

\$4900

Dea Galte

INST. NO 2000

REGISTER OF DEEDS

032517

NOV 25 1999

LANCASTER COUNTY, NE

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**UNIVERSITY TOWERS CONDOMINIUM PROPERTY REGIME
SUBDIVISION AMENDMENT TO
MASTER DEED AND DECLARATION**

The University Towers Condominium Association (the "Association") hereby amends the Second Amended and Revised Master Deed and Declaration of the University Towers Condominium Property Regime ("Master Deed and Declaration") as hereinafter set forth.

RECITALS:

A. Haberlan Enterprises, Inc. ("Owner") is the owner of:

Theatre and Doghouse, University Towers Condominium Property Regime, according to the Master Deed and Declaration recorded September 30, 1997 as Inst. No. 77-26306, as amended by filings of record, records of Lincoln, Lancaster County, Nebraska ("Stuart Theatre Unit")

and has applied to the Association, pursuant to paragraph 7, c. of the Master Deed and Declaration to subdivide the Stuart Theatre Unit into two units.

B. Owner's application to subdivide the Stuart Theatre Unit was approved by the Association at a meeting of the Association's Board of Directors on April 20, 1999.

NOW, THEREFORE, the Second Amended and Revised Master Deed and Declaration of the University Towers Condominium Property Regime is amended to divide the Stuart Theatre Unit into two units, one to be designated "Unit 140" and the other to be designated "Unit 124" as set forth in the plat and plan attached hereto as Exhibit A and coded "G" and "G-1," respectively, thereon. The portion of the common

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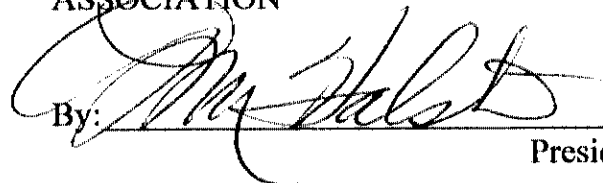
interest assessment allocated to the Stuart Theatre Unit shall hereafter be allocated 74.60% to Unit 140 and 25.40% to Unit 124. The eight (8) votes in Association matters allocated to the Stuart Theatre Unit shall hereafter be allocated six (6) votes to Unit 140 and two (2) votes to Unit 124.

The Board of Directors of the Association has consented to and approved the subdivision and has caused the amended floor plans for the basement, street level, loge level-theater, second floor, third floor and fourth floor to be amended to reflect the subdivision of the Stuart Theatre Unit as set forth in the attached Exhibit A. The amended description and unit designation set forth on Exhibit A shall amend only the description and designation of the Stuart Theatre Unit and no description, designation, notation or reference to other units or common areas set forth thereon shall amend the description or designation of other units or common areas set forth in the Master Deed and Declaration.

Haberlan Enterprises, Inc., joins in this Amendment as Owner of the Stuart Theatre Unit.

Dated: July 20, 2000.

UNIVERSITY TOWERS CONDOMINIUM
ASSOCIATION

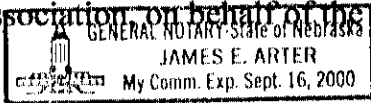
By:  _____
President

HABERLAN ENTERPRISES, INC.

By: Jim Haberlan
President

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

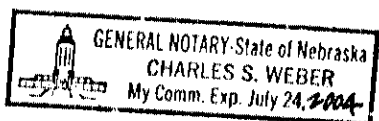
The foregoing instrument was acknowledged before me this 20th day of July, 2000 by Mary Halstead, President of the University Towers Condominium Association, on behalf of the corporation.



