

27579

Third Supplement To Master Deed  
 and Declaration of  
 Cotner Center Condominium to <sup>11010</sup>  
 Master Deed filed 7/21/82 as Instrument No. 82-~~11011~~;  
 and Supplemental Master Deed filed 2/15/84 as  
 Instrument No. 84-3243; and Second  
 Supplement to Master Deed and Declaration  
 of Cotner Center Condominium to Master Deed  
 8/c/84 filed ~~7/21/82~~ as Instrument No. ~~82-11010~~; 84-18804  
 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 desires 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.

Lots 1 thru 12, Block 56 and all vacated North-South and East-West alleys adjacent; and Lot 7 and West 1/2 Lot 8 and N1/2 vacated East-West alley adjacent to Lots 3 thru 6 and S1/2 vacated East-West alley adjacent to Lot 7 & West 1/2 Lot 8 all in Block 55; and all vacated 67th St. adjacent to Blocks 55 & 56 Ex East 10.5' of the north 140' thereof.

WHEREAS, L. C. Price and Esther M. Price, husband and wife, filed a Second Supplement to Master Deed and Declaration of Cotner Center Condominium to Master Deed filed 7/27/84 as Instrument No. 82-11010, submitted the following described real estate, with all improvements thereto, 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 (Section 76-801 to 76-823):

NOW, THEREFORE, the undersigned submits the following change in the description of the 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 (Section 76-801 to 76-823):

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.

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.

NOW, THEREFORE, the undersigned submits the following amendment to Cotner Center Condominium Schedule B as heretofore provided as described on attached Schedule B Revised.

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 10 day of October, 1985.

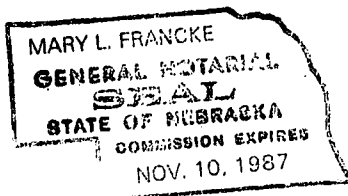
  
\_\_\_\_\_  
L. C. Price

  
\_\_\_\_\_  
Esther M. Price

STATE OF NEBRASKA    )  
                                  )ss.  
LANCASTER COUNTY    )

On this 10 day of October, 1985, 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 REVISED  
 SIZE AND PERCENTAGE INTEREST FOR UNITS

Condominium values are assigned to units according to the square footage of each unit calculated against the total square footage of the Cotner Center.

BUILDING A

	<u>Room #</u>	<u>Square Feet</u>	<u>118,364 Total</u>
1st Floor	1C	28,356	24.00
2nd Floor	1	1,000	.85
2nd Floor	2	908	.77
2nd Floor	3	830	.70
2nd Floor	4	849	.72
2nd Floor	5	1,069	.90
2nd Floor	6	970	.82
2nd Floor	7	819	.70
2nd Floor	8	830	.70
2nd Floor	9	849	.72
2nd Floor	10	1,067	.90
3rd Floor	11	1,000	.84
3rd Floor	12	908	.77
3rd Floor	13	860	.73
3rd Floor	14	875	.74
3rd Floor	15	1,067	.90
3rd Floor	16	970	.82
3rd Floor	17	819	.70
3rd Floor	18	860	.73
3rd Floor	19	875	.74
3rd Floor	20	1,067	.90

46,848 sq. ft.

39.65%

BUILDING B, FIRST FLOOR

<u>Room #</u>	<u>Square Feet</u>	<u>118,364 Total</u>
<u>B103</u>	<u>600</u>	<u>.51</u>
<u>B104</u>	<u>900</u>	<u>.76</u>
<u>B105</u>	<u>900</u>	<u>.76</u>
<u>B106</u>	<u>900</u>	<u>.76</u>
<u>B107</u>	<u>600</u>	<u>.51</u>
<u>B108</u>	<u>900</u>	<u>.76</u>
<u>B109</u>	<u>900</u>	<u>.76</u>
<u>B110</u>	<u>900</u>	<u>.76</u>
<u>B111</u>	<u>750</u>	<u>.63</u>
<u>B112</u>	<u>900</u>	<u>.76</u>
<u>B113</u>	<u>963</u>	<u>.80</u>
<u>B114</u>	<u>900</u>	<u>.76</u>
<u>B115</u>	<u>900</u>	<u>.76</u>
<u>B116</u>	<u>900</u>	<u>.76</u>

B117	900	.76
B118	882	.75
B119	972	.81
B120	900	.76
B121	954	.80
B123	900	.76
B125	900	.76
*MR1	300	.25
*MR2	300	.25
*MR3	300	.25
**Retail	900	.76

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20,121 sq. ft.

