



MISC 2015021866



MAR 27 2015 10:52 P 6

Fee amount: 40.00
FB: 58-43379
COMP: PN

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
03/27/2015 10:52:48.00



2015021866

Prepared by: Missouri River Title, 11239 Chicago Circle, Omaha, NE 68154 (402) 333-1025

REGISTER OF DEEDS' RECORDING COVER SHEET

TWELFTH AMENDMENT TO MASTER DEED

LEGAL DESCRIPTION:

Lot 4, Westroads Replat 4, An Addition to the City of Omaha, Douglas County, Nebraska,
now known as Units 1-W-1, 1-E-1, 2-W-1, 2-W-2, 2-E-1, 2-E-2, 3-W-1, and 3-E-1
of the Westfield Condominium Property Regime.

3-W-2

A

TWELFTH ADMENDMENT TO MASTER DEED AND DECLARATION

WESTFIELD OFFICE BUILDING II CONDOMINIUM PROPERTY REGIME

THIS TWELFTH AMENDMENT TO MASTER DEED AND DECLARATION WESTFIELD OFFICE BUILDING II
CONDOMINIUM PROPERTY REGIME (the "amendment") made this ~~12th~~^{25th} day of March, 2015
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-W2, 2-E-1, 2-E-2, 3-W-1, 3-W-2 and 3-E-1 Westfield II 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 4th, 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 24th, 2006 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 9th, 2007 in instrument 2007053040.
- J. Developer has previously executed that certain Eight Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated March 21, 2011 in instrument 2011025416.
- K. Developer has previously executed that certain Ninth Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated October 7th, 2011 in instrument 2011085180
- L. Developer has previously executed that certain Tenth Amendment to the Master Deed and Declaration Westfield Office Building II Condominium Property Regime, Dated October 28th, 2011 in instrument 2011092123.
- M. Developer has previously executed that Certain Eleventh Amendment to the Master Deed, and Declaration relative to Westfield Office Building II Condominium Property Regime, April 18th, 2012 in instrument 20122829556.
- N. Developer has previously executed that certain restatement to the Eleventh Amendment to the Master Deed, and Declaration Westfield Office Building II Condominium Property Regime, April 18th, 2012 in instrument 2012037098.
- O. Developer has previously executed that certain restatement to the Eleventh Amendment to the Master Deed, and Declaration Westfield Office Building II Condominium Property Regime, Dated August 9th, 2012 in instrument 2012078538.
- P. Developer desires to amend the Declaration ad proved herein.

WHEREFORE, Developer hereby amends this Declaration as follows:

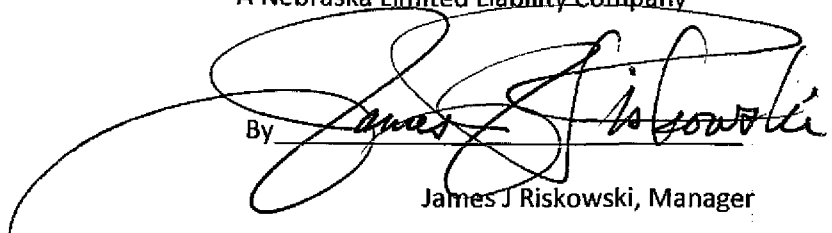
1. The Twelfth Restatement of Exhibit "A" First Floor Plan, and of Exhibit "B" the restated Schedule of the Shareholders, as Amended and is attached here to as a part hereof This Twelfth restatement shall replace the Original Exhibit "A" First Floor Diagram and Exhibit "B", schedule of the Shareholder's, and All Previous Restatements.

2. IN WITNESS WHEREOF, Developer has executed this Amendment as of this day and year

First above written.

WESTFIELD OFFICE BUILDING II, LLC,

A Nebraska Limited Liability Company

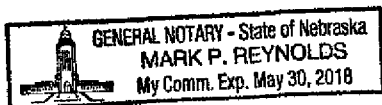
By  James J Riskowski, Manager

STATE OF NEBRASKA)

) ss

COUNTY OF DOUGLAS)

The above and foregoing Twelfth AMENDMENT TO MASTER DEED was sworn to and Acknowledged before me on this the ^{24th} ~~12th~~ day of March, 2015 by JAMES J. RISKOWSKI, MANAGER OF WESTFIELD OFFICE BUILDING II, LLC, A Nebraska Limited Liability Company, As his free and voluntary act and deed for and on behalf of said Limited Liability Company.





