



MISC 2007042973



APR 18 2007 10:59 P 7

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Register of Deeds, Douglas County, NE  
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2007042973

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

THIS FIFTH AMENDMENT TO MASTER DEED AND DECLARATION WESTFIELD OFFICE BUILDING II CONDOMINIUM PROPERTY REGIME (the "Amendment") made this 4th day of October, 2006 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 2005138541, in the records of the Register of Deeds of Douglas County, Nebraska (the "Declaration").

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, W F 2 Condominium Property Regime.

C. Developer has previously executed that certain First Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated November 18, 2005 in Instrument 2005147515.

D. Developer and all unit owners have previously executed that certain Second Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated March 10, 2006 in Instrument 2006030364.

E. Developer has previously executed that certain Third Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated April 27, 2006 in Instrument 2006120616.

F. Developer has previously executed that certain Fourth Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated June 16th, 2006 in Instrument 2006120617.

SIGNA DEVELOPEMENT SVCS.  
10404 ESSEX COURT STE 300  
OMAHA, NE 68114

MISC FEE 39.00 FB 58-43379  
7 BKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 5/18  
8 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

✓ # 2629

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

WHEREFORE, Developer hereby amends the Declaration as follows:

1. The Second Restatement of Schedule "A" Sheets 1, 2, 3, and 4 is attached here to and by reference made a part hereof.
2. The Fifth Restatement of Schedule "B", Shareholder's of W F 2 Condominium Association is attached hereto and by this reference is hereby made a part hereof. This Fifth Restatement shall replace the original Schedule B and the First, Second, Third and Fourth Restatements of Schedule B.

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

By:

*James J. Riskowski*  
James J. Riskowski, Manager

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 Fifth 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.

*Teresa Parke*  
Notary Public

SEAL

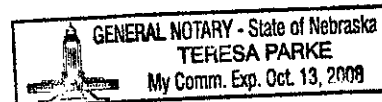


EXHIBIT "B"

Fifth Restated Schedule of Shareholders  
of  
W F 2 Condominium Association

Member	Unit Number	Limited Elements		Gross Area *	Percentage Interest
		Number of Parking Stalls	Utility Area Space		
Bridges Investment Counsel, Inc.	1-W-1	1	150	3621	9.06
BMaKK Corporation	1-E-1	1	-	3944	9.67
Margek Real Estate LLC	2-W-1	0	-	3547	7.97
Westfield II LLC	2-W-2	4	-	3759	11.70
Westfield II LLC	2-E-1	1	-	1894	5.07
Heartland Eye Consultants, LLC	2-E-2	3	-	5993	15.90
Signa Properties I, LLC	3-W-1	4	-	7360	19.79
Westfield II LLC	3-E-1	4	-	7826	20.84
<b>Totals</b>		<b>18</b>	<b>150</b>	<b>37944</b>	<b>100.00</b>