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16.97%

\* MR1, MR2, MR3 take the place of Original B101

\*\* RETAIL takes the place of Original B102

BUILDING B, SECOND FLOOR

<u>Room #</u>	<u>Square Feet</u>	<u>118,364 Total</u>
B201	600	.51
B202	900	.76
B203	900	.76
B204	600	.51
B205	900	.76
B206	600	.51
B207	600	.51
B208	600	.51
B209	900	.76
B210	900	.76
B211	750	.63
B212	900	.76
B213	963	.81
B214	972	.81
B215	900	.76
B216	900	.76

<u>B217</u>	<u>900</u>	<u>.76</u>
<u>B218</u>	<u>900</u>	<u>.76</u>
<u>B219</u>	<u>972</u>	<u>.81</u>
<u>B220</u>	<u>954</u>	<u>.81</u>
<u>B221</u>	<u>954</u>	<u>.81</u>
<u>B222</u>	<u>900</u>	<u>.76</u>
<u>B223</u>	<u>900</u>	<u>.76</u>
<u>B225</u>	<u>900</u>	<u>.76</u>

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20,265 sq. ft.

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17.118



BUILDING B, THIRD FLOOR

<u>Room #</u>	<u>Square Feet</u>	<u>118,364 Total</u>
<u>B301</u>	<u>1,000</u>	<u>.84</u>
<u>B302</u>	<u>900</u>	<u>.76</u>
<u>B303</u>	<u>900</u>	<u>.76</u>
<u>B304</u>	<u>600</u>	<u>.51</u>
<u>B305</u>	<u>900</u>	<u>.76</u>
<u>B306</u>	<u>600</u>	<u>.51</u>
<u>B307</u>	<u>900</u>	<u>.76</u>
<u>B308</u>	<u>600</u>	<u>.51</u>
<u>B309</u>	<u>900</u>	<u>.76</u>
<u>B310</u>	<u>900</u>	<u>.76</u>
<u>B311</u>	<u>750</u>	<u>.63</u>
<u>B312</u>	<u>900</u>	<u>.76</u>
<u>B313</u>	<u>963</u>	<u>.81</u>
<u>B314</u>	<u>972</u>	<u>.81</u>
<u>B315</u>	<u>900</u>	<u>.76</u>
<u>B316</u>	<u>900</u>	<u>.76</u>
<u>B317</u>	<u>900</u>	<u>.76</u>
<u>B318</u>	<u>900</u>	<u>.76</u>
<u>B319</u>	<u>972</u>	<u>.81</u>
<u>B320</u>	<u>954</u>	<u>.81</u>
<u>B321</u>	<u>954</u>	<u>.81</u>
<u>B322</u>	<u>900</u>	<u>.76</u>
<u>B323</u>	<u>900</u>	<u>.76</u>
<u>B325</u>	<u>900</u>	<u>.76</u>

20,965 sq. ft.

