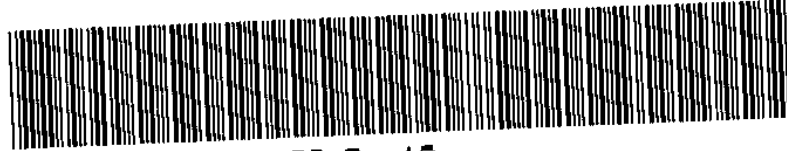


MISC 2004057839



MAY 05 2004 15:26 P 10

Nebraska 00124

Received - RICHARD TAKECHI
Register of Deeds, Douglas County, NE
5/5/2004 15:26:33.38



2004057839

**NOTICE OF DECLARATION VOIDING AMENDMENT
TO MASTER DEED CREATING FAIRACRES CONDOMINIUM
PROPERTY REGIME FILED ON APRIL 24, 2002**

YOU ARE HEREBY NOTIFIED that on or about April 27, 2004, the District Court of Douglas County, Nebraska, entered an Order sustaining Cobesa Corp.'s ("Cobesa") Motion for Partial Summary Judgment on its Fourth Counterclaim in the lawsuit entitled *The Fairacres Condominium Association, Inc. v. Underwood Realty Corporation and Cobesa Corp.* found at Docket 1018 Page 424 and Cobesa's Fourth Claim in the lawsuit entitled *Underwood Realty Corporation and Cobesa Corp. v. Michael Brenner, Cynthia Grosvenor and Jackie Kreifels* found at Docket 1019 Page 845 in the District Court of Douglas County, Nebraska, and declaring as void as a matter of law the Amendment to Master Deed creating Fairacres Condominium Property Regime ("Master Deed") filed on April 24, 2002 in the Office of the Register of Deeds of Douglas County, Nebraska at Book 1439, Pages 382-385 of the Miscellaneous Records ("2002 Amendment"). The legal description of the condominium is Units 1-31:

The North 167 Feet of the West 209.3 Feet of Lot 9 in Fairacres Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska; subject to all easements and mortgage on records. Also described as the North 167 Feet (except the East 100 Feet), of said Lot 9, in Fairacres, an Addition to the City of Omaha, as shown on Exhibit "A" attached hereto and by this reference incorporated herein.

This Notice is being filed pursuant to the Court's April 27, 2004 Order and has the effect of voiding said 2002 Amendment. This Notice does not in any way preclude future amendments of the Master Deed similar to the one contained in the 2002 Amendment.

DATED: May 5, 2004.

Misc
FEE 65.00 FB 45-11570
10 BKP _____ C/O _____ COMP 87+
31 DEL _____ SCAN _____ FV _____

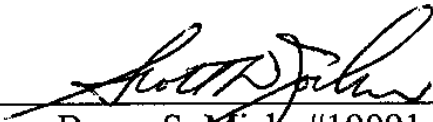
Ret. Scott D. Sochim, Esq.
Croker, Huck, Kasher, DeWitt, Anderson, and Grunderinger, LLC
2120 S. 72nd St. Ste 1250
Omaha NE 68124.

✓146181.

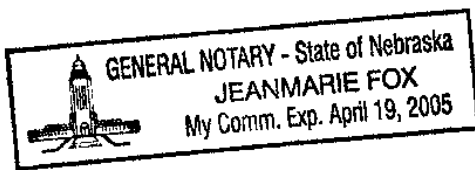
STATE OF NEBRASKA
COUNTY OF DOUGLAS

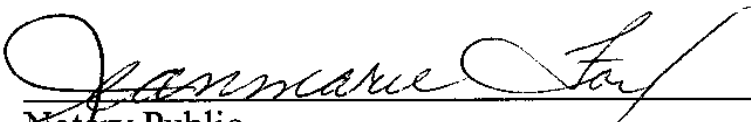
)
) ss.
)

THE FAIRACRES CONDOMINIUM
ASSOCIATION, INC.,

By: 
Bryan S. Mick, #19091
Scott D. Jochim, #21956
Of CROKER, HUCK, KASHER, DeWITT,
ANDERSON & GONDERINGER, L.L.C.
1250 Omaha Tower
2120 South 72nd Street
Omaha, Nebraska 68124
(402) 391-6777
*Attorneys for The Fairacres
Condominium Association, Inc.*

SUBSCRIBED AND SWORN TO before me on this 5th day of May, 2004.




