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Register of Deeds, Douglas County, NE
12/17/2010 16:15:39.00



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Return to:
Jennifer J. Taylor
Smith Gardner Slusky Lazer Pohren & Rogers, LLP
8712 West Dodge Road, Suite 400
Omaha, Nebraska 68114
402-392-0101

Document Title: Third Amendment to Declaration of Condominium
For jLofts Condominium

Document Date: 12-16, 2010

Grantor Name: 1308 Jackson DEV, LLC

Grantee Name: None

Grantor's Address: c/o Mike Brannan
4524 Farnam Street
Omaha, NE 68132

City of Omaha, County of Douglas

LEGAL DESCRIPTION OF PROPERTY

Lots 301, 302, 303, 305, 307-317, 401, 402, 403, 405, 407-417, 501, 503-505, 507-512, 514, 516, 517, 601, 603, 605, 608, 610, 612, 614, 614-b and parking lots 101-112, 114-118, 120-132, and 201-261 of jLofts Condominium, a Condominium property regime organized under the laws of the State of Nebraska in the City of Omaha, Douglas County, Nebraska, pursuant to Condominium Declaration filed 6/9/2008 as instrument number 2008056896 of the records of Douglas County, Nebraska, and any amendments thereto.

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM
FOR
JLOFTS CONDOMINIUM

This THIRD AMENDMENT TO DECLARATION ("Third Amendment") is made this 16 day of December, 2010, by 1308 Jackson DEV, LLC, a Nebraska limited liability company (hereinafter referred to as "Declarant").

A. OWNERSHIP, DECLARATION AND AMENDMENT

1. On or about June 9, 2008, Declarant filed a Declaration of Condominium for jLofts Condominium with the Register of Deeds of Douglas County, Nebraska, at Instrument No. 2008056896 ("Declaration") pursuant to which Declarant submitted the property set forth on Exhibit "A" to the provisions of the Nebraska Condominium Act (Neb. Rev. Stat. §§ 76-825 to 76-894) in effect as of the date of the recording of said Declaration (the "Act").
2. Section 13.01 of the Declaration provides that the Declarant may relocate the boundaries of any Unit or Units and shall have the unilateral right to reallocate percentages of undivided interests in the Common Elements, liability for payment of Common Expenses, allocation of Limited Common Elements, and allocation of votes in the Association and in accordance therewith the Declarant does hereby desire to adopt a Third Amendment to Declaration of Condominium ("Special Amendment").
3. In accordance with the terms of Section 13.01 Declarant desires to make a Special Amendment to Exhibit B of the Declaration to correct the square footage and final layout of condominium units 612, 614 and 614-B on the sixth floor of jLofts Condominium and, as such, the Sixth Floor Plan attached to Exhibit B of the Declaration shall be, and hereby is, deleted in its entirety and the Sixth Floor Plan attached hereto and incorporated herein by this reference shall be, and hereby is, substituted therefor.
4. In accordance with the terms of Section 13.01, due to the changes set forth in Paragraph 3 above the Declarant desires to make a Special Amendment to Exhibit C of the Declaration to correct the Ownership Ratios designated to all condominiums within the jLofts Condominium and, as such, Exhibit C attached to the Declaration shall be, and hereby is, deleted in its entirety and the Exhibit C attached hereto and incorporated herein by this reference shall be, and hereby is, substituted therefor.

B. AUTHORIZATION BY DECLARANT

This Third Amendment shall only require the execution of one manager of the Declarant.

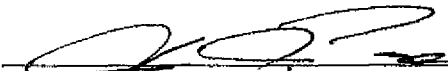
C. RATIFICATION

All of the terms, covenants, declarations and conditions of the Declaration, the First Amendment to Declaration, and the Second Amendment to Declaration shall continue in full force and effect, and the same are hereby reaffirmed,

remade and rewritten, except to the extent that any such terms, covenants, declarations or conditions have been modified or nullified hereby or conflict or are inconsistent with the terms of this Third Amendment, in which event the terms of this Third Amendment shall, in all respects, govern and prevail.

