

When recorded return to:
Traction Lofts Condominium Association
Attn: Mike Works, President
1000 O Street
Lincoln, NE 68508

**SECOND AMENDMENT
TO
DECLARATION
OF
TRACTION LOFTS CONDOMINIUM**

This Second Amendment to Declaration of Traction Lofts Condominium ("Second Amendment") is made this 10th day of NOVEMBER, 2023, by the Traction Lofts Condominium Association, a Nebraska nonprofit corporation ("Association").

RECITALS

- A. The Declaration of Traction Lofts Condominium was recorded with the Lancaster County Register of Deeds on December 22, 2020, as Instrument #2020068988, as amended by that First Amendment to Declaration of Traction Lofts Condominium recorded with the Lancaster County Register of Deeds on June 29, 2023, as Instrument #2023018750 (collectively, the "Declaration"), against the real estate legally described as:

Unit 2, Terminal Building Condominium Regime, in accordance with the Declaration recorded on December 22, 2020 under Instrument No. 2020068987 of the records of Lancaster County, Nebraska.

- B. The legal description of the Condominium as stated in the Declaration is as follows:

Units 501, 502, 503, 504, 505, 601, 602, 603, 604, 605, 701, 702, 703, 704, 705, 801, 802, 803, 804, 805, 901, 902, 903, 904, 905, 1001, and 1002, Traction Lofts Condominium, in accordance with the Declaration recorded on December 22, 2020

NO
TRACON

NO
TRLOCO

under Instrument No. 2020068988 of the records of Lancaster County, Nebraska.

- C. The Plats and Plans attached to the Declaration as Exhibit "A" (the "Original Plans") were based on estimated square footage prior to construction of any vertical unit boundaries.
- D. The Board has engaged Architectural Innovations (the "Architect") to remeasure the Condominium to determine the actual square footage of the Units and Common Elements based on their as-built condition.
- E. Based on the remeasurement, the Architect has prepared the Plats and Plans attached hereto as Exhibit "A" (the "New Plans").
- F. The New Plan will result in de minimis revisions to the area and allocations of each Unit and will correct the Declaration to reflect the actual area of the Units.
- G. The Board desires to replace the Original Plans with the New Plans.
- H. Additionally, the Board received an application from Brian L. Schwanebeck and Alexandra A. Schwanebeck, Trustees of the Brian L. and Alexandra A. Schwanebeck Trust ("Schwanebeck"), to combine Units 902, 903, and 904 (the "Subject Units") into one (1) Unit (the "Application").
- I. Schwanebeck is the current owner of the Subject Units.
- J. The New Plans show the Subject Units combined into one (1) Unit identified as Unit 902.
- K. The Board has determined that the Application is reasonable.
- L. The Board has authorized the President of the Association to prepare and record this Second Amendment to the Declaration to reflect the aforementioned changes to the Original Plans.

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

1. **Units.** The second sentence of Section 2 is hereby deleted and restated as follows:

"The Condominium shall consist of twenty-five (25) residential Units and the Common Elements surrounding the Units."

2. **Replace Exhibit "A" – Plats and Plans.** Exhibit "A" of the Declaration shall be deleted and replaced by the Exhibit "A" attached to this Second Amendment.

3. **Replace Exhibit "B" – Schedule of Allocated Interests.** Exhibit "B" of the Declaration shall be deleted and replaced by the Exhibit "B" attached to this Second Amendment.

4. **Reconfirm All Remaining Terms.** All other terms of the Declaration are reconfirmed, except as to the extent expressly modified by the terms of this Second Amendment.

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned have caused this Second Amendment to be executed on the date first written above.

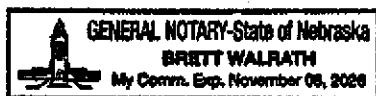
"ASSOCIATION"

TRACTION LOFTS CONDOMINIUM
ASSOCIATION,
a Nebraska nonprofit corporation

By: Mike Works
Mike Works, President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 10th day of November, 2023 by Mike Works, President of Traction Lofts Condominium Association, a Nebraska nonprofit corporation, on behalf of the corporation.



