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Received - DIANE L. BATTIATO
 Register of Deeds, Douglas County, NE
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 2016051065

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

THIS FOURTH AMENDMENT (the "Amendment") TO THE DECLARATION AND MASTER DEED OF FARNAM 1600 CONDOMINIUM PROPERTY REGIME is made this 11th day of April, 2016, by Farnam 1600 Condominium Association, Inc., a Nebraska non-profit corporation (hereinafter referred to as the "Declarant").

RECITALS:

WHEREAS, this Fourth 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, 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, and the Third Amendment to the Declaration and Master Deed of Farnam 1600 Condominium Property Regime dated August 12, 2010, and recorded in the Office of the Douglas County Register of Deeds on August 17, 2010, Instrument No. 2010073380 (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.

NOW, THEREFORE, the Declarant does hereby amend the Declaration and Master Deed of the Farnam 1600 Condominium Property Regime as follows:

1. Definitions: Terms used in this Amendment shall have the meaning ascribed to them in the Declaration and Master Deed of the Farnam 1600 Condominium Regime except as otherwise defined herein.

Return To: Farnam 1600 Condominium Association, Inc., 300 South 16th Street, Unit 601,
 Omaha, Nebraska 68102 Attn: Robert Hansen

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2. Amendments. Pursuant to Nebraska Revised Statute § 76-854, sixty-seven percent (67%) of the Unit Owners have approved the following amendments to the Declaration and Master Deed of the Farnam 1600 Condominium Regime.

- a. Creation of New Units. Section 2.1 and Section 2.3 of the Declaration are hereby amended to create Commercial/Office Units 100, 101, 102, 103, 201 and 301 as shown on Exhibits B-14 through B-17 attached hereto and incorporated herein by this reference. Accordingly, the Plans are hereby amended by including Exhibits B14 through B-17 attached hereto and incorporated herein by this reference. Legal title to Commercial/Office Units 100, 101, 102, 103, 201 and 301 shall be vested in the name of GLS Stenson Family Limited Partnership, PBK Real Estate, LLC, and MBO Properties, LLC, and the Declaration is hereby amended to combine Penthouse Rooftop Unit 102 and 103 into the Penthouse Rooftop Unit.
- b. Elevators. For clarification and avoidance of doubt, the two elevators accessing the basement to level 14 of the Building shall be classified as a Residential Limited Common Elements, the elevator accessing the subbasement to level 14 of the Building shall be classified as a Residential Limited Common Element and the elevator accessing one to level 3 of the Building shall be classified as a Commercial Limited Common Element.
- c. Transfer of Penthouse Rooftop Unit. The Penthouse Roof Top Unit, as specified in Section 2.3 of the Declaration shall be transferred, subject to all cell phone tower leases currently in existence, from GLS Stenson Family Limited Partnership, PBK Real Estate, LLC, and MBO Properties, LLC to the Farnam 1600 Condominium Association, Inc. The costs associated with the Penthouse Roof Top Unit shall be classified and assessed as common expenses. For clarification and avoidance of doubt, the Farnam 1600 Condominium Association, Inc. shall be entitled to all rights of ownership in connection with the Penthouse Roof Top Unit, including, but not limited to, the right to lease space upon the surface of the roof for antennas and similar type communication and shall retain all income from such equipment.
- d. Exhibit C. Exhibit C of the Declaration is hereby deleted and repealed in its entirety and replaced with Attachment 1 attached hereto and incorporated hereto to reflect the creation of Commercial/Office Units 100, 101, 102, 103, 201 and 301 and the combination of Penthouse Rooftop Unit 102 and 103 into the Penthouse Rooftop Unit.
- e. Plans. The terms of this Amendment that conflict with the Plans attached to the Declaration shall supersede such Plans, and all references within the Declaration that reference the Plans as controlling shall be superseded by the terms of this Amendment.

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

IN WITNESS WHEREOF, this Amendment was adopted by the Unit this 11th day of April, 2016.

[Signatures on Following Page]

FARNAM 1600 CONDOMINIUM
ASSOCIATION, INC., a Nebraska non-profit
corporation.