Notary Public

00237616.WPD

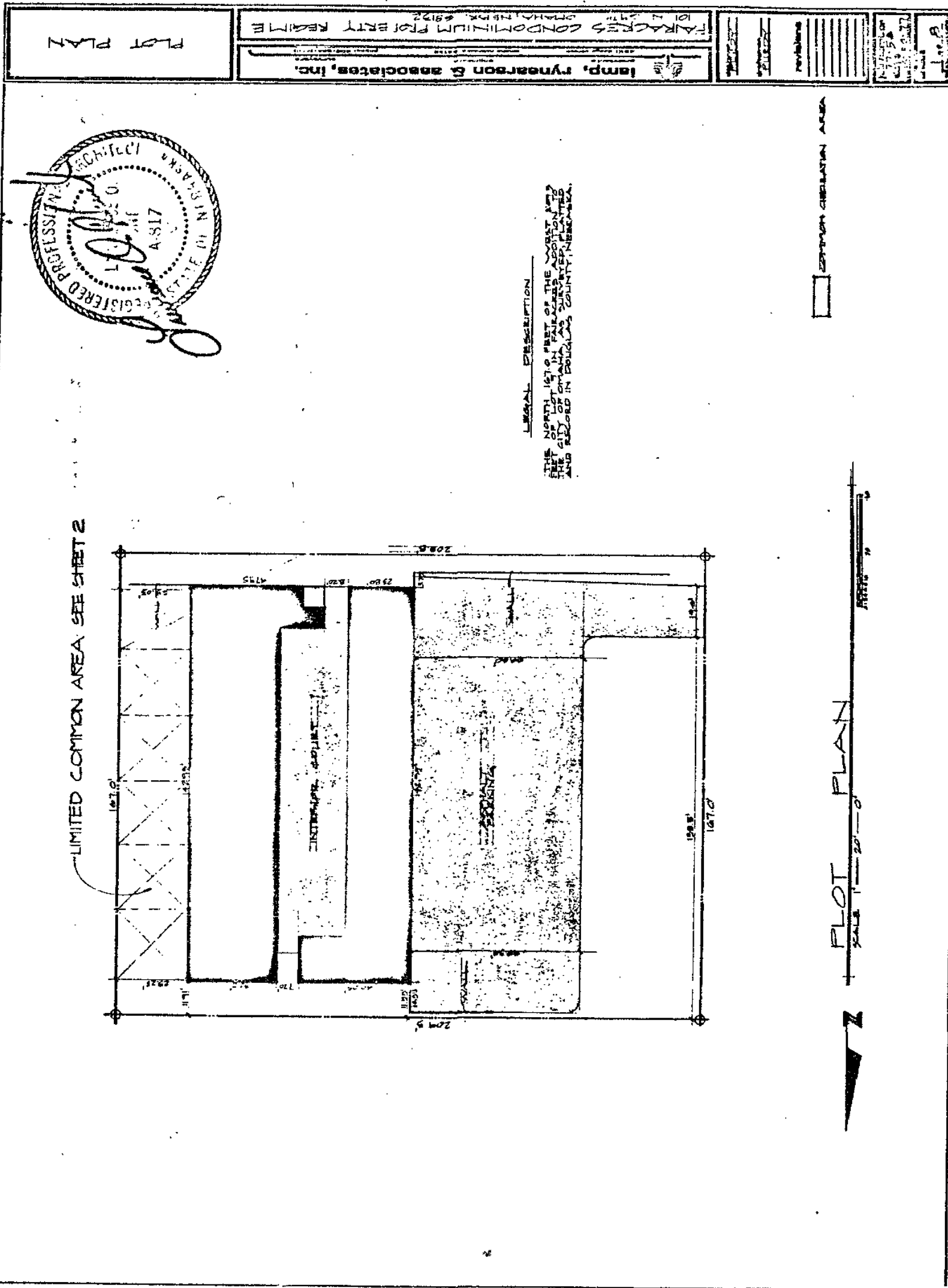