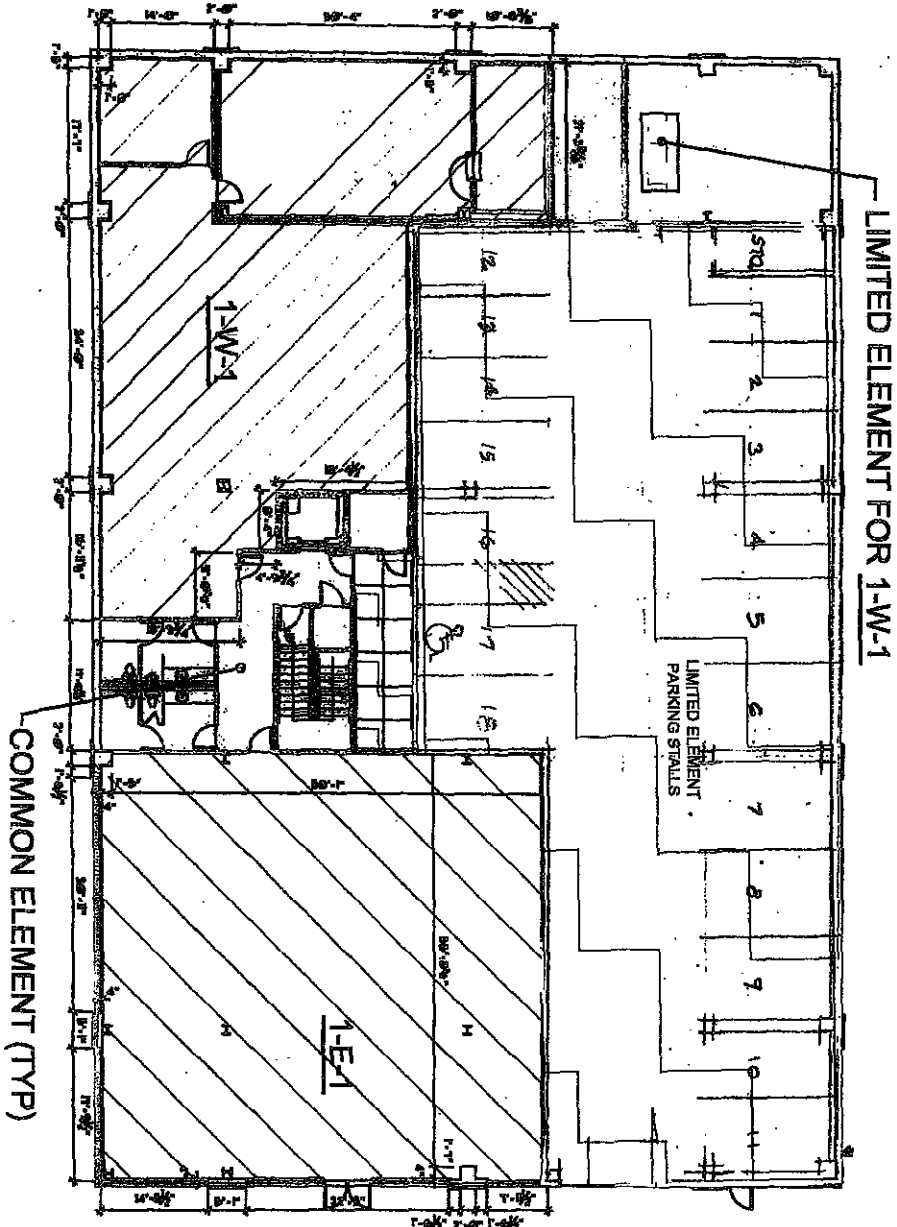
\* Includes Prorata Share of Common Elements

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

Date: October 4, 2006



**EXHIBIT "A"**



**FIRST FLOOR**  
 SCALE: 1/8" = 1'-0"  
 10-13-88  
 NORTH

EXHIBIT "A"						
UNIT NUMBER	BASE AREA S.F.	LIMITED ELEMENT		GROSS AREA S.F.*	PERCENT OF BUILDING	KEY
		NUMBER OF PARKING STALLS	UTILITY AREA SPACE			
1-W-1	3,107	1	150	3621	9.08%	
1-E-1	3,395	1	0	3944	9.67%	
COMMON ELEMENTS						
LIMITED COMMON						

BUILDING STATISTICS		
AREA	COMMON AREA S.F.	TOTAL BUILDING GROSS AREA
1st FLOOR	1,921	15,829
2nd FLOOR	1,923	14,883
3rd FLOOR	1,756	14,636
TOTAL	5,599	44,921

