

Prepared by/ Return:
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Smith Pauley, LLP
3555 Farnam Street Suite 10000
Omaha, Nebraska 68131
(402) 392-0101

**FIRST AMENDMENT
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
4001 FARNAM CONDOMINIUMS**

THIS FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 4001 FARNAM CONDOMINIUMS (the "First Amendment") is made and entered into this 24th day of June, 2025 (the "Effective Date"), by 4001 Farnam, LLC, a Nebraska limited liability company (the "Declarant").

WHEREAS, Declarant filed that certain Declaration of Condominium Ownership for 4001 Farnam Condominiums in the Office of the Douglas County Register of Deeds as Instrument No. 2025037012 on May 21, 2025 (the "Declaration"); and

WHEREAS, Pursuant to Section 13.10 of the Amendment, the Declarant reserves certain rights to amend the Declaration by filing an amendment with the Douglas County Register of Deeds.

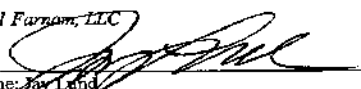
NOW, THEREFORE, Declarant hereby desires to amend Exhibit B and Exhibit C of the Declaration as follows:

1. Exhibit B, governing the Condominium Plan, is hereby amended and replaced with the attached "Exhibit B."
2. Exhibit C, governing the Percentage of Unit Ownership, is hereby amended and replaced with the attached "Exhibit C."
3. Except as expressly amended herein, all terms and conditions of the Declaration remain in full force and effect. In the event of a conflict between the provisions of the Declaration and this Amendment, the terms of this Amendment shall control.

IN WITNESS WHEREOF, the Declarant has executed this Amendment as of the date and year first above written.

DECLARANT:

4001 Farnam, LLC

By: 

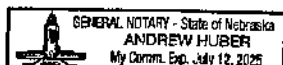
Name: Jay Lund

Title: President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me this 24th day of June, 2025, by Jay Lund, as the President of 4001 Farnam, LLC, a Nebraska limited liability company, the same being his voluntary act and deed and the act and deed of said limited liability company.

WITNESS my hand and official seal.



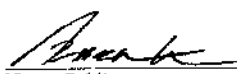
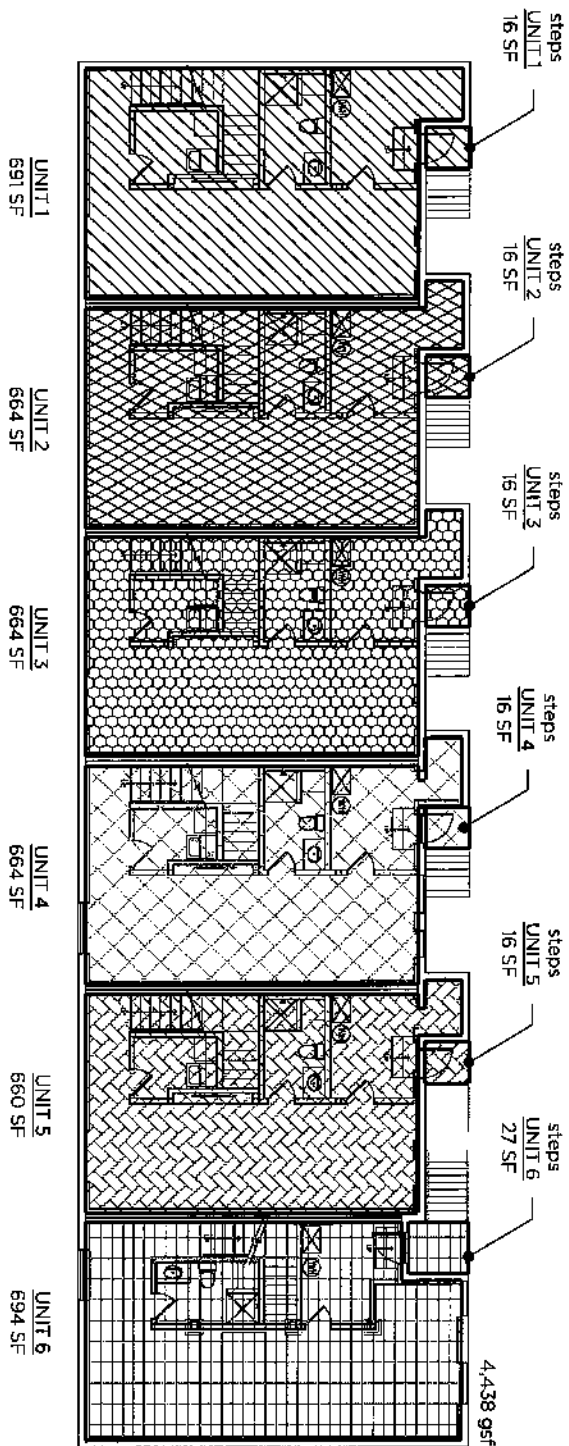

