

21158

AMENDED
MASTER DEED AND DECLARATION

THIS AMENDED MASTER DEED AND DECLARATION (herein "Declaration") is made this 15th day of June, 1987, by DAVID K. STANCZYK and JUDY L. STANCZYK, Husband and Wife, and CAPITAL GROWTH III LIMITED PARTNERSHIP, a Nebraska Limited Partnership, herein called "Declarant" for themselves, their successors, grantees and assigns,

WITNESSETH:

1. Declaration of Purpose. The purpose of this Amended Master Deed is to declare the desire of the Declarant to submit the lands herein described and the improvements thereon but subject to all easements, rights and appurtenances belonging thereto to the condominium form of ownership and use in the manner provided by Section 76-801 et. seq., R.R.S. 1943, as amended (herein called "Condominium Act"), and the name by which this Condominium is to be identified is South XXV Condominium Property Regime, sometimes referred to herein as the "property" or "project", for the reason that a previous Master Deed filed as Instrument No. 83-27489 was filed by R.L.M. Co., which was in error and the Grantor therein should have been the Grantors herein.

2. Description of Land. The lands owned by the Declarant which are hereby submitted to the condominium regime are described as:

Lot Four (4), Block Two (2), Muir's Addition
to J. O. Youngs East Lincoln, in Section Twenty-
Five (25), Township Ten (10) North, Range Six (6)
East of the 6th P.M., Lancaster County, Nebraska.

3. Definitions. The definitions set forth in Section 76-802, R.R.S. 1943 shall govern this Amended Master Deed, the attached plans, and By-Laws, except that as used herein "unit" shall also mean "apartment" and "owner" shall also mean "co-owner".

4. Description of Building. The condominium improvement consists of a two story building containing five apartment units and two garages.

5. Value, Designations, Percentages and Description of Units. The total value of the South XXV Condominium Property Regime, the percentage interest in expenses, including taxes, of and rights in the common elements, the designation and approximate location of each unit, and immediate common area to which it has access, and its proportionate interest in the common area and facilities, and the voting rights in the Association appurtenant thereto are set forth in Exhibit "A" attached hereto and made a part hereof by this reference.

6. Dimensions of Units. Each unit consists of that part of the building containing the unit which lies within the boundaries of the unit exclusive of interior load-bearing walls and pillars, any pipes, wires, conduits, ducts, vents and any other utility or service lines which are utilized for or serve more than one condominium unit. The horizontal and vertical boundaries of each unit shall be from the top of the floor joists to the bottom of the ceiling joists and from the inside edge of the wall studs in an area as more specifically defined on the condominium map attached hereto marked Exhibit "B" and by reference made a part hereof. Any unit having a door, window or other opening in any exterior wall shall include only the unfurnished surface of such opening in its closed position.

7. Nature and Incidents of Unit Ownership.

(a) Interior of Units. Each owner shall have the exclusive right to paint, repaint, tile, wax, paper, carpet, or otherwise decorate the interior surfaces of the walls, ceilings, floors, and doors forming the boundaries of his unit and the surfaces of all walls, ceilings, floors and doors within such boundaries.

(b) Incidental Unit Ownership. Each unit shall include the heating and air conditioning systems serving each unit and the electrical, plumbing and utility service of each unit from the unit to the point where two or more units are served by such system.

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(c) Maintenance of Units and Limited Common Area. Each owner shall keep the interior of his unit, and the interior portion of any limited common area assigned to such unit, including without limitation, interior walls, windows, ceilings, floors, and permanent fixtures and appurtenances thereto, in a clean and sanitary condition and in a state of good repair. In the event that any such unit should develop an unsanitary or unclean condition or fall into a state of disrepair, and in the event that the owner of such unit should fail to correct such condition or state of disrepair promptly following written notice from the Association, the Association shall have the right, at the expense of the owner and without liability to the owner for trespass or otherwise, to enter said unit and correct or eliminate said unsanitary or unclean condition or state of disrepair. Notice will be given as set forth in the By-Laws.

(d) No Partition. The common elements shall be owned in common by all of the owners, and no owner may bring any action for partition thereof.

(e) Separate Mortgages by Owners. Each owner shall have the right to mortgage or otherwise encumber his unit. However, no owner shall attempt to or shall have the right to mortgage or otherwise encumber the common elements or any part thereof except the undivided interest therein appurtenant to his unit. Any mortgage or other encumbrance shall be subordinate to all of the provisions of this Declaration, and in the event of foreclosure the provisions of this Declaration shall be binding upon any owner whose title is derived through the foreclosure by private power of sale, judicial foreclosure or otherwise.

(f) Mechanic's Liens. No labor performed or material furnished for use in connection with any unit with the consent or at the request of an owner or his agent or sub-contractor shall create any right to assert a mechanic's lien against the unit of any other owner not expressly consenting to or requesting the same or against any interest in the common elements, except as to the undivided interests therein appurtenant to the unit of the owner for whom such labor shall have been performed and such materials shall have been furnished.

