

MASTER DEED

THIS MASTER DEED AND DECLARATION made this 27th day of December, 1983 by Twin Towers Limited Partnership, a Nebraska Limited Partnership, Forrest R. Michals, Jr., and their successors and Assigns (including, but not limited to, H. Michael and Betty F. Cutler) herein called the "Developer", for itself, its successors, grantees and assigns,

W I T N E S S E T H:

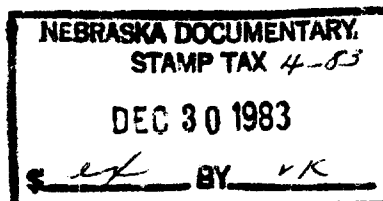
1. The purpose of this Master Deed is to submit the lands herein described in Douglas County, Nebraska and the improvements built or to be built thereon to the condominium form of ownership and use in the manner provided by Sections 76-801, et seq., R.R.S. Nebraska (herein called the "Condominium Act"), and the name by which this condominium is to be identified is Twin Towers Condominium.

2. The lands owned by the Developer which are hereby submitted to the condominium regime consist of two ten-story Towers and certain surrounding grounds as described and shown on the attached Exhibit A, pages 1-54, subject to an easement in favor of the Owners Association and the Developer for purposes of repairing, constructing and gaining reasonable access to units (Apartments) in the condominium and subject further to an easement for installation and maintenance of public utilities serving the condominium.

3. The definitions set forth in Section 76-802, R.R.S. Nebraska shall govern this Master Deed and the attached Bylaws.

4. The condominium consists of two buildings; the South Tower consisting of ten stories plus concourse and basement levels and the North Tower consisting of an underground level, a ground floor lobby plus ten stories. The two buildings will contain a total of 144 apartments as shown on Exhibit B. Any Apartment unit not designated commercial on the attached Exhibits may only be used for residential purposes. The condominium also includes parking areas, gardens and landscaping.

The Developer on behalf of itself and its successors reserves the following rights with respect to the condominium:



(a) With respect to the South tower the following rights are reserved:

(1) The right to subdivide the penthouse units on the tenth floor and dedicate common or limited common space to the Association as may be necessary to effect the subdividing.

(2) The right to subdivide areas designated on the attached Exhibits as commercial space (comm.) and to dedicate common or limited common space to the Association as may be necessary to effect same.

(3) The right to lease or sublease the Apartment units for any lawful purpose.

(4) Developer reserves for itself and the owner of abutting units the right to construct connecting doors and hallways between abutting units and to thereby combine Apartment units provided any such construction or reconstruction does not in any way endanger the structural integrity of the condominium and provided further written notice including the plans for any such construction or reconstruction are submitted to the Association Board at least thirty (30) days before it is commenced.

(5) The right to convert Apartment units designated as commercial to residential purposes.

(b) With respect to the North tower the following rights are reserved:

(1) The right to subdivide areas designated on the attached Exhibits as commercial space (Comm.) and dedicate portions to the Association as common or limited common space as may be necessary to effect same.

(2) The right to lease or sublease the Apartment units for any lawful purpose.

(3) Developer reserves the right to exclude the North tower and the common and limited area

abutting it to the west, north and east including all property within the boundaries as shown on page 2 of Exhibit A subject to an easement for ingress and egress in favor of the occupants of the south tower and subject further to the obligation of the remaining condominium to continue to provide utility services including heat, water, sewers and electricity from the power plants and fixtures located in the South tower; provided the north tower pays its proportionate share of the cost of energy or services consumed in the north tower and provided further the north tower shall remain subject to assessment for the cost of maintenance, repair and replacement of said power plants and related utility fixtures on a percentage equal to the North tower's share of common expense liability at the time of severance.

(4) The Developer reserves the right to subdivide the basement level unit into individual parking stall units when permitted to do so by law and to dedicate common and limited common areas to the Association to effect the subdividing. Subdividing may be attempted pursuant to the attached Exhibit C or in any other means the Developer deems appropriate.

(5) Developer reserves the right to subdivide and dedicate common and limited common areas on floors one through seven and ten and further to convert same to residential use. Such subdividing may be done pursuant to Exhibits D, E, and F or in any manner the Developer deems appropriate.

(c) In addition to the above reserved rights and rights otherwise reserved within this Master Deed, the Developer further reserves the right to subdivide units generally and further to add all or any portion of the property to the east of the condominium as shown on the attached Exhibit G and further reserves the right to construct an Apartment unit or units thereon for any lawful purpose including, but not limited to, parking and to dedicate common and limited common ground as may be necessary to effect such purposes. Any Apartment units added shall bear a percentage of value for assessment and voting purposes which most approximate

the existing relative values for similarly used units and all values shall be adjusted accordingly.

(d) With respect to subdividing or combining of any apartment unit or units pursuant to powers set forth in paragraphs (a) through (c) above, the resulting units shall bear pro rata the percentage of basic value assigned to the original subdivided space or combined notwithstanding the creation or dedication of any additional common or limited common areas.

(e) Developer reserves the right to assign limited common area parking stalls to individual Apartment units.

(f) In each case, any reserved developer right must be exercised before the end of ten years from creation of this condominium regime.

The total floor area of all buildings aggregates 254,460 square feet of which 194,895 square feet are contained with apartment units. The total land area aggregates 37,536 square feet. Said buildings and improvements, together with their location on the land and the area and location of each Apartment unit, are more particularly described in the Exhibits which are attached hereto and recorded with this Master Deed.

5. Except as otherwise provided, the general common elements of the condominium shall be for the use of occupants of the condominium, their guests and invitees and shall be maintained by the Association.

The general common elements include and shall consist of:

Hallways, elevators, stairways, laundry areas and all of the land on which the buildings stand, including all of the surrounding lands embraced within the legal description specified above; restrooms, the exterior surfaces of all apartment buildings including exterior screening, window glass, excluding entry doors and patio (balcony) doors but including the foundations, exterior walls and party walls, roofs, yards and gardens, excluding balconies, decks, patios, and equipment that may be included within individual apartments, drives, walks, parking areas and all parts of the property and improvements which are not located within the interior

of the apartments as shown on the attached plans; common gas and water meters and distribution systems, electrical and plumbing systems, cooling and heating systems, hot-water heaters and common chimney flues used by more than one apartment.

The limited common elements shall generally be maintained by the Association and include: any area designated as such on the attached Exhibits, assigned parking, if any, decks, patios, balconies, terraces, entry doors and patio (balcony) doors, shall be maintained by the Association except balcony and deck carpet if any and the interior finish of any door must be maintained by each owner the element is assigned or attached to.

Each co-owner shall be responsible for the repair, maintenance and replacement of the interior of his apartment.

The only common area maintenance of exterior doors shall be the painting or finishing of the exterior surfaces thereof. If any co-owner fails to make all reasonable and necessary repairs and replacements of the parts of his apartment and the limited common elements as above provided, then the Association may, but shall not be obligated to perform such work, invoice the owner for the cost thereof and secure and enforce a claim and lien therefor against the co-owner and his apartment in like manner as a delinquent assessment for common expenses. Common elements shall also include any units or areas owned by the Association including the area on the concourse level designated as the Recreation Area and Developer reserves the right to enlarge the Recreation Area by further dedication.

6. The total basic value of the entire condominium regime is \$987,571.00 and the basic value of each apartment together with the percentage which each apartment shall share in the expenses of and the rights in the common elements and votes are as shown on the attached Exhibit B.

