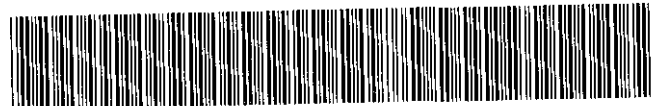




MISC 2008018482

Misc.  
FEE 231.00 FD 23-04424  
26  
202  
C/O  
COMP 82/17/08  
S/M  
TV



FEB 27 2008 09:04 P 26

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
2/27/2008 09:04:09.26



2008018482

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP  
FOR BRANDEIS BUILDING CONDOMINIUMS**

THIS FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRANDEIS BUILDING CONDOMINIUMS ("First Amendment") is made and entered into this 23rd day of January, 2008, by Brandeis Lofts, LLC, a Nebraska limited liability company ("Declarant").

WHEREAS, that certain Declaration of Condominium Ownership for Brandeis Building Condominiums was recorded in the office of the Douglas County Register of Deeds on August 31, 2005 as Instrument #2005108215 (the "Declaration"); and

WHEREAS, pursuant to the Declaration, Declarant submitted certain property to a condominium to be known as "Brandeis Building Condominiums"; and

WHEREAS, certain errors and omissions occurred on Exhibits B and C of the Declaration, and Declarant, by this First Amendment, wishes to correct such errors and omissions; and

WHEREAS, pursuant to the provisions of Section 13.01(b) of the Declaration, the Declarant has certain rights to amend the Declaration regarding Condominium Units, common areas, limited common areas and allocation of common expenses.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant declares as follows:

1. Declarant acknowledges that certain discrepancies exist in Exhibits B and C to the Declaration regarding the description of the Units that are contained in such Exhibits. Declarant hereby deletes Exhibits B and C attached to the Declaration and substitutes amended Exhibits B and C attached to this First Amendment in their place. The amended Exhibits B and C are hereby incorporated into the Declaration by this First Amendment.

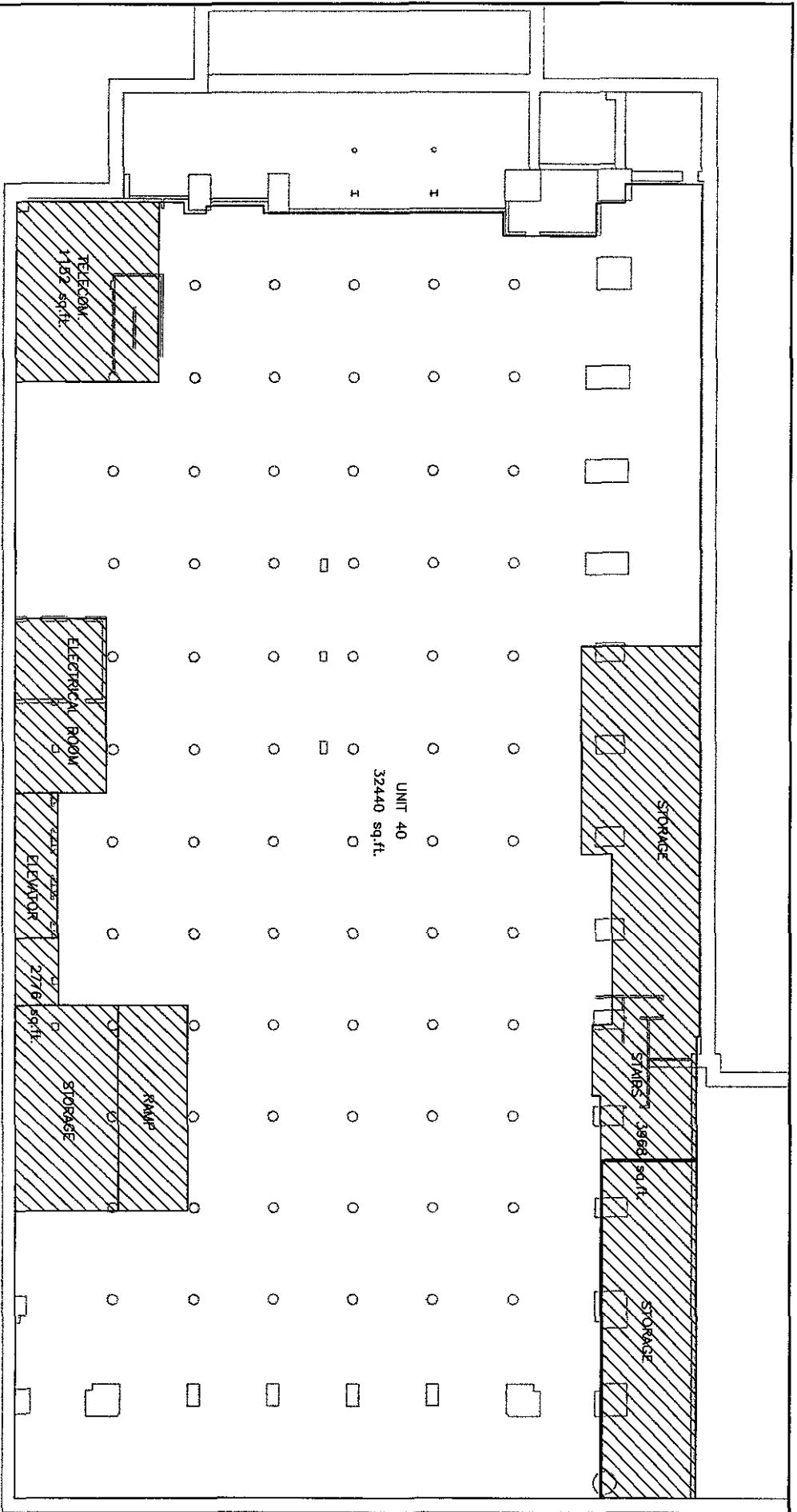
2. Except as specifically amended hereby, the Declaration shall remain in full force and effect as originally executed, acknowledged and recorded. Capitalized terms not specifically defined herein shall have the meanings set forth in the Declaration. This First Amendment shall be binding upon, and inure to the benefit of, the successors and assigns of Declarant.

Return to: P. Scott Dye, Esq.  
Baird Holm LLP  
1500 Woodmen Tower  
Omaha, NE 68102-2068

- 135644



**EXHIBIT B**  
**CONDOMINIUM PLAN**  
[SEE ATTACHMENT]



COMMON AREA

Basement/Garage Level

**Lamp, Ryerson & Associates, Inc.**  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027

WWW.LRA.INC.COM  
 (781) 402.496.2498  
 (Fax) 402.496.2730

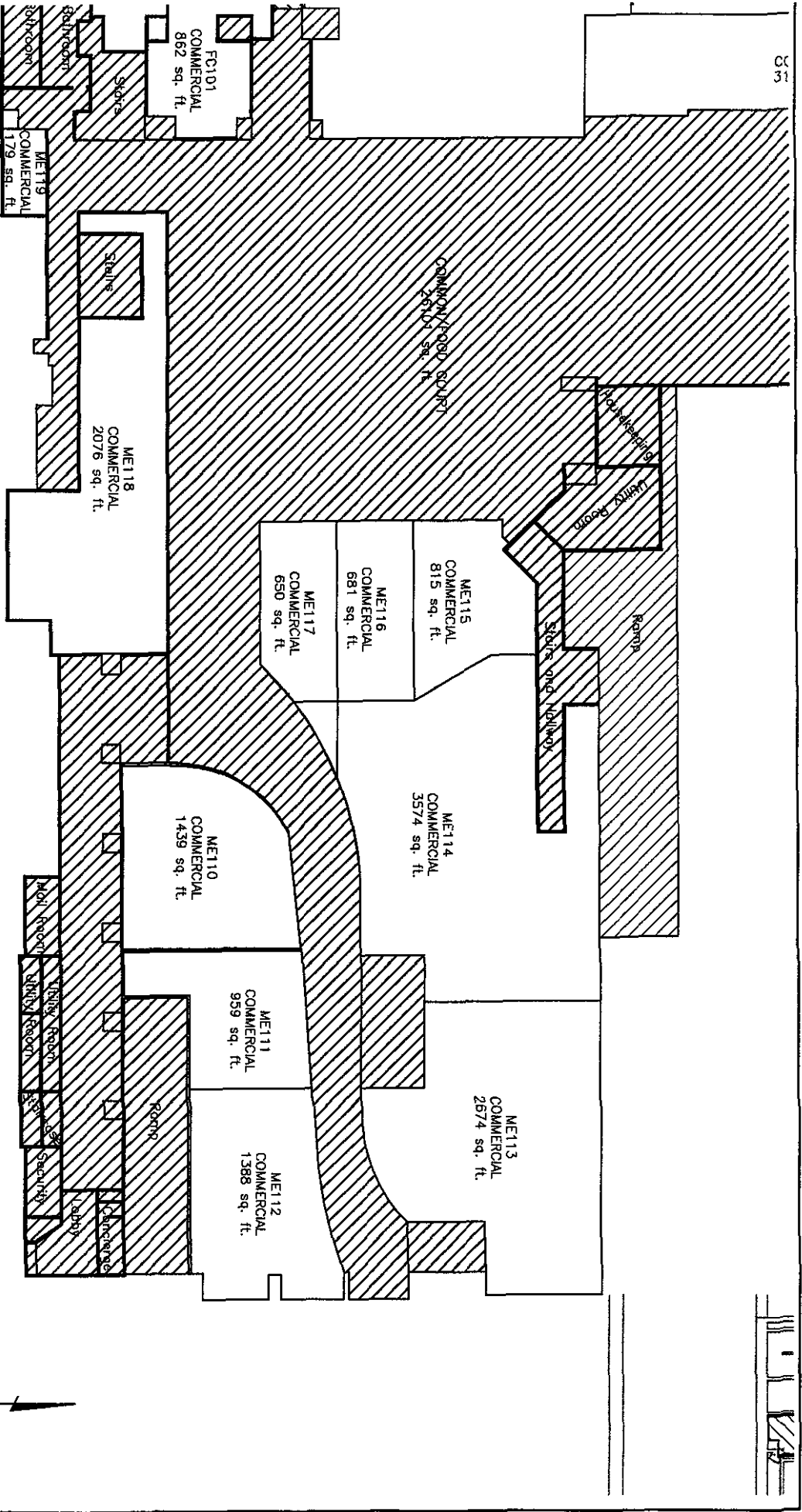
drawn by: JJK  
 developer: WRH  
 job number: 08003.01-419  
 date: January 25, 2008  
 sheet: page

