

**AMENDMENT TO MASTER DEED AND DECLARATION
OF VAN VILLA CONDOMINIUM PROPERTY REGIME**

Upon a vote of 75 percent of the Co-Owners, cast in person or by proxy at a meeting held in accordance with the provisions of the Van Dorn Condominium Property Regime, held on the 13th day of June, 1989, the following Amendment to the Declaration of Van Villa Condominium Property Regime was duly adopted:

1. Additional Land. By execution and recording in the office of the Register of Deeds of Lancaster County (but not before) of this Amendment, the land described on Exhibit A shall be and herewith is added to the property which is subject to the Master Deed and Declaration of Van Dorn Villa Condominium Property Regime, as heretofore amended. The real estate being added to the Condominium Property Regime is described herein as "New Land". Prior to the execution and delivery of this Amendment, the New Land was owned by L.C. Price & Associates, Inc.

2. New Improvements. L.C. Price & Associates, Inc. (hereinafter sometimes referred to as "Developer"), intends to construct improvements on the New Land as shown on Exhibit C, which is the plans and specifications prepared by John H. Thiessen and Associates and bearing a date stamp of June 2, 1989. The new improvements consist of 30 additional apartment Units, 30 indoor garage parking spaces, as shown on page A-4 of Exhibit C, and 16 additional parking garages as shown on page A-2 of Exhibit C. Three additional parking garages will be constructed on land now owned by Van Dorn Villa and are also shown on page A-2 of Exhibit C. The apartment Units shall be designated 2200 through 2211, 3300 through 3311, 4406 through 4411, the indoor parking garage stalls shall be designated as Units G1 through G30, and the 19 other garages will be designated Units G31 through G49.

3. Construction of Improvements on New Land. There is hereby attached to this Amendment to the Master Deed and Declaration the plats and plans of the improvements to be constructed on the New Land, all of which "MUST BE BUILT". L.C. Price & Associates, Inc., is hereby granted, for the purposes of completing such construction, an easement over and across the property described on Exhibit A, and the Units created hereby. The plans and specifications for the new improvements, shall be first approved by the Van Dorn Villa Homeowners Association, who along with the Developer shall initial all plans and specifications prior to the commencement of any construction. L.C. Price & Associates, Inc., may not alter or amend any of the improvements or the construction thereof, without the prior written acknowledgement and consent of the Van

Dorn Villa Homeowners Association. Further, until the improvements are completed, and accepted and approved by the Van Dorn Villa Homeowners Association, L.C. Price & Associates, Inc., shall be fully responsible for all costs, expenses, damages, taxes, profits, losses, and any other costs of any kind or nature whatsoever, in conjunction with the development and construction, management and operation, of the new improvements. Once the new improvements have been accepted and approved by Van Dorn Villa Homeowners Association, but not until then, the owners of the new Units, which may include the Developer, shall be entitled to all the benefits of being a Co-Owner in the Van Dorn Villa Condominium, and subject to all the terms and conditions of the Master Deed and Declaration, By-Laws, and other rules which govern the conduct of the Co-Owners of said Van Dorn Villa Condominium.

4. "Percentage Interest" of Each Unit, as Revised. The percentage interest of each Unit, and the share of the common expenses and votes in the Association allocated to each such Unit, is set forth in Exhibit B attached hereto and made a part hereof, in full substitution for the Schedule A previously attached to the Master Deed and Declaration dated October 22, 1986, and filed in the office of the Register of Deeds of Lancaster County on February 25, 1987, as Instrument No. 87-5656.

5. Amendment to Article I. There shall be added to Article I, a new paragraph, to read as follows:

"1.18 "Special Garage Assessment". "Special Garage Assessment" shall mean a charge against a particular Co-Owner, and his unit, equal to the cost incurred by the Homeowners Association for the cost of insuring, maintaining, administering, operating, managing, or otherwise dealing with the garage units designated G1 through G48."

6. There shall be added to paragraph 2.16, a new paragraph to be designated 2.16.3, to read as follows:

"2.16.3 Terms and Conditions Regarding Ownership and Use of Garages Designated G1 Through G48.

A. Garages G1 through G49 may be sold by L.C. Price & Associates, Inc., who shall, out of the proceeds of such sale, contribute \$200.00 for each garage sold to the Homeowners Association of Van Dorn Villa Condominium. The \$200.00 fee for Units G1

through G30 shall be placed in a separate fund (Garage Fund II) for the maintenance and upkeep of garages G1 through G30. The Garage Fund II shall be administered by the Board of Administrators, invested in such interest bearing accounts as the Board shall deem appropriate, and disbursed by the Board in payment of materials and services for garages G1 through G30 as contracted for by the Board. The Garage Fund II shall not be used to satisfy a Co-Owners individual responsibility to keep his space in good repair and appearance and shall be used only for items of maintenance and upkeep that affect all or substantially all garages G1 through G30 at the same time, and are necessitated by reasons other than normally covered by insurance, such as painting or replacement due to normal wear and tear. The fee for Units G31 through G49 shall be placed in the Garage Fund described in paragraph 2.16.2, and used for all garages other than G1 through G30.

B. Dimension of Units G1 through G49. Units G1 through G49 shall consist of the space measured horizontally between the unpainted surface of the Unit side or inside of the drywall enclosing the Unit, and the space measured vertically from the surface of the floor of the garage to the plane of the bottom of the joists above. The owner of each Unit G1 through G49 shall have an easement for ingress and egress to and from his Unit whether or not said ingress and egress is through a common element. In addition, all Unit owners shall have an easement for ingress and egress through the indoor parking garage area for access to elevators and the outside common area. In addition, the overhead garage doors, the garage windows, entry doors to the outside, doors to the elevator and mechanical area located in the basement for Units G1 through G30, and the exhaust system, shall all be designated Limited Common Elements, identified and allocated to Units G1 through G30. All costs and expenses associated with said Limited Common Elements shall be paid by the owners of said Units, as part of their special garage assessment.

C. The Van Dorn Villa Homeowners Association shall be responsible for providing services to repair, maintain,

insure, and otherwise manage or operate Units G1 through G49, but the Co-Owners of said Units shall bear all costs and expenses associated therewith, including the cost of insurance, utilities and taxes. In this regard, the Homeowners Association is entitled to levy a special garage assessment against each owner of Unit G1 through G49, to pay for all costs and expenses in association therewith, including the insurance, utilities, and taxes. The special garage assessment shall be a lien levied against the Unit of each such Co-Owner, as set forth in Article XI, Section 11.2, and other appropriate provisions of the Master Deed and Declaration.

D. . L.C. Price & Associates, Inc. shall have the right to sell units G1 through G48 to the present Co-Owners of a Van Dorn Villa residential unit, according to the list provided by the Van Dorn Villa Board of Administrators. Unit G49 shall be sold to the Van Dorn Villa Homeowner's Association.

E. In all other respects, units G1 through G49 shall be governed by the terms and conditions of paragraph 2.16.2 that are not expressly inconsistent with the terms and provisions of this paragraph 2.16.3."

DATED this 14th day of June, 1989.

VAN DORN VILLA CONDOMINIUM

By: Richard S. Sutton
President
Homeowners Association

By: Lynna A. Barklund
Secretary
Homeowners Association

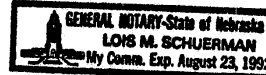
L.C. PRICE & ASSOCIATES, INC.

By: LeBrue

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me
this 14th day of June, 1989 by Phillip J. Sutoric
President of the Homeowners Association of VAN DORN VILLA
CONDOMINIUM, on behalf of the Association.

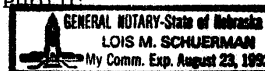
Lois M. Schuerman
Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me
this 14th day of June, 1989 by Sylvia A. Becklund
Secretary of the Homeowners Association of VAN DORN VILLA
CONDOMINIUM, on behalf of the Association.

Lois M. Schuerman
Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me
this 15 day of June, 1989 by 1988
L.C. Price of L.C. PRICE & ASSOCIATES, INC., on behalf
of the corporation.

Mary L. Francke
Notary Public



LEGAL DESCRIPTION

Part of Lots 2, 3, 4, 5, and 6, City Real Estate Company's Subdivision of Lot 11, Irregular Tract, in the NE 1/4 of Section 5, Township 9 North, Range 7 East, of the 6th P.M., Lincoln, Lancaster County, Nebraska more particularly described as follows:

Commencing at the northeast corner of Outlot C of South Glenn Addition and extending thence N.90°-00'-00" West, 110.00 feet;

thence S. 0°-00'-00" East, 50.00 feet;

thence N.90°-00'-00" West, 40.00 feet to the point of curvature of a circular curve to the left having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears S. 6°-07'-30" East;

thence along the arc of said circular curve, 65.75 feet to the point of tangency;

thence S.12°-15'-00" East, 61.25 feet to the point of curvature of a circular curve to the right having a central angle of 12°-15'-00", a radius of 307.52 feet, and whose chord bears S. 6°-07'-30" East;

thence along the arc of said circular curve, 19.55 feet to the point of beginning;

thence continuing along the arc of said circular curve, 46.20 feet to the point of tangency;

thence S. 0°-00'-00" East, 280.00 feet to the point of curvature of a circular curve to the right having a central angle of 75°-00'-00", a radius of 125.00 feet, and whose chord bears S.37°-30'-00", West;

thence along the arc of said circular curve 163.62 feet to the point of tangency;

thence S.75°-00'-00" West, 52.89 feet to the point of curvature of a circular curve to the left having a central angle of 4°-49'-26", a radius of 600.00 feet, and whose chord bears S.72°-35'-17" West;

thence along the arc of said circular curve, 50.51 feet to the point of tangency;

thence S.10°-12'-40" East, 129.68 feet;

thence S.89°-58'-19" West, 362.99 feet;

thence N. 0°-18'-02" West, 223.99 feet;

thence N.89°-56'-02" West, 130.00 feet;

thence N. 0°-18'-02" West, 20.32 feet;

thence S.89°-55'-58" East, 130.00 feet;

thence N. 0°-18'-02" West, 104.00 feet;

thence S.89°-55'-38" East, 227.33 feet;

thence N. 0°-18'-29" West, 255.39 feet;

thence N.90°-00'-00" East, 304.33 feet to the point of beginning, containing an area of 5.43 acres, more or less.

EXHIBIT A

Part of Lots 2, 3 and 4, City Real Estate Company's Subdivision in the Northeast Quarter of Section 5, Township 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, further described as:

Beginning at the Northeast corner of Lot 3, Meeks 2nd Addition; thence Southerly along East line of Meeks 2nd Addition and said East line extended Southerly, 259.9 feet to a point 20.9 feet South of North line said Lot 4, City Real Estate Company's Subdivision; thence Westerly parallel to and 20.9 feet South from said North line Lot 4; 143.0 feet to a point 40.0 feet East from centerline South 48th Street; thence Southerly parallel to and 40.0 feet East of centerline South 48th Street, 19.8 feet; thence Easterly parallel to said North line Lot 4, 350.19 feet to the East line West one-half Lots 2, 3 and 4, City Real Estate Company's Subdivision; thence Northerly along said East line, 279.56 feet to a point 60.28 feet South of the North line said Lot 2, thence Westerly parallel to said North line said Lot 2, a distance of 207.55 feet to the point of beginning.

EXHIBIT B and
SCHEDULE OF PERCENTAGE INTEREST

This exhibit shows the existing units plus the 30 additional apartment units and the percentage interest of each unit. The location, size and dimension of each unit is also shown on the plats and plans filed herewith.

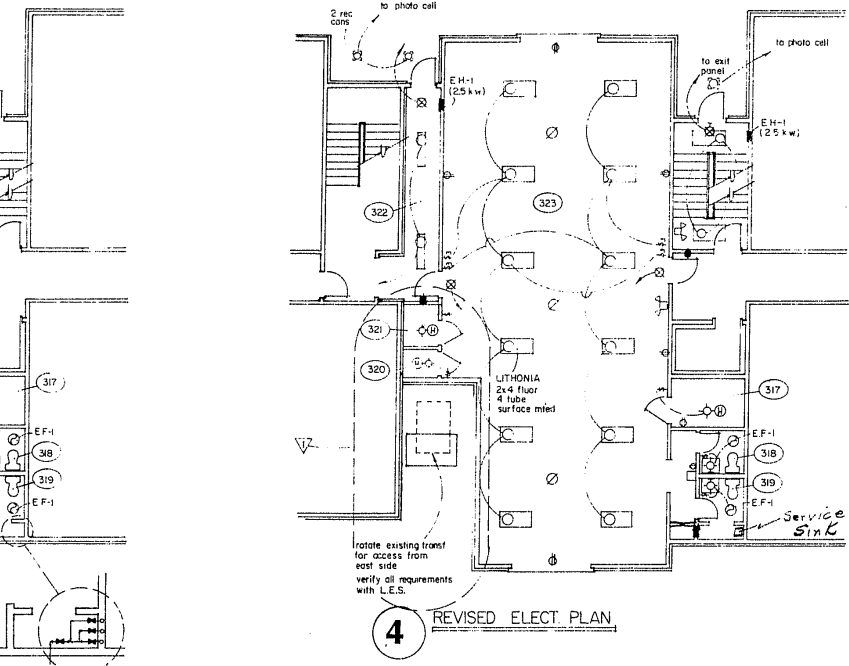
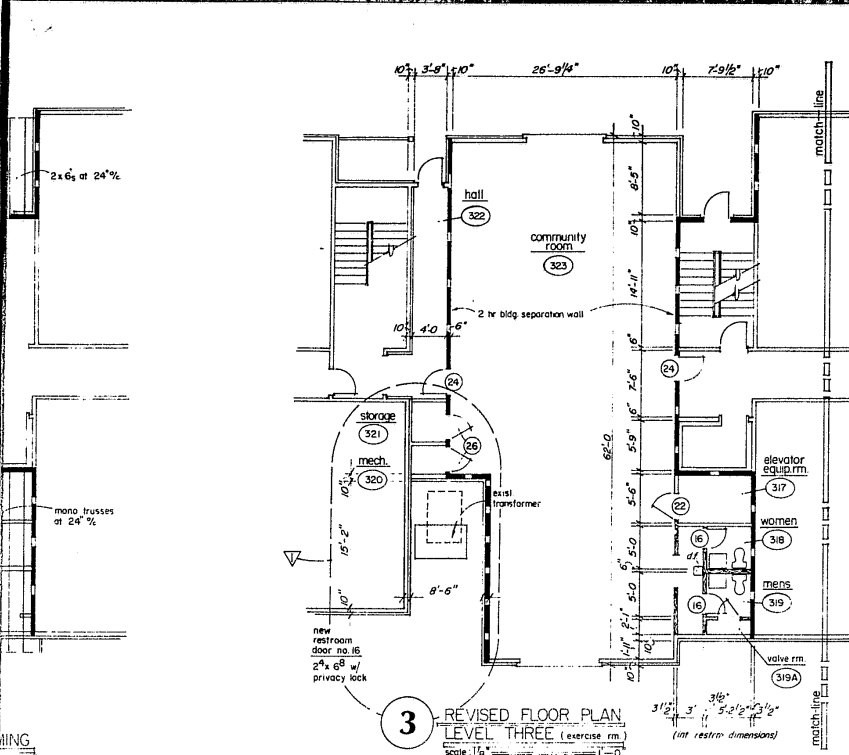
<u>APT. NUMBER</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE INTEREST</u>
101	758.5	0.4073
102	935	0.5021
103	935	0.5021
175	1067	0.5730
176	935	0.5021
177	947	0.5086
201	758.5	0.4073
202	935	0.5021
203	935	0.5021
204	935	0.5021
205	935	0.5021
206	935	0.5021
207	935	0.5021
208	792	0.4253
212	1067	0.5730
213	935	0.5021
214	935	0.5021
215	935	0.5021
216	935	0.5021
259	685	0.3679
260	808.5	0.4342
262	1067	0.5730
263	935	0.5021
264	758.5	0.4073
265	947	0.5086
266	935	0.5021
267	1067	0.5730
271	1067	0.5730
272	935	0.5021
273	1067	0.5730
275	1067	0.5730
276	935	0.5021
277	947	0.5086
301	758.5	0.4073
302	935	0.5021
303	935	0.5021
304	935	0.5021
305	935	0.5021

<u>APT. NUMBER</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE INTEREST</u>
306	935	0.5021
307	935	0.5021
308	792	0.4253
312	1067	0.5730
313	935	0.5021
314	935	0.5021
315	935	0.5021
316	935	0.5021
317	1085	0.5827
320	685	0.3679
321	685	0.3679
322	612	0.3287
323	612	0.3287
324	935	0.5021
325	1067	0.5730
329	792	0.4253
330	660	0.3544
331	660	0.3544
332	935	0.5021
333	935	0.5021
334	935	0.5021
335	810	0.4350
336	935	0.5021
337	612	0.3287
338	1250	0.6713
340	935	0.5021
341	1067	0.5730
343	1067	0.5730
344	1067	0.5730
346	1067	0.5730
349	1300	0.6981
350	1200	0.6444
352	1067	0.5730
355	1019	0.5472
356	887	0.4763
357	947	0.5086
358	1308	0.7024
359	685	0.3679
360	808.5	0.4342
362	1067	0.5730
363	935	0.5021
364	758.5	0.4073
365	947	0.5086
366	935	0.5021
367	1067	0.5730
371	1067	0.5730
372	935	0.5021
373	1067	0.5730
375	1067	0.5730

<u>APT. NUMBER</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE INTEREST</u>
376	935	0.5021
377	947	0.5086
404	935	0.5021
405	935	0.5021
406	935	0.5021
407	935	0.5021
408	792	0.4253
412	1067	0.5730
413	935	0.5021
414	935	0.5021
415	935	0.5021
416	935	0.5021
417	1085	0.5827
420	685	0.3679
421	685	0.3679
422	669	0.3593
423	669	0.3593
424	935	0.5021
425	1067	0.5730
429	792	0.4253
430	660	0.3544
431	660	0.3544
432	935	0.5021
433	935	0.5021
434	935	0.5021
435	935	0.5021
436	935	0.5021
437	612	0.3287
438	1250	0.6713
440	935	0.5021
441	1067	0.5730
443	1067	0.5730
444	1067	0.5730
446	1067	0.5730
449	1300	0.6981
450	1200	0.6444
452	1067	0.5730
455	1019	0.5472
456	928	0.4984
457	988	0.5306
458	1308	0.7024
459	685	0.3679
460	808.5	0.4342
462	1067	0.5730
463	935	0.5021
464	758.5	0.4073
465	947	0.5086
466	935	0.5021
467	1067	0.5730

