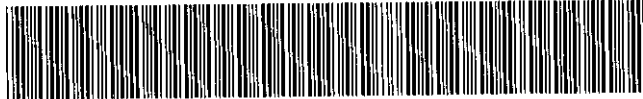




MISC 2009138577



DEC 31 2009 10:53 P 16

mln 39-07142 *rm*
 FEE 92 FB _____
 BKP _____ C/O _____ COMP SB
 16 DEL _____ SCAN _____ FV _____
 24 *B*

Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
 12/31/2009 10:53:55.19



2009138577

Space Above Line Reserved for Recording Purposes

Amendment to Declaration of Condominium Ownership for the Condos on California

This Amendment to the Declaration of Condominium Ownership for the Condos on California is made on 6/13, 2009 by the parties listed on pages 3-14.

WHEREAS, pursuant to the terms of the Nebraska Condominium Act, Condos on California, LLC, which was the sole owner of the property legally described in Exhibit A which is attached to this document and incorporated into this document by this reference. The property described in Exhibit A is referred to in this document "Property".

WHEREAS, Exhibit B is a plat showing a new garage addition to the Property and Exhibit C is a new site plan, both of which are attached to this document and incorporated into this document by this reference.

WHEREAS, Paragraph 8 of the Declaration of Condominium for the Condos on California dated and recorded on August 11, 2006 at Document Number 2006092019 required the approval of the Board of Directors of the Condos on California Condominium Association, Inc. for any exterior improvements and

WHEREAS, such approval has been given for building a new garage to be called garage unit G12 to be treated as if it were originally part of the condominium.

WHEREAS pursuant to Paragraph 16, 67% of the votes of the Association on the basis of one vote for each unit pursuant to subparagraph 9.4 of the Declaration are required to consent to the Amendment of the Declaration either at a meeting or in writing, and the owners of this number of units have signed this Amendment to consent to this Amendment, the Declaration is amended as follows:

A. Paragraph 1, subparagraph 1.r. shall be amended to read as follows:

Garage Unit(s) – shall mean the garages numbered G1 through G12 located on the North side of the Parking Lot.

B. Attached to this Amendment are attachments 2 and 3, Addition to Garage G12.

GROS1

✓049866
~~✓049608~~
 ✓049608

- C. The land beneath garage unit G12 shall be a limited common element limited for the exclusive use of the owner of garage unit G12. The initial owner of garage unit G12 shall be the owner of unit 4 unless otherwise provided by deed.
- D. The costs of building garage unit G12 shall be paid by the owner of unit 4.
- E. Garage unit G12 shall be subject to the same provisions provided in the Declaration for units G1- G11.
- F. Garage unit G12 shall be for the exclusive use of the owner of garage unit of G12.
- G. The parties agree that the requirements of Paragraph 8 of the Declaration providing for the approval of improvements by the Board and the owners Association for making of improvements have been met with regard to garage unit G12.
- H. This Amendment is made under Paragraph 16 of the Declaration which provides for the amendment and the terms of that paragraph.
- I. This Amendment becomes effective as soon as it has been signed by 67% of the unit holders under Paragraph 9.4 which provides for one vote for each unit out of the 12 units. In other words, once the owners of 8 units have signed this amendment.

IN WITNESS WHEREOF, the undersigned has caused this Amendment to the Declaration to be executed on their behalf.

Dated: June 13, 2009.

Condos on California Condominium Association, Inc.

By: Jeremy A. Dehart
Its: President

State of Nebraska)
) ss.
County of Douglas)

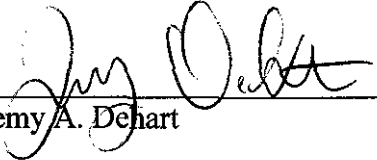
On 6/13, 2009, Jeremy A. Dehart, President of Condos on California Condominium Association, Inc., a Nebraska non-profit corporation, came before me and acknowledged the above instrument on behalf of the non-profit corporation.