file name: 08003 basement.dwg

**BASEMENT/  
GARAGE  
LEVEL**







1st Mezzanine Level East

COMMON AREA

Lanning, Ryanstrom & Associates, Inc.  
 14770 West Dodge Road, Suite 100  
 Omaha, Nebraska 68144-2027

WWW.LBA.INC.COM  
 (PH) 402.496.2798  
 (FAX) 402.496.2730

drawn by: LAM  
 designer: WRH  
 job number: 08003.01-419  
 date: JANUARY 25, 2008  
 book: 08003.01-Mezzanine  
 file name: 1-TM/dwg

MEZZANINE  
 LEVEL 1

SHEET 2 OF 3

**Lamp, Ryanson & Associates, Inc.**  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154 2027

**WVWVLA INC.COM**  
 (Ph) 402.496.2198  
 (Fax) 402.496.2720

drawn by: MW  
 job number: 090301-419  
 date: JANUARY 26, 2008  
 book: 090301-Mezzanine  
 no. name 1 - rev. dng

**MEZZANINE  
 LEVEL 1**

SHEET 3 OF 3

 COMMON AREA

MW108  
 COMMERCIAL  
 11630 sq. ft.

FC100  
 COMMERCIAL  
 3115 sq. ft.

1st Mezzanine Level North

COMMON/COND. SCHMRT  
 25101 sq. ft.

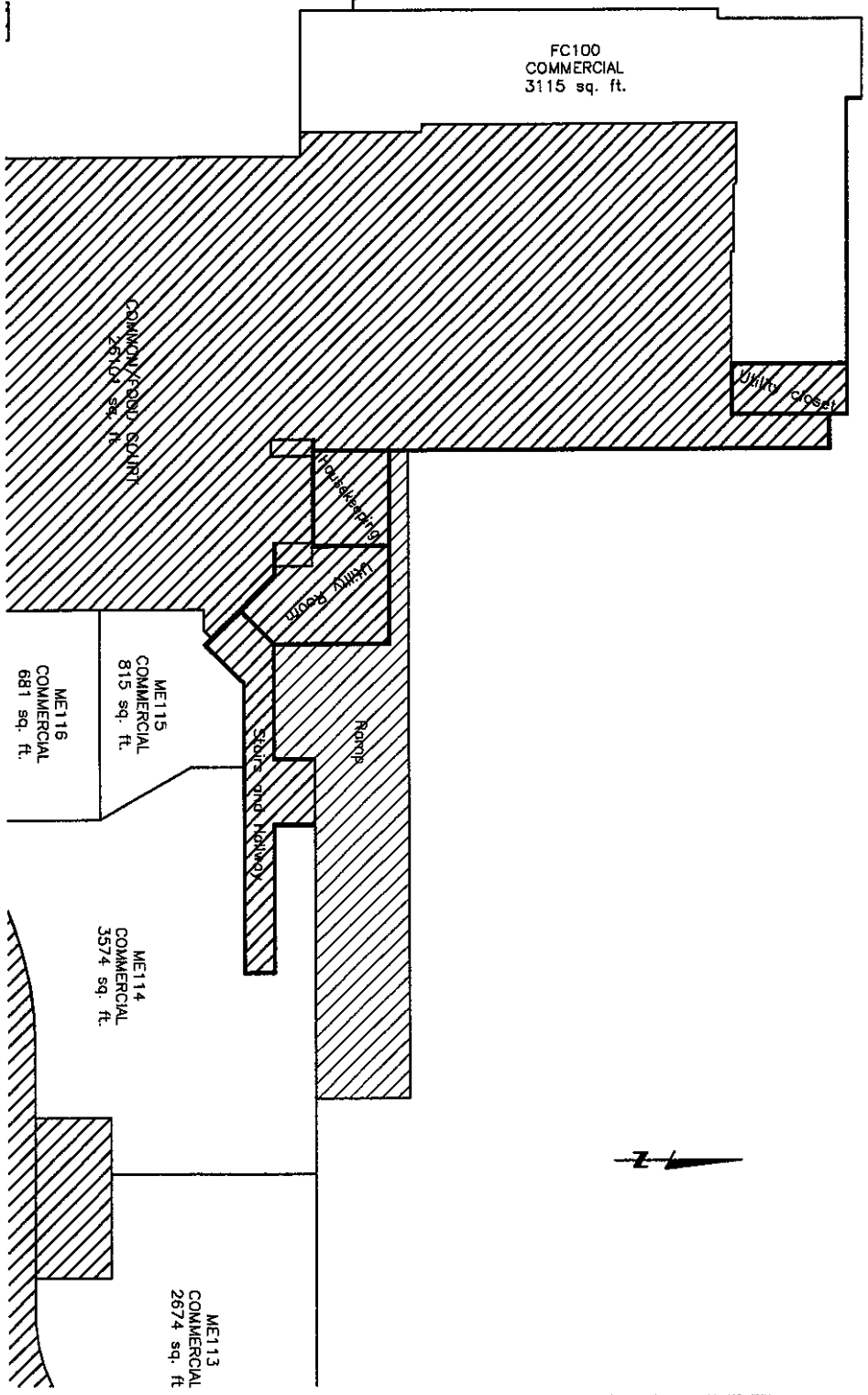
Utility closet

ME115  
 COMMERCIAL  
 815 sq. ft.

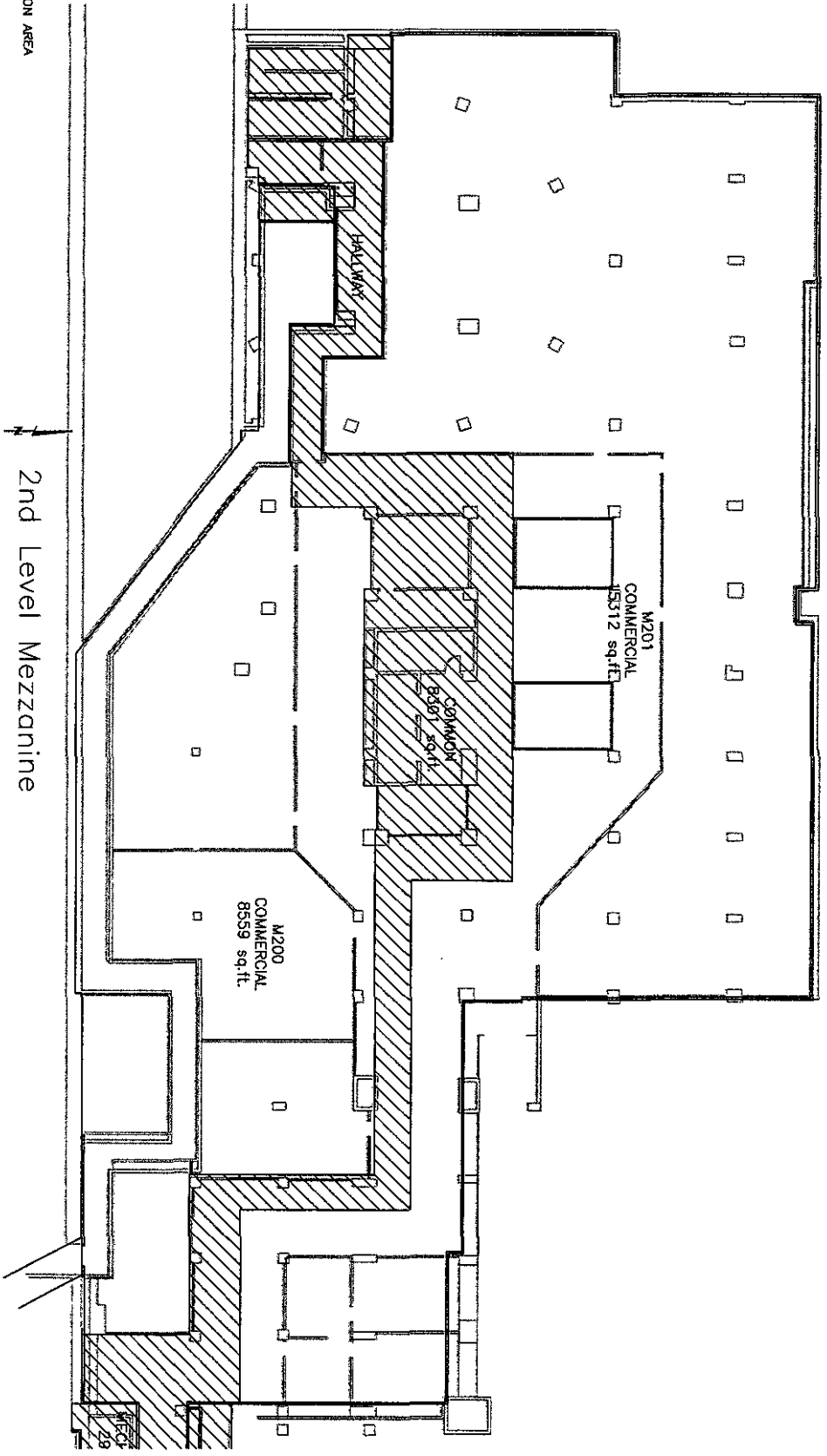
ME116  
 COMMERCIAL  
 681 sq. ft.