<u>APT. NUMBER</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE INTEREST</u>
471	1067	0.5730
472	935	0.5021
473	1085	0.5827
522	669	0.3593
523	669	0.3593
524	935	0.5021
525	1067	0.5730
529	792	0.4253
530	660	0.3544
531	660	0.3544
532	935	0.5021
533	935	0.5021
534	935	0.5021
535	935	0.5021
536	935	0.5021
537	612	0.3287
538	1250	0.6713
540	935	0.5021
541	1067	0.5730
543	1067	0.5730
544	1067	0.5730
546	1067	0.5730
549	1300	0.6981
550	1200	0.6444
552	1085	0.5827
2200	1113.8	0.5982
2201	1304.4	0.7005
2202	1113.8	0.5982
2203	1113.8	0.5982
2204	1113.8	0.5982
2205	1336.3	0.7176
2206	1113.8	0.5982
2207	1205.3	0.6473
2208	1113.8	0.5982
2209	1113.8	0.5982
2210	1113.8	0.5982
2211	1113.8	0.5982
3300	1113.8	0.5982
3301	1738.0	0.9333
3302	1113.8	0.5982
3303	1113.8	0.5982
3304	1113.8	0.5982
3305	1336.3	0.7176
3306	1268.3	0.6811
3307	1205.3	0.6473
3308	1113.8	0.5982
3309	1113.8	0.5982
3310	1113.8	0.5982
3311	1113.8	0.5982

<u>APT. NUMBER</u>	<u>SQUARE FEET</u>	<u>PERCENTAGE INTEREST</u>
4406	1268.3	0.6811
4407	1205.3	0.6473
4408	1113.8	0.5982
4409	1113.8	0.5982
4410	1113.8	0.5982
4411	1113.8	0.5982
191 Apartments	186,210.8	100.0000
Garage, G-1 to G-30 Incl.	10,243.0	0.0000



Van Dorn Villa West Addition
Lincoln Nebraska

and associates
planners
lincoln nebraska 68505

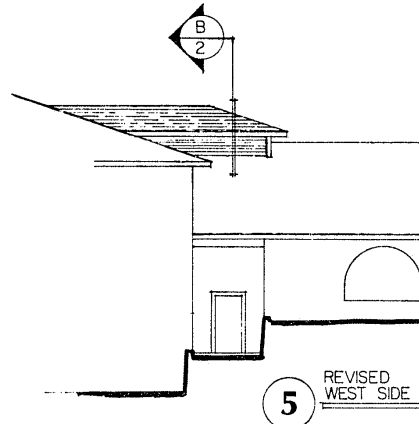
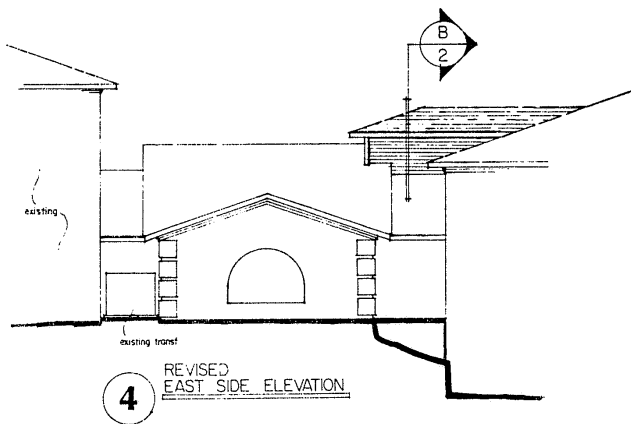
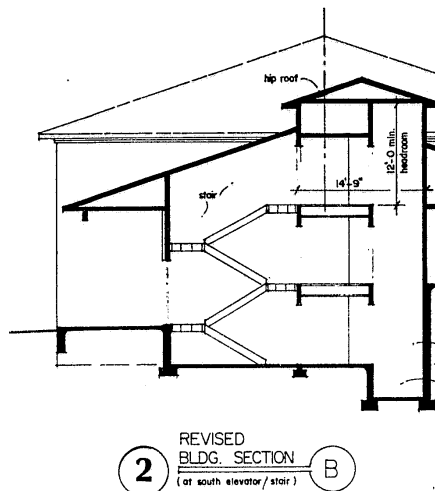
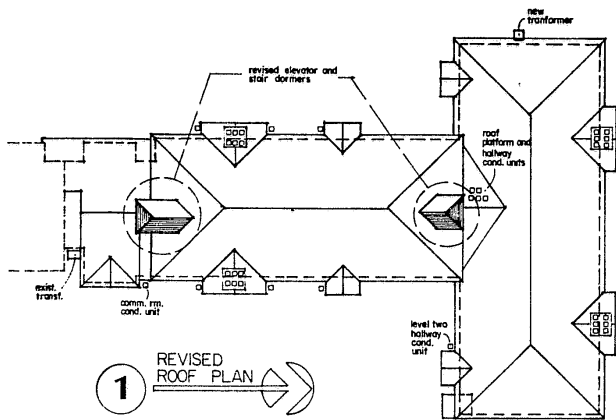
john h. thieszen
architects
776 north corner boulevard
LINCOLN NEBRASKA 68505
EXHIBIT "C"

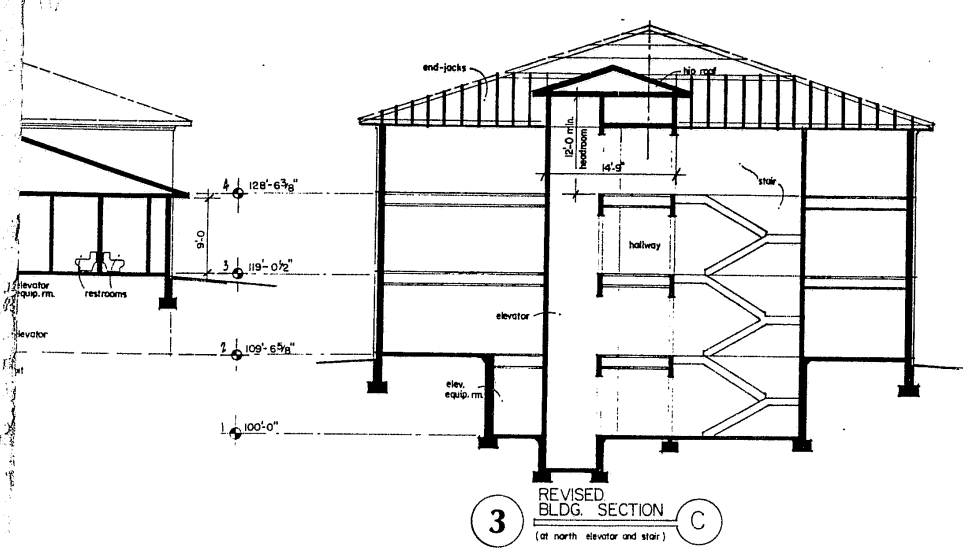


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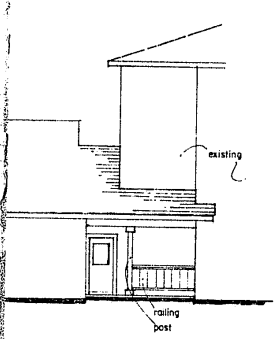


ADDENDUM SHEET 1

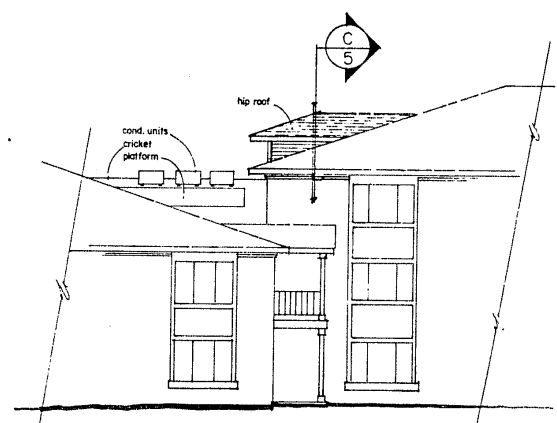




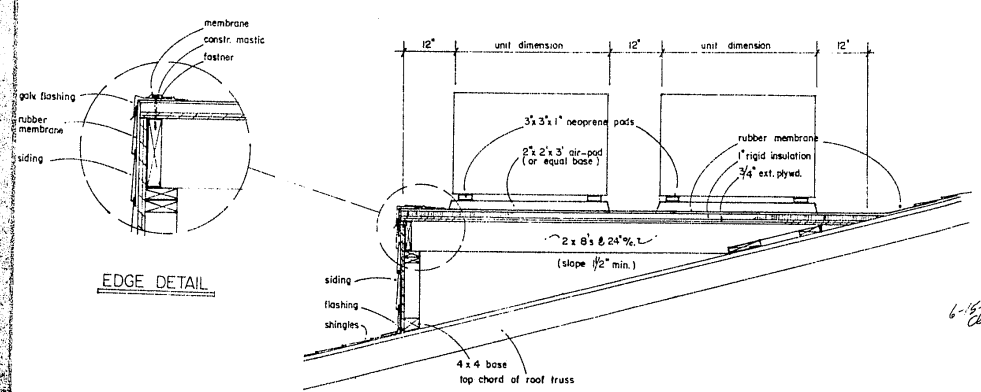
3 REVISED BLDG. SECTION C
(at north elevator and stair)



ELEVATION



6 REVISED WEST ELEVATION



7 ROOF PLATFORM
scale: 3/4" = 1'-0"

Van Dorn Villa West Addition
Lincoln Nebraska

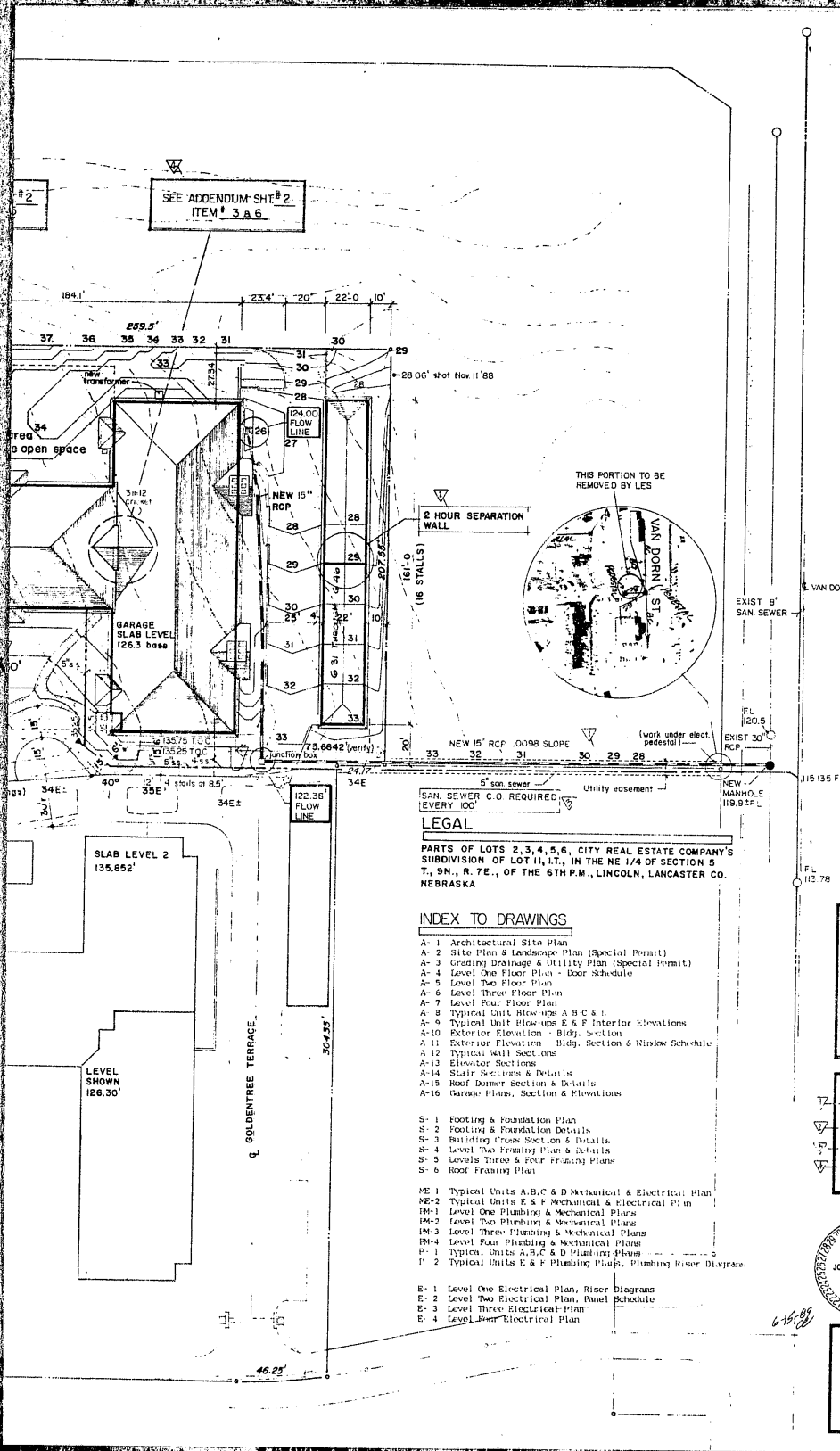
john h. thieszen architects
770 north cotton boulevard
lincoln nebraska 68505
associates planners
lincoln nebraska 68505



revision
date



ADDENDUM SHEET 2



SEE ADDENDUM SHT. # 2
ITEM # 3 A G

THIS PORTION TO BE
REMOVED BY LES

SAN SEWER C.O. REQUIRED
EVERY 100'

LEGAL

PARTS OF LOTS 2, 3, 4, 5, 6, CITY REAL ESTATE COMPANY'S
SUBDIVISION OF LOT 11, I.T., IN THE NE 1/4 OF SECTION 5
T. 9N., R. 7E., OF THE 6TH P.M., LINCOLN, LANCASTER CO.
NEBRASKA

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- A-11 Exterior Elevation - Bldg. Section & Window Schedule
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- PM-1 Level One Plumbing & Mechanical Plans
- PM-2 Level Two Plumbing & Mechanical Plans
- PM-3 Level Three Plumbing & Mechanical Plans
- PM-4 Level Four Plumbing & Mechanical Plans
- P-1 Typical Units A, B, C & D Plumbing Plans
- P-2 Typical Units E & F Plumbing Plans, Plumbing Riser Diagrams
- E-1 Level One Electrical Plan, Riser Diagrams
- E-2 Level Two Electrical Plan, Panel Schedule
- E-3 Level Three Electrical Plan
- E-4 Level Four Electrical Plan

Van Dorn Villa West Addition
Lincoln Nebraska

John H. Thiessen and Associates
architects and planners
726 North Center Boulevard
Lincoln, Nebraska 68504



revision	date
1	12-12-88
2	2-8-89



A-1
of
16

GENERAL NOTES

All sewer and water lines shall be privately owned and maintained unless otherwise indicated. All water and sewer lines shall be City of Lincoln standards including 2" vertical and 10' horizontal separation between cover over water lines above 5' water line shall pass over sewer lines.

Private roadways shall be 12' concrete or 12' concrete base with 3" asphaltic concrete topping or 4" asphaltic concrete. Curb shall be 4" concrete. Sidewalk shall be 3" wide face to face of curb with a 2" concrete crown unless otherwise shown.

The developer is to provide all new lighting plan and calculations for the building. The City of Lincoln standards prior to issuance of building permits. All other lighting plan shall be as proposed by the developer.

By actual agreement of the developer and the utility companies, a blanket easement for electric distribution, telephone, T.V. cable and gas lines shall be granted for all lots.

Respective utility easements for the public use of the private roadways and sidewalks. Sidewalks shall be 4' wide and 8" high to parking stalls.

The developer agrees to maintain trees, plant material, trees, shrubs and other landscape features in accord with the requirements of the City of Lincoln.

The developer agrees to comply with the design standards of the City of Lincoln for grading, drainage, and foundation, during and after road preparation, and further to submit a grading and maintenance schedule before site grading is begun.

Private roadways shall be constructed to meet public utility at grade.

The developer reserves the right to locate buildings anywhere within the lot or building envelope except where existing building exists to show.

The developer agrees to provide Development and Occupancy Schedule for approval by the Planning Director prior to issuance of building permits.

MAINTENANCE PROGRAM

During the first two growing seasons following planting, plant material shall be weeded and fertilized to promote vigorous growth. Growing season shall be considered first of April to first of November. Plant material shall receive 2-3 pounds of 10-4-4 broadcast fertilizer per plant. Fertilizer shall be applied once before June 30th and again after plant is dormant, usually November 1st, but before ground freezes. Each application to be thoroughly worked into the ground.

The plant material shall be continuously and regularly maintained. Maintenance shall consist of fertilizing, watering, controlling of diseases and insects, pruning and removing and replacing unhealthy, dead, and/or destroyed plants. Replacement plant material shall be the same species, size, method of handling and in the same location as on the approved plan and shall be planted during the next appropriate planting season.

PERMANENT SEEDING

All disturbed areas not designated as concrete walks or drives shall be prepared & sown with a mixture of 50% Kentucky Blue & 50% Creeping Red Fescue at a rate of 40-60 lbs. per acre. Plant early in fall & fertilize at a rate of 150 lbs. per acre. Fertilizer to be 30% phosphate. Fertilizer in Spring shall be 10% nitrogen, 2% phosphate & 2% pot. ash. Now once per month during growing season.

TEMPORARY SEEDING

All graded areas shall be reshaped and seeded with annual eye grass at the rate of 250 lbs per acre during the first planting season after completion of grading. Plant and fertilize as per permanent seeding.