7. The following covenants, conditions and restrictions relating to this condominium regime shall run with the land and bind all co-owners, tenants of such owners, employees and any other persons who use the property,

including the persons who acquire the interest of any co-owner through foreclosure, enforcement of any lien or otherwise.

(a) Twin Towers Condominium Association, a Nebraska nonprofit corporation, has been incorporated to provide a vehicle for the management of the condominium. Each co-owner shall automatically be deemed a member of said Association. The Bylaws of said Association are also the Bylaws of this condominium regime and are attached hereto.

(b) The common elements are for the use and enjoyment of all co-owners. The ownership of the common elements shall remain undivided, and no person or co-owner shall bring any action for the partition or division of the common elements, provided however, the limited common elements shall be for the exclusive use and enjoyment of the owners of units to which they are assigned or appurtenant and parking stalls deemed limited common elements may be separately assigned to other unit owners. Limited common area hallways are exclusively for the use and benefit of occupants and authorized visitors on the floor where they are located. The Association shall from time to time establish reasonable rules and regulations for the use of the common elements, and all co-owners and users shall be bound thereby. The Association shall have the sole jurisdiction over and responsibility for making alterations, improvements, repairs and maintenance of the common elements. The share of a co-owner in the common elements is appurtenant to his apartment and inseparable from apartment ownership. Assessments against co-owners for insurance, common element expenses and reserves and for other expenses incurred by the Association shall be made pursuant to the Bylaws. Assessments paid within 10 days after the date when due shall not bear interest, but all sums not paid within said 10-day period shall bear interest at the highest legal contract rate from due date until paid. If any co-owner shall fail or refuse to make any payment of such assessments when due, the amount thereof plus interest shall constitute a lien upon the co-owner's interest in his apartment and in the property and, upon the recording of such lien by the Association in the Register of Deeds of the county wherein the condominium

is located, such amount shall constitute a lien prior and preferred over all other liens and encumbrances, except previous filed Association assessments, liens and charges for taxes past due and unpaid on the apartment except as otherwise provided for by law.

Certain portions of the Condominium encroach upon public right-of-way and require the payment of lease payments to the City of Omaha. The Association shall bear that expense as a common expense.

To the extent the utility use is separately metered or measured, the individual unit owner shall be responsible for obtaining and paying for such service. Utilities consumed by or used in the common areas and utilities not separately metered shall be a common expense which the Association may charge to the unit owners based upon their percentage of value in the Association in the form of annual or monthly assessments. The condominium regime is served by a common gas main. Energy utilized for heating of apartment units may be measured by the Developer, the Association or its contractors and billed monthly based upon any reasonable method of measured usage or, if the meter is not operational, upon allocations for previous periods and any information available for the current period. The unit owner shall pay any bill not later than ten (10) days after receipt unless it provides otherwise. Should any unit owner fail to so pay, the Association shall have a lien against the unit for the dollar amount of any outstanding and unpaid bills for natural gas use, and shall have the right to record notice of such lien as though it were an assessment lien in the Register of Deeds. The Association shall further have the right to deny service to any apartment unit which fails to pay for such service for a period of more than thirty (30) days after the same is due.

(c) Each co-owner shall be responsible to:

(i) maintain, repair and replace at his expense all portions of his apartment which are not included in the definition of common elements and those limited common elements which owners are expressly required to maintain pursuant to paragraph 5;

(ii) refrain from painting, decorating or changing the appearance of any portion of the

exterior of the condominium building, unless approved by the Association in writing; and,

(iii) promptly report to the Association any defect or need for repairs which are the responsibility of the Association.

(d) Each apartment used for residential use shall be used and occupied only by one family, its servants and guests as a residence and for no other purpose. No apartment may be subdivided into a smaller unit, or any portion thereof sold or transferred except pursuant to Reserved Rights set forth in paragraph 4.

(e) No practice or use shall be permitted on the condominium property or in any apartment which shall be a material annoyance to other co-owners or residents of the area or which shall interfere with their peaceful use and enjoyment of their property. All portions of the property and of the apartments shall be kept clean and sanitary and no use thereof shall be made which constitutes a violation of any laws, zoning ordinances, governmental regulations or regulations of the Association.

(f) Each co-owner before selling or leasing his apartment or any interest therein shall have give notice to the Association specifying the names and current addresses of such buyers or lessees, and in the case of a lease, a statement signed by the landlord and lessee stating who shall pay the Association Assessments. Any such statement or contract shall not relieve the owner of the obligation to pay assessments. The above provisions regarding notice of transfers shall not apply to acquisition or ownership through foreclosure of a mortgage upon an apartment. This provision shall not be construed as a limitation on an owner's right to alienate his or her unit, provided this section shall have been complied with.

(g) Unless a greater number is required by law, co-owners representing two-thirds or more of the total basic value of the condominium may at any time in writing duly acknowledged and recorded effect an amendment to this Master Deed or the Bylaws of said condominium which are attached hereto, provided that

such changes shall not bind any then existing mortgages of record against the individual units unless they consent to such change in writing.

(h) This condominium regime may be terminated or waived by written agreement of co-owners representing three-fourths or more if required by law of the total basic value of the condominium and by all holders of liens of record created after creation of this condominium regime, which agreement shall be acknowledged and recorded in the Register of Deeds; termination shall be effective as of recording date. Following termination, the property may be judicially partitioned and sold upon the petition of any co-owner, but if co-owners representing three-fourths of the total basic value of the condominium agree in writing to sell or otherwise dispose of the condominium property, then all co-owners shall be bound to execute such deeds or other documents reasonably necessary to effect such sale or disposition when and as required by the Board of Directors of the Association. In such case, any pending partition action shall be dismissed in order to permit completion of such sale or disposition. In no event may the condominium property be sold or otherwise disposed of without the prior termination or waiver of the regime, unless such sale or disposition is approved in writing by co-owners representing 75% of the total basic value of the condominium and by the holders of all mortgages of record covering any apartments within the condominium. Except as otherwise provided herein, there shall be no reduction or deletion or conveyance of the common elements without the prior written consent of the holders of all mortgages of record against any apartments within the condominium.

(i) Household pets will be subject to regulation, restriction, exclusion and special assessment, as may be determined by the Association from time to time. No garbage cans or trash receptacles are to be permitted outside unless sponsored and maintained by the Association. Private barbecue grills may not be used in the general common areas, and outside use or storage of barbecue grills will be subject to regulation, restriction or exclusion by the Association. Automobile parking will be subject to regulation and restriction by the Association.

(j) All notices required hereby shall be in writing and sent by certified or registered mail, return receipt requested:

(i) to a co-owner at his last known address on the books of the Association; and

(ii) to the condominium or the Association at the registered office of the Association.

(k) The Developer reserves the right to use any apartments owned by it as model units, business and sales offices and closing facilities until completion of sales by the Developer of all apartments to be conveyed within this condominium and adjoining property or condominiums.

(l) Notwithstanding any statement to the contrary, until the latter of: (a) December 31, 1990; or, (b) sixty (60) days after conveyance of ninety percent of the Apartment units; or, (c) two years after all declarants have ceased to offer Apartment units for sale in the ordinary course of business; or until the Developer or its successor in writing waives its right to do so, the Administrators of the condominium shall be elected solely by the Developer, except as otherwise provided by law.

(m) Upon conveyance of any unit from the Developer, an initiation fee as established by the Association Board, not to exceed \$150, shall be due and owing to the Association, independent of any assessment.