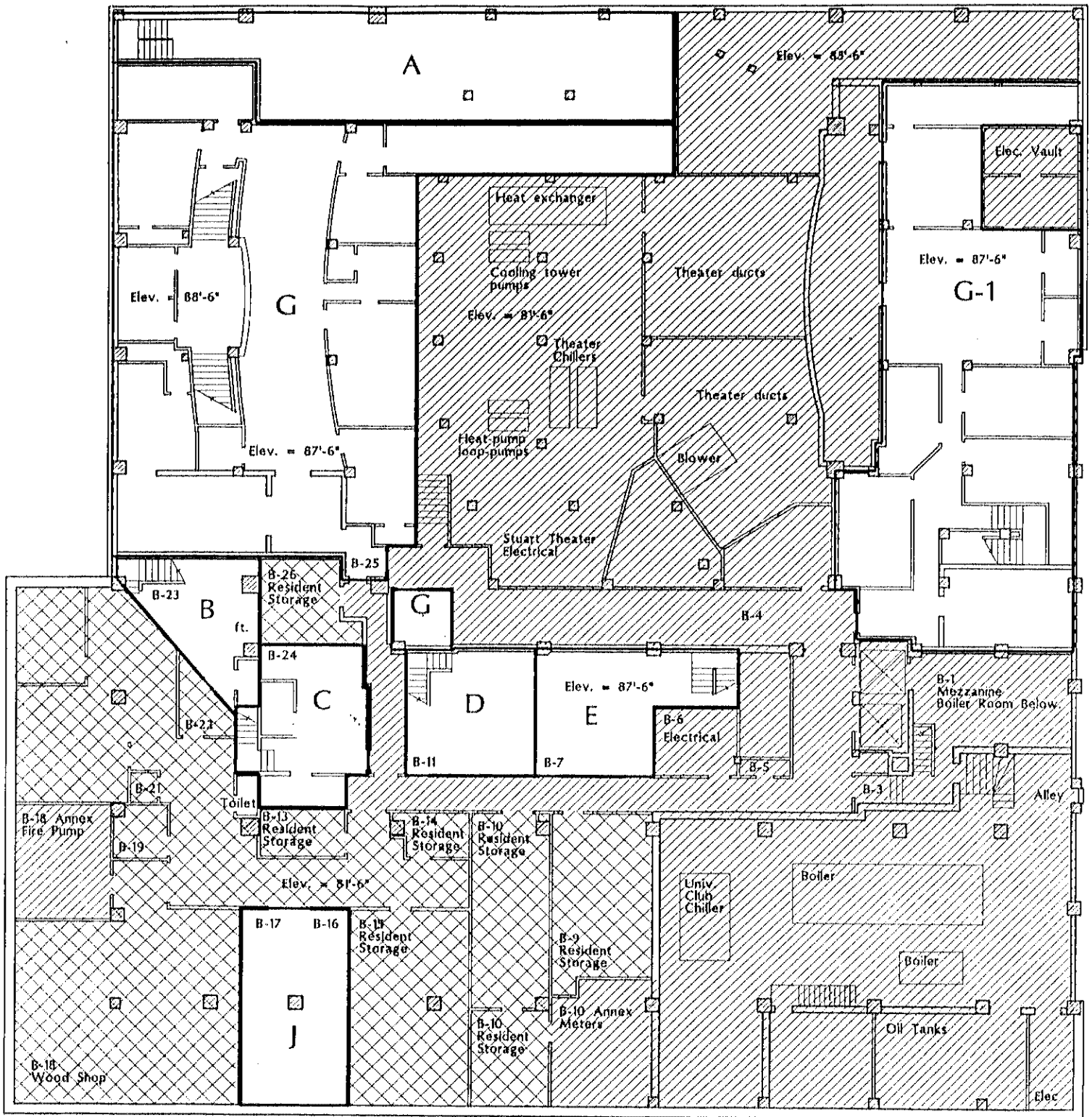
James E. Arter
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 25 day of July, 2000 by Jim Haberlan, President of company of Haberlan Enterprises, a Nebraska corporation, on behalf of the corporation.



