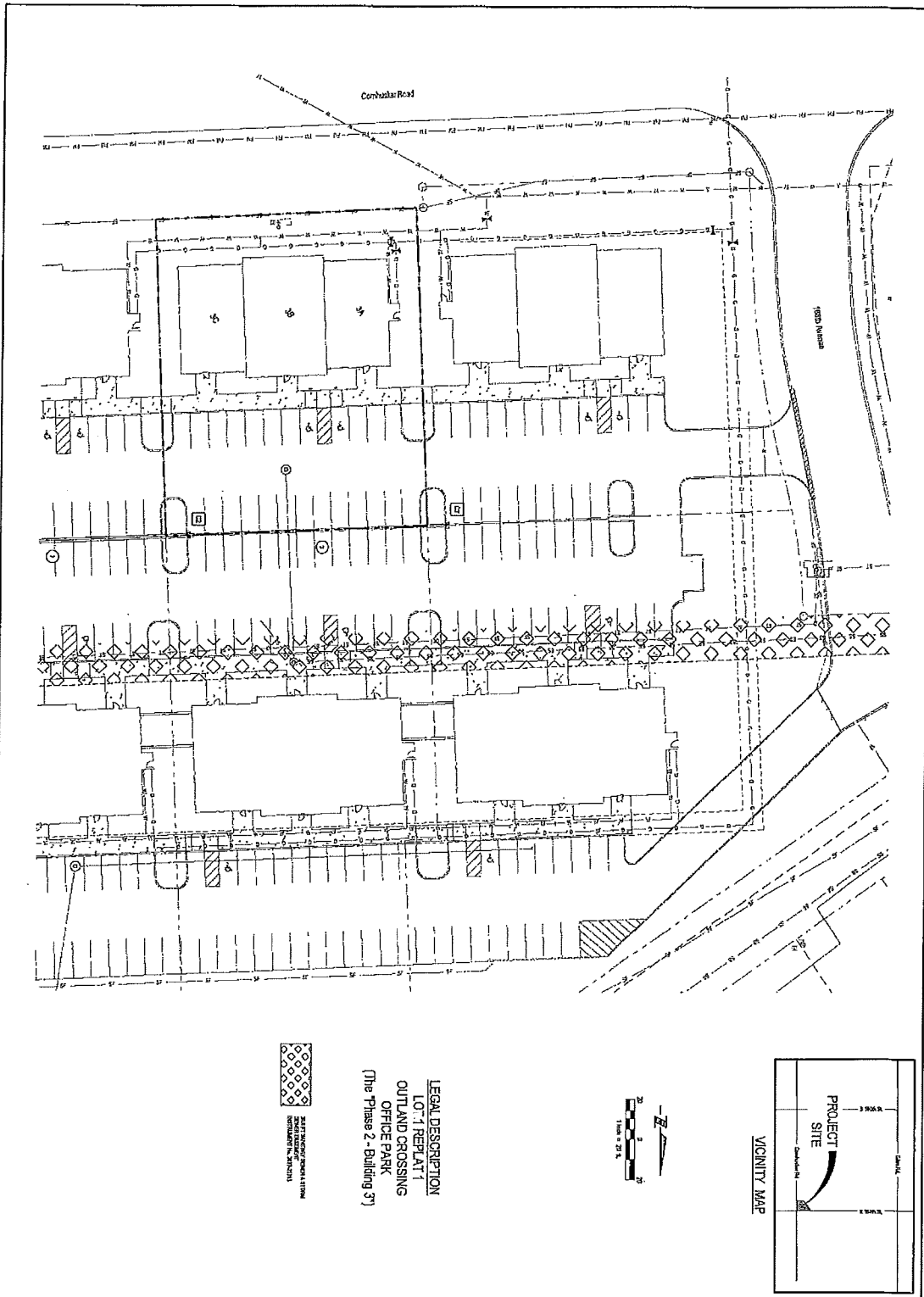


Amanda S. Kimpson
Notary Public

My commission expires:

