

42973

AMENDMENT TO THE SECOND AMENDED AND REVISED
MASTER DEED AND DECLARATION OF THE
UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME

This is an amendment to the Second Amended and Revised Master Deed filed as Instrument #86-12905 on May 8, 1986.

1. Paragraph 4 of the Master Deed shall be amended to change the number of residential apartments from 67 to 66 units. The next to last sentence in Paragraph 4 is amended to read as follows: "Floor two through ten consist of 66 residential apartments of various square footage as shown in Exhibit "C."
2. There have been modifications to some of the condominium units and common ways. Unit 303 is eliminated with 692 square feet added to Unit 304 and 329 square feet added to the common way for entrance and exit to the skywalk. Unit 606 has 818 square feet instead of 734 square feet. Units 807 and 1007 each have an additional 66 square feet from the common area and the common area has been reduced by 132 square feet. Exhibit A is therefore revised and amended in accordance with the new Exhibit A dated September 4, 1991, attached hereto and made a part hereof.

The Third, Sixth, Eighth, and Tenth Floor Plan of Exhibit C is revised and amended in accordance with the Third, Sixth, Eighth, and Tenth Floor Plan attached hereto and made a part hereof.

Unit No.

Owners Signature

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The undersigned Virgil A. Johnson, President of the University Towers Condominium Property Regime, hereby certifies that on the date of this certificate the above amendment to the Second Amended and Revised Master Deed and Declaration of the University Towers Condominium Property Regime was consented and agreed to by at least 75% of the Co-Owners. *

Dated December 10,, 1991.

* located on Lots 4, 5, & 6, Block 29, Lincoln Original, Lincoln, Lancaster County, Nebraska

Virgil A. Johnson
President of University Towers
Condominium Property Regime
Associates

Subscribed and sworn to before me this 10th day of December, 1991 by _____, President of University Towers Condominium Property Regime.



Linda K. Pieper
Notary Public

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REASONS FOR AMENDING MASTER DEED

- (1) The construction of the skywalk to the parking garage, which is scheduled to be completed this fall, necessitated eliminating Unit 303 for a hallway leading to the skywalk, and adding the balance of Unit 303 to Unit 304. This added 329 square feet to the common way;
- (2) Unit 606 has 818 square feet instead of 734 square feet;
- (3) We have added 66 square feet to each of Units 807 and 1007 from the end of the hallways on floors 8 and 10, and subtracted 132 square feet from the common area.

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Unit No.	Owners Signature
404	Christina Stewart
403	Dean Sells by Christ Stewart
808	Richard H. Seilman
701	Alexandra Johnson
707	J. Young
806	Bruce Raymer
710	L. L. Price
905	June C. Stevens
702	Lair P. Gram
604	Larry Price & Asso L. Price
605	Larry Price & Asso L. Price
606	Larry Price & Asso L. Price
607	Larry Price & Asso L. Price
608	Larry Price & Asso L. Price
FLOORS 11-12 & 13 UNIVERSITY CLUB	Larry Price & Asso L. Price 8 VOTES
STUART THEATRE	Larry Price & Asso L. Price 8 VOTES
1315 P St	Larry Price & Asso L. Price
1321 P St	Larry Price & Asso L. Price

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Unit No.

Owners Signature

910

Sharon M Bunge

408

Murray A Cooke

1001

Calvin D. Kyles

807

Zella Rosenberq

708

James L. Johnson

906

Robert Lloyd Jeffrey

705

Therese & Nora Small

503

Larry Price & Assn LCPrice

504

Larry Price & Assn LCPrice

505

Larry Price & Assn LCPrice

506

LCPrice

507

Larry Price & Assn LCPrice

703

Larry Price & Assn

706

Larry Price & Assn LCPrice

7

Unit No.

Owners Signature

1604

Ronald P. Lutton by H. Banton, Proxy

1007 1008 908

Thomas Clewley III 3 VOTES

508

Richard S. Hill

1006

Kenneth R. Bailey

1009

Pats & Davidson

1002

William R. Albert

144 No 137u

Thomas T. Wright

709

Rafael and Elizabeth J. Ellis

704

Virgil A. Johnson for Robert Hillman

810

Virgil A. Johnson

801

Larry Price & Asso L. Price

802

Larry Price & Asso L. Price

803

Larry Price & Asso L. Price

805

Larry Price & Asso L. Price

809

Larry Price & Asso L. Price

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PROXY

I give to VIRGIL JOHNSON the right to represent me and vote in my absence at the 1991 Annual Meeting of the University Towers Condominium Association.