Charles S. Weber
Notary Public



- A: Unit 1321 "P" Street
- B: Unit 1315 "P" Street
- C: Unit 144 North 13th Street
- D: Unit 134 North 13th Street
- E: Unit 130 North 13th Street
- F: Unit 126 North 13th Street
- G: Unit 140 North 13th Street
- G-1: Unit 124 North 13th Street
- H: Sky Lounge Unit
- J: 11th Floor Unit
- K: 12th Floor Unit
- L: 12th Mezzanine Unit
- M: Penthouse Unit

Legend

- Unit Boundaries
- Common Areas
- Limited Common Residential

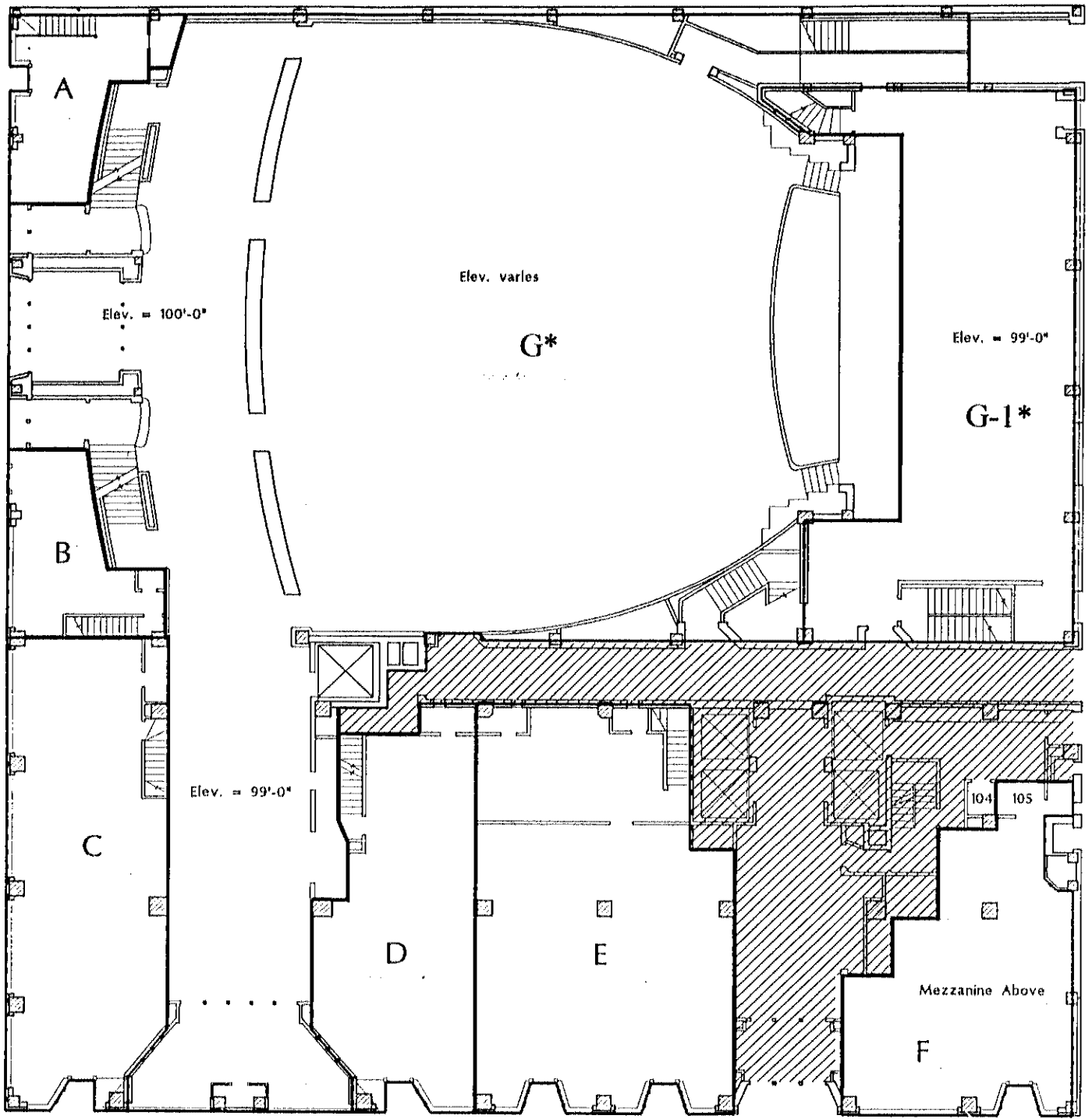


Basement Level

UNIVERSITY TOWERS

*Except as otherwise shown, the boundaries of Unit 140 (G) and Unit 124 (G-1) extend vertically to the underside of the 7th floor apartments.

