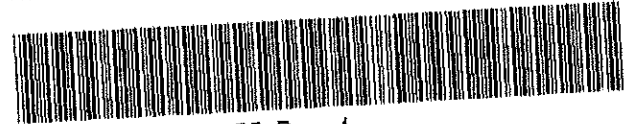




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BKP _____ C/O _____ COMP dw
DEL _____ SCAN _____ FV _____

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
12/22/2009 12:28:42.43



2009135678

ASSIGNMENT OF DECLARANT RIGHTS

This Assignment of Declarant Rights (this "Assignment") is made and entered into this 22nd day of December, 2009 by and between Triton Group, LLC, formerly known as Triton Homes, L.C., an Iowa limited liability company (the "Assignor") and Royce Sterling Falcon Ridge, LLC, a Nebraska limited liability company ("Assignee").

Recitals

WHEREAS, Assignor is the Declarant under the Declaration and Master Deed of Village at Falcon Ridge Condominium Property Regime, recorded with the Douglas County Register of Deeds on April 11, 2006, Instrument Number 2006040472, as amended (the "Declaration");

WHEREAS, the Declaration governs the ownership and use of the real estate described on the attached Exhibit "A" (the "Condominium")

WHEREAS, Declarant is granted certain rights, including, but not limited to, Special Declarant Rights under the Nebraska Condominium Act, Neb. Rev. Stat. §77-825 et seq. (the "Declarant Rights");

WHEREAS, Assignor has, contemporaneously with the execution of this Assignment, executed a Warranty Deed in favor of Assignee transferring to Assignee all of Assignor's right, title and interest to all property owned by Assignor subject to the Declaration;

WHEREAS, as permitted under the Declaration, Assignor has agreed to transfer to Assignee and Assignee has agreed to accept from Assignor, all of the Declarant Rights; and

WHEREAS, Assignor and Assignee desire to give notice of this Assignment to all present and future owners of the property within the Condominium.

NOW, THEREFORE, Assignor and Assignee agree as follows:

Return to:
Mark J. LaPuzza
Pansing Hogan Ernst & Bachman, LLP
10250 Regency Circle, Suite 300
Omaha, Nebraska 68114

#5 20091526

1. Assignment. Assignor hereby grants to Assignee its successors and assigns, all of the Declarant rights under the Declaration, including, but not limited to, those rights transferable pursuant to Neb. Rev. Stat. 77-862.

2. Limitation of Liability. Assignor and Assignee acknowledge and agree that Assignee shall have no liability to Assignor or to any third party for actions taken by Assignor as Declarant during Assignor's ownership of the property subject to the Declaration.

Effective as of the date first written above.

ASSIGNOR:

TRITON GROUP, LLC, formerly known as TRITON HOMES, L.C., an Iowa limited liability company

By: [Signature]
Joel Goodman, Manager

ASSIGNEE:

ROYCE STERLING FALCON RIDGE, LLC, a Nebraska limited liability company

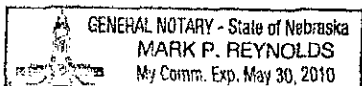
By: Royce Sterling, LLC, a Nebraska limited liability company, Member

By: Royce Enterprises Incorporated, a Nebraska corporation, Member

By: [Signature]
Lawrence R. James, II, President

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22nd day of December, 2009, by Joel Goodman, Manager of Triton Group, LLC, formerly known as Triton Homes, L.C., an Iowa limited liability company, on behalf of the company.



[Signature]
Notary Public

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 22nd day of December, 2009, by Lawrence R. James, II, President of Royce Enterprises Incorporated, a Nebraska corporation, a Member of Royce Sterling, LLC, a Nebraska limited liability company, Member of Royce Sterling Falcon Ridge, LLC, a Nebraska limited liability company, on behalf of the company.

Sandy Kasada
Notary Public

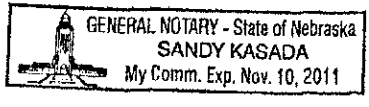


EXHIBIT "A"
Legal Description

Units 1 through and including 160, Village at Falcon Ridge Condominium Property Regime, a condominium property regime organized under the laws of the State of Nebraska, pursuant to Declaration of Condominium recorded April 11, 2006 at Instrument No. 2006040472 in the Office of the Register of Deeds, Douglas County, Nebraska, as amended by Amendment in Instrument No. 2006097486, filed August 24, 2006, as amended by Second Amendment in Instrument No. 2006096949, filed August 23, 2006, as amended by Third Amendment in Instrument No. 2006143686, filed December 20, 2006, as amended by Fourth Amendment in Instrument No. 2007022521, filed February 7, 2007, as amended by Fifth Amendment in Instrument No. 2007034961, filed March 29, 2007, as amended by Sixth Amendment in Instrument No. 2007061091, filed May 31, 2007, as amended by Seventh Amendment in Instrument No. 2007086388, filed July 30, 2007, as amended by Eighth Amendment in Instrument No. 2009 135676, filed December 22, 2009, together with an interest in the common area of the Condominium Regime as set forth in the Declaration of Condominium, filed April 11, 2006 in Instrument No. 2006040472, as amended.