

SECOND SUPPLEMENT TO MASTER DEED
AND DECLARATION OF
COTNER CENTER CONDOMINIUM TO
MASTER DEED filed 7/21/82 as Instrument No. 82-11010;
BY-LAWS thereto filed as Instrument No. 82-11011; and
SUPPLEMENTAL MASTER DEED filed 2/15/84 as Instrument No. 84-3243
REGISTER OF DEEDS, LANCASTER COUNTY, NEBRASKA

WHEREAS, L. C. Price on July 21, 1982, as owner of Block 56, Bethany Heights, Lincoln, Lancaster County, Nebraska, filed a Master Deed and Declaration in the Register of Deeds Office as Instrument No. 82-11010 and By-Laws thereto as Instrument No. 82-11011, thereby establishing Cotner Center Condominium on a portion of said Lot 56, and,

WHEREAS, on February 15, 1984, L. C. Price filed a Supplemental Master Deed and Declaration in the Register of Deeds office as Instrument No. 84-3243 thereby adding the balance of said Block 56, including all the vacated alleys plus other property to Cotner Center Condominium, and,

WHEREAS, L. C. Price desire to add additional land to said Cotner Center Condominium and to clarify certain provisions of said Master Deed and Declaration and Supplemental Master Deed, and,

WHEREAS, L. C. Price is still the owner of all the real estate, improvements and condominium units on the land described in the Supplemental Master Deed and has not conveyed any of said land or any condominium units; and Esther M. Price, his wife since before the first Master Deed was dated and filed, wishes to join in the Master Deed, the Supplemental Master Deed, and this Second Supplement to Master Deed.

NOW, THEREFORE, the undersigned submits the following described real estate, with all improvements thereon, to Cotner Center Condominium, making the same subject to the Cotner Center Condominium Regime, to the provisions of the Master Deed and Supplemental Master Deed, and to the provisions of the Condominium Property Act of Nebraska (Sections 76-801 to 76-823):

The West Half of the North Half of vacated 67th Street between Blocks 55 and 56, Bethany Heights, Lincoln, Lancaster County, Nebraska.

The By-Laws referred to in Section 1.4 of the Supplemental Master Deed are those filed July 21, 1982 as Instrument No. 82-11011, as amended from time to time.

The word "Land" referred to in Section 1.9 of the Supplemental Master Deed refers to all land described in the Master Deed, the Supplemental Master Deed, and the land described herein.

18804

The word "Property" referred to in Section 1.9 of the Supplemental Master Deed means all the land described in the Master Deed, the Supplemental Master Deed, and this Deed, and all improvements and structures thereon or hereafter constructed, and all easements, rights and appurtenances belonging thereto and all articles of personal property intended for use in connection with said Common Elements.

Section 2.1 of the Supplemental Master Deed refers to Building A and Building B. Building A is the improvement having the condominium units set forth and described in the Master Deed. Building B is the improvement having the condominium units constructed on the land described in the Supplemental Master Deed, and which land, improvements, condominium units, common ways, and property are added to Cotner Center Condominium created in the Master Deed and Declaration. Cotner Center Condominium includes the land, improvements, condominium units and property originally created in the Master Deed and those added by the Supplemental Master Deed and this Second Supplement to Master Deed.

Schedule A of the Master Deed and Schedules A and B of the Supplemental Master Deed are more fully explained and revised by Schedule B attached hereto and made a part hereof.

IN WITNESS WHEREOF, L. C. Price and Esther M. Price, husband and wife, have caused this Second Supplement to Master Deed and Declaration and the Supplemental Master Deed and Declaration, to be executed this 27 day of July, 1984.

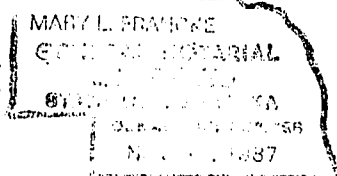
L. C. Price
L. C. Price

Esther M. Price
Esther M. Price

STATE OF NEBRASKA)
) ss
LANCASTER COUNTY)

On this 27 day of July, 1984, before me a Notary Public, came L. C. Price and Esther M. Price, husband and wife, to me known to be the same persons who executed the above Second Supplement to Master Deed and Declaration and Supplemental Master Deed, and acknowledged the same to be their voluntary act and deed.

WITNESS my hand and notarial seal the day and year last above written.



Mary L. Francke
Notary Public

COTNER CENTER CONDOMINIUM
SCHEDULE B

VALUE AND PERCENTAGE INTEREST FOR UNITS

Condominium values are assigned to Units according to the following formula:

	<u>Assigned Value</u>
For Units up to 1,700 sq.ft.	\$60,000.00
For Units over 1,700 and up to 2,400 sq.ft.	\$120,000.00
For Units over 2,400 and up to 3,000 sq.ft.	\$180,000.00
For Units over 3,000 sq.ft.	\$240,000.00

There are 20 living units in Building A plus Unit 1C. There are 83 units in Building B. One hundred three (103) Units are less than 1,700 sq. ft. and are assigned a value of \$60,000.00 each; and Unit No. 1C is 28,356 sq. ft. and is assigned a value of \$240,000.00.

Percentage interest on each unit's assigned value:

	<u>Total % Interest</u>
103 units @ \$60,000.00 = \$6,180,000.00	96.262
1 unit @ \$240,000.00 = <u>240,000.00</u>	<u>3.738</u>
\$6,420,000.00	100.000%

Formula shows that for each unit assigned a value of \$60,000.00, each such unit shall pay 93.458 cents per \$100 worth of common area expense. Unit No. 1C will pay \$3.738 per \$100 worth of common area expense.

Votes are on a percentage basis according to assigned values, being one vote for each \$60,000.00.

103 units @ \$60,000.00 each have one vote each
1 unit (1C) @ \$240,000.00 has four votes

making total possible votes of 107, or each vote has a percentage value of 93.458 if all votes cast.

INDEXED
MICRO-FILED
GENERAL

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NUMERICAL INDEX
FILED FOR RECORD AS:

INST. NO. 84- 18804

R 19 50

Building - Polk 24
 211 20 12 65505