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Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
8/17/2010 14:41:20.05



2010073380

**THIRD AMENDMENT TO THE
 DECLARATION AND MASTER DEED
 OF FARNAM 1600 CONDOMINIUM
 PROPERTY REGIME**

THIS THIRD AMENDMENT TO THE DECLARATION AND MASTER DEED OF FARNAM 1600 CONDOMINIUM PROPERTY REGIME (this "Third Amendment") is made this 12th day of August, 2010, by and among the signatories hereto, which signatories are the owners of the Combined Units (defined herein) (collectively, the "Parties").

RECITALS:

WHEREAS, this Third Amendment is made effective pursuant to the Declaration and Master Deed of Farnam 1600 Condominium Property Regime dated August 25, 2005, and recorded in the Office of the Douglas County Register of Deeds on August 29, 2005, Instrument No. 2005106823, as amended by that certain Amendment to the Declaration and Master Deed of Farnam 1600 Condominium Property Regime dated March 17, 2006, and recorded in the Office of the Douglas County Register of Deeds on March 20, 2006, Instrument No. 2006031023, and the Second Amendment to the Declaration and Master Deed of Farnam 1600 Condominium Property Regime dated December 4, 2006, and recorded in the Office of the Douglas County Register of Deeds on December 28, 2006, Instrument No. 2006147063 (collectively referred to herein as the "Declaration"), and shall be recorded against the Units legally described on Exhibit A, attached hereto and incorporated herein by this reference.

WHEREAS, pursuant to Nebraska Revised Statutes Annotated, Section 76-848 and Section 14.1(b) of the Declaration, the Parties desire to amend the Plans of the Condominium Property Regime and amend the Declaration to combine Unit 1204 with 1202 (such combined unit shall be known as Unit 1202) and to combine Unit 1304 with 1302 (such combined unit shall be known as Unit 1302), both within the Condominium Property Regime as set forth herein and which units are herein referred to as the "Combined Units."

WHEREAS, pursuant to Nebraska Revised Statutes Annotated, Section 76-848 and Section 14.3 of the Declaration, the Parties desire to amend the Plans of the Condominium Property Regime to accurately reflect the Combined Units.

NOW, THEREFORE, the Parties do hereby agree as follows:

RETURN TO:
 FULLENKAMP, DOYLE & JOBEUN
 11440 WEST CENTER ROAD
 OMAHA, NEBRASKA 68144-4482
 ATTN: Brianna Johnson

→ 041119

1. Definitions. Terms used in this Third Amendment shall have the meanings set forth in the Declaration except as otherwise defined herein.

2. Amendments. Pursuant to Nebraska Revised Statutes Annotated, Section 76-848 and Sections 15.1(b) and 14.3 of the Declaration, the Parties hereby amend the Declaration as follows:

A. Creation of New Unit and Common Elements. Section 2.1 of the Declaration is hereby amended to create Unit 1202 (being a combination of Units 1202 and 1204 as legally described in the Declaration), and Unit 1302 (being a combination of Units 1302 and 1304 as legally described in the Declaration) as shown on Exhibit B-12 and B-13 attached hereto and incorporated herein by this reference. Accordingly, the Plans are hereby amended by including Exhibits B-12 and B-13 attached hereto and incorporated herein by this reference.

B. Allocated Interests. Exhibit C of the Declaration is hereby amended by reallocating the Allocated Interest assigned to Units 1202 and 1204 to Unit 1202 and Units 1302 and 1304 to Unit 1302. Accordingly, the Allocated Interest for Unit 1202 shall be: 1.9206%; for Unit 1302 shall be: 1.9206%.