"EXHIBIT A"



Street Level

- A: Unit 1321 *P* Street
- B: Unit 1315 *P* Street
- C: Unit 144 North 13th Street
- D: Unit 134 North 13th Street
- E: Unit 130 North 13th Street
- F: Unit 126 North 13th Street
- G: Unit 140 North 13th Street
- G-1: Unit 124 North 13th Street
- H: Sky Lounge Unit
- J: 11th Floor Unit
- K: 12th Floor Unit
- L: 12th Mezzanine Unit
- M: Penthouse Unit

Legend

Unit Boundaries

Common Areas

Limited Common Residential

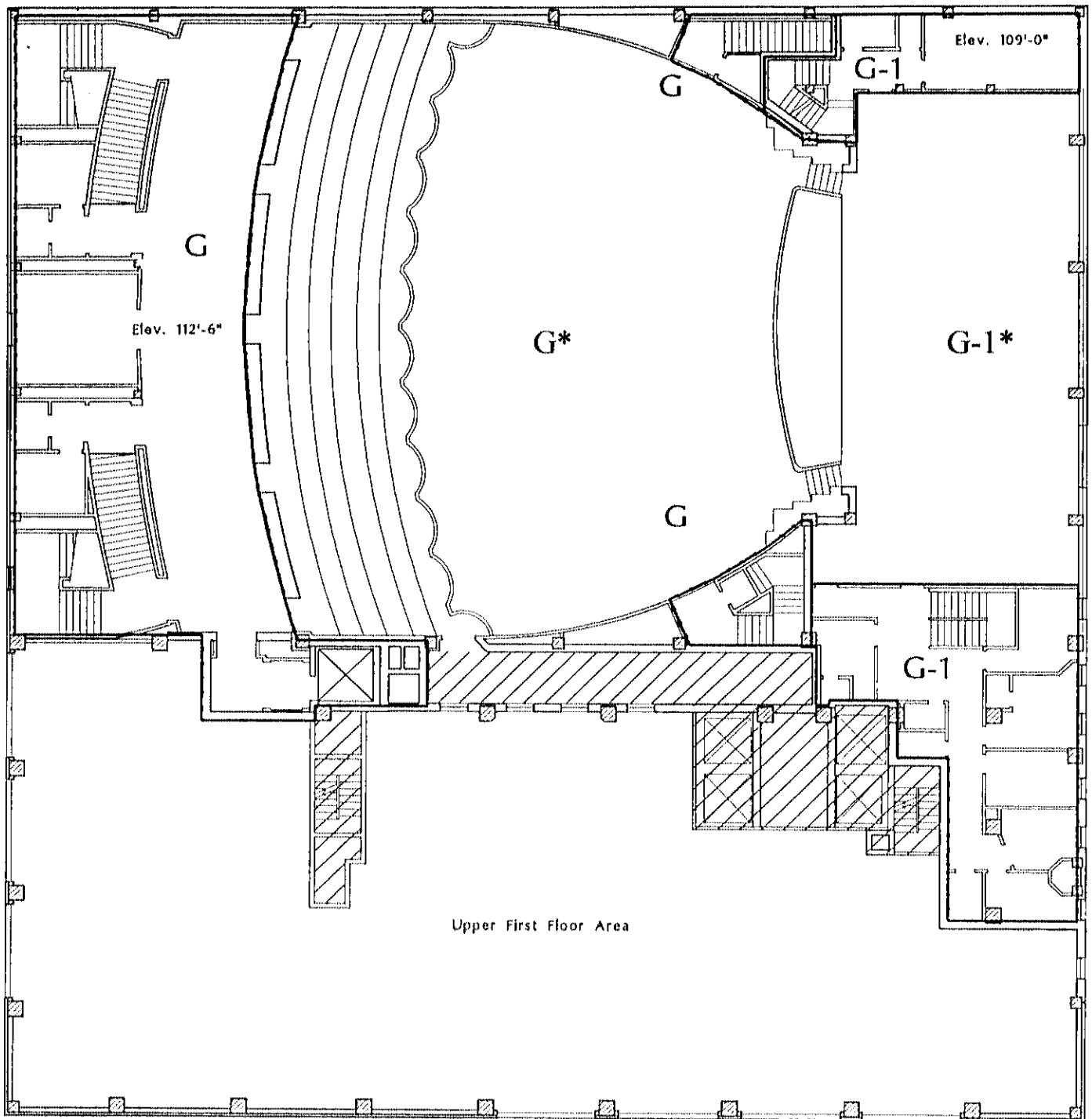


NORTH

UNIVERSITY TOWERS