8. Ownership of Common Elements. The undivided interest in the common elements appurtenant to each unit shall be as set forth in Exhibit "A" attached hereto and by this reference made a part hereof. The percentages appurtenant to each unit as shown in said Exhibit "A" shall have a permanent character and shall not be altered without the unanimous written consent of all co-owners expressed in an amendment to this Declaration duly recorded. Except as otherwise provided in this Declaration each owner shall be entitled to use the common elements other than the limited common elements, in any manner that does not hinder or encroach upon the rights of other owners and is not contrary to any Rules and Regulations promulgated by the Association.

9. Common Elements. The common elements consist of all parts of the property other than the units, including, without limitation, the limited common elements and the following:

(a) The leasehold on which the building is situated;

(b) All foundations, columns, girders, beams, supports, main walls, interior load-bearing walls, pillars, roots, stairs, stairways, and exits of the building.

(c) Central and appurtenant installations, for power, light and ventilation, and all pipes, wires, conduits, ducts, vents and other service and utility lines from the point where two or more units are served by such pipe, wire, conduit, duct, vent or other service or utility line;

(d) Tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;

(e) The sidewalk areas surrounding the building;

(f) Halls, corridors and foyers;

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- (g) Driveways and parking areas;
- (h) Patios and lawn areas;
- (i) Laundry room area;
- (j) All other items listed as such in Nebraska Condominium Property Act and located on the property;
- (k) All other spaces and facilities shown as common elements on said condominium map; and,
- (l) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use, except to the extent specifically included in the units; and,

Each owner of a unit may use the common elements in accordance with the purpose for which they were intended and as regulated by the Association without hindering or encroaching upon the lawful rights of the other owners, subject always to the exclusive use of the limited common elements as provided in this Declaration.

10. Limited Common Elements. It is agreed that the use of certain portions of the common elements shall be reserved for the use of certain units in the project. These limited common areas shall be specifically the garages which are for purposes of this conversion designated garages 1 and 3. Garage 1 shall be a limited common element of unit 1, and garage 3 shall be a limited common element of unit 3 in the Condominium Property Regime.

11. Easements.

(a) Easements for Encroachments. If any part of the common elements encroaches or shall hereafter encroach upon a unit, or if any unit now encroaches upon any other unit, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a unit encroaches or shall hereafter encroach upon the common elements, upon an adjoining unit, an easement for such encroachment and for the maintenance of the same shall and does exist. Such encroachment shall not be considered to be encumbrances either on the common elements or the units. Encroachments referred to herein include, but are not limited to, any error in the condominium map attached hereto or by changes in position caused by repair or reconstruction of the building or any part thereof.

(b) Easements for Maintenance, Cleaning and Repair. Some of the common elements are or may be located within the units or may be conveniently accessible only through the units. The Association shall have the irrevocable right to have access to each unit and to all common elements from time to time during such reasonable hours as may be necessary for the maintenance, cleaning, repair or replacement of any common elements located therein or accessible therefrom or for making emergency repairs at any time therein necessary to prevent damage to the common elements or to a unit. In addition, the Association or its agents may enter any unit when necessary in connection with any cleaning, maintenance, repair, replacement, landscaping or construction for which the Association is responsible. Such entry shall be made with as little inconvenience to the owners as practicable, and any damage caused thereby shall be repaired by the Association.

(c) Right to Ingress, Egress and Support. Each owner shall have the right to ingress and egress over, upon and across the common elements as necessary for access to his unit, and shall have the right to the horizontal, vertical and lateral support of his unit.

(d) Association's Right to Use Common Elements. The Association shall have an easement to make such use of common elements as may be necessary or convenient to perform the duties and functions that it is obligated or permitted to perform pursuant to this Declaration, including without limitation, the right to construct and maintain in the common elements, other than limited common elements, facilities for use by owners generally or by the Association and its agents exclusively.

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(e) Easements Deemed Created. All conveyances of units within the building hereafter made, whether by Declarant or otherwise, shall be construed to grant and reserve such reciprocal easements as are provided herein, even though no specific reference to such easements appears in any such conveyance.

12. Additional Restrictions on Use and Occupancy.

(a) No owner of a unit shall do, or suffer or permit to be done, anything in any unit which would impair the soundness or safety of the property, or which would increase the rate or result in the cancellation of insurance applicable to the property, or which would be noxious or offensive or an interference with the peaceful possession and proper use of other units, or which would require any alteration of or addition to any of the common elements to be in compliance with any applicable law or regulation, or which would otherwise be in violation of any statute, rule, regulation, permit or other validly imposed requirement of any governmental body.

(b) No owner shall, without written approval and consent of the Board of Administrators of the Association, violate the Rules and Regulations for the use of the units, common elements or other parts of the project, which may be adopted from time to time by the Association.

(c) Each owner shall promptly report to the Board of Administrators any defect or need for repairs which is the responsibility of the Association.

13. The Association.

(a) South XXV Condominium Property Regime, (herein "Association"), a Nebraska non-profit corporation, has been incorporated to provide for the management of the project.