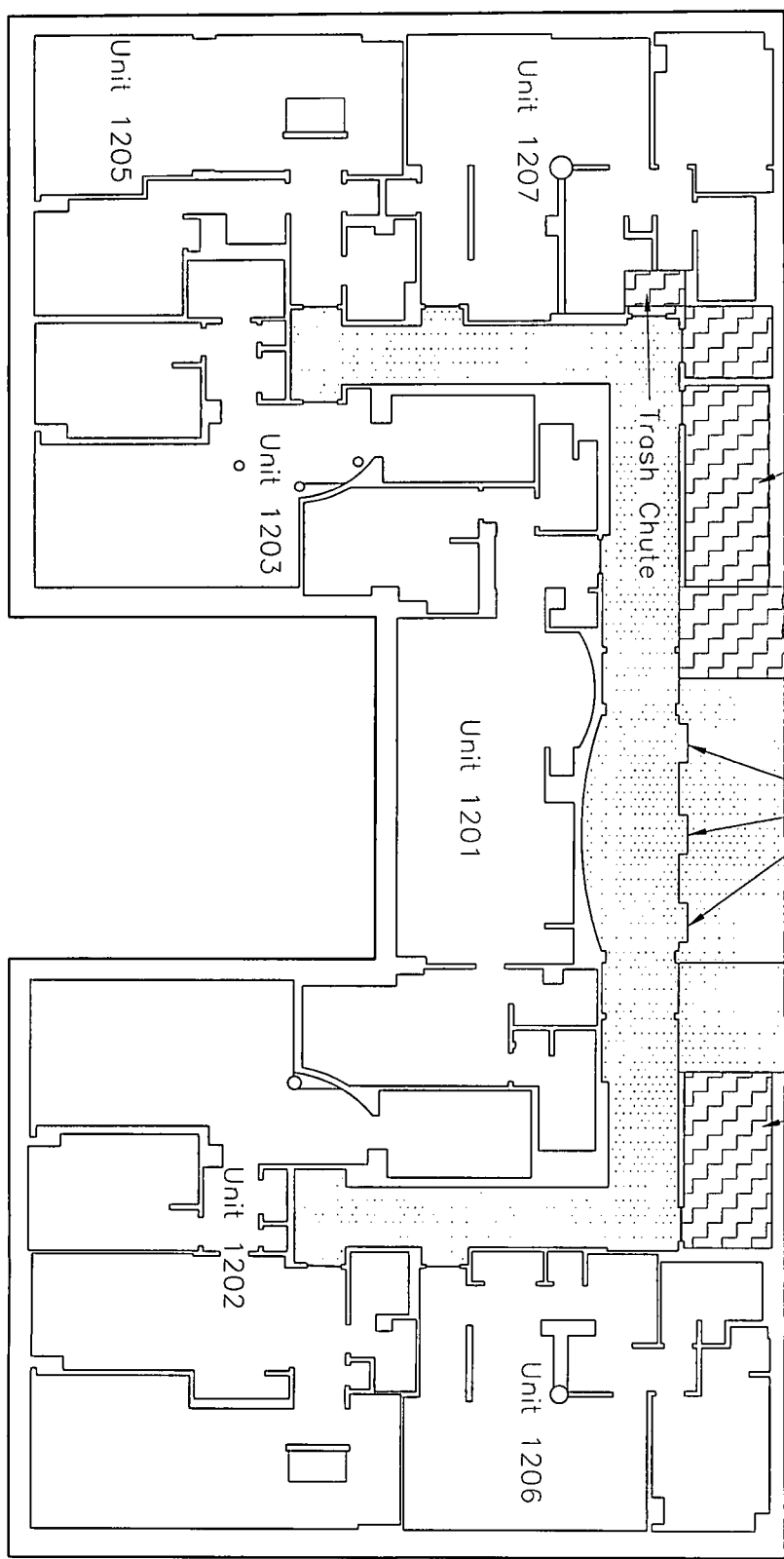
3. No Other Amendments. Except as set forth herein, the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, this Third Amendment was executed this 12th day of August, 2010.

[Signatures on Following Page]

EXHIBIT A
LEGAL DESCRIPTION OF FARNAM 1600
CONDOMINIUM PROPERTY REGIME

Units 401 through 403, inclusive, 501 through 509, inclusive, 601 through 609, inclusive, 701 through 705, inclusive, 707, 709 and 710, 801 through 809, inclusive, 901 through 907, inclusive, 1001 through 1007, inclusive, 1101 through 1107, inclusive, 1201 through 1203 and 1205 through 1207, inclusive, 1301 through 1303 and 1305 through 1307, inclusive, Units 1401 through 1407, inclusive, Commercial/Office Unit 101, the Rooftop Penthouse Commercial/Office Units 102 and 103, and all Common Elements created by the Declaration and Master Deed of Farnam 1600 Condominium Property Regime that was recorded in the Office of the Douglas County Register of Deeds on August 29, 2005, Instrument No. 2005106, as amended by that certain Amendment to the Declaration and Master Deed of Farnam 1600 Condominium Property Regime dated March 17, 2006, and recorded in the Office of the Douglas County Register of Deeds on March 20, 2006, Instrument No. 2006031023, and that certain Second Amendment to the Declaration and Master Deed of Farnam 1600 Condominium Regime dated December 4, 2006, and recorded in the Office of the Douglas County Register of Deeds on December 28, 2006, Instrument No. 2006147063.