*Except as otherwise shown, the boundaries of Unit 140 (G) and Unit 124 (G-1) extend vertically to the underside of the 7th floor apartments.

“EXHIBIT A”



Loge Level-Theater

- A: Unit 1321 *P* Street
- B: Unit 1315 *P* Street
- C: Unit 144 North 13th Street
- D: Unit 134 North 13th Street
- E: Unit 130 North 13th Street
- F: Unit 126 North 13th Street
- G: Unit 140 North 13th Street
- G-1: Unit 124 North 13th Street
- H: Sky Lounge Unit
- J: 11th Floor Unit
- K: 12th Floor Unit
- L: 12th Mezzanine Unit
- M: Penthouse Unit

Legend

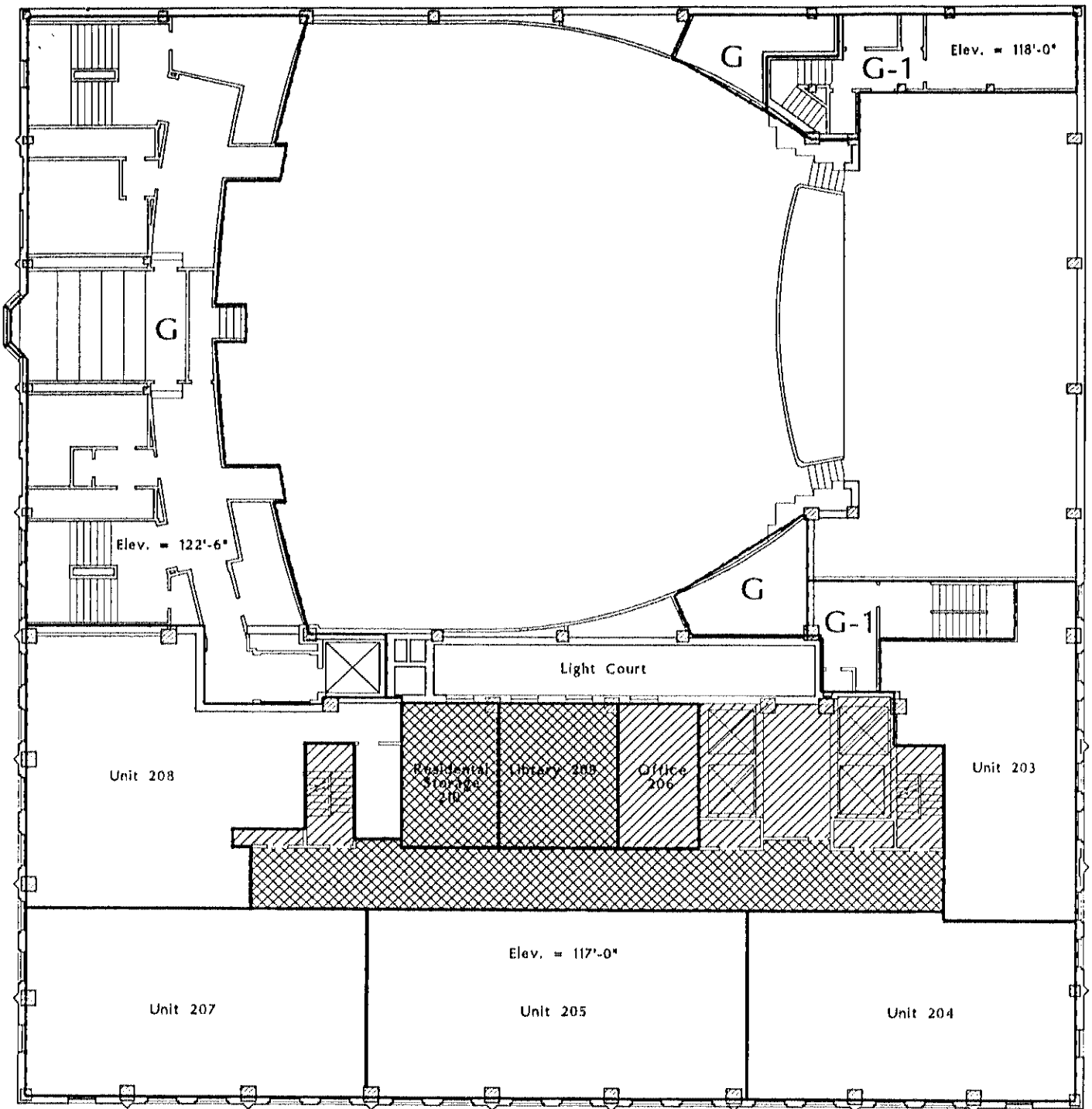
- Unit Boundries
- Common Areas
- Limited Common Residential