Oct 22, 2017

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



Page	Project No.	Date	Author
1	100000000	01/01/00	...
2
3
4
5

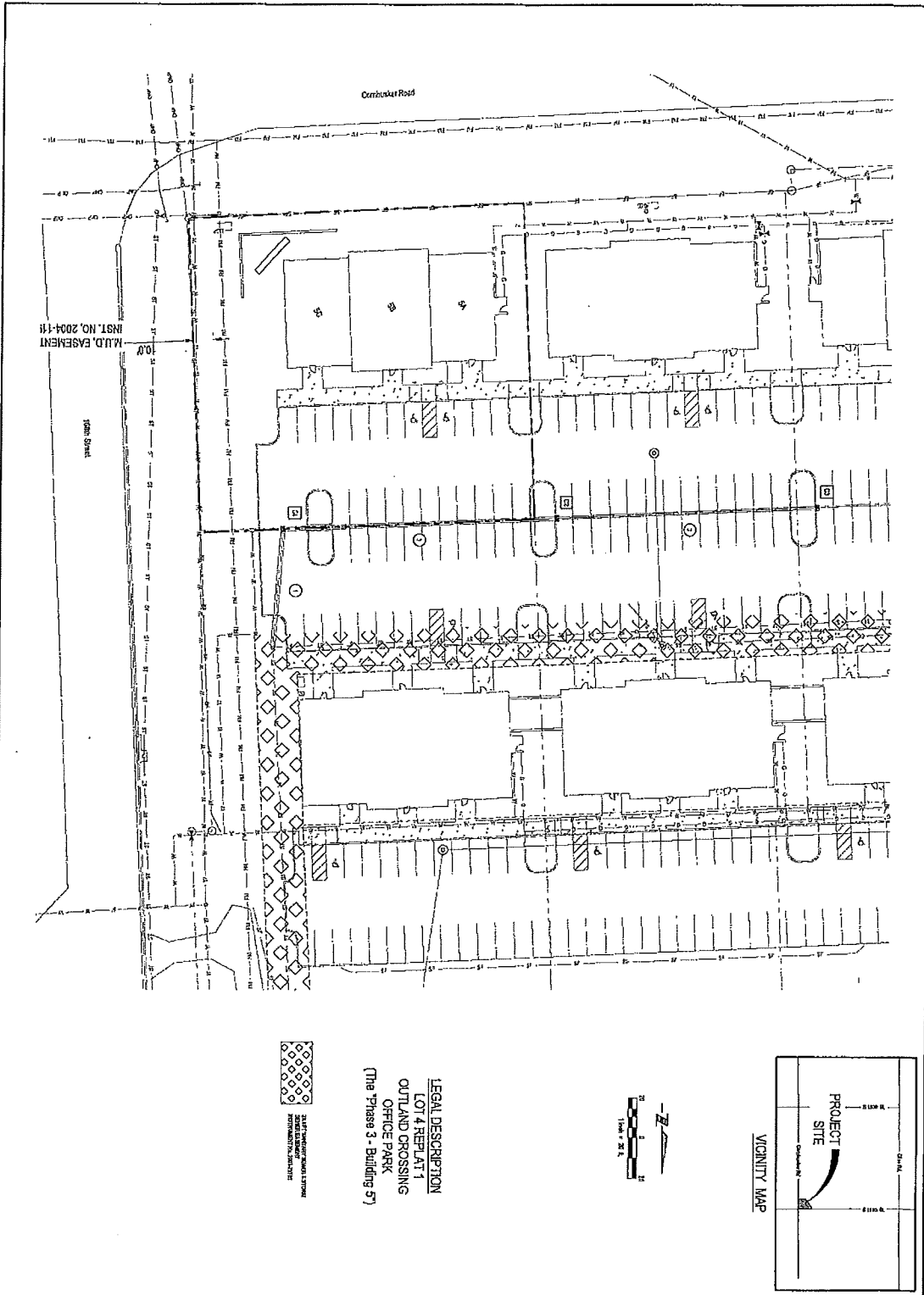
EXHIBIT B-1'

OUTLAND CROSSING OFFICE PARK
SADDY COUNTY, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

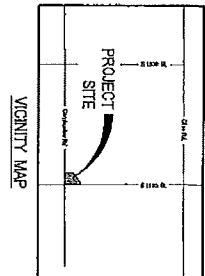
10000 Main St., Omaha, NE 68114
Phone: 402.942.0700 Fax: 402.942.3993
www.eag.com



ALU.D. EASEMENT
INST. NO. 2004-11

2004-11-11
2004-11-11

LEGAL DESCRIPTION
LOT 4 REPLAT 1
OUTLAND CROSSING
OFFICE PARK
(The "Phase 3 - Building 5")



Public	PP31415101	Revision	
Date	05/22/11	CA	Description
Designed by	ASJ	DW	Description
Drawn by	SBT		
Scale	1/8" = 1'		
Sheet	1 of 1		

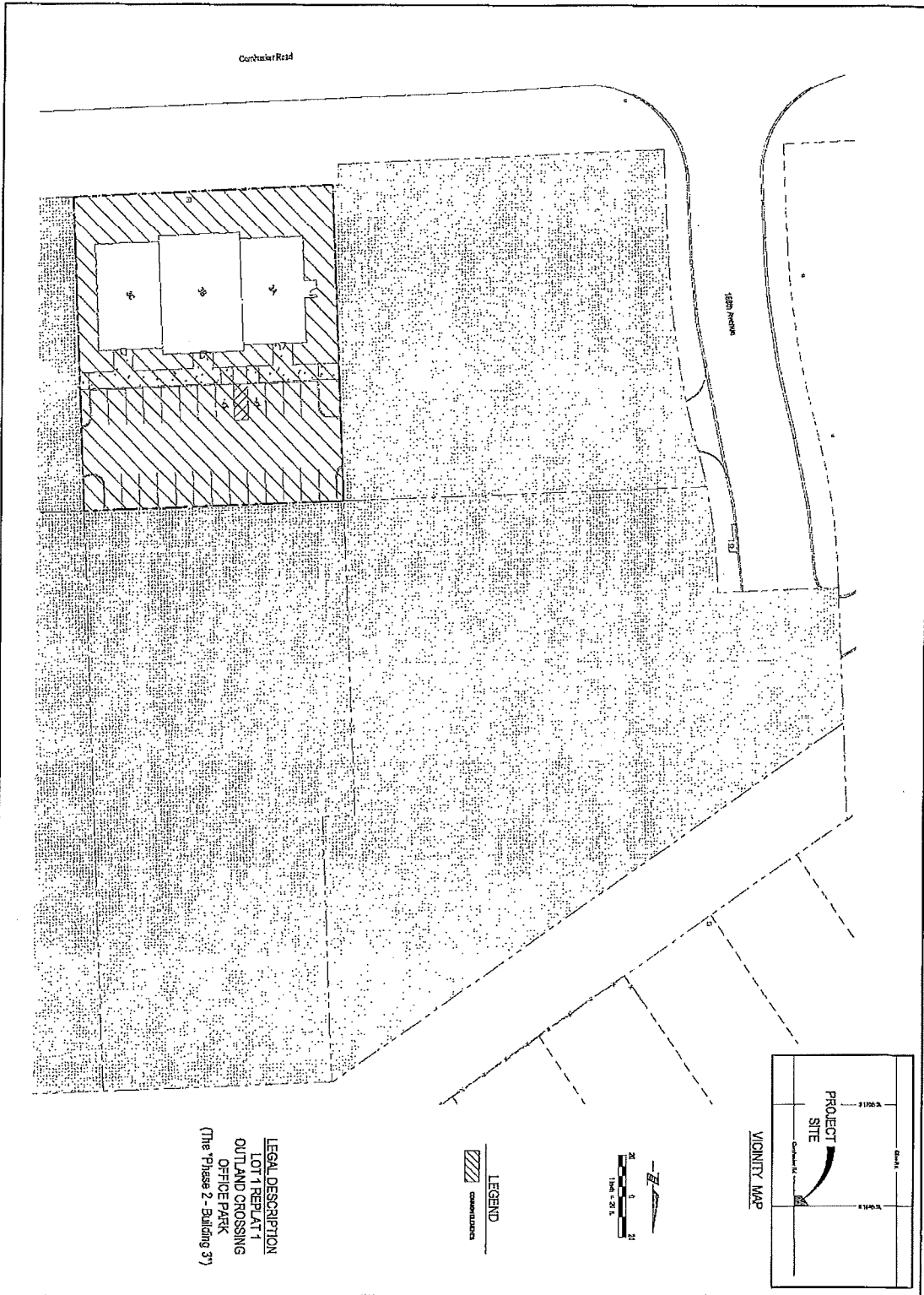
EXHIBIT 'B-1'