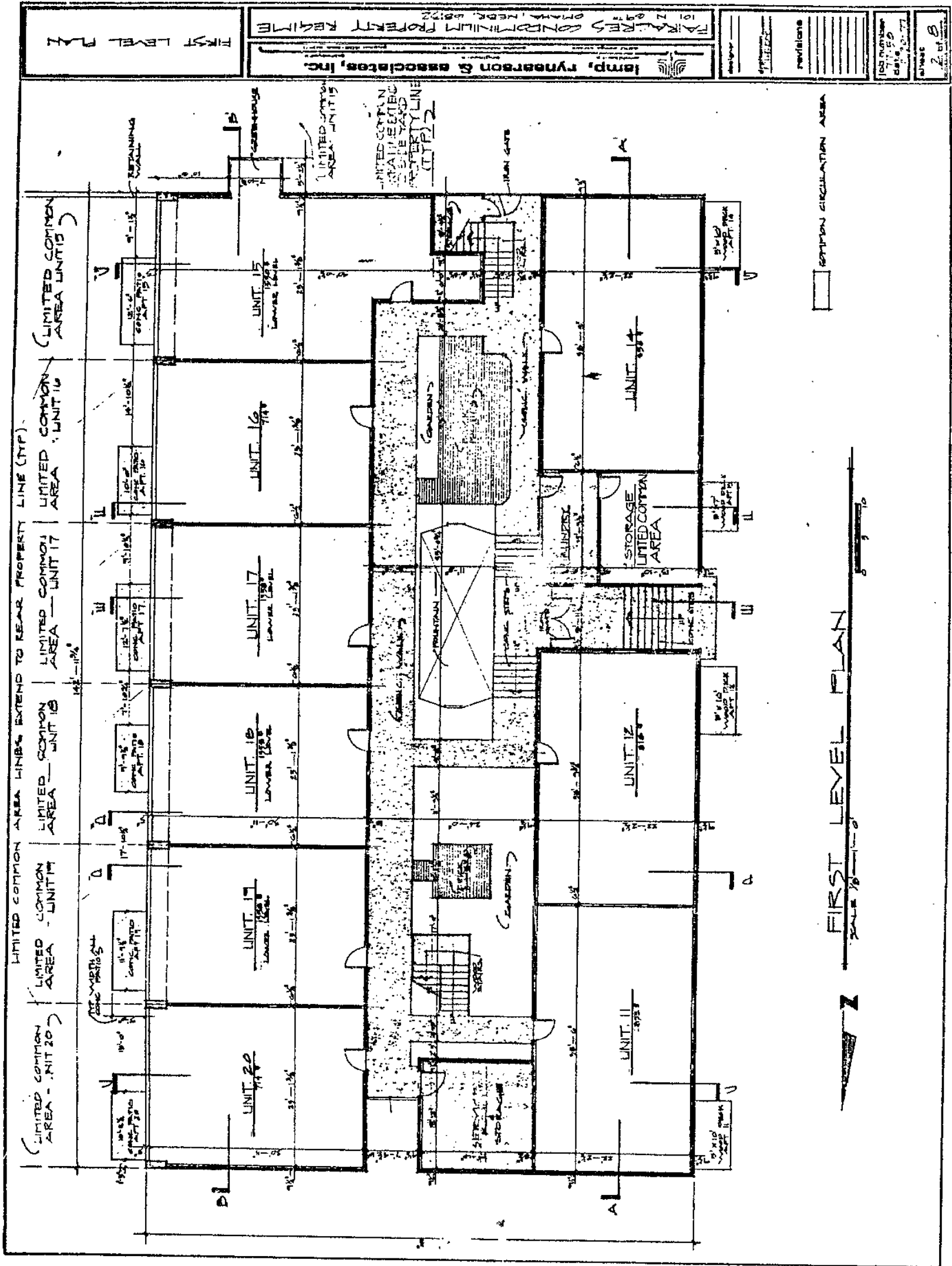


