

15324

AMENDMENT TO  
77 BUSINESS CENTER CONDOMINIUM PROPERTY REGIME  
MASTER DEED AND DECLARATION

THIS AMENDMENT to the Master Deed and Declaration of 77 BUSINESS CENTER CONDOMINIUM PROPERTY REGIME is made this 27th day of June, 1984, by 77 Business Center Partnership, a Nebraska general partnership, the "Declarant" under the original Master Deed and Declaration previously made and entered into on the 30th day of December, 1983.

WHEREAS, on or about December 30, 1983, 77 Business Center Partnership, made, executed, and recorded, the Master Deed and Declaration of 77 Business Center Condominium Property Regime, as the Declarant thereof; and

WHEREAS, the Declarant reserved certain rights under the original Master Deed and Declaration and Declarant does now wish to modify certain of those reserved rights by this Amendment;

NOW THEREFORE, 77 Business Center Partnership, does hereby modify and amend the 77 Business Center Condominium Property Regime, as follows:

1. The property involved in the 77 Business Center Condominium Property Regime was previously described as Lot 4, Block 3, Lincoln Industrial Park, an addition to the City of Lincoln, Lancaster County, Nebraska.

2. In paragraph "C. The Buildings", on page 1, in the third sentence thereof, Declarant reserved the right to create 24 additional units. By this Amendment, the number of additional units which the Declarant reserves the right to create is reduced to 18.

3. At paragraph "H. Reserved Development Rights of Declarant", Declarant again reserved the right, in the first sentence thereof, to construct up to 24 additional units. By this Amendment, the number of additional units which the Declarant reserves the right to construct is reduced from 24 to 18. In addition, there shall be added to "H. (1)" a sentence to read: "The total floor area of all units shall not exceed 28,000 square feet, regardless of whether such floor area is located in Building A, Building B, or Building C.


4. There is attached to this Amendment, a new Exhibit B and a new Exhibit C. The new Exhibit B adds a limited common element to the west side of Building A. The new Exhibit C indicates a reduced size of Building B, and a change of location of Building C. Buildings B and C remain designated as an improvement which "need not be built". Exhibit C, which is attached hereto and made a part hereof, as amended, is in full

15324

substitution and replacement of the Exhibit C filed with the original Master Deed and Declaration of 77 Business Center Condominium Regime.

5. All other terms, conditions, restrictions, covenants, easements, not inconsistent herewith, as set forth in the Master Deed and Declaration filed on or about December 30, 1983, shall remain in full force and effect.

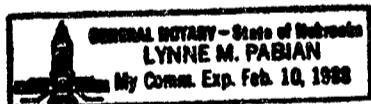
77 BUSINESS CENTER PARTNERSHIP,  
A Nebraska General Partnership,  
Declarant,

By:   
Robert E. Peterson  
General Partner

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF LANCASTER )

On this 27th day of June, 1984, before me, the undersigned, a Notary Public, personally came Robert E. Peterson, general partner of 77 Business Center Partnership, to me personally known to be a general partner and the identical person whose name is affixed to the above instrument, and acknowledged the execution thereof to be his voluntary act and deed as such partner and the voluntary act and deed of the said Partnership.

WITNESS my hand and Notarial Seal at Lincoln Ne.  
in said County the day and year last above written.



Lynne M. Fabian  
Notary Public

15324

14TH STREET (U.S. HIGHWAY No. 77) No Access  
150'-0"

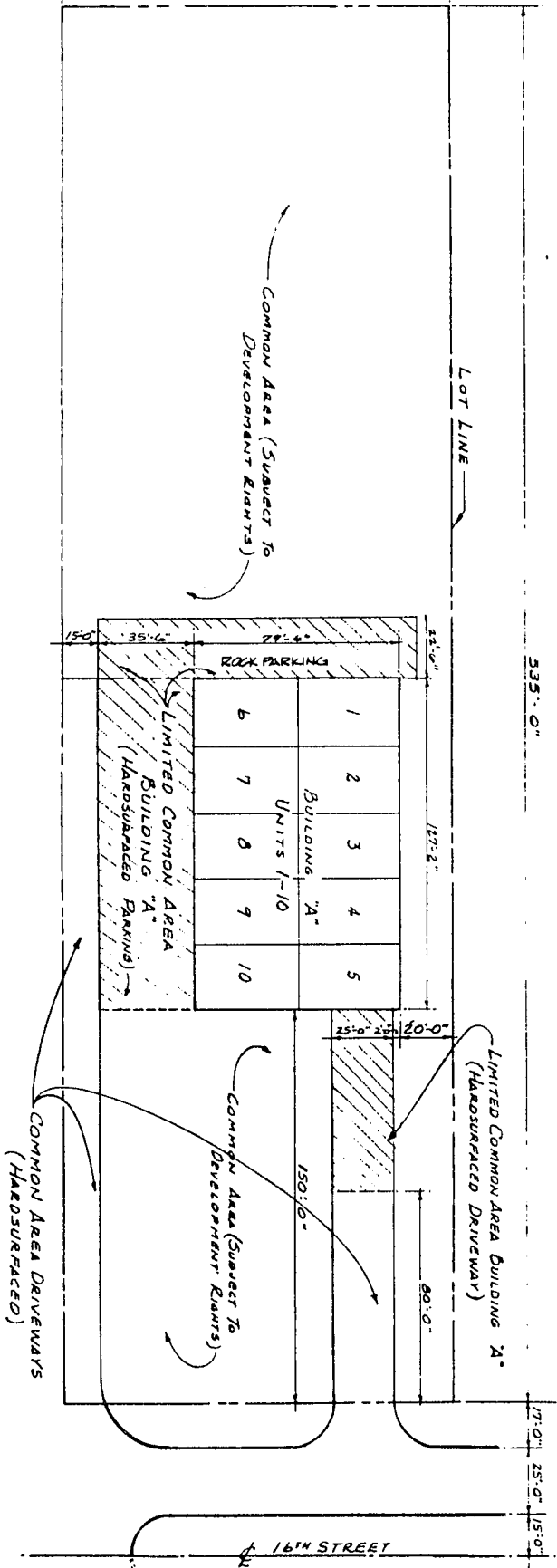
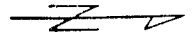