Notary Public

EXHIBIT B
CONDOMINIUM PLAN

[SEE ATTACHMENT]

BLACKSTONE TOWNHOMES
Condominium Exhibit
4001 Farmam Condominiums



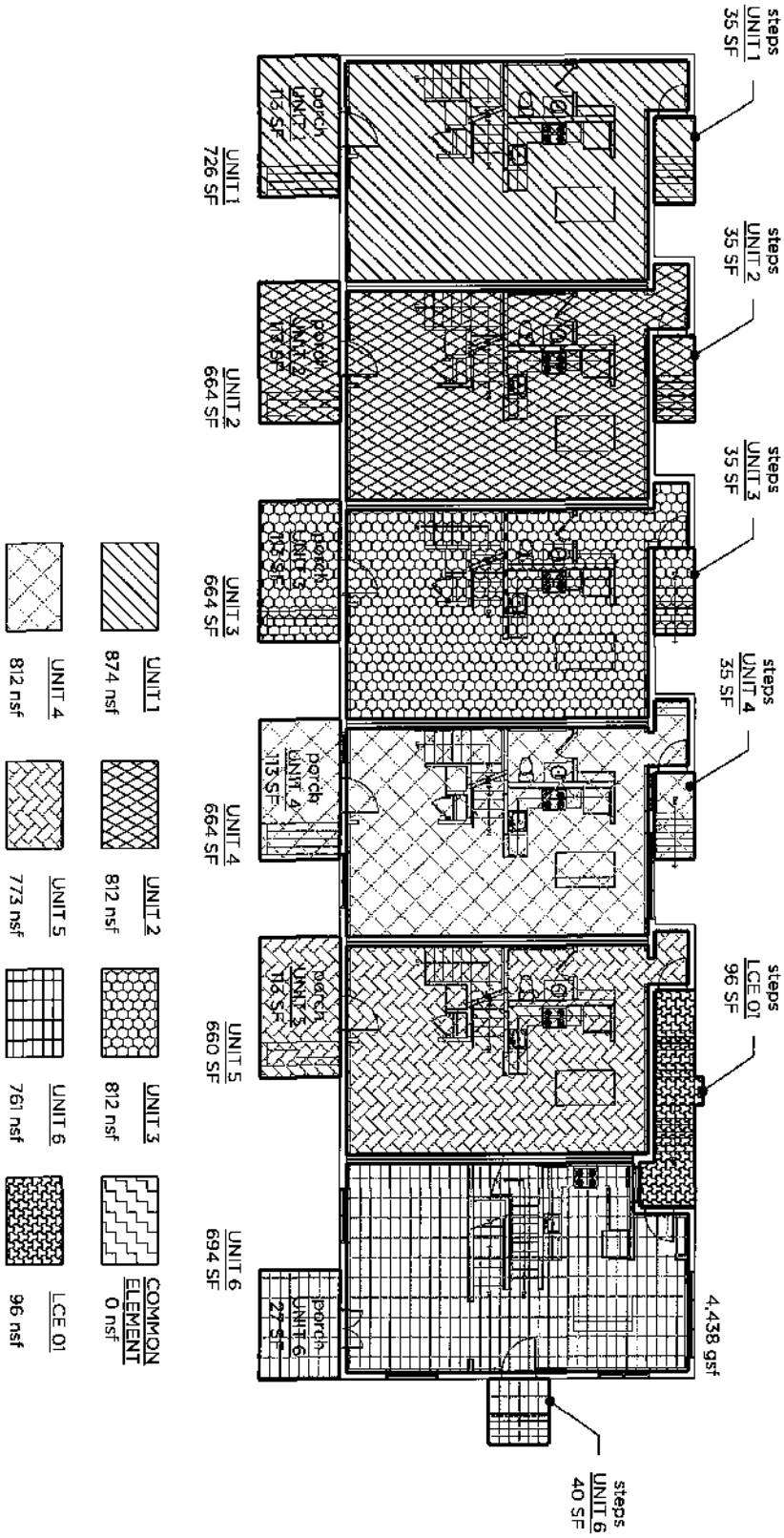
	UNIT 1	707 nsf		UNIT 2	680 nsf		UNIT 3	680 nsf		COMMON ELEMENT	0 nsf
	UNIT 4	680 nsf		UNIT 5	676 nsf		UNIT 6	721 nsf		LCE 01	0 nsf