UNIVERSITY TOWERS

*Except as otherwise shown, the boundaries of Unit 140 (G) and Unit 124 (G-1) extend vertically to the underside of the 7th floor apartments.

"EXHIBIT A"



Second Floor

- A: Unit 1321 *P* Street
- B: Unit 1315 *P* Street
- C: Unit 144 North 13th Street
- D: Unit 134 North 13th Street
- E: Unit 130 North 13th Street
- F: Unit 126 North 13th Street
- G: Unit 140 North 13th Street
- G-1: Unit 124 North 13th Street
- H: Sky Lounge Unit
- J: 11th Floor Unit
- K: 12th Floor Unit
- L: 12th Mezzanine Unit
- M: Penthouse Unit

Legend

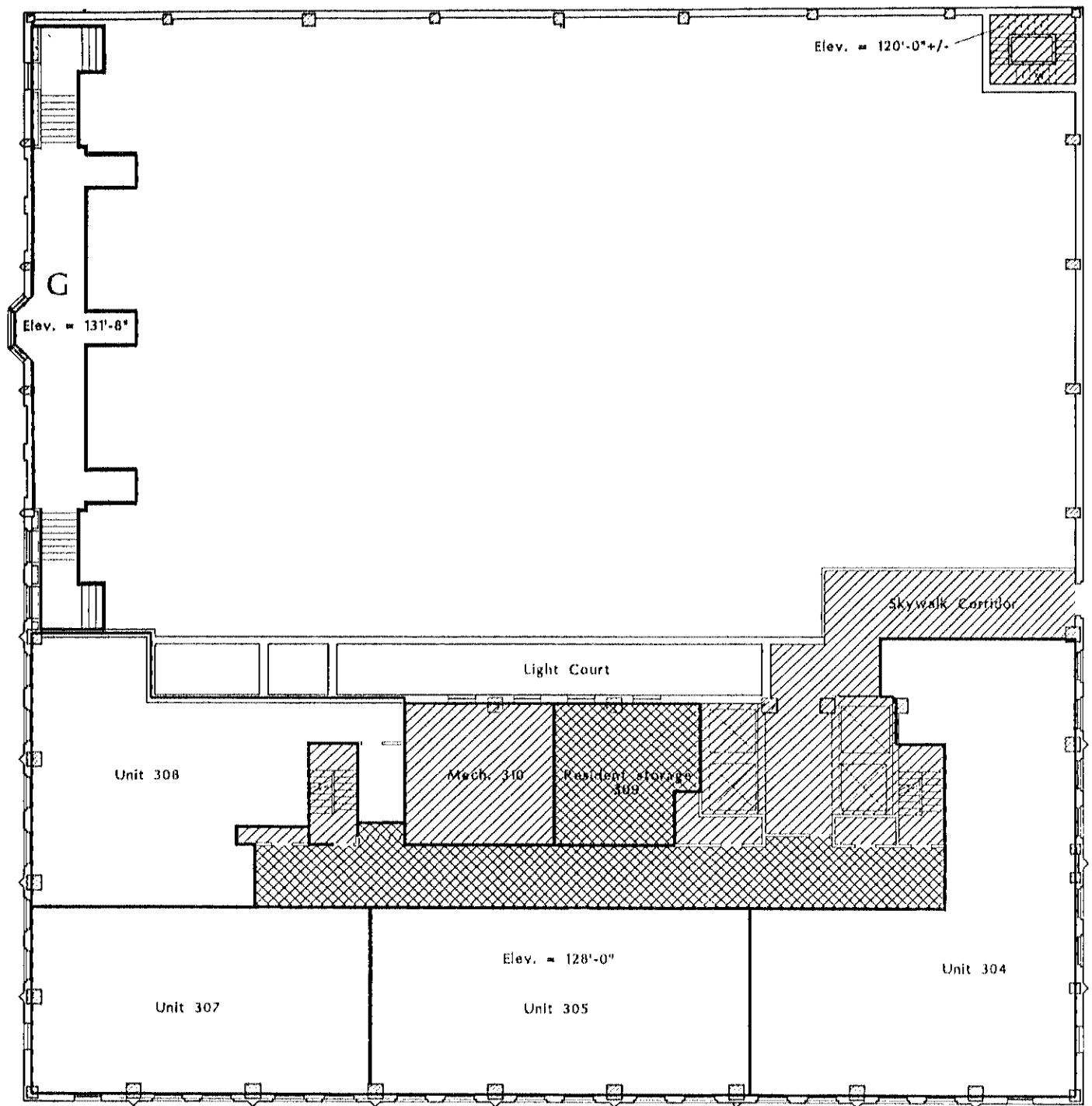
- Unit Boundries
- Common Areas
- Limited Common Residential



UNIVERSITY TOWERS

*Except as otherwise shown, the boundaries of Unit 140 (G) and Unit 124 (G-1) extend vertically to the underside of the 7th floor apartments.

“EXHIBIT A”



Third Floor

- A: Unit 1321 "P" Street
- B: Unit 1315 "P" Street
- C: Unit 144 North 13th Street
- D: Unit 134 North 13th Street
- E: Unit 130 North 13th Street
- F: Unit 126 North 13th Street
- G: Theater Unit
- H: Sky Lounge Unit
- J: 11th Floor Unit
- K: 12th Floor Unit
- L: 12th Mezzanine Unit
- M: Penthouse Unit