(b) For purposes of determining membership in the Association, the term owner shall mean the person, firm, corporation, partnership, association, trust or legal entity, or any combination thereof who owns a unit within the Regime. Each owner shall be entitled and required to be a member of the Association; membership shall begin immediately and automatically upon becoming an owner and shall terminate immediately and automatically upon ceasing to be an owner. If title to a unit is held by more than one person, the membership appurtenant to that unit shall be shared by all such persons in the same proportionate interests and by the same type of tenancy in which title to the unit is held. An owner shall be entitled to one membership for each unit owned by him. Each membership shall be appurtenant to the unit to which it relates and shall be transferred automatically by conveyance of that unit. Ownership cannot be separated from membership in the Association appurtenant thereto, tenant thereto, and a transfer, encumbrance, gift, devise, bequest or other conveyance of a unit shall be construed to be a transfer, encumbrance, gift, devise, bequest or other conveyance, respectively, of the owner's membership in the Association and the rights appurtenant thereto.

(c) The number of votes appurtenant to each respective unit shall be as shown in Exhibit "A" attached hereto. The number of votes appurtenant to each unit as shown in said Exhibit "A" shall have a permanent character and shall not be altered without the written consent of all owners expressed in an amendment to this Declaration duly recorded.

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14. Certain Rights and Obligations of the Association.

(a) The Common Elements. The Association subject to the rights and duties of the owners as set forth in this Declaration, shall be responsible for the exclusive management and control of the common elements and all improvements thereon, and shall keep the same in a good, clean, attractive, safe and sanitary condition, order and repair; provided, however, that each owner of a unit shall keep the limited common elements, if any, appurtenant to his unit in a good, lean, safe, sanitary and attractive condition. The Association shall be responsible for the maintenance and repair of the exterior of South XXV and grounds. The Association shall also be responsible for maintenance, repair, and replacement of common elements within South XXV, including, but not by way of limitation, hallways, utility lines, improvements or other material located within or used in connection with the common elements. All goods and services procured by the Association in performing its responsibilities shall be paid for with funds from the owners' assessments as herein provided.

(b) Miscellaneous Goods and Services. The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the project, whether such personnel are furnished or employed directly by the Association or by any person or entity with whom or which it contracts. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the project or the enforcement of this Declaration. The Association may acquire and pay for water, sewer, garbage collection, electrical, gas and other necessary utility services for the common elements and the units to the extent not separately metered, and insurance, bonds and other goods and services common to the apartments.

(c) Rules and Regulations. The Association may make reasonable Rules and Regulations governing the use of the units and common elements, which Rules and Regulations shall be consistent with the rights and duties established in this Declaration. The Association may take judicial action against any owner to enforce compliance with such Rules and Regulations or other obligations or owner arising hereunder, or to obtain damages for noncompliance, all to the fullest extent permitted by law.

(d) Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration or by law, and every other right or privilege reasonably implied from the existence of any right or privilege given to it herein or reasonably necessary to effectuate any such right or privilege.

(e) Limitation on Association's Liability. The Association shall not be liable for any failure of water service or other service to be obtained and paid for by the Association hereunder, or for injury or damage to person or property caused by the elements or by another owner or person in the project, or resulting from electricity, water, rain, snow or ice which may leak or flow from outside or from any parts of South XXV, or from any of its pipes, drains, conduits, appliances or equipment, or from any other place, unless caused by the gross negligence of the Association. No diminution or abatement of any assessments under this Declaration shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs, maintenance or improvements to the project or any part thereof, or from any action taken to comply with any law, ordinance or orders of a governmental agency.

15. Assessments.

(a) Each owner, including Declarant, by acceptance of conveyance and transfer, covenants with the Association and with each other owner to pay all assessments provided for herein or in the By-Laws attached hereto. Such assessments shall provide for the payment of expenses arising out of or connected with the maintenance and operation of the common elements and utility services and other

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common items to the units. Expenses may include: expenses of management; taxes and special assessments unless or until units are separately assessed; premiums for insurance required or permitted to be carried by the Association; repairs and maintenance; wages; utility charges; legal and accounting fees; creation of reasonable contingency or reserve funds; and any other expenses which may be incurred by the Association for the benefit of all the owners or by reason of this Amended Master Deed or Declaration.

(b) In addition to other assessments authorized herein or in the By-Laws, the Association may levy against any owner an assessment for the purpose of paying the cost of repairing, cleaning or otherwise correcting any damage to apartments or common elements caused by intentional or negligent acts or omissions of any owner or his family, guests, invitees or licensees, and which are not otherwise covered by insurance carried by the Association.

(c) Failure of the Association to timely fix or give notice of the assessments shall not be deemed a waiver or modification in any respect of this Amended Master Deed or a release of the owner from the obligation to pay assessments or any installment thereof for the current or subsequent year.

16. Insurance. The Association shall obtain and keep in full force and effect the insurance coverage as required in the By-Laws. The following provisions relating to insurance shall also apply to the Association:

(a) The provisions of the By-Laws shall not be construed as limiting the power or authority of the Association to obtain and maintain insurance in such amounts, and covering such risks and hazards, as the Association shall deem appropriate from time to time.

(b) All policies of insurance, where applicable, shall:

1. Name the Association, the owners of the units, and any mortgagee of the project, or of any unit as their interests may appear.
2. Provide for a certificate of coverage for each owner.
3. Provide for ten days' notice prior to cancellation.
4. Eliminate any rights or contribution with insurance purchased by owners or their mortgagees.
5. Provide for waiver of subrogation as to any claims against the Association or owners and their respective servants, agents and guests.