PLANTING SCHEDULE

MARK	NAME	SIZE	HEIGHT	SPREAD	METHOD	QUANTITY
A	RED BUD, BURNING	5" x 5"	20'	15'	5' x 6'	7
B	DOGWOOD, PYRAMID	10" x 10"	5'	6'	"	21
C	MAPLE, SPANISH	12" x 12"	50'	"	"	1
D	PEAR, SPANISH	"	50'	20'	"	2
E	DOGWOOD, PYRAMID	5" x 5"	20'	40'	"	1
F	PEAR, SPANISH	5" x 5"	20'	20'	"	4
G	PEAR, SPANISH	12" x 12"	40'	20'	"	2
H	DOGWOOD, PYRAMID	"	"	"	"	2
I	DOGWOOD, PYRAMID	5" x 5"	20'	15'	"	9
J	DOGWOOD, PYRAMID	10" x 10"	4'	6'	"	4

LEGAL DESCRIPTION OF AMENDED PORTION OF PUD

PART OF LOTS 3, 4 AND 5 AND ADDITION AND PARTS OF LOTS 2, 3 AND 4 CITY REAL ESTATE COMPANY'S SUBDIVISION IN THE NE 1/4 SECTION 5 TOWNSHIP 9 NORTH RANGE 7 EAST 6TH PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA FURTHER DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTH LINE SAID LOT 3 MEAS 2ND ADDITION, 70.0 FEET EAST OF WEST 1ST STREET THENCE SOUTHERLY & PARALLEL TO AND 40.0 FEET EAST FROM CENTERLINE SOUTH 4TH STREET ALONG EAST RIGHT OF WAY LINE SOUTH 4TH STREET, 140.0 FEET TO A POINT ON THE SOUTH LINE SAID LOT 3 MEAS 2ND ADDITION THENCE EASTERLY ALONG SAID SOUTH LINE 185.0 FEET TO THE SOUTHWEST CORNER SAID LOT 3 THENCE SOUTHERLY ALONG EAST LINE MEAS 2ND ADDITION AND 140.0 FEET TO THE EXTENDED SOUTHWEST CORNER SAID LOT 3 TO A POINT ON A FLY SOUTH 1/2 NORTH LINE SAID LOT 4 CITY REAL ESTATE COMPANY'S SUBDIVISION THENCE WASTERLY & PARALLEL TO AND 20.0 FEET SOUTH FROM SAID NORTH LINE, 142.0 FEET TO A POINT 40.0 FEET EAST FROM CENTERLINE SOUTH 4TH STREET THENCE SOUTHERLY & PARALLEL TO AND 40.0 FEET EAST FROM CENTERLINE SOUTH 4TH STREET THENCE SOUTHERLY & PARALLEL TO AND 40.0 FEET EAST FROM CENTERLINE SOUTH 4TH STREET, 10.0 FEET THENCE EASTERLY & PARALLEL TO SAID NORTH LINE, 10.0 FEET TO THE EAST LINE WEST ONE-HALF LOTS 3, 4 AND 4 CITY REAL ESTATE COMPANY'S SUBDIVISION THENCE SOUTHERLY & PARALLEL TO SAID NORTH LINE, 10.0 FEET TO A POINT 40.0 FEET SOUTH OF THE NORTH LINE SAID LOT 2 THENCE WASTERLY & PARALLEL TO SAID NORTH LINE SAID LOT 3 AND SAID LOT 2, EXTENDED WESTERLY A DISTANCE OF 200.0 FEET TO POINT OF BEGINNING.

LEGAL DESCRIPTION OF ELDERLY PORTION OF PUD

PARTS OF LOTS 2, 3 AND 4 CITY REAL ESTATE COMPANY'S SUBDIVISION IN THE NE 1/4 SECTION 5, TOWNSHIP 9 NORTH RANGE 7 EAST 6TH PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA FURTHER DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER LOT 3 MEAS 2ND ADDITION THE 40' SOUTHWEST CORNER OF THE 100' x 100' ADDITION FROM SAID SOUTH LINE EXTENDED WESTERLY, 140.0 FEET TO A POINT ON THE SOUTH LINE SAID LOT 3 MEAS 2ND ADDITION, 140.0 FEET TO A POINT ON THE SOUTH LINE SAID LOT 3 MEAS 2ND ADDITION THENCE EASTERLY ALONG SAID SOUTH LINE 185.0 FEET TO THE SOUTHWEST CORNER SAID LOT 3 THENCE SOUTHERLY ALONG EAST LINE MEAS 2ND ADDITION AND 140.0 FEET TO THE EXTENDED SOUTHWEST CORNER SAID LOT 3 TO A POINT ON A FLY SOUTH 1/2 NORTH LINE SAID LOT 4 CITY REAL ESTATE COMPANY'S SUBDIVISION THENCE WASTERLY & PARALLEL TO AND 20.0 FEET SOUTH FROM SAID NORTH LINE, 142.0 FEET TO A POINT 40.0 FEET EAST FROM CENTERLINE SOUTH 4TH STREET THENCE SOUTHERLY & PARALLEL TO AND 40.0 FEET EAST FROM CENTERLINE SOUTH 4TH STREET, 10.0 FEET THENCE EASTERLY & PARALLEL TO SAID NORTH LINE, 10.0 FEET TO THE EAST LINE WEST ONE-HALF LOTS 3, 4 AND 4 CITY REAL ESTATE COMPANY'S SUBDIVISION THENCE SOUTHERLY & PARALLEL TO SAID NORTH LINE, 10.0 FEET TO A POINT 40.0 FEET SOUTH OF THE NORTH LINE SAID LOT 2 THENCE WASTERLY & PARALLEL TO SAID NORTH LINE SAID LOT 3 AND SAID LOT 2, EXTENDED WESTERLY A DISTANCE OF 200.0 FEET TO POINT OF BEGINNING.

CALCULATIONS

EXISTING P.U.D. (excluding restaurant)

UNITS: 160 apartment
16 duplex
176 total

PARKING: 94 garage stalls
116 stalls
210 total

PROPOSED ADDITION TO P.U.D.

UNITS: 30 apartment
48 garage stalls
13 stalls
81 total

INCREASED DENSITY UNITS

29 stalls total

AREA USED FOR DENSITY CALCULATIONS = 1.4 AC.
R-4 ZONING ALLOWS 1.4 X 19.93 U/A = 27.9 UNITS MAX.
ELDERLY ZONING ALLOWS 19.5 X 1.8 = 35.1 UNITS MAX.

ALL 30 UNITS MEET THE DESIGN STANDARDS OF SECTION 2.4 FOR DENSITY BUSES.

ONE UNIT MEETS THE DESIGN STANDARDS OF SECTION 2.4 FOR DENSITY BUSES.

TOTAL P.U.D. AC. = 1.89

I HEREBY CERTIFY THAT THE BOUNDARY OF THIS DEVELOPMENT HAS BEEN ACCURATELY SURVEYED.

KB Smith
K. B. SMITH, L.S. 200



APPROVAL

The foregoing Plat Plan was approved by the Lincoln City/Lancaster County Planning Commission on _____ day of _____, 20__.

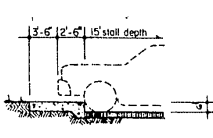
ACCEPTANCE

The foregoing Plat Plan was approved and accepted by the City Council of the City of Lincoln, Nebraska by Resolution No. _____ passed by _____ day of _____, 20__.

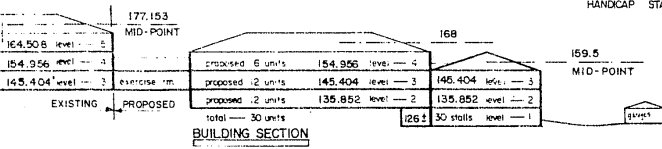
ATTEST:

City Clerk

TYPICAL PARKING STALL



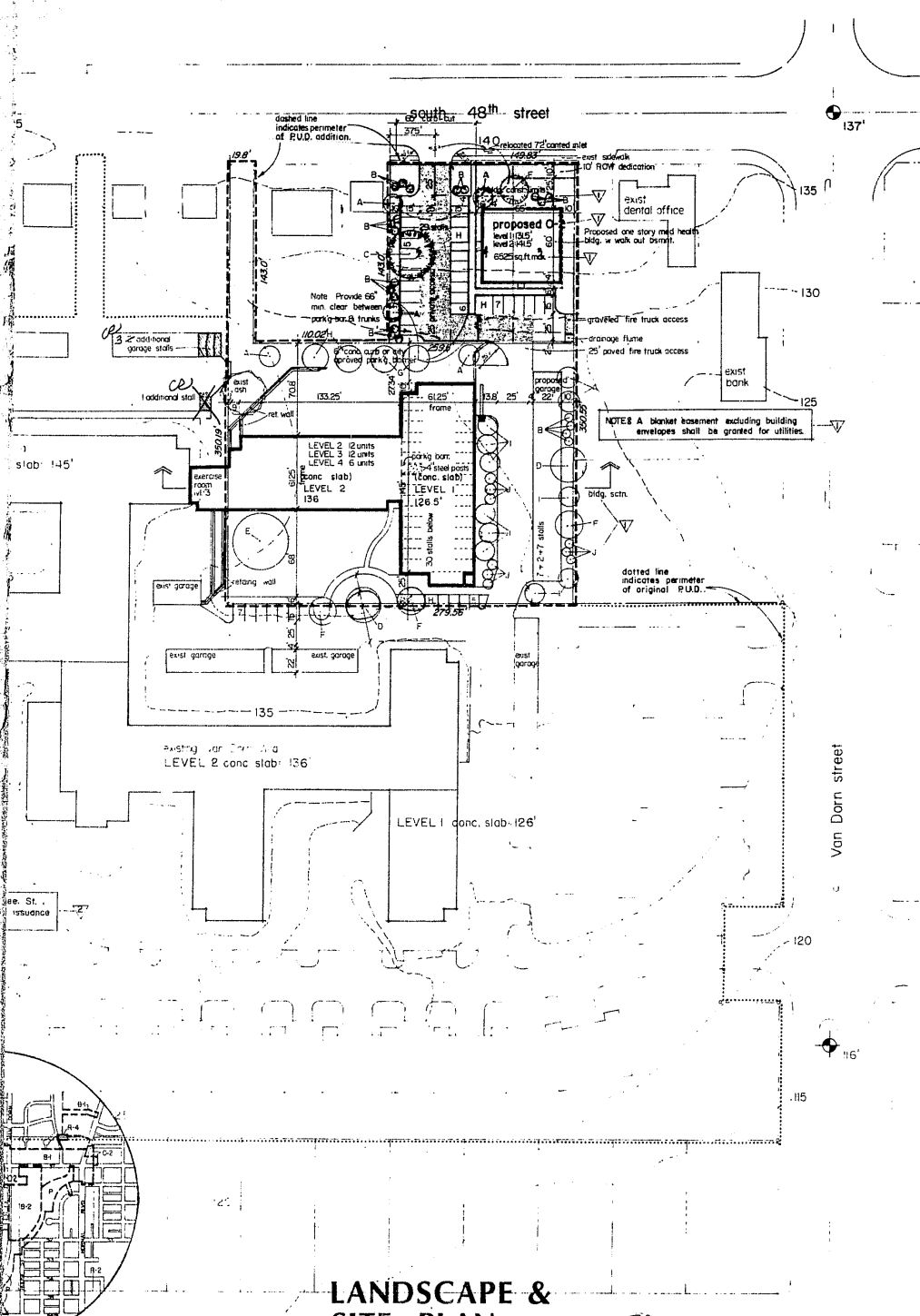
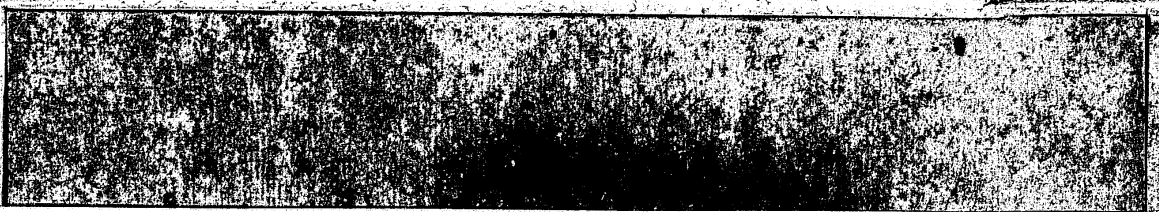
TYPICAL STALL SIZE 8'8.5" x 15' HANDICAP STALL 32' x 15'



NOTE: Street dedication of Point shall be completed before of building permits.

25.15' ROW DEDICATION

Vicinity Map



Van Dorn Villa West Addition
Lincoln Nebraska

John H. Thiesse and Associates
Planners
 770 North Omaha Boulevard
 Lincoln, Nebraska 68502



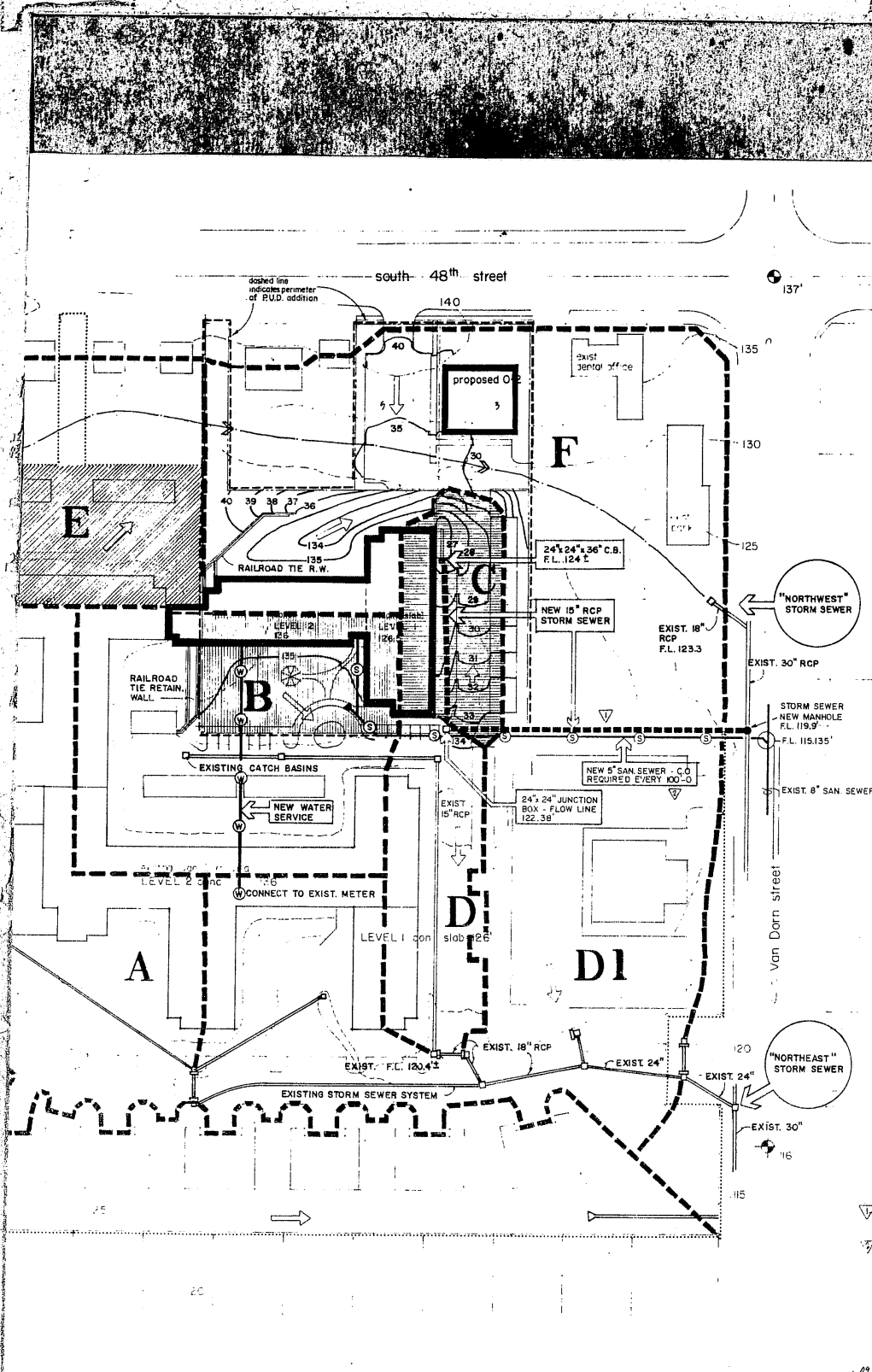
REVISION	DATE



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LANDSCAPE & SITE PLAN





Van Dorn Villa West Addition
 Lincoln Nebraska

john h. thiesse and associates
 architects planners
 770 north cotner boulevard
 lincoln nebraska 68505



revision	11-10-88
	12-15-88
	12-15-88
date	

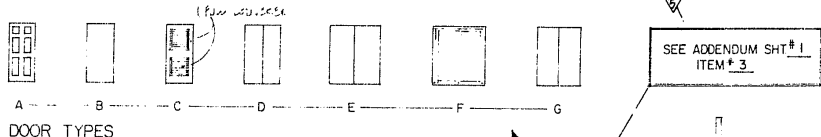


SITE PLAN

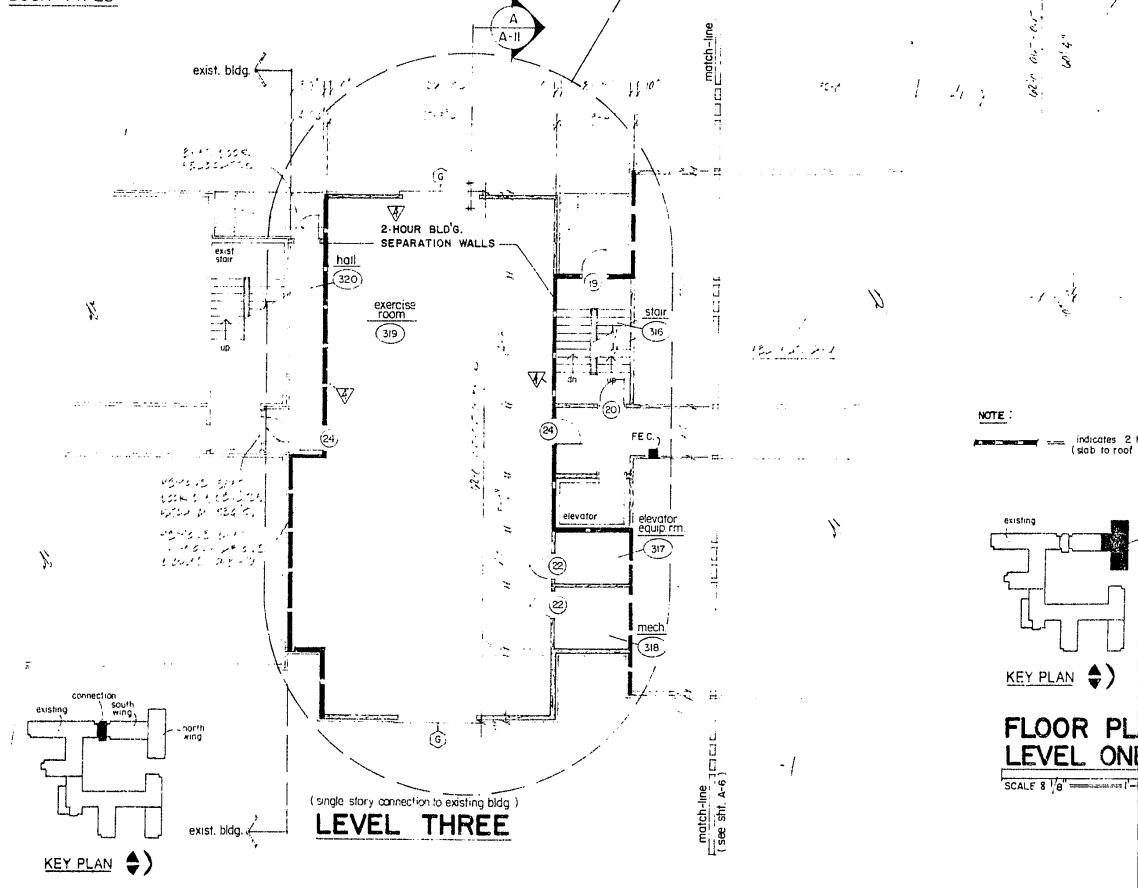
RAINAGE, UTILITIES

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DOOR SCHEDULE							
mk	type	size	thk.	material	hdwe. st.	frame	remarks
1	A	30x10	SOLID CORE	1 3/4"	WOOD	1	METAL UNIT ENTRY "C" LABEL 20 MIN. RATED
2	B	30x10	HOLLOW	1 3/4"	"	2	WOOD PEOROOM
3	C	20x10	"	"	"	3	"
4	C	20x10	"	"	"	4	"
5	C	20x10	"	"	"	4	"
6	D	20x10	"	"	"	2	"
7	C	20x10	"	"	"	2	"
8	D	14x10	"	"	"	2	"
9	D	30x10	PLYWOOD	"	"	5	"
10	D	30x10	"	"	"	2	"
11	E	14x10	PLYWOOD	"	"	6	"
12	E	14x10	"	"	"	7	"
13	G	20x10	"	WOOD	"	8	WOOD
14	F	14x10	"	"	"	7	"
15	F	14x10	"	"	"	7	"
16	E	20x10	SOLID CORE	1 3/4"	"	9	"
17							
18	A	30x10	SOLID CORE	1 3/4"	WOOD	10 B II	WOOD ENTRY DOOR
19	A	30x10	"	"	"	12	"
20	B	30x10	"	"	"	13 1 hr.	"
21	B	30x10	"	"	"	14 20m	"
22	B	30x10	"	"	"	15 1 hr.	"
23	B	30x10	"	"	"	16 "	"
24	B	30x10	"	"	"	16 1/2 hr.	"
25	B	30x10	"	"	"	13	"
26	B	30x10	"	"	"	15	"
27	B	30x10	"	"	"	15	"



