

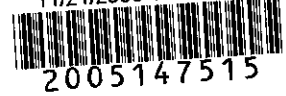


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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
11/21/2005 13:53:40.52



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FIRST AMENDMENT TO MASTER DEED AND DECLARATION
WESTFIELD OFFICE BUILDING II CONDOMINIUM PROPERTY REGIME

THIS FIRST AMENDMENT TO MASTER DEED AND DECLARATION WESTFIELD OFFICE BUILDING II CONDOMINIUM PROPERTY REGIME (the "Amendment") made this 18th day of November, 2005 by Westfield Office Building II, LLC, a Nebraska limited liability company ("Developer").

RECITALS

A. Developer has previously executed that certain Master Deed and Declaration Westfield Office Building II Condominium Property Regime, recorded November 2, 2005, in Instrument ~~2005-138541~~ in the records of the Register of Deeds of Douglas County, Nebraska (the "Declaration"). X2005138541 (CS)

B. The Declaration affects that certain real property located in Douglas County, Nebraska and more particularly described as follows:

Lot 4, Westroads Replat 4, an Addition to the City of Omaha, Douglas County, Nebraska now known as Apartment 1-W-1,1-E-1, 2-W-1, 2-E-1, 2-E-2, 3-W-1, 3-E-1, Westfield Office Building II Condominium Property Regime.

C. Developer desires to amend the Declaration as provided herein.

WHEREFORE, Developer hereby amends the Declaration as follows:

1. The First Restatement of Schedule "A" Sheets 1, 2, 3, and 4 is attached here to and by reference made a part hereof.
2. The First Restatement of Schedule "B", Shareholder's of Westfield Office Building II Condominium Association is attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, Developer has executed this Amendment as of the day and year first above written.

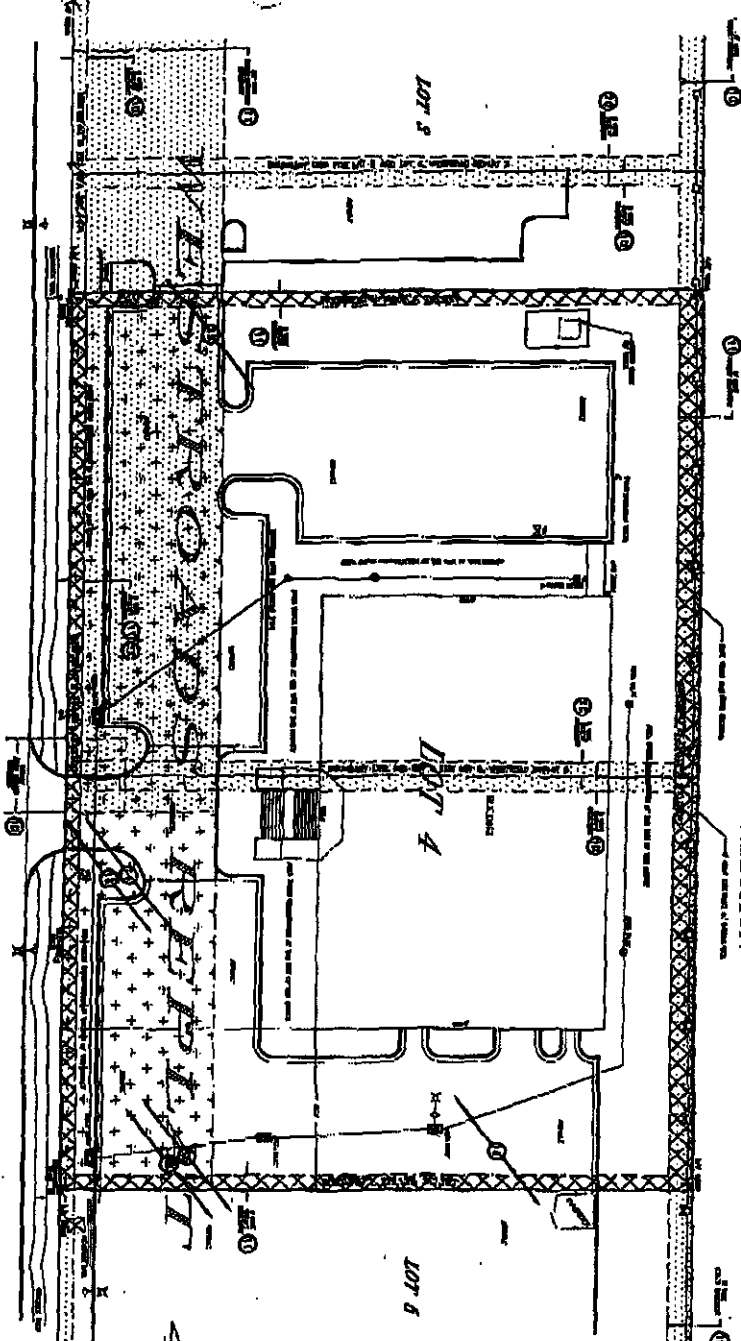
WESTFIELD OFFICE BUILDING II, LLC,
a Nebraska Limited Liability Company

