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Pages 9

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Lincoln, NE 68506-0169

TITLE OF DOCUMENT: Amendment to Master Deed and Declaration

LEGAL DESCRIPTION:

Plaza Mall South Condominium Property Regime Replat, Lincoln, Lancaster County, Nebraska, according to the Amendment to Master Deed and Declaration recorded March 3, 1992 as Inst. No. 92-8644; and Amendments thereof recorded August 25, 1993 as Inst. No. 93-37858 and recorded June 23, 1995 as Inst. No. 95-17523; and Amendment to Master Deed and Declaration recorded May 30, 2008 as Inst. No. 2008025708 and formerly known as Units 301, 303, 303A, 310, 310A, 311, 313, and 317A, Plaza Mall South Condominium Property Regime, Lincoln, Lancaster County, Nebraska, according to the Master Deed recorded March 1, 1983 as Inst. No. 83-3132.

AMENDMENT TO MASTER DEED AND DECLARATION

This Amendment to Master Deed and Declaration ("Amendment") is made this 27th day of March, 2012, by and between Stettinger Enterprises, Ltd., a Nebraska limited partnership, ("Stettinger") and Plaza Mall South Condominium Association, Inc., a Nebraska non-profit corporation, ("Association") with respect to the following facts:

A. Stettinger owns Unit No. 333 ("Unit No. 333") in Plaza Mall South Condominium Property Regime,*1919 S. 40th Street, Lincoln, Lancaster County, Nebraska, according to the Amendment to Master Deed and Declaration recorded May 30, 2008, as Instrument No. 2008025708, Records of Lancaster County, Nebraska ("Plaza Mall South"); and

*Replat

B. The Association is the managing entity for Plaza Mall South; and

C. Stettinger has applied to the Association for subdivision of Unit 333 into two units and a transfer of certain Association common corridor space into Unit 333.

NOW THEREFORE, in consideration of the foregoing facts, the terms and conditions of this Amendment, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, Stettinger and the Association agree as follows:

1. Attached hereto as Exhibit A are signatures of not less than 75% of the owners by number of units and by percentage of value of all units in Plaza Mall South approving this Amendment. The Association hereby certifies that such signatures constitute approval by owners of not less than 75% of the owners by number of units and by percentage of value of all units as required by the Master Deed and Declaration of Plaza Mall South.

2. Attached hereto as Exhibit B is a true and correct Replat of Unit No. 333, Plaza Mall South as existing immediately prior to this Amendment.

3. The Master Deed and Declaration of Plaza Mall South is hereby amended by subdividing Unit No. 333 and adding certain space to Unit No. 333 from the Association common corridor area as follows:

a. Unit No. 333 is divided into two units, new Unit No. 333 and Unit No. 315, as shown on Exhibit C-1;

b. Space from the Association common corridor area is conveyed and transferred Stettinger and is added to and made a part of new Unit No. 333 for the purpose allowing for a new north entrance into new Unit No. 333, as shown on Exhibit C-1;

c. The legal descriptions and square foot area of new Unit No. 333 and Unit No. 315 are as set forth on Exhibit C-2; and

d. The allocable interests and obligations of Unit No. 333 under the Amendment to Master Deed and Declaration of Plaza Mall South recorded May 30, 2008, shall be reallocated proportionately based on square foot area, 50.9% to new Unit No. 333 and 49.1% to Unit No. 335.

4. Stettinger shall construct and install the walls, doorways and doors necessary for the subdivision of Unit No. 333 as provided in this Amendment as shown on the attached Exhibit C.

IN WITNESS HEREOF, the parties hereto have signed this Amendment to Master Deed and Declaration as of the date and year first written above.