17. Consequences of Condemnation. If at any time or times during the continuance of condominium ownership pursuant to this Declaration, all or any part of the project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply:

(a) Proceeds. All compensation, damages or other proceeds therefrom the sum of which is hereinafter called the "condemnation award", shall be payable to the Association.

(b) Complete Taking or Partial Taking. In the event that the project or any part hereof is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership hereunder shall not terminate. Each owner shall be entitled to a share of the condemnation award to be determined in the following manner: As soon as practicable, the Association shall, reasonably and in good faith, allocate the condemnation award between compensation, severance damages, or other proceeds, and shall apportion the amounts so allocated among and pay the same to the owners as follows:

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1. The total amount allocated to taking or of injury to the common elements shall be apportioned among all owners in proportion to their respective undivided interest in the common elements.

2. The total amount allocated to severance damages shall be apportioned to those units which were not taken or condemned.

3. The respective amounts allocated to the taking of or injury to a particular unit shall be apportioned to the particular unit involved.

4. The total amount allocated to consequential damages or any other takings or injuries shall be apportioned as the Association determines to be equitable in the circumstances. If an allocation of the condemnation award is already established in negotiation, judicial decree, or otherwise, then in allocating the condemnation award the Association shall employ such allocation to the extent it is relevant and applicable.

5. Distribution of apportioned proceeds shall be made by checks payable jointly to the respective owners and their respective mortgagees, as applicable.

(c) Reorganization. In the event a partial taking results in the taking of a complete unit, the owner thereof automatically shall cease to be a member of the Association. Thereafter the Association shall reallocate the ownership, voting rights and assessment ratio in accordance with the Condominium Act.

(d) Reconstruction and Repair. Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in the By-Laws for damage or destruction of the project, or any part thereof.

18. Registration of Mailing Address. Each owner shall register from time to time with the Association his current mailing address and all notices or demands intended to be served upon any owner may be sent by first class U. S. mail, postage prepaid, addressed to the name of the owners at such registered mailing address, or, if no address has been registered, to the apartment of such owner. All notices or demands intended to be served upon the Association may be sent by first class U. S. mail, postage prepaid, addressed to the Association at the office of its registered agent, or to such other address as the Association may hereafter furnish to the owners in writing. Any notice or demand referred to in this Declaration shall be deemed given when deposited in the U. S. mail in the form provided for in this paragraph.

19. Audit. Any owner may at any reasonable time, upon appointment; and at his own expense cause an audit or inspection to be made of the books and records maintained by the Association.

20. Interpretation.

(a) Intent and Purpose. The provisions of this Declaration and any supplemental or amended declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of a condominium. Failure to enforce any provision, restriction, covenant or condition or of any other provisions, restrictions, covenants or conditions shall not be construed as a waiver of the right to enforce such provision, restriction, covenant or condition.

(b) Construction. The provisions of this Declaration shall be in addition and supplemental to the Condominium Act and to all other provisions of law. Wherever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The headings appearing at the beginning of the paragraphs of this Declaration are only for convenience of reference and are not intended to describe, interpret, define or otherwise affect the content, meaning or intent of this Declaration or any paragraph, sub-paragraph or provision hereof. The provisions hereof shall be deemed independent and severable, and the invalidity or partial

EXHIBIT "A"