Attest: _____

By: _____

James J. Riskowski, Manager

BLOOMFIELD HILLS ADDITION



NOTES CORRESPONDING TO SCHEDULE B ITEMS

- 1. PARCELS SHOWN BY PLAT ARE SUBJECT TO RECD. SEC. 11, 1878, PL. 102, CH. 10, OF THE STATUTES OF NEBRASKA...
2. THE BOUNDARIES OF THE PARCELS SHOWN BY THIS PLAT WERE DETERMINED BY MEASUREMENT...

NICHOLAS STREET

MISCELLANEOUS NOTES

- 1. PARCEL 1: 1.5 ACRES, APPROXIMATELY 1/2 SECTION 14, T24N, R10W, S44.
2. PARCEL 2: 1.5 ACRES, APPROXIMATELY 1/2 SECTION 14, T24N, R10W, S44.
3. PARCEL 3: 1.5 ACRES, APPROXIMATELY 1/2 SECTION 14, T24N, R10W, S44.

LEGEND
A - 1/8" = 1'
B - 1/16" = 1'
C - 1/32" = 1'



LEGAL DESCRIPTION

THE HEREIN DESCRIBED PARCELS ARE PART OF THE PLAT OF THE BLOOMFIELD HILLS ADDITION, NEBRASKA, AS SHOWN ON PLAT NO. 102, CH. 10, OF THE STATUTES OF NEBRASKA, PASSED FEBRUARY 11, 1878, AND AS AMENDED BY PLAT NO. 103, CH. 10, OF THE STATUTES OF NEBRASKA, PASSED FEBRUARY 11, 1878.

LAND SURVEYOR'S CERTIFICATE

I, DAVID A. FISHER, a duly licensed and sworn Land Surveyor for the State of Nebraska, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the records of the State of Nebraska.

DAVID A. FISHER
[Signature]

WESTFIELD OFFICE BUILDING II
ALTA/ACSM LAND TITLE SURVEY
8900 NICHOLAS STREET
OMAHA, NEBRASKA
ESSENTIAL & GIBBART & ASSOCIATES
Professional Surveyors
PLANNING ENGINEERS
LAND ENGINEERS

EXHIBIT "A"

FIRST FLOOR
SCALE: 1/8" = 1'-0"