ME114  
 COMMERCIAL  
 3574 sq. ft.

ME113  
 COMMERCIAL  
 2674 sq. ft.







2nd Level Mezzanine

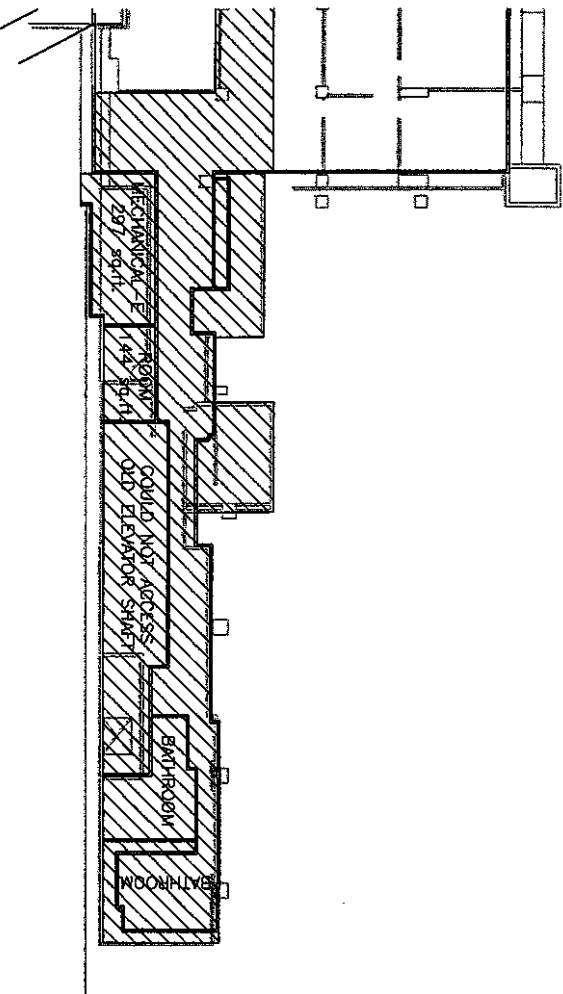
**Lamp, Peterson & Associates, Inc.**  
 1470 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2077

WWW.LPA-INC.COM  
 (Ph) 402.496.2498  
 (Fax) 402.496.2730

drawn by: JLK  
 designer: WRH  
 job number: Jmezz 08003.01-419  
 date: January 25, 2008  
 sheet: 08003.01-Mezzanine  
 file name: 2-tracing

2ND LEVEL  
 MEZZANINE

SHT 1 OF 2



COMMON AREA

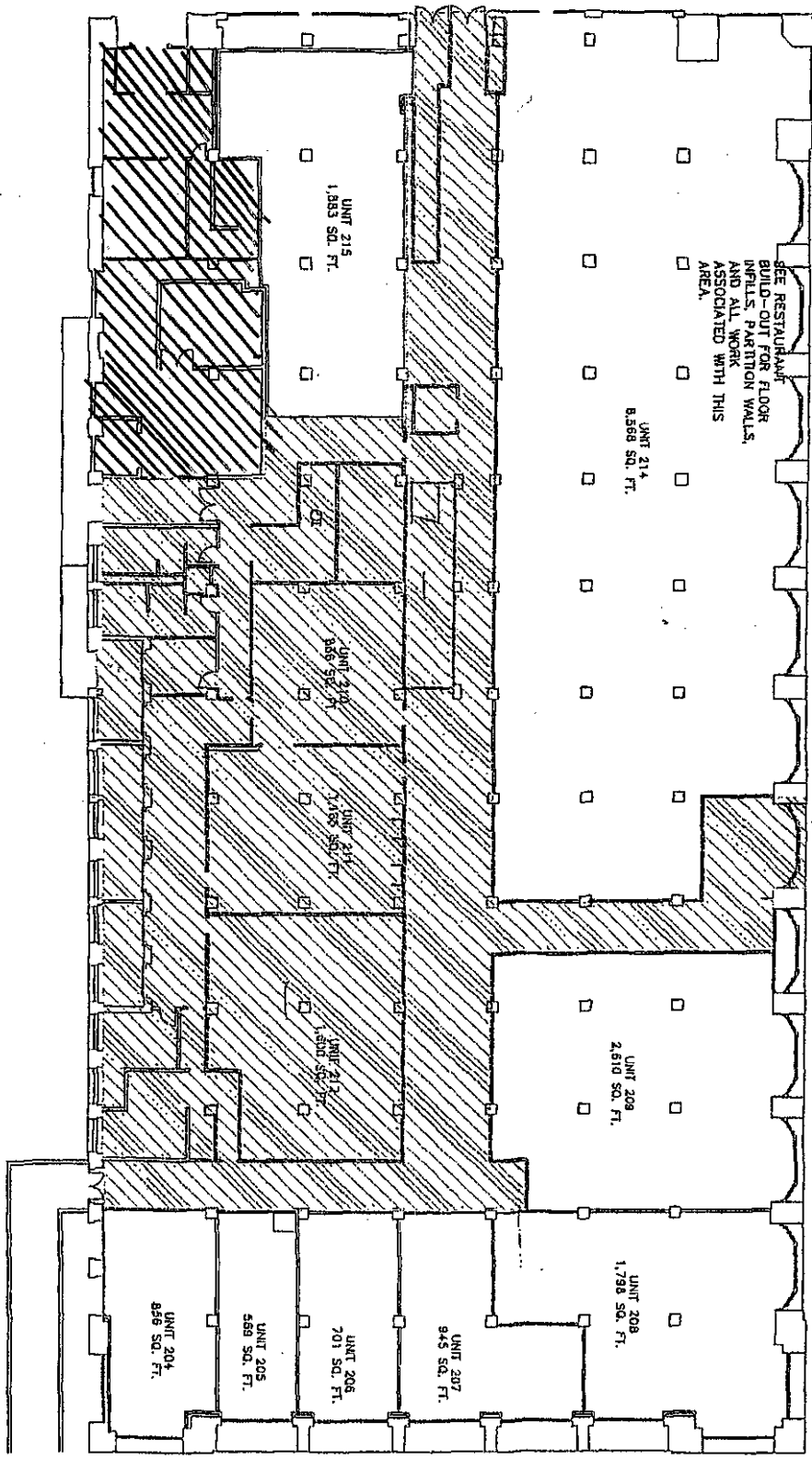
2nd Level Mezzanine

Lamp, Rynerson & Associates, Inc.  
 14710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68134-2027

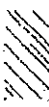
WWW.LRA-INC.COM  
 (Ph) 402.496.2498  
 (Fax) 402.496.2730

drawn by: JJK  
 designer: WRH  
 job number: 08003.01-419  
 date: January 25, 2008  
 book: 08003 Mezzanine  
 file name: 2-rrr-dwg