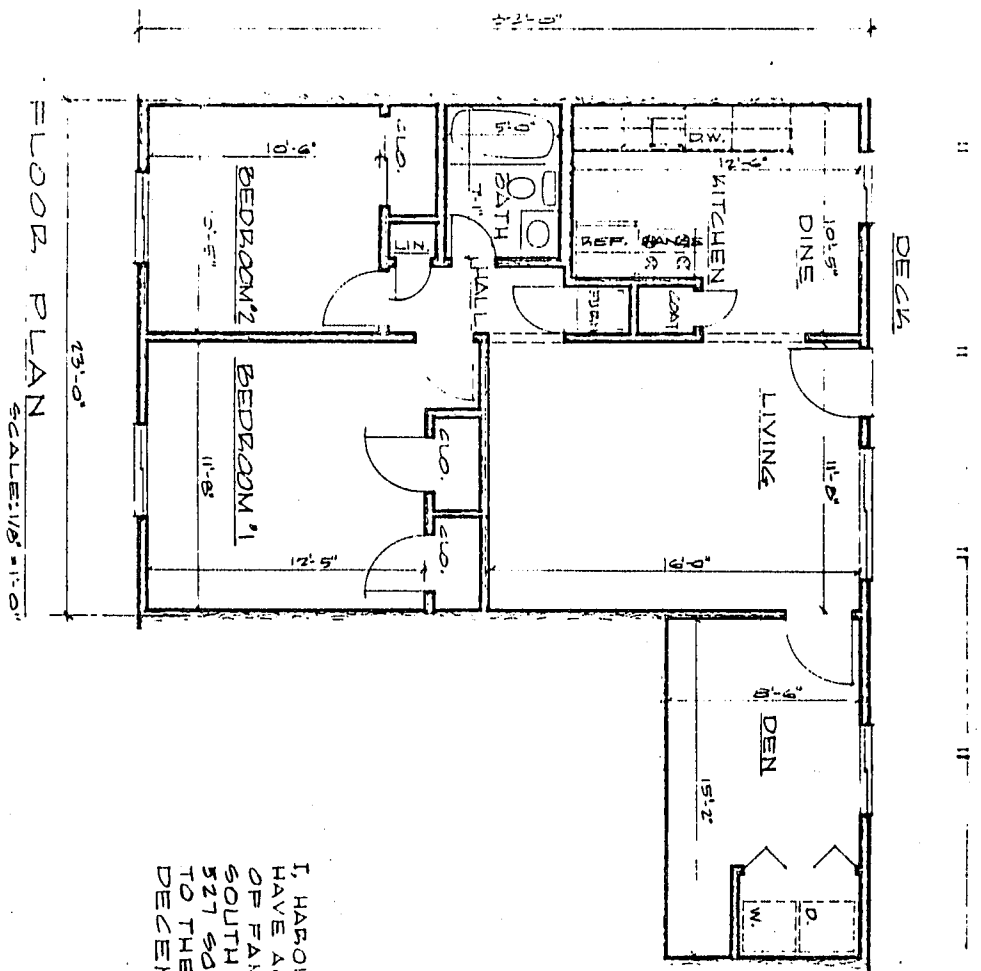
<u>Location (1)</u>	<u>Legal Description (2)</u>	<u>Rooms (3)</u>	<u>Square Feet (4)</u>	<u>Basic Value (5)</u>	<u>Percentage of Interest (5)</u>	<u>Percentage of (6) Voting Interest</u>
Unit 1, 527 South 25th Street	Unit 1, 527 South 25th Street, South XXV Condominium Property Regime	6	876	\$27,828.86	22.736%	22.736%
Unit 2, 527 South 25th Street	Unit 2, 527 South 25th Street, South XXV Condominium Property Regime	5	747	\$23,729.69	19.387%	19.387%
Unit 3, 527 South 25th Street	Unit 3, 527 South 25th Street, South XXV Condominium Property Regime	5	747	\$23,729.69	19.387%	19.387%
Unit 4, 527 South 25th Street	Unit 4, 527 South 25th Street, South XXV Condominium Property Regime	5	736	\$23,382.07	19.103%	19.103%
Unit 5, 527 South 25th Street	Unit 5, 527 South 25th Street, South XXV Condominium Property Regime	5	747	\$23,729.69	19.387%	19.387%
TOTAL			<u>3,853</u>	<u>\$122,400.00</u>	<u>(7) 100.00%</u>	<u>100.00%</u>

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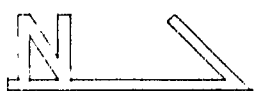
- (1) Refers to location of the Unit in South XXV Condominium Property Regime. Each unit having direct access to common element through front doors.
- (2) Legal description of Unit in South XXV Condominium Property Regime.
- (3) Rooms include livingroom, kitchen, 2 bedrooms and bath. Unit 1 includes livingroom, kitchen, 2 bedrooms, den and bath.
- (4) Square footage of Unit excludes common and limited common areas.
- (5) Percentage of interest of unit represents value of the individual Unit with relation to the value of the whole property as defined in Section 76-806 R.R.S. Neb. (Reissue 1943) as amended.
- (6) Percentage of voting interest is the weight accorded each unit owner's vote for purposes as set forth in the Condominium Property Act and the By-Laws of the South XXV Condominium Property Regime.
- (7) This figure represents the value of the property as a whole.

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EX B

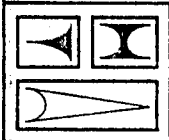


FLOOR PLAN SCALE: 1/8" = 1'-0"



I, HAROLD L. TOMPLIN, HEREBY CERTIFY THAT I HAVE ACCURATELY DRAWN THE FLOOR PLAN OF FAMILY UNIT NO. 1 DESCRIBED AS SOUTH XXV CONDOMINIUM PROPERTY REGIME, 527 SOUTH 25TH STREET, LINCOLN, NEBRASKA TO THE BEST OF MY KNOWLEDGE AS OF DECEMBER 19, 1983.