EXHIBIT "C"

EXHIBIT

A



TAMP, RYANSON & ASSOCIATES, INC.
 101 N. 5th St., N.E., DEPT. 5000
 TALLAHASSEE, FLORIDA 32302
 PROJECT: PARKWAY CONDOMINIUM PROJECT PHASE IIB
 SHEET: 2 of 8
 DATE: 12-1-77
 REVISIONS:

LIMITED COMMON AREA - UNIT 20
 LIMITED COMMON AREA - UNIT 19
 LIMITED COMMON AREA - UNIT 18
 LIMITED COMMON AREA - UNIT 17
 LIMITED COMMON AREA - UNIT 16
 LIMITED COMMON AREA - UNIT 15
 LIMITED COMMON AREA - UNIT 14
 LIMITED COMMON AREA - UNIT 13
 LIMITED COMMON AREA - UNIT 12
 LIMITED COMMON AREA - UNIT 11

EXHIBIT "C"
Page 2 of 8

DATE 5-17-01
SHEET 2 of 8

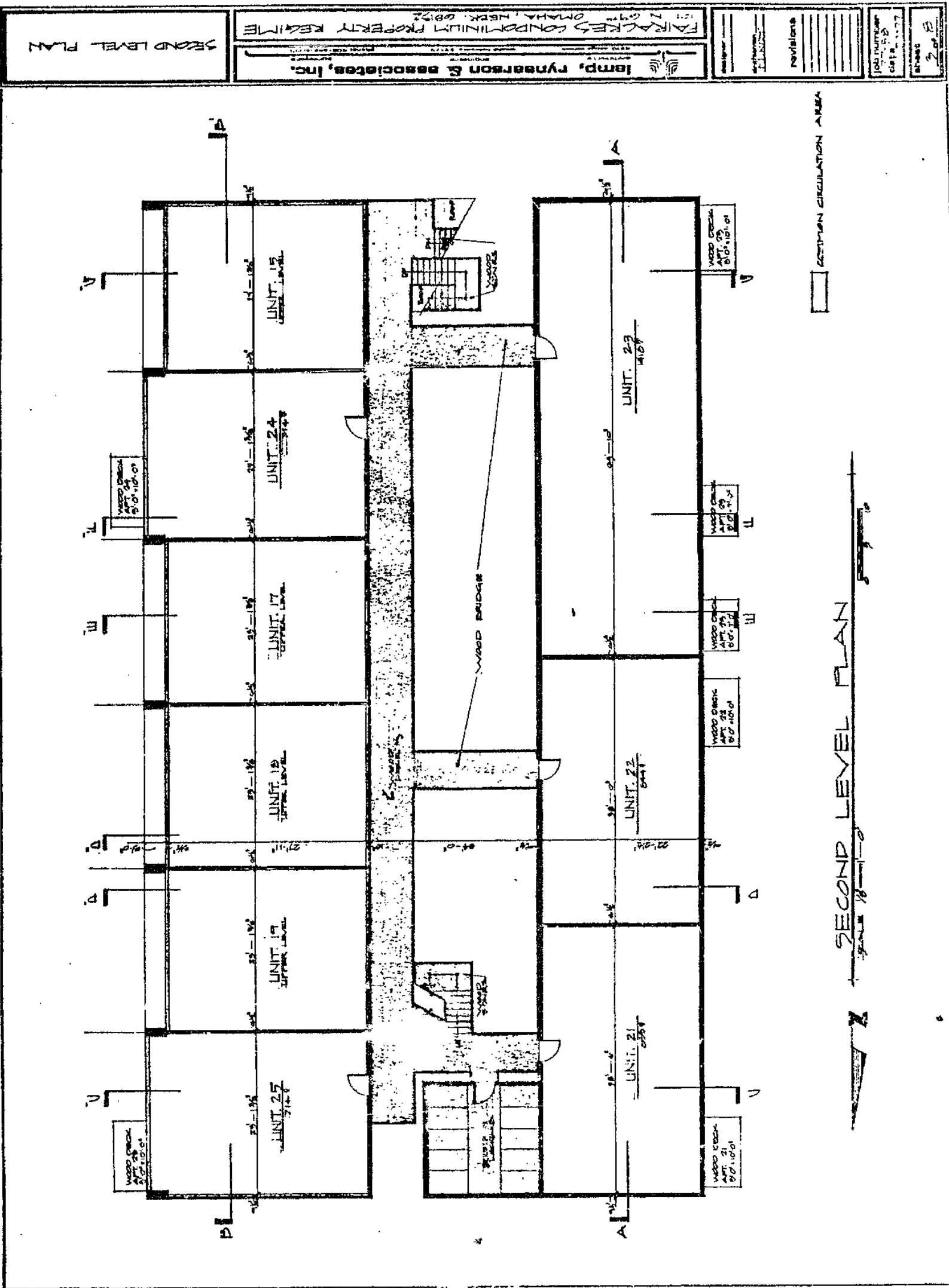


EXHIBIT "C"

LAMP, RYANSON & ASSOCIATES, Inc. 101 N. 69th ST. OMAHA, NEBR. 68114	FAIRPLAYS CONDUNITMENT PROJECT RESERVE
	THIRD LEVEL PLAN