OUTLAND CROSSING OFFICE PARK
SARASOTA COUNTY, FLORIDA



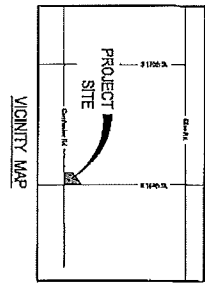
E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

1900 W. PARKWAY, SUITE 1100
ORLANDO, FLORIDA 32835
PH: 407.851.1100 FAX: 407.851.1101
WWW.EAGROUP.COM



LEGAL DESCRIPTION
 LOT 1 REPLAT 1
 OUTLAND CROSSING
 OFFICE PARK
 (The "Phase 2 - Building 3")

LEGEND
 HATCHED BOX
 COMMENTS



DATE	DESCRIPTION	BY	CHKD
04/20/11	REVISED	ALT	ALT
04/20/11	DESIGNED	ALT	ALT
04/20/11	DRAWN	ALT	ALT
04/20/11	CHECKED	ALT	ALT
04/20/11	APPROVED	ALT	ALT

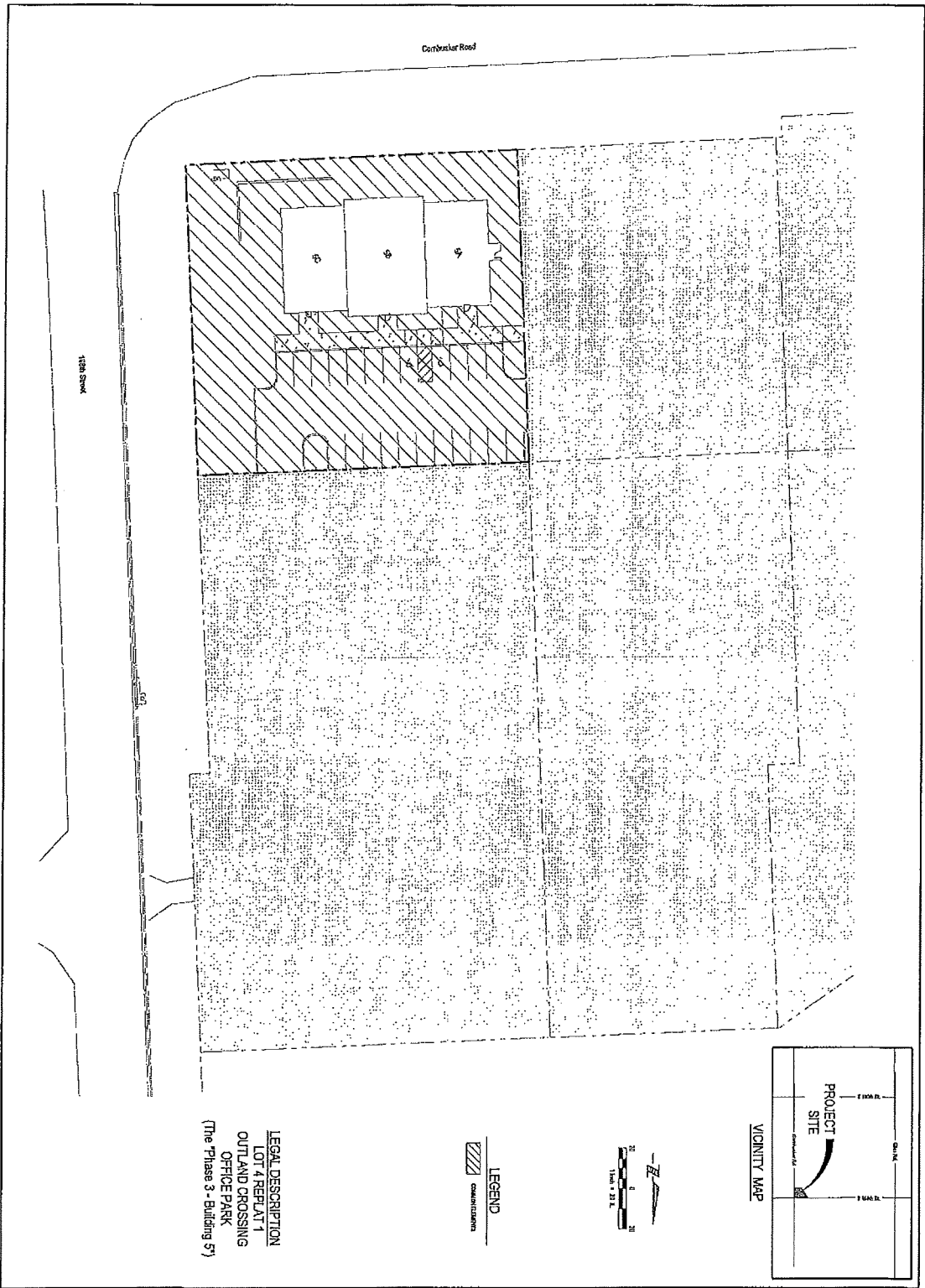
EXHIBIT 'B-1'