Krishelle McNeal
Notary Public

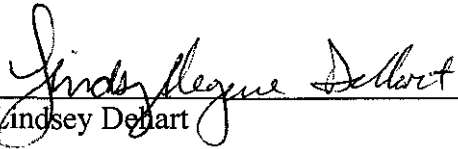
9986-1/614035v1



**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 3**



Jeremy A. Dehart



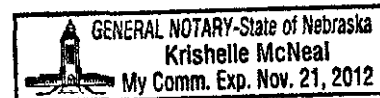
Lindsey Dehart

State of Nebraska)
) ss.
County of Douglas)

On June 13, 2009, Jeremy A. Dehart and Lindsey Dehart, husband and wife,
came before me and acknowledged the above instrument.



Notary Public



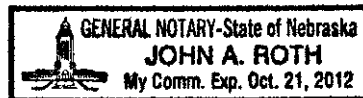
**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 4**

Michael L. Gaule
Michael L Gaule

Linda M. Gaule
Linda M. Gaule

State of Nebraska)
) ss.
County of Douglas)

On October 6th, 2009, Michael L. Gaule and Linda M. Gaule, husband and wife,
came before me and acknowledged the above instrument.



John A. Roth
Notary Public

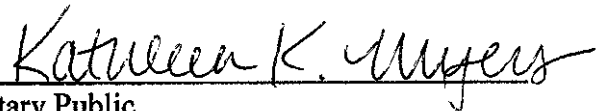
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Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 5



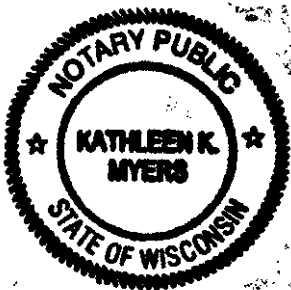
Michael C. Wosick

State of ~~Nebraska~~ ^{Wisconsin}
County of ~~Douglas~~ ^{Milwaukee} ss.

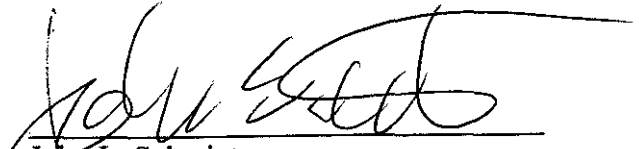
On 8/3, 2009, Michael C. Wosick, as single person, came before me and
acknowledged the above instrument.



Notary Public



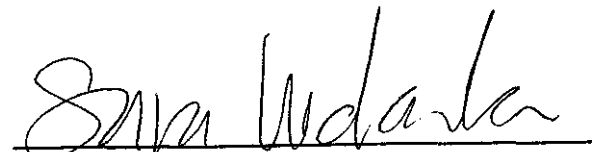
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Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 6**


John L. Schwietz

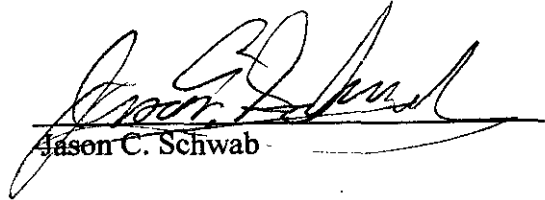
State of Nebraska)
) ss.
County of Douglas)

On JULY 2, 2009, John L. Schwietz, a single person, came before me and acknowledged the above instrument.



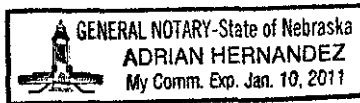

Notary Public

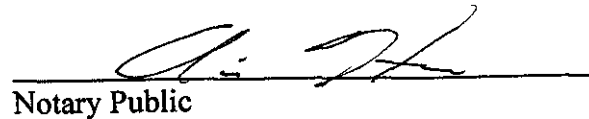
**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 8**


Jason C. Schwab

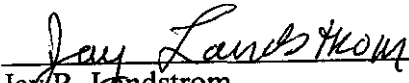
State of Nebraska)
) ss.
County of Douglas)

On July 10, 2009, Jason C. Schwab, a single person, came before me and acknowledged the above instrument.




Notary Public

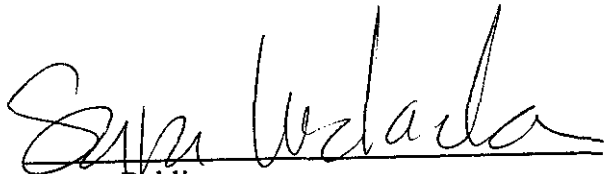
**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 9**


Jay R. Landstrom

State of Nebraska)
) ss.
County of Douglas)

On July 8, 2009, Jay R. Landstrom, a single person, came before me and acknowledged the above instrument.




