



MISC 200315513

RICHARD H. TAKECHI
REGISTERED PROFESSIONAL



AUG 19 2003 10:45 P 4

RECEIVED

FIRST AMENDMENT TO MASTER DEED AND DECLARATION CREATING JACKSON SQUARE CONDOMINIUM PROPERTY REGIME

THIS FIRST AMENDMENT TO THE MASTER DEED AND DECLARATION made this 18th day of August, 2003 by Thomas H. Penke, Trustee (hereinafter designated "Declarant"), for himself, his successors, grantees and assigns.

WHEREAS, Article XII of the Master Deed and Declaration allows the Declarant to amend this Master Deed and Declaration until December 31, 2004; and

WHEREAS, Article XII of the Master Deed and Declaration allows the Declarant to change the layout of an unsold unit; and

WHEREAS, Declarant desires to amend the Master Deed and Declaration and change the layout of unsold unit number four; and

NOW, THEREFORE, in consideration of the foregoing, the Declarant states as follows.

WITNESSETH

ARTICLE I

Article X (g) is amended by striking the following: "Five (5)" and in its place and stead substituting the following: "Thirty (30)."

ARTICLE II

The layout to unit four is changed by striking in its entirety sheet two of three of unit four and substituting in its place and stead the attached sheet two of three of unit four.

ARTICLE III

Article IX of the Master Deed and Declaration dated July 18, 2003 is stricken in its entirety and the following is substituted in its place and stead:

"The total value of the entire Condominium Regime is One Hundred Thousand Dollars (\$100,000.00) for the sole purpose of Sections 76-801 to 76-823 R.R.S. and does not reflect actual value. The basic value of each condominium unit in the Condominium Regime, the approximate area of each unit, the percentage which each unit shall share in the expense of, and the rights, in common elements listed in Article VI, and the votes each owner of a unit is entitled to are as follows:

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FEE 2350 FB 23-12570
BKP
DEL SCAN FV
COMP 600

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Dave Bagley

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<u>(a)</u> <u>Unit</u>	<u>Basic</u> <u>Value</u>	<u>Area</u> <u>Sq. Ft.</u>	<u>% Expense in & Rights</u> <u>in Common Elements</u> <u>except Limited Common</u> <u>Elements</u>	<u>Notes</u>
1	\$25,140.00	1,947	25.14%	25.14
2	\$8,650.00	670	8.65%	8.65
3	\$7,990.00	619	7.99%	7.99
4	\$19,630.00	1,520	19.63%	19.63
5	\$12,440.00	963	12.44%	12.44
6	\$9,250.00	716	9.25%	9.25
7	<u>\$16,900.00</u>	<u>1,309</u>	<u>16.90%</u>	<u>16.90</u>
TOTAL	\$100,000.00	7,744	100.00%	100.00

The percentage which each unit shall share in the rights in and the expense of the Limited Common Elements listed in Article VII (a) is as follows:

<u>Unit</u>	<u>Percentage</u>
1	14.285%
2	14.285%
3	14.285%
4	14.285%
5	14.285%
6	14.285%
7	14.285%
TOTAL	100.00

The percentage which each unit shall share in the rights in and the expense of the Limited Common Elements described in Article VII (b) is as follows:

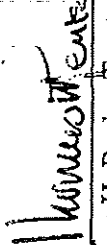
<u>Unit</u>	<u>Percentage</u>
2	100%
TOTAL	100.00

Each unit shall pay 100% of any expense connected with any Limited Common Element allocated solely to that unit as described in Article VII.

ARTICLE IV

The remaining terms, conditions and Articles of the Master Deed and Declaration dated July 18, 2003 shall remain the same.

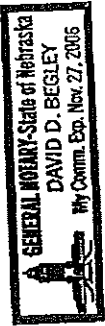
EXECUTED the day and year first above written.