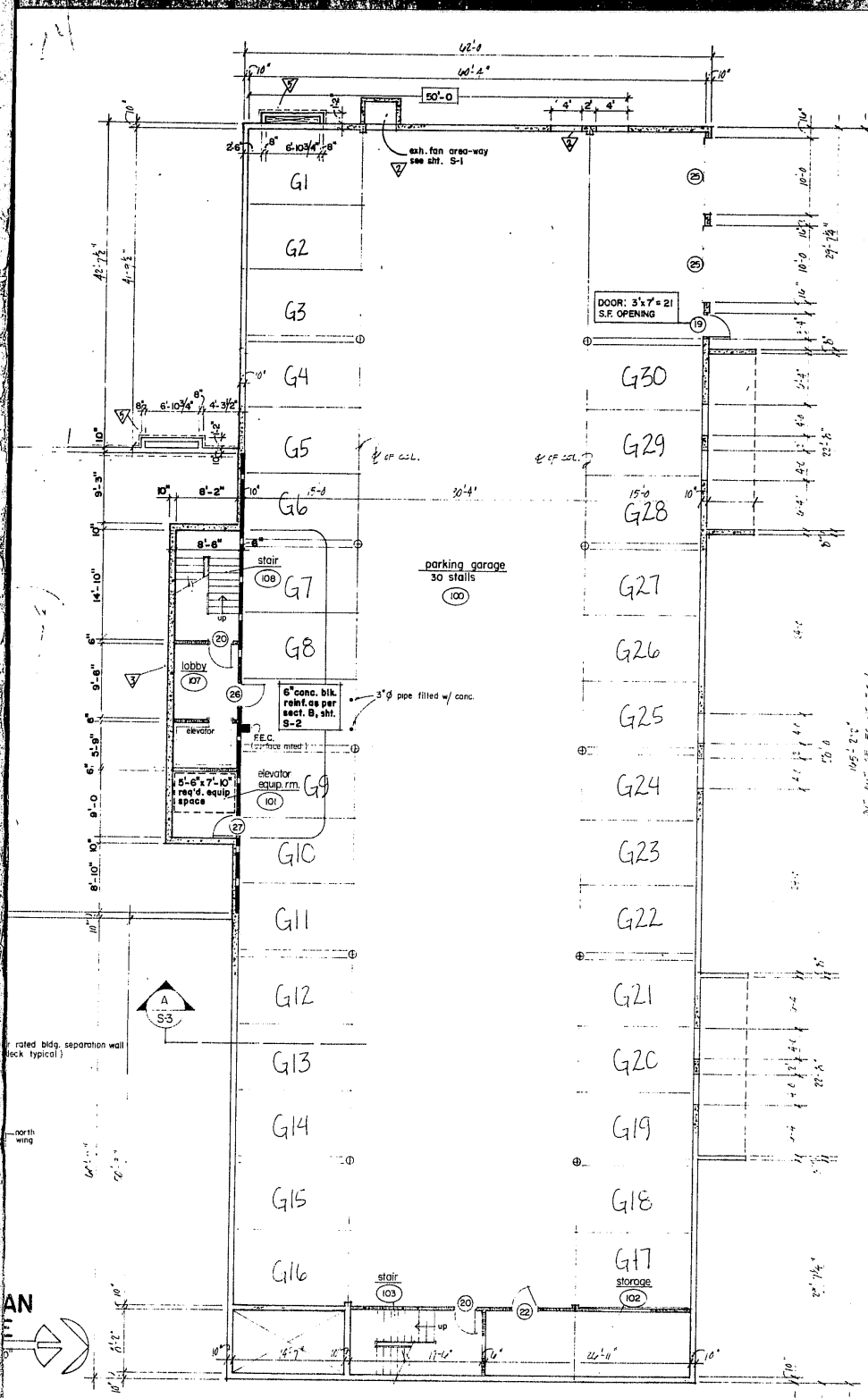
DOOR TYPES



LEVEL THREE

KEY PLAN

FLOOR PLAN LEVEL ONE



Van Dorn Villa West Addition
Lincoln Nebraska

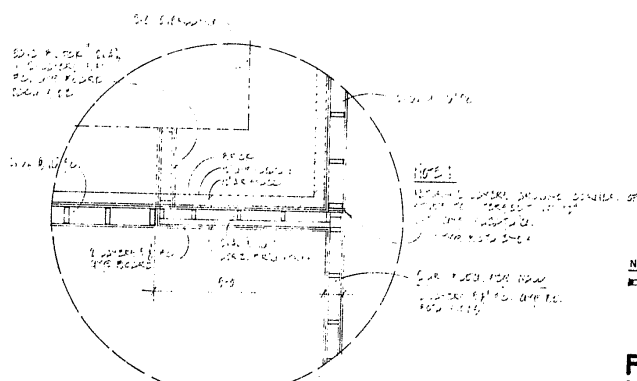
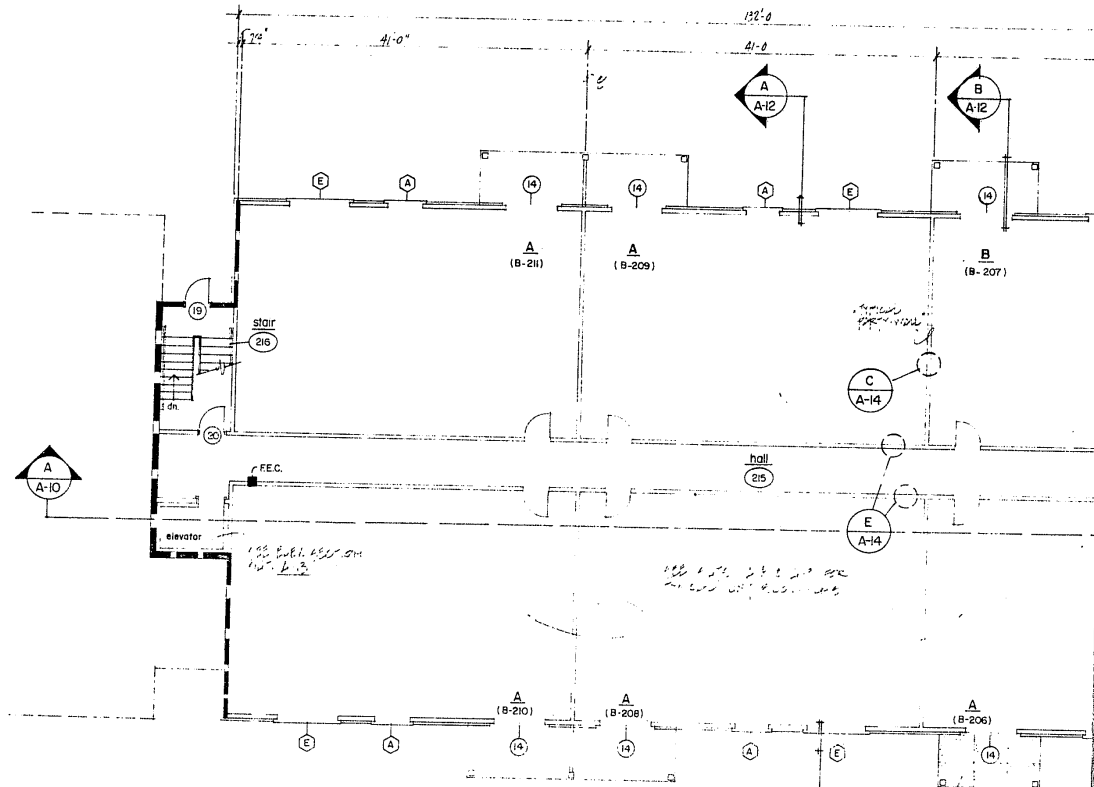
John H. Tinsess and associates
architects planners
770 north cedar boulevard
lincoln nebraska 68505



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2-8-89
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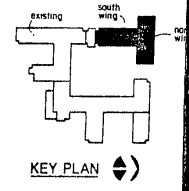


BLDG. SEP. WALL AT CORNER A

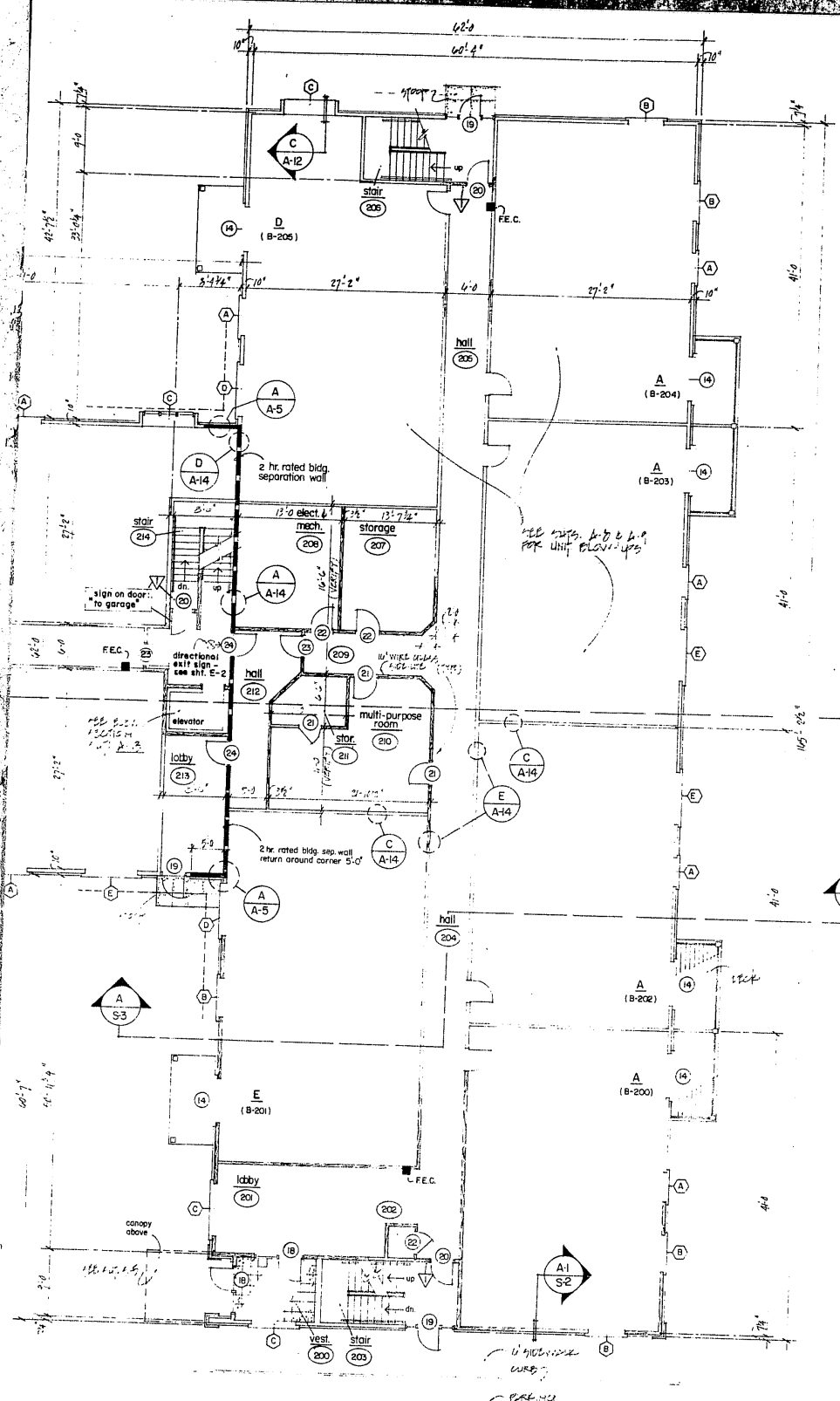
NOTE 3
all exterior walls and both corridor walls shall be 2x6s at 16" oc.

NOTE 4
[Symbol] indicates 2 hr rated bldg. separation wall (stub to roof deck typical)

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



KEY PLAN A



Van Dorn Villa West Addition
Lincoln Nebraska

John H. Thieszen and Associates
architects and planners
770 North Outer Boulevard
Lincoln, Nebraska 68504

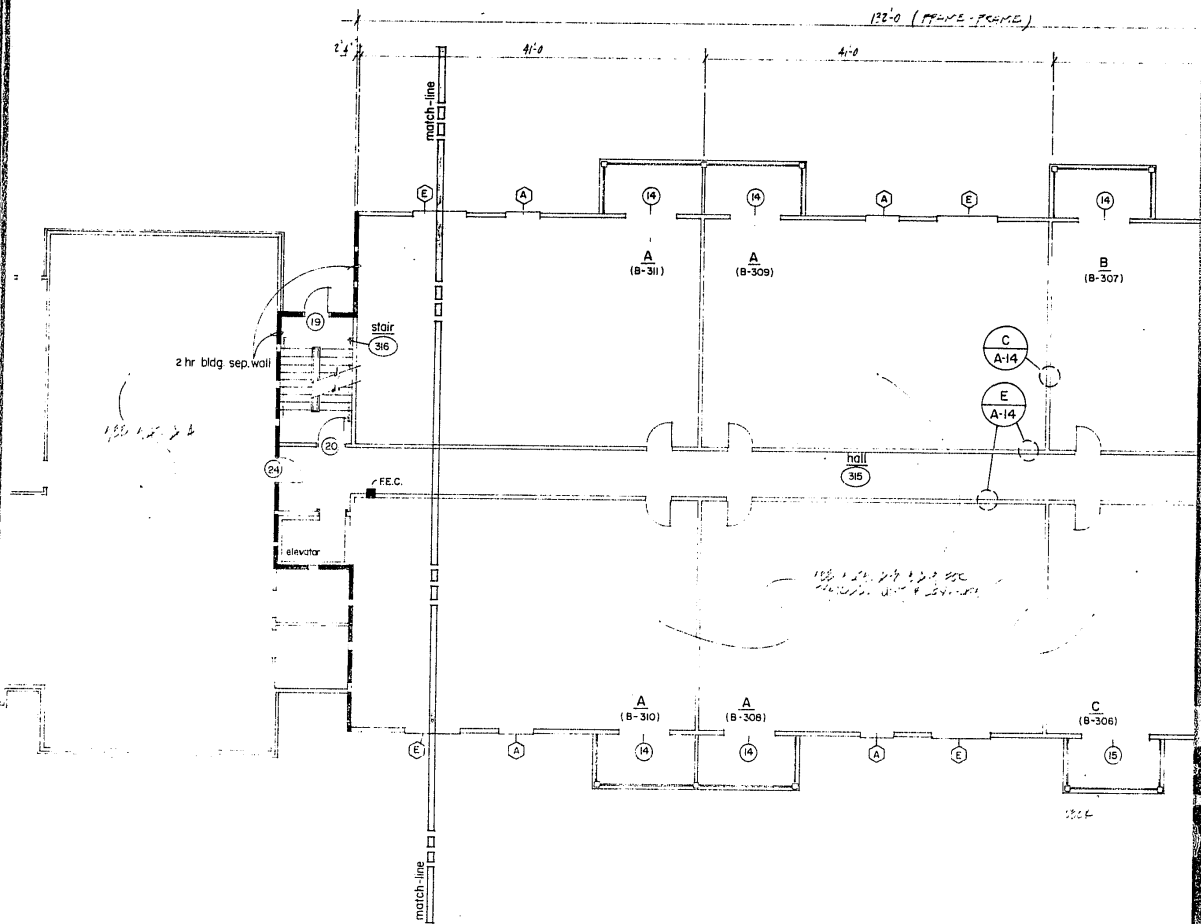


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date



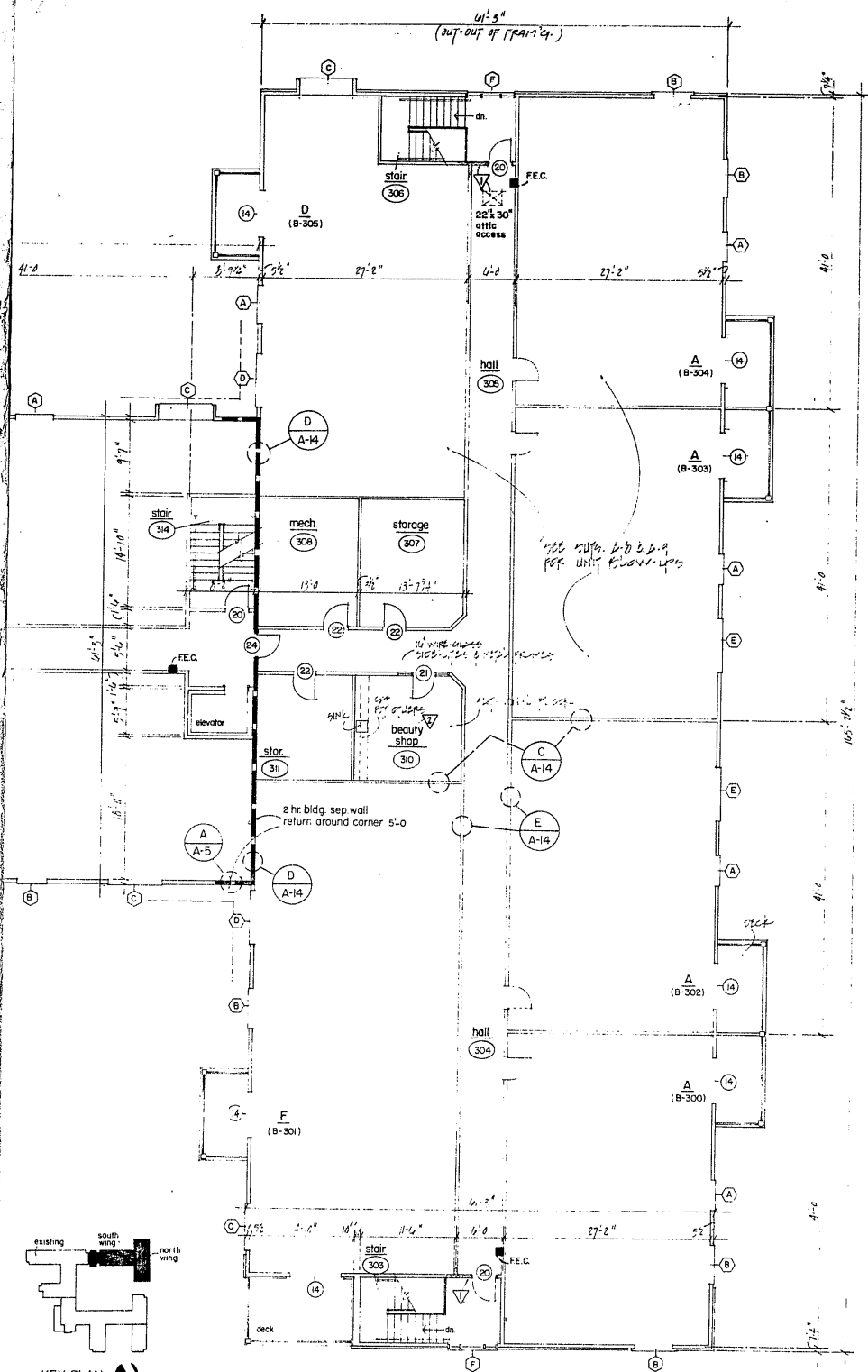
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NOTE 3
 all exterior walls and both corridor walls
 shall be 2x6s at 16" o.c.