Notary Public

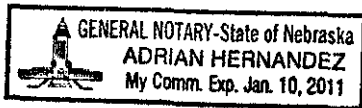
**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 11**




Peter C. Moreland

State of Nebraska)
) ss.
County of Douglas)

On July 13, 2009, Peter C. Moreland, a single person, came before me and acknowledged the above instrument.






Notary Public

**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 12**




David List

State of Nebraska)
) ss.
County of Douglas)

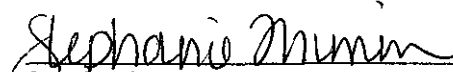
On June 30, 2009,  David List, a single person, came before me and acknowledged the above instrument.





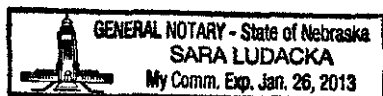
Notary Public

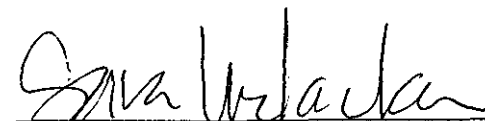
**Signature Page for
Amendment to the Declaration of Condominium Ownership for
the Condos on California, Originally Dated and Filed on
August 11, 2006 for
Lot No. 2**


Stephanie M. Thimm

State of Nebraska)
) ss.
County of Douglas)

On November 10, 2009, Stephanie M. Thimm, a single person, came before me and acknowledged the above instrument.




Notary Public

Amendment to Declaration of Condominium Ownership for the Condos on California

Lots 16, 17 and 18, Block 100, Dundee Place, an addition to the City of Omaha, Douglas County, Nebraska together with the vacated alley adjoining said premises described as follows: Commencing at the Northeast corner of said Lot 18, running thence North 14 feet; thence West 140 feet; thence South 14 feet; thence East 140 feet to the Point of Beginning

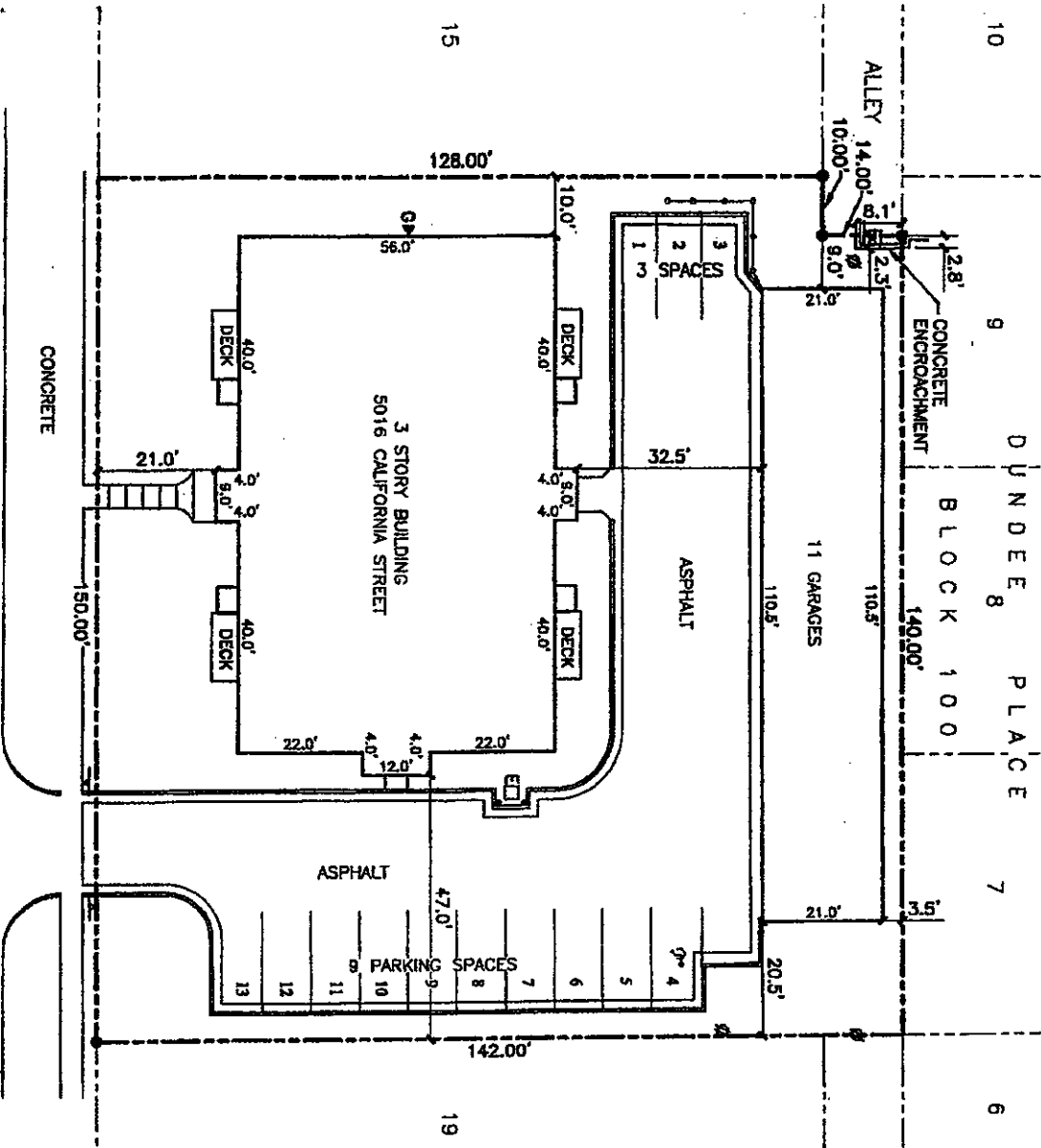
to be known as:

Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 and Garage Units G1, G2, G3, G4, G5, G6, G7, G8,

G9, G10, G11, and G12, The Condos on California, a Condominium organized under the laws of the State of Nebraska in Douglas County, Nebraska.



CALIFORNIA STREET



CERTIFICATION

THIS DRAWING SHOWS THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS ON:

PARCEL A: LOTS 16, 17 AND 18, EXCEPT THE NORTH 24.50 FEET THEREOF, IN BLOCK 100, DUNDEE PLACE, AN ADDITION TO THE CITY OF OMAHA, DODGE COUNTY, NEBRASKA.

AND

PARCEL B: THE NORTH 24.50 FEET OF LOT 16, 17 AND 18, IN BLOCK 100, DUNDEE PLACE, AN ADDITION TO THE CITY OF OMAHA, DODGE COUNTY, NEBRASKA, TOGETHER WITH THE VACATED ALLEY ADJOINING SAID PREMISES DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18, RUNNING THENCE NORTH 14 FEET; THENCE WEST 140 FEET; THENCE SOUTH 14 FEET; THENCE EAST 140 FEET TO THE POINT OF BEGINNING.

DAVID H. NEEF
NEBRASKA R.L.S. 475

MARCH 2, 2008

DATE

LEGEND

- POWER POLE
- ELECTRICAL PEDESTAL
- GAS METER
- SIGN
- FENCE
- CORNERS FOUND



AS-BUILT

SCALE: 1" = 20'
DATE: MARCH 2, 2008
DRAWN BY: JUP
CHECKED BY: THN

THOMPSON, DRESSEN & DONNER, INC.
Consulting Engineers & Land Surveyors
10646 OLD MILL ROAD OMAHA, NEBRASKA 68164
TEL: (402)550-0000 FAX: (402)550-0000