(n) The Association shall indemnify and hold its Directors harmless from any expense or liability except as may result from gross malfeasance.

8. To the extent any portion or provision of this Master Deed shall be in any way enjoined or declared invalid or unenforceable the balance shall remain in full force and effect.

Execution of Master Deed for Twin Towers
Condominium

TWIN TOWERS LIMITED PARTNERSHIP,
a Nebraska Limited Partnership,

By Forrest Robert Michals, Sr.
Forrest Robert Michals, Sr.

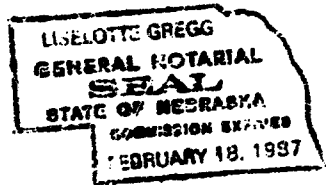
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a notary public, personally came Forrest
Robert Michals, Sr., Managing General Partner of Twin Towers
Limited Partnership, a Nebraska limited partnership.

Witness my hand and notarial seal on this 30 day
of December, 1983.

Liselotte Gregg
Notary Public



The above Master Deed and attached Bylaws relating to Twin Towers Condominium are hereby ratified.

By Forrest Robert Michals, Jr.
Forrest Robert Michals, Jr.

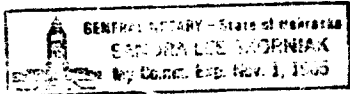
ACKNOWLEDGEMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

Before me, a notary public, personally came Forrest Robert Michals, Jr.

Witness my hand and notarial seal on this 30th day of December, 1983.

Sanora Lee Kormanik
Notary Public



BYLAWS

1. These are the Bylaws of TWIN TOWERS CONDOMINIUM ASSOCIATION, a Nebraska nonprofit corporation with its registered office at 1650 Farnam Street, Omaha, Nebraska 68102 (c/o James D. Sherrets). These are also the Bylaws of the TWIN TOWERS CONDOMINIUM.

2. Seal. The corporate seal shall bear the name of the corporation and the words "Corporate Seal."

3. Members. This corporation has been organized to provide a means of management for the above-described condominium. Membership in the Association is automatically granted and restricted to record owners of apartments in said condominium regime. The vote on behalf of an apartment shall be in person by the record owner thereof, but if an apartment is owned by more than one person or by a corporation or other entity, such vote shall be cast by the person named in a certificate signed by all of the owners of the apartment and filed with the Secretary of the Association. No other form of proxy voting will be permitted. Each apartment shall be entitled to the number of votes equaling the total dollar basic value assigned to such apartment in the Master Deed and Declaration creating the condominium regime as it may be amended from time to time.

4. The Annual Members' Meeting will be held for the purpose of electing a Board of Administrators and transacting any other business that may come before the meeting. No notice of annual meetings need be given. Said annual meeting shall be held on the second Tuesday of January at 7:30 P.M. each year in the Recreation Room located on the concourse level or such other location as may be determined by the Board of Administrators.

5. Special Members' Meetings may be called by the President or Vice President or by a majority of the Board of Administrators and must be called upon receipt of written request from members holding at least two-thirds of the total basic value of the condominium regime. Notice of special meetings shall be given by 10 days' written notice delivered or mailed to each apartment. Notices may be waived either before or after the meeting.

6. The President shall preside over members' meetings, and the Secretary shall keep the minute book wherein the resolutions shall be recorded.

7. A Quorum for members' meetings shall consist of persons owning a majority of the total basic value of the condominium regime, but a meeting consisting of less than a quorum may by majority vote adjourn the meeting from time to time without further notice. The affirmative vote of persons owning a majority of the total basic value of the condominium shall be required to adopt a decision on the part of the members.

8. The Affairs of the Association shall be managed by a Board of not less than three nor more than five Administrators (also known as Directors), who need not be Apartment unit owners and who shall be elected by the members at each annual meeting of the members. Vacancies occurring in the Board shall be filled by the remaining Administrators. Notwithstanding the foregoing, until the latter of: (a) December 31, 1990; (b) sixty days after conveyance of ninety percent of the Apartment units; or, (c) two years after all declarants have ceased to offer Apartment units for sale in the ordinary course of business; or until the "Developer" as that term is defined in the Master Deed, elects in writing to waive its right to elect the Administrators (whichever shall first occur), the Administrators of the Association shall be elected and may be removed solely by the Developer. After relinquishment of control by the Developer, any Administrator may be removed by a majority vote of the members, and the vacancy thus created may be filled by the members. The normal term of each Administrator shall be until the next annual meeting of the members or until his successor is duly elected and qualified. A majority of the Administrators shall constitute a quorum, and a majority vote of Administrators present at a meeting comprising a quorum shall constitute the act of the Administrators and of the Association. The Board of Administrators shall have authority for the care, upkeep and surveillance of the condominium buildings and its general or limited common elements or services and also the designation and dismissal of the personnel necessary therefor. The Administrators shall receive no compensation for serving on the Board unless approved by the holders of a majority of the basic value in the condominium. Compensation of employees of the Association shall be fixed by the Board of

Administrators. An Administrator may be an employee of the Association, and a contract for management of the condominium may be entered into with an Administrator or any third person.

9. The Annual Meeting of Administrators shall immediately follow the annual meeting of members. No notice of an annual meeting shall be required. Special meetings of Administrators may be called by the President or by a majority of the Administrators upon 24 hours' prior notice of the meeting given personally or by mail, telephone or telegraph to the Board members.

10. The Officers of the corporation shall be elected by the Administrators. Compensation, if any, of officers shall be fixed by the Administrators. Any person may hold two or more offices. The officers of the Association shall consist of a President, Vice President, Secretary and Treasurer and such additional officers as the Administrators shall deem necessary from time to time.

(a) The President (or the Vice President in the absence or disability of the President) shall be the chief executive officer of the company; shall preside at meetings of members and Administrators; shall execute all contracts and instruments; shall have general management of corporate affairs; and shall carry out all orders of the Board of Administrators.

(b) The Secretary shall record the minutes of meetings of Administrators and members; shall have custody of the corporate seal and affix it to such instruments as are authorized by the Administrators; and shall perform such other duties prescribed by the President or the Administrators.

(c) The Treasurer shall have custody of corporate funds and securities; shall account for all corporate receipts and disbursements; and shall perform such other duties prescribed by the President or the Administrators.

11. Budget. The Board of Administrators may adopt a budget for each fiscal year which may include the estimate of funds required to defray common expenses in the coming year and to provide funds for current expenses, reserves for deferred maintenance, reserves for replacement, and reserves to provide a working fund or to meet anticipated losses. The

budget, if any, shall be adopted in the eleventh month of each fiscal year for the coming fiscal year, and copies of the budget and proposed assessments shall be sent to each owner on or before the last day of the fiscal year preceding the year for which the budget is made. Budgets may be amended during a current year where necessary, but copies of the amended budget and proposed increase or decrease in assessments shall be sent to each owner as promptly as possible. Except as otherwise provided in the Master Deed, there shall be no enlargement of the common elements or additional structures built as part of the common elements if such enlargement or additional construction costs more than \$3,000.00 unless and until such proposal is approved in writing by co-owners representing at least three-fourths of the total basic value of the condominium.