**FLOOR PLAN
 LEVEL THREE**
 SCALE 1/8" = 1'-0" 



Van Dorn Villa West Addition
Lincoln Nebraska

John H. Thiesse and associates
 architects and planners
 776 north cotton boulevard
 lincoln nebraska 68505



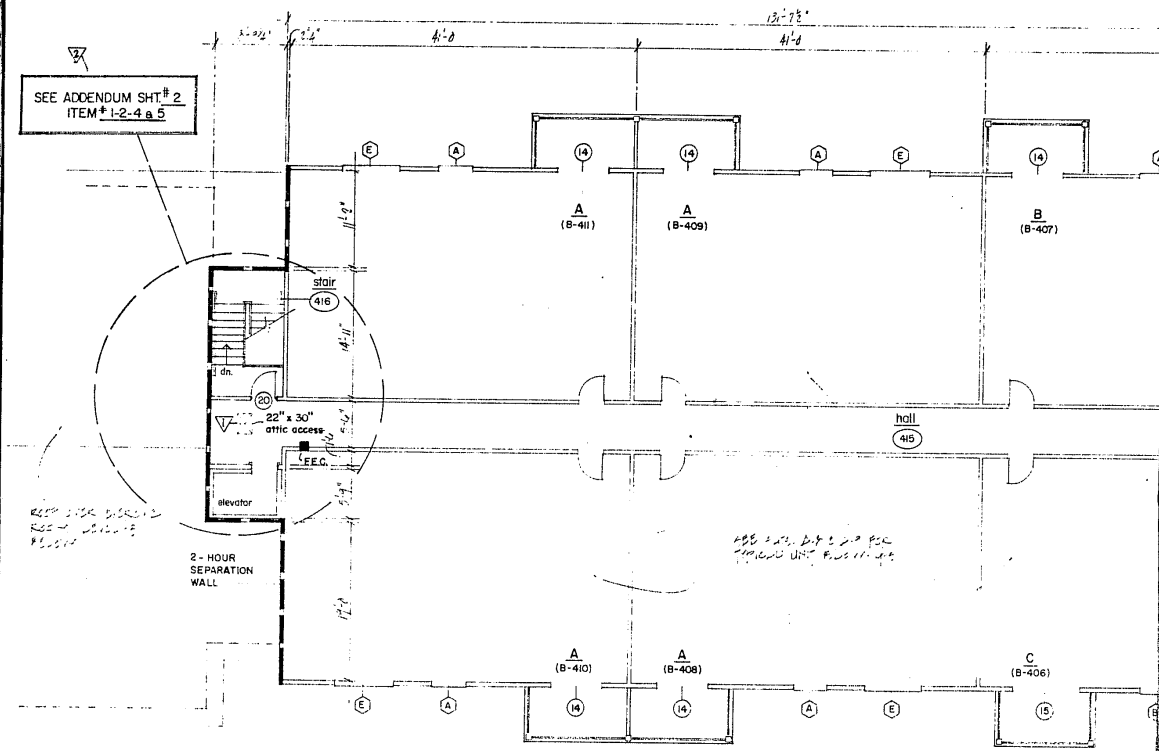
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2-8-89	complety shot



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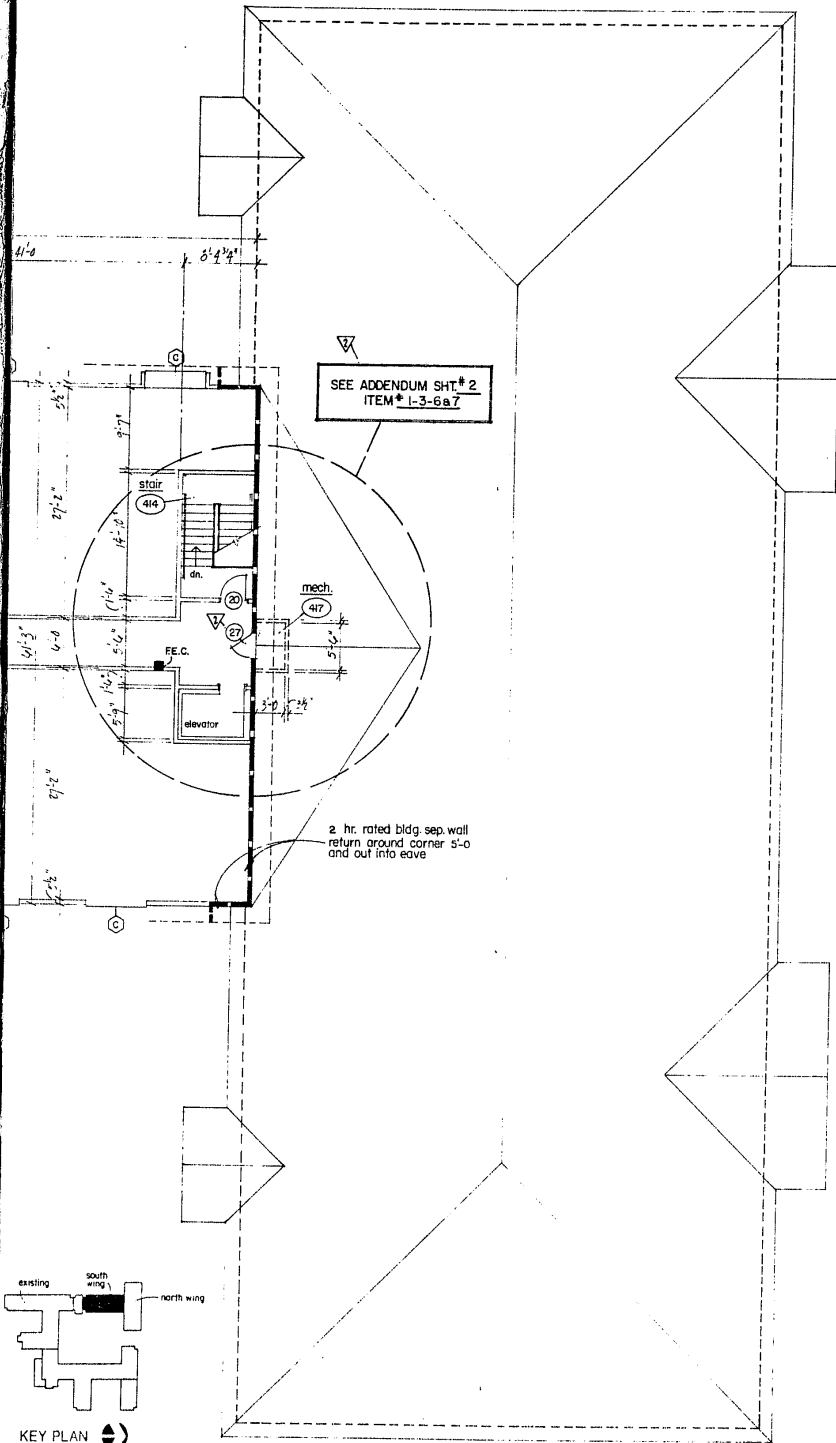
6-15-89

SEE ADDENDUM SHT. # 2
ITEM # 1-2-4 & 5



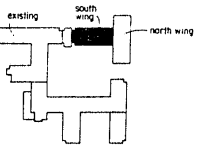
FLOOR PLAN
LEVEL FOUR
SCALE 3/16" = 1'-0"

20



SEE ADDENDUM SHT # 2
ITEM # 1-3-687

2 hr. rated bldg. sep. wall
return around corner 5'-0
and out into eave



KEY PLAN

Van Dorn Villa West Addition
Lincoln Nebraska

john h. thiesse and associates
architects planners
720 north coffee boulevard
lincoln nebraska 68505

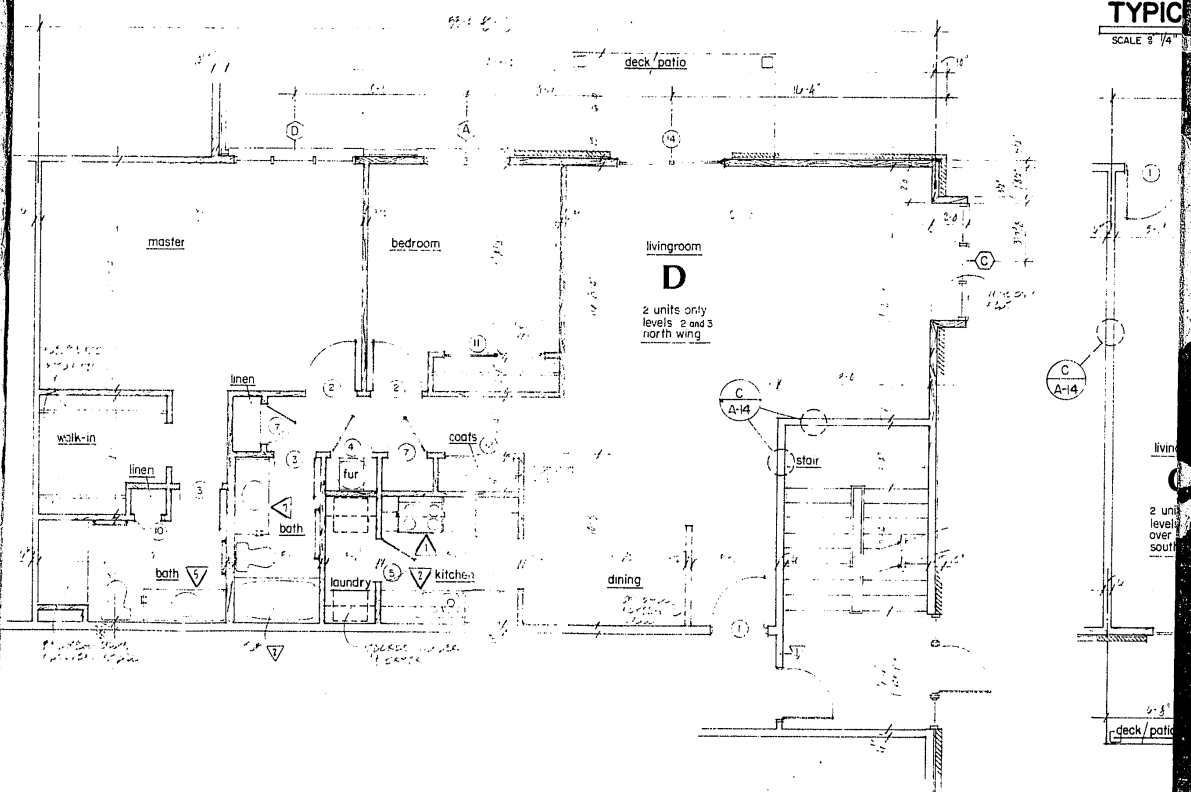
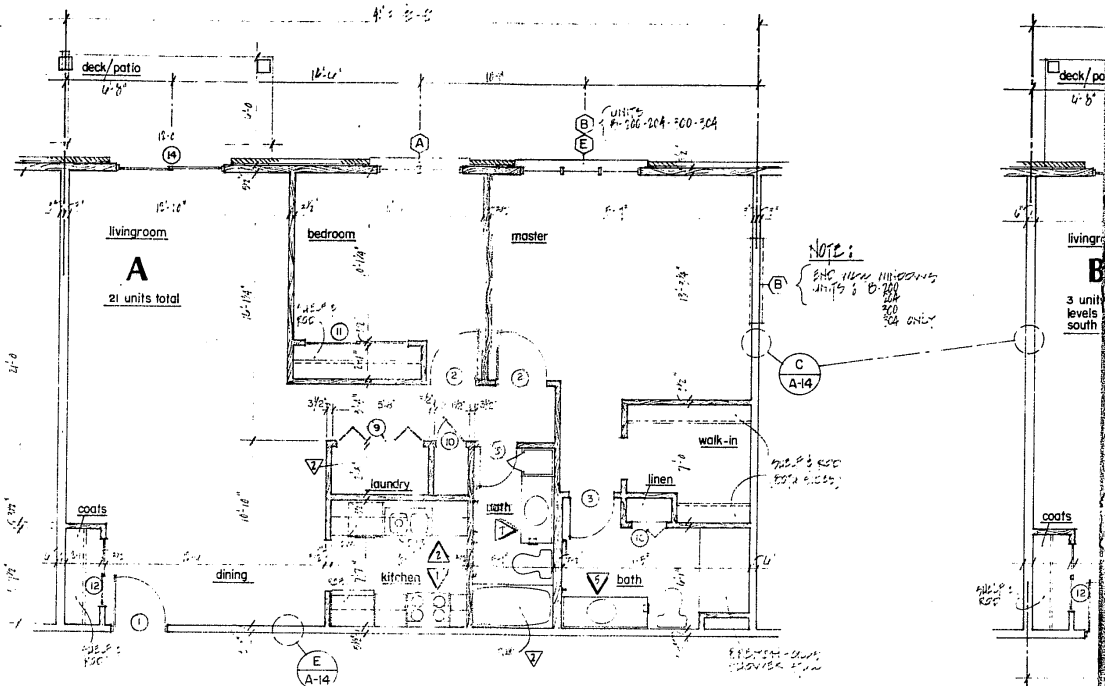


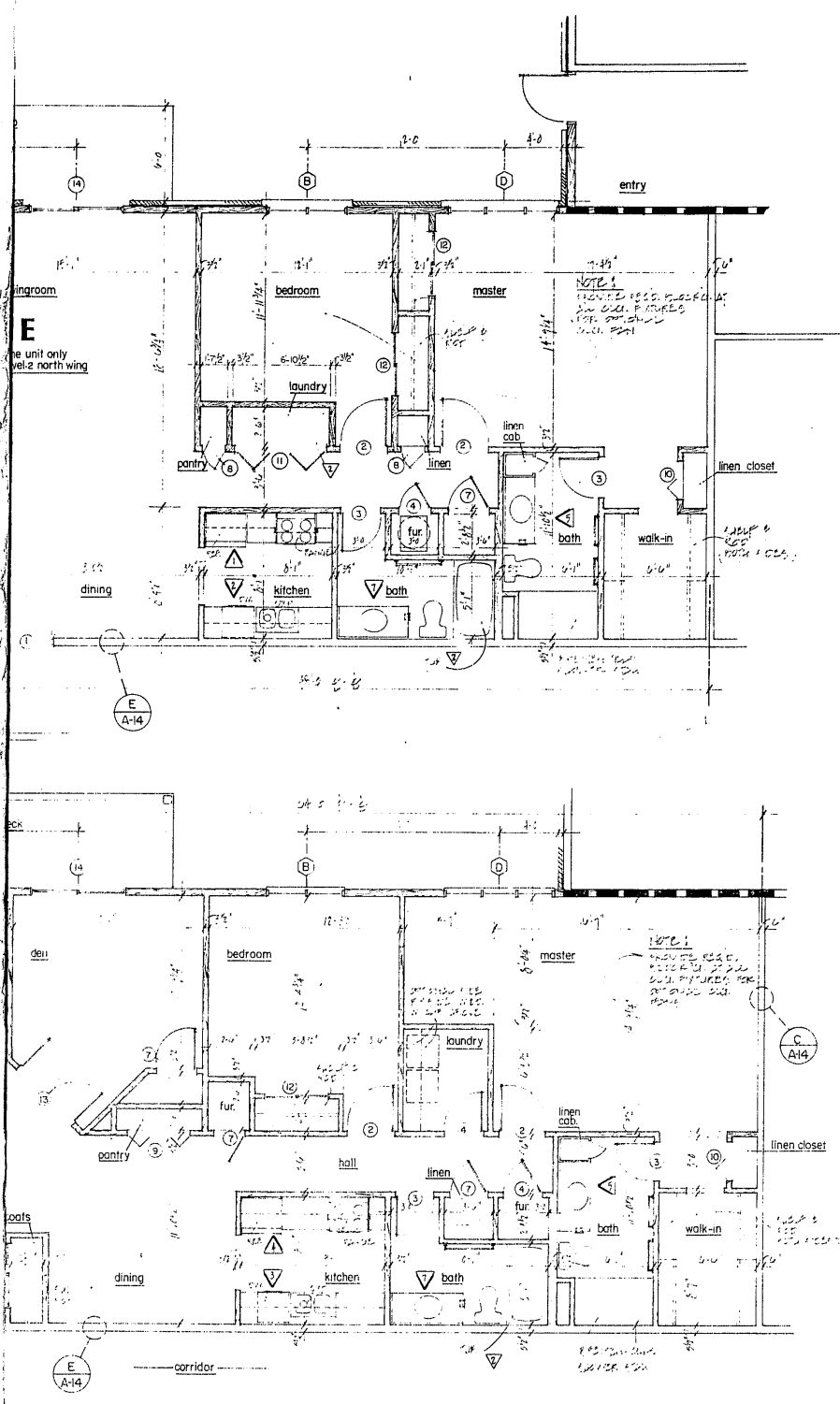
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TYPICAL UNIT BLOW-UPS
SCALE: 1/4"