STETTINGER ENTERPRISES, LTD., a
Nebraska limited partnership

By: Phillip R. Stettinger
General Partner

PLAZA MALL SOUTH CONDOMINIUM
ASSOCIATION, INC., a Nebraska corporation

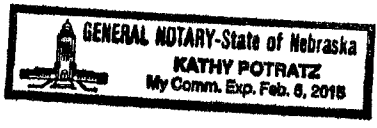
By: Kim Doslittle
President

Attest:

By: Philip D. Walden
Secretary

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

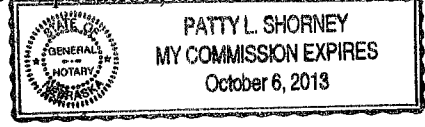
The foregoing instrument was acknowledged before me this 27 day of March, 2012, by Phillip R. Stettinger, general partner, on behalf of Stettinger Enterprises, Ltd., a Nebraska limited partnership.



Kathy Potratz
Notary Public

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

The foregoing instrument was acknowledged before me this 23rd day of March, 2012, by Steve Doolittle, President of Plaza Mall South Condominium Association, Inc., a Nebraska corporation, on behalf of the corporation.



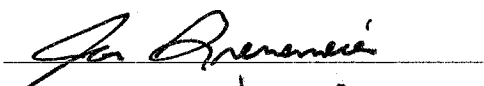

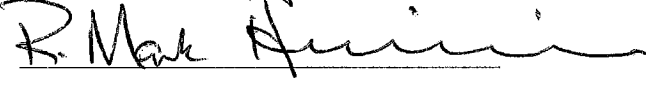

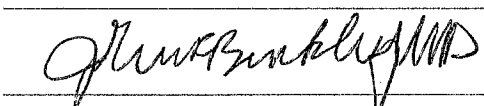
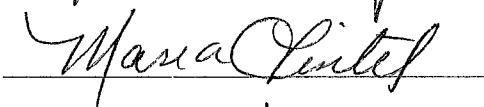
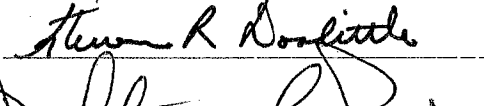
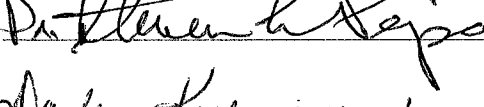
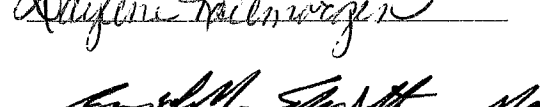
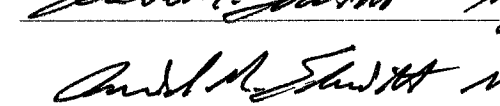
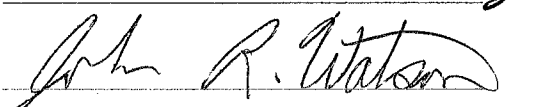


Patty L. Shorney
Notary Public

EXHIBIT A

Approval of Unit Owners

Each of the undersigned hereby agrees and certifies that (1) such person is authorized to sign on behalf of and bind the "Owner" identified next to such person's signature; and (2) the "Owner" so identified hereby approves the Amendment to Master Deed and Declaration providing for the subdivision of Unit No. 333 into new Unit No. 333 and Unit No. 315 to which this Approval is attached.

NO
PLMASOCORE

<u>Unit No.</u>	<u>Owner</u>	<u>Signature</u>
100	Jonathan D. & Paula S. Grenemeier	
102	R. Mark & Kelly Jo Hinrichs	
103	R. Mark & Kelly Jo Hinrichs	
104	PMS, L.L.C.	
105	Steven J. & Sandra S. Larson	
107	Prairie Surgical Building Corp.	
111	James E & Maria Lintel	
113	Steven R. Doolittle	
200	Pejsar & Pejsar, D.D.S, P.C.	
201	The Karl L Kollmorgen and Daylene M Kollmorgen Revocable Trust	
202	F. Duane Larson, Trustee	
203	F. Duane Larson, Trustee	
204	Century Management Company	

