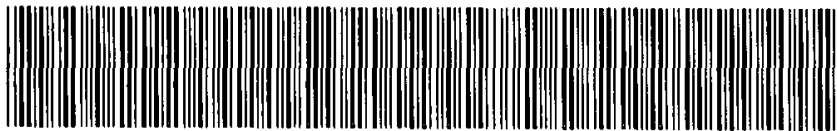


MISC 2015073197



AUG 31 2015 14:07 P 12

Misc 12
FEE 76.00 FB 107 07-33029
BKP C/O COMP LC
DEL SCAN FV
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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/31/2015 14:07:32.02

2015073197

SECOND AMENDMENT TO DECLARATION AND MASTER DEED OF RIVERFRONT PLACE CONDOMINIUM PROPERTY REGIME

This Second Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime ("Second Amendment") is made effective as of January 9, 2015 (the "Effective Date") by Riverfront Place Condominium Association, Inc., a Nebraska nonprofit corporation (the "Association").

RECITALS

A. The Riverfront Place Condominium was created as a condominium under the Nebraska Condominium Act by the recording of a Declaration and Master Deed of Riverfront Place Condominium Property Regime with the Douglas County Register of Deeds on October 4, 2006 as Instrument No. 2006114433 (the "Original Declaration").

B. The Original Declaration was amended by a First Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime which was recorded with the Douglas County Register of Deeds on February 18, 2011 as Instrument No. 2011017013 (the "First Amendment") (the Original Declaration, as amended by the First Amendment, is herein referred to as the "Declaration" and capitalized terms used but not defined herein are as defined in the Declaration).

C. Pursuant to the terms of Section 5.3 of the Declaration, the Association has approved a transfer of the storage spaces originally assigned by the Declaration to Units 2-6H and 2-11P, and the Association and the affected unit owners desire to document and provide notice of such transfer as contemplated by Section 5.3 of the Declaration.

NOW, THEREFORE, pursuant to the authority granted to the Association in Section 5.3 of the Declaration, the Association hereby amends the Declaration as follows:

RETURN: RIVERFRONT PLACE CONDO ASSOC.

555 RIVERFRONT PLAZA

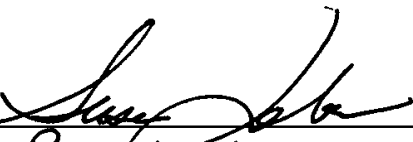
OMAHA, NE 68102

✓
061479

1. As of the Effective Date, Sheets 3, 4, and 6 of the Plans which were attached as Exhibit B-1 to the First Amendment are deleted and replaced with the revised Sheets 3, 4, and 6 attached to this Second Amendment as Exhibit A.
2. The owners of the units effected by this Second Amendment have executed this Second Amendment below to confirm their consent to the terms of this Second Amendment.
3. Except as expressly amended in this Second Amendment, the Declaration (as previously amended) shall remain in full force and effect in its original form. This Second Amendment may be executed in multiple counterparts, all of which taken together shall constitute a single instrument.

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

RIVERFRONT PLACE CONDOMINIUM
ASSOCATION, INC.

By: 
Its: President
SUSAN LEBENS

CONSENTED TO BY:

Samuel J. Meisels

Alice Meisels

RFP COMMERCIAL, LLC

By: _____
Its: _____

1. As of the Effective Date, Sheets 3, 4, and 6 of the Plans which were attached as Exhibit B-1 to the First Amendment are deleted and replaced with the revised Sheets 3, 4, and 6 attached to this Second Amendment as Exhibit A.

2. The owners of the units effected by this Second Amendment have executed this Second Amendment below to confirm their consent to the terms of this Second Amendment.

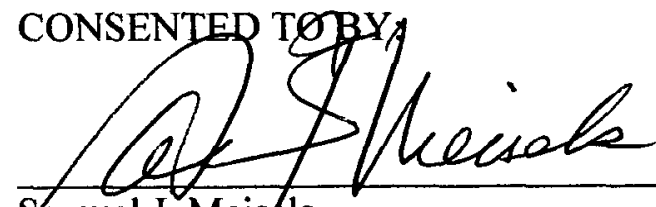
3. Except as expressly amended in this Second Amendment, the Declaration (as previously amended) shall remain in full force and effect in its original form. This Second Amendment may be executed in multiple counterparts, all of which taken together shall constitute a single instrument.

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

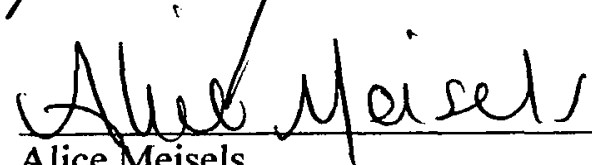
RIVERFRONT PLACE CONDOMINIUM
ASSOCIATION, INC.