OUTLAND CROSSING OFFICE PARK
 HART COUNTY, MISSISSIPPI



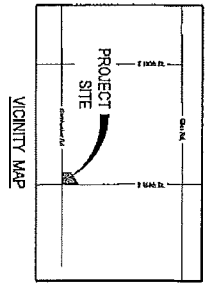
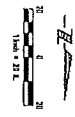
E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

2020 W. FORTY-THIRD STREET, SUITE 200
 FORT WORTH, TEXAS 76102
 WWW.EA-CORP.COM



LEGAL DESCRIPTION
 LOT 4 REPLAT 1
 OUTLAND CROSSING
 OFFICE PARK
 (The Phase 3 - Building 5')

LEGEND
 COMPLETION



Project	PRELIMINARY	Revision
Date	10/20/03	01
Drawn By	ACT	Checked
Scale	1/4" = 1'-0"	
Sheet	1 of 1	

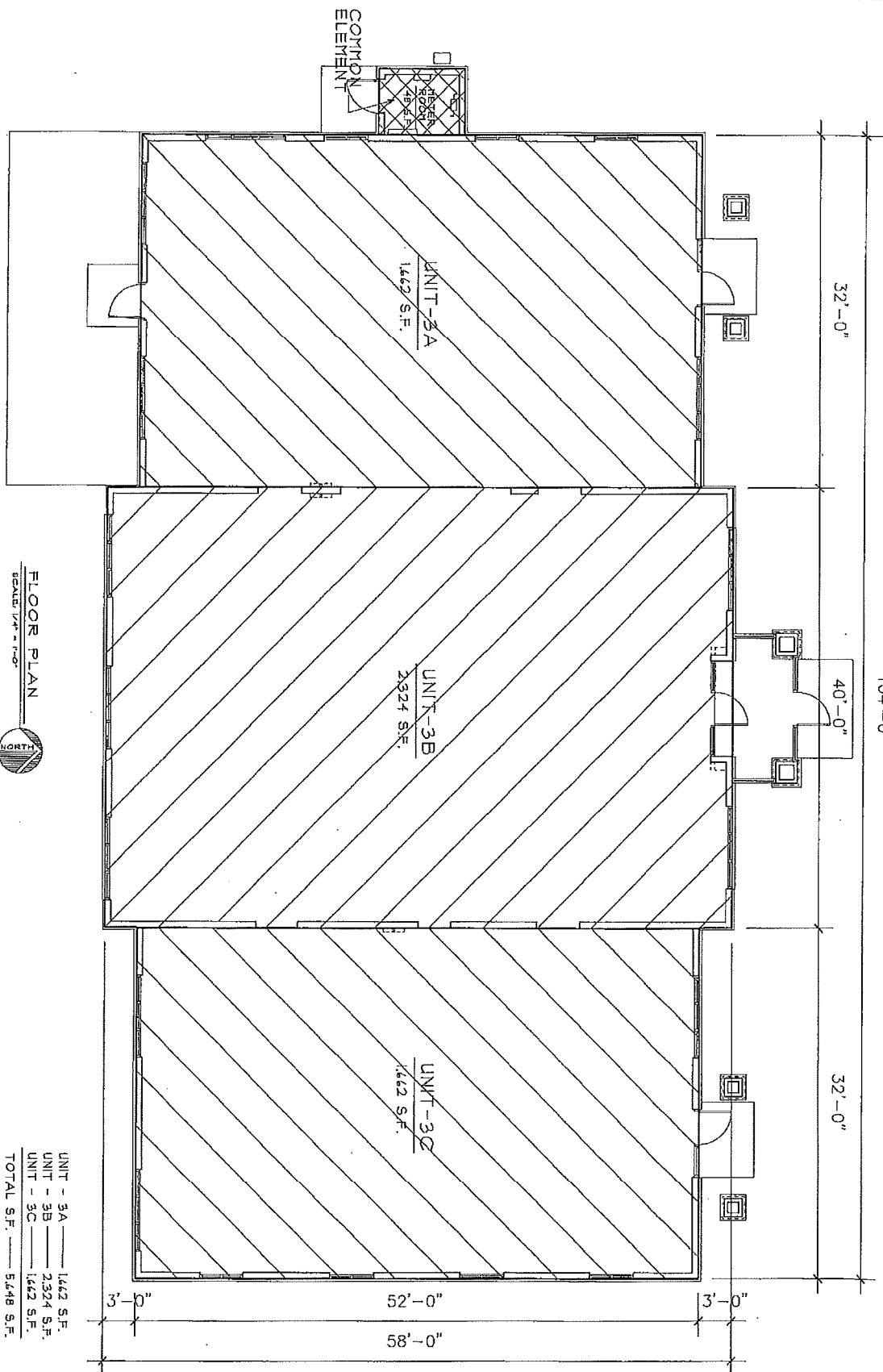
EXHIBIT B-1

OUTLAND CROSSING OFFICE PARK
 JANUARY 2004, MINNAPOLIS



E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services

15000 11th Ave. N. Suite 100
 Minneapolis, MN 55412
 Phone: 612.555.1100 Fax: 612.555.1101
