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Register of Deeds, Douglas County, NE
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2005136486

**FIRST AMENDMENT
TO
DECLARATION AND MASTER DEED
OF FORD WAREHOUSE CONDOMINIUM REGIME**

This First Amendment to the Declaration and Master Deed of Ford Warehouse Condominium Regime is made and entered into this 28th day of October, 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. 2005103562 (the "Declaration") establishing the Ford Warehouse Condominium Regime (the "Condominium") more particularly described on Exhibit "A" attached hereto.

WHEREAS, pursuant to the Declarant Rights contained in the Declaration, the Declarant is hereby amending the Declaration to change the dimensions of Units 101 and 105, and the Common Elements on the first floor of the Ford Warehouse Condominium Regime.

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

1. The amended Plan for the first floor of the Condominium and the amended Descriptions for Units 101 and 105 and for the First Floor Common Area is attached hereto as Exhibit "B".
2. The amended Allocated Interests to the Declaration is attached hereto as Exhibit "C".

a
misc
 FEE 77.00 FB 07-12725
9
64 BKP _____ C/O _____ COMP 60
 DEL _____ SCAN _____ FV _____

(12) PA

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 First 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.

Dated this 27th day of October, 2005.

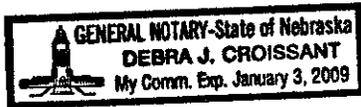
AMERICAN NATIONAL BANK, N.A.

By: E. Kelleher
Title: Senior Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 27th day of October, 2005, personally appeared Edward J. Kelleher Sr. Vice President of American National Bank, N.A., and acknowledged before me, a Notary Public, to be the person who signed on behalf of said Bank and that he/she acknowledged said instrument to be the free act and deed of said Bank.

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.



Debra J. Croissant
Notary Public

My Commission expires:

1-3-09

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 First 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 First Amendment and Declaration and Master Deed.

Dated this 28 day of October, 2005.

1024 DODGE STREET LIMITED PARTNERSHIP,
a Nebraska limited partnership

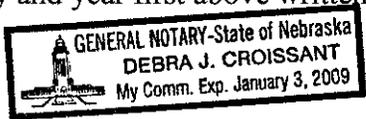
By: 1024 DODGE STREET GENERAL PARTNER
CORPORATION, General Partner

By: [Signature]
TODD HEISTAND, Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 28 day of October, 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.



[Signature]
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 "B" - 2 PAGES - Page 2 of 2
AMENDED DESCRIPTIONS

LEGAL DESCRIPTION: FIRST FLOOR UNIT 101 - REVISED 9/9/05

A PORTION OF THE FIRST FLOOR LYING IN LOT 1, FORD BUILDING ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA LYING ABOVE ELEVATION 1023.45 AND BELOW ELEVATION 1035.13, AS REFERENCED TO THE FIRST FLOOR ELEVATION OF 1023.45, AS ESTABLISHED INSIDE THE CENTER STAIRWELL SERVING ALL FLOORS, AND BEING HORIZONTALLY BOUNDED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°00'00" WEST, A DISTANCE OF 86.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" WEST, A DISTANCE OF 25.62 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1.30 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 24.62 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.63 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 42.62 FEET TO THE POINT OF BEGINNING. CONTAINING 1079 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: FIRST FLOOR UNIT 105 - REVISED 9/9/05

A PORTION OF THE FIRST FLOOR AREA LYING IN LOT 1, FORD BUILDING ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, LYING ABOVE ELEVATION 1023.45 AND BELOW ELEVATION 1035.13, AS REFERENCED TO THE FIRST FLOOR ELEVATION OF 1023.45, AS ESTABLISHED INSIDE THE CENTER STAIRWELL SERVING ALL FLOORS, AND BEING HORIZONTALLY BOUNDED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°00'00" WEST, A DISTANCE OF 35.42 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 42.62 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.97 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 8.78 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 18.45 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 51.40 FEET TO THE POINT OF BEGINNING. CONTAINING 1671 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: FIRST FLOOR COMMON AREA - REVISED 9/9/05

A PORTION OF THE FIRST FLOOR AREA LYING IN LOT 1, FORD BUILDING ADDITION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA, LYING ABOVE ELEVATION 1023.45 AND BELOW ELEVATION 1035.13, AS REFERENCED TO THE FIRST FLOOR ELEVATION OF 1023.45, AS ESTABLISHED INSIDE THE CENTER STAIRWELL SERVING ALL FLOORS, AND BEING HORIZONTALLY BOUNDED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°00'00" WEST, A DISTANCE OF 112.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" WEST, A DISTANCE OF 9.46 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 53.21 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 49.01 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.41 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 11.05 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 3.12 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 9.68 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 0.29 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.33 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 0.86 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 21.42 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 13.96 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 18.45 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 8.78 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 93.59 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 24.62 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 1.30 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1.30 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 7.50 FEET; TO THE POINT OF BEGINNING. CONTAINING 2506 SQUARE FEET, MORE OR LESS.

EXHIBIT "C"

AMENDED ALLOCATED INTERESTS

| 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 | 1 |
| 305 | 0.0184 | 0.000 | 0.0171 | 1 |
| 306 | 0.0136 | 0.000 | 0.0126 | 1 |
| 307 | 0.0236 | 0.000 | 0.0219 | 1 |
| 308 | 0.0249 | 0.000 | 0.0231 | 1 |
| 309 | 0.0188 | 0.000 | 0.0174 | 1 |
| 310 | 0.0128 | 0.000 | 0.0119 | 1 |
| 311 | 0.0167 | 0.000 | 0.0155 | 1 |
| 312 | 0.0132 | 0.000 | 0.0122 | 1 |
| 401 | 0.0140 | 0.000 | 0.0130 | 1 |
| 402 | 0.0093 | 0.000 | 0.0086 | 1 |
| 403 | 0.0093 | 0.000 | 0.0086 | 1 |
| 404 | 0.0093 | 0.000 | 0.0086 | 1 |
| 405 | 0.0184 | 0.000 | 0.0171 | 1 |
| 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 | 1 |
| 412 | 0.0132 | 0.000 | 0.0122 | 1 |
| 501 | 0.0140 | 0.000 | 0.0130 | 1 |
| 502 | 0.0093 | 0.000 | 0.0086 | 1 |
| 503 | 0.0093 | 0.000 | 0.0086 | 1 |
| 504 | 0.0093 | 0.000 | 0.0086 | 1 |

| | | | | |
|-----|---------------|--------------|---------------|-----------|
| 505 | 0.0184 | 0.000 | 0.0171 | 1 |
| 506 | 0.0136 | 0.000 | 0.0126 | 1 |
| 507 | 0.0236 | 0.000 | 0.0219 | 1 |
| 508 | 0.0249 | 0.000 | 0.0231 | 1 |
| 509 | 0.0188 | 0.000 | 0.0174 | 1 |
| 510 | 0.0128 | 0.000 | 0.0119 | 1 |
| 511 | 0.0168 | 0.000 | 0.0156 | 1 |
| 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 | 0.0131 | 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 | 0.000 | 0.0203 | 1 |
| | <u>1.0000</u> | <u>1.000</u> | <u>1.0000</u> | <u>65</u> |