By:

Robert Hansen

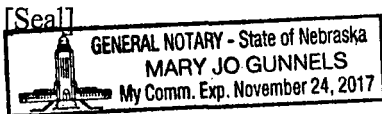
Title:

President, Farnam 1600 HOA

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

Before me, a notary public, in and for said county and state, personally came Robert Hansen, President of Farnam 1600 Condominium Association, Inc., a Nebraska non-profit corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed and the voluntary and the voluntary act and deed of said corporation.

Witness my hand and Notarial Seal this 29 day of June, 2016.



Mary Jo Gunnels
Notary Public

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. 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, 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, and that certain Third Amendment to the Declaration and Master Deed of Farnam 1600 Condominium Property Regime dated August 12, 2010, and recorded in the Office of the Douglas County Register of Deeds on August 17, 2010, Instrument No. 2010073380.

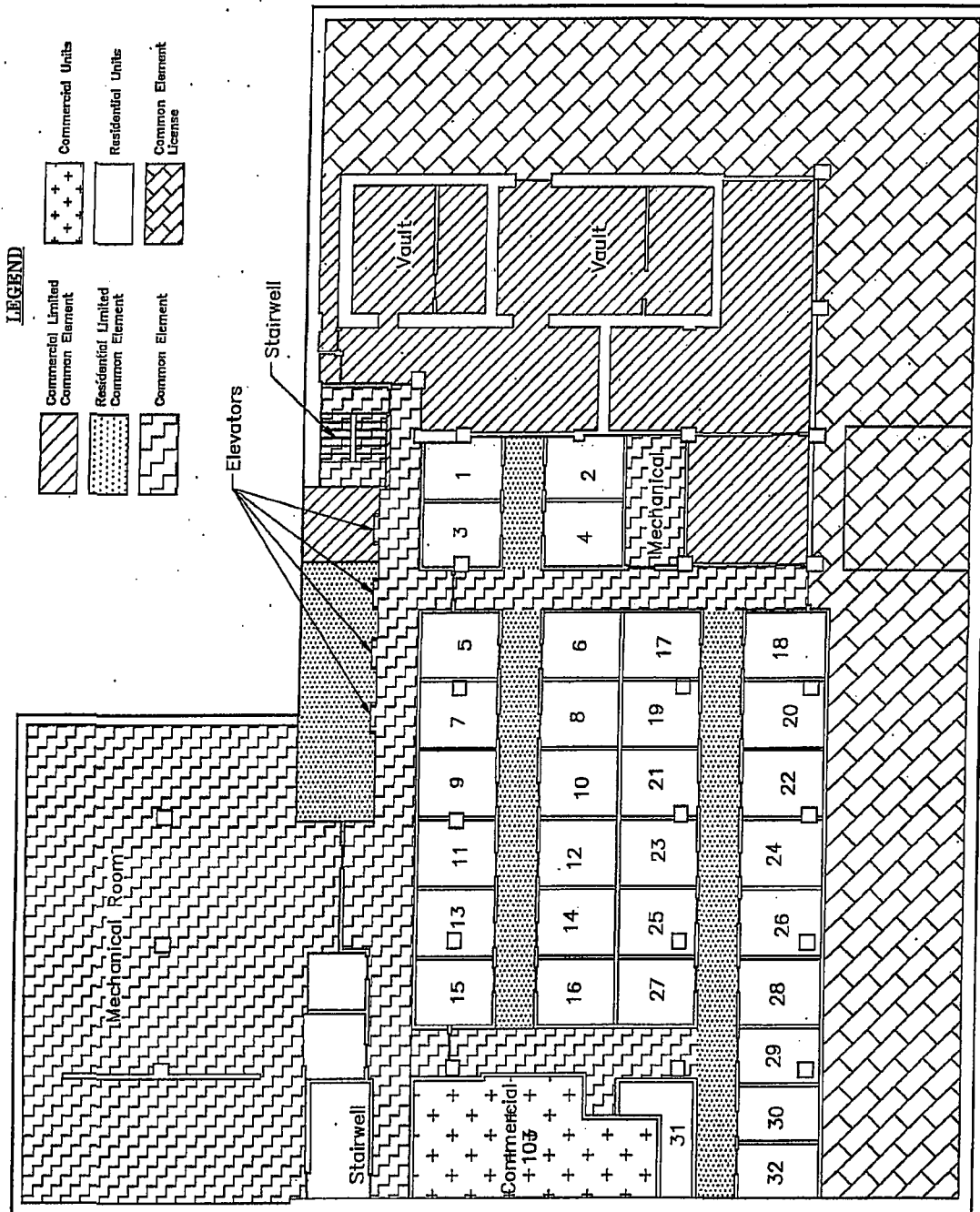
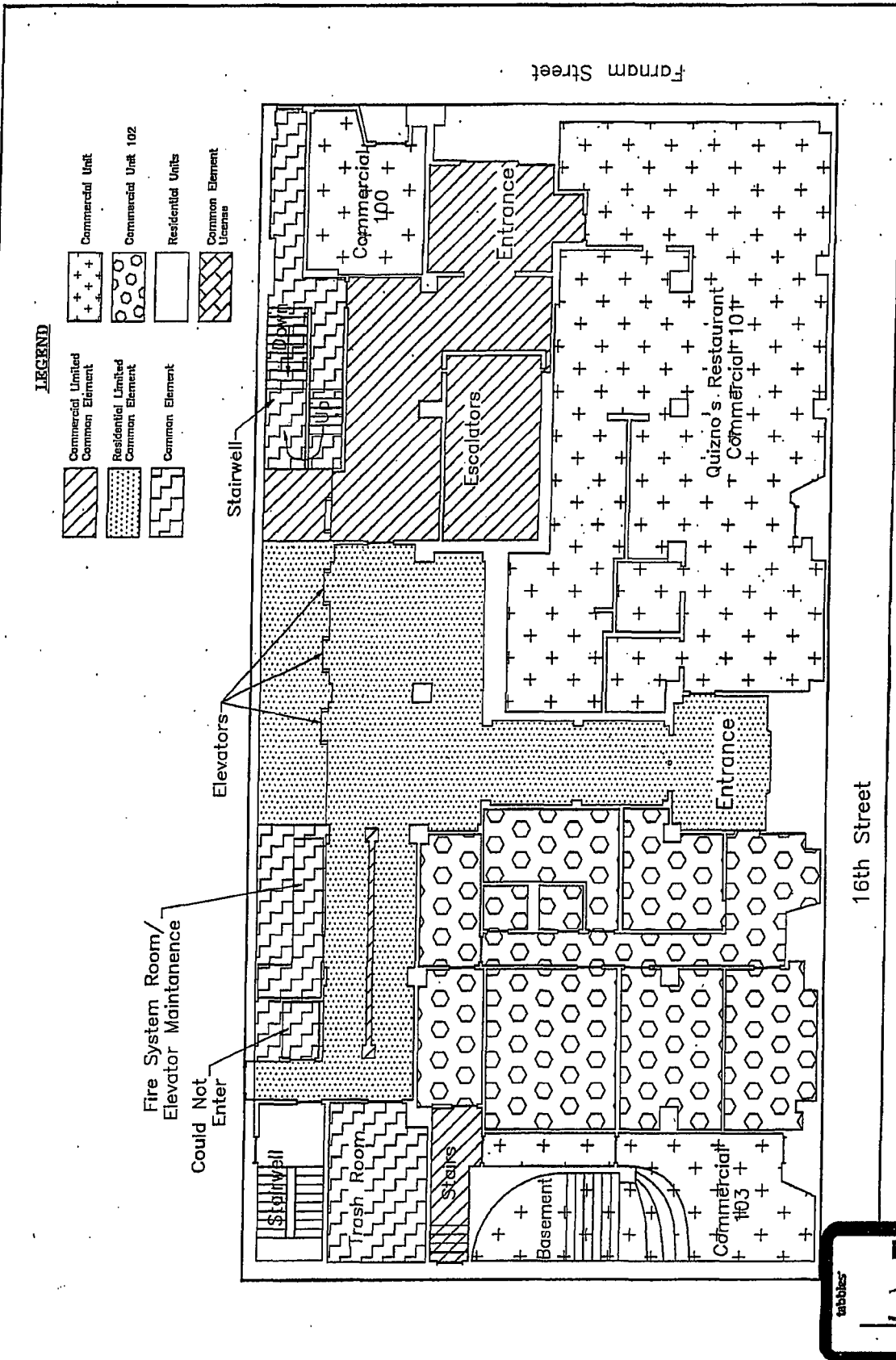