ALLEY POYNER MACCHIETTO ARCHITECTURE

4004 HARNEY STREET | 2025-02-03 | 25517 | 01

Level 0 1" = 10' (N)

BLACKSTONE TOWNHOMES
Condominium Exhibit
4001 FARMER Condominiums



ALLEY POYNER MACCHIETTO ARCHITECTURE

4004 HARNEY STREET | 2025-02-03 | 25517 | 02

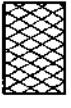
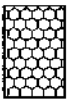
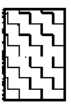
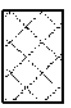
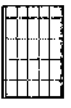
Level 1 1" = 10' (N)

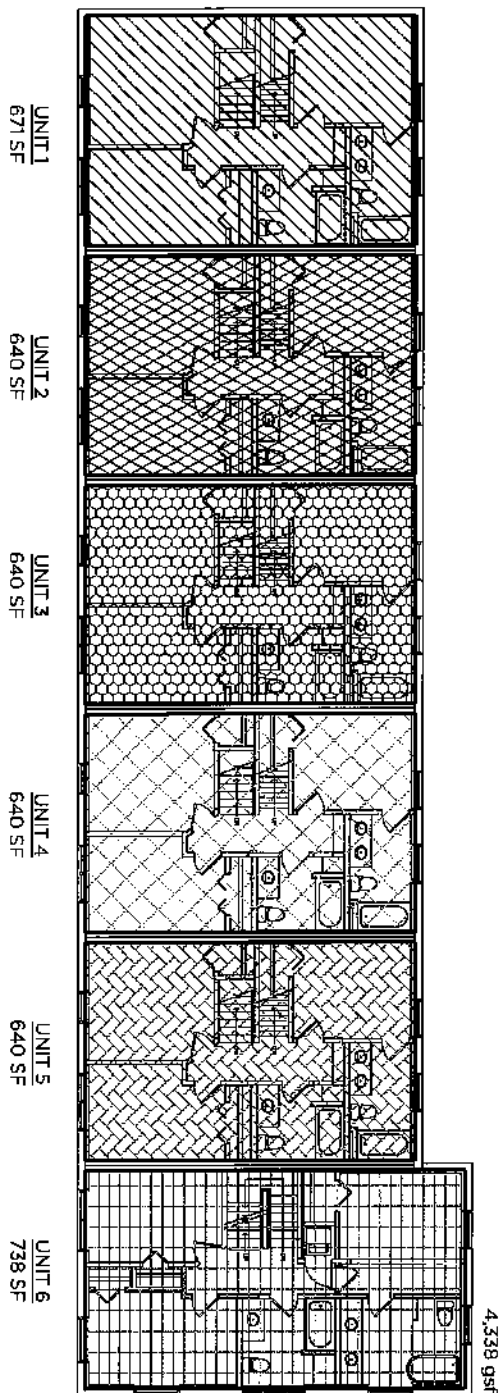
BLACKSTONE TOWNHOMES
Condominium Exhibit
4001 Farram Condominiums

ALLEY POYNER MACCHIETTO ARCHITECTURE

4004 HARNEY STREET | 2025-02-03 | 25517 | 03

Level 2 1" = 10' (N)

	UNIT 1 671 nsf		UNIT 2 640 SF		UNIT 3 640 SF		COMMON ELEMENT 0 nsf
	UNIT 4 640 SF		UNIT 5 640 SF		UNIT 6 738 nsf		LCE 01 0 nsf