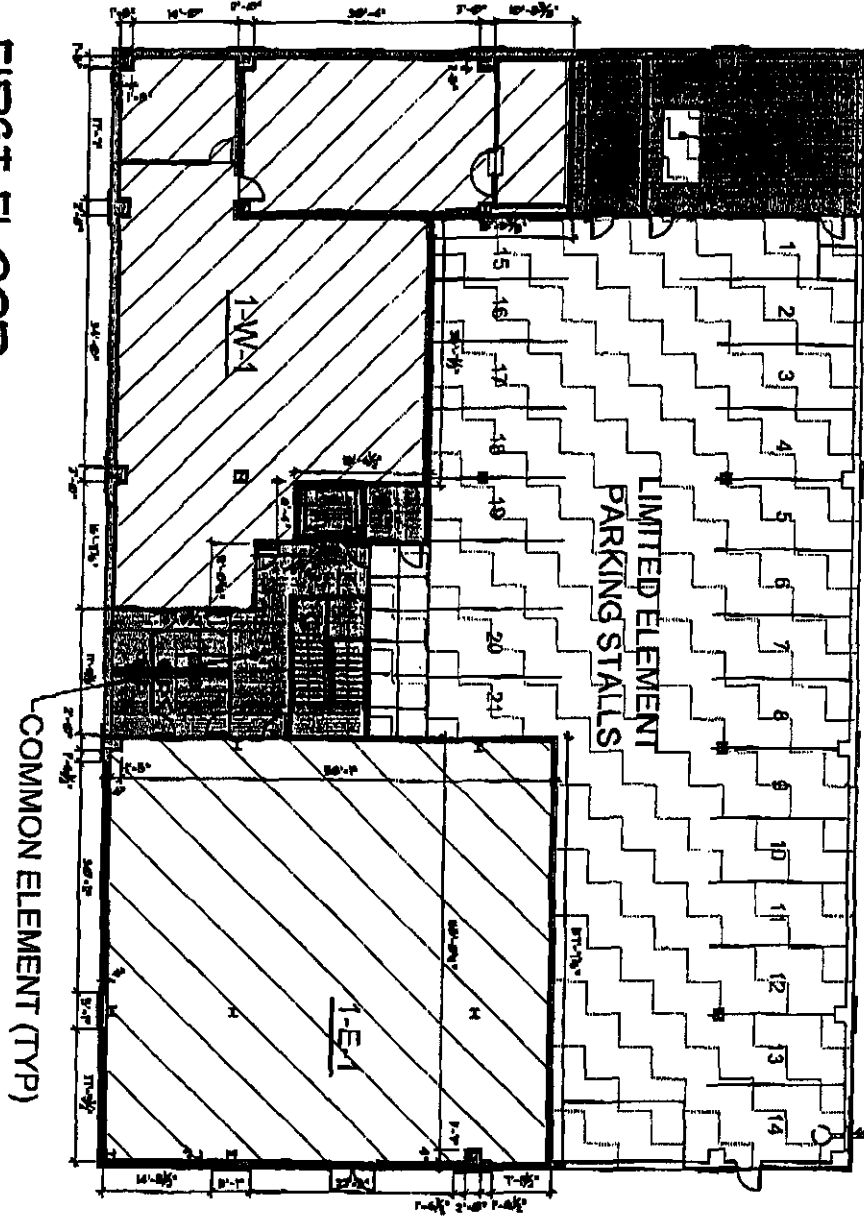


EXHIBIT "A"

EXHIBIT "A"						
UNIT NUMBER	BASE AREA SF.	LIMITED ELEMENT		GROSS AREA SF.	PER CENT OF BUILDING	KEY
		NUMBER OF PARKING STALLS	SPACE IN MECHANICAL ROOM (SF.)			
1-W-1	3,101	0	0	5560	8.15%	
1-E-1	3,398	2	0	3982	10.34%	
COMMON ELEMENTS						
LIMITED COMMON						

*INCLUDES PROPRATA SHARE OF COMMON ELEMENTS

BUILDING STATISTICS		
AREA	BASE AREA SF.	TOTAL BUILDING GROSS AREA
1st FLOOR	1,921	10,000
2nd FLOOR	1,999	14,888
3rd FLOOR	1,756	14,636
TOTAL	5,676	44,524