EXHIBIT
 B-14



LEGEND

- Commercial Limited Common Element
- Residential Limited Common Element
- Commercial Unit
- Residential Unit
- Common Element
- Common Element License

EXHIBIT
B-15

LEGEND

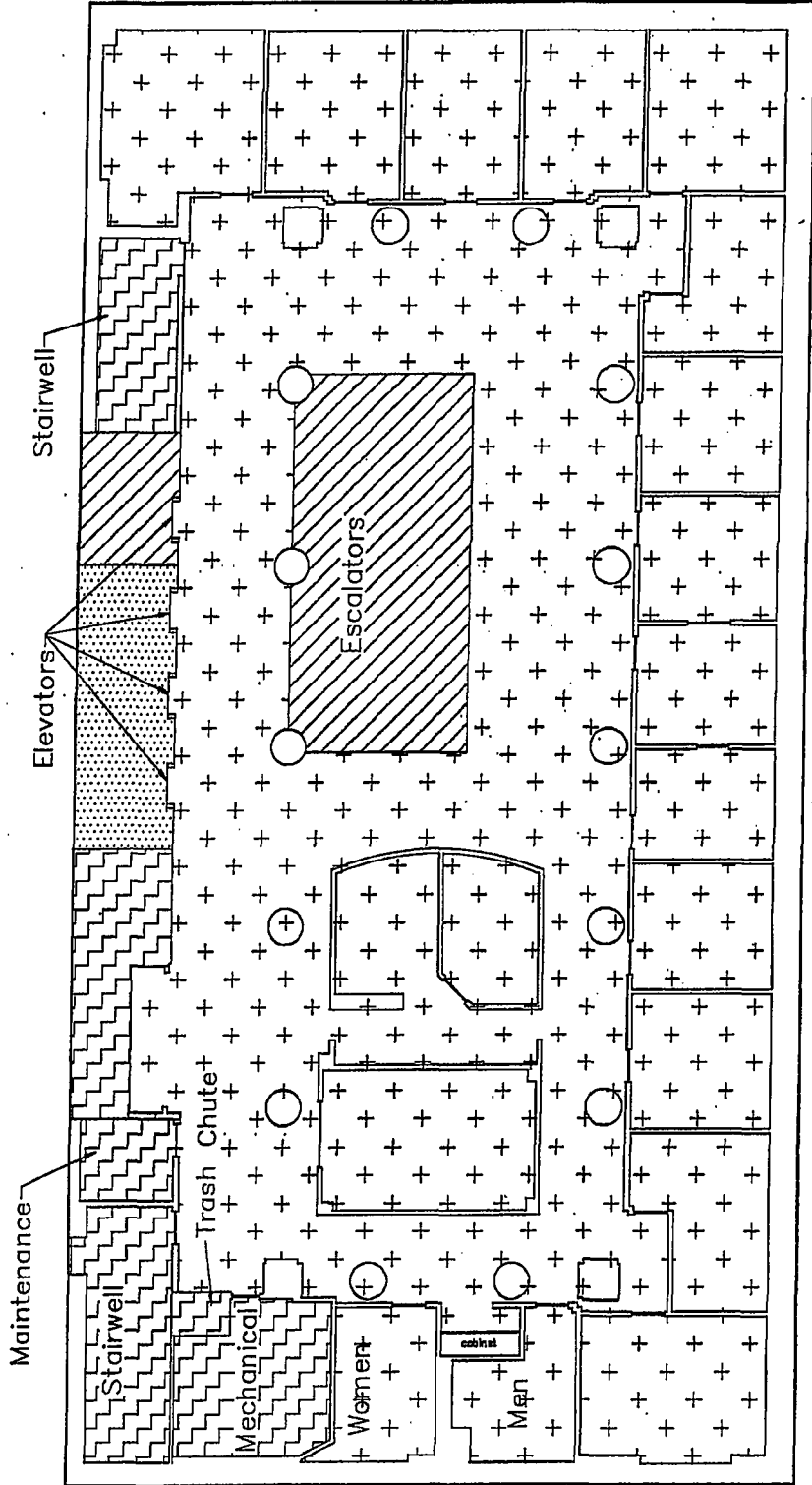
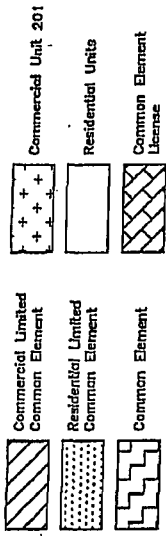


