

Signed Feb & March, 1980  
& May, 1980

AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS  
FOR 114th PLAZA

and

DECLARATION OF RESTRICTIVE COVENANTS FOR  
LOTS SEVEN AND SEVENTEEN, 114th PLAZA

THIS DOCUMENT is made this 7<sup>th</sup> day of May 1980, by  
and between E&G PARTNERSHIP, LTD., a Nebraska Limited Partner-  
ship (hereinafter referred to as "Declarant"), Executive Square  
Investment #1 Partnership, a Nebraska Partnership (hereinafter  
referred to as "Executive #1), and Executive Square Investment  
#2 Partnership, a Nebraska partnership (hereinafter referred to  
as "Executive #2").

W I T N E S S E T H :

WHEREAS, Declarant made and executed a DECLARATION OF  
RESTRICTIVE COVENANTS FOR 114th PLAZA which is recorded in the  
office of the Register of Deeds, Douglas County, Nebraska, at  
Volume 621, Book of Miscellaneous Records, Page 373, which  
covered among other lots; lots seven (7) and seventeen (17),  
114th Plaza, an Addition to the City of Omaha, Nebraska; and

WHEREAS, at the time such declaration was made, lot  
seven (7), 114th Plaza, an addition to the city of Omaha,  
Nebraska, was owned by Executive #1 and lot seventeen (17),  
114th Plaza, an Addition to the City of Omaha, Nebraska, was  
owned by Executive #2, and their acknowledged signatures were  
erroneously omitted from the DECLARATION OF RESTRICTIVE COVE-  
NANTS FOR 114th PLAZA; and

WHEREAS, Executive #1 desires to declare that said  
lot seven (7) shall be held, leased, transferred, sold, conveyed,  
encumbered and occupied subject to the covenants, conditions  
and restrictions set forth in the aforesaid DECLARATION OF  
RESTRICTIVE COVENANTS FOR 114th PLAZA; and

WHEREAS, Executive #2 desires to declare that said  
lot seventeen (17) shall be held, leased, transferred, sold,  
conveyed, encumbered and occupied subject to the covenants,  
conditions and restrictions set forth in the aforesaid DECLARA-  
TION OF RESTRICTIVE COVENANTS FOR 114th PLAZA.

NOW THEREFORE, the parties hereto declare and agree  
as follows:

1. Executive #1 does hereby declare that lot seven  
(7), 114th Plaza, an Addition to the City of Omaha, Nebraska,  
shall be held, leased, transferred, sold, conveyed, encumbered  
and occupied subject to the covenants, conditions and restric-  
tions set forth in the DECLARATION OF RESTRICTIVE COVENANTS FOR  
114th PLAZA recorded in the office of the Register of Deeds,  
Douglas County, Nebraska, Volume 621, Book of Miscellaneous  
Records, Page 373.
2. Executive #2 does hereby declare that lot seven-  
teen (17), 114th Plaza, an Addition to the City of Omaha,  
Nebraska, shall be held, leased, transferred, sold, conveyed,  
encumbered and occupied subject to the covenants, conditions  
and restrictions set forth in the DECLARATION OF RESTRICTIVE  
COVENANTS FOR 114th PLAZA recorded in the office of the Register  
of Deeds, Douglas County, Nebraska, at Volume 621, Book of  
Miscellaneous Records, Page 373.

3. The legal description contained on the first page of the DECLARATION OF RESTRICTIVE COVENANTS FOR 114th PLAZA, being Page 373 of Volume 621 of the Book of Miscellaneous Records, in the office of the Register of Deeds, Douglas County, Nebraska, is hereby amended to read as follows:

- Lots one through three (1-3) inclusive,
- five (5), six (6), eight through sixteen (8-16) inclusive, eighteen (18) and nineteen (19), 114th Plaza, part of which is an Addition to the City of Omaha, Nebraska, and the balance of which is a subdivision as surveyed, plotted and recorded in Douglas County, Nebraska.

In all other respects the aforesaid DECLARATION OF RESTRICTIVE COVENANTS FOR 114th PLAZA is reaffirmed.

4. It is hereby agreed that all rights reserved to the Declarant under the aforesaid DECLARATION OF RESTRICTIVE COVENANTS FOR 114th PLAZA with respect to the property described in paragraph three hereof, shall also be reserved to the Declarant with respect to lots seven (7) and seventeen (17) of 114th Plaza, an Addition to the City of Omaha.

5. The terms and provisions hereof shall be deemed to run with the land and shall inure to the benefit of the parties respective heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto execute this document on the day and year first above written.