 www.eandagroup.com



FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH

UNIT - 3A 1,442 S.F.
UNIT - 3B 2,324 S.F.
UNIT - 3C 1,442 S.F.
TOTAL S.F. 5,448 S.F.

BUILDING-3 TYPE-A

DESIGNED BY: DESIGN ASSOCIATES, INC.
DRAWN BY: BORGHESE
CHECKED BY: BORGHESE
DATE: 01-24-15
PROJECT NO: 15-001

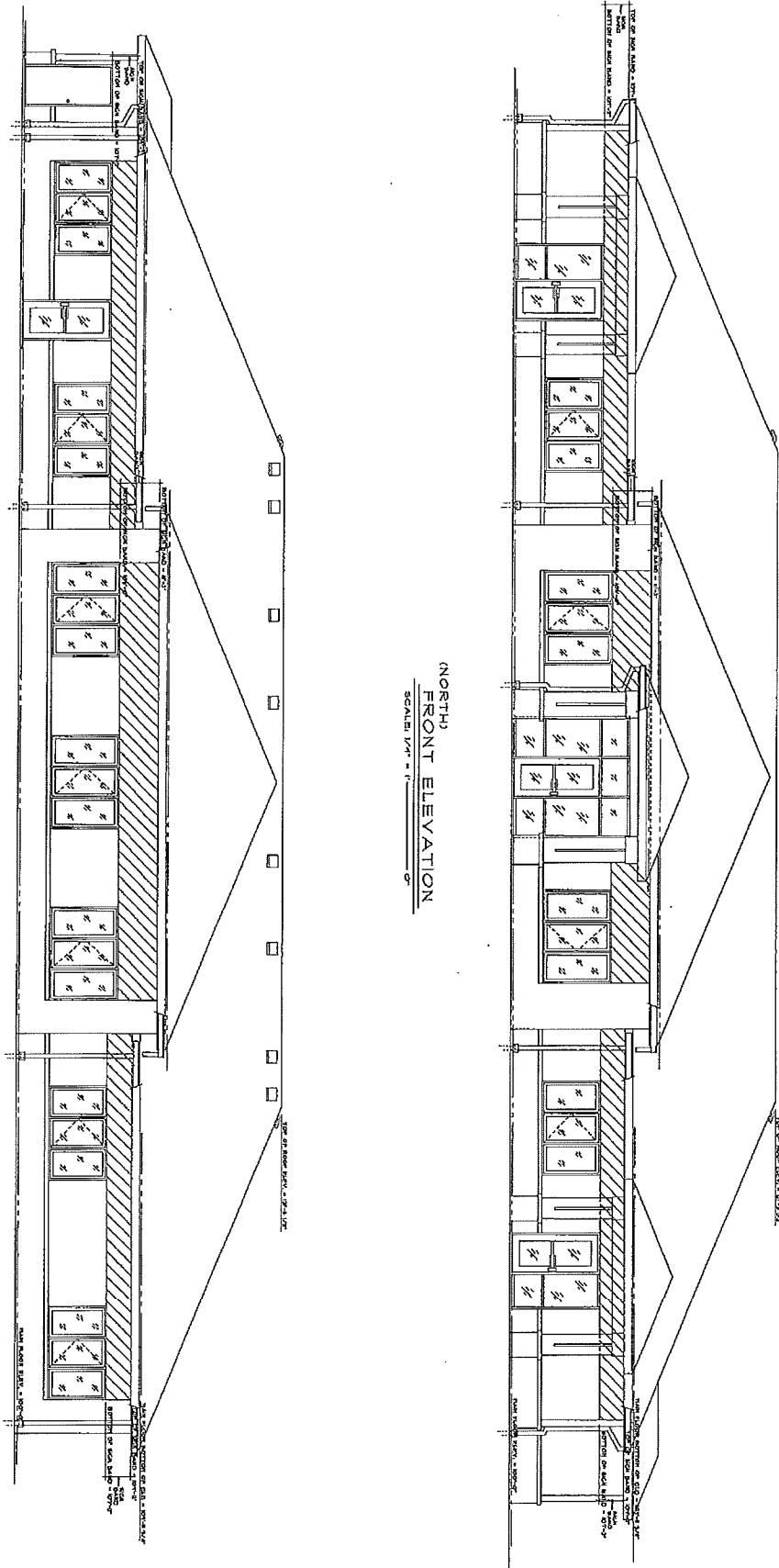
A-1.1



DESIGN ASSOCIATES, INC.
402/881-0889
2300 WEST MAPLE ROAD
OMAHA, NEBRASKA 68154

REV. NO.	REVISION
1	ISSUED
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

PLANS FOR:
OUTLAND CROSSING BUILDING-3 TYPE-A
1816 I CORNHUSKER ROAD SARPY COUNTY, NEBRASKA
MAIN LEVEL FLOOR PLAN



NORTH
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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