EXHIBIT
B-16

LEGEND

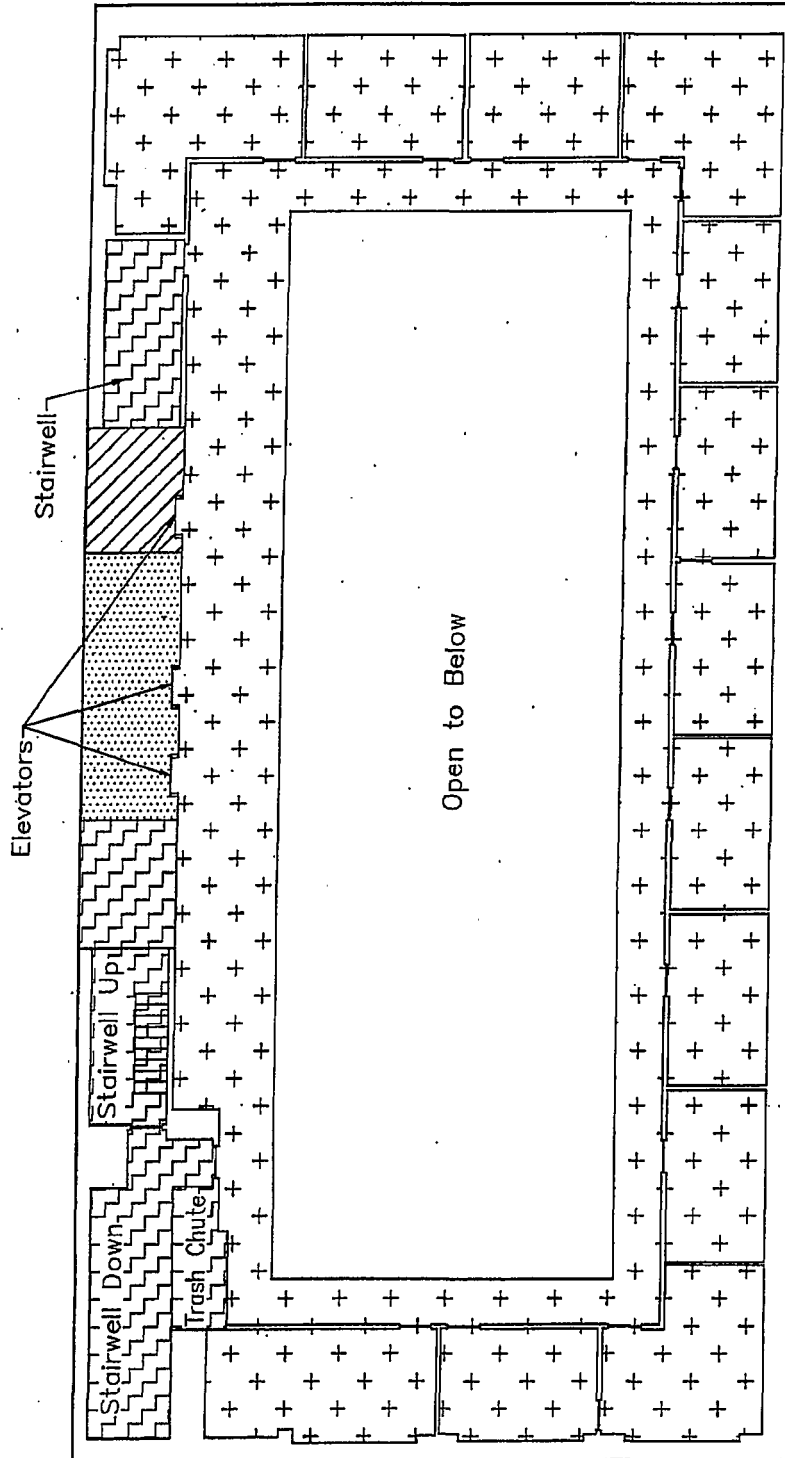
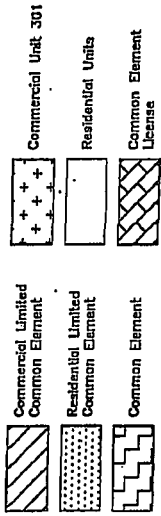