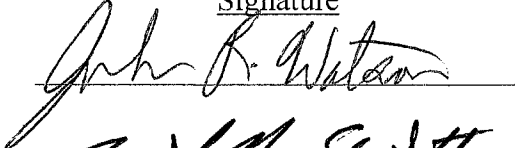

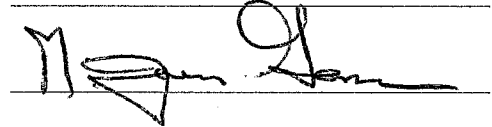
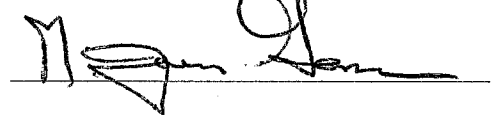


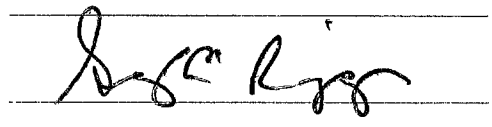
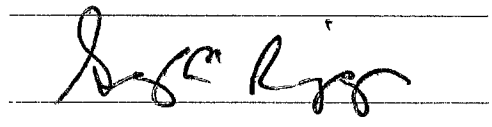

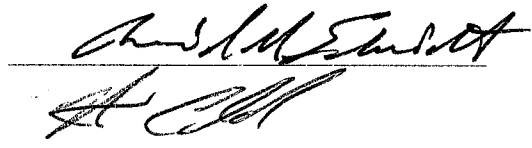
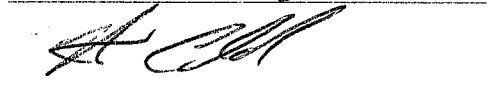

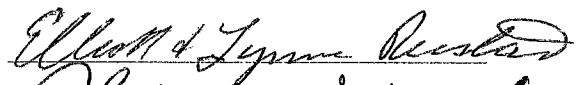
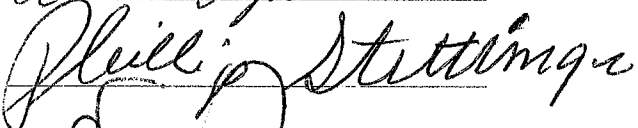

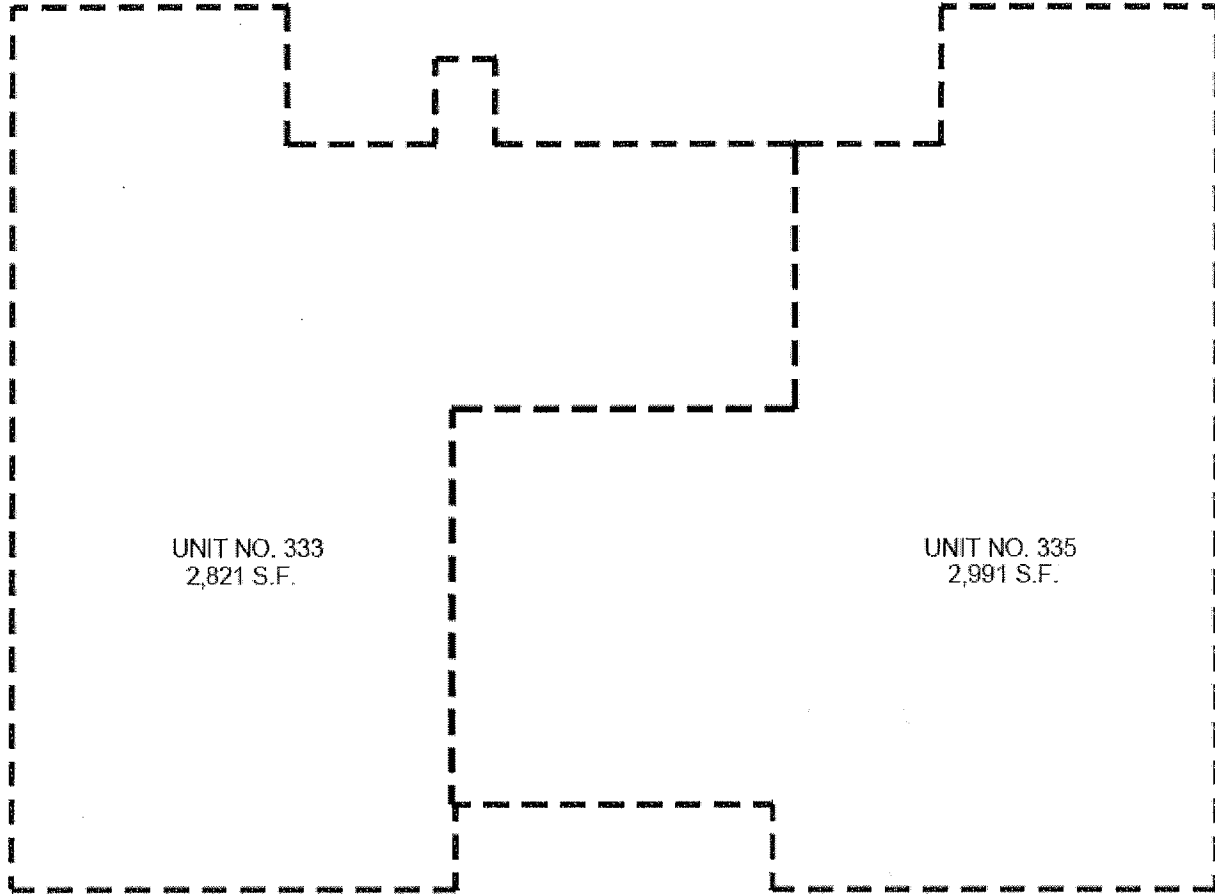
<u>Unit No.</u>	<u>Owner</u>	<u>Signature</u>
206	Century Management Company	
212	F. Duane Larson, Trustee	
214	Merlyn Vogt	
218	M. James Ganser	
222	Scot C. Sorensen	
300	Kathryn D. Hathaway	
302	D. Baker, LLC	
306	Philip A. Waldron, C.P.A., P.C.	
308	Barker Company	
312	Concorde Opportunity Fund I, L.L.C.	
318	Nate L & Lisa A. Clark	
320	Eli S. & Peggy Ann Chesen	
330	Elliott I. & Lynne Rustad	
333	Stettinger Enterprises, Ltd.	
335	Shane Jansa	