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

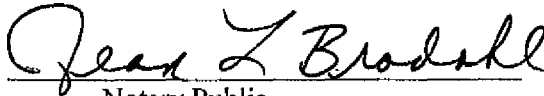
1308 JACKSON DEV, LLC

By: 
Jennifer J. Taylor
Attorney at Law

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

On this 16 day of December, 2010, before me appears Jennifer J. Taylor, Attorney at Law, on behalf of, and as the duly authorized representative of 1308 Jackson DEV, LLC, to me personally known to be the duly designated and acting Attorney at Law of 1308 Jackson DEV, LLC. and is either personally known to me or was identified by me through satisfactory evidence.




Notary Public



lofts
ON THE MARKE
1212 BROADWAY
NEW YORK, NY 10021

ALLEN+POWNER
ARCHITECTS
1212 BROADWAY
NEW YORK, NY 10021
TEL: 212 693 1212
WWW.ALLENPOWNER.COM

CONDO
UNIT 601
2,475 S.F.

CONDO
UNIT 602
2,475 S.F.

CONDO
UNIT 603
2,475 S.F.

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UNIT 604
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UNIT 639
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CONDO
UNIT 640
2,475 S.F.

**jLofts, on the Market
HOA Ownership Ratios
12.03.10**

FLOOR 3		Total Sq Ft	110211
UNIT #	Sq Ft	% Ownership	
	301	858	0.7785%
	302	1045	0.9482%
	303	2073	1.8809%
x			0.0000%
	305	1989	1.8047%
x			0.0000%
	307	1047	0.9500%
	308	1723	1.5634%
	309	1139	1.0335%
	310	1788	1.6223%
	311	1369	1.2422%
	312	1350	1.2249%
	313	1324	1.2013%
	314	1328	1.2050%
	315	1369	1.2422%
	316	1850	1.6786%
	317	874	0.7930%

FLOOR 4		SQ FT	% HOA
UNIT #			
	401	858	0.7785%
	402	1045	0.9482%
	403	2073	1.8809%
x			0.0000%
	405	1989	1.8047%
x			0.0000%
	407	1047	0.9500%
	408	1723	1.5634%
	409	1139	1.0335%
	410	1788	1.6223%
	411	1369	1.2422%
	412	1350	1.2249%
	413	1324	1.2013%
	414	1328	1.2050%
	415	1369	1.2422%
	416	1850	1.6786%
	417	874	0.7930%

FLOOR 5		SQ FT	% HOA
UNIT #			
	501	1892	1.7167%
	503	1032	0.9364%
	504	1053	0.9554%
	505	1989	1.8047%
	507	1047	0.9500%
	508	1723	1.5634%
	509	1139	1.0335%
	510	1788	1.6223%
	511	1369	1.2422%
	512	1350	1.2249%
	514		2.4072%

516		2.9335%
517	874	0.7930%

FLOOR 6 & Garden Rooms

UNIT #	SQ FT	% HOA
601	3190	2.8944%
603	2248	2.0397%
605	3125	2.8355%
608	3187	2.8917%
610	4982	4.5204%
612	3320	3.0124%
614	6250	5.6709%
614-b	146	0.1325%

Res Sq Ft 89842
Parking Spaces

101	220	0.1996%
102	220	0.1996%
103	220	0.1996%
104	220	0.1996%
105	220	0.1996%
106	220	0.1996%
107	220	0.1996%
108	220	0.1996%
109	220	0.1996%
110	220	0.1996%
111	220	0.1996%
112	213	0.1933%
x		0.0000%
114	185	0.1679%
115	236	0.2141%
116	205	0.1860%
117	205	0.1860%
118	205	0.1860%
x		0.0000%
120	189	0.1715%
121	415	0.3766%
122	380	0.3448%
123	219	0.1987%
124	219	0.1987%
125	219	0.1987%
126	219	0.1987%
127	219	0.1987%
128	219	0.1987%
129	219	0.1987%
130	219	0.1987%
131	219	0.1987%
132	219	0.1987%
201	176	0.1597%
202	206	0.1869%
203	219	0.1987%
204	219	0.1987%
205	219	0.1987%
206	219	0.1987%
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217	163	0.1479%
218	210	0.1905%
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241	170	0.1542%
242	258	0.2341%
243	244	0.2214%
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253	258	0.2341%
254	258	0.2341%
255	258	0.2341%
256	258	0.2341%
257	258	0.2341%
258	208	0.1887%
259	208	0.1887%
260	208	0.1887%
261	177	0.1606%

20369

100%