By: _____
Its: _____

CONSENTED TO BY:



Samuel J. Meisels



Alice Meisels

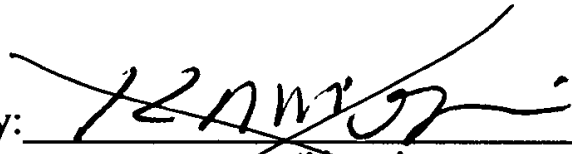
RFP COMMERCIAL, LLC

By: _____
Its: _____

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2. The owners of the units effected by this Second Amendment have executed this Second Amendment below to confirm their consent to the terms of this Second Amendment.
3. Except as expressly amended in this Second Amendment, the Declaration (as previously amended) shall remain in full force and effect in its original form. This Second Amendment may be executed in multiple counterparts, all of which taken together shall constitute a single instrument.

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

RIVERFRONT PLACE CONDOMINIUM
ASSOCIATION, INC.

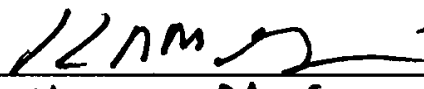
By: 
Its: Managing Member
T.C.S.

CONSENTED TO BY:

Samuel J. Meisels

Alice Meisels

RFP COMMERCIAL, LLC

By: 
Its: Managing Member

STATE OF NEBRASKA)

) SS.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 8th day of MAY, 2015, by SUSAN LEBENS, PRESIDENT of Riverfront Place Condominium Association, Inc., on behalf of the corporation.



Notary Public

STATE OF NEBRASKA)

) SS.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Samuel J. Meisels and Alice Meisels, husband and wife.

Notary Public

STATE OF _____)

) SS.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, _____ of RFP Commercial, LLC, on behalf of the company.

Notary Public

STATE OF NEBRASKA)

) SS.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, _____ of Riverfront Place Condominium Association, Inc., on behalf of the corporation.

Notary Public

STATE OF NEBRASKA)

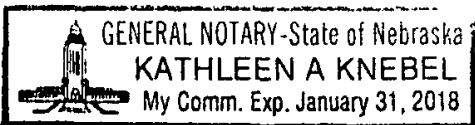
) SS.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 9th day of January, 2015, by Samuel J. Meisels and Alice Meisels, husband and wife.

Kathleen A. Knebel
Notary Public

Notary Public



STATE OF _____)

) SS.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, _____ of RFP Commercial, LLC, on behalf of the company.

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

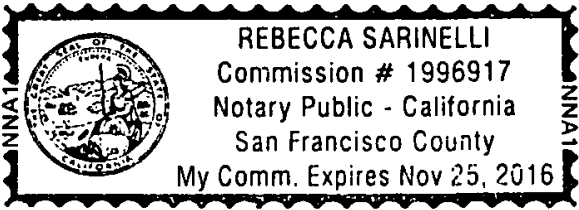
State of California
County of SAN FRANCISCO

On 2-17-15 before me, Rebecca Sarinelli
(insert name and title of the officer)

personally appeared Kim R. McGuire,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Rebecca Sarinelli (Seal)

EXHIBIT A

NOTES AND DEFINITIONS

1. THE "COMMON AREA" OF THIS PROJECT SHOWN HEREON IS THE LAND AND REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES OF SAID LOT 3 OF PLAT ENTITLED "RIVERFRONT PLACE REPLAT" EXCEPTING THEREFROM THOSE PORTIONS SHOWN AND DOTTED HEREIN AS TOWER UNITS LEVEL TWO TO THIRTEEN AND THE PENHOUSE LEVELS INCLUSIVE.
2. THE FOLLOWING ARE NOT A PART OF A UNIT: BEARING WALLS, COLUMNS, HORIZONTAL SUPPORTS, VERTICAL SUPPORTS, FLOORS, ROOFS, FOUNDATIONS, PATIO WALLS, AND BALCONY WALLS, FENCES, STEPS AND BALUNES, CHIMNEYS, EXTERIOR LIGHTING FIXTURES, POLES, LIGHTS, AIR CONDITIONING UNITS, AND OTHER MECHANICAL EQUIPMENT LOCATED WITHIN A COMMON WALL, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT, OR AS OTHERWISE PROVIDED IN THE RECORDED DECLARATION FOR THIS PROJECT.