Brett Walrath
Notary Public

"SCHWANEBECK"


**BRIAN L. AND ALEXANDRA A.
SCHWANEBECK TRUST**

 TRUSTEE
Brian L. Schwanebeck, Trustee

 TRUSTEE
Alexandra A. Schwanebeck, Trustee

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 10 day of NOVEMBER, 2023 by Brian L. Schwanebeck and Alexandra A. Schwanebeck, Trustees of the Brian L. and Alexandra A. Schwanebeck Trust, on behalf of the trust.


Notary Public




CONSENT OF BENEFICIARY AND TRUSTEE OF DEED OF TRUST

Frontier Bank is the Beneficiary and the Trustee of the Deed of Trust on the real property described in Recital "A" and hereby consents to this Second Amendment to Declaration of Traction Lofts Condominium and agrees that the Deed of Trust will be subject to this Second Amendment.

Dated this 10th day of NOVEMBER, 2023.

FRONTIER BANK


By: 
Name: Philip Goyette
Title: Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me this 10th day of NOVEMBER, 2023, by PHILIP GOYETTE VICE PRESIDENT of Frontier Bank, on behalf of the bank.

WITNESS my hand and official seal.





Notary Public

EXHIBIT "A"
PLATS AND PLANS

[Attached]

Exhibit "A"



Architectural Innovations

620 NORTH 45TH STREET, SUITE #102
LINCOLN, NEBRASKA 68504
PHONE: (402) 467-4338
WWW.AILINCOLN.COM

TRACTION LOFT CONDOMINIUMS

941 'O' STREET
LINCOLN, NEBRASKA

5TH FLOOR
AREA PLAN

Project:

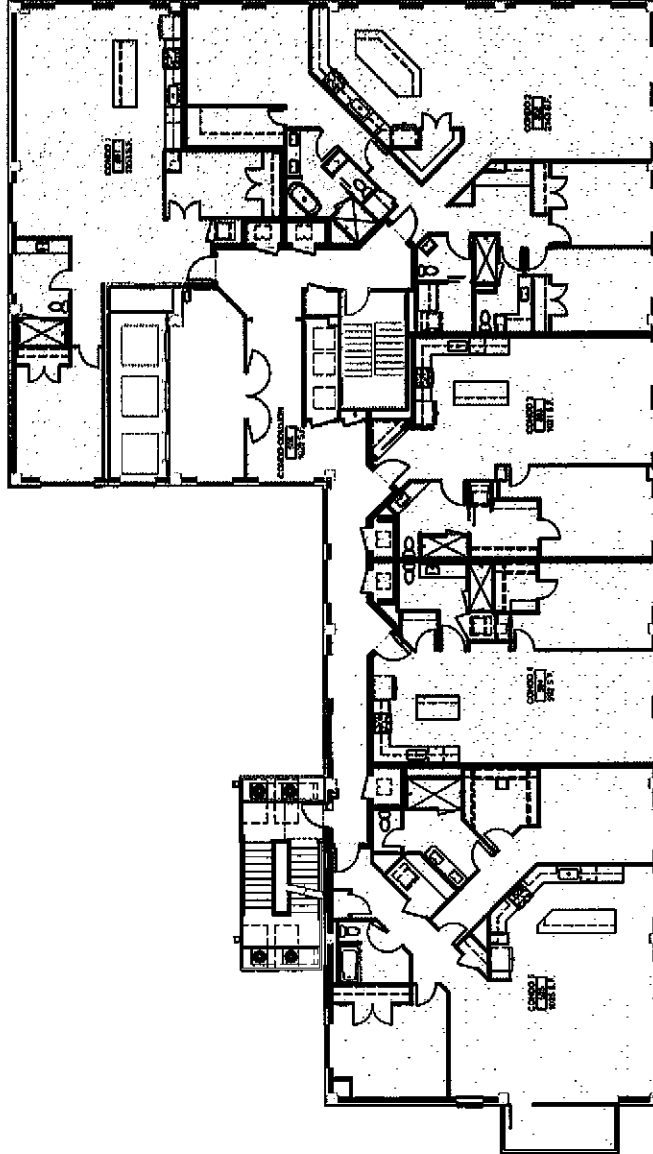
Date:

Revision Date: 10/06/2023

AP1.5

AREA LEGEND

- CONDO 1 - 1353 S.F.
- CONDO 2 - 2143 S.F.
- CONDO 3 - 1021 S.F.
- CONDO 4 - 992 S.F.
- CONDO 5 - 1433 S.F.
- CONDO COMMON
1,020 S.F.