Robert Gillan
Signed

704
Unit Number

JUN 21, 1991
Date

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PROXY

I give to Sam Davidson the right to represent me and vote in my absence at the 1991 Annual Meeting of the University Towers Condominium Association.

Signed Harold J. Lutton

1004
Unit Number

12 / 91
Date

10

PROXY

I give to Harriet Crossbart the right to represent me and vote in my absence at the 1991 Annual Meeting of the University Towers Condominium Association.

Dean B. Settle
Signed

403
Unit Number

11-29-91
Date

EXHIBIT A

UNIVERSITY TOWERS

128 North 13th Street
Lincoln, Nebraska

September 4, 1991

BUILDING TOTAL SQUARE FEET

203,320

BASEMENT (24,412 SF)

SF

SF

Theater

9,732

193,588

Commons

14,680

178,908

FIRST FLOOR (23,663 SF)

Theater

14,826

164,082

Commons

1,188

162,894

126 North 13th Street

1,995

160,899

130 North 13th Street

1,600

159,299

134 North 13th Street

830

158,469

144 North 13th Street

2,450

156,019

1315 P Street

387

155,632

1321 P Street

387

155,245

LOGE LEVEL (112 SF)

Doghouse

112

155,133

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SECOND FLOOR (18,482 SF)

Theater	9,944	145,189
Commons	3,060	142,129
203	762	141,367
204	1,130	140,237
205	1,266	138,971
207	1,183	137,788
208	1,137	136,651

THIRD FLOOR (15,013 SF)

Theater	6,215	130,436
Commons	3,298	127,138
304	1,914	125,224
305	1,266	123,958
307	1,183	122,775
308	1,137	121,638

FOURTH FLOOR (9,288 SF)

Theater	336	121,302
Commons	2,944	118,358
403	1,021	117,337
404	1,222	116,115
405	1,266	114,849
407	1,183	113,666
408	1,316	112,350

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FIFTH FLOOR (8,952 SF)

Commons	2,210	110,140
503	1,021	109,119
504	1,222	107,897
505	1,266	106,631
506	734	105,897
507	1,183	104,714
508	1,316	103,398

SIXTH FLOOR (8,952 SF)

Commons	2,126	101,272
603	1,021	100,251
604	1,222	99,029
605	1,266	97,763
606	818	96,945
607	1,183	95,762
608	1,316	94,446

SEVENTH FLOOR (15,212 SF)

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Commons	4,106	90,340
701	1,169	89,171
702	1,003	88,168
703	889	87,279
704	1,222	86,057
705	1,266	84,791
706	734	84,057
707	1,183	82,874
708	1,179	81,695
709	1,256	80,439
710	1,205	79,234

EIGHTH FLOOR (15,212 SF)

Commons	4,040	75,194
801	1,169	74,025
802	1,003	73,022
803	889	72,133
804	1,222	70,911
805	1,266	69,645
806	734	68,911
807	1,249	67,662
808	1,179	66,483
809	1,256	65,227
810	1,205	64,022

NINTH FLOOR (15,212 SF)

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Commons	4,108	59,916
901	1,169	58,747
902	1,003	57,744
903	889	56,855
904	1,222	55,633
905	1,266	54,367
906	734	53,633
907	1,183	52,450
908	1,179	51,271
909	1,256	50,015
910	1,205	48,810

TENTH FLOOR (15,315 SF)