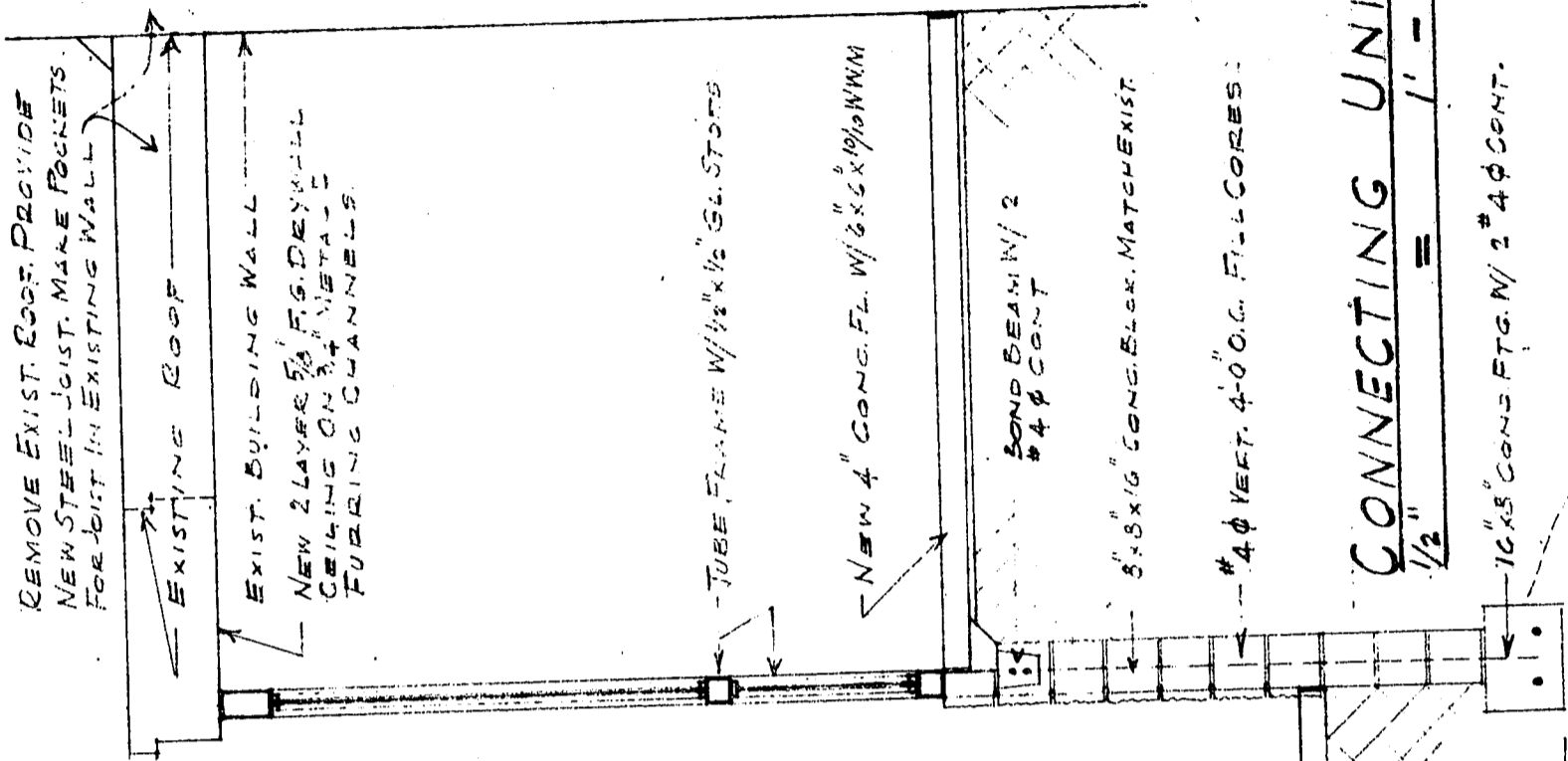
17.69%

BUILDING B, FOURTH FLOOR

<u>Room #</u>	<u>Square Feet</u>	<u>118,364 Total</u>
<u>B401</u>	<u>1,000</u>	<u>.83</u>
<u>B402</u>	<u>600</u>	<u>.51</u>
<u>B403</u>	<u>900</u>	<u>.76</u>
<u>B404</u>	<u>600</u>	<u>.51</u>
<u>B405</u>	<u>900</u>	<u>.76</u>
<u>B406</u>	<u>600</u>	<u>.51</u>
<u>B407</u>	<u>900</u>	<u>.76</u>
<u>B408</u>	<u>600</u>	<u>.51</u>
<u>B409</u>	<u>900</u>	<u>.76</u>
<u>B410</u>	<u>715</u>	<u>.60</u>
<u>B411</u>	<u>750</u>	<u>.63</u>
<u>B425</u>	<u>1,700</u>	<u>1.44</u>
	<hr/>	<hr/>
	10,165 sq. ft.	8.58%

TOTALS

Building A	46,848	=	39.65
Building B, First Floor	20,121	=	16.97
Building B, Second Floor	20,265	=	17.11
Building B, Third Floor	20,965	=	17.69
Building B, Fourth Floor	10,165	=	8.58
	<hr/>		<hr/>
	118,364 sq. ft.		100.00%