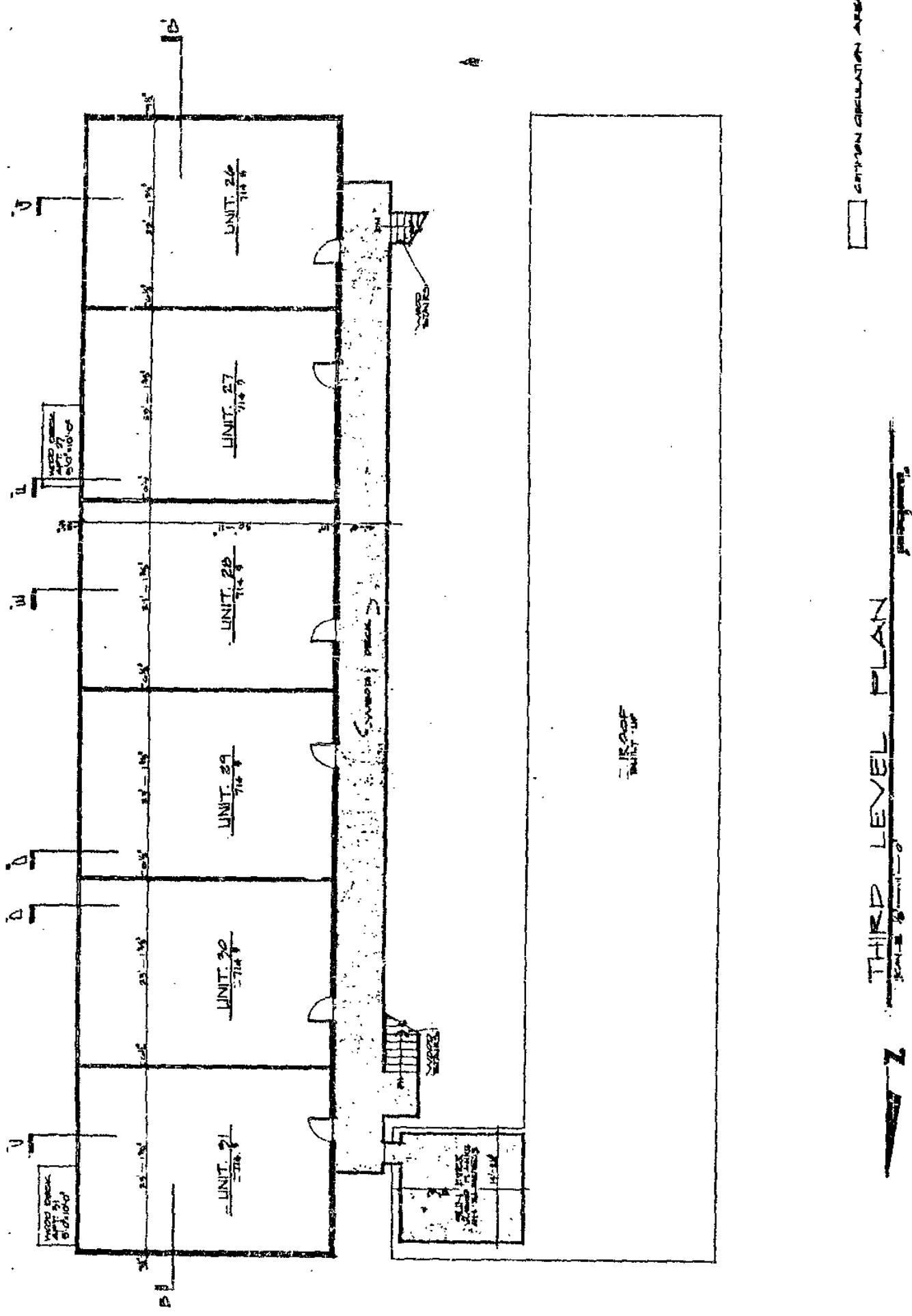


EXHIBIT "C"
Page 4 of 8

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4 of 8