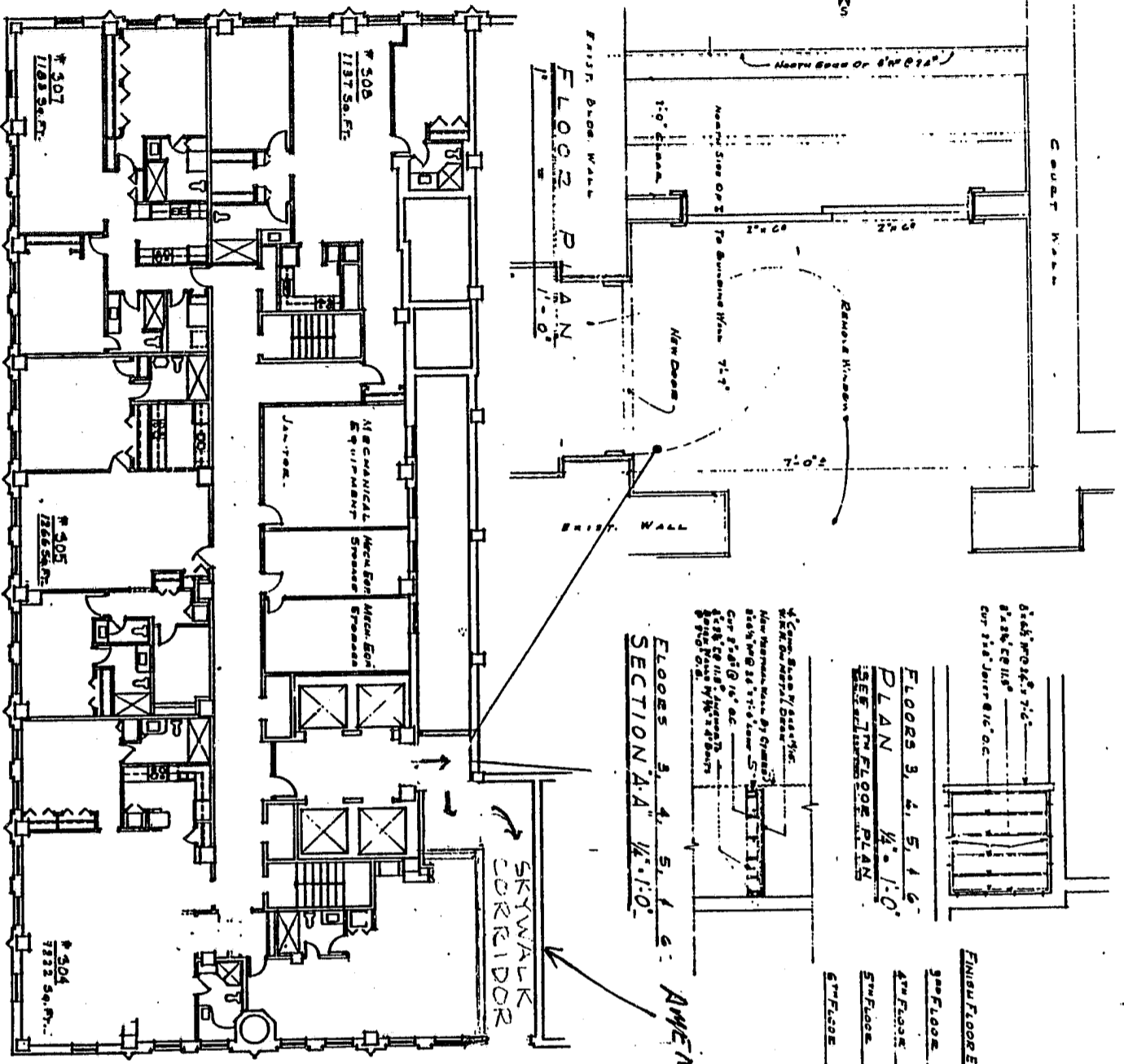
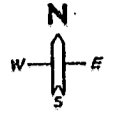
Commons	4,066	44,744
1001	1,169	43,575
1002	1,003	42,572
1003	889	41,683
1004	1,222	40,461
1005	1,266	39,195
1006	812	38,383
1007	1,249	37,134
1008	1,179	35,955
1009	1,256	34,699
1010	1,205	33,494

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ELEVENTH FLOOR	7,098	26,396
SKY LOUNGE	13,992	12,404
TWELFTH FLOOR	6,403	6,001
TWELFTH FLOOR MEZZANINE	1,839	4,162
PENTHOUSE	4,162	0

Note: This total does not include approximately 16,190 square feet that is available to the Stuart Theater but is not occupied at this time by the theater.