E & G PARTNERSHIP, LTD., a  
Nebraska Limited Partnership,

By Thomas L. Egan  
Thomas L. Egan, General Partner

By Janet Ann Egan  
Janet Ann Egan, General Partner

G & G PARTNERSHIP, A Nebraska  
general partnership,  
a general partner

By George W. Venteicher  
George W. Venteicher, Partner

EXECUTIVE SQUARE INVESTMENT #1  
PARTNERSHIP, a general partnership.

By: E & G Partnership, Ltd.,  
a Nebraska Limited Partnership

By: G & G Partnership,  
a Nebraska General Partnership

By George W. Venteicher  
George W. Venteicher, Partner

By George D. Goos  
George D. Goos, Partner

Certified by the above to be all of the Partners of G & G Partnership

By Thomas L. Egan  
Thomas L. Egan, Partner

By Janet Ann Egan  
Janet Ann Egan, Partner

By: Progress I Ltd., a Nebraska Limited Partnership

By Gilbert G. Geihs  
Gilbert G. Geihs, General Partner

By Kevin F. Amick  
Kevin F. Amick, General Partner

EXECUTIVE SQUARE INVESTMENT #2 PARTNERSHIP, a general partnership,

By: E & G Partnership, Ltd., a Nebraska Limited Partnership

By: G & G Partnership, a Nebraska General Partnership, a general partner

By George W. Venteicher  
George W. Venteicher, Partner

By George D. Goos  
George D. Goos, Partner

Certified by the above to be all of the Partners of G & G Partnership

By Thomas L. Egan  
Thomas L. Egan, Partner

By Janet Ann Egan  
Janet Ann Egan, Partner

By: Progress I Ltd., a Nebraska Limited Partnership

By Gilbert G. Geihs  
Gilbert G. Geihs, General Partner

By Kevin F. Amick  
Kevin F. Amick, General Partner

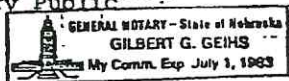
STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 7<sup>th</sup> day of July, 1980,  
before me, a Notary Public duly commissioned and qualified in  
and for said County and State, personally came Thomas L. Egan  
and Janet Ann Egan, general partners of E & G PARTNERSHIP,  
LTD., a Nebraska limited partnership, to me personally known to  
be the identical persons who signed the foregoing instrument,  
and acknowledged the execution thereof to be their voluntary  
act and deed as such partners, and the voluntary act and deed  
of said partnership.

Witness my hand and notarial seal the day and year  
last above written.

*Gilbert G. Geihs*  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

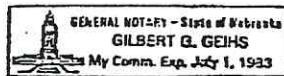


On this 7<sup>th</sup> day of July, 1980,  
before me, a Notary Public duly commissioned and qualified in  
and for said County and State, personally came Thomas L. Egan  
and Janet Ann Egan, general partners of E & G PARTNERSHIP,  
LTD., a Nebraska limited partnership, which partnership is a  
general partner of Executive Square Investment #1 Partnership,  
a Nebraska general partnership; to me personally known to be  
the identical persons who signed the foregoing instrument, and  
acknowledged the execution thereof to be their voluntary act  
and deed as such partners, and the voluntary act and deed of  
said partnerships.

Witness my hand and notarial seal the day and year  
last above written.

*Gilbert G. Geihs*  
Notary Public

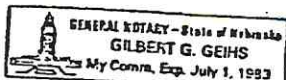
STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )



On this 7<sup>th</sup> day of July, 1980,  
before me, a Notary Public duly commissioned and qualified in  
and for said County and State, personally came Thomas L. Egan  
and Janet Ann Egan, general partners of E & G PARTNERSHIP,  
LTD., a Nebraska limited partnership, which partnership is a  
general partner of Executive Square Investment #2 Partnership,  
a Nebraska general partnership, to me personally known to be  
the identical persons who signed the foregoing instrument, and  
acknowledged the execution thereof to be their voluntary act  
and deed as such partners, and the voluntary act and deed of  
said partnerships.

Witness my hand and notarial seal the day and year  
last above written.

*Gilbert G. Geihs*  
Notary Public

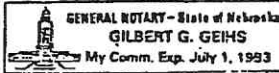


STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 7<sup>th</sup> day of June, 1980,  
before me, a Notary Public duly commissioned and qualified in  
and for said County and State, personally came George W. Venteicher  
and George D. Goos, general partners of G & G Partnership, a  
Nebraska general partnership, which partnership is a general  
partner of E & G PARTNERSHIP, LTD., a Nebraska limited partner-  
ship, to me personally known to be the identical persons who  
signed the foregoing instrument, and acknowledged the execution  
thereof to be their voluntary act and deed as such partners,  
and the voluntary act and deed of said partnership.

Witness my hand and notarial seal the day and year  
last above written.