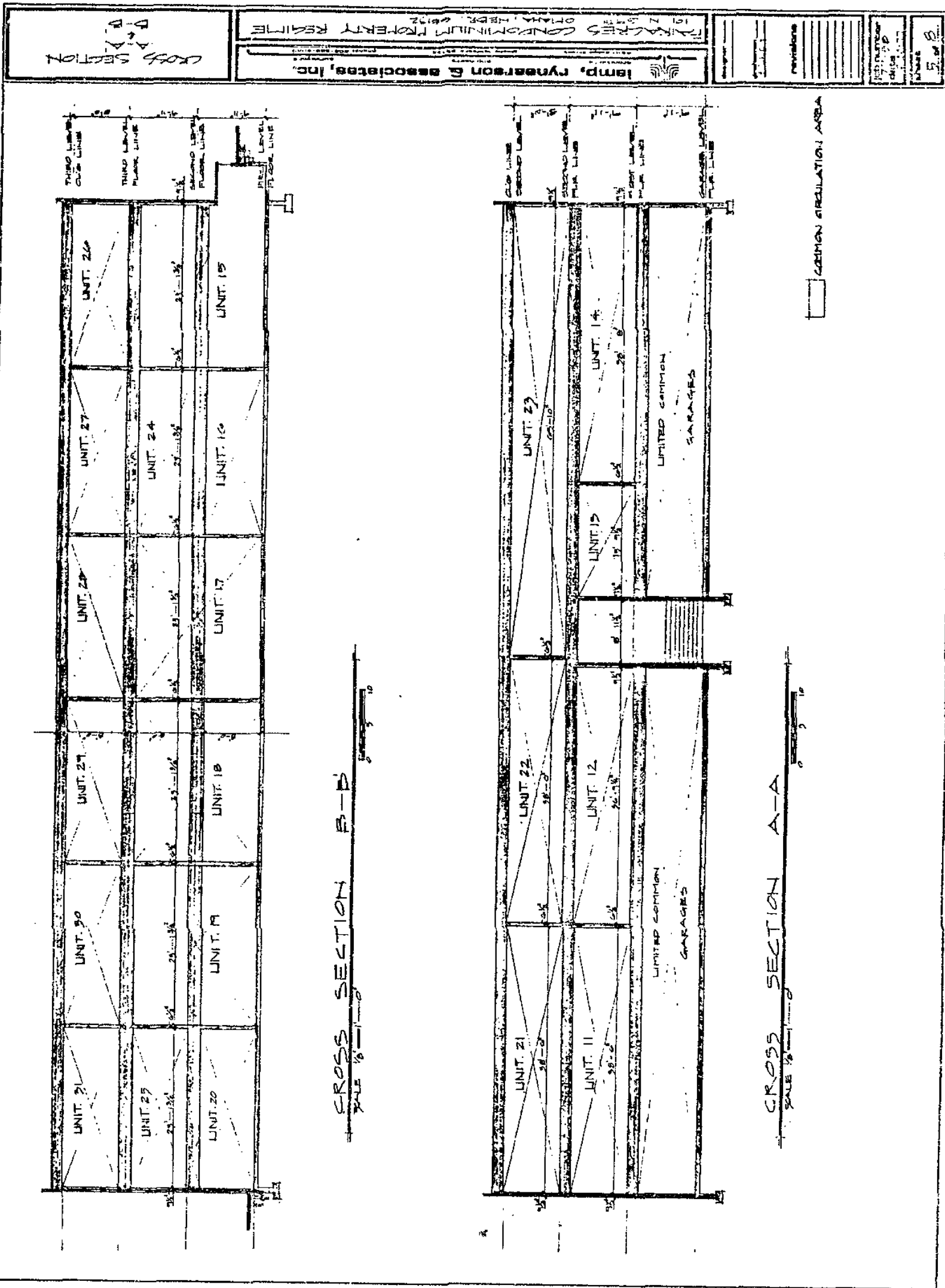
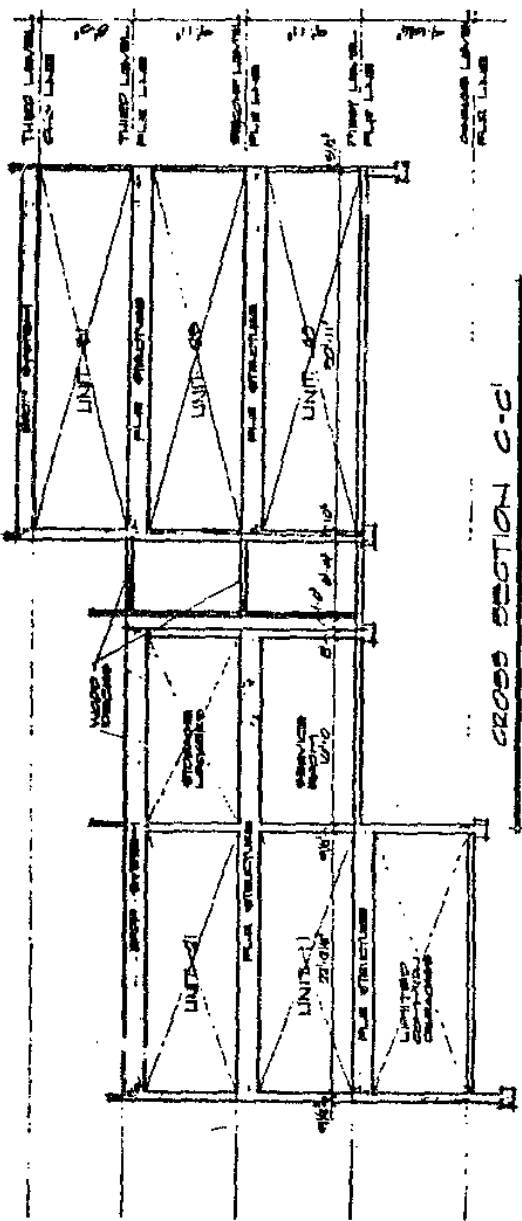
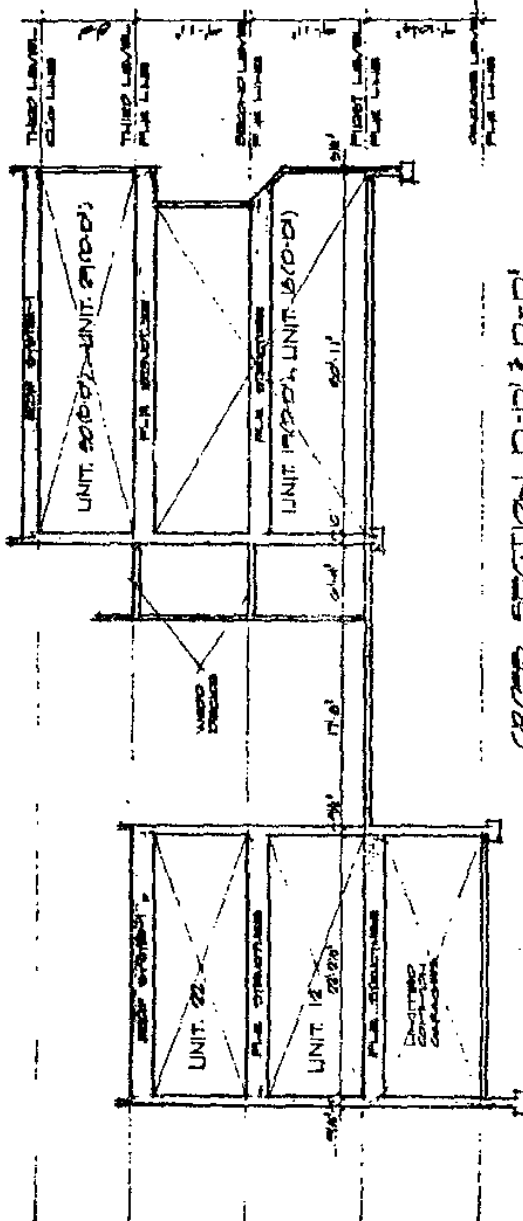