EXHIBIT 'B'  
LOT 4, BLOCK 3, LINCOLN INDUSTRIAL PARK



14TH STREET (U.S. HIGHWAY NO 97) No Access  
150'-0"

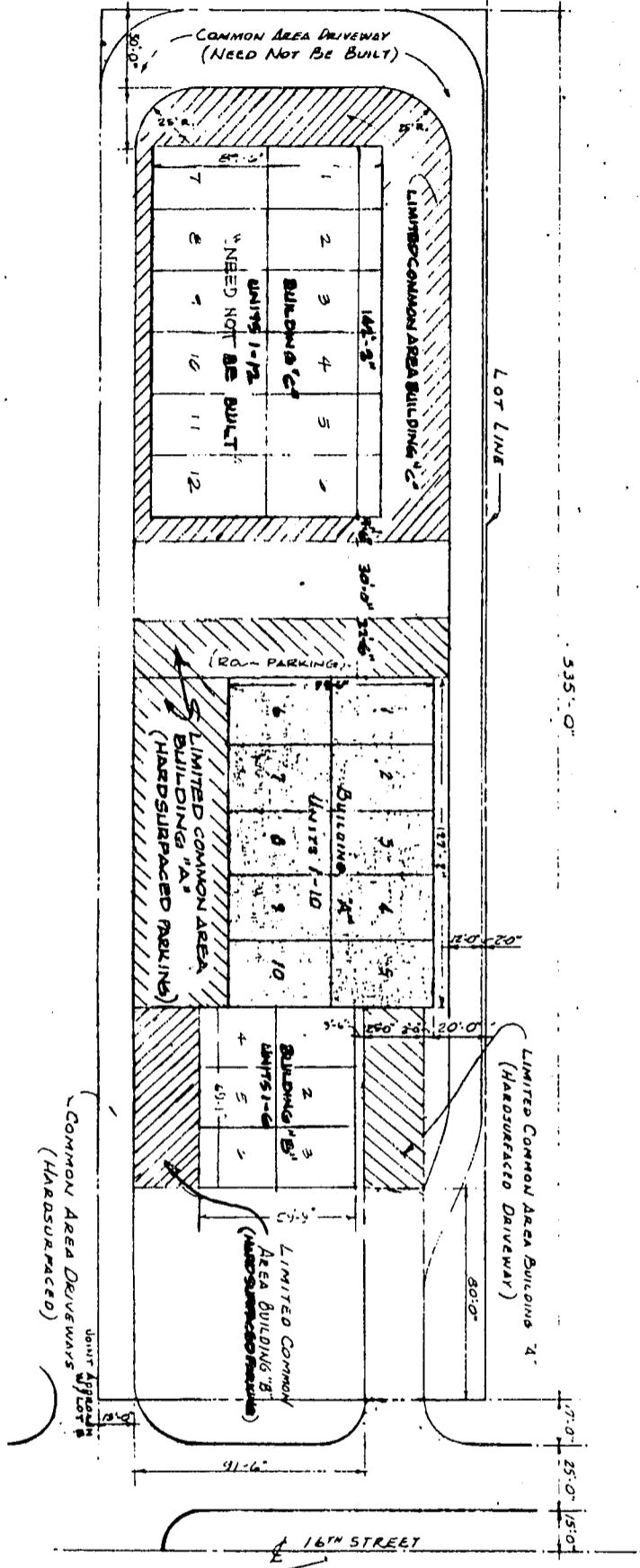
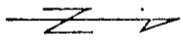


EXHIBIT "C"  
LOT 4, BLOCK 3, LINCOLN INDUSTRIAL PARK



preferred homes by  
**peterson**  
construction company  
Lincoln Nebraska

SCALE 1" = 20'-0" AS DRAWN  
DATE 12-50-63  
AREA  
REV

SHEET NO. JOB NO.



INDEXED  
MICRO-FILMED  
GENERAL  
40-397  
MSC

LANDS DEPARTMENT  
REGISTER OF DEEDS

1984 JUN 28 AM 9:05

\$20.50

FILED FOR RECORD AS

INST. NO. 04-15321