Gilbert G. Geims  
Notary Public

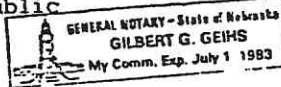


STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

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partner of E & G PARTNERSHIP, LTD., a Nebraska limited partner-  
ship, which limited partnership is a general partner of Executive  
Square Investment #1 Partnership, a Nebraska general partnership,  
to me personally known to be the identical persons who signed  
the foregoing instrument, and acknowledged the execution thereof  
to be their voluntary act and deed as such partners, and the  
voluntary act and deed of said partnerships.

Witness my hand and notarial seal the day and year  
last above written.

Gilbert G. Geims  
Notary Public

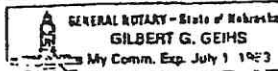


STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

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and George D. Goos, general partners of G & G Partnership, a  
Nebraska general partnership, which partnership is a general  
partner of E & G PARTNERSHIP, LTD., a Nebraska limited partner-  
ship, which limited partnership is a general partner of Executive  
Square Investment #2 Partnership, a Nebraska general partnership,  
to me personally known to be the identical person who signed the  
foregoing instrument, and acknowledged the execution thereof to  
be their voluntary act and deed as such partners, and the  
voluntary act and deed of said partnerships.

Witness my hand and notarial seal the day and year  
last above written.

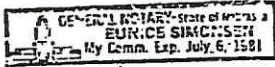
Gilbert G. Geims  
Notary Public



STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS - )

On this 7<sup>th</sup> day of July, 1980, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Gilbert G. Geihs and Kevin F. Amick, general partners of Progress I Ltd., a Nebraska limited partnership, which partnership is a general partner of Executive Square Investment #1 Partnership, a Nebraska partnership, to me personally known to be the identical persons who signed the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed as such partners, and the voluntary act and deed of said partnerships.

Witness my hand and notarial seal the day and year last above written.



Eunice Simonsen  
Notary Public

STATE OF NEBRASKA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 7<sup>th</sup> day of July, 1980, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally came Gilbert G. Geihs and Kevin F. Amick, general partners of Progress I Ltd., a Nebraska limited partnership, which partnership is a general partner of Executive Square Investment #2 Partnership, a Nebraska partnership, to me personally known to be the identical persons who signed the foregoing instrument, and acknowledged the execution thereof to be their voluntary act and deed as such partners, and the voluntary act and deed of said partnerships.

Witness my hand and notarial seal the day and year last above written.



Eunice Simonsen  
Notary Public

EXHIBIT "A"  
LAND SURVEYOR'S CERTIFICATE

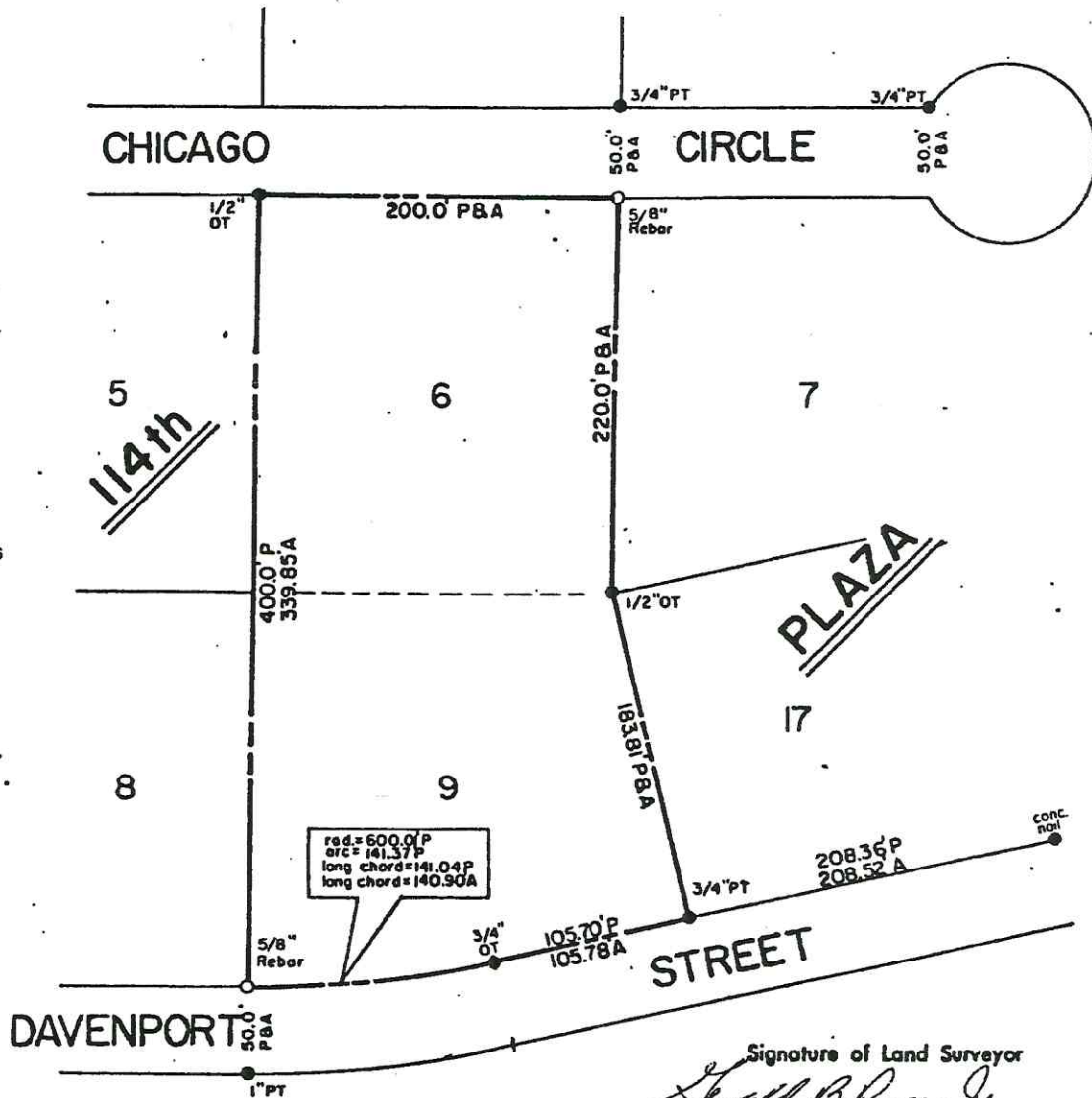
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Legal Description Lots 6 & 9, 114th PLAZA, Omaha, Douglas County, Nebraska.