EXHIBIT "C"

CROSS SECTION C-C D-D, D-D'	T. J. RYAN & SONS ARCHITECTS 101 N. W. 10th St. MIAMI, FLORIDA 33136	T. J. RYAN & SONS ARCHITECTS 101 N. W. 10th St. MIAMI, FLORIDA 33136	T. J. RYAN & SONS ARCHITECTS 101 N. W. 10th St. MIAMI, FLORIDA 33136
	JAMP, RYANSON & ASSOCIATES, INC. 101 N. W. 10th St. MIAMI, FLORIDA 33136	JAMP, RYANSON & ASSOCIATES, INC. 101 N. W. 10th St. MIAMI, FLORIDA 33136	JAMP, RYANSON & ASSOCIATES, INC. 101 N. W. 10th St. MIAMI, FLORIDA 33136



CROSS SECTION C-C
SCALE: 1/8" = 1'-0"



CROSS SECTION D-D'
SCALE: 1/8" = 1'-0"

EXHIBIT "C"

Page 6 of 8

Sheet 2

CROSS SECTION N 1/4 P. 1 T 1/4 P. 1	Lamp, Ryerson & Associates, Inc. 1214 G. ST. OMAHA, NEBR. 68102 FARVARES CONDOMINIUM PROJECT REGIME	FARVARES CONDOMINIUM PROJECT REGIME 1214 G. ST. OMAHA, NEBR. 68102
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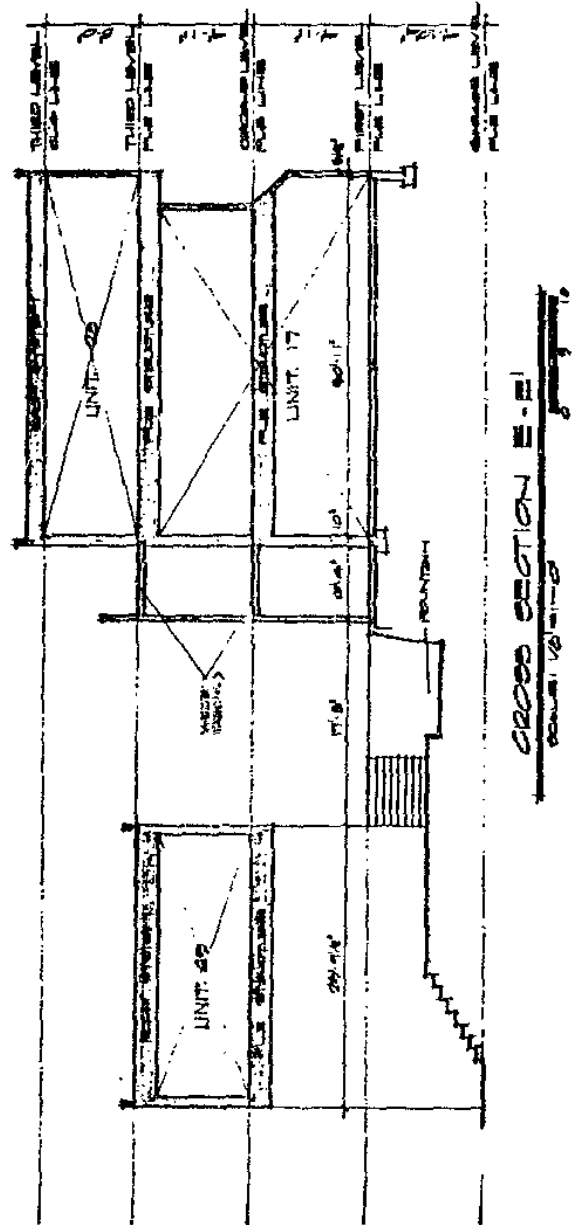
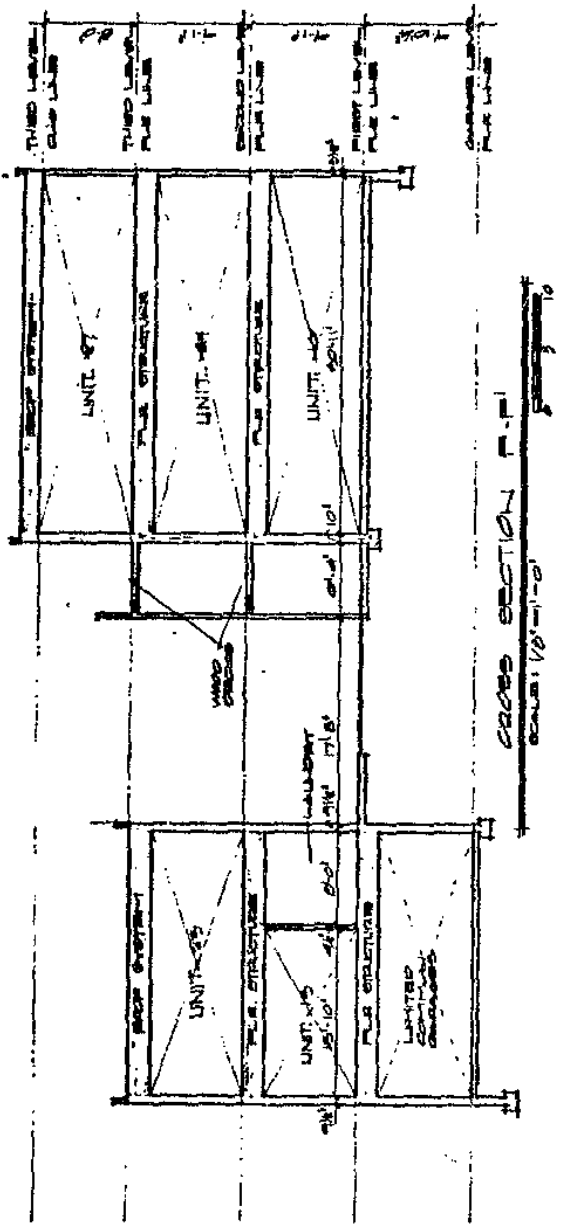



