

MISC

2005159326



)EC 19 2005 14:57 P = 7

Received - DIANE L. BATTIATO Register of Deeds, Douglas County, NE 12/19/2005 14:57:27.77 2005 159326

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA,

SECOND AMENDMENT TO DECLARATION AND MASTER DEED OF FORD WAREHOUSE CONDOMINIUM REGIME

This Second Amendment to the Declaration and Master Deed of Ford Warehouse Condominium Regime is made and entered into this 16 day of December, 2005, by 1020 Dodge Street, LLC, a Nebraska limited liability company, hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, pursuant to the terms of the Nebraska Condominium Act (hereinafter referred to as the "Act"), the Declarant entered into the Declaration and Master Deed of Ford Warehouse Condominium Regime dated August 19, 2005, and recorded in the office of the Register of Deeds of Douglas County, Nebraska on August 22, 2005, at Instrument No. 2005103560 (the "Declaration") establishing the Ford Warehouse Condominium Regime (the "Condominium") more particularly described on Exhibit "A" attached hereto; and

WHEREAS, on October 28, 2005, the Declarant entered into a First Amendment to Declaration and Master Deed of Ford Warehouse Condominium Regime which was recorded in the office of the Register of Deeds of Douglas County, Nebraska, on October 31, 2005, at Instrument No. 2005136486 ("First Amendment"); and

WHEREAS, the Exhibit "C" attached to the First Amendment contains an error, and the Declarant wishes to amend the Declaration to correct Exhibit "C".

Page 1 of 6

MARY

| COR | COR | COLUMN | COLUMN

204729

NOW, THEREFORE, Declarant hereby amends the Declaration as follows:

The amended Allocated Interests to the Declaration is attached hereto as Exhibit "C".

IN WITNESS WHEREOF, Declarant has caused these presents to be signed by its authorized officer the day and year first above written.

DECLARANT:

1020 DODGE STREET, LLC, a Nebraska limited liability company

By:

D HÈISTAND, Manager

STATE OF NEBRASKA COUNTY OF DOUGLAS

> GENERAL NOTARY-State of Nebraska DEBRA J. CROISSANT

Before me, a notary public, in and for said county and state, personally came Todd Heistand, Manager of 1020 Dodge Street, LLC, a Nebraska limited liability company, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof the be his voluntary act and deed and the voluntary act and deed of said company.

Witness my hand and Notarial Seal this 16th day of December, 2005.

Return to: Michael D. Matejka Fitzgerald, Schorr, Barmettler & Brennan, P.C., L.L.O.

CONSENT BY LENDER

American National Bank, N.A., is the Trustee and Beneficiary of the Deed of Trust on the real property described on Exhibit "A" attached hereto and hereby consents to this Second Amendment to the Declaration and Master Deed of Ford Warehouse Condominium Regime and agrees that the Deed of Trust will be subordinate and subject to this Declaration and Master Deed.

Deed.	
Dated this 16 day of December, 20	005.
	AMERICAN NATIONAL BANK, N.A.
	By: Seniar Via President
STATE OF NEBRASKA) ss.	
COUNTY OF DOUGLAS)	
On this 16th day of December Sr. Vice President of American a Notary Public, to be the person who acknowledged said instrument to be the free	r, 2005, personally appeared Edward T. Kellehern National Bank, N.A., and acknowledged before me, signed on behalf of said Bank and that he/she eact and deed of said Bank.
the day and year first above written, in the C	County and State aforesaid. Lebra J. Corssant
My Commission expires:	Notary Public Notary Public
1 2 2 4	

CONSENT OF BENEFICIARY OF SECOND DEED OF TRUST

1024 Dodge Street Limited Partnership, a Nebraska limited partnership, is the Beneficiary of the Second Deed of Trust on the real property described on Exhibit "A" attached hereto and hereby consents to this Second Amendment to the Declaration and Master Deed of Ford Warehouse Condominium Regime and agrees that the Deed of Trust will be subordinate and subject to this Second Amendment and Declaration and Master Deed.

Dated this <u>/</u> day of Dec	cember, 2	005.
		DODGE STREET LIMITED PARTNERSHIP, raska limited partnership
	Ву:	1024 DODGE STREET GENERAL PARTNER CORPORATION, General Partner
	Ву:	TODD HEISTAND, Vice President
STATE OF NEBRASKA)) ss.	
COUNTY OF DOUGLAS	,	

On this day of December, 2005, personally appeared Todd Heistand, Vice President of 1024 Dodge Street General Partner Corporation, the General Partner of 1024 Dodge Street Limited Partnership, and acknowledged before me, a Notary Public, to be the person who signed on behalf of said Corporation and that he acknowledged said instrument to be the free act and deed of said Corporation, as the General Partner of the Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year first above written, in the County and State aforesaid.