WESTFIELD II OFFICE BUILDING
SIGNA DEVELOPMENT

Project Number: 1800102 00

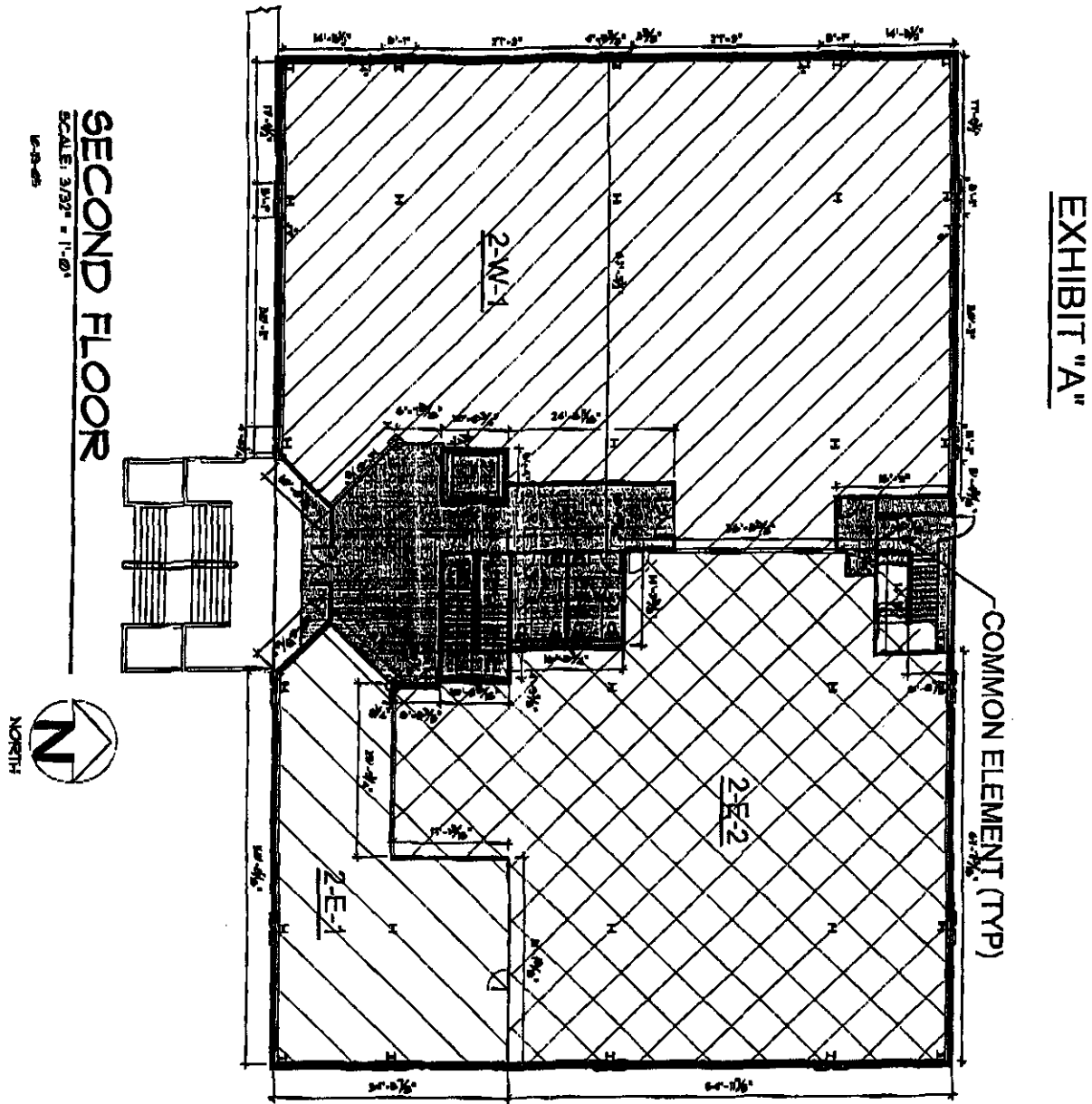


EXHIBIT "A"						
UNIT NUMBER	BASE AREA S.F.	LIMITED ELEMENT		GROSS AREA S.F.	PER CENT OF BUILDING	KEY
		NUMBER OF PARKING STALLS	SPACE IN MECHANICAL ROOM (S.F.)			
2-W-1	6,776	4	0	7,260	19.1%	[Diagonal Hatching]
2-E-1	1,808	1	0	1,886	4.84%	[Diagonal Hatching]
2-E-2	5,104	3	0	5,384	13.74%	[Cross-Hatch]
COMMON ELEMENTS						[Cross-Hatch]

BUILDING STATISTICS		
AREA	BASE AREA S.F.	TOTAL BUILDING GROSS AREA
1st FLOOR	1,921	15,000
2nd FLOOR	1,899	14,888
3rd FLOOR	1,756	14,636
TOTAL	5,676	44,524