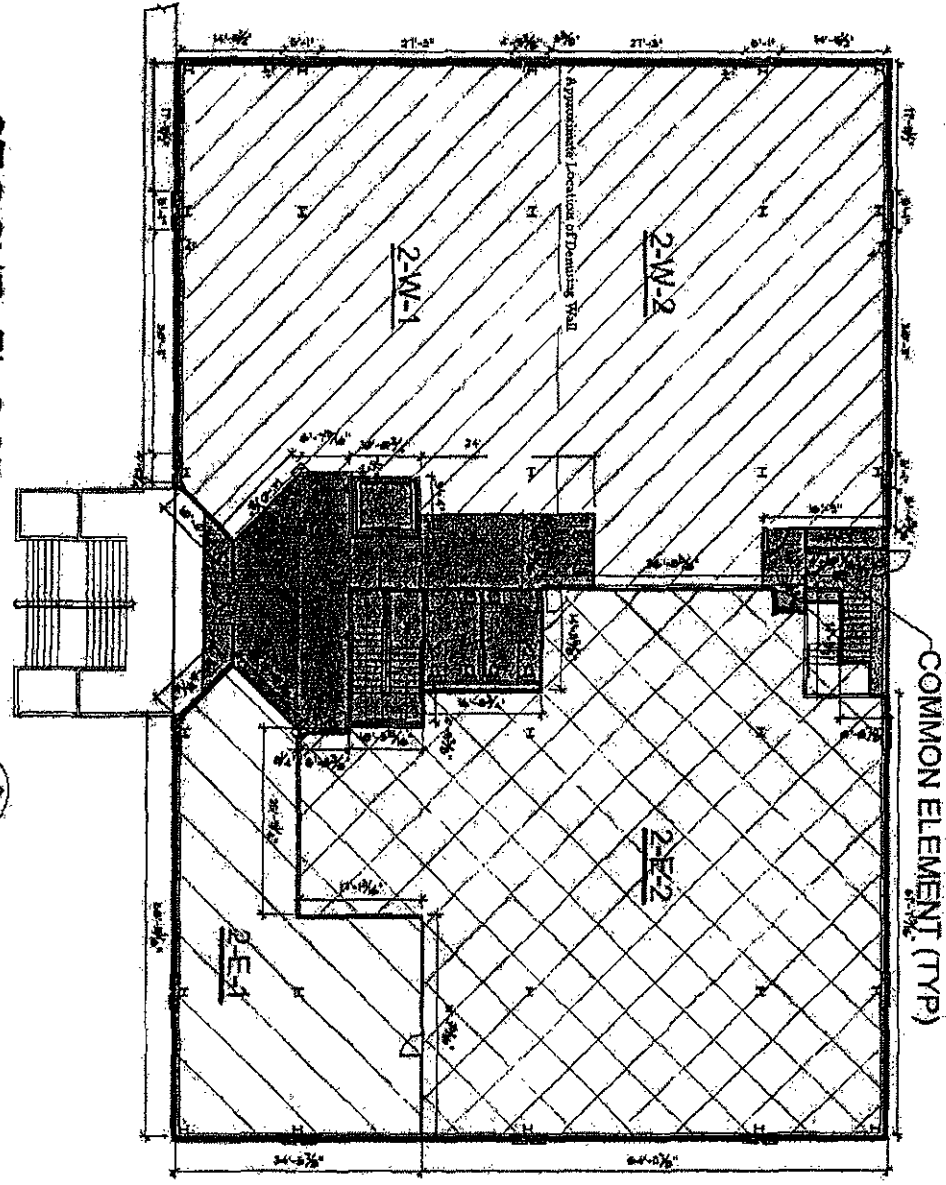
\*INCLUDES PRORATA SHARE OF COMMON ELEMENTS



**WESTFIELD II OFFICE BUILDING**  
 SIGNA DEVELOPMENT

(Project Number)  
 1800103-00

**SECOND FLOOR**  
 SCALE: 3/32" = 1'-0"  
 ELEV. 1085.5  
 NORTH



**EXHIBIT "A"**

POOR COPY

EXHIBIT "A"						
UNIT NUMBER	BASE AREA S.F.	LIMITED ELEMENT		GROSS AREA S.F.*	PERCENT OF BUILDING	KEY
		NUMBER OF PARKING STALLS	UTILITY AREA SPACE			
2-W-1	3,095	0	0	3547	7.97%	
2-W-2	3,095	4	0	3759	11.70%	
2-E-1	1,606	1	0	1894	5.07%	
2-E-2	5,090	3	0	5993	15.90%	
COMMON ELEMENTS						

\*INCLUDES PRO-RATA SHARE OF COMMON ELEMENTS

BUILDING STATISTICS		
AREA	COMMON AREA S.F.	TOTAL BUILDING GROSS AREA
1st FLOOR	1921	15,000
2nd FLOOR	1,999	14,888
3rd FLOOR	1,736	14,636
TOTAL	5,656	44,524