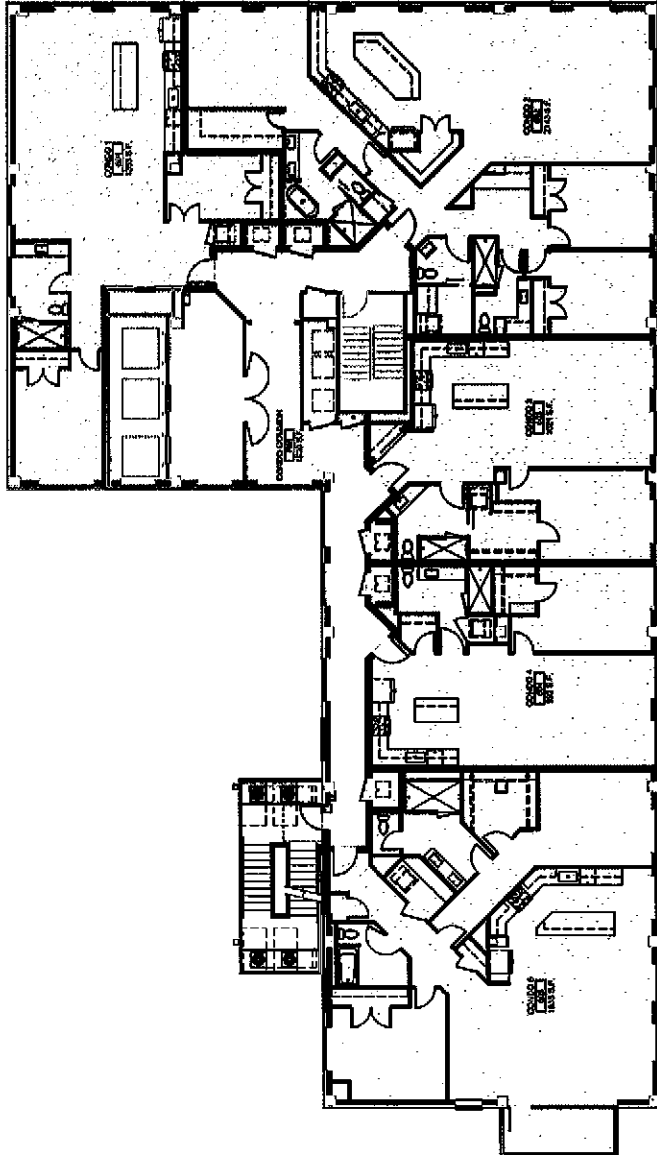
5TH FLOOR AREA PLAN



SCALE: 1/16" = 1'-0"

AREA LEGEND

- CONDO 1 - 1353 S.F.
- CONDO 2 - 2148 S.F.
- CONDO 3 - 1021 S.F.
- CONDO 4 - 992 S.F.
- CONDO 5 - 1935 S.F.
- CONDO COMMON
1020 S.F.



6TH FLOOR AREA PLAN
SCALE: 1/6" = 1'-0"

**TRACTION LOFT
 CONDOMINIUMS**

**941 'O' STREET
 LINCOLN, NEBRASKA**

**7TH FLOOR
 AREA PLAN**

Project:

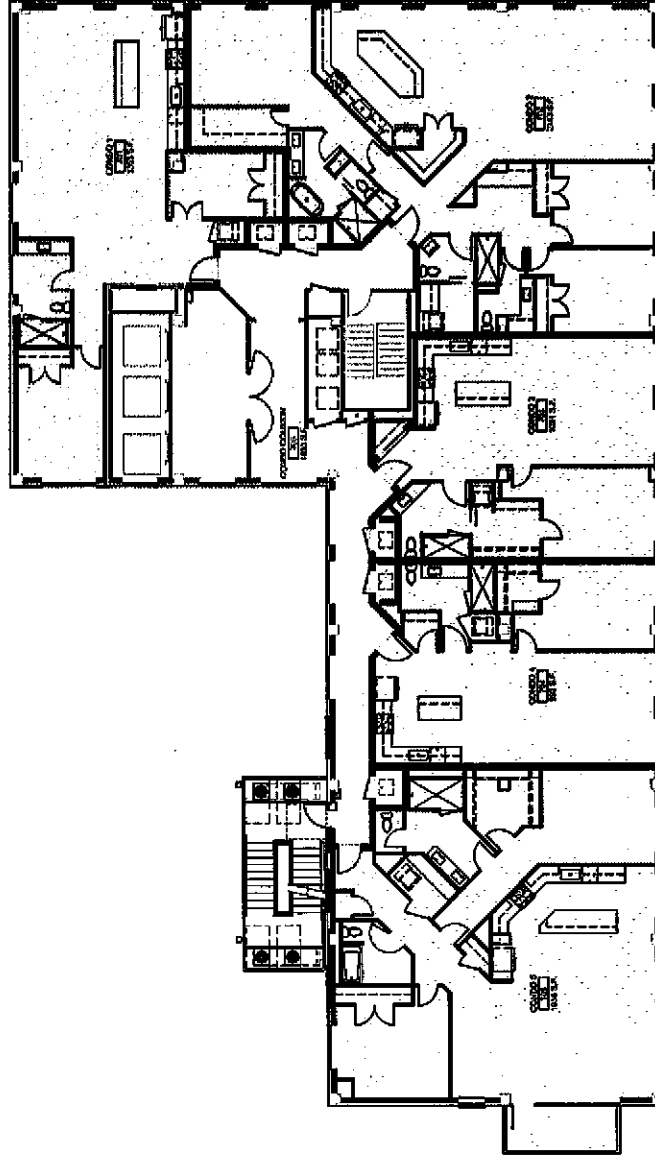
Date:

Revision Date: 10/06/2023

AP1.7

AREA LEGEND

- CONDO 1 - 1353 S.F.
- CONDO 2 - 2143 S.F.
- CONDO 3 - 1021 S.F.
- CONDO 4 - 942 S.F.
- CONDO 5 - 1435 S.F.
- CONDO COMMON
 1020 S.F.



7TH FLOOR AREA PLAN



SCALE: 1/16" = 1'-0"

TRACTION LOFT
CONDOMINIUMS

941 'O' STREET
LINCOLN, NEBRASKA

8TH FLOOR
AREA PLAN

Project:	
Date:	
Revision Date:	10/06/2023

AP1.8

AREA LEGEND

- CONDO 1 - 1,353 S.F.