2ND LEVEL  
 MEZZANINE



**LEGEND**

-  COMMON AREA
- UNITS 210; 211 AND 212 ARE NOT COMMON AREA



**BRANDEIS BUILDING  
2ND FLOOR  
OMAHA, NEBRASKA**

Drawn By: NLP  
Dwg.: arch floors  
Date: 07/11/05  
Job#: 05-025

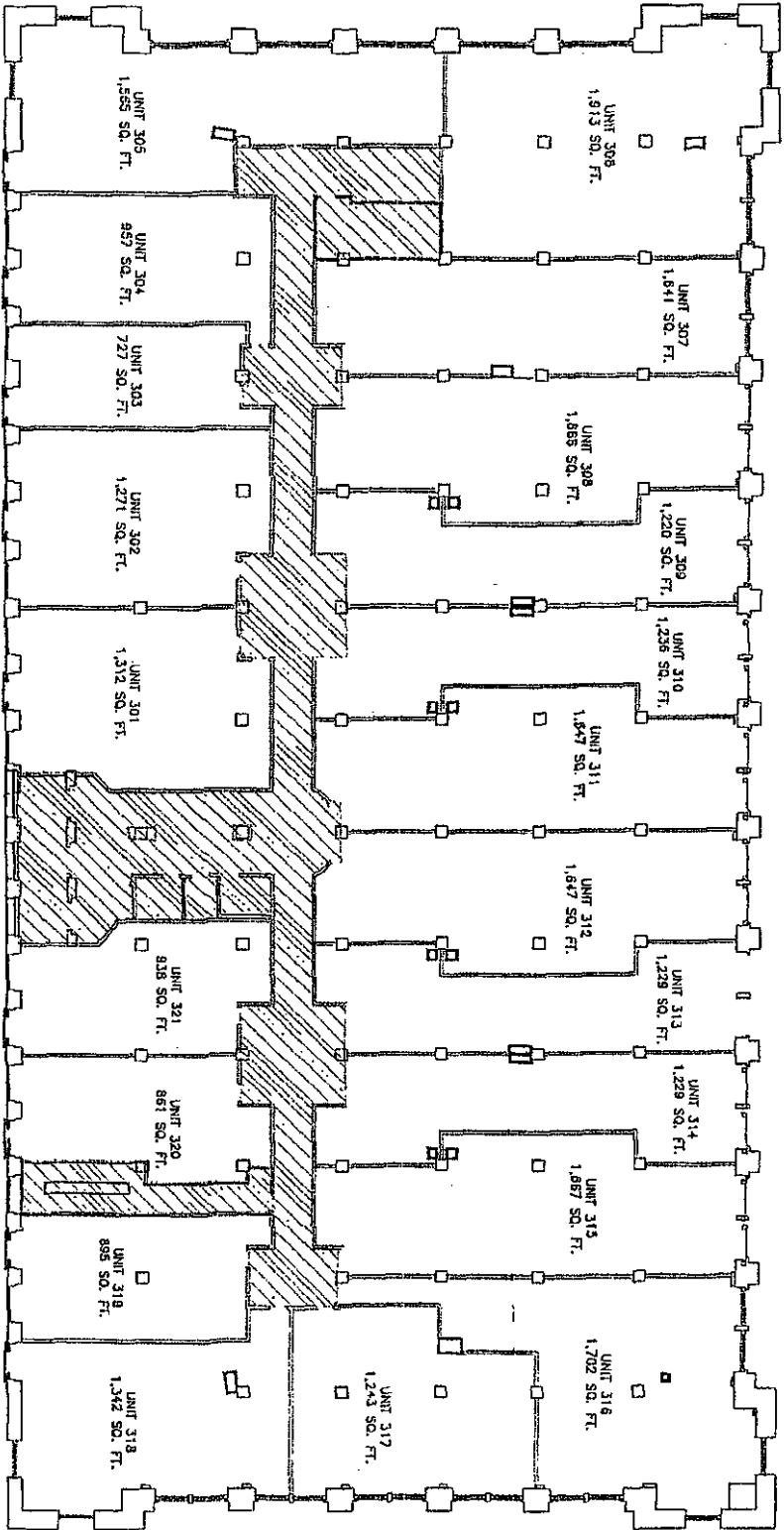
**SHEET  
3 OF 12**



0 16' 32'  
SCALE: 1/32"=1'-0"

COMMON AREA

LEGEND



2700 S. 190th St., Suite 100, Omaha, NE 68114  
402-411-0227 Fax: 402-411-4208

**BRANDEIS BUILDING**  
**3RD FLOOR**  
**OMAHA, NEBRASKA**

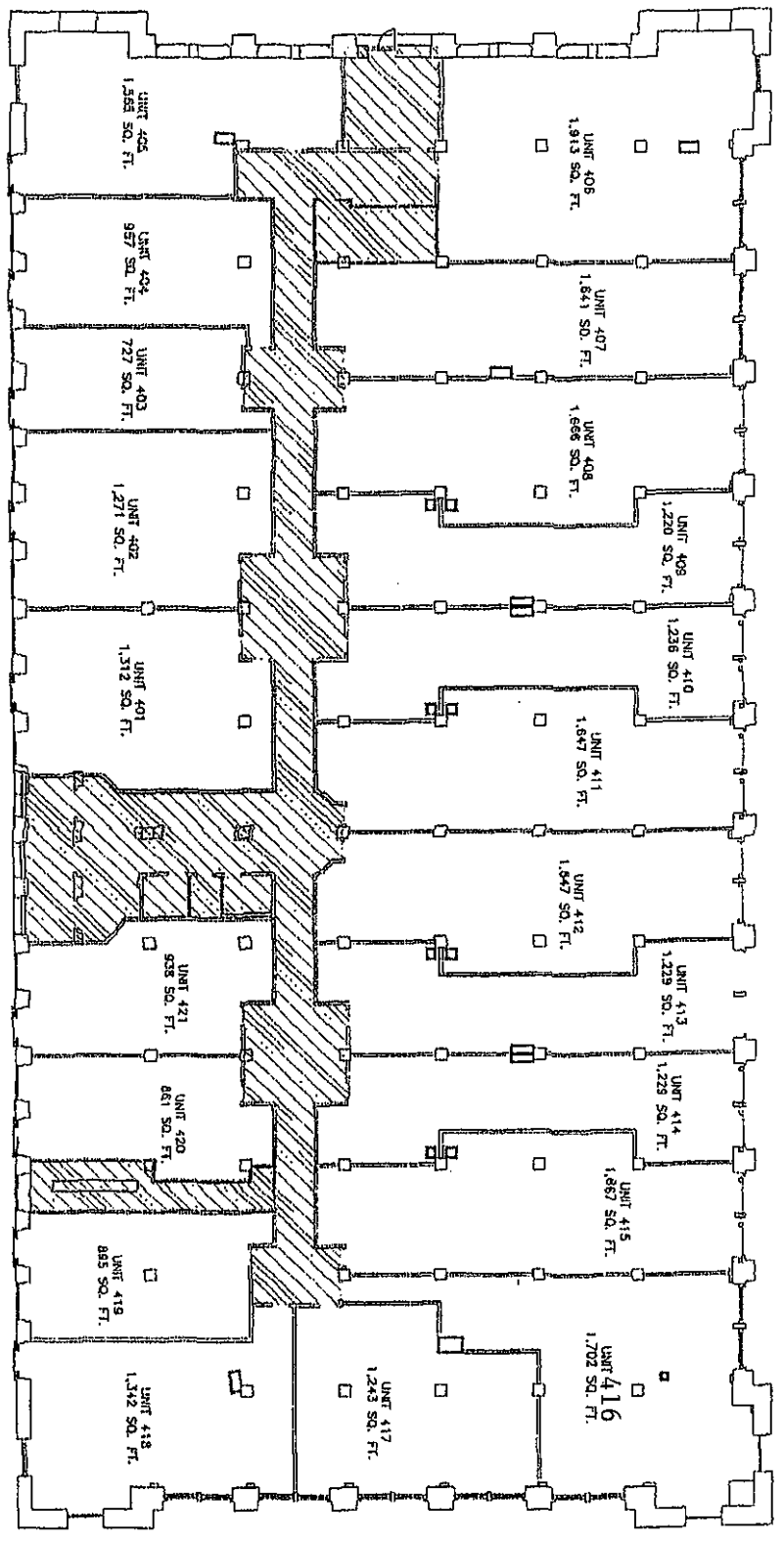
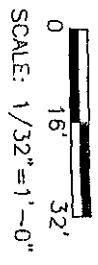
Drawn By: NLP  
Dwg.: arch floors  
Date: 07/11/05  
Job#: 05-025