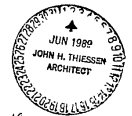
NOTE:
all exterior walls and both corridor walls shall be 2x6 at 16"

Van Dorn Villa West Addition
Lincoln Nebraska

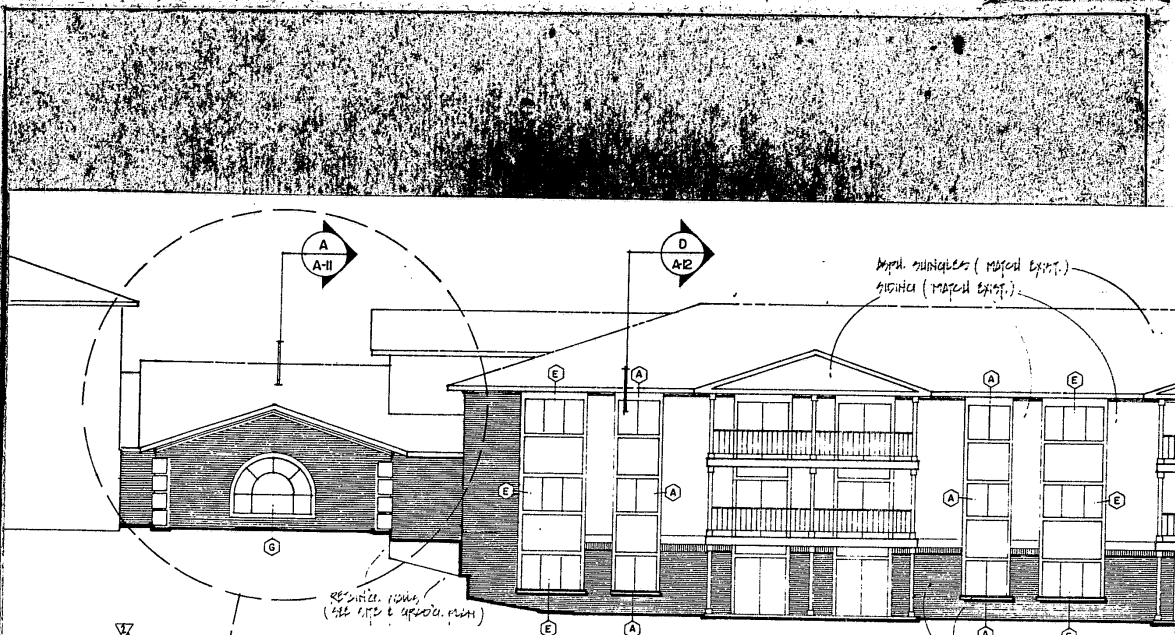
John H. Thiessen and Associates
architects and planners
770 North Collier Boulevard
Lincoln Nebraska 68502



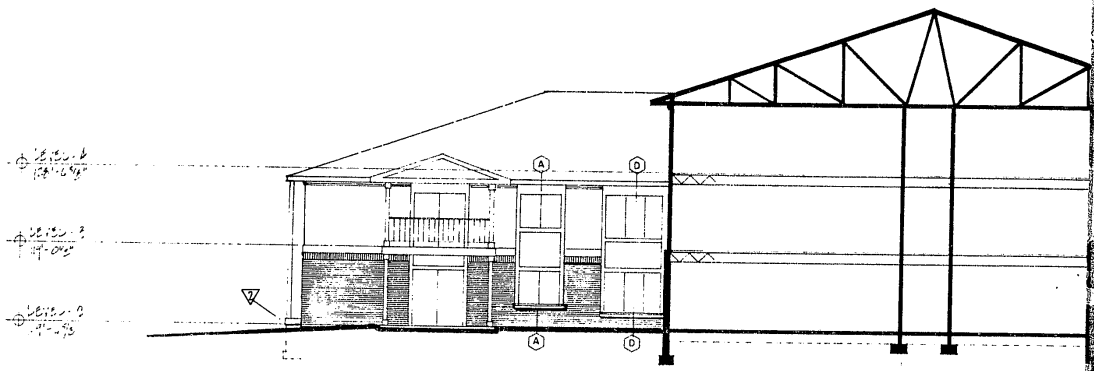
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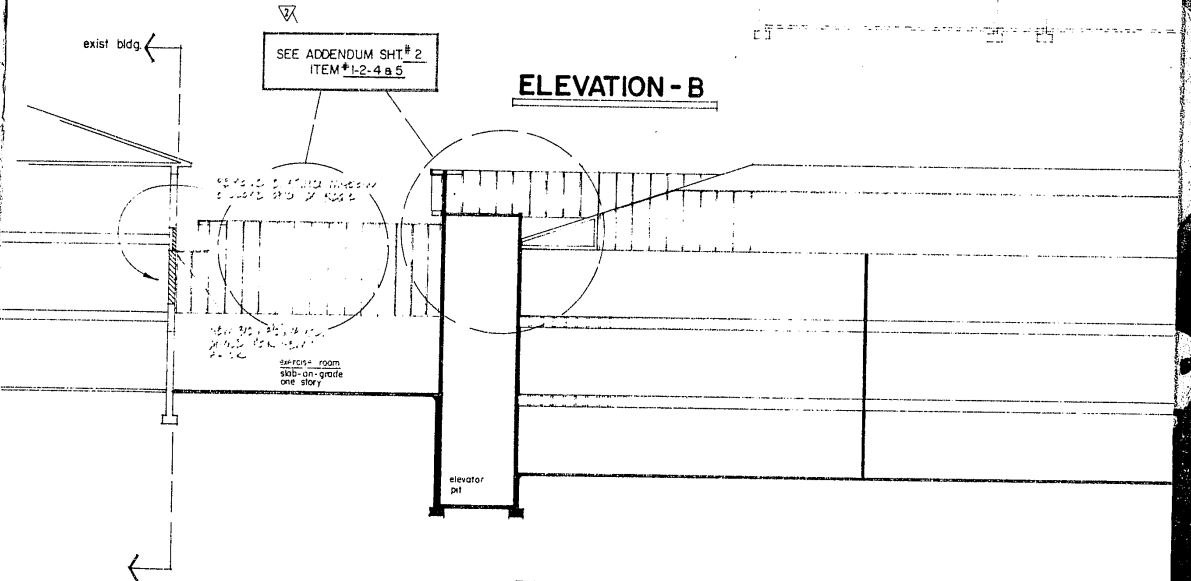
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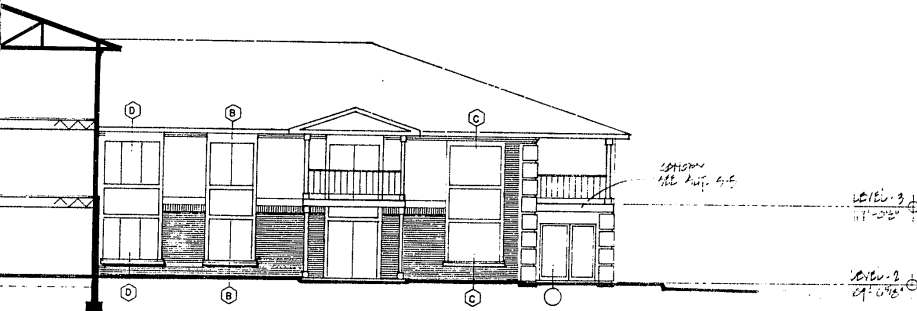
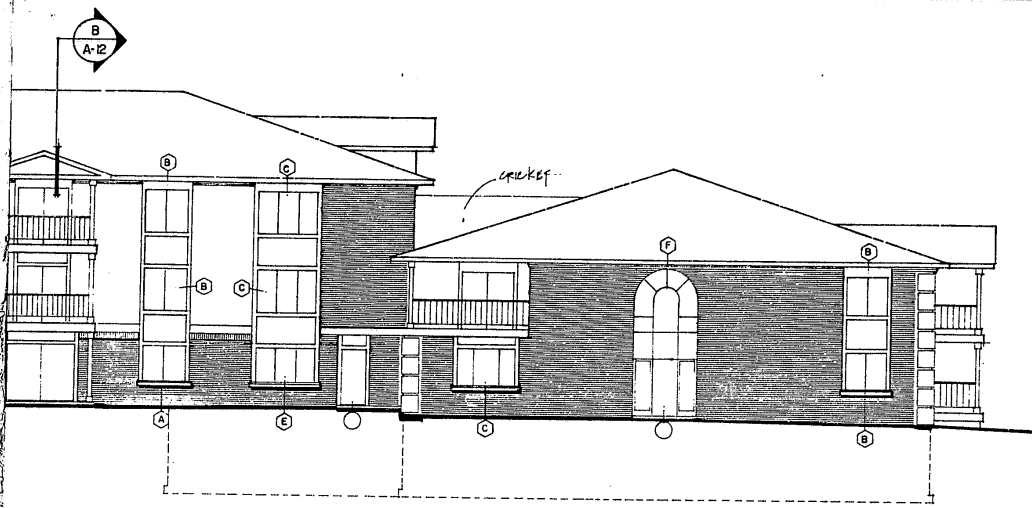
ELEVATION - A (EAST SIDE)
SCALE 3/8" = 1'-0"



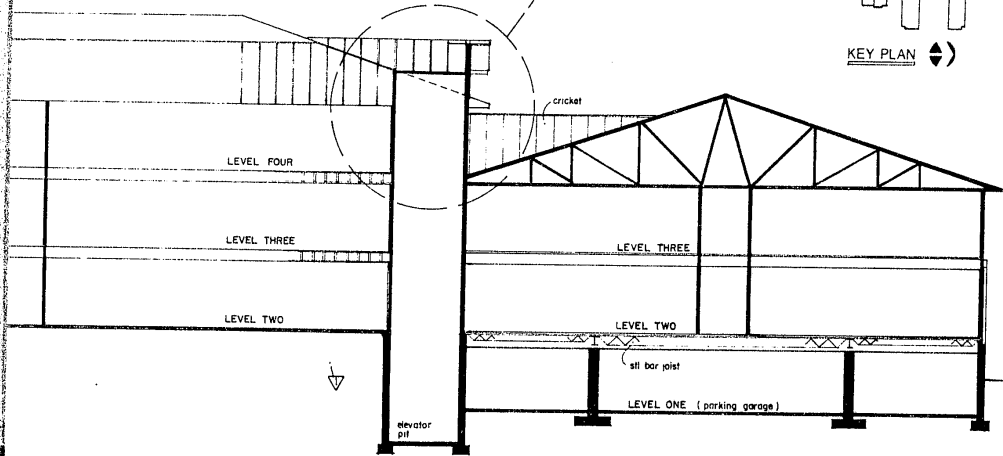
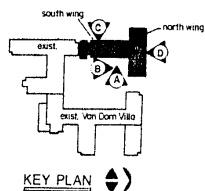
ELEVATION - B



BLDG. SECTION A



SEE ADDENDUM SHET. # 2
ITEM # 1-3-6 & 7



Van Don Villa West Addition
Lincoln Nebraska

john h. thieszen and associates
architects planners
770 north cotner boulevard
lincoln nebraska 68505

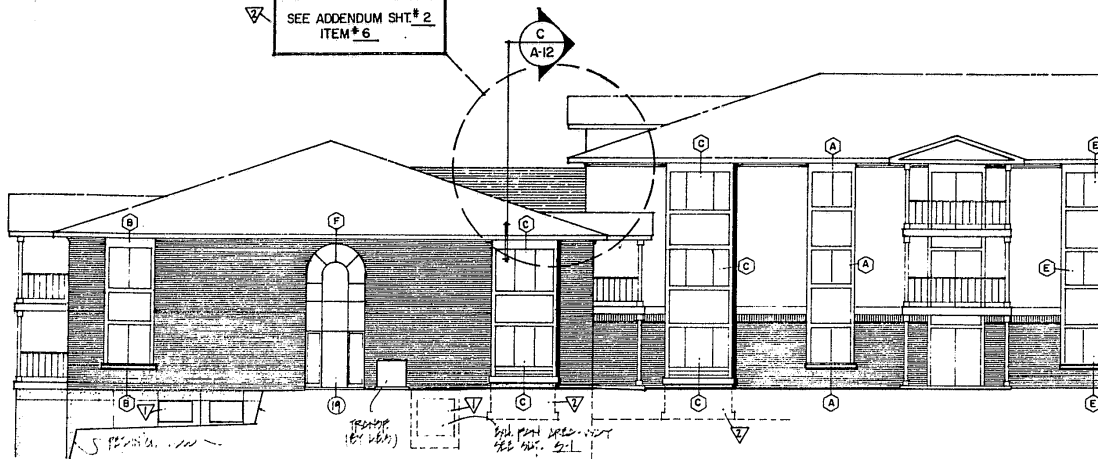


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SEE ADDENDUM SHIT# 2
ITEM# 6



ELEVATION - C (WEST SIDE)

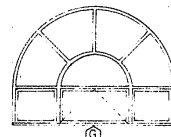
SCALE: 1/8" = 1'-0"



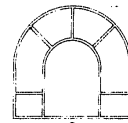
ELEVATION - D (NORTH SIDE)

SEE ADDENDUM SHIT# 2
ITEM# 6 FOR WINDOW
DETAILS

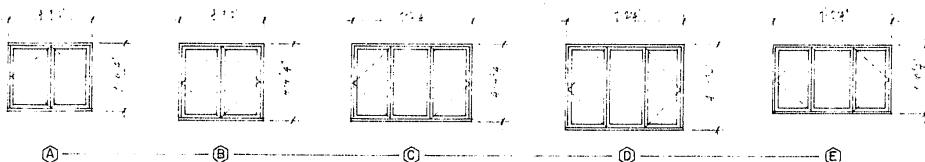
WINDOW		SCHEDULE			remarks
mark	manuf. cat. no.	R.O. dim.	vent and/or glass area ft ²		
(A)	P. L. B. CO. 2112442 C	4'-0" x 3'-11 1/2"	0.60 (3) = 18.2		N. SURFACE SPRING
(B)	" " 2112442 C	4'-0" x 4'-9 1/2"	0.57 (3) = 17.1		
(C)	" " 2112442 C	7'-2 1/2" x 4'-9 1/2"	1.57 (3) = 22.9		
(D)	" " 2112442 C	7'-2 1/2" x 4'-11 1/2"	0.53 (3) = 15.9		
(E)	" " 2112442 C	7'-2 1/2" x 4'-11 1/2"	0.60 (3) = 18.0		
(F)	" ROUND TOP	7'-11 1/2" x 4'-8 1/2"	1.07 (3) = 32.1		F. SLD
(G)	" ROUND TOP	4'-11 1/2" x 4'-8 1/2"	" "		

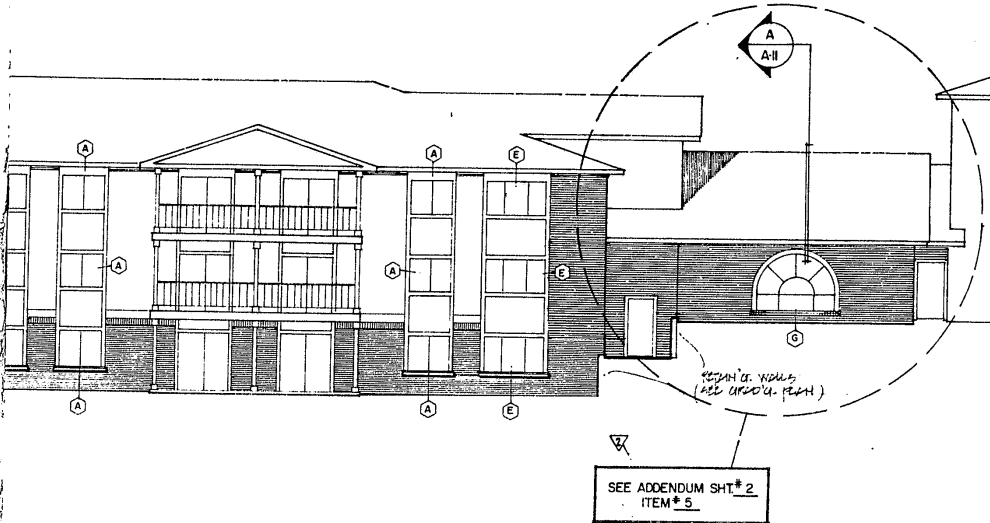


(G)

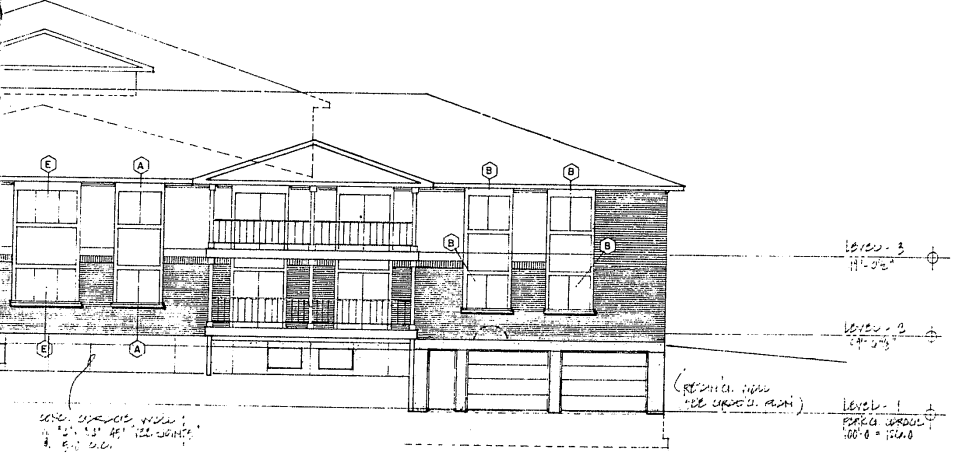


(F)

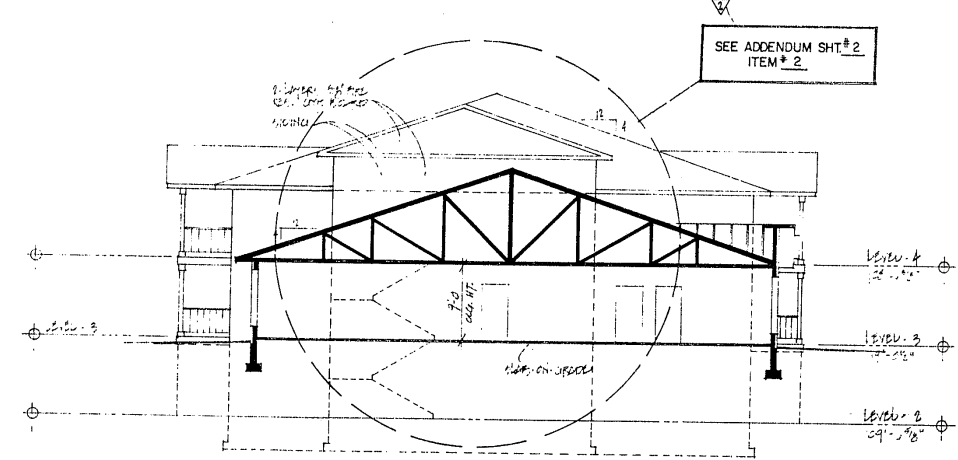




Van Dorn Villa West Addition
Lincoln Nebraska



john h. thiessem and associates
planners architects
lincoln nebraska 68503
770 north center boulevard