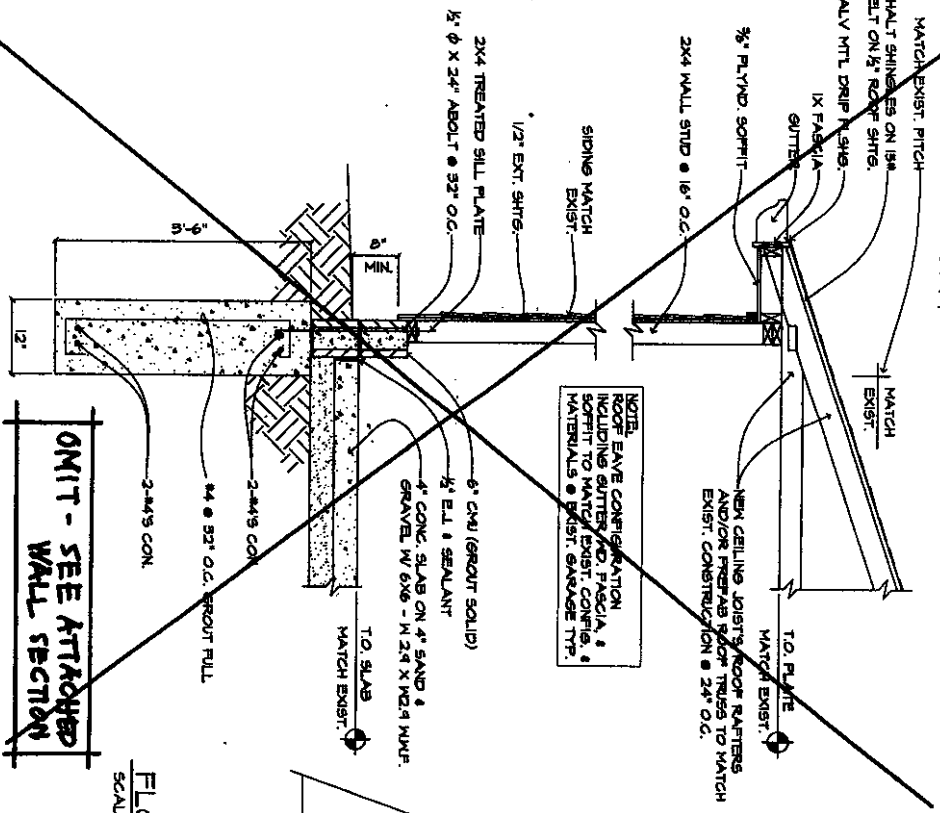
0' 10' 20'
SCALE IN

EXHIBIT

B

TYP. WALL SECTION

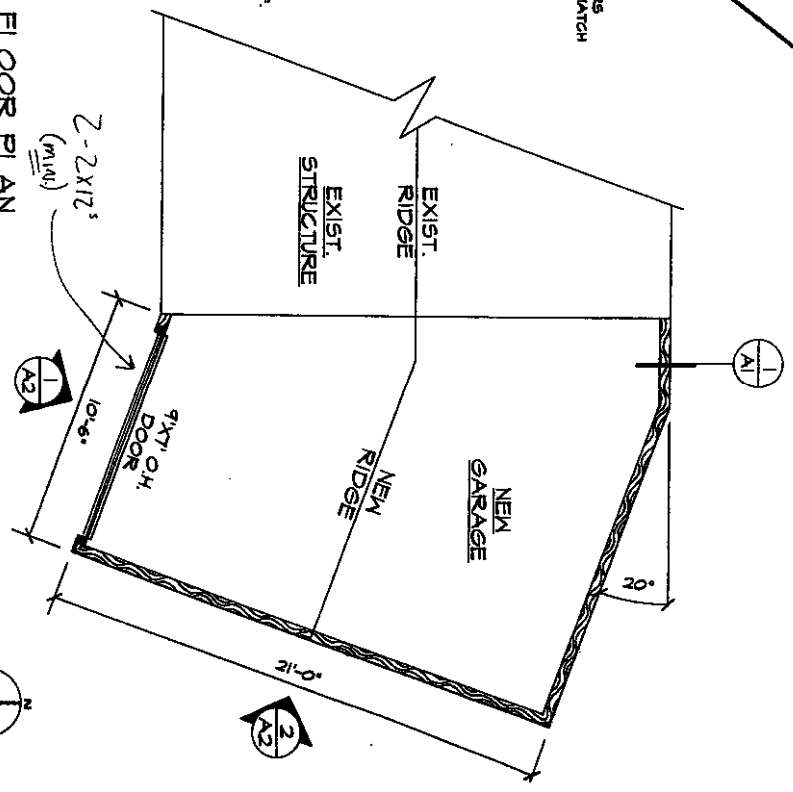
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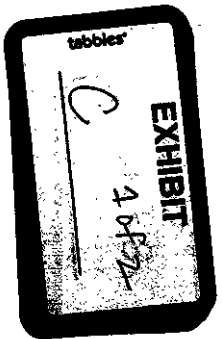
OMIT - SEE ATTACHED WALL SECTION