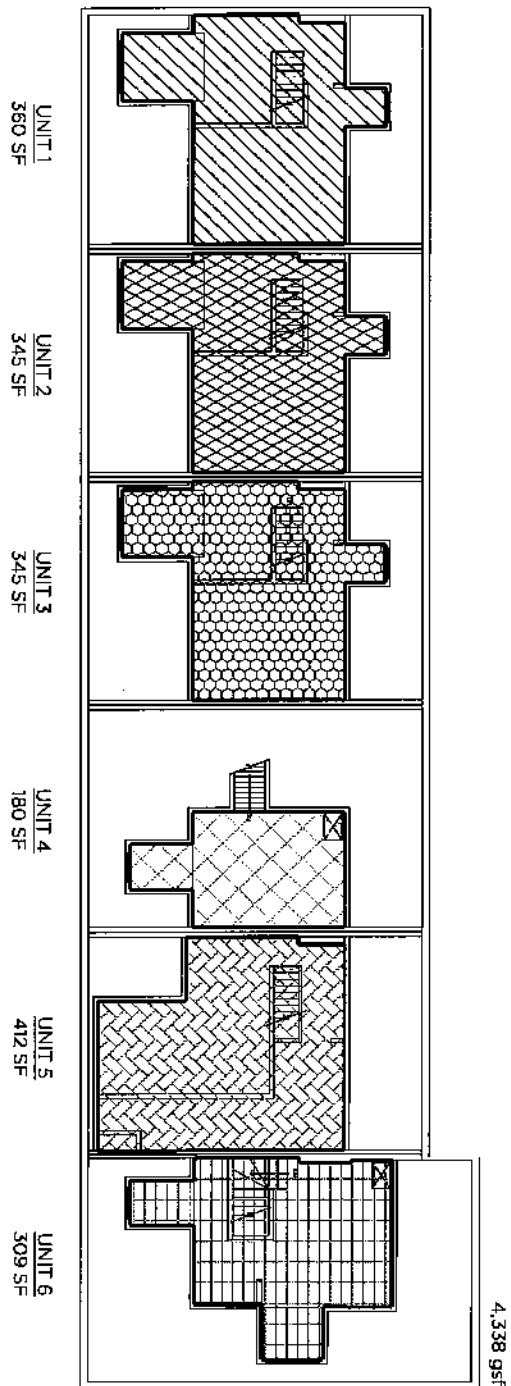


BLACKSTONE TOWNHOMES
Condominium Exhibit
4001 Farram Condominiums

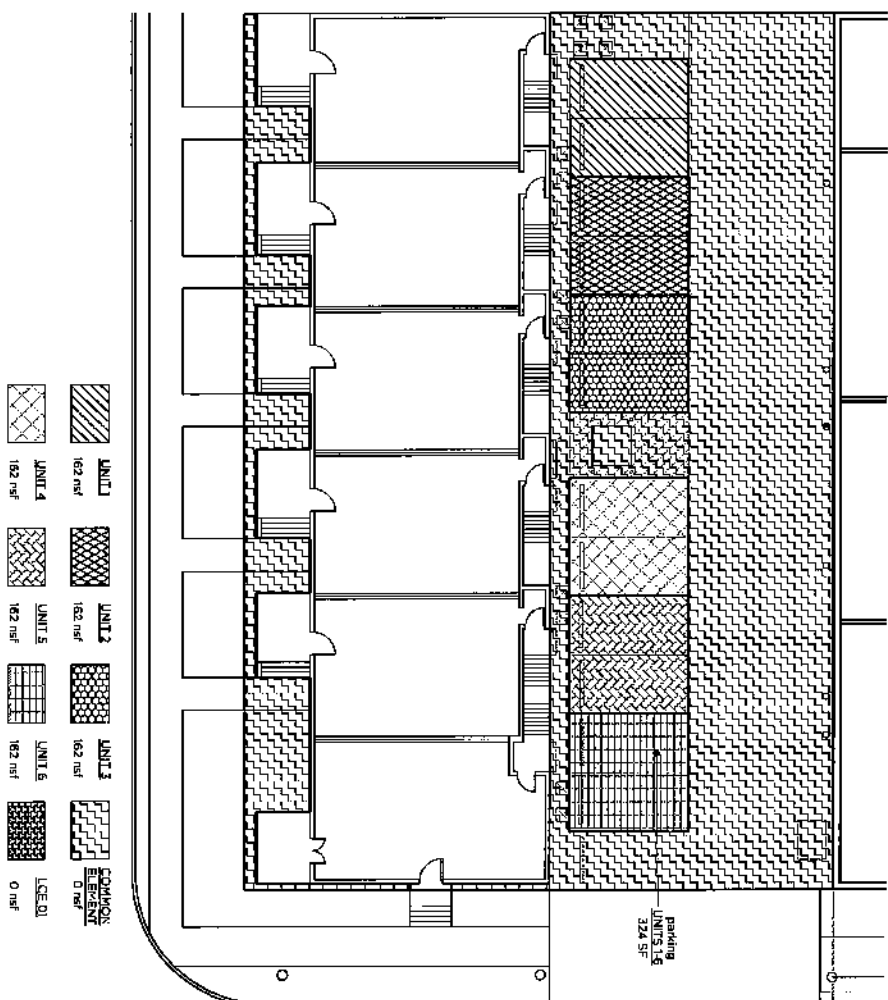
ALLEY POWNER MACCHIETTO ARCHITECTURE

4004 HARNEY STREET | 2025-02-03 | 25517 | 04

Level 3 1" = 10'



