



MISC 2014015045



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Register of Deeds, Douglas County, NE
02/28/2014 11:40:46.00



2014015045

Return to:
Anna L. Stehlik
P.O. Box 609
Hastings, NE 68902-0609
Sixth Amendment to Declaration of Condominium for jLofts Condominium

**SIXTH AMENDMENT TO DECLARATION OF
CONDOMINIUM FOR JLOFTS CONDOMINIUM**

RECITALS

A. The Declaration of Condominium for jLofts Condominium was recorded with the Register of Deeds of Douglas County, Nebraska on June 9, 2008 as Instrument No. 2008056896 and was amended by (i) First Amendment to Declaration of Condominium recorded with the Register of Deeds of Douglas County, Nebraska on August 5, 2009 as Instrument No. 2009085704, (ii) Second Amendment to Declaration of Condominium recorded with the Register of Deeds of Douglas County, Nebraska on November 25, 2009 as Instrument No. 2009126763, (iii) Third Amendment to Declaration of Condominium recorded with the Register of Deeds of Douglas County, Nebraska on December 17, 2010 as Instrument No. 2010120694, (iv) Fourth Amendment to Declaration of Condominium recorded with the Register of Deeds of Douglas County, Nebraska on August 14, as Instrument No. 2013082917, and (v) a Fifth Amendment to Declaration of Condominium recorded with the Register of Deeds of Douglas County, Nebraska on February 28, 2014 as Instrument No. 2014014932, collectively referred to hereafter s the "Declarations".

B. The following described property is subject to the Declarations (the "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 regime organized under the laws of the State of Nebraska in the City of Omaha, Douglas County, Nebraska, pursuant to Condominium Declaration filed June 9, 2008 as

instrument number 2008056896 of the records of Douglas County, Nebraska, and any amendments thereto.

- C. The owner of Condominium Units 516 and 517 desires to combine said properties to that configuration shown on Exhibit A attached hereto with the resulting single unit to be designated as Unit 516. Pursuant to Section 2.01(d) of the Declarations, the owner of Condominium Units 516 and 517 submitted its application to so combine the Units to the Board of Directors of the jLofts Condominium Association, Inc., which application was approved by the Board.

AMENDMENT

1. The combination of Condominium Units 516 and 517 into Unit 516 shall be as shown on the fifth floor plan attached as Exhibit A to this Sixth Amendment. All prior plans for the fifth floor plan included in the Declarations shall be deleted and Exhibit A to this Sixth Amendment substituted therefore.
2. Due to the combination of Condominium Units 516 and 517 into Unit 516, the ownership ratios for Unit 516 and 517 are also changed to that for resulting Unit 516 as shown on the schedule for ownership ratio attached as Exhibit B to this Sixth Amendment. All prior schedules of ownership ratio included in the Declarations shall be deleted and Exhibit B attached to this Sixth Amendment substituted therefore.

CONVEYANCE

The owner of Condominium Units 516 and 517 are hereby combines said properties into one Unit 516 as is set forth on Exhibit A attached hereto.

CERTIFICATION

The undersigned President of the Board of Directors of the jLofts Condominium Association, Inc. hereby certifies that this Sixth Amendment was approved in compliance with the Declarations by means of the unanimous action of the Board of Directors of the jLofts Condominium Association, Inc. at a special meeting called for that purpose on January 6, 2014.

The undersigned owner of former Condominium Units 516 and 517 and resulting Unit 516 hereby certifies that it has requested this Sixth Amendment be approved by the Board of Directors of the jLofts Condominium Association.

Except as modified herein, all terms and conditions of the Declarations remain unchanged.

In witness whereof, the undersigned have caused this Sixth Amendment to Declaration of Condominium for jLofts Condominium to be executed this 7th day of January, 2014.

**Owner of FORMER Condominium Units 516 and 517
and resulting Unit 516:**

OLD MARKET DEVELOPERS, LLC

jLOFTS CONDOMINIUM
ASSOCIATION, INC.

By: Morrison Enterprises, LLC,
Sole Member

By: Scott Kummer
Scott Kummer, President

By: Susan M. Roberts
Susan M. Roberts, Manager and President

STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 7th day of January, 2014 by Susan M. Roberts, Manager and President of Morrison Enterprises, LLC, Sole Member of Old Market Developers, LLC.