BUILDING-3 TYPE-A

COPYRIGHT 2015 DESIGN ASSOCIATES, INC.
1247 BERGREN DRIVE EAST, LINCOLN, NEBRASKA 68502-3812

A-2.1

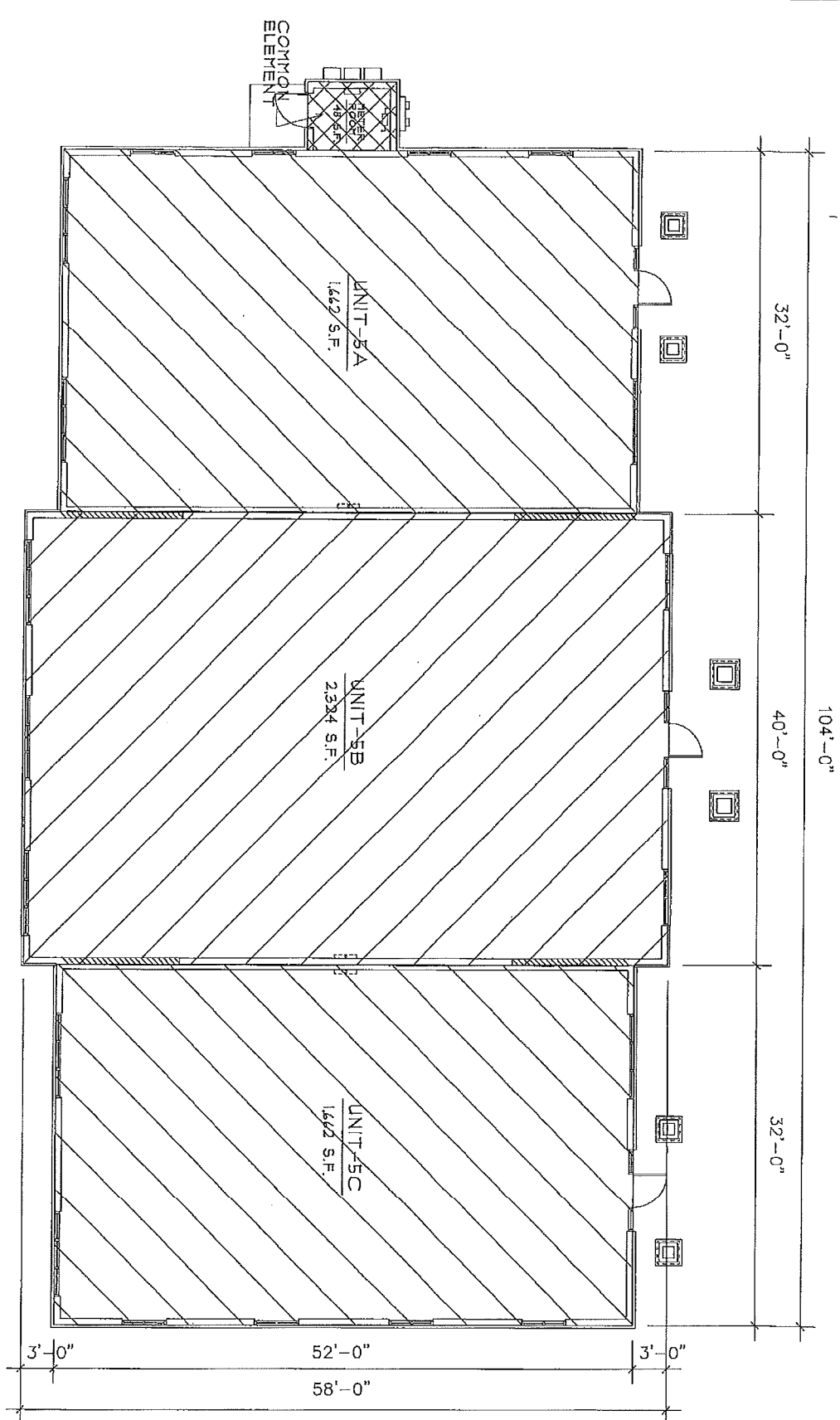


DESIGN ASSOCIATES, INC. 402/331-8888
12550 WEST MAPLE ROAD
OMAHA, NEBRASKA 68134

JOB NO. 4-118
DATE 04-24-15
DRAWN BY
CHECKED BY
DATE

REVISION

PLANS FOR:
OUTLAND CROSSING BUILDING-3 TYPE-A
1815 I CORNHUSKER ROAD SARGY COUNTY, NEBRASKA
EXTERIOR ELEVATIONS



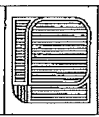
FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

UNIT - 5A — 1,442 S.F.
 UNIT - 5B — 2,324 S.F.
 UNIT - 5C — 1,442 S.F.
 TOTAL S.F. — 5,208 S.F.