SHEET  
4 OF 12

**BRANDEIS BUILDING**  
**4TH FLOOR**  
**OMAHA, NEBRASKA**

Drawn By: NLP  
Dwg.: arch floors  
Date: 07/11/05  
Job#: 05-025

**SHEET**  
**5 OF 12**

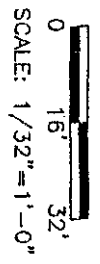




**BRANDEIS BUILDING**  
**5TH FLOOR**  
**OMAHA, NEBRASKA**

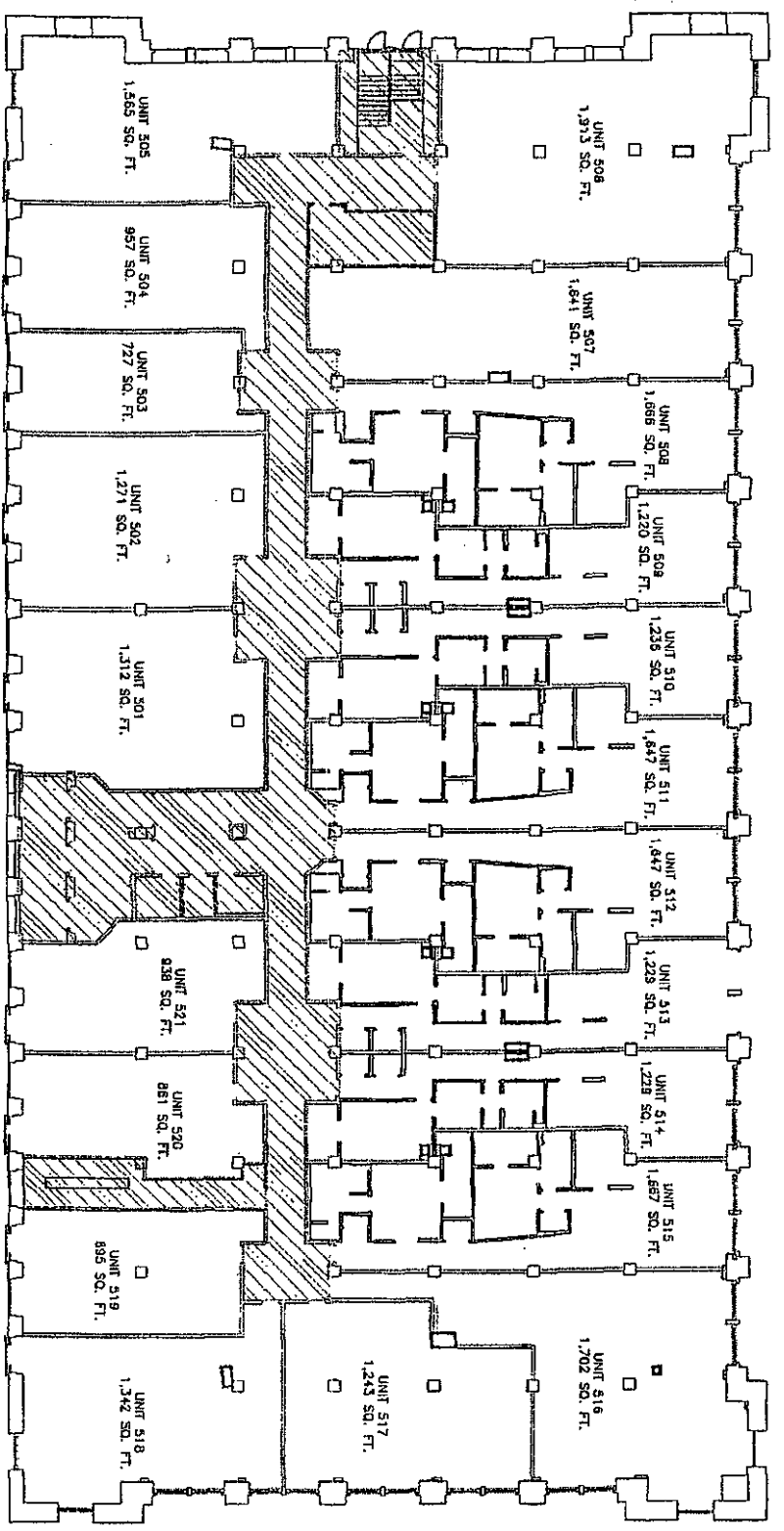
Drawn By: NLP  
 Dwg.: arch floors  
 Date: 07/11/05  
 Job#: 05-025

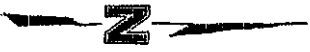
**SHEET**  
**6 OF 12**



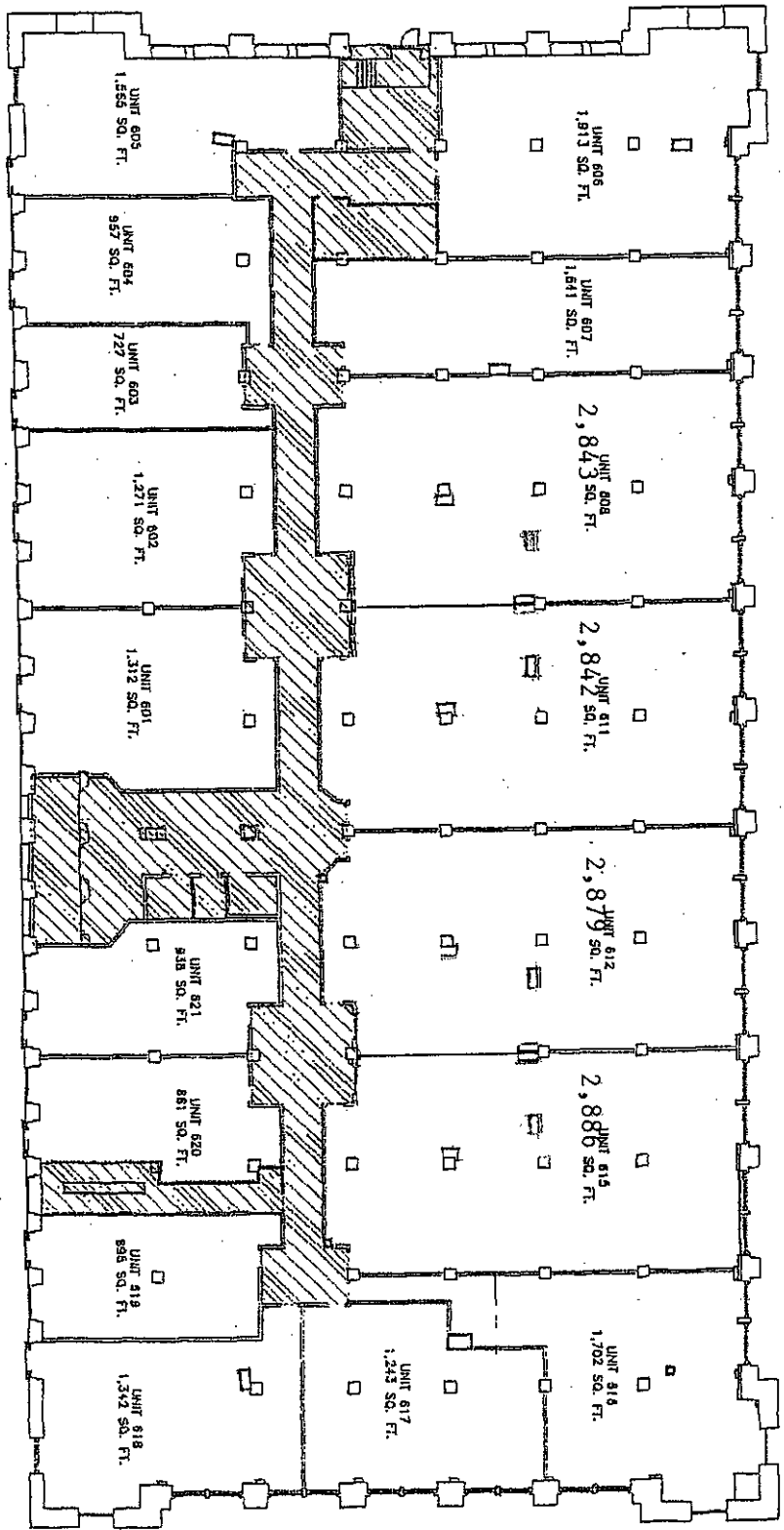
**LEGEND**

 COMMON AREA






0 16' 32'  
 SCALE: 1/32" = 1'-0"



**LEGEND**

 COMMON AREA

**BRANDEIS BUILDING**  
**6TH FLOOR**  
 OMAHA, NEBRASKA

Drawn By: NLP  
 Dwg.: arch floors  
 Date: 07/11/05  
 Job#: 05-025

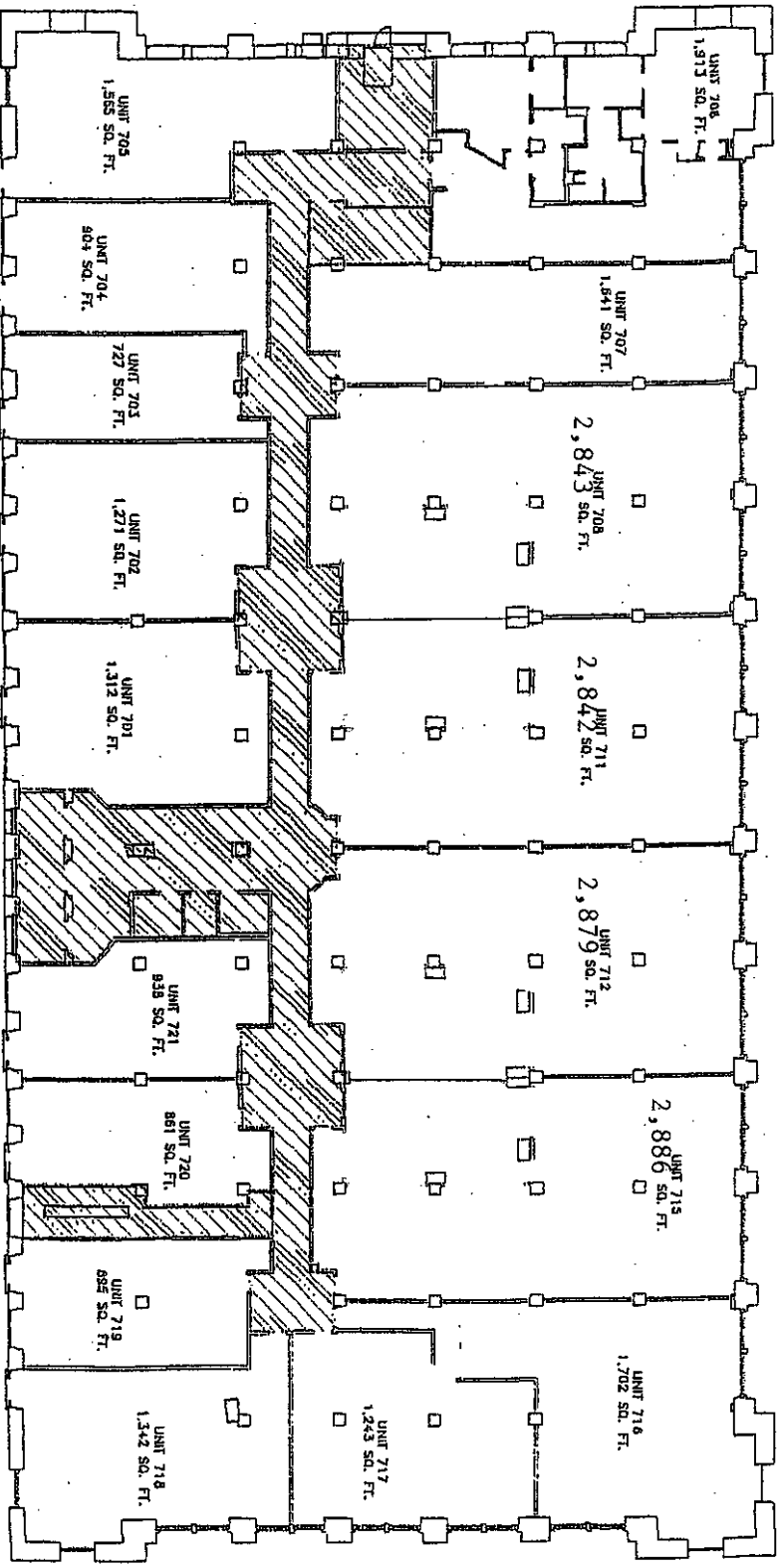
SHEET  
 7 OF 12





0 16' 32'  
 SCALE: 1/32"=1'-0"