A GENERAL NOTARY-State of Nebraska DEBRA J. CROISSANT	Webra J. Croissant
My Comm. Exp. January 3, 2009	Notary Public

My Commission expires:

1-3-09

EXHIBIT "A"

Commercial Unit, and Unit Nos. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 601, 602, 603, 604, 605, 606, 607, 608, 610, 611, 612, 101, 102, 103, 104, 105, in Ford Warehouse Condominium Regime, a Condominium organized under the laws of the State of Nebraska, pursuant to Master Deed recorded August 22, 2005, at Instrument No. 2005103562, in the Office of the Register of Deeds in Douglas County, Nebraska.

EXHIBIT "C"

Allocated Interests in Common Elements and Votes

Unit Number	Residential Units Limited Common Elements	Commercial Unit and Limited Common Elements	Common Elements	Number of Vote
Commercial	0.0000	1.000	0.0730	1
201	0.0140	0.000	0.0130	1
202	0.0093	0.000	0.0086	1
203	0.0093	0.000	0.0086	1
204	0.0093	0.000	0.0086	1
205	0.0177	0.000	0.0164	1
206	0.0079	0.000	0.0073	1
207	0.0233	0.000	0.0216	1
208	0.0253	0.000	0.0235	1
209	0.0188	0.000	0.0174	1
210	0.0128	0.000	0.0119	1
211	0.0167	0.000	0.0155	1
212	0.0132	0.000	0.0122	1
301	0.0140	0.000	0.0130	1
302	0.0093	0.000	0.0086	1
303	0.0093	0.000	0.0086	1
304	0.0093	0.000	0.0086	<u></u>
305	0.0184	0.000	0.0171	<u>·</u>
306	0.0136	0.000	0.0126	
307	0.0236	0.000	0.0219	1
308	0.0249	0.000	0.0231	1
309	0.0188	0.000	0.0174	<u>'</u>
310	0.0128	0.000	0.0119	1
311	0.0167	0.000	0.0155	
312	0.0132	0.000	0.0122	<u>_</u>
401	0.0140	0.000	0.0130	
402	0.0093	0.000	0.0086	<u>_</u>
403	0.0093	0.000	0.0086	
404	0.0093	0.000	0.0086	1
405	0.0184	0.000	0.0171	
406	0.0136	0.000	0.0126	1
407	0.0236	0.000	0.0219	1
408	0.0249	0.000	0.0231	1
409	0.0188	0.000	0.0174	1
410	0.0128	0.000	0.0119	1
411	0.0168	0.000	0.0156	<u></u>
412	0.0132	0.000	0.0122	_ i
501	0.0140	0.000	0.0130	1
502	0.0093	0.000	0.0086	1
503	0.0093	0.000	0.0086	<u>·</u>
504	0.0093	0.000	0.0086	1
505	0.0033	0.000	0.0171	1
506	0.0136	0.000	0.0126	1
507	0.0236	0.000	0.0219	1
508	0.0230	0.000	0.0219	1
509	0.0188	0.000	0.0231	1
510	0.0128	0.000	0.0174	1
511	0.0128	0.000	0.0156	1
<u> </u>	0.0100	0.000	0.0130	

EXHIBIT "C"

Allocated Interests in Common Elements and Votes

512	0.0132	0.000	0.0122	1
601	0.0140	0.000	0.0130	1
602	0.0093	0.000	0.0086	1
603	0.0093	0.000	0.0086	1
604	0.0093	0.000	0.0086	1
605	0.0184	0.000	0.0171	1
606	0.0136	0.000	0.0126	1
607	0.0293	0.000	0.0272	1
608	0.0302	0.000	0.0280	1
610	0.0368	0.000	0.0341	1
611	0.0226	0.000	0.0210	1
612	0.0132	0.000	0.0122	_ 1
101	0.0141	0.000	0.0130	1
102	0.0095	0.000	0.0088	1
103	0.0095	0.000	0.0088	1
104	0.0095	0.000	0.0088	1
105	0.0219	<u>0.000</u>	<u>0.0203</u>	1
1.0000	1.0000	<u>1.</u> 000	1.0000	<u>65</u>