BUILDING-5 TYPE-A

COPYRIGHT 2018 DESIGN ASSOCIATES, INC.
 12550 WEST MAPLE ROAD
 DUNIA, NEBRASKA 68034

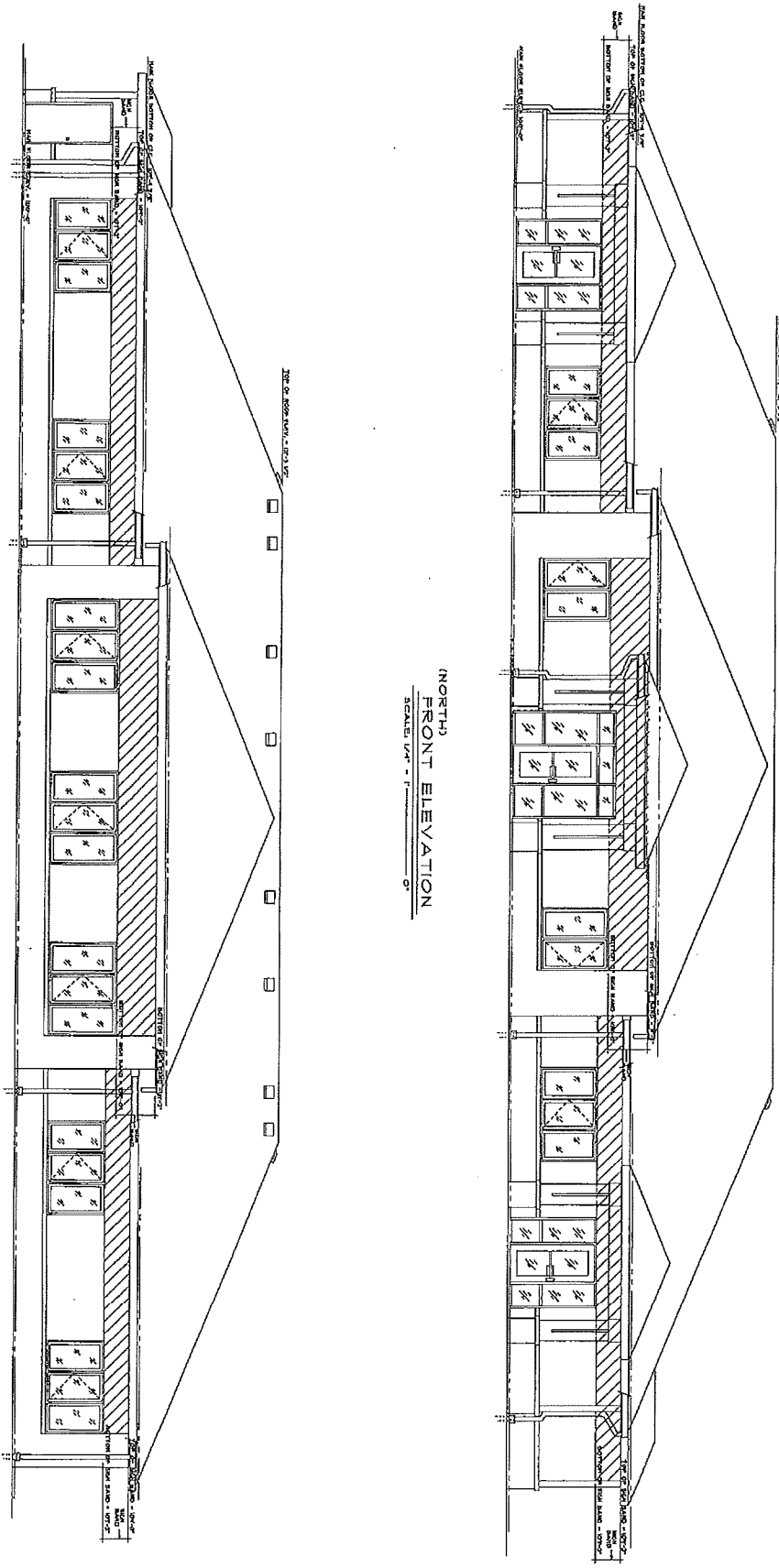
A-1.1



DESIGN ASSOCIATES, INC.
 402/331-8888
 12550 WEST MAPLE ROAD
 DUNIA, NEBRASKA 68034

DATE	REVISION
01-31-16	

PLANS FOR:
OUTLAND CROSSING BUILDING-5 TYPE-A
 18th & CORNHUSKER ROAD BARRY COUNTY, NEBRASKA
 MAIN LEVEL FLOOR PLAN



(NORTH)
FRONT ELEVATION
SCALE 1/4" = 1'

(SOUTH)
REAR ELEVATION
SCALE 1/4" = 1'