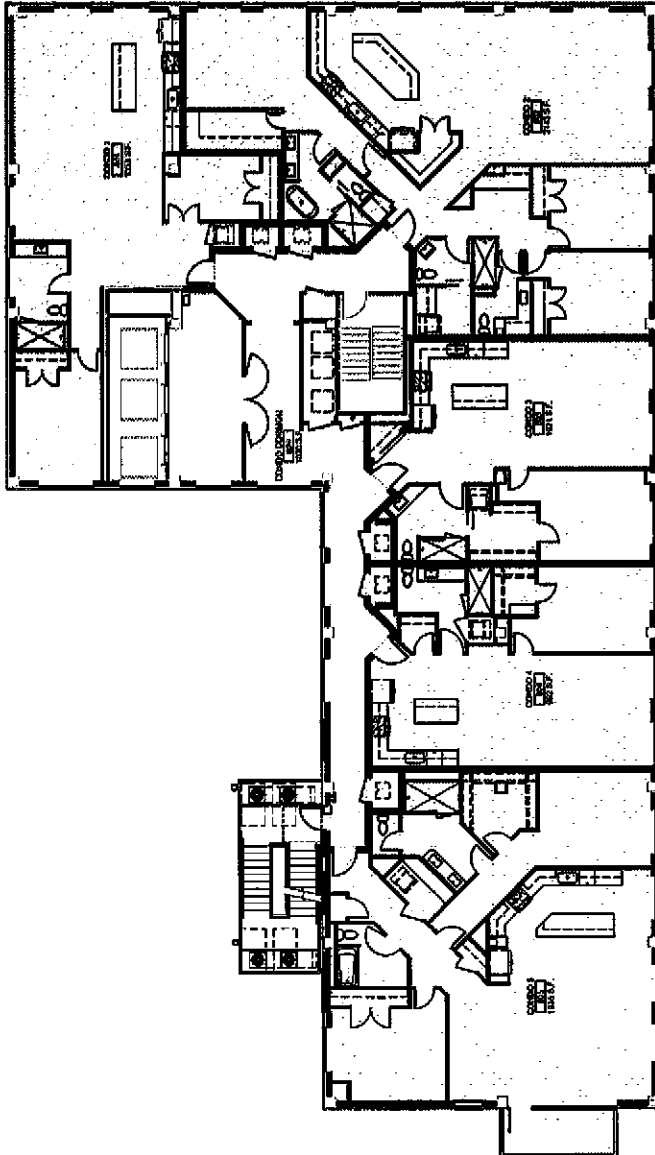
CONDO 2 - 2,143 S.F.

CONDO 3 - 1,021 S.F.

CONDO 4 - 992 S.F.

CONDO 5 - 1,935 S.F.

CONDO COMMON
1,020 S.F.



8TH FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

TRACTION LOFT
CONDOMINIUMS

941 'O' STREET
LINCOLN, NEBRASKA

9TH FLOOR
AREA PLAN

Project:

Date:

Revision Date: 10/06/2023

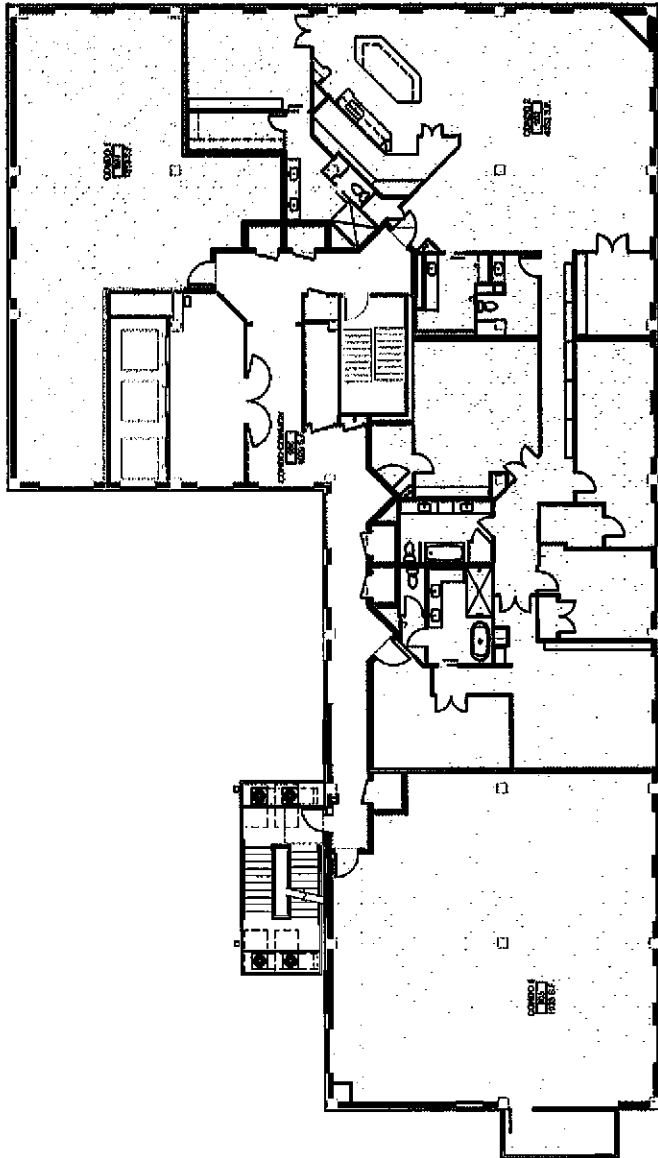
AP1.9

AREA LEGEND

- CONDO 1 - 1,353 S.F.