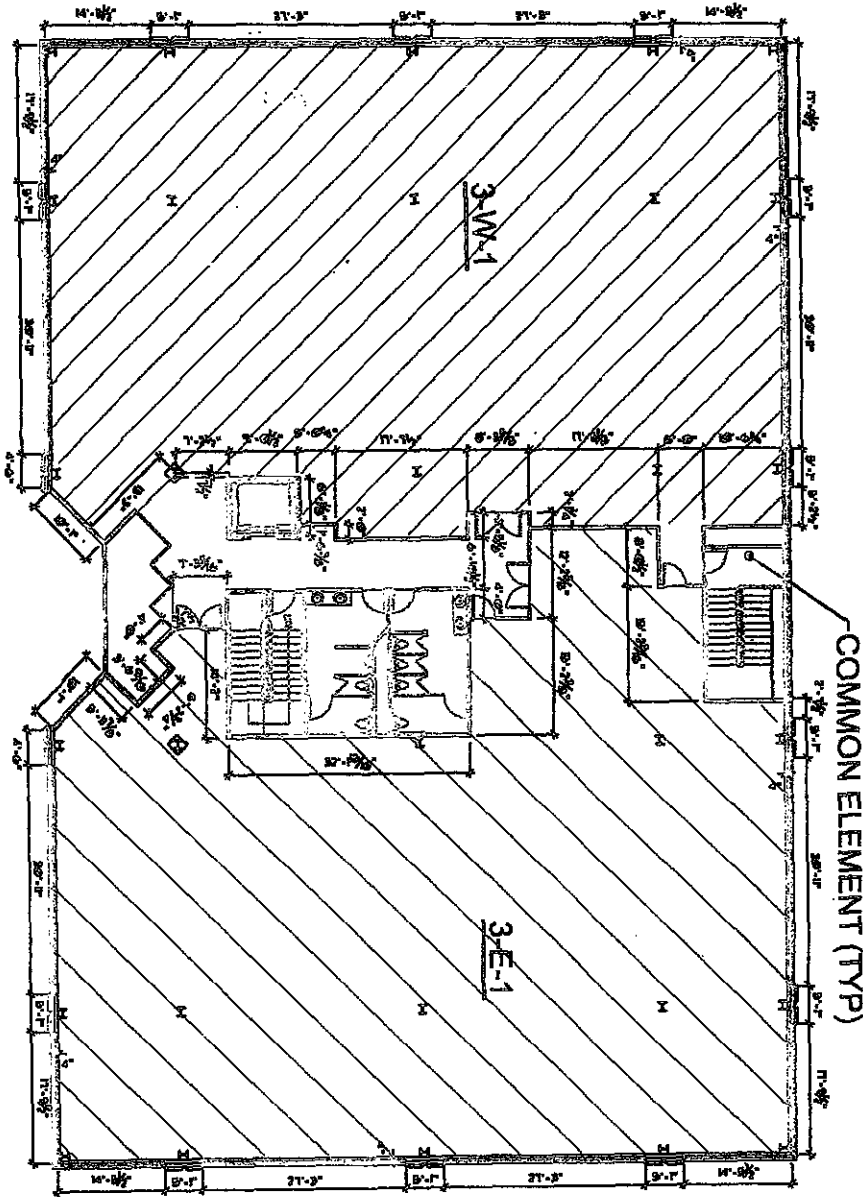
**WESTFIELD II OFFICE BUILDING**  
 SIGMA DEVELOPMENT

1800103-00

**THIRD FLOOR**

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

12-18-03



**EXHIBIT "A"**

COMMON ELEMENT (TYP)

EXHIBIT "A"						
UNIT NUMBER	BASE AREA S.F.	LIMITED ELEMENT		GROSS AREA S.F.*	PERCENT OF BUILDING	KEY
		NUMBER OF PARKING STALLS	UTILITY AREA SPACE			
3-W-1	6,237	4	0	7360	19.79%	
3-E-1	6,643	4	0	7826	20.84%	
COMMON ELEMENTS						

\*INCLUDES PRORATA SHARE OF COMMON ELEMENTS

BUILDING STATISTICS		
AREA	BASE AREA S.F.	TOTAL BUILDING GROSS AREA
1st FLOOR	1,821	15,888
2nd FLOOR	1,559	14,889
3rd FLOOR	1,756	14,836
TOTAL	5,136	44,613



**WESTFIELD II OFFICE BUILDING**  
**SIGNA DEVELOPMENT**

(Project Number)  
 1800103-00