- O CORNERS SET
- CORNERS FOUND
- A ACTUAL DIMENSIONS
- P PLAT DIMENSIONS
- PT PINCH TOP
- OT OPEN TOP



1" = 100'



DATE RECEIVED: \_\_\_\_\_

Date: 11-13-81 \_\_\_\_\_

OFFICIAL ADDRESS: \_\_\_\_\_

BLDG. PERMIT NO.: \_\_\_\_\_

Book 81 - D Page 42-44

SHEET

1 OF 8



Signature of Land Surveyor

*Gerald B. Rager, Jr.*

222

Map Number 81-00-49

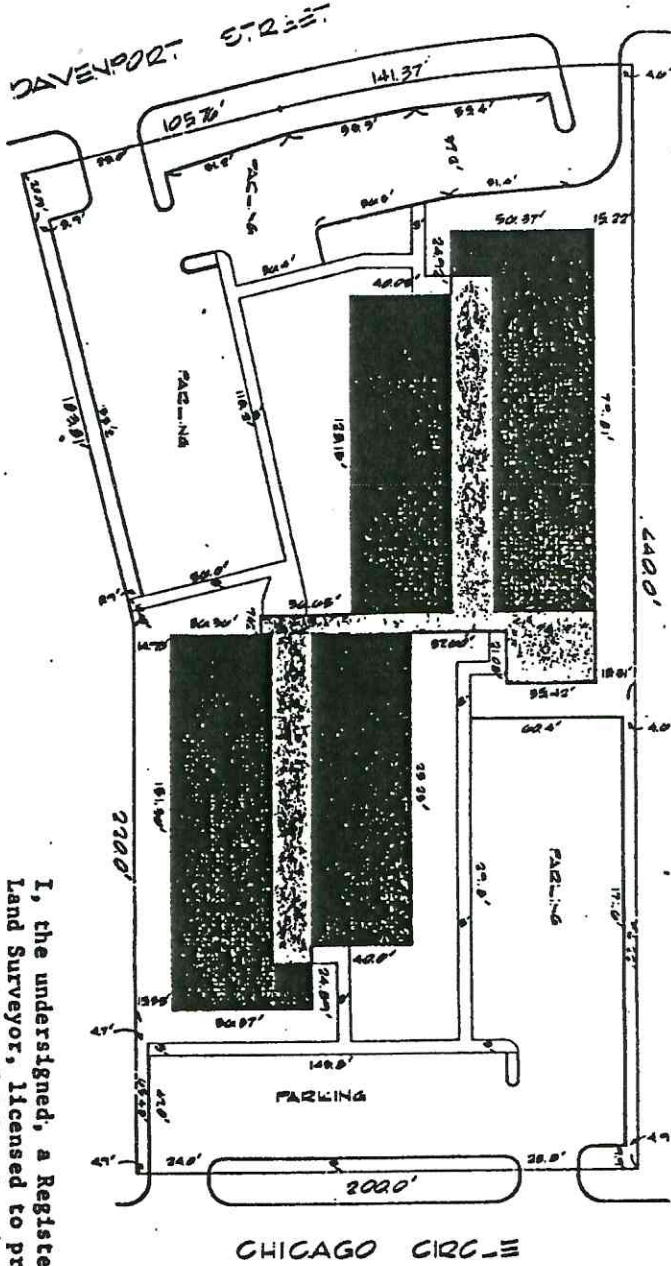
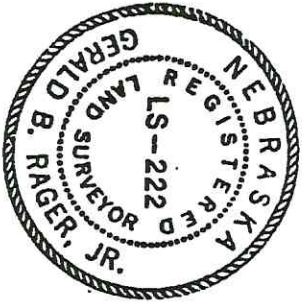