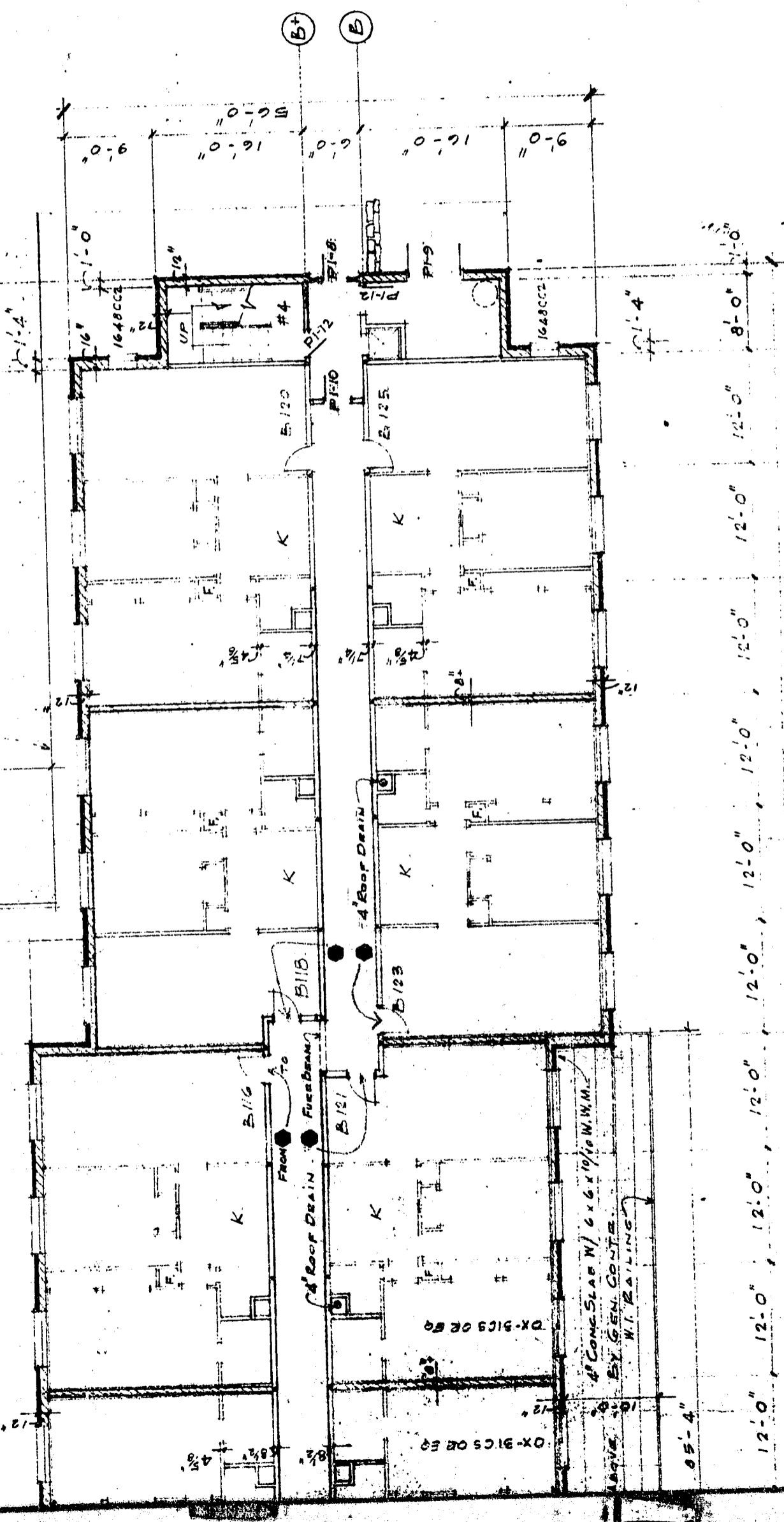


CONNECTING UNIT  
1/2" = 1' - 0"

16x8 CONS FTG. W/ 2 #4 CENT.

NEW 5" CONC. SLAB W/ 6x6x1/2 W.W.M. N.I.C.

5" CONC. SLAB W/ 6x6x1/2 W.W.M. N.I.C.

