



MISC 2011025416



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COMP: CC

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Register of Deeds, Douglas County, NE  
03/21/2011 12:09:14.00



2011025416

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

THIS EIGHTH AMENDMENT TO MASTER DEED AND DECLARATION WESTFIELD OFFICE BUILDING II CONDOMINIUM PROPERTY REGIME (the "Amendment") made this 18<sup>th</sup> day of March, 2011, 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 16, 2006 in Instrument 2006120617.

G. Developer has previously executed that certain Fifth Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, dated October 4, 2006 in Instrument 2007042973.

H. Developer has previously executed that certain Sixth Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, dated October 24, 2007 in Instrument 2007042974.

I. Developer has previously executed that certain Seventh Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, dated May 11, 2007 in Instrument 2007053040.

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

WHEREFORE, Developer hereby amends the Declaration as follows:

1. The Eighth 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 Eighth Restatement shall replace the original Schedule "B" and the

First, Second, Third, Fourth, Fifth, Sixth and Seventh Restatements of Schedule "B".

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

WESTFIELD OFFICE BUILDING II, LLC,  
a Nebraska limited liability company

By:

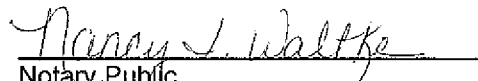
  
James J. Riskowski, Manager

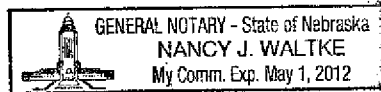
STATE OF NEBRASKA        )  
  ) ss.  
COUNTY OF DOUGLAS     )

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 Eighth 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.

  
Notary Public



**Exhibit " B "**

**Eighth (8th) Restated Schedule of Shareholders**

of

**Westfield ( W F 2 ) Condominium Association**

<b>Member</b>	<b>Unit Number</b>	<b>Limited Common Elements</b>		<b>Gross Floor Area ( sq. ft. )</b>	<b>Percentage Ownership Interest (1)</b>
		<b>Number of Parking Stalls</b>	<b>Utility Area Space ( sq. ft. )</b>		
				(1)	
BMaKK Corporation	1-E-1	2		3997	10.53%
Bridges Investment Council, Inc.	1-W-1	1	150	3621	9.06%
Heartland Eye Consultants, LLC	2-E-1	1		1894	15.90%
Heartland Eye Consultants, LLC	2-E-2	3		5993	5.07%
Margek Real Estate, LLC	2-W-1	0		3547	9.15%
Clarence E. Mock III ( tbd )	2-W-2	1		3600	9.49%
OAG Investments, LLC	3-E-1	4		7826	20.84%
Signa Properties I, LLC	3-W-1	6		7466	19.96%
<b>Totals:</b>		<b>18</b>	<b>150</b>	<b>37944</b>	<b>100%</b>
			( sq. ft. )	( sq. ft. )	

Notes: (1) Includes Prorata Share of Common Elements

**Parking Stall Ownership**

Location & Designation

<b>Member</b>	<b>Parking Stall Number Designation / Location</b>
Bridges Investment Council, Inc.	1
BMaKK Corporation	10,16
Heartland Eye Consultants, LLC	6
Heartland Eye Consultants, LLC	9,17,18
Margek Real Estate, LLC	0
Clarence Mock ( tbd )	8
OAG Investments, LLC	11,12,13,15
Signa Properties I, LLC	2,3,4,5,7,14
Total:	<u>18</u>

**As Revised:**

**Dated:**

**March 16th, 2011**