12. Assessments against each apartment owner for such common expenses shall be made annually on or before the fiscal year end preceding the year for which assessments are made. The annual assessments shall be due in 12 equal, monthly payments on the first day of each month. The assessments to be levied against each apartment shall be such apartment's pro rata share of the total annual budget based upon the percentage share of such apartment's basic value as set forth in the Master Deed establishing the condominium. In case of an amended budget as provided in Article 11, the amended assessment shall be payable at the times specified in the notice of the amended assessment sent to each owner. If any co-owner shall fail or refuse to make any payment of an assessment when due, the amount thereof shall constitute a lien on the interest of the co-owner in his apartment, and the Administrators may record such lien in the Office of the Register of Deeds; whereupon, said lien shall be privileged over and prior to all liens and encumbrances except assessments, and liens and charges for taxes past due and unpaid on the apartment except as otherwise provided by law. Assessments delinquent more than 10 days after the due date shall bear interest at the highest legal contract rate from the due date until paid. The delinquency of one installment of an assessment shall cause all remaining installments to immediately become due, payable and delinquent.

13. Insurance. Before any Apartment unit is conveyed, fire and extended coverage insurance policies upon the condominium property including the structure but excluding the furnishings of individual apartments shall be purchased

by and in the name of the Association for the benefit of the Association and the apartment co-owners as their interests may appear. Provision shall be made (if possible) for the issuance of certificates of insurance to holders of first mortgages upon individual apartments. The insurance shall cover all buildings and improvements upon the land and all personal property included in the common elements in an amount equal to the full insurable value thereof (excluding foundation, walks, drives and excavation costs) as determined annually by the Association, but with co-insurance clauses being permitted. In addition, insurance shall be procured for workmen's compensation coverage (where applicable) and at least \$100,000/\$300,000 B.I. and \$50,000 P.D. public liability insurance covering the common elements and such other insurance as the Association may deem advisable from time to time. Insurance premiums shall be deemed common element expense. The Association is hereby irrevocably appointed agent for each apartment co-owner and his mortgagee to adjust all claims arising under insurance policies purchased by the Association and to execute and deliver releases upon payment of claims without joinder by the co-owner or his mortgagees. All insurance proceeds shall be applied by the Association towards repairing the damage suffered; provided that reconstruction or repair shall not be compulsory where the damage exceeds two-thirds of the value of the buildings and improvements. In such case, and unless otherwise agreed upon in writing by co-owners representing three-fourths of the total basic value of the condominium within 120 days after such damage or destruction, the condominium regime shall be deemed waived, and the property shall be subject to a partition action and may be sold, and the proceeds, along with the insurance indemnity, if any, shall be credited to each apartment co-owner in accordance with his percentage interest specified in the Master Deed, and said sums shall be first applied towards satisfaction of any recorded first mortgage against each apartment, next towards satisfaction of junior recorded liens in order of their priority, and the remainder paid to each apartment owner. In case the insurance proceeds do not equal the cost of repairs, the excess cost shall be considered a common element expense to be assessed and collected by the Association from the co-owners; provided, however, that in such case of underinsurance, the co-owners may, by unanimous resolution adopted after the date of loss, elect not to repair the damage. In cases of over-insurance, any excess proceeds of insurance received shall be credited to the

common element working fund. Each apartment co-owner may obtain additional insurance at his expense and is encouraged though not required to obtain individual and contents, improvement and betterment coverage against any loss to the interior of any unit.

14. The Board of Administrators shall have the right of access to each apartment at all reasonable hours to inspect and to perform any necessary or emergency work upon all pipes, wires, conduits, ducts, cables, utility lines and any common elements accessible from within any apartment, and to insure compliance by co-owner with all of his duties under the condominium regime.

15. These Bylaws and the system of administration set out herein may be amended by co-owners representing at least two-thirds of the total basic value of the condominium regime as set forth in the Master Deed, but each such amendment shall embody all of the required provisions set forth in 76-815, R.R.S. Nebraska. Such amendment shall be executed and acknowledged by the President and attested by the Secretary of the Association and shall be operative upon the recording of such amendment in the Office of the Register of Deeds of Douglas County, Nebraska in the same manner as the Master Deed and these original Bylaws.

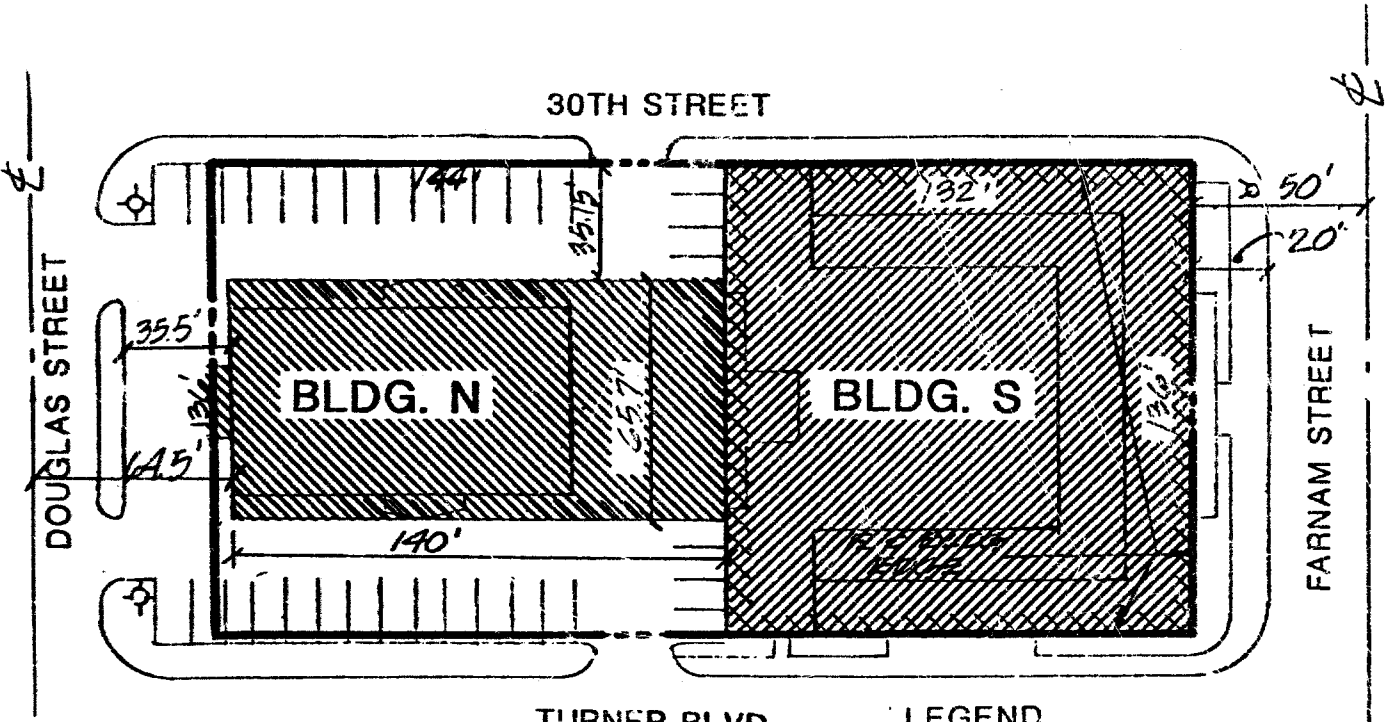
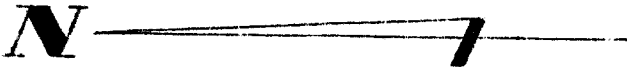
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

LEGAL DESCRIPTION

PROPERTY REGIME

LOTS EIGHT (8) THROUGH TWELVE (12) INCLUSIVE OF BLOCK ONE (1), SUMMIT PLACE, A PLATTED AND RECORDED ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, INCLUDING AREAWAY AND SUBWAY ENCROACHMENTS.