EXHIBIT "C"

CROSS SECTION A-A	 Lamp, Ryerson & Associates, Inc.	FAIRFAX CONDOMINIUM PROJECT REGIME 12 59 97 OMAHA, NEBR 68122	SHEET NO. 5 DATE 11/11/97
		PROJECT NO. 97-001 DRAWN BY: [blank] CHECKED BY: [blank]	SCALE: 1/8" = 1'-0" DATE: 11/11/97

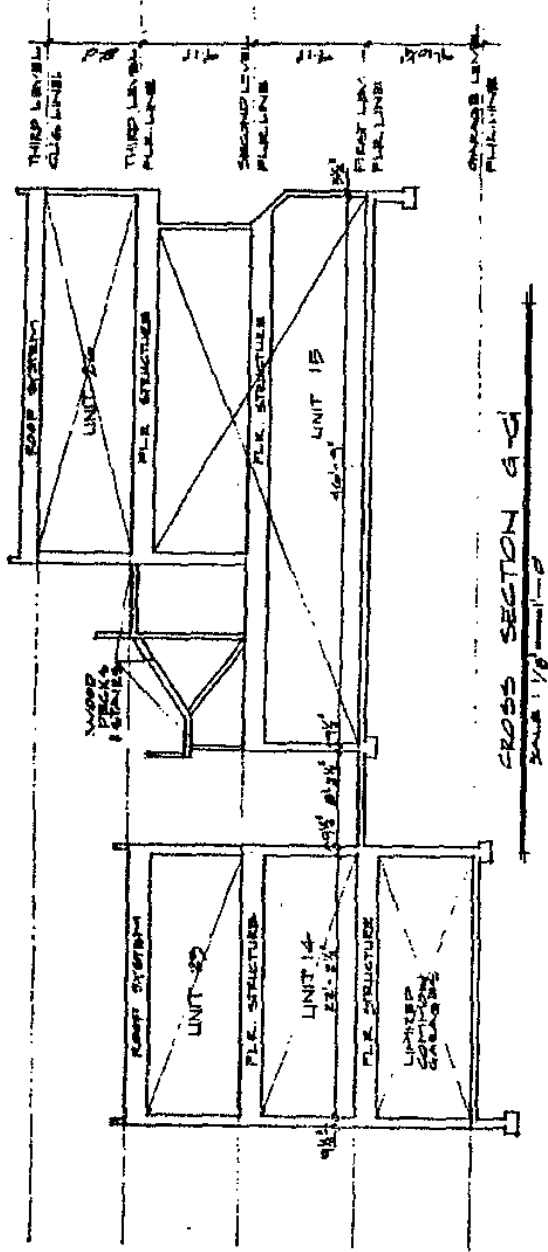


EXHIBIT "C"

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