**lamp, rynearson & associates, inc.**  
architects engineers surveyors planners

9290 west dodge road  
323 w. koenig street

omaha, nebraska 68114  
grand island, nebraska 68801

402-397-3008  
308-382-4077



SITE PLAN  
1/8" SCALE



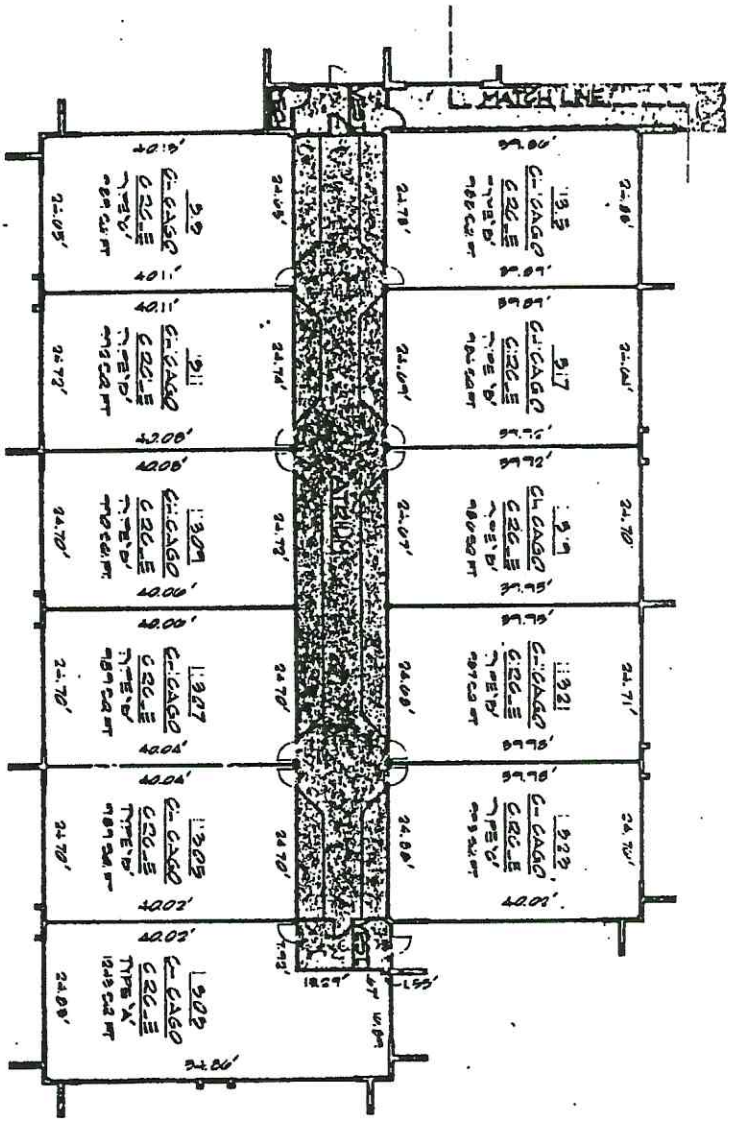
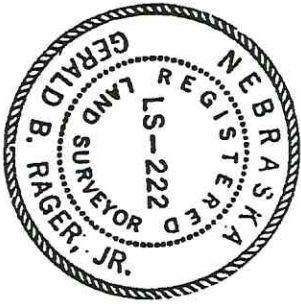
LEGEND  
 APARTMENTS

I, the undersigned, a Registered Land Surveyor, licensed to practice in the State of Nebraska, do hereby certify that the drawings attached hereto, pages 1 through 8, inclusive, show the dimensions, area and location of each apartment therein and the area and location of the common elements affording access to each apartment and the area and location of the limited, common areas.

Date 11-13-81  
*Gerald B. Rager, Jr.*  
 Gerald B. Rager, Jr.