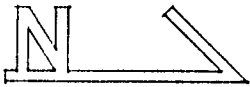
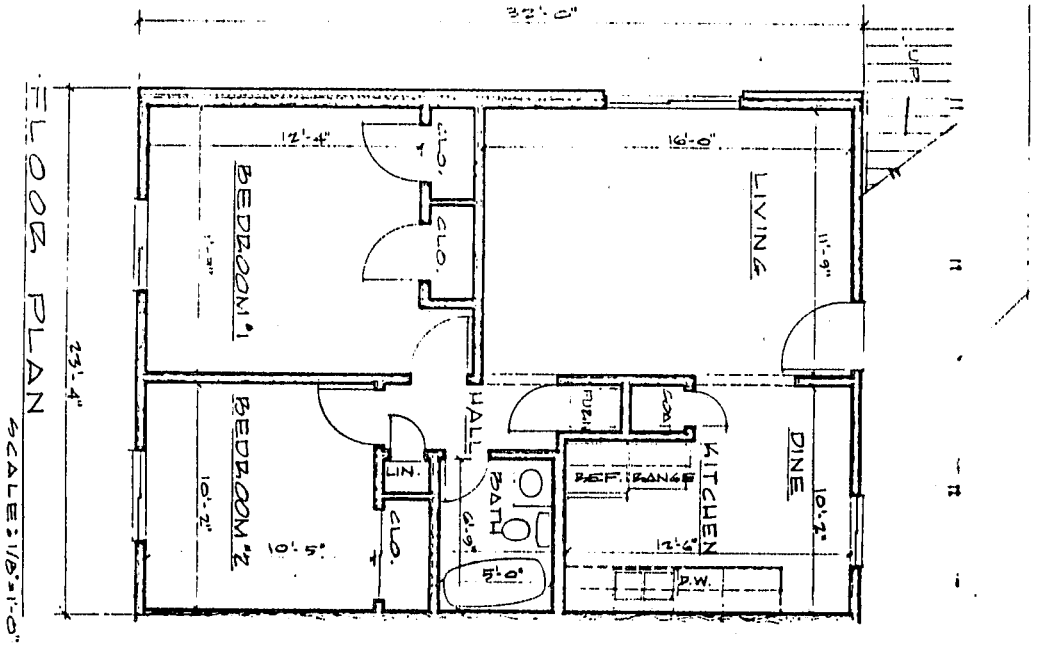
Harold L. Tomplin
ARCH. DESIGNER



FAMILY UNIT NO. 1
LIVING AREA 376 sq ft

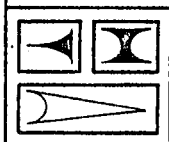
SOUTH XXV CONDOMINIUM
PROPERTY REGIME
LINCOLN, NEBRASKA

HAROLD TOMPLIN ASSOCIATES
P.O. BOX 4455
LINCOLN, NEBRASKA
PHONE: 331-4311



I, HAROLD L. TOMPKIN, HEREBY CERTIFY THAT I HAVE ACCURATELY DRAWN THE FLOOR PLAN OF FAMILY UNIT NO. 2 DESCRIBED AS SOUTH XXV CONDOMINIUM PROPERTY REGIME, 527 SOUTH 25TH STREET LINCOLN, NEBRASKA TO THE BEST OF MY KNOWLEDGE AS OF DECEMBER, 19, 1983.

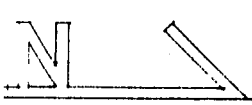
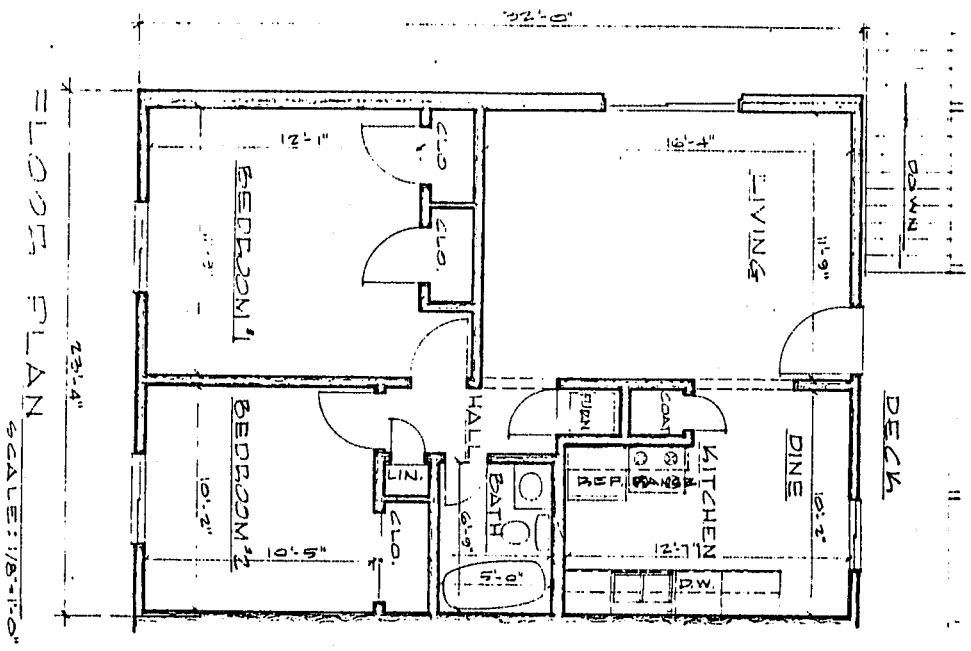
Harold L. Tompkin
 ARCH. DESIGNER