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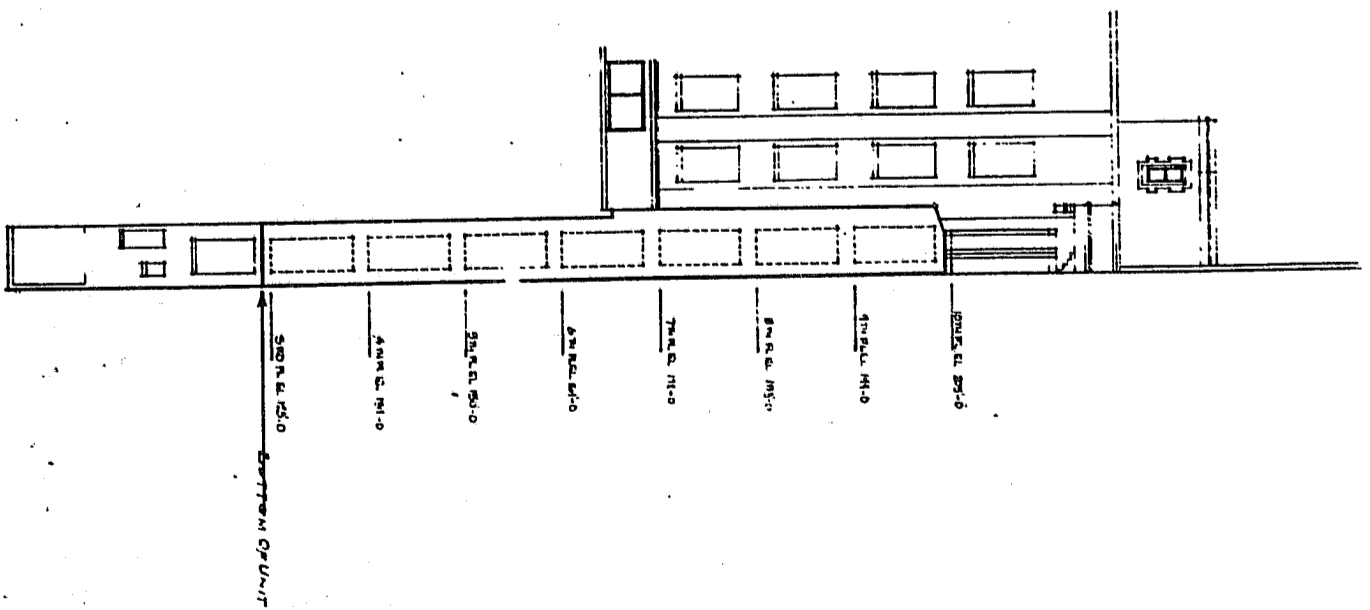
THIRD FLOOR PLAN

FINISH FLOOR ELEVATIONS

3rd Floor	127'-11 1/2"
4th Floor	136'-11 1/2"
5th Floor	145'-11 1/2"
6th Floor	154'-11 1/2"

SECTION A-A 1/4" = 1'-0"

FLOORS 3, 4, 5, 1 & 6 AMENDED



NORTH ELEVATION OF CORRIDOR EXTENSION 1/8" = 1'-0"