UNIT LISTING

UNIT NO.	ADDRESS	SHEET	PARKING	STORAGE	UNIT	BALCONY/PATIO
2-3A	304	4	LCA 2-3A-1	LCA 2-3A-1	2-3A	LCA 2-3A-3
2-3B	303	4	LCA 2-3B-1	LCA 2-3B-1	2-3B	LCA 2-3B-3
2-3C	305	7	LCA 2-3C-2	LCA 2-3C-2	2-3C	LCA 2-3C-3
2-3D	302	7	LCA 2-3D-1	LCA 2-3D-1	2-3D	LCA 2-3D-3
2-3E	306	4	LCA 2-3E-1	LCA 2-3E-1	2-3E	LCA 2-3E-3
2-3F	301	4	LCA 2-3F-2	LCA 2-3F-1	2-3F	LCA 2-3F-3
2-3G	307	4	LCA 2-3G-2	LCA 2-3G-1	2-3G	LCA 2-3G-3
2-4A	404	4	LCA 2-4A-1	LCA 2-4A-1	2-4A	LCA 2-4A-4
2-4B	403	8	LCA 2-4B-2	LCA 2-4B-2	2-4B	LCA 2-4B-4
2-4C	405	8	LCA 2-4C-2	LCA 2-4C-2	2-4C	LCA 2-4C-4
2-4D	402	4	LCA 2-4D-1	LCA 2-4D-1	2-4D	LCA 2-4D-4
2-4E	408	4	LCA 2-4E-1	LCA 2-4E-1	2-4E	LCA 2-4E-4
2-4F	401	4	LCA 2-4F-2	LCA 2-4F-1	2-4F	LCA 2-4F-4
2-4G	407	4	LCA 2-4G-1	LCA 2-4G-1	2-4G	LCA 2-4G-4
2-5A	504	4	LCA 2-5A-2	LCA 2-5A-1	2-5A	LCA 2-5A-5
2-5B	503	4	LCA 2-5B-1	LCA 2-5B-1	2-5B	LCA 2-5B-5
2-5C	505	9	LCA 2-5C-2	LCA 2-5C-2	2-5C	LCA 2-5C-5
2-5D	502	4	LCA 2-5D-1	LCA 2-5D-1	2-5D	LCA 2-5D-5
2-5E	506	4	LCA 2-5E-2	LCA 2-5E-1	2-5E	LCA 2-5E-5
2-5F	501	4	LCA 2-5F-2	LCA 2-5F-1	2-5F	LCA 2-5F-5
2-5G	507	4	LCA 2-5G-1	LCA 2-5G-1	2-5G	LCA 2-5G-5
2-6A	603	4	LCA 2-6A-2	LCA 2-6A-1	2-6A	LCA 2-6A-8
2-6B	602	4	LCA 2-6B-1	LCA 2-6B-1	2-6B	LCA 2-6B-8
2-6C	604	10	LCA 2-6C-2	LCA 2-6C-2	2-6C	LCA 2-6C-8
2-6D	601	4	LCA 2-6D-1	LCA 2-6D-1	2-6D	LCA 2-6D-8
2-6E	605	10	LCA 2-6E-2	LCA 2-6E-2	2-6E	LCA 2-6E-8
2-7A	703	4	LCA 2-7A-2	LCA 2-7A-1	2-7A	LCA 2-7A-7
2-7B	702	4	LCA 2-7B-1	LCA 2-7B-1	2-7B	LCA 2-7B-7
2-7C	704	4	LCA 2-7C-1	LCA 2-7C-1	2-7C	LCA 2-7C-7
2-7D	701	4	LCA 2-7D-1	LCA 2-7D-1	2-7D	LCA 2-7D-7
2-7E	705	4	LCA 2-7E-1	LCA 2-7E-1	2-7E	LCA 2-7E-7
2-7F	706	4	LCA 2-7F-1	LCA 2-7F-1	2-7F	LCA 2-7F-7
2-8A	803	4	LCA 2-8A-1	LCA 2-8A-1	2-8A	LCA 2-8A-8
2-8B	802	4	LCA 2-8B-1	LCA 2-8B-1	2-8B	LCA 2-8B-8
2-8C	804	4	LCA 2-8C-2	LCA 2-8C-2	2-8C	LCA 2-8C-8
2-8D	801	12	LCA 2-8D-2	LCA 2-8D-2	2-8D	LCA 2-8D-8
2-8E	805	4	LCA 2-8E-1	LCA 2-8E-1	2-8E	LCA 2-8E-8

UNIT LISTING (CONT.)