Lisa M. Schreiner
Notary Public

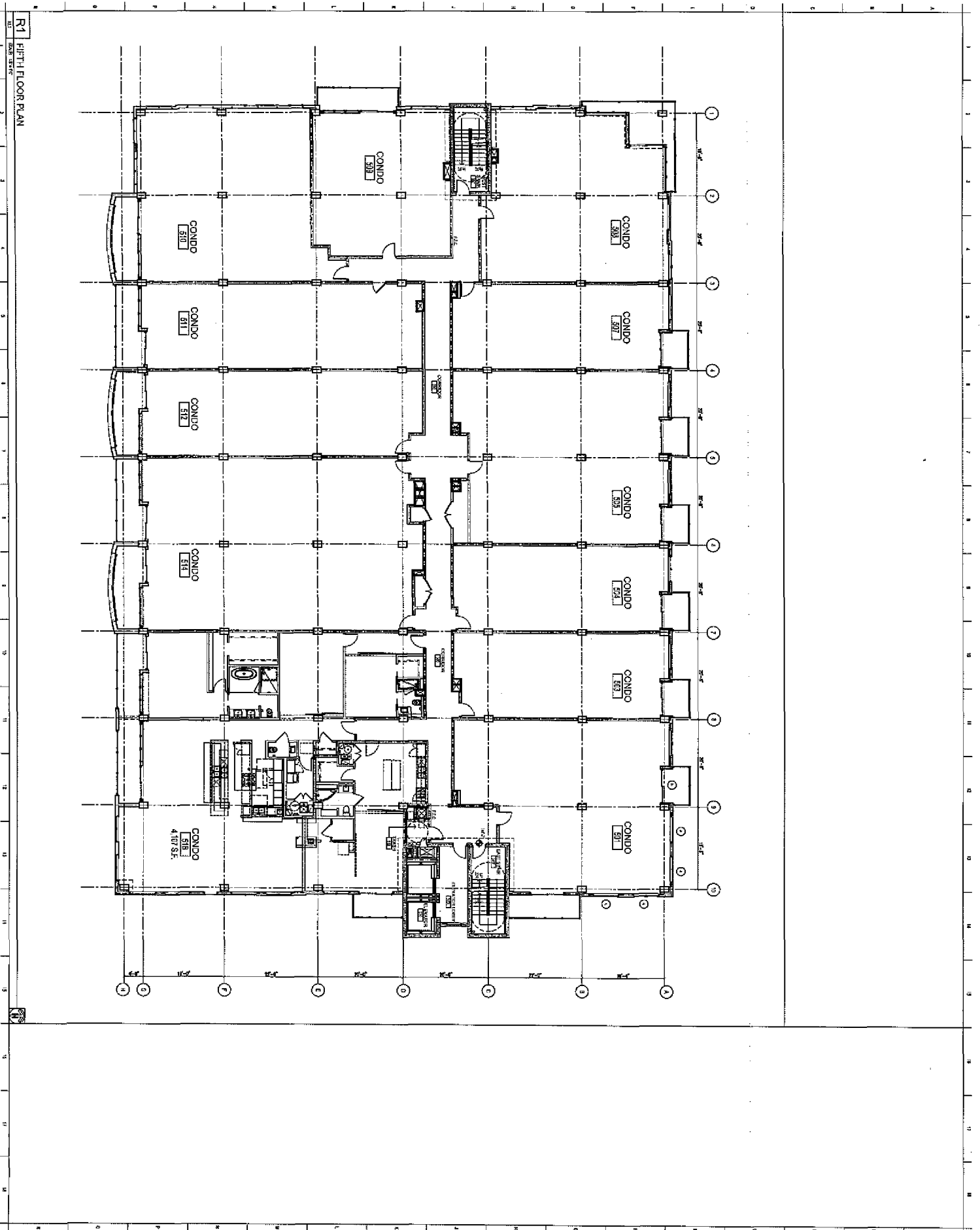
STATE OF NEBRASKA)
)
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this 7th day of January, 2014 by Scott Kummer President of jLofts Condominium Association, Inc., a Nebraska non-profit corporation.