CONDO 2 - 4,152 S.F.

CONDO 5 - 1,455 S.F.
- CONDO COMMON
1,020 S.F.

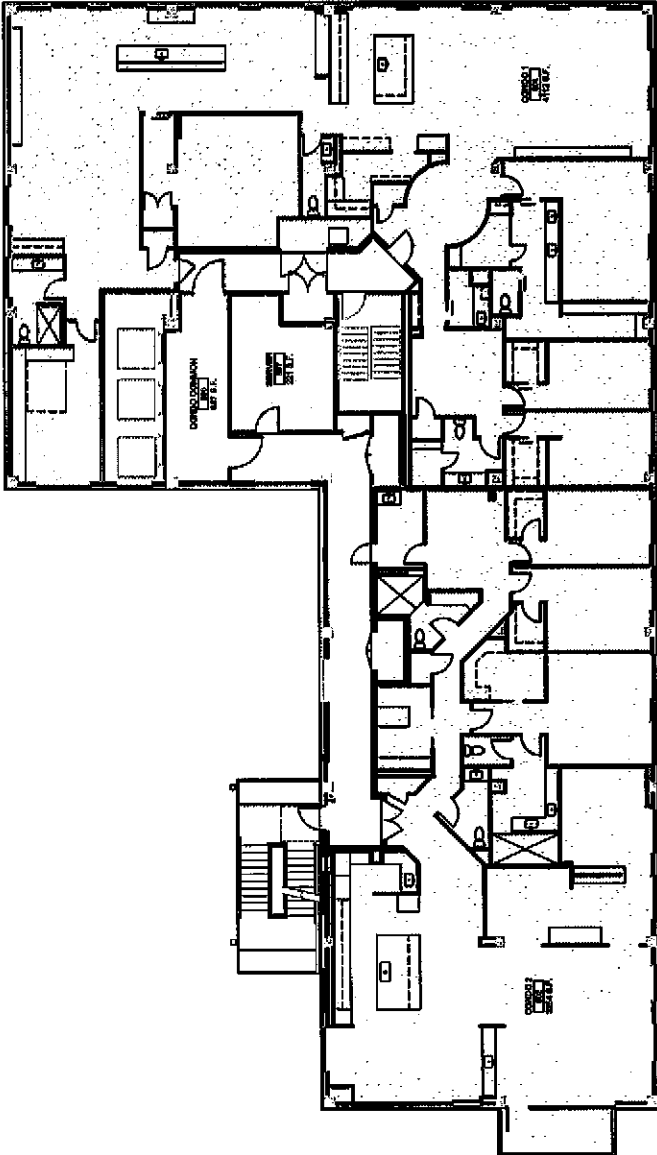


9TH FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

AREA LEGEND

- CONDO 1 - 4112 S.F.
CONDO 2 - 3,254 S.F.
- CONDO COMMON
867 S.F.
- SERVER
221 S.F.



10TH FLOOR AREA PLAN

SCALE: 1/16" = 1'-0"

EXHIBIT "B"

SCHEDULE OF ALLOCATED INTERESTS

<u>Unit</u>	<u>Square Feet</u>	<u>Allocated Interest</u>
501	1,353	3.03%
502	2,143	4.81%
503	1,021	2.29%
504	992	2.23%
505	1,935	4.34%
601	1,353	3.03%
602	2,143	4.81%
603	1,021	2.29%
604	992	2.23%
605	1,935	4.34%
701	1,353	3.03%
702	2,143	4.81%
703	1,021	2.29%
704	992	2.23%
705	1,935	4.34%
801	1,353	3.03%
802	2,143	4.81%
803	1,021	2.29%
804	992	2.23%
805	1,935	4.34%
901	1,353	3.03%
902	4,152	9.31%
905	1,935	4.34%
1001	4,112	9.22%
1002	3,254	7.30%
Total	44,582	100.00%