2-9A/N	902	4	LCA 2-9A/N-1	LCA 2-9A/N-2	2-9A/N	LCA 2-9A/N-9
2-9P	901	4	LCA 2-9P-1	LCA 2-9P-2	2-9P	LCA 2-9P-9
2-9Q	903	4	LCA 2-9Q-1	LCA 2-9Q-9	2-9Q	LCA 2-9Q-9
2-10A/N	1002	4	LCA 2-10A/N-1	LCA 2-10A/N-2	2-10A/N	LCA 2-10A/N-10
2-10P	1001	4	LCA 2-10P-2	LCA 2-10P-2	2-10P	LCA 2-10P-10
2-10Q	1003	4	LCA 2-10Q-2	LCA 2-10Q-10	2-10Q	LCA 2-10Q-10
2-11A/N	1102	6	LCA 2-11A/N-2	LCA 2-11A/N-11	2-11A/N	LCA 2-11A/N-11
2-11P	1101	4	LCA 2-11P-1	LCA 2-11P-11	2-11P	LCA 2-11P-11
2-11Q	1103	4	LCA 2-11Q-2	LCA 2-11Q-2	2-11Q	LCA 2-11Q-11
2-12R	1201	6	LCA 2-12R-2	LCA 2-12R-12	2-12R	LCA 2-12R-12
2-12S	1202	6	LCA 2-12S-2	LCA 2-12S-12	2-12S	LCA 2-12S-12
2-13R	1401	6	LCA 2-13R-2	LCA 2-13R-13	2-13R	LCA 2-13R-13
2-13S	1402	4	LCA 2-13S-1	LCA 2-13S-13	2-13S	LCA 2-13S-13
2-PH	PH	6	LCA 2-14PH-2	LCA 2-14PH-2	2-PH	LCA 2-PH-PH

Project Name

Project No.

Project Date

Drawn By

Checked By

Approved By

Scale

Notes

WWW.LRA-INC.COM

(PH) 402.496.2498
(Fax) 402.496.2730

Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027
DOUGLAS COUNTY, NEBRASKA

EXHIBIT B-1

CONDOMINIUM PLAN

NOTES AND DEFINITIONS

Job Number: 01000011-205

Project Name: RIVERFRONT PLACE REPLAT

Scale: 1/8" = 1'-0"

Drawn: 11-25-2014

Sheet: 3 of 27

CALL 344-5555

FOR MORE INFORMATION

CONTACT US TODAY

1-800-344-5555

WWW.LRA-INC.COM

EXHIBIT A

DOUGLAS COUNTY, NEBRASKA
RIVERFRONT PLACE II

Lamp, Rymcarrson & Associates, Inc.
www.LRA-INC.COM

14710 W. Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

(Ph) 402.496.2498
(Fax) 402.496.2730

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has never been audited.
This made should not be
considered a certified
document.

checked by R.M.	checked by M.C.	checked by T.M.
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NOTE:

EXHIBIT B-1
CONDOMINIUM PLAN
LEVEL 2 PARKING

DOUGLAS COUNTY, NEBRASKA

14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

Lamp, Kynearson & Associates, Inc.

WWW.LRA-INC.COM

(Ph) 402.496.2498
(Fax) 402.496.2730

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as media should not be
considered a certified
document.



Riverfront Place Condominium

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 4D, 4E, 4F, 4G, 5D, 5E, 5F, 5G, 6D, 6E, 6F, 6G, 7D, 7E, 7F, 7G, 8K, 8L, 8M, 9K, 9L, 9M, 10H, 10J, 11H, 11J, 12H, 12J, PH, 2-3A, 2-3B, 2-3C, 2-3D, 2-3E, 2-3F, 2-3G, 2-4A, 2-4B, 2-4C, 2-4D, 2-4E, 2-4F, 2-4G, 2-5A, 2-5B, 2-5C, 2-5D, 2-5E, 2-5F, 2-5G, 2-6A, 2-6H, 2-6J, 2-6K, 2-6L, 2-7A, 2-7H, 2-7J, 2-7K, 2-7L, 2-8A, 2-8H, 2-8J, 2-8K, 2-8L, 2-9M/N, 2-9P, 2-9Q, 2-10M/N, 2-10P, 2-10Q, 2-11M/N, 2-11P, 2-11Q, 2-12R, 2-12S, 2-13R, 2-13S, and 2-PH, together with their respective individual allocated interests in the common elements, all as created by that certain Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on October 4, 2006 as Instrument No. 2006114433, as amended by that certain First Amendment to Declaration and Master Deed of Riverfront Place Condominium Property Regime recorded with the Douglas County Register of Deeds on February 18, 2011 as Instrument No. 2011017013.