EXHIBIT B

Current Replat of Unit No. 333 Plaza Mall South



UNIT NO. 333
2,821 S.F.

UNIT NO. 335
2,991 S.F.

 REPLAT OF UNIT NO. 333

EXHIBIT C-1

Replat of Unit No. 333

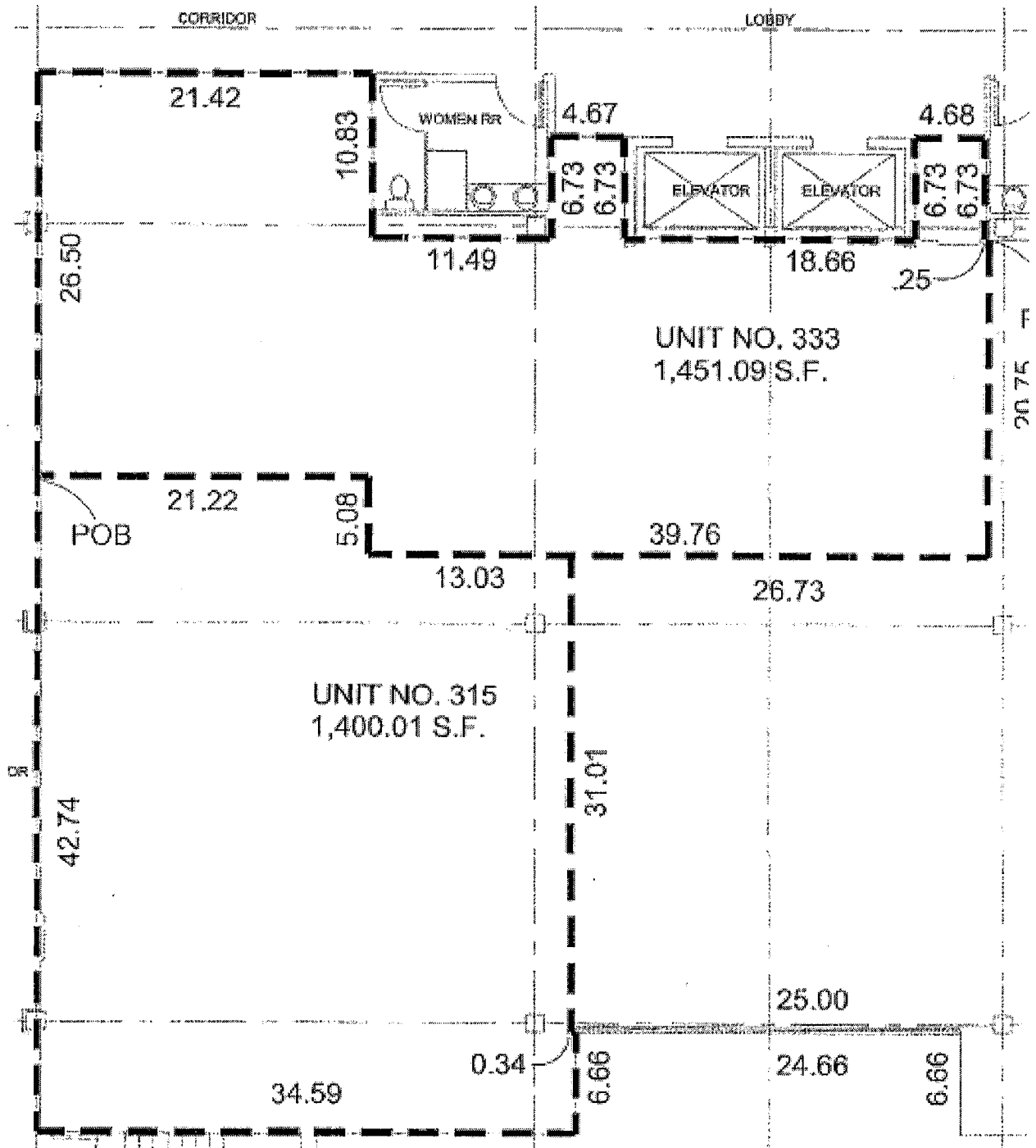


EXHIBIT C-2

Legal Descriptions and Square Foot Area of new Unit No. 333 and Unit No. 315

Unit No. 333: 1,451 Square Feet

Starting at the Southeast corner of the third floor known as point 3A, then proceeding to the West 39.68 feet, then to the North 77.57 feet, thence to the West 21.42 feet, thence to the South 10.83 feet, thence to the West 11.44 feet to the Point of Beginning, thence to the West 0.25 feet, thence to the North 6.73 feet, thence to the West 4.68 feet, thence to the South 6.73 feet, thence to the West 18.66 feet, thence to the North 6.73 feet, thence to the West 4.67 feet, thence to the South 6.73 feet, thence to the West 11.49 feet, thence to the North 10.83 feet, thence to the West 21.42 feet, thence to the South 26.50 feet, thence to the East 21.22 feet, thence to the South 5.08 feet, thence to the East 39.76 feet, thence to the North 20.75 feet to the Point of Beginning containing 1,451 square feet more or less in Suite 333.

Unit No. 315: 1,400 Square Feet

Starting at the Southeast corner of the third floor known as point 3A, then proceeding to the West 39.68 feet, then to the North 77.57 feet, thence to the West 21.42 feet, thence to the South 10.83 feet, thence to the West 11.44 feet, thence to the West 0.25 feet, thence to the North 6.73 feet, thence to the West 4.68 feet, thence to the South 6.73 feet, thence to the West 18.66 feet, thence to the North 6.73 feet, thence to the West 4.67 feet, thence to the South 6.73 feet, thence to the West 11.49 feet, thence to the North 10.83 feet, thence to the West 21.42 feet, thence to the South 26.50 feet to the Point of Beginning, thence to the South 42.74 feet, thence to the East 34.59 feet, thence to the North 6.66 feet, thence to the West 0.34 feet, thence to the North 31.01 feet, thence to the West 13.03 feet, thence to the North 5.08 feet, thence to the West 21.22 feet to the Point of Beginning containing 1,400 square feet more or less in Suite 315.