Lisa M. Schreiner
Notary Public

EXHIBIT A



R1 FIFTH FLOOR PLAN

iLofts
ON THE MARKET



108 Jackson Street
Orlando, FL 32802

**ALLENHOWER
MACCHIETTO**
ARCHITECTS
1212 Spring Street
Orlando, FL 32801
Tel: 408.241.4344
Fax: 408.241.4715
allenhower.com

CONTRACTOR
GENERAL CONTRACTOR
MECHANICAL CONTRACTOR
ELECTRICAL CONTRACTOR
PLUMBING CONTRACTOR
ROOFING CONTRACTOR
PAINTING CONTRACTOR
CONCRETE CONTRACTOR
GLASS CONTRACTOR
IRONWORK CONTRACTOR
CABINETS CONTRACTOR
MASONRY CONTRACTOR
LANDSCAPE CONTRACTOR
PAVING CONTRACTOR
SITING CONTRACTOR
STEEL ERECTION CONTRACTOR
STRUCTURAL STEEL CONTRACTOR
TERRAZZO CONTRACTOR
TRUCKING CONTRACTOR
WATERWORKS CONTRACTOR
WOODWORK CONTRACTOR

DATE
VERSION
SCALE
PROJECT NUMBER
DATE
DESIGNED BY
CHECKED BY
DATE
PROJECT NAME
PROJECT ADDRESS
PROJECT CITY
PROJECT STATE
PROJECT ZIP
PROJECT PHONE
PROJECT FAX
PROJECT EMAIL
PROJECT WEBSITE

A1.5

EXHIBIT B

jLofts Condominiums
 Ownership Ratios
 December 2013

FLOOR 3

Unit #	Total Sq. Ft.	% Ownership
301	858	0.7785%
302	1,045	0.9482%
303	2,073	1.8809%
305	1,989	1.8047%
307	1,047	0.9500%
308	1,723	1.5634%
309	1,139	1.0335%
310	1,788	1.6223%
311	1,369	1.2422%
312	1,350	1.2249%
313	1,324	1.2013%
314	1,328	1.2050%
315	1,369	1.2422%
316	1,850	1.6786%
317	874	0.7930%

FLOOR 4

Unit #	Total Sq. Ft.	% Ownership
401	858	0.7785%
402	1,045	0.9482%
403	2,073	1.8809%
405	1,989	1.8047%
407	1,047	0.9500%
408	1,723	1.5634%
409	1,139	1.0335%
410	1,788	1.6223%
411	1,369	1.2422%
412	1,350	1.2249%
413	1,324	1.2013%
414	1,328	1.2050%
415	1,369	1.2422%
416	1,850	1.6786%
417	874	0.7930%

FLOOR 5

Unit #	Total Sq. Ft.	% Ownership
501	1,892	1.7167%
503	1,032	0.9364%
504	1,053	0.9554%
505	1,989	1.8047%
507	1,047	0.9500%
508	1,723	1.5634%
509	1,139	1.0335%
510	1,788	1.6223%
511	1,369	1.2422%
512	1,350	1.2249%
514		2.4072%
516	4,107	3.7265%

EXHIBIT B

FLOOR 6 & Garden Rooms

Unit #	Total Sq. Ft.	% Ownership
601	3,190	2.8944%
603	2,248	2.0397%
605	3,558	3.2284%
608	2,754	2.4988%
610	4,982	4.5204%
612	3,320	3.0124%
614	6,250	5.6709%
614-b	146	0.1325%

Residential Sq Ft

89,842

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%
114	185	0.1679%
115	236	0.2141%
116	205	0.1860%
117	205	0.1860%
118	205	0.1860%
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%
207	219	0.1987%
208	219	0.1987%
209	219	0.1987%
210	219	0.1987%

EXHIBIT B

211	219	0.1987%
212	219	0.1987%
213	219	0.1987%
214	219	0.1987%
215	219	0.1987%
216	219	0.1987%
217	163	0.1479%
218	210	0.1905%
219	210	0.1905%
220	210	0.1905%
221	210	0.1905%
222	210	0.1905%
223	210	0.1905%
224	210	0.1905%
225	210	0.1905%
226	210	0.1905%
227	210	0.1905%
228	210	0.1905%
229	210	0.1905%
230	210	0.1905%
231	210	0.1905%
232	210	0.1905%
233	210	0.1905%
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235	210	0.1905%
236	210	0.1905%
237	210	0.1905%
238	210	0.1905%
239	210	0.1905%
240	210	0.1905%
241	170	0.1542%
242	258	0.2341%
243	244	0.2214%
244	258	0.2341%
245	258	0.2341%
246	258	0.2341%
247	258	0.2341%
248	258	0.2341%
249	258	0.2341%
250	258	0.2341%
251	258	0.2341%
252	258	0.2341%
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%

Parking Sq. Ft.

20,369 100%