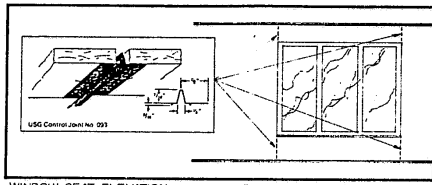


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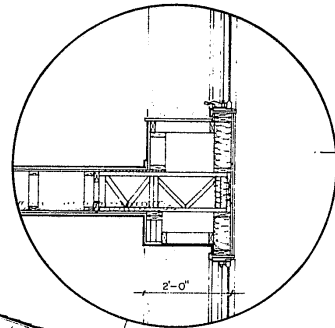


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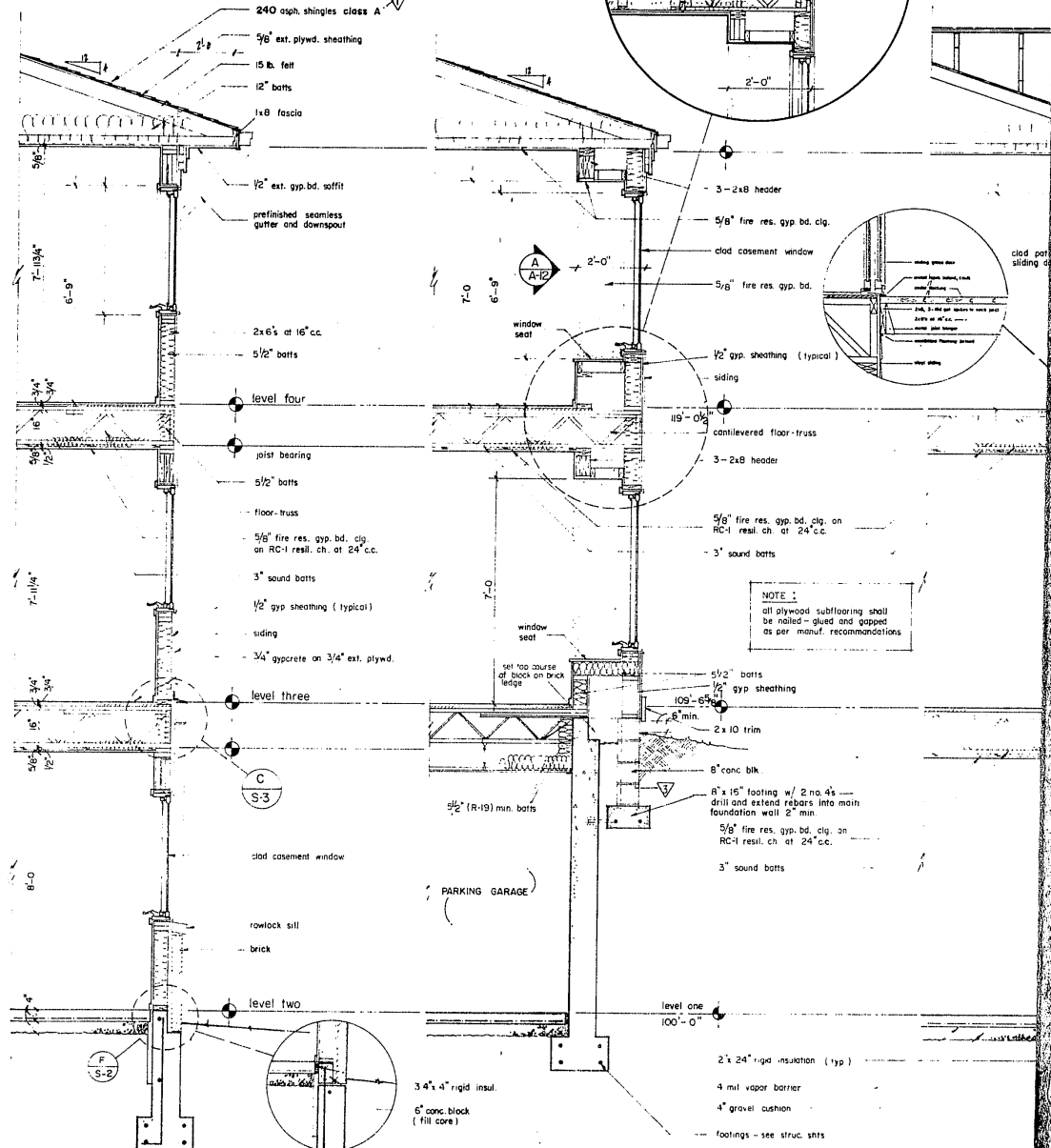
BLDG. SECTION **A**



(A) WINDOW SEAT ELEVATION SCALE 1/4" = 1'-0"



TRUSSES PAR TO WINDOW SEAT



NOTE:
all plywood subflooring shall be nailed - glued and gapped as per manuf. recommendations

TYP. WALL SECTION
SCALE: 1/2" = 1'-0"

contr. optional det.

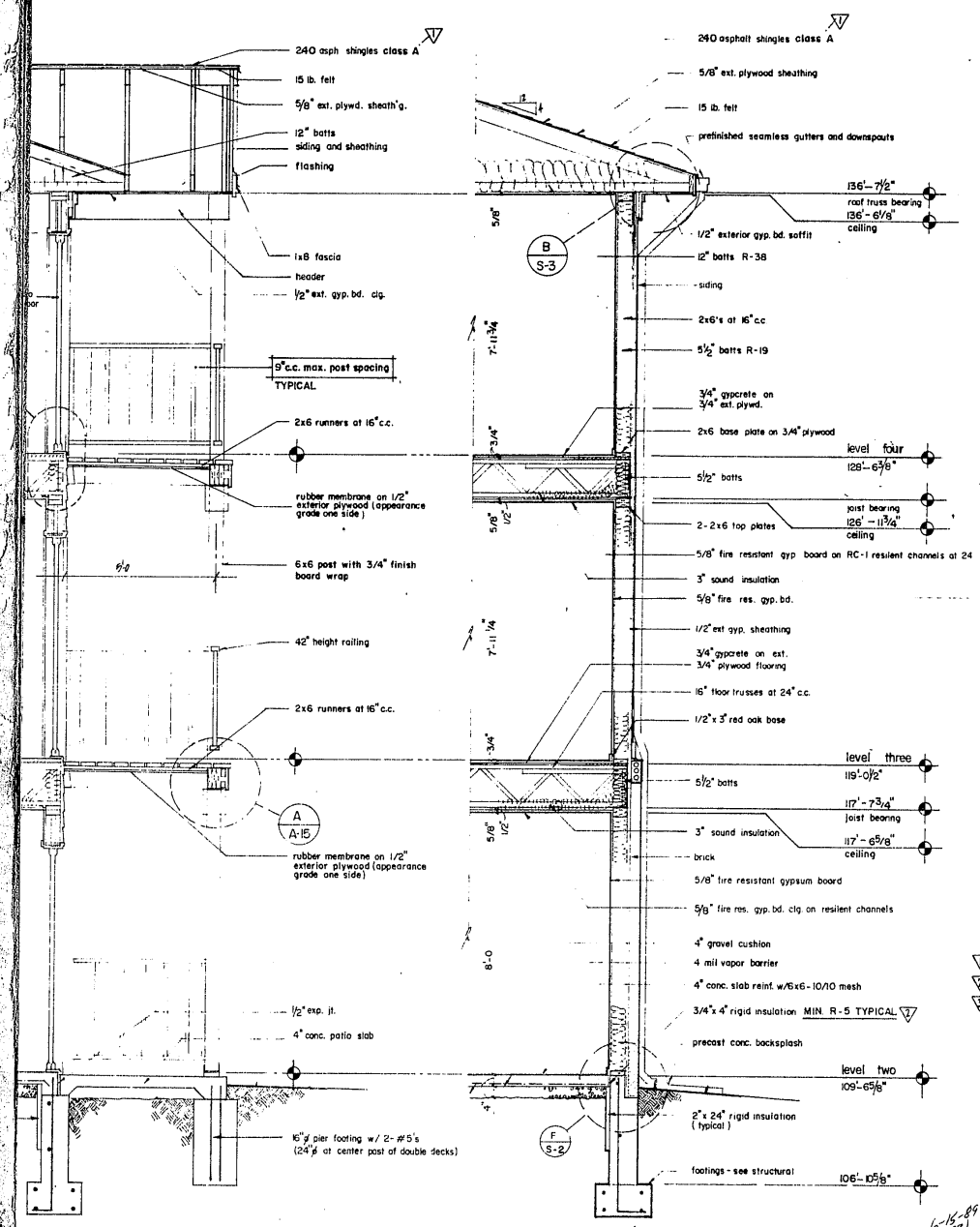
(D)

WINDOW-SEAT SECTION

(C)

DECK-PAR

ALLEL
EAT



PATIO SECTION **B**

TYP. WALL SECTION **A**

SCALE: 1/2" = 1' 0"

Van Dorn Villa West Addition
Lincoln Nebraska

john h. thiesse and associates
architects planners
770 north center boulevard
lincoln nebraska 68505

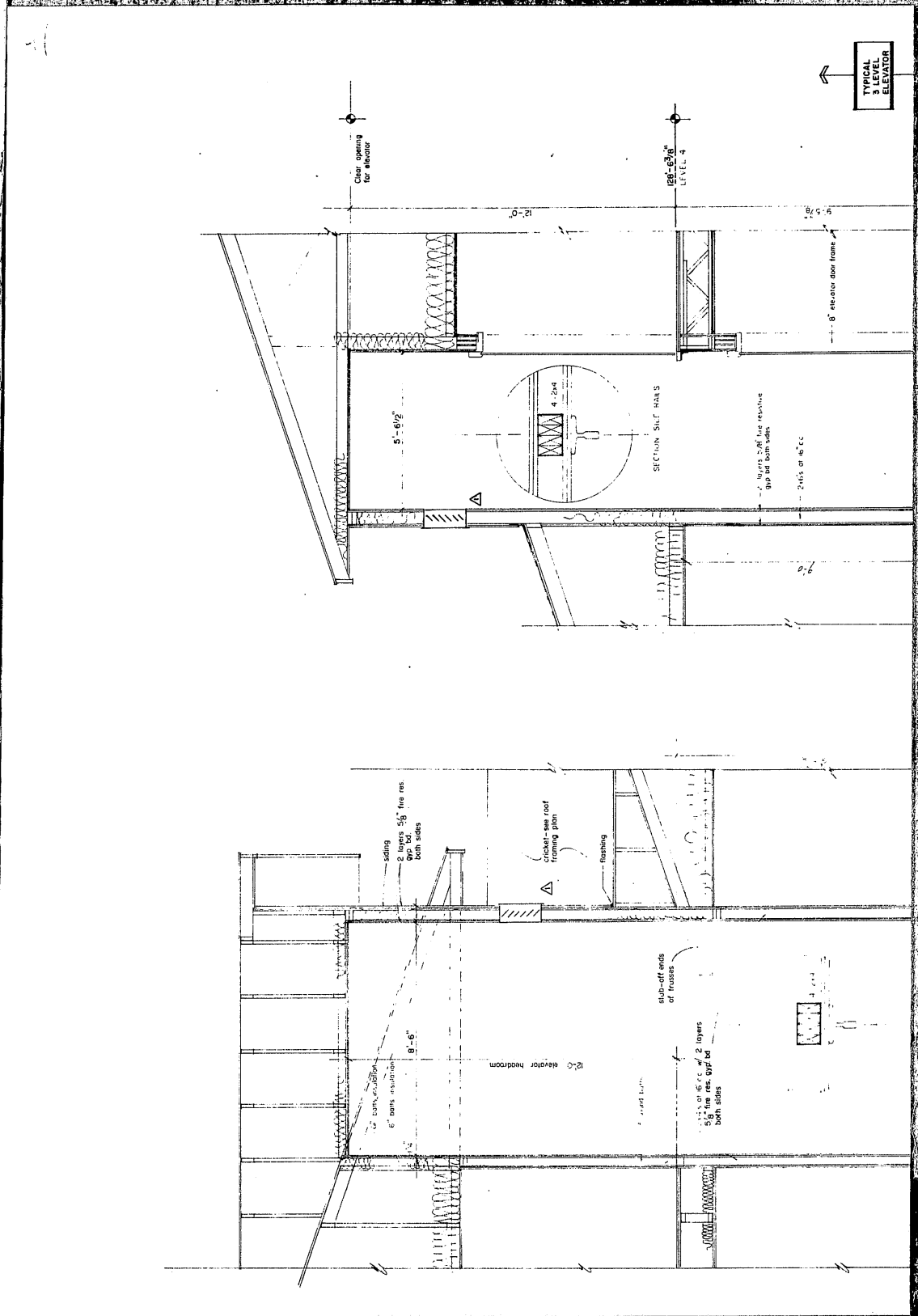


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6-15-89



TYPICAL
ELEVATOR

Clear opening
for elevator

12'-0"
LEVEL 4

5'-6 1/2"

SECTION SHAF RAILS

2x12s @ 6' cc

8' elevator door frame

siding
2x6s @ 5 1/2' fire res.
8' on both sides

cricket-see roof
framing plan

flashing

sub-off ends
of trusses

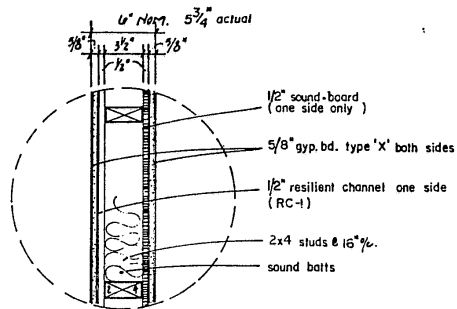
2x12s @ 6' cc of 2 layers
8' on both sides

elevator bedroom

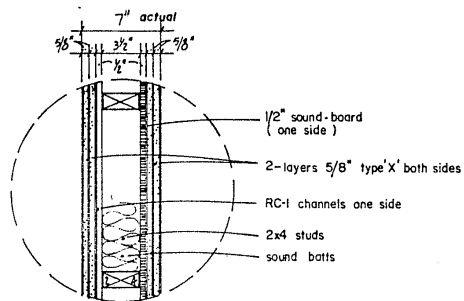
8'-6"

1/2\" cam washers

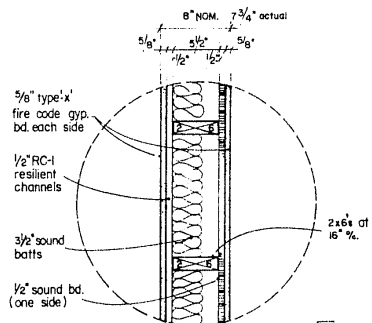
8\" nails



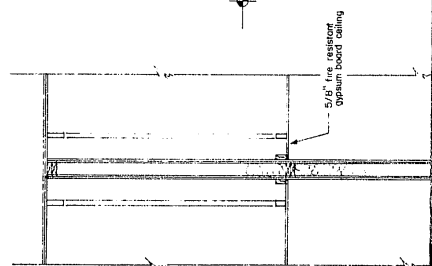
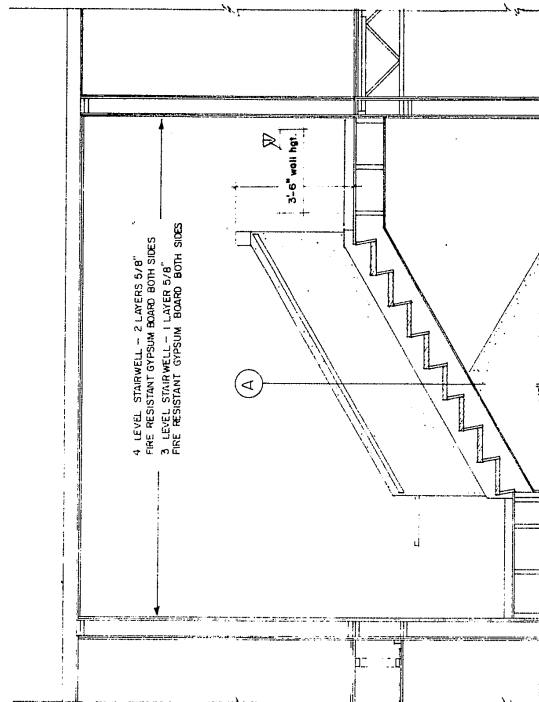
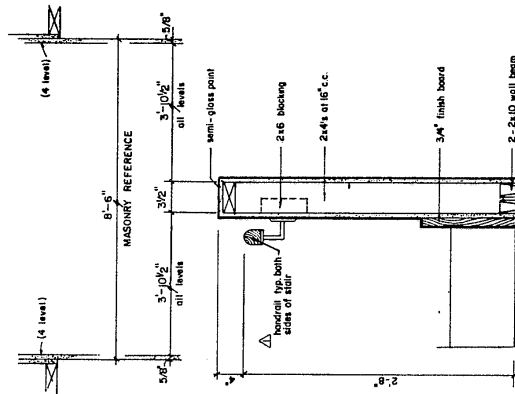
TYP. PARTY WALL **C**