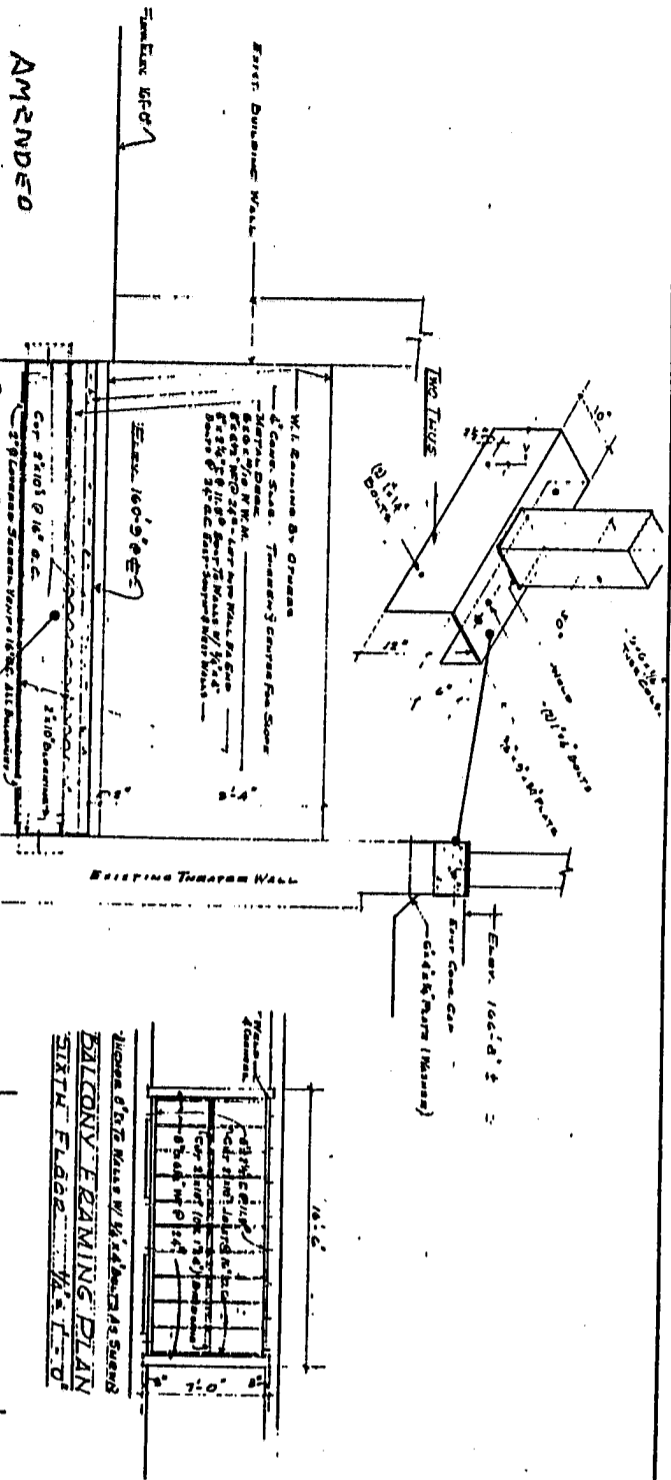
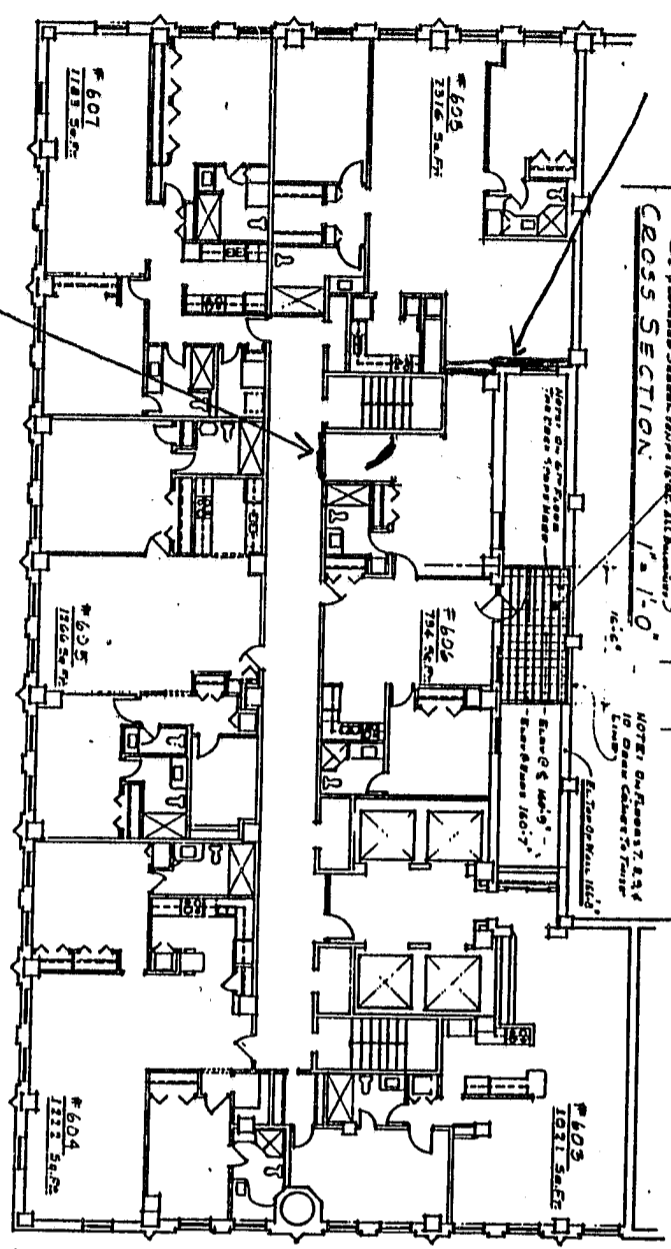
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UNIVERSITY TOWERS

