



MISC 2007027156



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2007027156

FIRST AMENDMENT TO  
MASTER DEED AND DECLARATION

OF

BLOOMFIELD HILLS PROFESSIONAL PARK, a Condominium

THIS FIRST AMENDMENT TO MASTER DEED AND DECLARATION OF BLOOMFIELD HILLS PROFESSIONAL PARK, a Condominium, is executed this 8<sup>th</sup> day of March, 2006, by Bloomfield Hill Professional Park Condominium Association, a Nebraska nonprofit corporation ("Association") and 9802 Nicholas Street Limited Partnership, a Nebraska limited partnership ("Developer").

WITNESSETH, THAT:

WHEREAS, Association and Developer on or about April 1, 2005 recorded in the office of the Register of Deeds, Douglas County, Nebraska, as Instrument No. 2005036453 a Master Deed and Declaration of Bloomfield Hills Professional Park ("Declaration") subjecting the real property more particularly described on Exhibit "A" attached hereto to the provisions of the Nebraska Condominium Act, as amended (the "Act");

WHEREAS, as of the date hereof the Declarant is the owner of all the Units described in the Declaration and the Association and Developer desire to amend certain provisions of the Declaration upon the terms and conditions herein set forth.

NOW, THEREFORE, Developer, as the owner of all of the Units described in the Declaration and the Association do hereby amend the Declaration as follow:

1. Section 9.h. of the Declaration is hereby deleted in its entirety and the following is substituted in replacement thereof:

h. Signs, (including, but not limited to "For Sale" or "For Rent") shall not be permitted on the interior of a Unit if the signs would be visible from the outside of the Building. No signs of any kind shall be placed or installed on the Limited Common Elements or on the exterior of the Building without the prior

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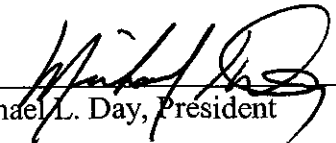
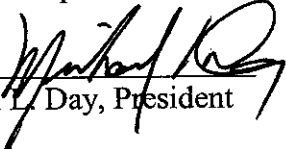
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written approval of the Executive Board, which shall not be unreasonably withheld. To request Board approval for a Building sign, the applicant shall submit a sketch delineating the sign in its proposed location which shall be located only on the exterior wall bordering the applicant's Unit.

2. Except as specifically amended hereby, the terms and conditions of the Declaration shall remain in full force and effect and shall not be modified.

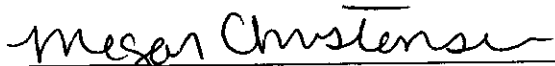
IN WITNESS WHEREOF, the Association and Developer have executed this Amendment on the date and year first above written.

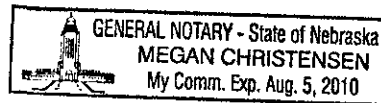
<p>BLOOMFIELD HILLS PROFESSIONAL PARK CONDOMINIUM ASSOCIATION, INC. a Nebraska nonprofit corporation</p> <p>By:  Michael L. Day, President</p>	<p>9802 Nicholas Street Limited Partnership, a Nebraska limited partnership</p> <p>By: Developers Consolidated, Inc., a Nebraska corporation, its general partner</p> <p>By:  Michael L. Day, President</p>
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STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the date first above written, before me, the undersigned Notary Public, in and for said County, personally came Michael L. Day, to me personally known to be the President of Developers Consolidated, Inc., a Nebraska corporation, general partner of 9802 Nicholas Street Limited Partnership, a Nebraska limited partnership and the identical person whose name is affixed to the foregoing Declaration, and acknowledged the execution thereof to be his voluntary act and deed as such manager and the voluntary act and deed of the said corporation on behalf of the limited partnership.

WITNESS my hand and Notarial Seal at Omaha, in said County, on the date first above written.

  
Notary Public



STATE OF NEBRASKA

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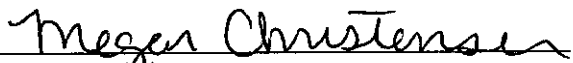
) ss.

COUNTY OF DOUGLAS

)

On the date first above written, before me, the undersigned Notary Public, in and for said County, personally came Michael L. Day to me personally known to be the President of the Bloomfield Hills Professional Park Condominium Association, a Nebraska nonprofit corporation and the identical person whose name is affixed to the foregoing Declaration, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of the said corporation.

WITNESS my hand and Notarial Seal at Omaha, in said County, on the date first above written.

  
Notary Public

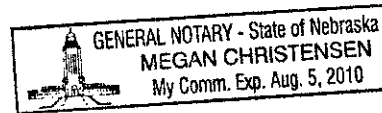


EXHIBIT A

LEGAL DESCRIPTION

That part of the East Half (E1/2) of Section 16, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, described as follows:

Commencing at the East Quarter Corner of said Section 16; thence South 00°04'07" East (assumed bearing), on the East line of said Section 16, 330.00 feet, to a point on the Easterly extension of the North line of Nicholas Street; thence South 89°57'16" West, on the North line of Nicholas Street and its Easterly and Westerly extension, 468.60 feet, to the Point of Beginning; thence continuing South 89°57'16" West, on the North line of Nicholas Street and its Westerly extension, 425.32 feet; thence North, on a line 427.21 feet East of and parallel to the West line of the Northeast Quarter of the Southeast Quarter of said Section 16, 509.93 feet (measured) 510.00 feet (recorded); then North 89°56'04" East, 424.71 feet; thence South 00°04'07" East, on a line 468.60 feet West of and parallel to the East line of said Section 16, 510.08 feet (measured) 510.00 feet (recorded), to the Point of Beginning.

NOW KNOWN AS

Unit Nos. 105 and 115 in Building 100; Unit Nos. 205, 210 and 215 in Building 200 and Unit Nos. 305, 315, 320, 350, 365 and 370 in Building 300, in Bloomfield Hills Professional Park, a condominium organized under the laws of the State of Nebraska, in the City of Omaha, Douglas County, Nebraska, pursuant to Master Deed and Declaration filed April 1, 2005, Document No.: 2005036453 of the Deed Records of Douglas County, Nebraska