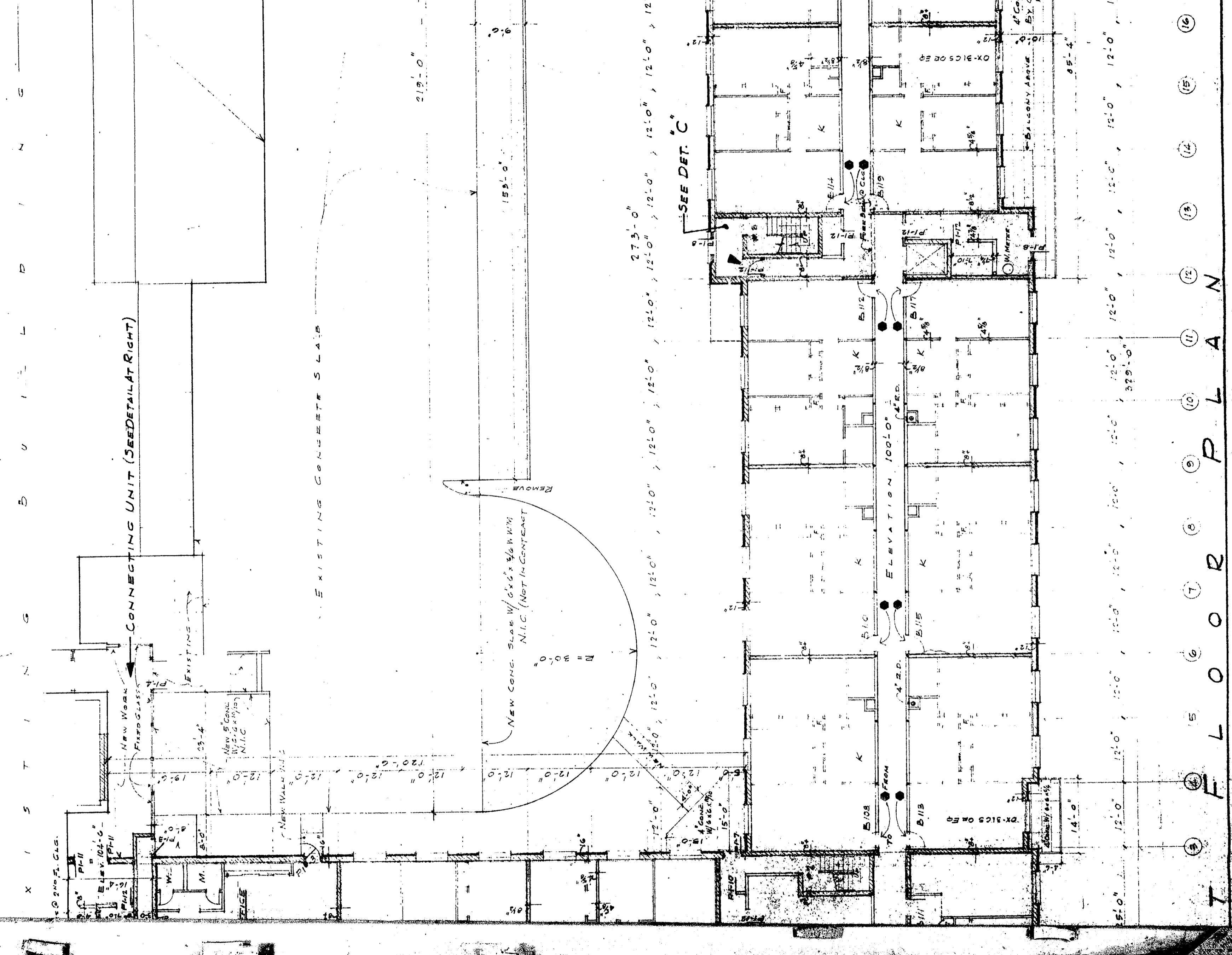


CHANGES 1/9/83  
CHANGES 1/4/84

S C A L E  
3/32" = 1' - 0"

CORNER CENTER

4



CONNECTING UNIT (SEE DETAIL AT RIGHT)