Legend

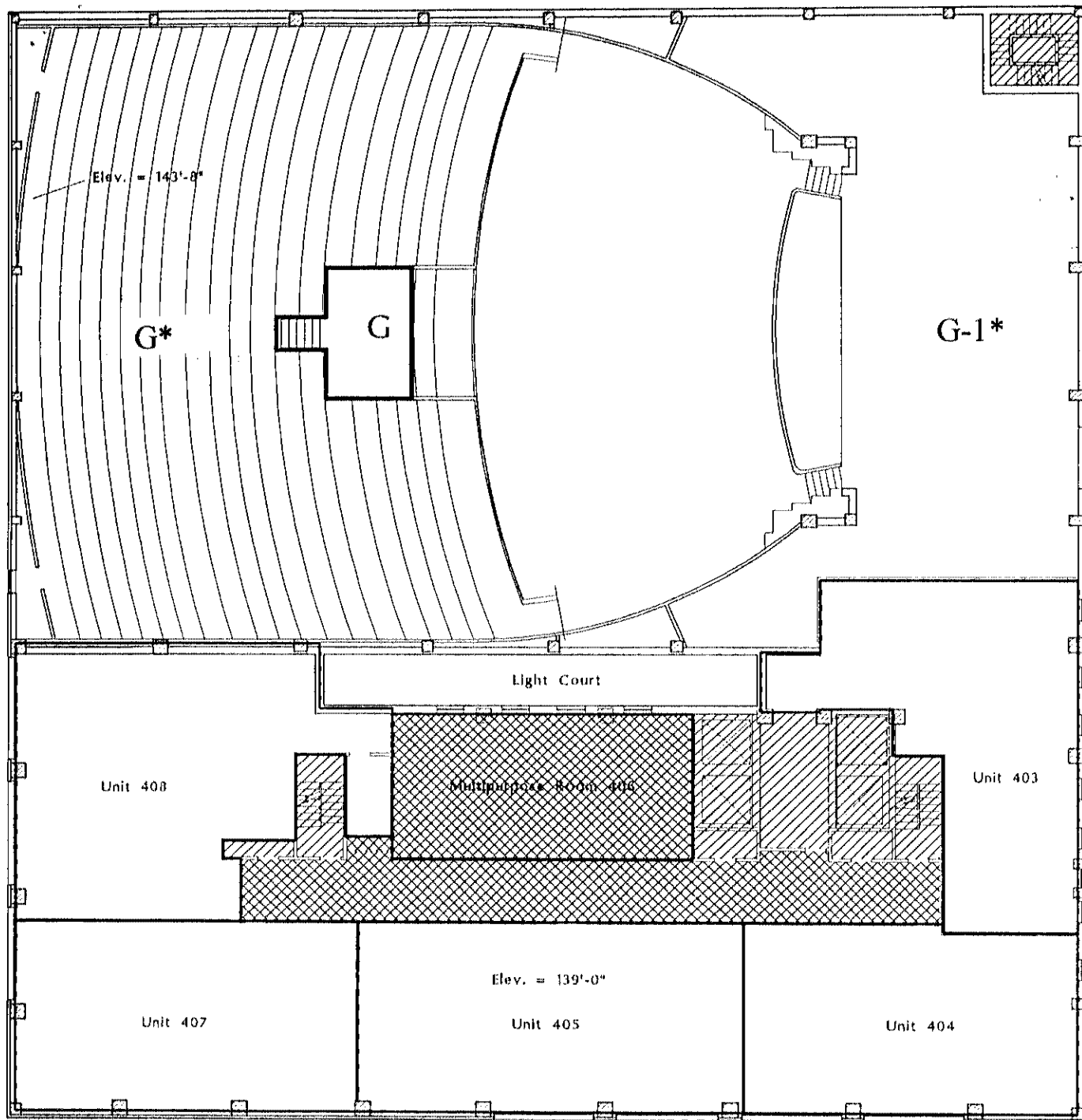
- Unit Boundries
- Common Areas
- Limited Common Residential



UNIVERSITY TOWERS

*Except as otherwise shown, the boundaries of Unit 140 (G) and Unit 124 (G-1) extend vertically to the underside of the 7th floor apartments.

"EXHIBIT A"



Upper Theater Plan/Balcony
Fourth Floor Plan

- A: Unit 1321 "P" Street
- B: Unit 1315 "P" Street
- C: Unit 144 North 13th Street
- D: Unit 134 North 13th Street
- E: Unit 130 North 13th Street
- F: Unit 126 North 13th Street
- G: Theater Unit
- H: Sky Lounge Unit
- J: 11th Floor Unit
- K: 12th Floor Unit
- L: 12th Mezzanine Unit
- M: Penthouse Unit

Legend

- Unit Boundries
- Common Areas
- Limited Common Residential



UNIVERSITY TOWERS

*Except as otherwise shown, the boundaries of Unit 140 (G) and Unit 124 (G-1) extend vertically to the underside of the 7th floor apartments.

"EXHIBIT A"