TURNER BLVD. LEGEND

SITE PLAN

S= SOUTH BUILDING
N= NORTH BUILDING

no scale

I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the plans attached hereto, pages 1 through 54, inclusive, show the dimensions, area and location of each apartment therein and the area and location of the common elements affording access to each apartment and the area and location of the limited, common areas. This Certification made in accordance with R.R.S. Nebr. 76-810.

Dated this 29 day of December, 1983.



BOOK 1721 PAGE 299

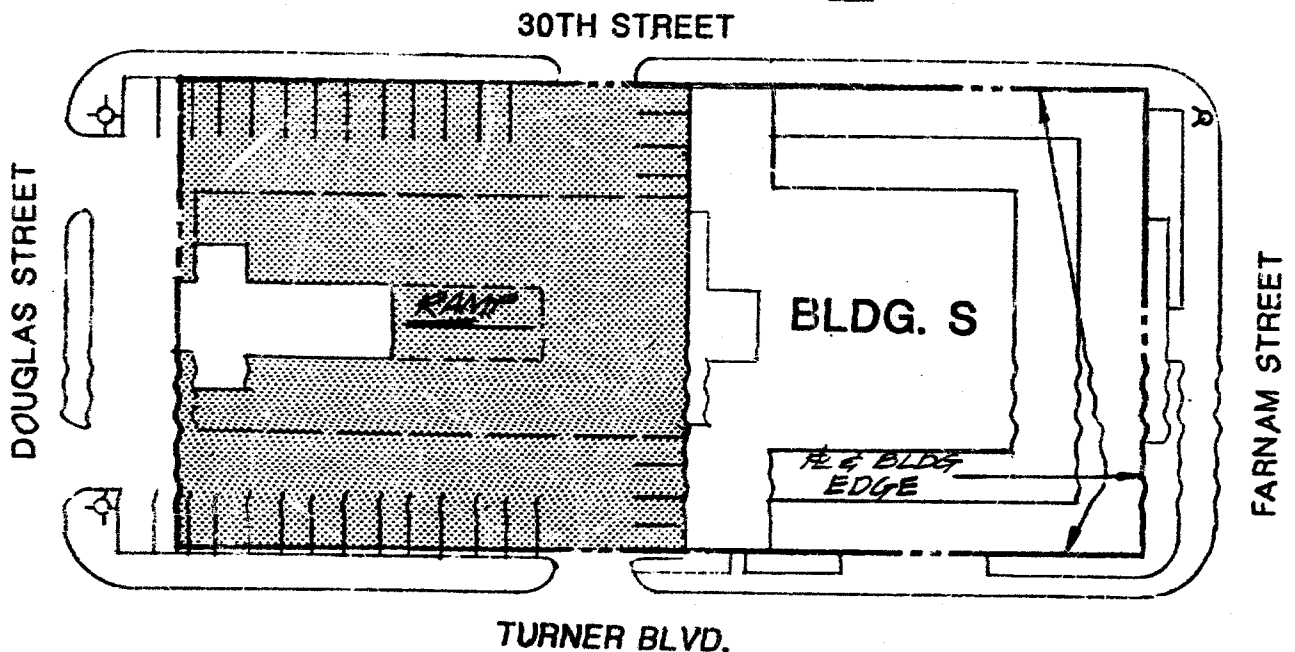
"EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME
LIMITED COMMON AREA PLAT



LEGEND

 Limited Common Element



SITE PLAN
no scale

I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the plans attached hereto, pages _____ through _____, inclusive, show the dimensions, area and location of each apartment therein and the area and location of the common elements affording access to each apartment and the area and location of the limited, common areas. This Certification made in accordance with R.R.S. Nebr. 76-810.

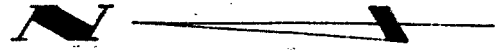
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EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

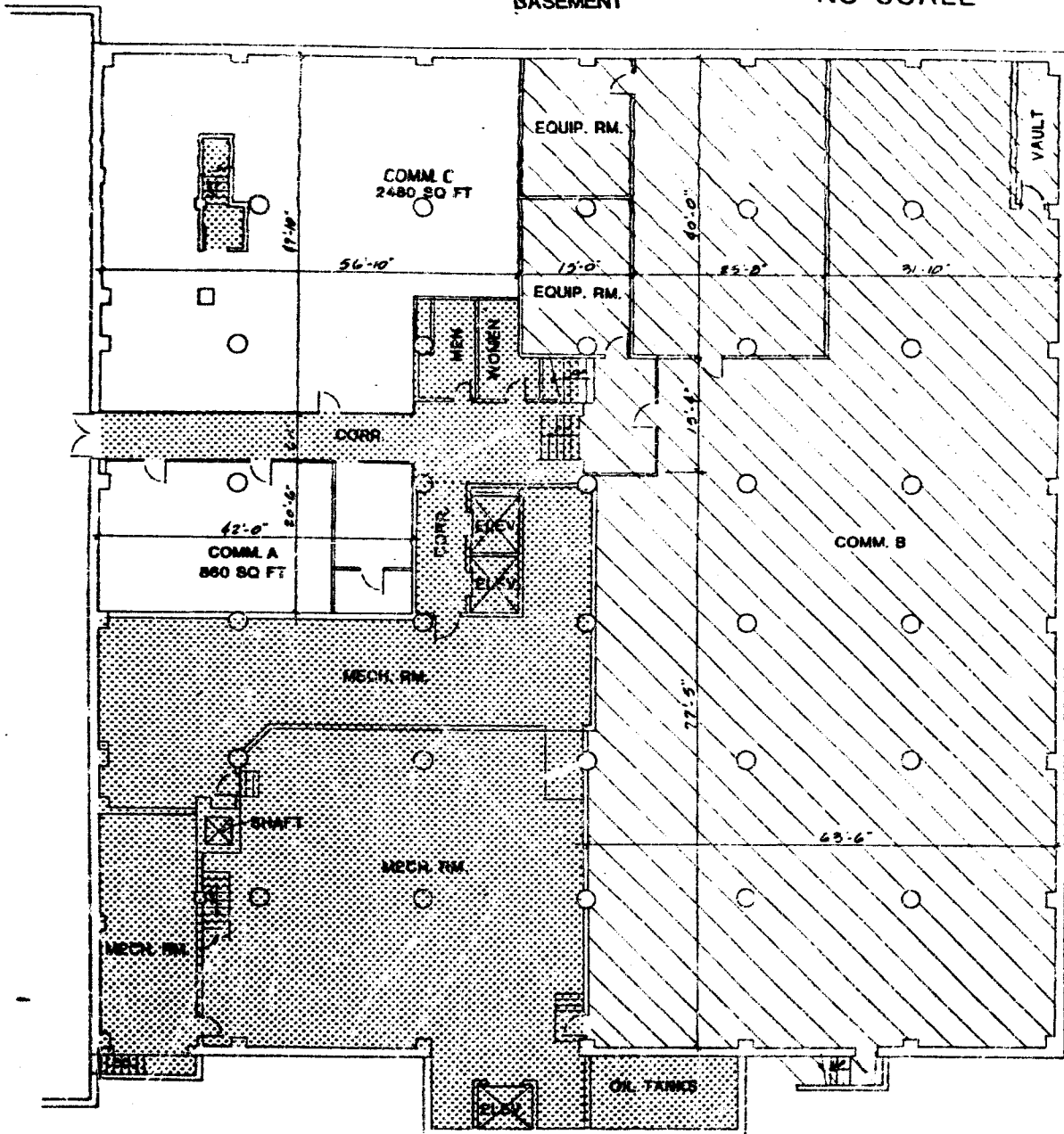
PROPERTY REGIME

BUILDING S

SOUTH TOWER
BASEMENT



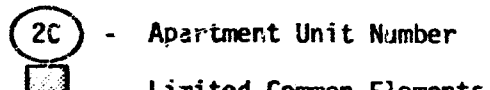
NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND