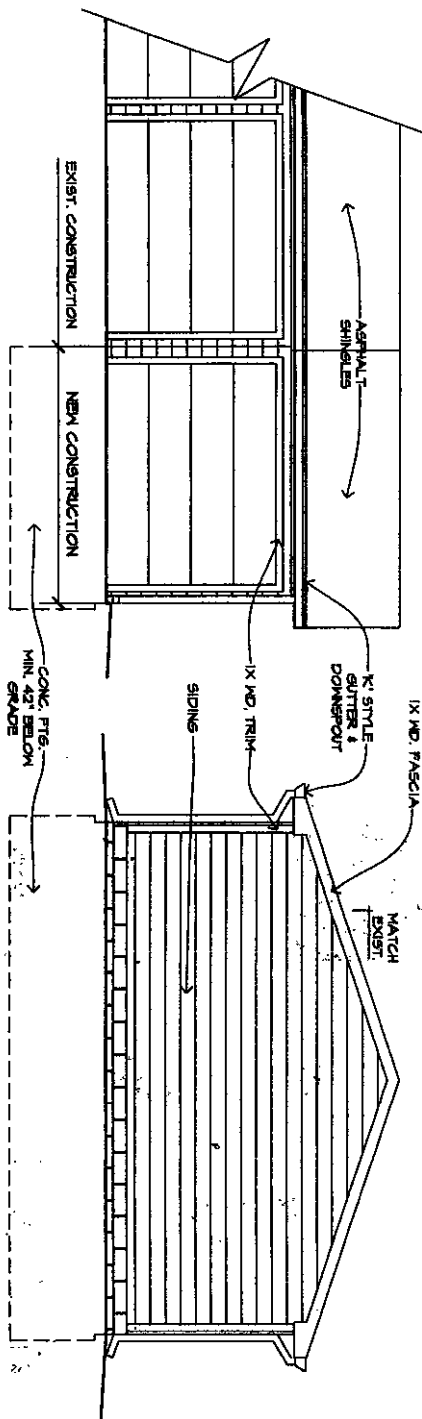
FLOOR PLAN

SCALE: 1/4" = 1'-0"



Sheet	NEW CONSTRUCTION PLAN
Scale: 1/20	Date: 11/03/08
Project: GARAGE ADDITION	Sheet: A-
5018 CALIFORNIA ST OMAHA NE	





① SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ALL EXIST. FINISHES TO MATCH EXIST., TYP.

② EAST ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS			
Sheet	Scale	Date	Revised
	1/4" = 1'-0"	11/03/08	
Project	Garage Addition		
	5016 CALIFORNIA ST., OMAHA, NE		
	A-1		



AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP

Percentage of Ownership

<u>Lot Number</u>	<u>Identifying Number</u>	<u>Percentage Interest</u>
<u>1</u>	<u>Unit 1A</u>	<u>6.98%</u>
<u>2</u>	<u>Unit 1B</u>	<u>6.98%</u>
<u>3</u>	<u>Unit 1C</u>	<u>6.98%</u>
<u>4</u>	<u>Unit 1D</u>	<u>6.98%</u>
<u>5</u>	<u>Unit 2A</u>	<u>7.08%</u>
<u>6</u>	<u>Unit 2B</u>	<u>7.08%</u>
<u>7</u>	<u>Unit 2C</u>	<u>7.08%</u>
<u>8</u>	<u>Unit 2D</u>	<u>7.08%</u>
<u>9</u>	<u>Unit 3A</u>	<u>7.08%</u>
<u>10</u>	<u>Unit 3B</u>	<u>7.08%</u>
<u>11</u>	<u>Unit 3C</u>	<u>7.08%</u>
<u>12</u>	<u>Unit 3D</u>	<u>7.08%</u>
	<u>Garage G1</u>	<u>1.26%</u>
	<u>Garage G2</u>	<u>1.29%</u>
	<u>Garage G3</u>	<u>1.29%</u>
	<u>Garage G4</u>	<u>1.29%</u>
	<u>Garage G5</u>	<u>1.29%</u>
	<u>Garage G6</u>	<u>1.29%</u>
	<u>Garage G7</u>	<u>1.29%</u>
	<u>Garage G8</u>	<u>1.29%</u>
	<u>Garage G9</u>	<u>1.29%</u>
	<u>Garage G10</u>	<u>1.29%</u>
	<u>Garage G11</u>	<u>1.26%</u>
	<u>Garage G12</u>	<u>1.31%</u>