**LEGEND**  
 COMMON AREA

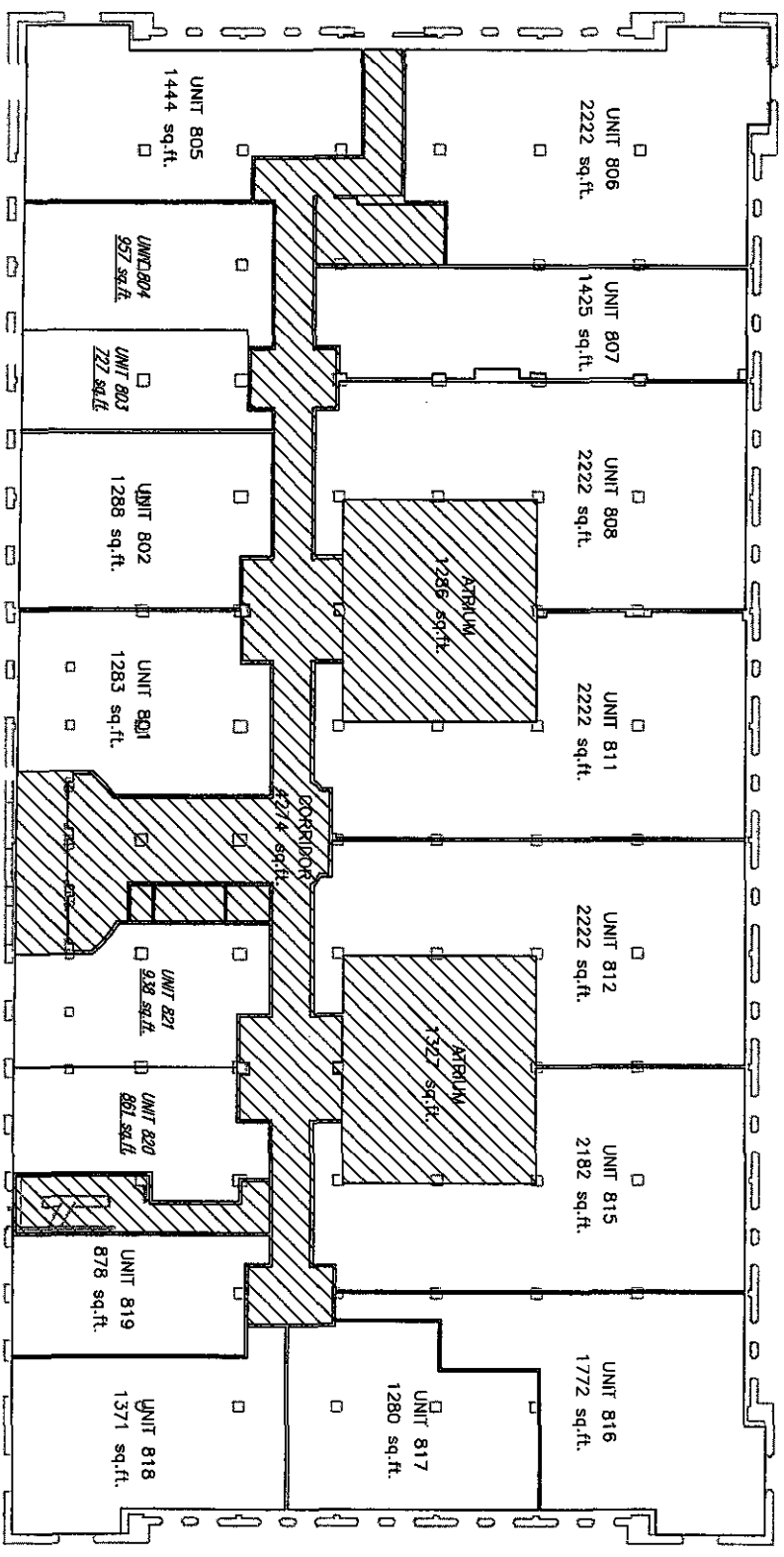


**BRANDEIS BUILDING**  
**7TH FLOOR**  
 OMAHA, NEBRASKA

Drawn By: NLP  
 Dwg.: arch floors  
 Date: 07/11/05  
 Job#: 05-025

**SHEET**  
**8 OF 12**





COMMON AREA

hatched square footage numbers are from EDC exhibits, job. no. 05-025 dated 7/11/05

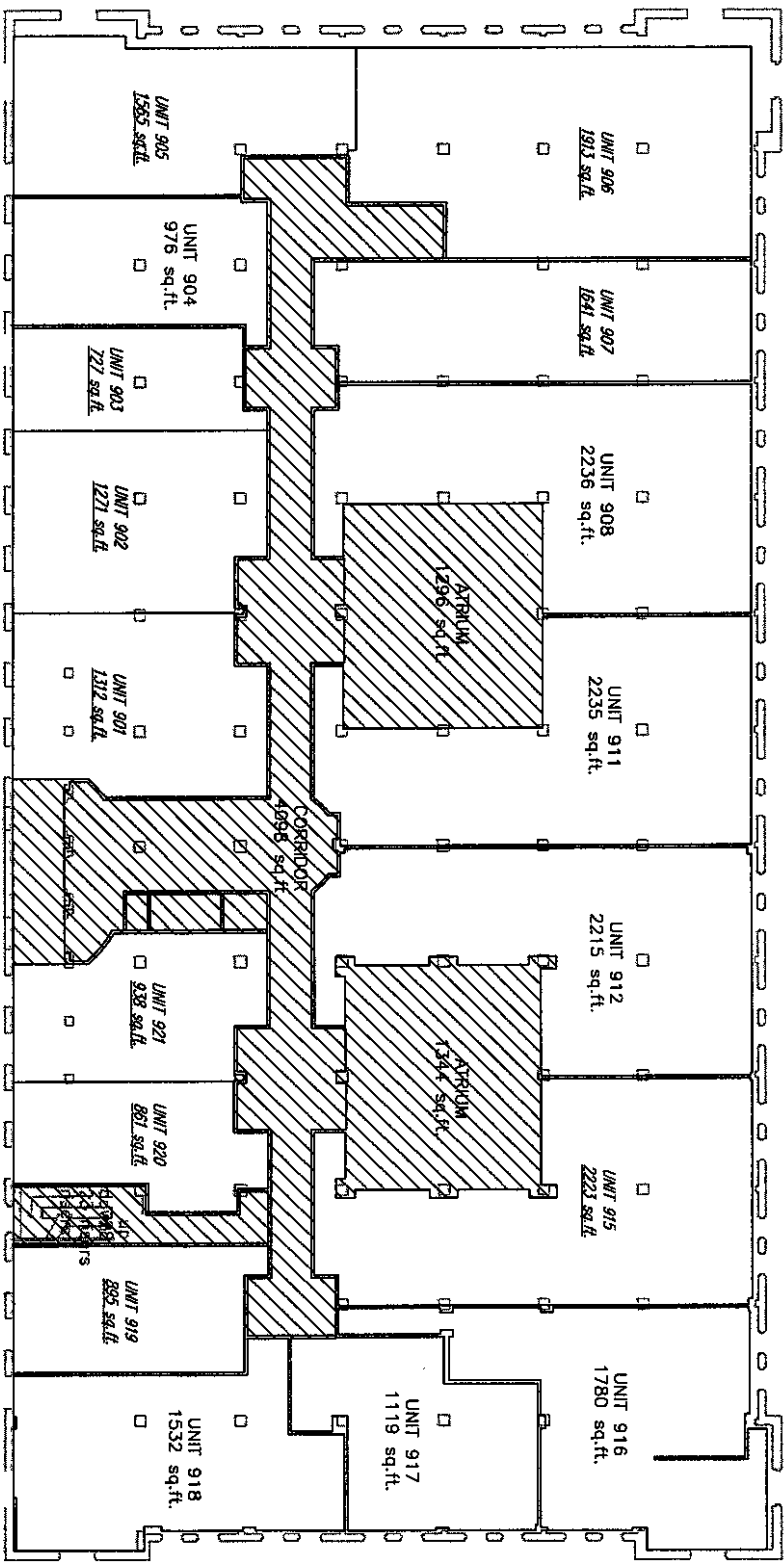
North Arrow  
Eighth Level

**Lamp, Ryanson & Associates, Inc.**  
1610 West Douglas Road, Suite 100  
Omaha, Nebraska 68154-2027

WWW.LRA.INC.COM  
(PH) 402.496.2498  
(FAX) 402.496.2790

drawn by: LAW  
designer: WRS  
job number: 08003.01-419  
date: JANUARY 26, 2008  
book: program  
file name: 08003 Eighth Floor.dwg