BDDM 1721 PAGE 301

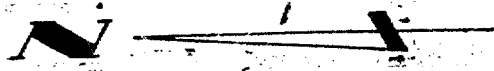
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

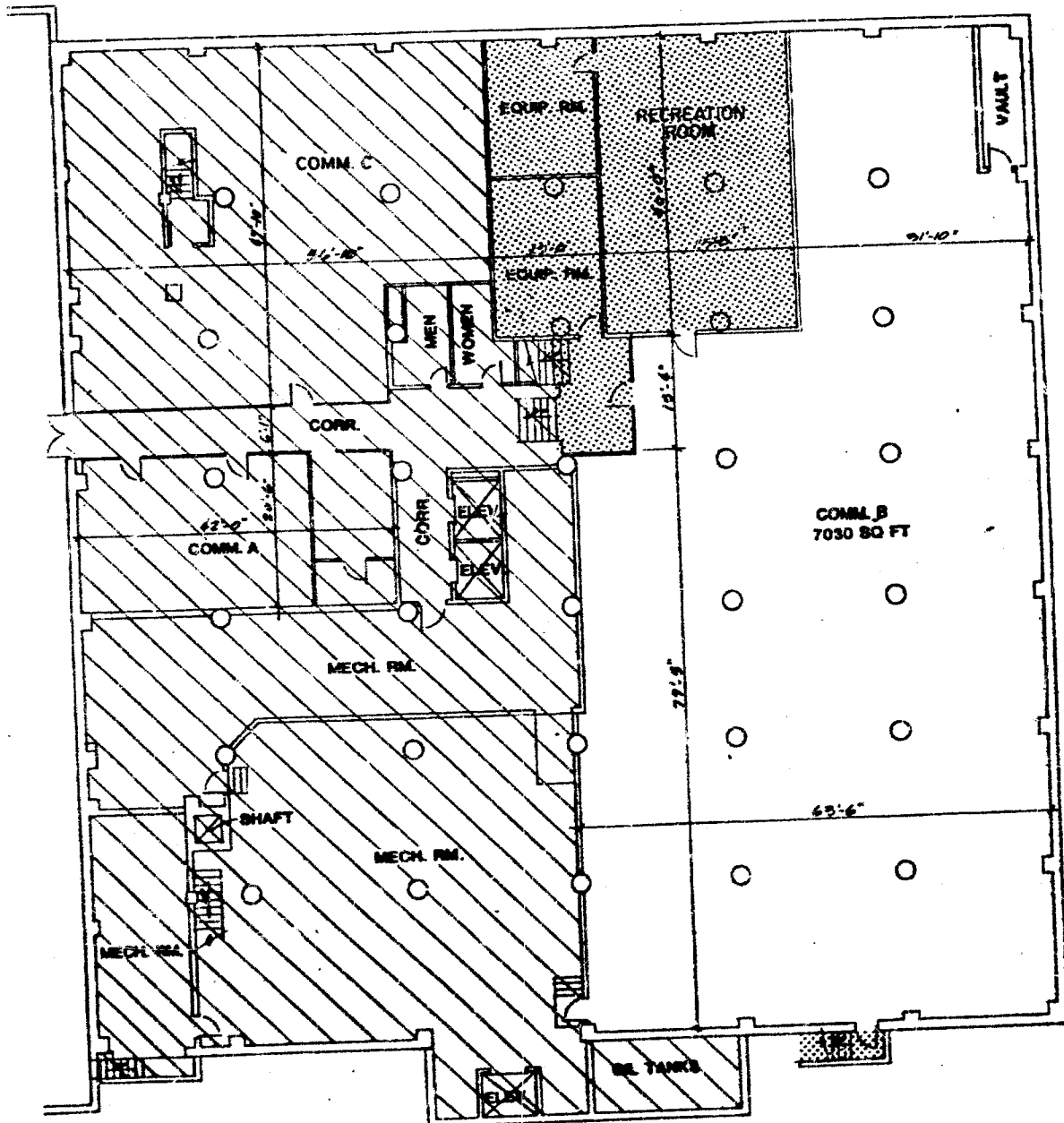
PROPERTY REGIME

BUILDING S

SOUTH TOWER
CONCOURSE



NO SCALE



TYPICAL UNIT DESIGNATION

+ TYPE OF UNIT

LEGEND

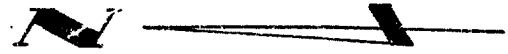