ROBERT GIBB, ARCHITECT & ASSOCIATES
 ROBERT B. GIBB A.I.A.
 GEDIE S. GIBB A.I.T.

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AMENDED
SIXTH FLOOR PLAN



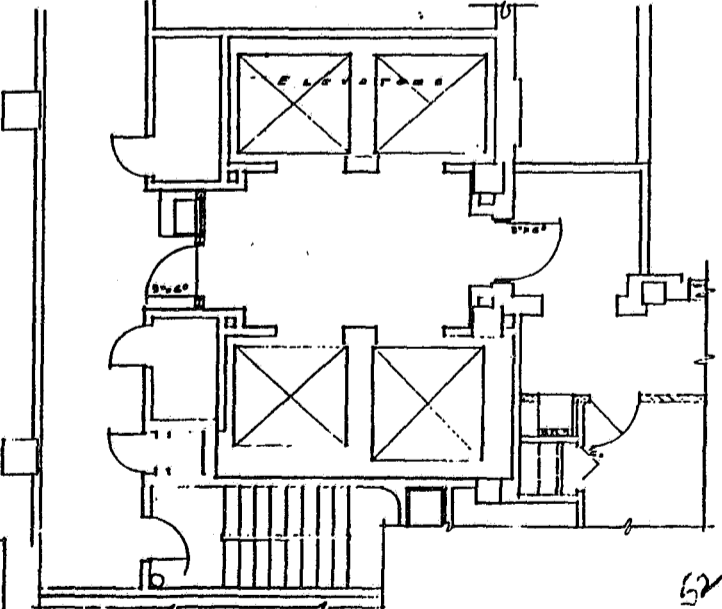
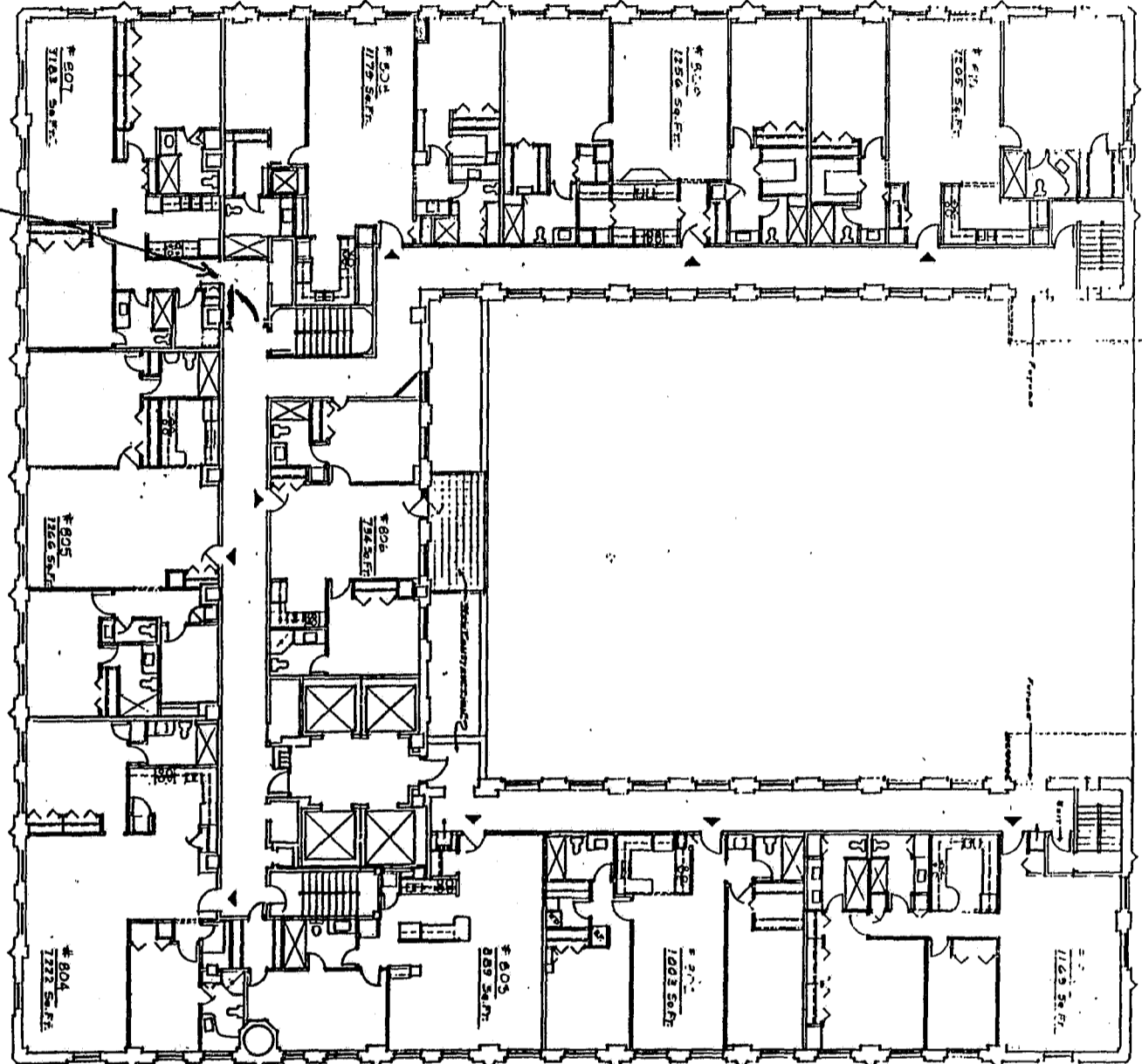
UNIVERSITY TOWERS