	<b>Lamp, Rynearson &amp; Associates, Inc.</b> ARCHITECTS 1000 N. 10TH ST., SUITE 100 OMAHA, NEBRASKA 68102 TEL: 472-2222	<b>SITE PLAN</b>	
	<b>THE ATRIUM CONDOMINIUM PROJECT REGIME</b> OMAHA, NEBRASKA		





002 PLAN  
NO. 002



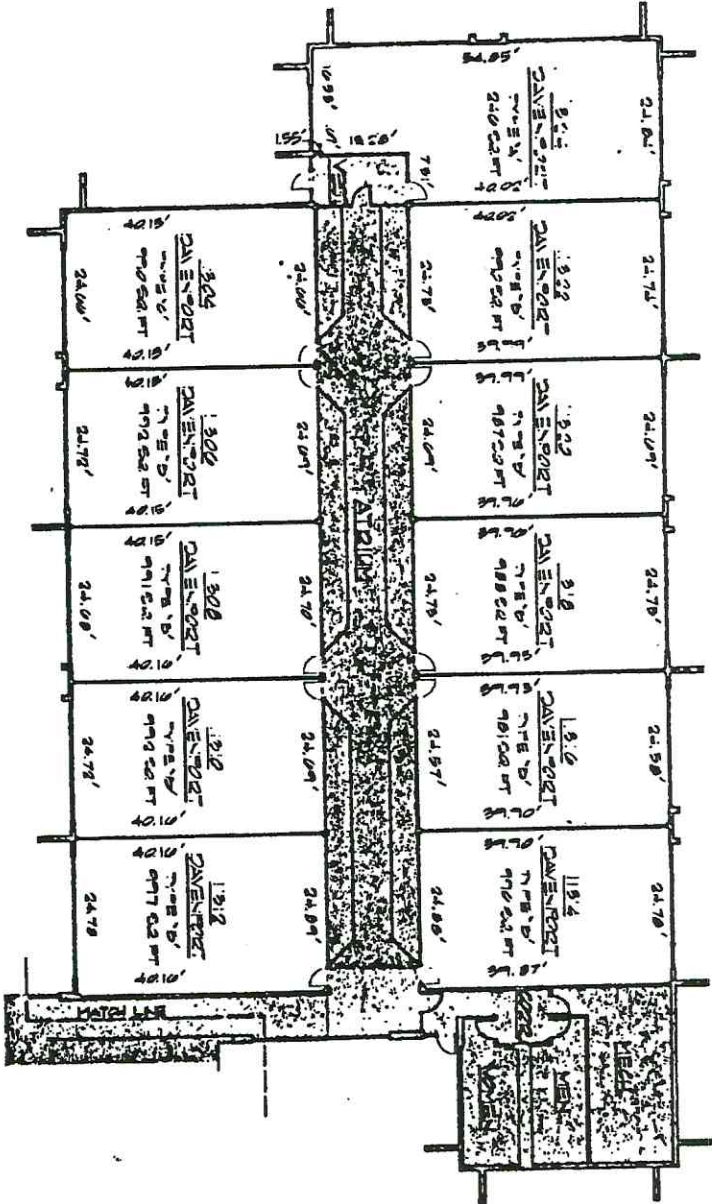
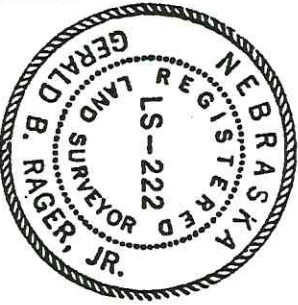
LEGEND

- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

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Date 11-13-81 *Gerald B. Rager, Jr.*  
Gerald B. Rager, Jr.

<p><b>amp, ryerson &amp; associates, inc.</b>  <small>1000 West 10th Street, Omaha, Nebraska 68104          402-341-2000          200 W. 10th Street, Omaha, Nebraska 68104          402-341-2000</small></p>	<p><b>FLOOR PLAN</b></p>	
<p><b>THE ATRUM CONDOMINIUM PROJECT REGIME</b>  <small>OMAHA, NEBRASKA</small></p>		



FLOOR PLAN



END

- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

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Date 11-13-81 Gerald B. Rager, Jr.  
 Gerald B. Rager, Jr.

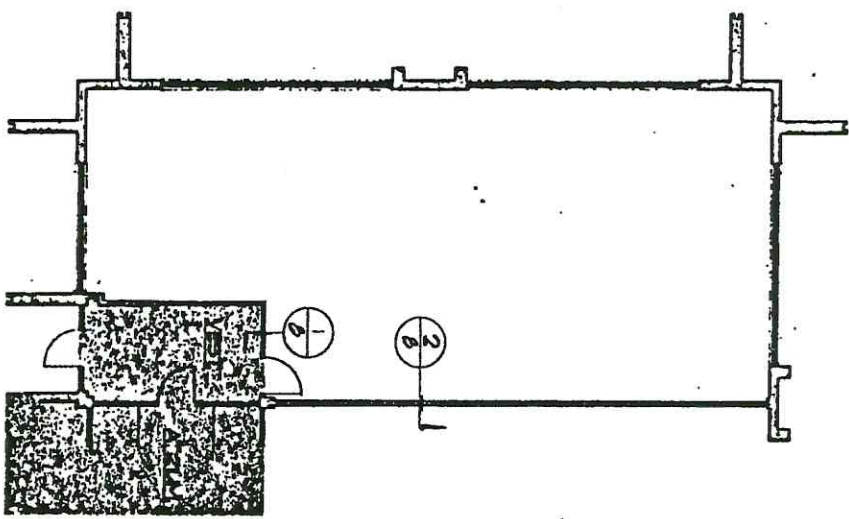
lamp, ryerson & associates, inc.  
 2000 N. 10th Street, Omaha, NE 68102  
 402-551-2000