2C - Apartment Unit Number

TWIN TOWERS CONDOMINIUM

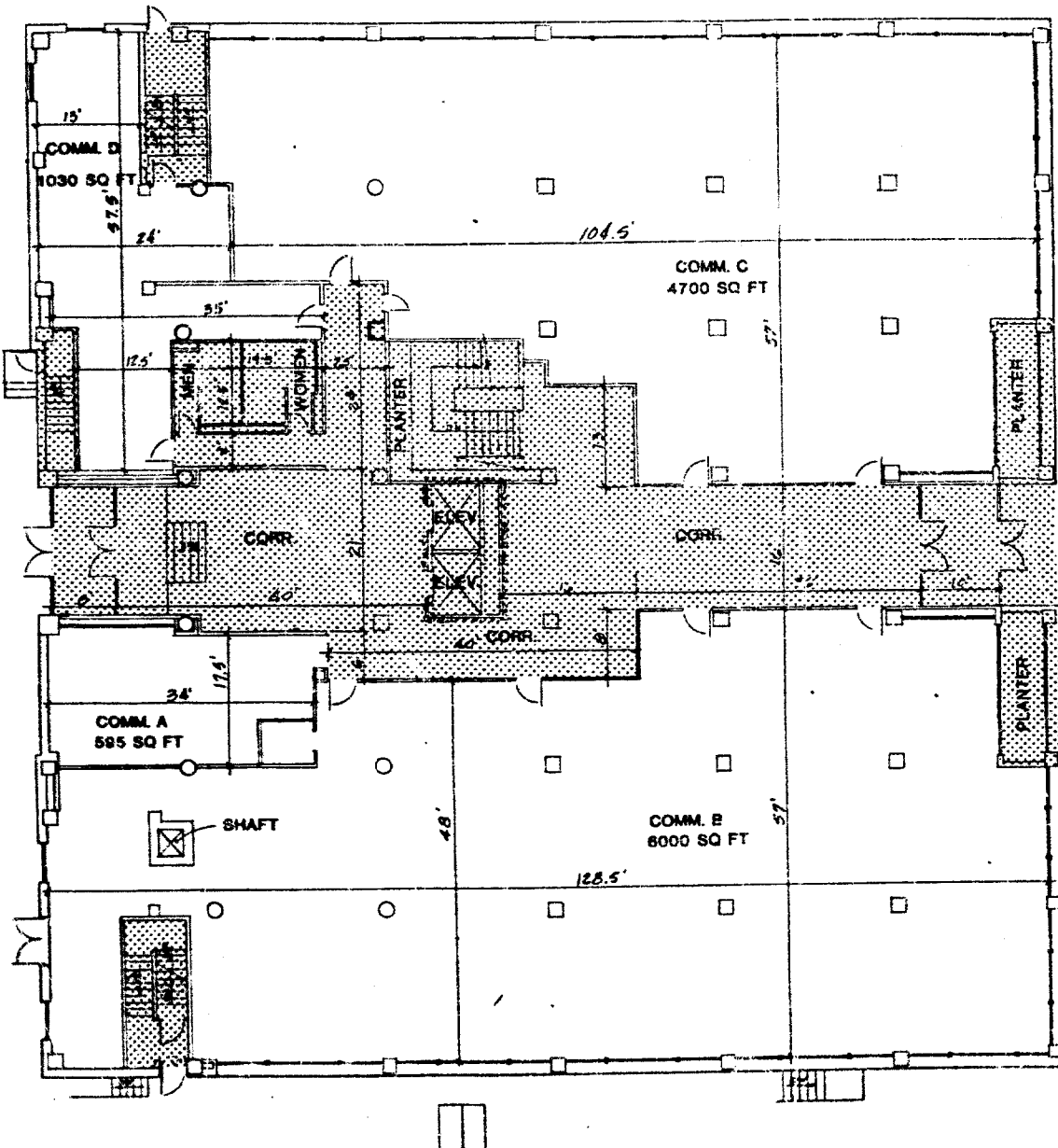
PROPERTY REGIME

BUILDING S

SOUTH TOWER
 1ST. FLOOR





NO SCALE



TYPICAL UNIT DESIGNATION



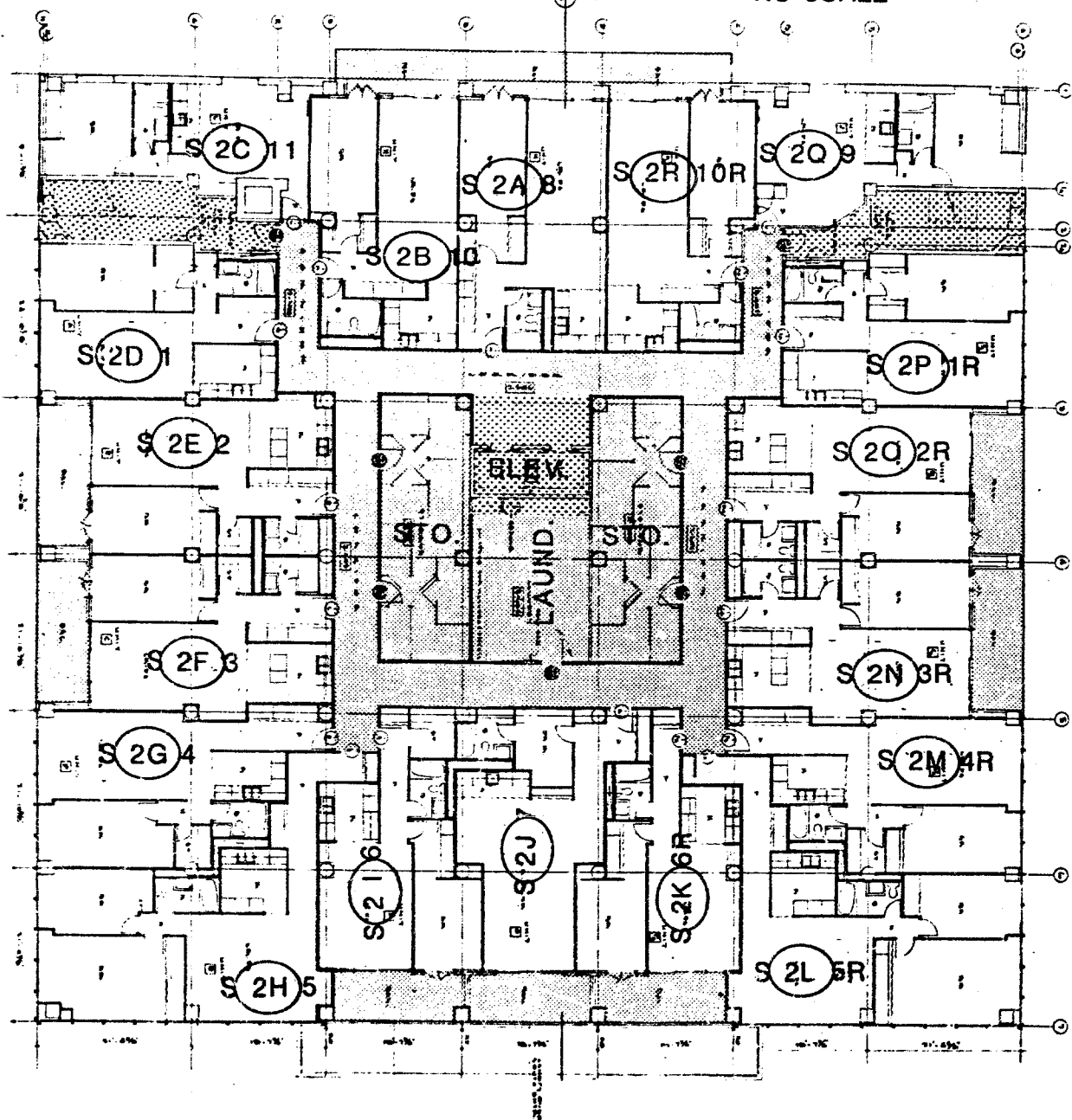
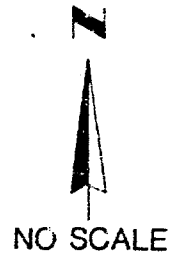
LEGEND