*INCLUDES PRORATA SHARE OF COMMON ELEMENTS



WESTFIELD II OFFICE BUILDING
SIGNA DEVELOPMENT

THIRD FLOOR
SCALE 1/8" = 1'-0"
10-18-05

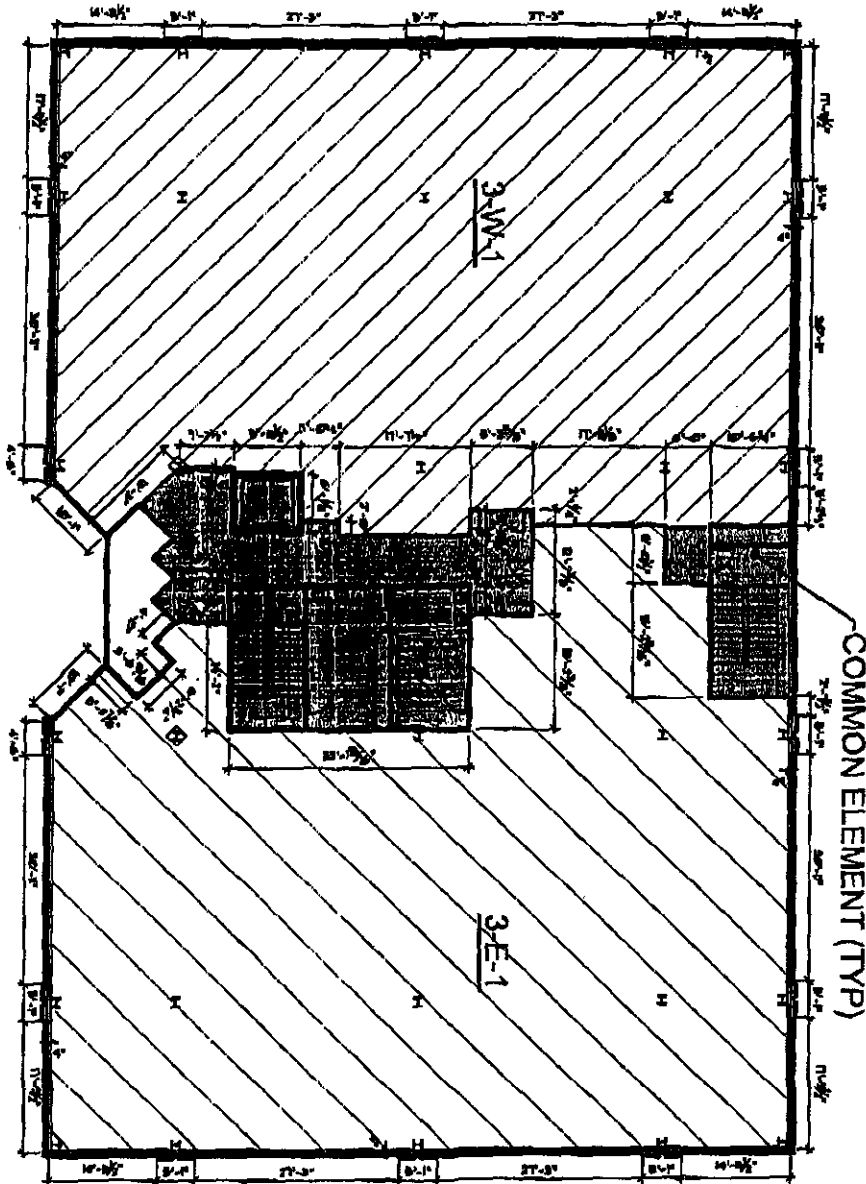


EXHIBIT "A"

COMMON ELEMENT (TYP)



EXHIBIT "A"						
UNIT NUMBER	BASE AREA SF.	LIMITED ELEMENT		GROSS AREA SF.	PER CENT OF BUILDING	KEY
		NUMBER OF PARKING STALLS	SPACE IN MECHANICAL ROOM (SF.)			
3-W-1	6297	1	0	7467	21.66%	
3-E-1	6849	4	0	7195	20.28%	
COMMON ELEMENTS						

*INCLUDES PRORATA SHARE OF COMMON ELEMENTS

BUILDING STATISTICS		
AREA	BASE AREA SF.	TOTAL BUILDING GROSS AREA
1st FLOOR	1521	15,000
2nd FLOOR	1559	14,809
3rd FLOOR	1756	14,696
TOTAL	5,676	44,505



WESTFIELD II OFFICE BUILDING
SIGNA DEVELOPMENT

Project Number:
1800103-00

EXHIBIT "B"

**Schedule of Shareholders
Westfield Office Building II
Condominium Association**

Member	Unit Number	Limited Elements		Gross Area *	Percentage Interest
		Number of Parking Stalls	Utility Area Space		
Westfield II LLC	1-W-1	0	50	3568	8.13
Westfield II LLC	1-E-1	2	-	3982	10.34
Westfield II LLC	2-W-1	4	-	7276	19.14
Westfield II LLC	2-E-1	1	-	1886	4.93
Heartland Eye Consultants, LLC	2-E-2	3	-	5970	15.50
Westfield II LLC	3-W-1	7	-	7467	21.66
Westfield II LLC	3-E-1	4	-	7795	20.30
Totals		21	50	37944	100.00

* Includes Prorata Share of Common Elements

Parking Lot Stall Ownership	
Member	Parking Stall Number(s)
1-W-1	
1-E-1	
2-W-1	
2-E-1	
2-E-2	7, 20, 21
3-W-1	
3-W-2	

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 James J. Riskowski, to me personally known to be the Manager of Westfield Office Building II, LLC, and the identical person whose name is affixed to the foregoing Third Amendment to the Master Deed and Declaration.

Mr. Riskowski acknowledged the execution thereof to be his voluntary act and deed as such Manager and the voluntary act and deed of the said Limited Liability Company.

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



SEAL

Teresa Parke

Notary Public