ROBERT GIBB, ARCHITECT & ASSOCIATES
 ROBERT D. GIBB A.I.A.
 CEDRIC S. GIBB A.I.T.

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AMENDED

EIGHTH FLOOR PLAN



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UNIVERSITY TOWERS

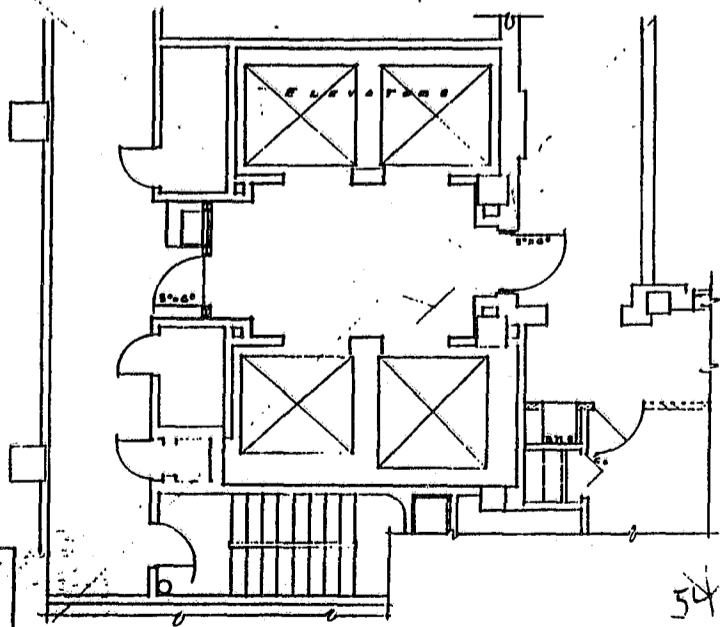
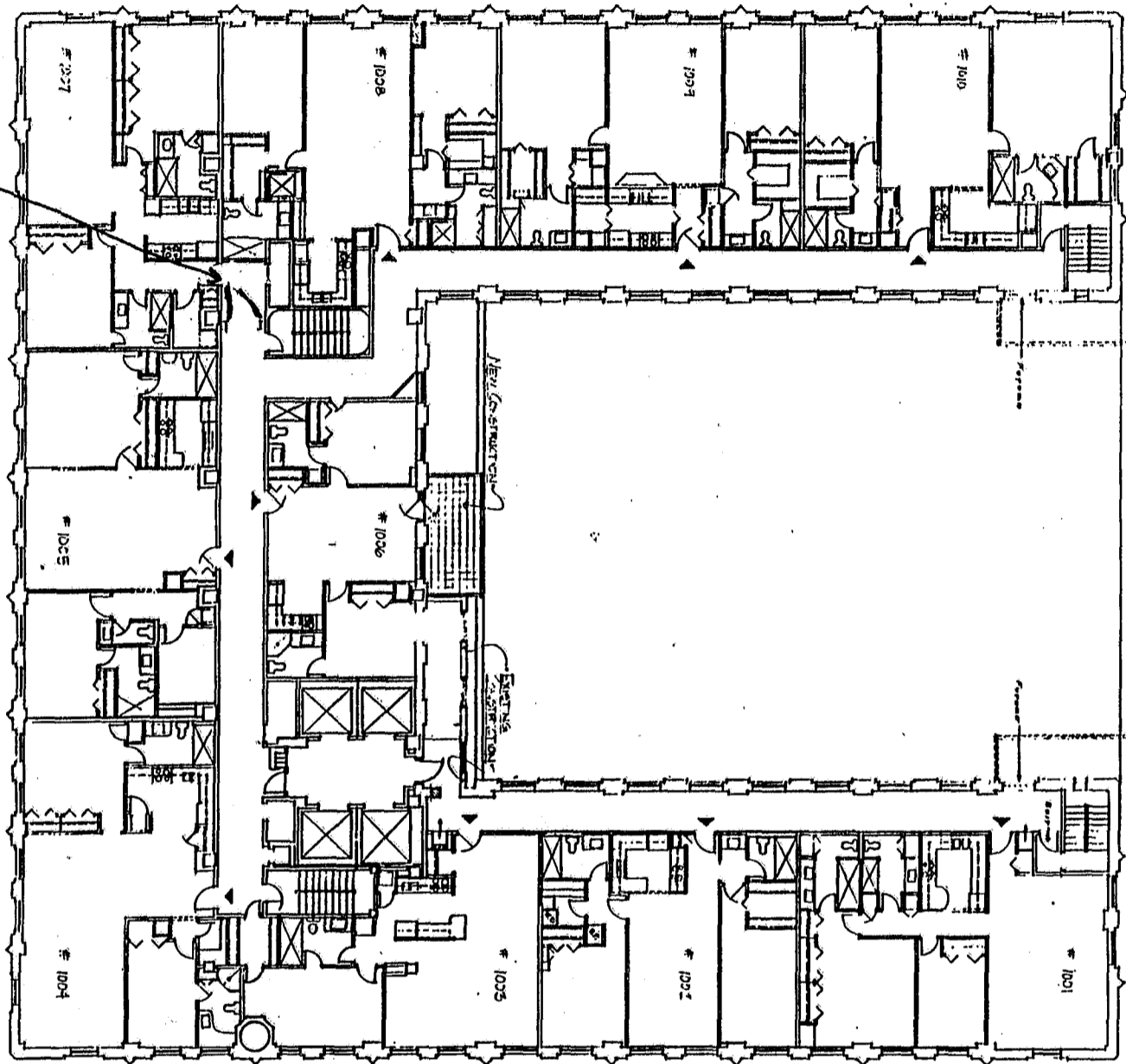
ROBERT GIBB, ARCHITECT
 & ASSOCIATES
 ROBERT D. GIBB A.I.A.
 GEORGE S. GIBB A.I.T.

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AMENDED

TENTH FLOOR PLAN



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UNIVERSITY TOWERS

ROBERT GIBB ARCHITECT
 & ASSOCIATES
 ROBERT B. GIBB A.I.A.
 CEDRIC S. GIBB A.I.T.

Rollin Bailey
 Suite 400 Cooper Plaza
 Lincoln Ne 68508
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BLOCK 10
 CODE UNV10
 CHECKED
 EXTENDED
 SAVED

LANCASTER COUNTY, NEB

Dan Nalte
 REGISTER OF DEEDS

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INST. NO. 91 42973

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