EXHIBIT
B-17

Attachment 1

Exhibit C

Allocated Interests

Unit #	Square Feet	Percent of Ownership
401	592	0.7580%
402	623	0.7977%
403	539	0.6901%
501	775	0.9923%
502	620	0.7938%
503	620	0.7938%
504	700	0.8963%
505	700	0.8963%
506	550	0.7042%
507	550	0.7042%
508	598	0.7657%
509	600	0.7682%
601	775	0.9923%
602	620	0.7938%
603	620	0.7938%
604	700	0.8963%
605	700	0.8963%
606	550	0.7042%
607	550	0.7042%
608	598	0.7657%
609	600	0.7682%
701	775	0.9923%
702	620	0.7938%
703	620	0.7938%
704	700	0.8963%
705	700	0.8963%
707	550	0.7042%
709	600	0.7682%
710	1,148	1.4699%
801	775	0.9923%
802	620	0.7938%
803	620	0.7938%
804	700	0.8963%
805	700	0.8963%
806	550	0.7042%
807	550	0.7042%
808	598	0.7657%
809	600	0.7682%

901	1,075	1.3764%
902	750	0.9603%
903	750	0.9603%
904	750	0.9603%
905	750	0.9603%
906	750	0.9603%
907	750	0.9603%
1001	1,075	1.3764%
1002	750	0.9603%
1003	750	0.9603%
1004	750	0.9603%
1005	750	0.9603%
1006	750	0.9603%
1007	750	0.9603%
1101	1,075	1.3764%
1102	750	0.9603%
1103	750	0.9603%
1104	750	0.9603%
1105	750	0.9603%
1106	750	0.9603%
1107	750	0.9603%
1201	1,075	1.3764%
1202	1,500	1.9206%
1203	750	0.9603%
1205	750	0.9603%
1206	750	0.9603%
1207	750	0.9603%
1301	1,075	1.3764%
1302	1,500	1.9206%
1303	750	0.9603%
1305	750	0.9603%
1306	750	0.9603%
1307	750	0.9603%
1401	1,075	1.3764%
1402	750	0.9603%
1403	750	0.9603%
1404	750	0.9603%
1405	750	0.9603%
1406	750	0.9603%
1407	750	0.9603%
Commercial/Office Unit 100	250	0.3201%
Commercial/Office Unit 101	2,195	2.8104%
Commercial/Office Unit 102	1,693	2.1677%
Commercial/Office Unit 103	552	0.7068%

Commercial/Office Unit 201	5,178	6:6298%
Commercial/Office Unit 301	5,178	6:6298%
Penthouse Rooftop Unit 102 and 103	5000	6:4019%
Totals:	78,102	100:0000%