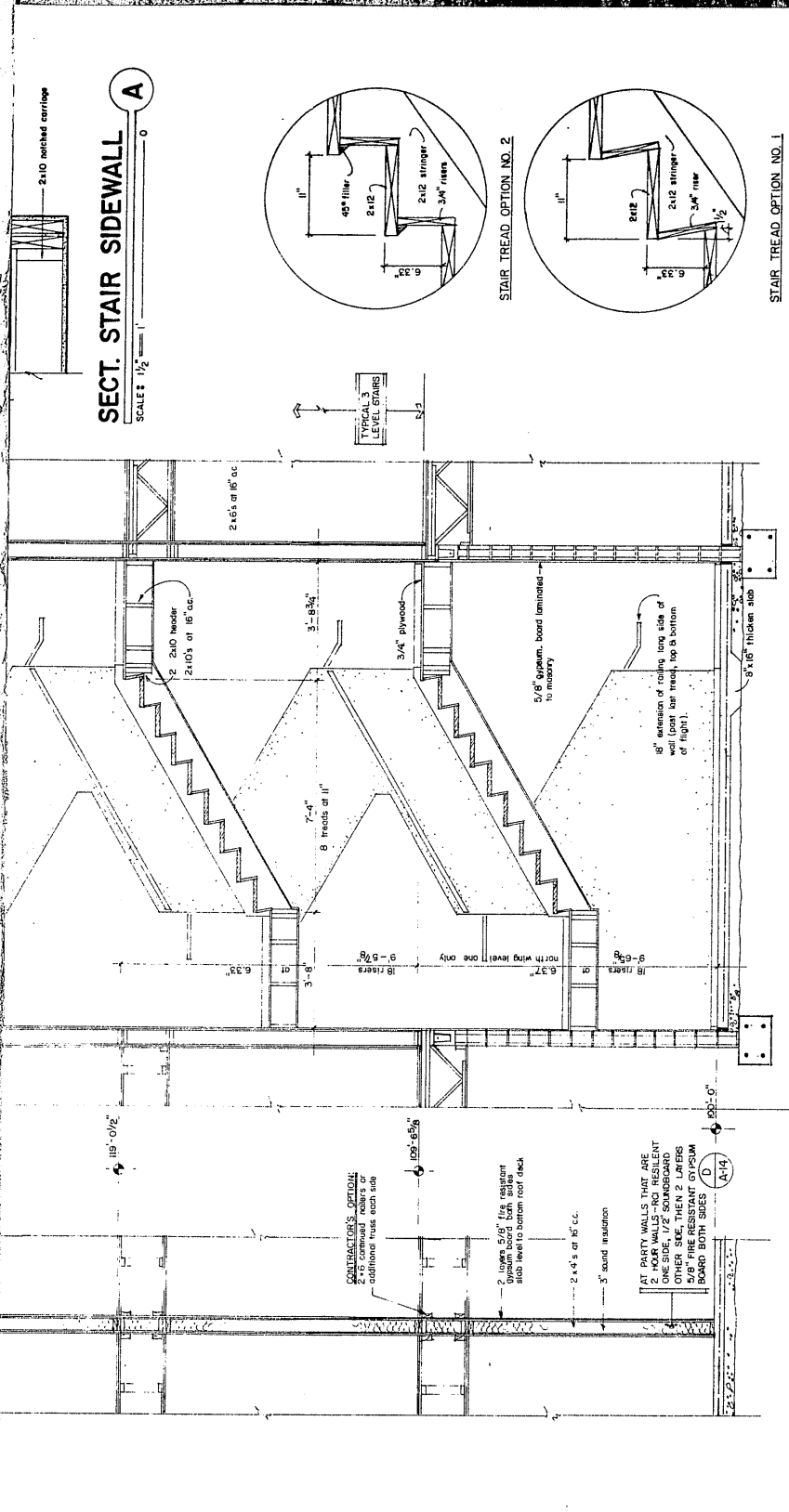


2 HOUR PARTY WALL **D**
scale 1/2" = 1'-0"

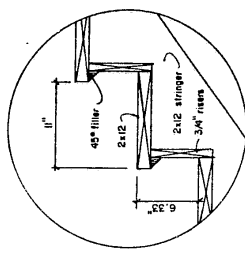


CORR. WALL DET. **E**
scale 1/2" = 1'-0"

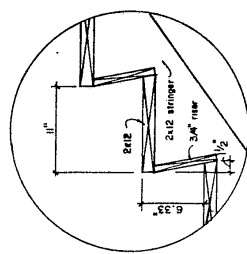




SECT. STAIR SIDEWALL
SCALE: 1/2" = 1'-0"



STAIR TREAD OPTION NO. 2



STAIR TREAD OPTION NO. 1

2 - HOUR FIREWALL
SCALE: 1/2" = 1'-0"

SECTION THRU STAIRS
SCALE: 8 1/2" = 1'-0"

STAIR TREAD OPTIONS
SCALE: 8 1/2" = 1'-0"

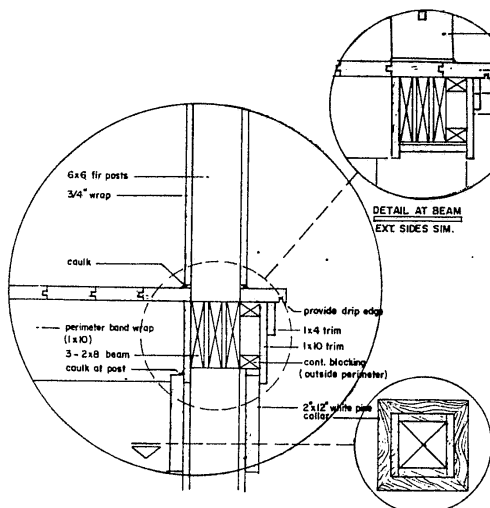
REVISION	DATE
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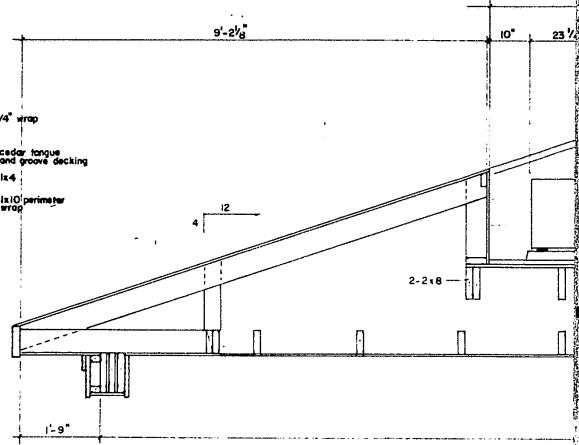
A-14
of
16

john h. thierssen and associates
architects
776 north center boulevard
lincoln nebraska 68505

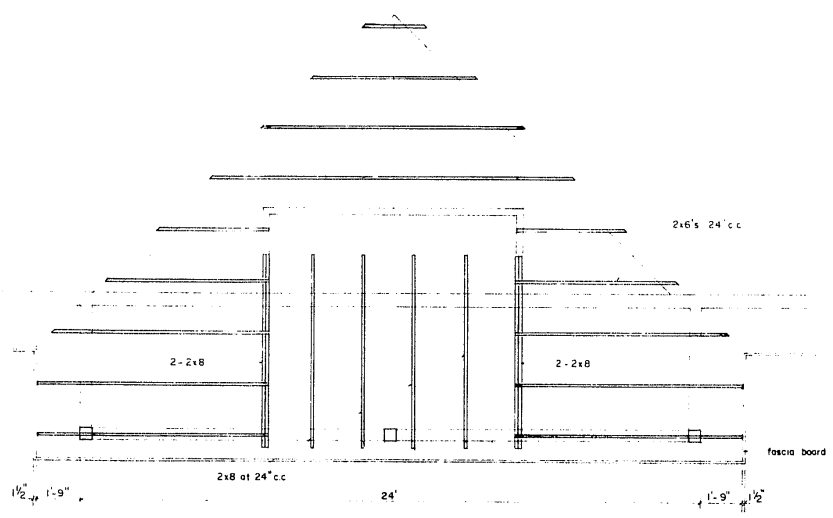
Van Dorn Villa West Addition
Lincoln Nebraska



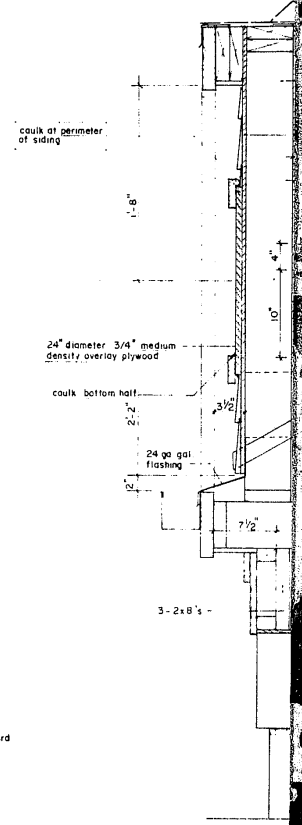
BALCONY DETAIL at POST
 SCALE: 1/2" = 1' A



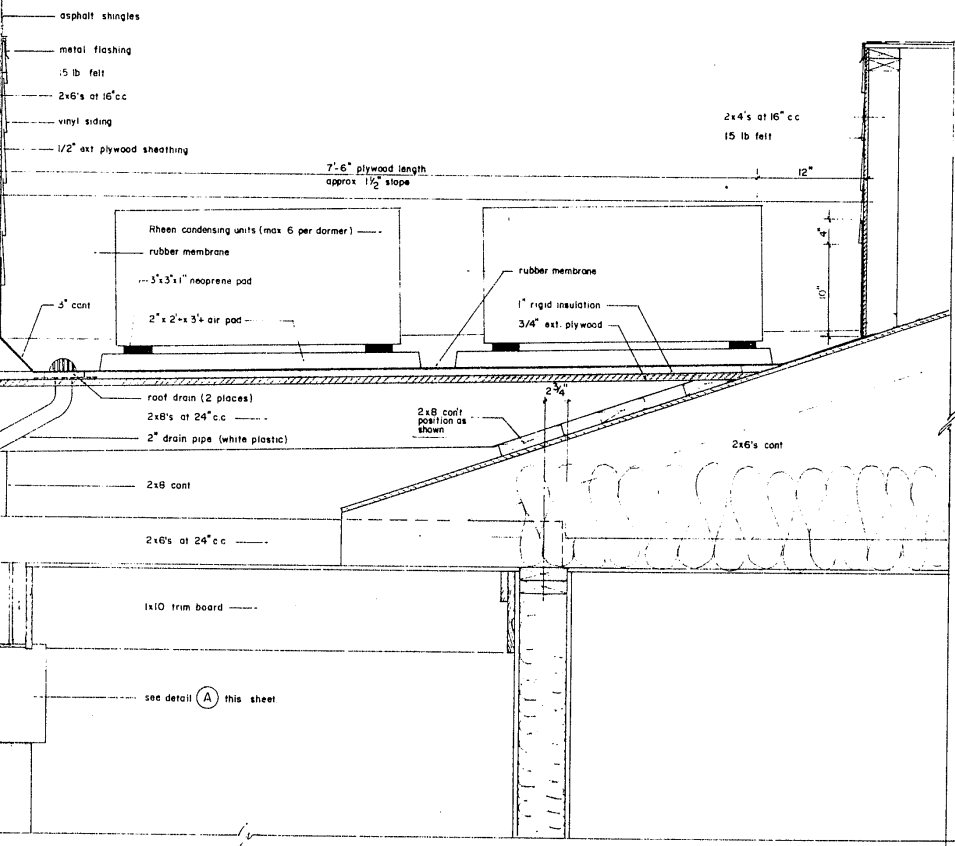
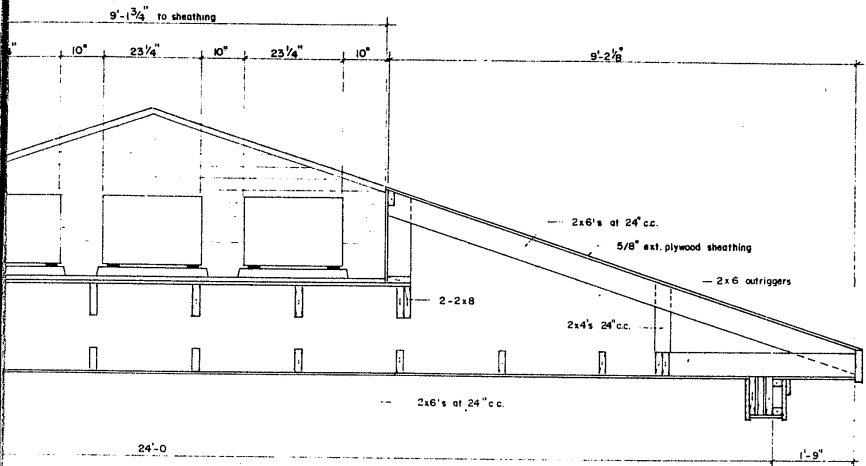
TRANSVERSE SECTION DORMER
 SCALE: 3/4" = 1'



DORMER FRAMING PLAN
 SCALE: 3/8" = 1'



CROSS
 SCALE: 1 1/2" = 1'



SECTION DORMER

**Van Dorn Villa West Addition
Lincoln Nebraska**

**john h. thiessen and associates
architects planners**
776 north center boulevard
lincoln nebraska 68504

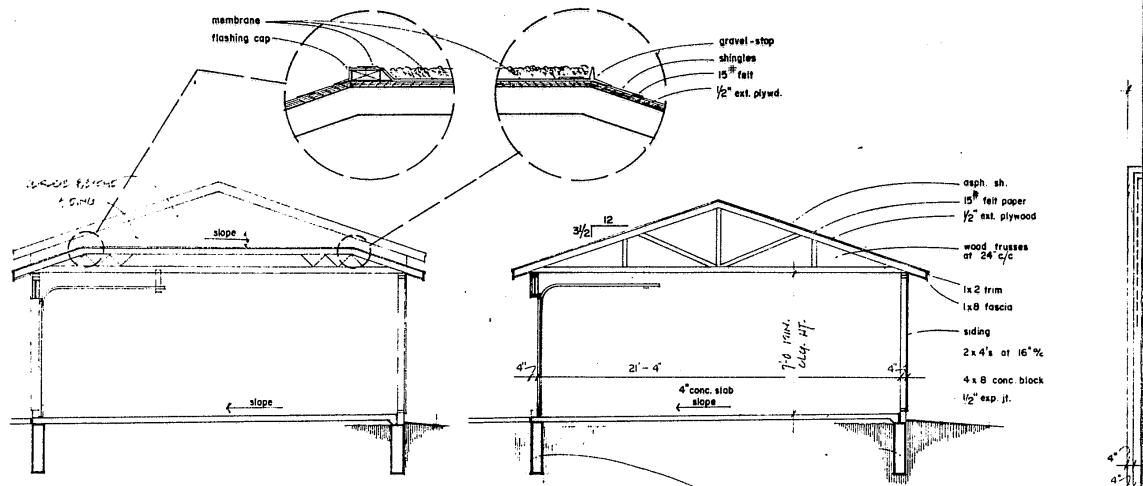


revision
date



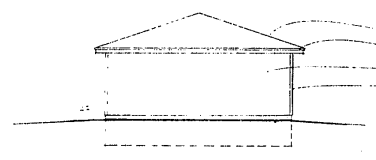
**A-15
of
16**

6-15-89



GARAGE SECTION
 (A)

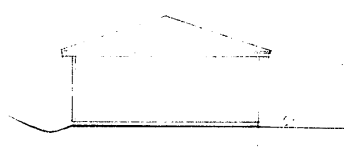
TYPICAL SECTION
 (B)



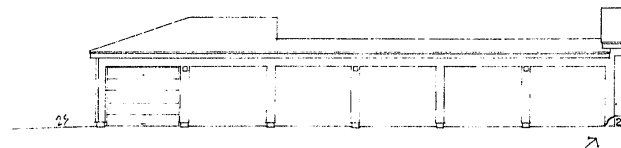
EAST END



NORTH ELEVATION



WEST END

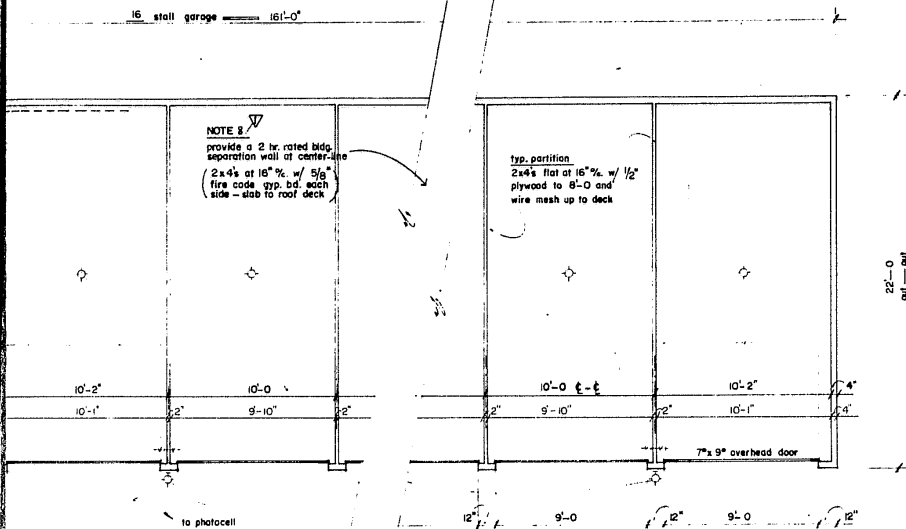


SOUTH ELEVATION

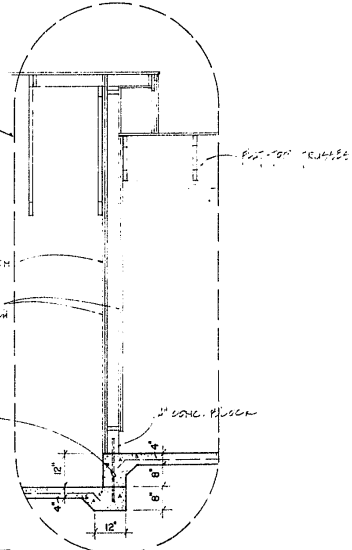
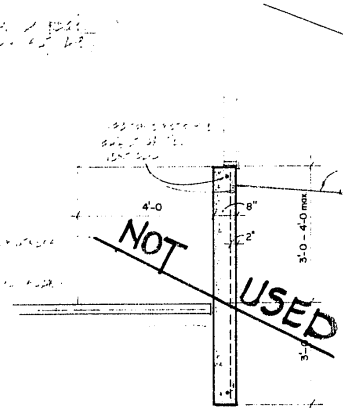
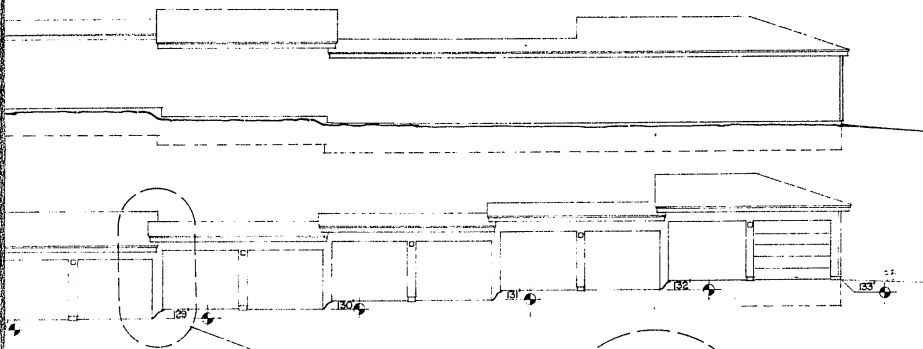
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YP GARAGE FLOOR PLAN
12.2.89



C RETAIN'G. WALL

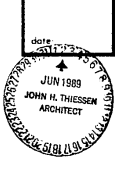
D SEPARATION WALL

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Lincoln Nebraska

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architects planners
770 north center boulevard
Lincoln nebraska 68508



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Dan Gallo
ENGINEER OF FIELDS
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