FAMILY UNIT NO. 2
 LIVING AREA 747^{sq}

SOUTH XXV CONDOMINIUM
 PROPERTY REGIME
 LINCOLN, NEBRASKA

HAROLD TOMPKIN ASSOCIATES
 P.O. BOX 4455
 LINCOLN, NEBRASKA
 PHONE: 441-4327



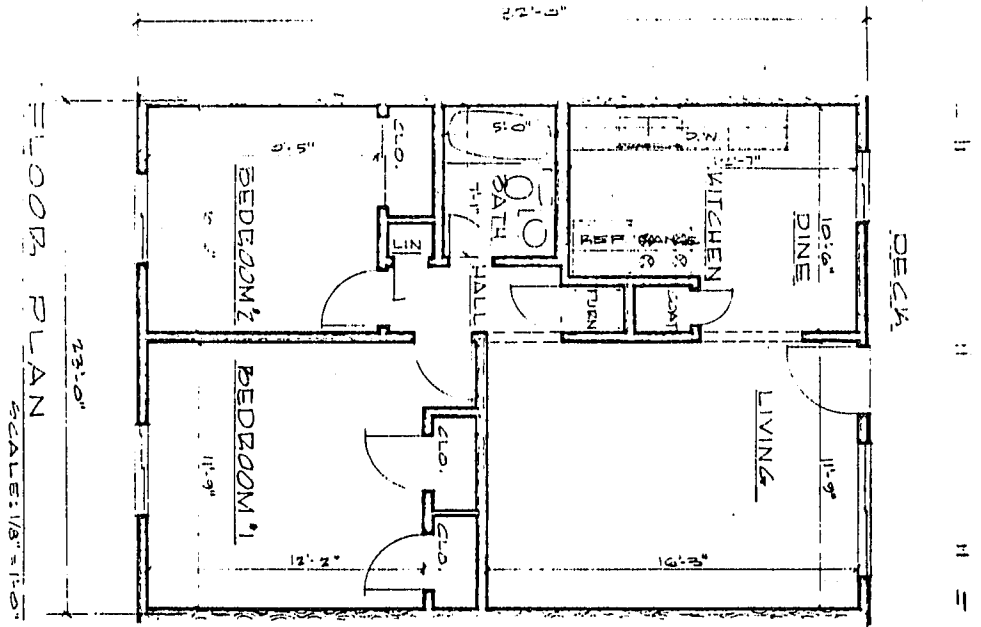
I, HAROLD L. TOMPIN, HEREBY CERTIFY THAT I HAVE ACCURATELY DRAWN THE FLOOR PLAN OF FAMILY UNIT NO. 3 DESCRIBED AS SOUTH XXV CONDOMINIUM PROPERTY REGIME, 527 SOUTH 25TH STREET, LINCOLN, NEBRASKA TO THE BEST OF MY KNOWLEDGE AND BELIEF. DECEMBER 19, 1983.

Harold L. Tompin
 ARCHITECT

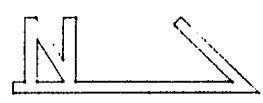
	FAMILY UNIT NO. 3 LIVING AREA 747 sq. ft.
	SOUTH XXV CONDOMINIUM PROPERTY REGIME
	LINCOLN, NEBRASKA
HAROLD TOMPIN ASSOCIATES P.O. BOX 4455 LINCOLN, NEBRASKA PHONE: 325-4921	

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EX D



FLOOR PLAN SCALE: 1/8" = 1'-0"



I, HAROLD L. TOMPKIN, HEREBY CERTIFY THAT I HAVE ACCURATELY DRAWN THE FLOOR PLAN OF FAMILY UNIT NO. 4 DESCRIBED AS SOUTH XXV CONDOMINIUM PROPERTY REGIME, 527 SOUTH 25TH STREET, LINCOLN, NEBRASKA TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 HAROLD L. Tompkin
 ARCHT. DESIGNED

FAMILY UNIT NO. 4
 LIVING AREA 730 SF
 SOUTH XXV CONDOMINIUM
 PROPERTY REGIME
 LINCOLN, NEBRASKA
 HAROLD TOMPKIN ASSOCIATES
 P.O. BOX 4455
 LINCOLN, NEBRASKA
 PHONE: 321-4221