THE ATRUM CONDOMINIUM PROJECT REGIME  
 NEBRASKA

FLOOR PLAN

Produced by	
Checked by	
Reviewed by	
Approved by	
Scale	
Notes	

SEE P. 10-11-12  
 NO SCALE

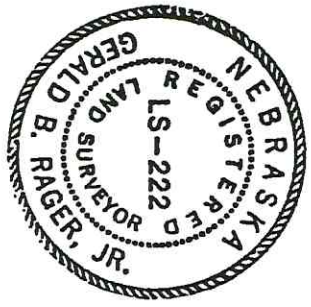


LEGEND

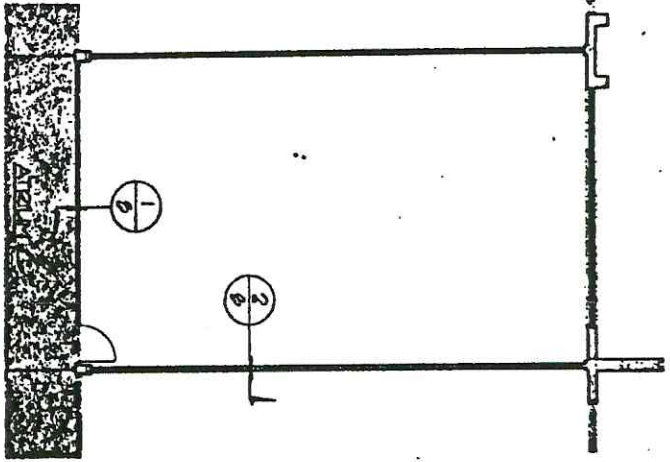
- GENERAL COMMON ELEMENTS
- LIMITED COMMON ELEMENTS

I, the undersigned, a Registered Land Surveyor, licensed to practice in the State of Nebraska, do hereby certify that the drawings attached hereto, pages 1 through 8, inclusive, show the dimensions, area and location of each apartment therein and the area and location of the common elements affording access to each apartment and the area and location of the limited, common areas.

11-13-81 *Gerald B. Rager, Jr.*  
 Date Gerald B. Rager, Jr.





<p><b>lamp, ryerson &amp; associates, inc.</b>  <small>ARCHITECTS</small>        2000 West Dodge Road        68104 Omaha, Nebraska        402-441-1111</p>	<p><b>TYPE X APARTMENT</b></p>	
<p><b>THE ATRIUM CONDOMINIUM PROJECT REGIME</b>  <small>OMAHA, NEBRASKA</small></p>		



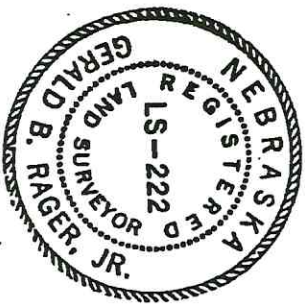
TYPE 'B' APARTMENT  
NO SCALE

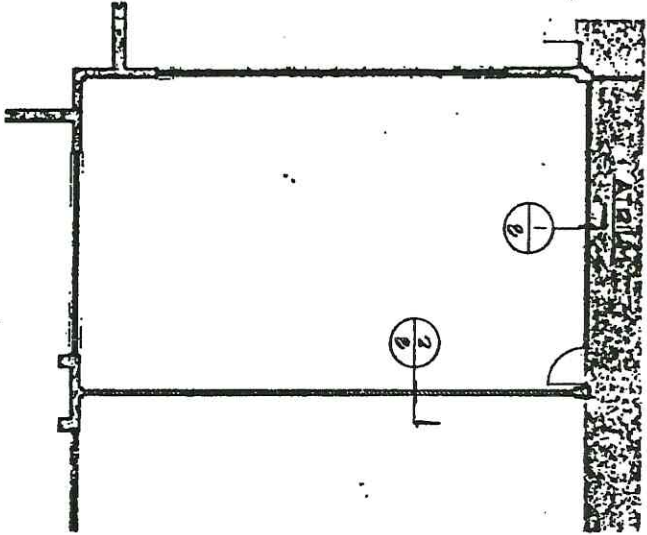
LEGEND

-  GENERAL COMMON ELEMENTS
-  LIMITED COMMON ELEMENTS

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11-13-81 *Gerald B. Rager, Jr.*  
Date Gerald B. Rager, Jr.