LEGEND

	Commercial Unit 101		Common Element License
	Commercial Limited Common Element		Common Element
	Residential Limited Common Element		Residential Units
	Common Element		Common Element

Stairwell

Elevators

Stairwell

Unit 1207

Unit 1203

Unit 1201

Unit 1202

Unit 1206

Unit 1205

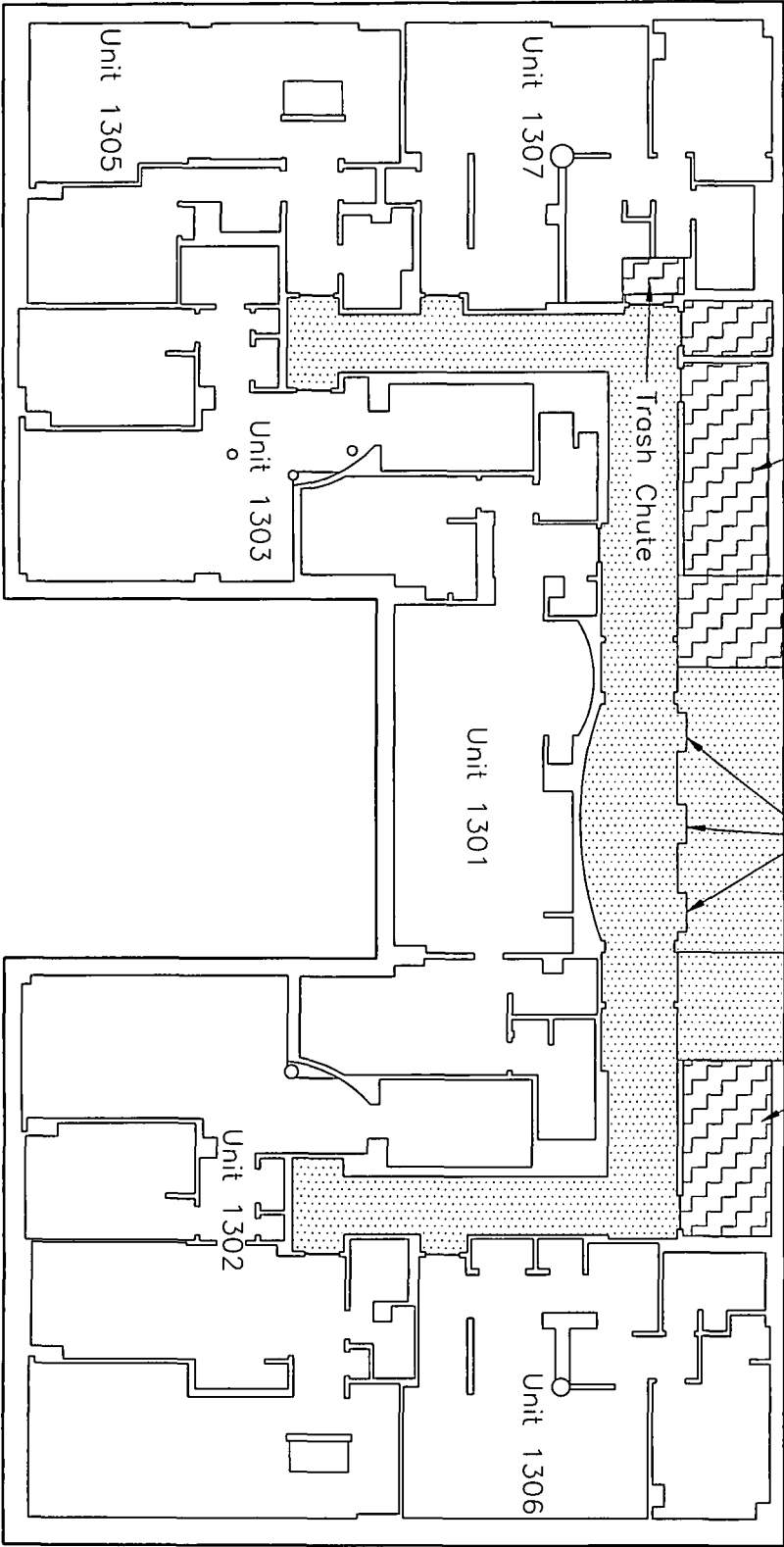
Trash Chute

Lamp, Rynearson & Associates, Inc.

WWW.LRA-INC.COM

Job Number-1448
05042.03-422
date
08/03/2010
drawn by
JLK
designer
TLW

THIRTEENTH FLOOR



LEGEND

	Commercial Limited Common Element		Commercial Unit 101
	Residential Limited Common Element		Residential Units
	Common Element		Common Element License