EXISTING CONCRETE SLAB

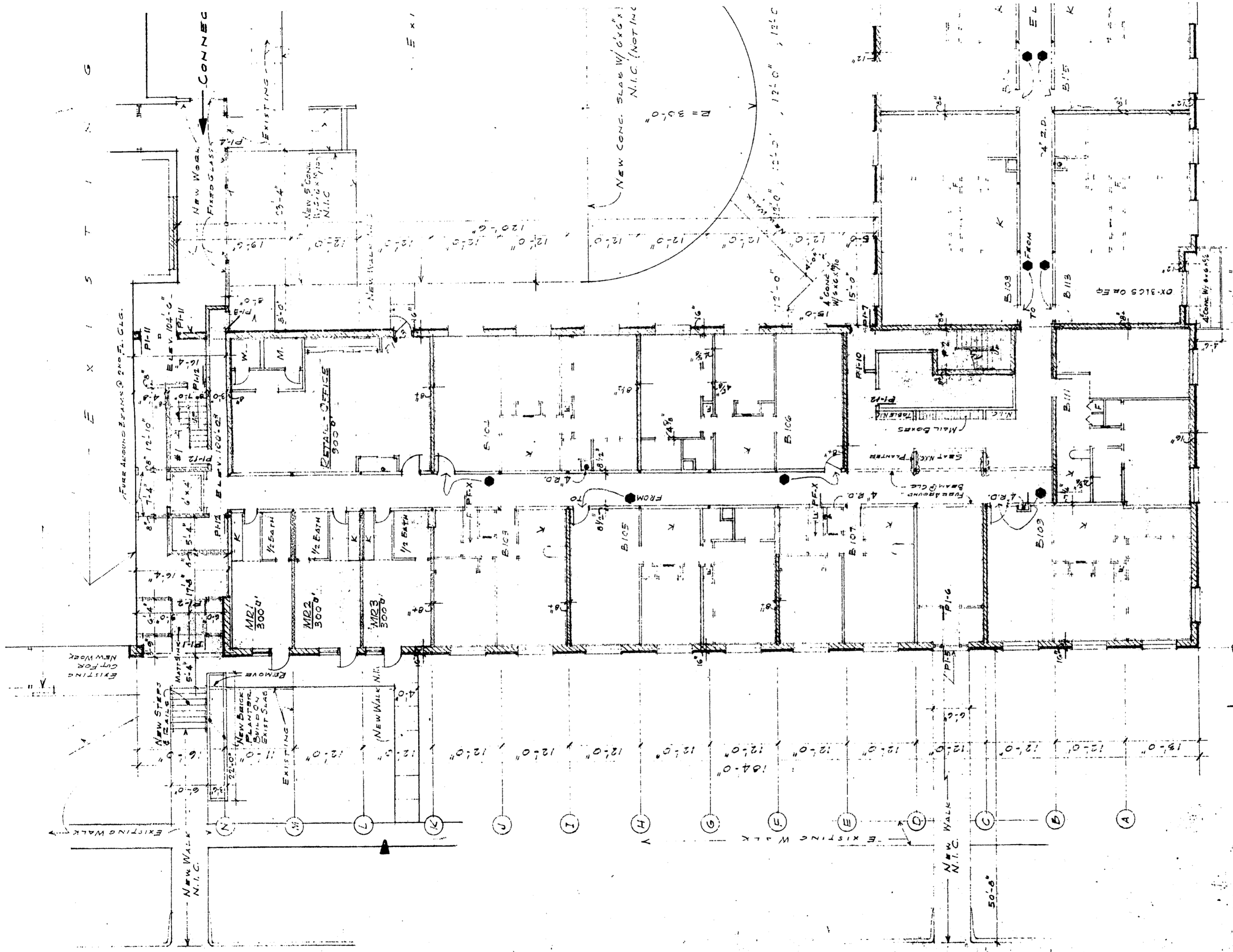
REMOVE  
NEW CONC. SLAB W/ 6"x6"x 3/4" W/M  
N.I.C. (NOT IN CONTRACT)

SEE DET. C

X 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

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\$90.00

1'-4" 23'-5" 6'-0" 25'-0" 12'-0" 15'-0" 15'-0" 14'-0"

RECEIVED  
INDEXED  
GENERAL

13-332  
40-315  
217  
4057  
40  
411  
415 419

Don Phelps  
REGISTER OF DEEDS  
1985 OCT 14 AM 8:59  
FILED FOR RECORD

INST. NO. 85 27579

EX I S T I N G  
F I R S T F L O O R