EIGHTH LEVEL



COMMON AREA

italicized square footage numbers are from EDC exhibits, job. no. 05-025 dated 7/11/05

N  
Ninth Level

**Lamp, Ryanson & Associates, Inc.**  
 16710 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027

WWW.LRA-INC.COM  
 (P) 402.496.3498  
 (F) 402.496.2730

drawn by JJK  
 designer WRI  
 job number -> 08003.01-419  
 date JANUARY 25, 2008  
 sheet  
 file name 08003 Ninth Floor.dwg

NINTH  
LEVEL

**BRANDEIS BUILDING**  
**10TH FLOOR**  
**OMAHA, NEBRASKA**

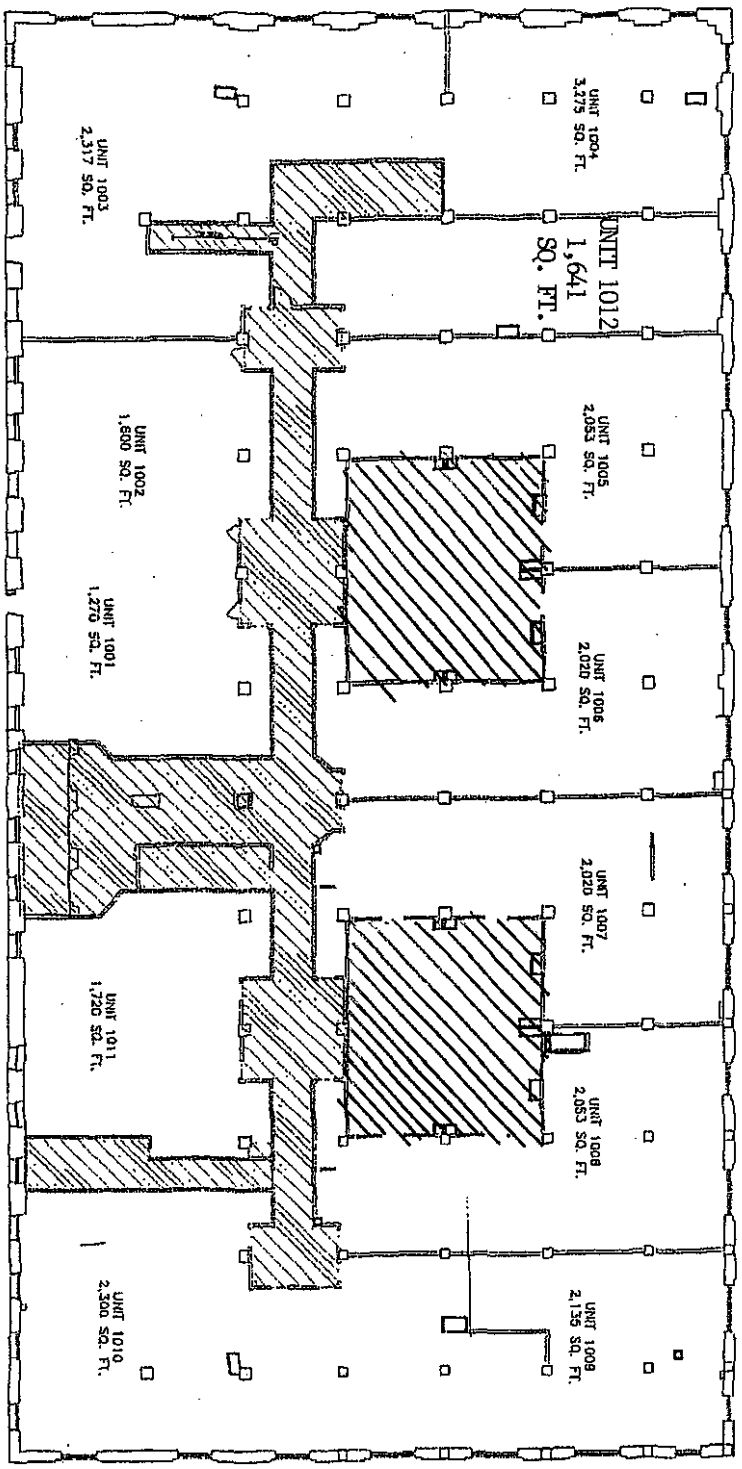
Drawn By: NLP  
Dwg.: arch floors  
Date: 07/11/05  
Job#: 05-025

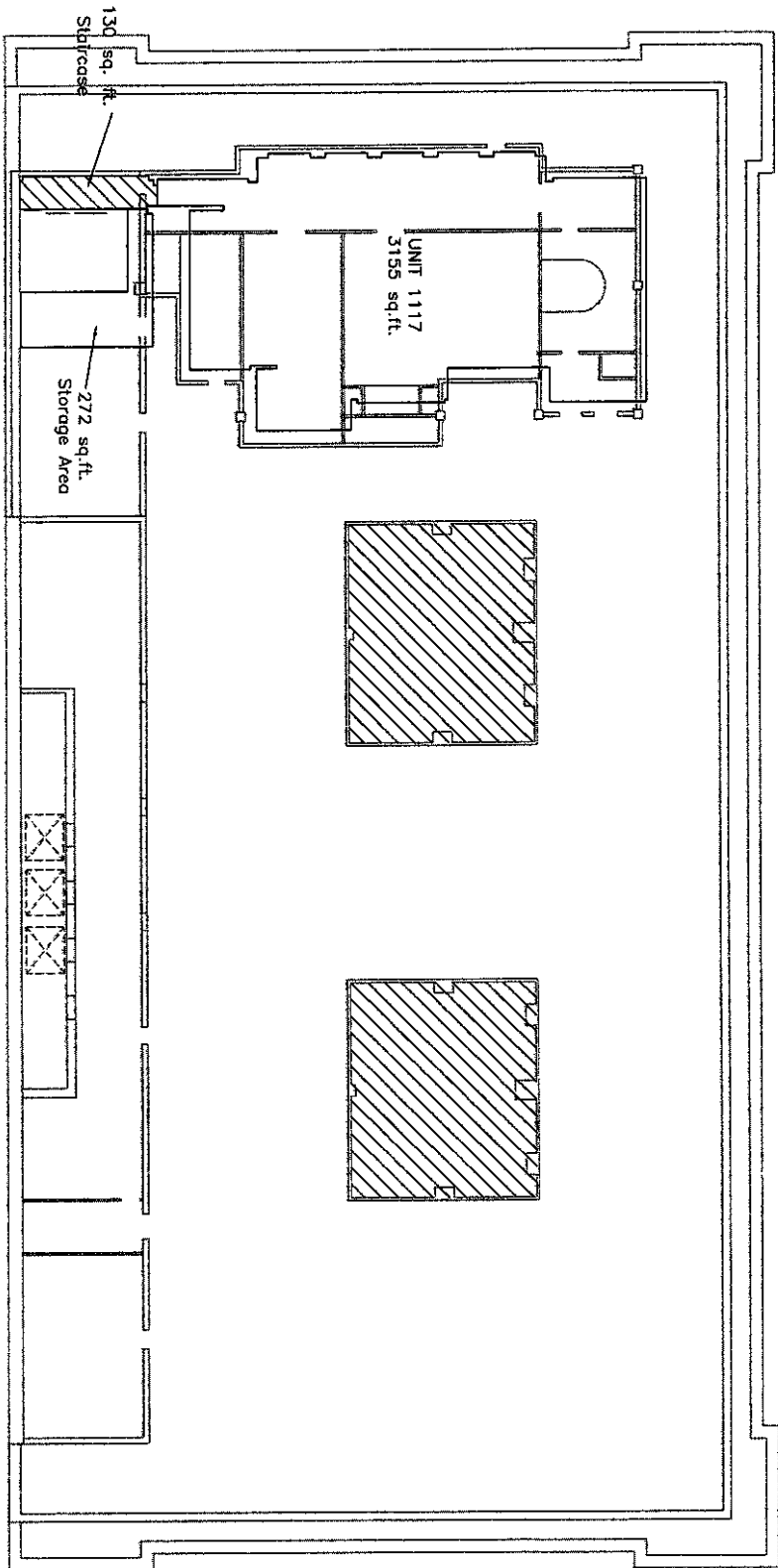
SHEET  
11 OF 12

0 18' 32'  
SCALE: 1/32" = 1'-0"



**LEGEND**  
COMMON AREA





COMMON AREA



Roof Level

**Lamp, Ryegerson & Associates, Inc.**  
 1470 West Dodge Road, Suite 100  
 Omaha, Nebraska 68154-2027

WWW.LRA.INC.COM

(PH) 402.496.2498  
 (FAX) 402.496.2730

drawn by: MJW  
 designer: WRH  
 job number: studio 08003.01-419  
 date: JANUARY 25, 2008  
 board: pending  
 file name: 08003 Penthouse.dwg

ROOF LEVEL

**EXHIBIT C**

**PERCENTAGE OF UNIT OWNERSHIP**

[SEE ATTACHMENT]