BLACKSTONE TOWNHOMES
Condominium Exhibit
4001 Farnam Condominiums



ALLEY POYNER MACCHIETTO ARCHITECTURE

4004 HARNEY STREET | 2025-02-03 | 25517 | 05

Site Plan 1" = 20'

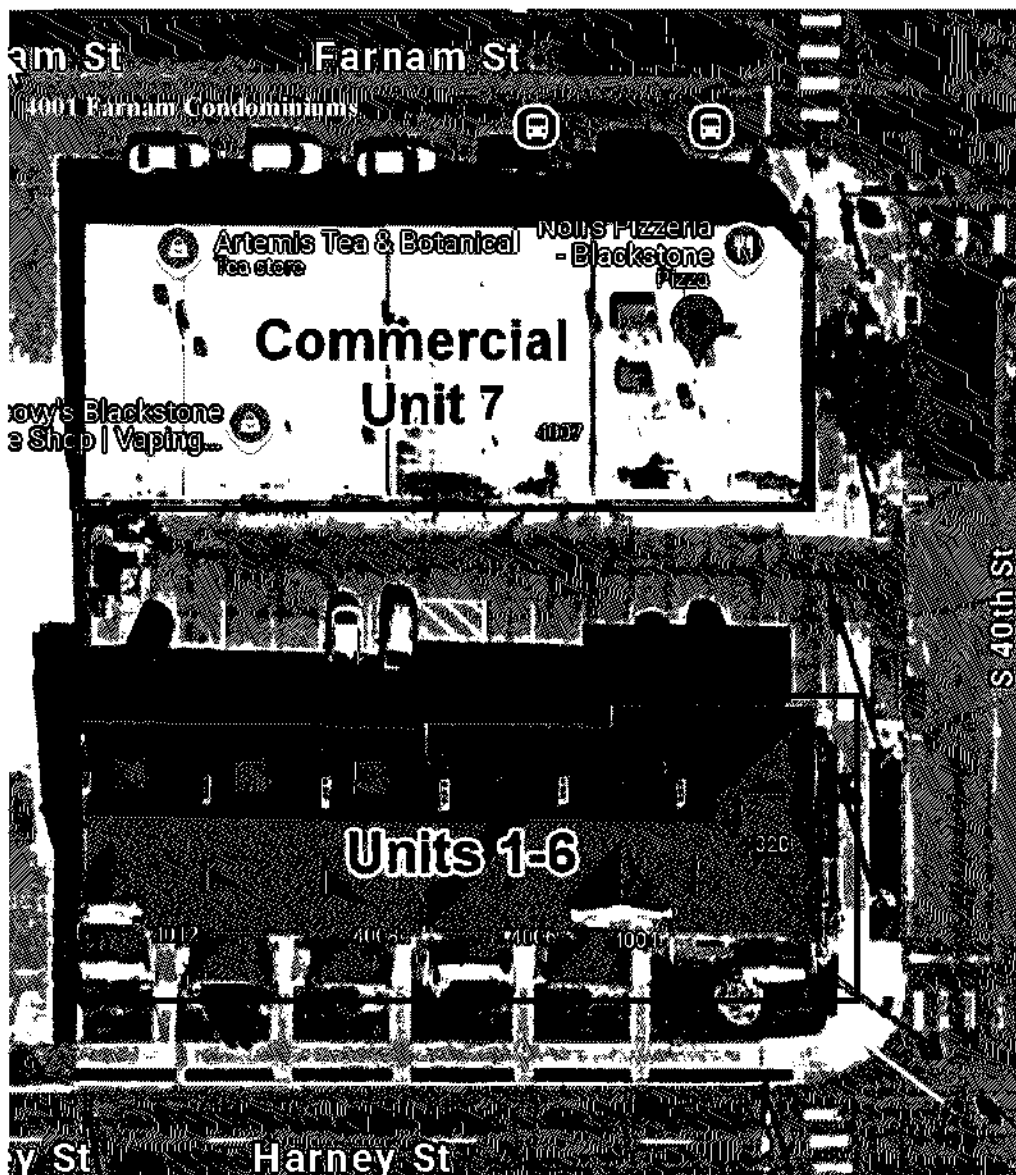


EXHIBIT C**PERCENTAGE OF UNIT OWNERSHIP
4001 Farnam Condominiums**Residential Ownership

<u>Unit No.</u>	<u>Square Feet</u>	<u>Allocated Interest</u>
1	2,774	9.45%
2	2,639	8.99%
3	2,639	8.99%
4	2,474	8.43%
5	2,711	9.24%
6	2,739	9.33%

Commercial Ownership

<u>7</u>	<u>13,376.50</u>	<u>45.57%</u>
Total	29,352.50	100.00%