Notary Public

EXHIBIT "A"

12th Amendment to the Master Deed

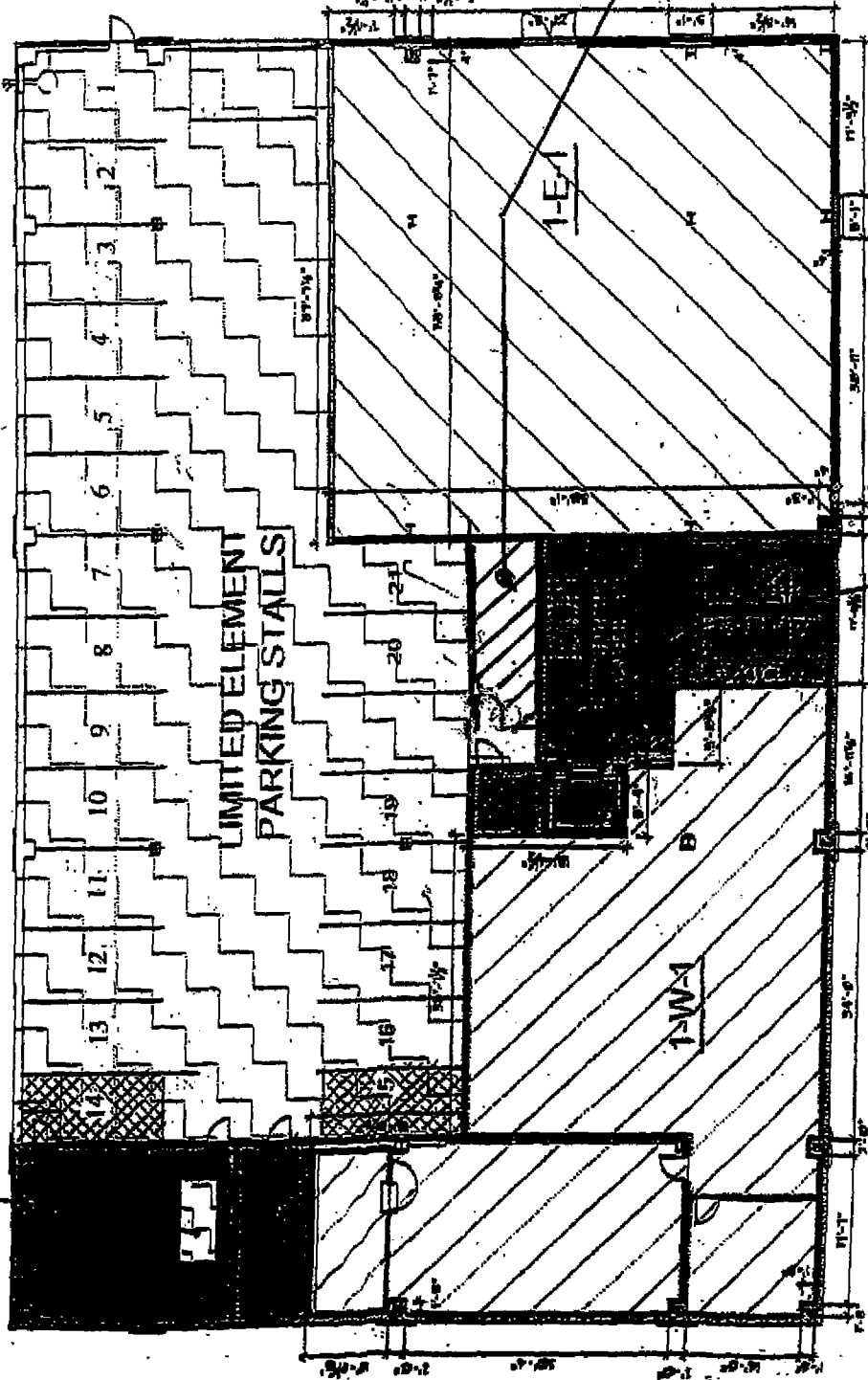
3/24/2015

Westfield Office Building No. 2 – Parking Stalls

Designation / Ownership of Parking Stalls with the Westfield II Parking Garage

Stall No.	Owner		
# 1	TLMD, LLC		
# 2	TLMD, LLC		
# 3	TLMD, LLC		
# 4	TLMD, LLC		
# 5	Bridges Investment Counsel, Inc.		
# 6	Paradox Investments, LLC		
# 7	Paradox Investments, LLC		
# 8	Margek Real Estate, LLC	# 21	Paradox Investments, LLC
# 9	BMaKK Corp.	# 20	Paradox Investments, LLC
# 10	BMaKK Corp.	# 19	BMaKK
# 11	BMaKK Corp.	# 18	OAG Investments, LLC
# 12	OAG Investments, LLC Signa Properties I, LLC	# 17	Clarence Mock
# 13	OAG Investments, LLC Signa Properties I, LLC	# 16	OAG Investments, LLC Signa Properties I, LLC
# 14	Bridges Investment Counsel, Inc.	# 15	TLMD, LLC

LIMITED ELEMENT FOR 1-W-1



FIRST FLOOR

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

ELEV. 1185.02



NORTH

COMMON ELEMENT (TYP)

EXHIBIT "A"

PAGE 2

Floor Area:
18'-2" x 8'-1"
included as a part
of the Gross Area
of 3-E-1