**Exhibit C**

Percentage Interest of Units in Common Area

Unit Number	Description	Unit Square Footage	Percentage Interest of Unit in Common Area
40	Parking Commercial	32,440.00	9.55%
FC100	Food Court Commercial	3,115.00	0.92%
FC101	Food Court Commercial	862.00	0.25%
MW105	Commercial Condo	3,421.00	1.01%
MW106	Commercial Condo	2,722.00	0.80%
MW107	Commercial Condo	8,209.00	2.42%
MW108	Commercial Condo	11,630.00	3.42%
ME110	Commercial Condo	1,439.00	0.42%
ME111	Commercial Condo	959.00	0.28%
ME112	Commercial Condo	1,388.00	0.41%
ME113	Commercial Condo	2,674.00	0.79%
ME114	Commercial Condo	3,574.00	1.05%
ME115	Commercial Condo	815.00	0.24%
ME116	Commercial Condo	681.00	0.20%
ME117	Commercial Condo	650.00	0.19%
ME118	Commercial Condo	2,076.00	0.61%
ME119	Commercial Condo	179.00	0.05%
M200	Commercial Condo	8,559.00	2.52%
M201	Commercial Condo	15,312.00	4.51%
204	Commercial Condo	856.00	0.25%
205	Commercial Condo	569.00	0.17%
206	Commercial Condo	701.00	0.21%
207	Commercial Condo	945.00	0.28%
208	Commercial Condo	1,798.00	0.53%
209	Commercial Condo	2,610.00	0.77%
210	Commercial Condo	836.00	0.25%
211	Commercial Condo	1,185.00	0.35%
212	Commercial Condo	1,600.00	0.47%
214	Commercial Condo	8,568.00	2.52%
215	Commercial Condo	1,883.00	0.55%
301	Residential Condo	1,312.00	0.39%
302	Residential Condo	1,271.00	0.37%
303	Residential Condo	727.00	0.21%
304	Residential Condo	957.00	0.28%
305	Residential Condo	1,565.00	0.46%
306	Residential Condo	1,913.00	0.56%
307	Residential Condo	1,641.00	0.48%
308	Residential Condo	1,656.00	0.49%
309	Residential Condo	1,220.00	0.36%
310	Residential Condo	1,236.00	0.36%
311	Residential Condo	1,647.00	0.48%

### Exhibit C

#### Percentage Interest of Units in Common Area

Unit Number	Description	Unit Square Footage	Percentage Interest of Unit in Common Area
312	Residential Condo	1,647.00	0.48%
313	Residential Condo	1,229.00	0.36%
314	Residential Condo	1,229.00	0.36%
315	Residential Condo	1,667.00	0.49%
316	Residential Condo	1,702.00	0.50%
317	Residential Condo	1,243.00	0.37%
318	Residential Condo	1,342.00	0.39%
319	Residential Condo	895.00	0.26%
320	Residential Condo	861.00	0.25%
321	Residential Condo	938.00	0.28%
401	Residential Condo	1,312.00	0.39%
402	Residential Condo	1,271.00	0.37%
403	Residential Condo	727.00	0.21%
404	Residential Condo	957.00	0.28%
405	Residential Condo	1,565.00	0.46%
406	Residential Condo	1,913.00	0.56%
407	Residential Condo	1,641.00	0.48%
408	Residential Condo	1,666.00	0.49%
409	Residential Condo	1,220.00	0.36%
410	Residential Condo	1,236.00	0.36%
411	Residential Condo	1,647.00	0.48%
412	Residential Condo	1,647.00	0.48%
413	Residential Condo	1,229.00	0.36%
414	Residential Condo	1,229.00	0.36%
415	Residential Condo	1,667.00	0.49%
416	Residential Condo	1,702.00	0.50%
417	Residential Condo	1,243.00	0.37%
418	Residential Condo	1,342.00	0.39%
419	Residential Condo	895.00	0.26%
420	Residential Condo	861.00	0.25%
421	Residential Condo	938.00	0.28%
501	Residential Condo	1,312.00	0.39%
502	Residential Condo	1,271.00	0.37%
503	Residential Condo	727.00	0.21%
504	Residential Condo	957.00	0.28%
505	Residential Condo	1,565.00	0.46%
506	Residential Condo	1,913.00	0.56%
507	Residential Condo	1,641.00	0.48%
508	Residential Condo	1,666.00	0.49%
509	Residential Condo	1,220.00	0.36%
510	Residential Condo	1,236.00	0.36%

**Exhibit C**

Percentage Interest of Units in Common Area

Unit Number	Description	Unit Square Footage	Percentage Interest of Unit in Common Area
511	Residential Condo	1,647.00	0.48%
512	Residential Condo	1,647.00	0.48%
513	Residential Condo	1,229.00	0.36%
514	Residential Condo	1,229.00	0.36%
515	Residential Condo	1,667.00	0.49%
516	Residential Condo	1,702.00	0.50%
517	Residential Condo	1,243.00	0.37%
518	Residential Condo	1,342.00	0.39%
519	Residential Condo	895.00	0.26%
520	Residential Condo	861.00	0.25%
521	Residential Condo	938.00	0.28%
601	Residential Condo	1,312.00	0.39%
602	Residential Condo	1,271.00	0.37%
603	Residential Condo	727.00	0.21%
604	Residential Condo	957.00	0.28%
605	Residential Condo	1,565.00	0.46%
606	Residential Condo	1,913.00	0.56%
607	Residential Condo	1,641.00	0.48%
608	Residential Condo	2,843.00	0.84%
611	Residential Condo	2,842.00	0.84%
612	Residential Condo	2,879.00	0.85%
615	Residential Condo	2,886.00	0.85%
616	Residential Condo	1,702.00	0.50%
617	Residential Condo	1,243.00	0.37%
618	Residential Condo	1,342.00	0.39%
619	Residential Condo	895.00	0.26%
620	Residential Condo	861.00	0.25%
621	Residential Condo	938.00	0.28%
701	Residential Condo	1,312.00	0.39%
702	Residential Condo	1,271.00	0.37%
703	Residential Condo	727.00	0.21%
704	Residential Condo	904.00	0.27%
705	Residential Condo	1,565.00	0.46%
706	Residential Condo	1,913.00	0.56%
707	Residential Condo	1,641.00	0.48%
708	Residential Condo	2,843.00	0.84%
711	Residential Condo	2,842.00	0.84%
712	Residential Condo	2,879.00	0.85%
715	Residential Condo	2,886.00	0.85%
716	Residential Condo	1,702.00	0.50%
717	Residential Condo	1,243.00	0.37%



**Exhibit C**

Percentage Interest of Units in Common Area

Unit Number	Description	Unit Square Footage	Percentage Interest of Unit in Common Area
718	Residential Condo	1,342.00	0.39%
719	Residential Condo	895.00	0.26%
720	Residential Condo	861.00	0.25%
721	Residential Condo	938.00	0.28%
801	Residential Condo	1,283.00	0.38%
802	Residential Condo	1,288.00	0.38%
803	Residential Condo	727.00	0.21%
804	Residential Condo	957.00	0.28%
805	Residential Condo	1,444.00	0.42%
806	Residential Condo	2,222.00	0.65%
807	Residential Condo	1,425.00	0.42%
808	Residential Condo	2,222.00	0.65%
811	Residential Condo	2,222.00	0.65%
812	Residential Condo	2,222.00	0.65%
815	Residential Condo	2,182.00	0.64%
816	Residential Condo	1,772.00	0.52%
817	Residential Condo	1,280.00	0.38%
818	Residential Condo	1,371.00	0.40%
819	Residential Condo	878.00	0.26%
820	Residential Condo	861.00	0.25%
821	Residential Condo	938.00	0.28%
901	Residential Condo	1,312.00	0.39%
902	Residential Condo	1,271.00	0.37%
903	Residential Condo	727.00	0.21%
904	Residential Condo	976.00	0.29%
905	Residential Condo	1,565.00	0.46%
906	Residential Condo	1,913.00	0.56%
907	Residential Condo	1,641.00	0.48%
908	Residential Condo	2,236.00	0.66%
911	Residential Condo	2,235.00	0.66%
912	Residential Condo	2,215.00	0.65%
915	Residential Condo	2,223.00	0.65%
916	Residential Condo	1,780.00	0.52%
917	Residential Condo	1,119.00	0.33%
918	Residential Condo	1,532.00	0.45%
919	Residential Condo	895.00	0.26%
920	Residential Condo	861.00	0.25%
921	Residential Condo	938.00	0.28%
1001	Commercial Condo	1,270.00	0.37%
1002	Commercial Condo	1,600.00	0.47%
1003	Commercial Condo	2,317.00	0.68%

Exhibit C

Percentage Interest of Units in Common Area

Unit Number	Description	Unit Square Footage	Percentage Interest of Unit in Common Area
1004	Commercial Condo	3,275.00	0.96%
1005	Commercial Condo	2,053.00	0.60%
1006	Commercial Condo	2,020.00	0.59%
1007	Commercial Condo	2,020.00	0.59%
1008	Commercial Condo	2,053.00	0.60%
1009	Commercial Condo	2,135.00	0.63%
1010	Commercial Condo	2,300.00	0.68%
1011	Commercial Condo	1,720.00	0.51%
1012	Commercial Condo	1,641.00	0.48%
1117	Rooftop Condo	3,155.00	0.93%
	Total Square Footage of All Units	339,843.00	100.00%