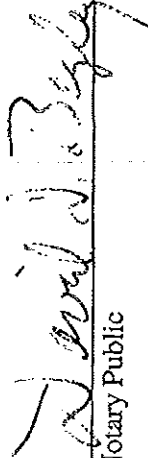


Thomas H. Penke, Trustee

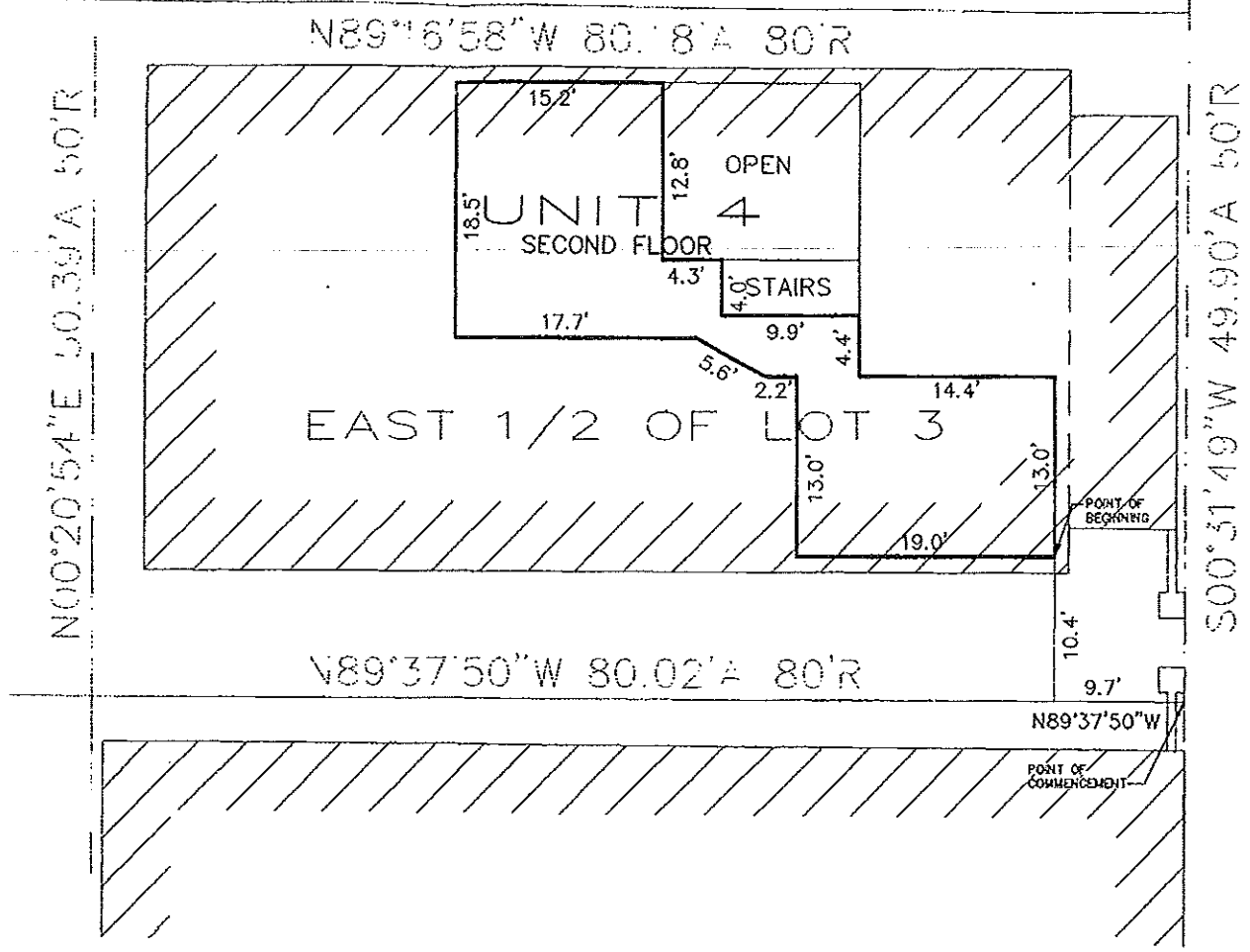
STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing FIRST AMENDMENT TO MASTER DEED AND DECLARATION CREATING ACKSON SQUARE CONDOMINIUM PROPERTY REGIME as acknowledged before me on the 18th day of August, 2003 by Thomas H. Penke, Trustee.





Notary Public



LEGAL DESCRIPTION

ALL THAT AREA LYING WITHIN THE SECOND FLOOR LEVEL OF UNIT FOUR 612 SOUTH 18TH CONDOMINIUM ASSOCIATION PROPERTY WITHIN THE FOLLOWING HORIZONTAL DIMENSIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE EAST ONE-HALF OF LOT 3, BLOCK 4; KOUNTZE AND RUTH'S ADDITION, AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA; THENCE NORTH 89°37'50" WEST (RECORD BEARING) ON THE SOUTH LINE OF THE EAST ONE-HALF OF SAID LOT 3, A DISTANCE OF 9.7 FEET TO A POINT AT THE INTERSECTION OF A PROJECTION OF THE EAST INTERIOR WALL FACE OF SAID UNIT FOUR SECOND FLOOR; THENCE NORTHERLY ON SAID LINE, A DISTANCE OF 10.4 FEET TO A POINT ON THE SOUTH INTERIOR WALL FACE, SAID POINT BEING THE POINT OF BEGINNING; THENCE WESTERLY ON AN EXISTING WALL A DISTANCE OF 18.0 FEET; THENCE NORTHERLY ON AN EXISTING WALL A DISTANCE OF 13.0 FEET; THENCE WESTERLY ON AN EXISTING WALL A DISTANCE OF 2.2 FEET; THENCE NORTHWESTERLY ON AN EXISTING WALL A DISTANCE OF 5.6 FEET; THENCE WESTERLY ON AN EXISTING WALL A DISTANCE OF 17.7 FEET; THENCE NORTHERLY ON AN EXISTING WALL A DISTANCE OF 18.5 FEET; THENCE EASTERLY ON AN EXISTING WALL A DISTANCE OF 15.2 FEET; THENCE SOUTHERLY ON AN EXISTING WALL A DISTANCE OF 12.8 FEET; THENCE EASTERLY ON AN EXISTING WALL A DISTANCE OF 4.3 FEET; THENCE SOUTHERLY ON AN EXISTING WALL A DISTANCE OF 4.0 FEET; THENCE EASTERLY ON AN EXISTING WALL A DISTANCE OF 9.9 FEET; THENCE SOUTHERLY ON AN EXISTING WALL A DISTANCE OF 4.4 FEET; THENCE EASTERLY ON AN EXISTING WALL A DISTANCE OF 14.4 FEET; THENCE SOUTHERLY ON AN EXISTING WALL A DISTANCE OF 13.0 FEET TO THE POINT OF BEGINNING, CONTAINING 595 SQUARE FEET MORE OR LESS.

SHEET 2 OF 3

	EHRHART GRIFFIN & ASSOCIATES		Project No. EGA031134	UNIT FOUR	
			ENGINEERING	PLANNING	LAND SURVEYING
	3915 Cuming Street • Omaha, Nebraska 68131 • 402 / 551-0631				