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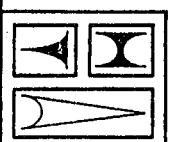
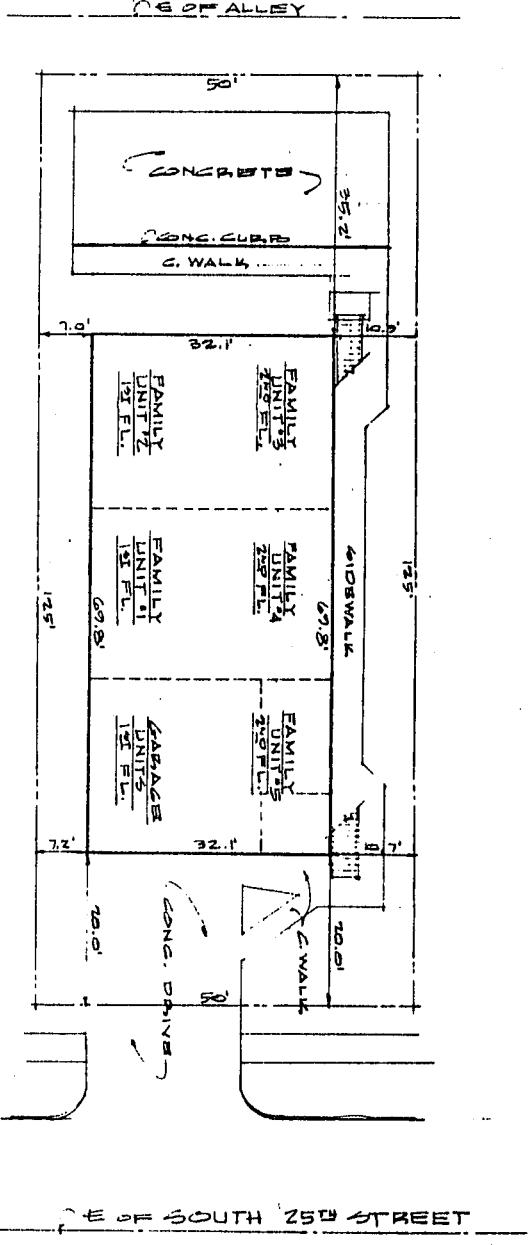
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I, HAROLD L. TOMPKIN, HEREBY CERTIFY THAT I HAVE ACCURATELY DRAWN THE SITE PLAN AS DESCRIBED ABOVE & SURVEYED BY LAND SURVEYOR KEZBY W. SIMONS, L.S. 333, OCTOBER 10, 1983 TO THE BEST OF MY KNOWLEDGE.

CERTIFICATE 19, 1983

Harold L. Tompkin
ARCH. DESIGNER

SITE PLAN

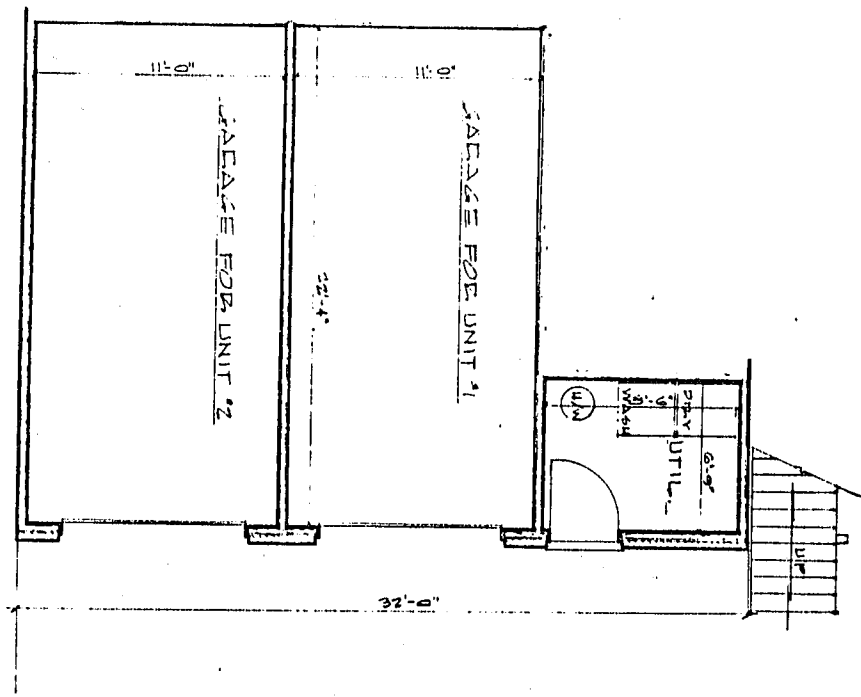


LAND AREA 6,2500'

SOUTH XXV CONDOMINIUM
PROPERTY REGIME
LINCOLN, NEBRASKA

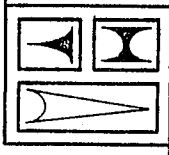
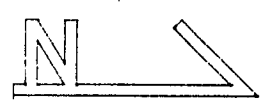
HAROLD TOMPKIN ASSOCIATES
P.O. BOX 4455
LINCOLN, NEBRASKA
PHONE: 451-1017

FLOOR PLAN OF GARAGES
SCALE: 1/8" = 1'-0"



I, HAROLD L. TOMPKIN, HEREBY CERTIFY THAT I HAVE ACCURATELY DRAWN THE FLOOR PLAN OF GARAGES & UTILITY ROOM DESCRIBED AS SOUTH XXV CONDOMINIUM PROPERTY REGIME, 527 SOUTH 25TH STREET, LINCOLN, NEBRASKA TO THE BEST OF MY KNOWLEDGE AND BELIEF ON DECEMBER, 19, 1983.

Harold L. Tompkin
ARCH. DESIGNER



SOUTH XXV CONDOMINIUM
PROPERTY REGIME
LINCOLN, NEBRASKA

HAROLD TOMPKIN ASSOCIATES
P.O. BOX 1455
LINCOLN, NEBRASKA
PHONE: 431-1111

BT7 d-4c

INDEXED
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40-357-21

LANCASTER COUNTY, NEBR.

Don Gallo
REGISTER OF DEEDS

1987 JUN 18 PM 3:52

ENTERED ON
NUMERICAL INDEX

INST. NO. 87 21158

8P 50