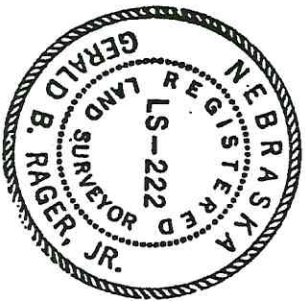
TYPE 'C' APARTMENT  
NO. 222

LEGEND

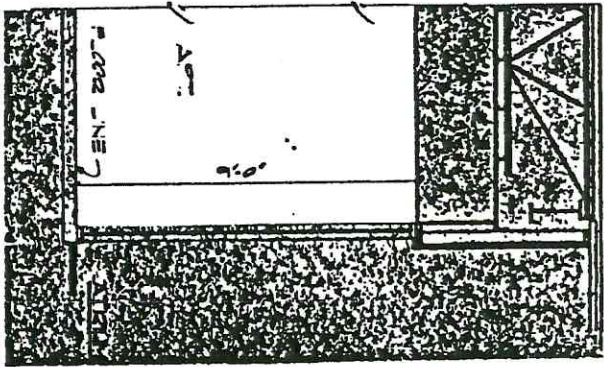
-  GENERAL COMMON ELEMENTS
-  LIMITED COMMON ELEMENTS

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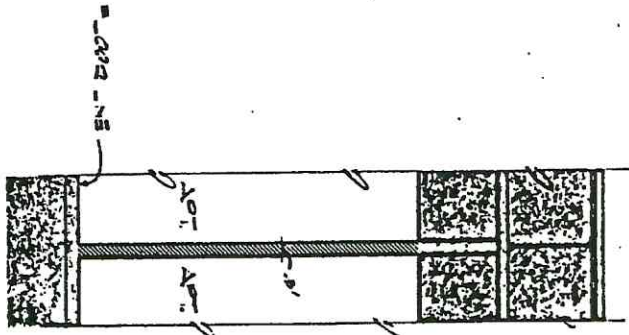
11-13-81 *Gerald B. Rager, Jr.*  
Date Gerald B. Rager, Jr.



	<b>Lamp, Rynearson &amp; Associates, Inc.</b> <small>200 West 24th Street, Omaha, Nebraska 68114    402-557-3000          200 West 24th Street, Omaha, Nebraska 68114    402-557-3000</small>	<b>TYPE 'C' APARTMENT</b>	
<b>THE ATRAM CONDOMINIUM PROJECT REGIME</b> <small>OMAHA, NEBRASKA</small>			



① TYPICAL WALL SECTION AT  
FRAME AND APARTMENT  
NO SCALE



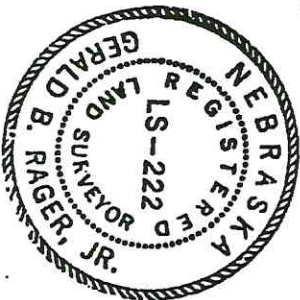
② TYPICAL WALL SECTION  
BETWEEN APARTMENTS  
NO SCALE

LEGEND

- GENERAL CONCRETE FINISH
- LIMITED CONCRETE FINISH

I, the undersigned, a Registered Land Surveyor, licensed to practice in the State of Nebraska, do hereby certify that the drawings attached hereto, pages 1 through 8, inclusive, show the dimensions, area and location of each apartment therein and the area and location of the common elements affording access to each apartment and the area and location of the limited, common areas.

11-13-81  
Date  
*Gerald B. Rager, Jr.*  
Gerald B. Rager, Jr.



lamp, rynaarson & associates, inc.

THE ATRIUM CONDOMINIUM PROJECT REGIME  
OMAHA, NEBRASKA

WALL SECTIONS



**lamp, rynearson & associates, inc.**  
architects                      engineers                      surveyors                      planners

9290 west dodge road  
323 w. koenig street

omaha, nebraska 68114  
grand island, nebraska 68801

402-397-3008  
308-382-4077

C E R T I F I C A T I O N

Plans

For

ATRIUM CONDOMINIUM PROJECT REGIME

I, the undersigned, a Registered Architect, licensed to practice in the State of Nebraska, do hereby certify that the drawings attached hereto, pages 2 through 8, inclusive, show the dimensions, area and location of each apartment therein and the area and location of the common elements affording access to each apartment and the area and location of the limited, common areas.

11-13-81  
Date

Lawrence O. Hunt, A.I.A.