BUILDING-5 TYPE-A

1-2" DRAWING AND SCHEDULES - 11/15/2015
 COMPRISED 2015 DESIGN ASSOCIATES, INC.
 4022/331-8984

A-2.1



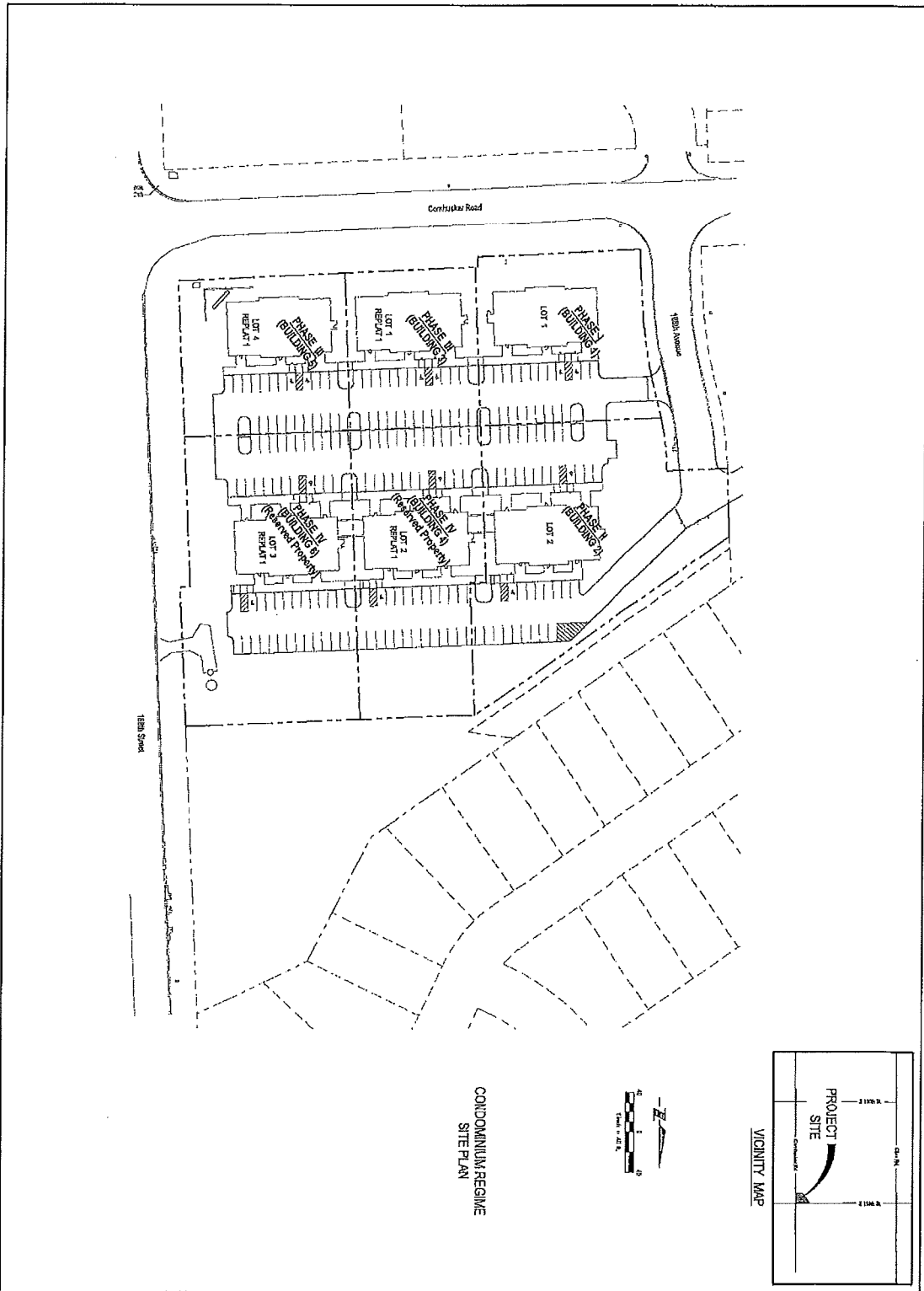
DESIGN ASSOCIATES, INC.
 4022/331-8984
 3320 WEST MAPLE ROAD
 OMAHA, NEBRASKA 68134

JOB NO. 44115
 DATE 01-31-15
 DRAWN BY
 CHECKED BY
 DATE NO.

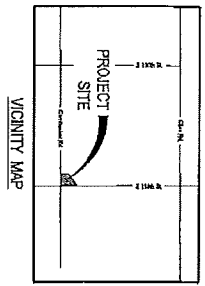
REVISION

PLANS FOR,
OUTLAND CROSSING BUILDING-5 TYPE-A
 1401 1 CORNHUSKER ROAD SARPY COUNTY, NEBRASKA
 EXTERIOR ELEVATIONS

EXHIBIT "B-2"
CONDOMINIUM REGIME SITE PLAN



CONDOMINIUM REGIME
SITE PLAN



Project	10/11/2011	Author
Date	10/11/2011	Designer
Designed By	JAT	Drawn By
Drawn By	SEB	Scale
Sheet	1 of 1	

EXHIBIT 'B-2'
SITE PLAN

OUTLAND CROSSING OFFICE PARK
SADDLE CREEK, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10000 10th St. Omaha, NE 68164
Phone: 402.391.1700 Fax: 402.391.2010
www.eandagroup.com

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	5.89%	5.89%	1
1B	2,324	8.22%	8.22%	1
1C	1,662	5.89%	5.89%	1
2A	1,662	5.89%	5.89%	1
2B	2,324	8.22%	8.22%	1
2C	1,662	5.89%	5.89%	1
2D	1,662	5.89%	5.89%	1
2E	2,324	8.22%	8.22%	1
2F	1,662	5.89%	5.89%	1
3A	1,662	5.89%	5.89%	1
3B	2,324	8.22%	8.22%	1
3C	1,662	5.89%	5.89%	1
5A	1,662	5.89%	5.89%	1
5B	2,324	8.22%	8.22%	1
5C	1,662	5.89%	5.89%	1
Totals	28,240	100%	100%	15

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 Second 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 15th day of JULY, 2016.

EQUITABLE BANK

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

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) ss.

The foregoing instrument was acknowledged before me this 15th day of JULY, 2016, by ADAM LAMMERS, the VICE PRESIDENT of Equitable Bank on behalf of the bank.

[Signature]
Notary Public

My commission expires:

2-15-18