-  - Apartment Unit Number
-  - Limited Common Elements

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
2ND FLOOR



TYPICAL UNIT DESIGNATION

LEGEND

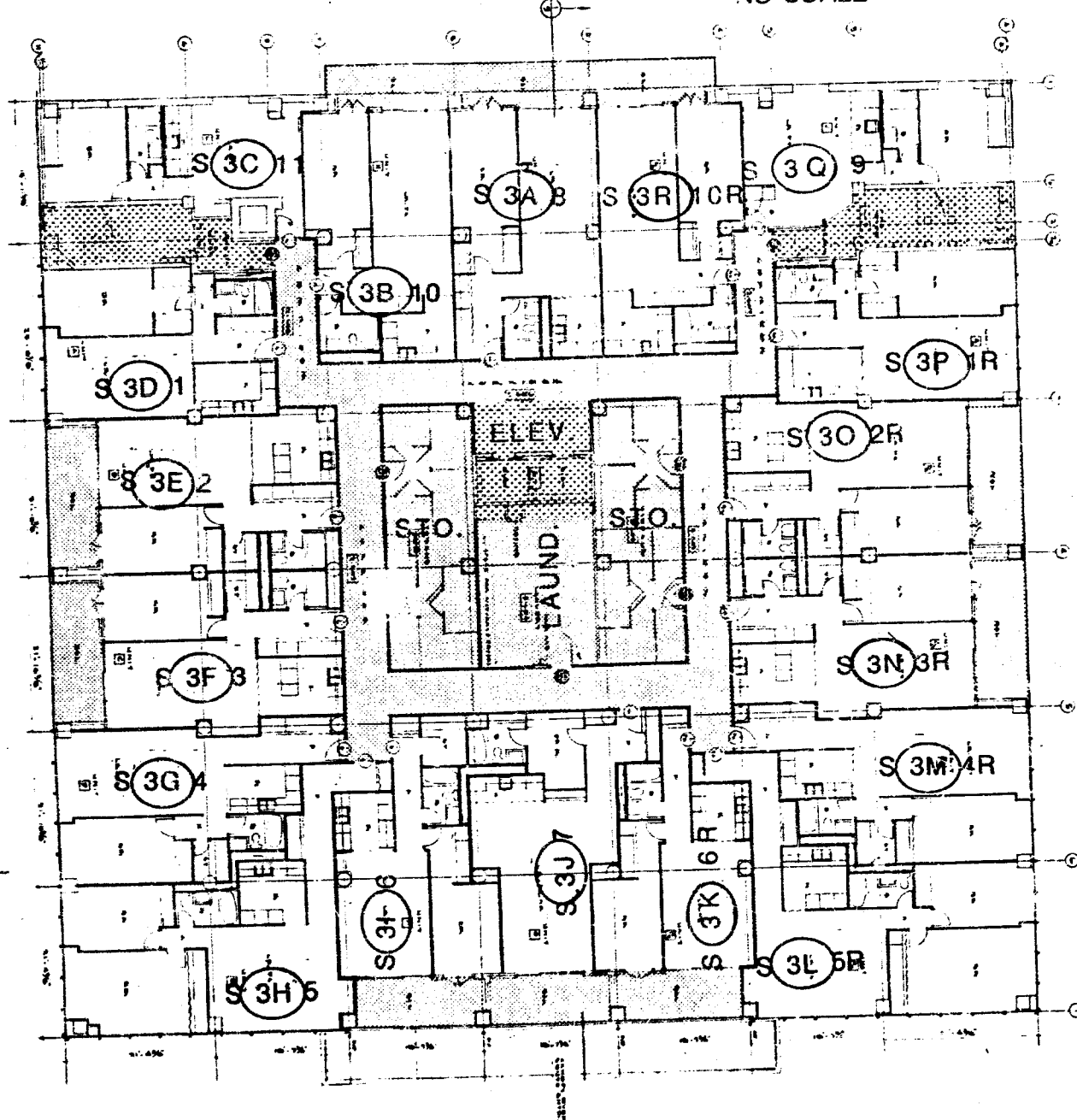
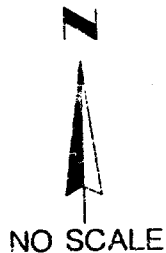


- Apartment Unit Number
- Limited Common Elements

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME



BUILDING S
 3RD FLOOR



TYPICAL UNIT DESIGNATION



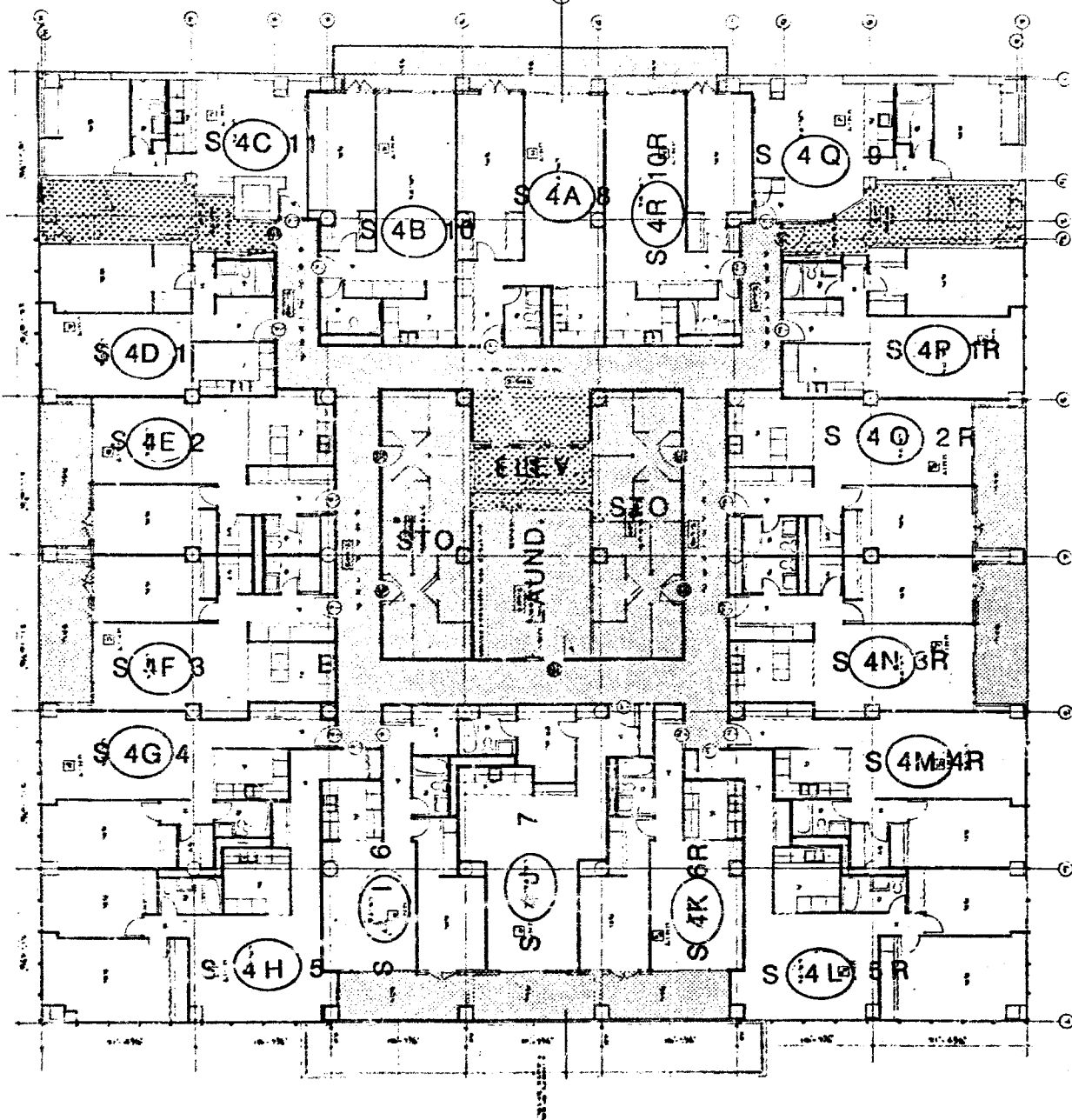
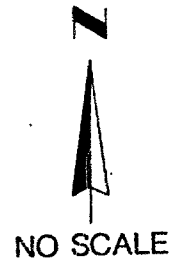
LEGEND

-  - Apartment Unit Number
-  - Limited Common Elements

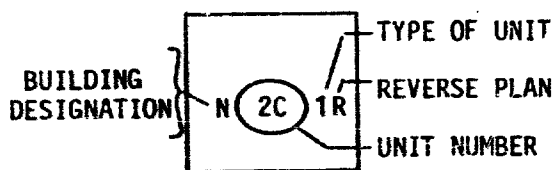
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
4TH FLOOR



TYPICAL UNIT DESIGNATION



LEGEND




-  - Apartment Unit Number
-  - Limited Common Elements
-  - General Common Elements

EXHIBIT "A"

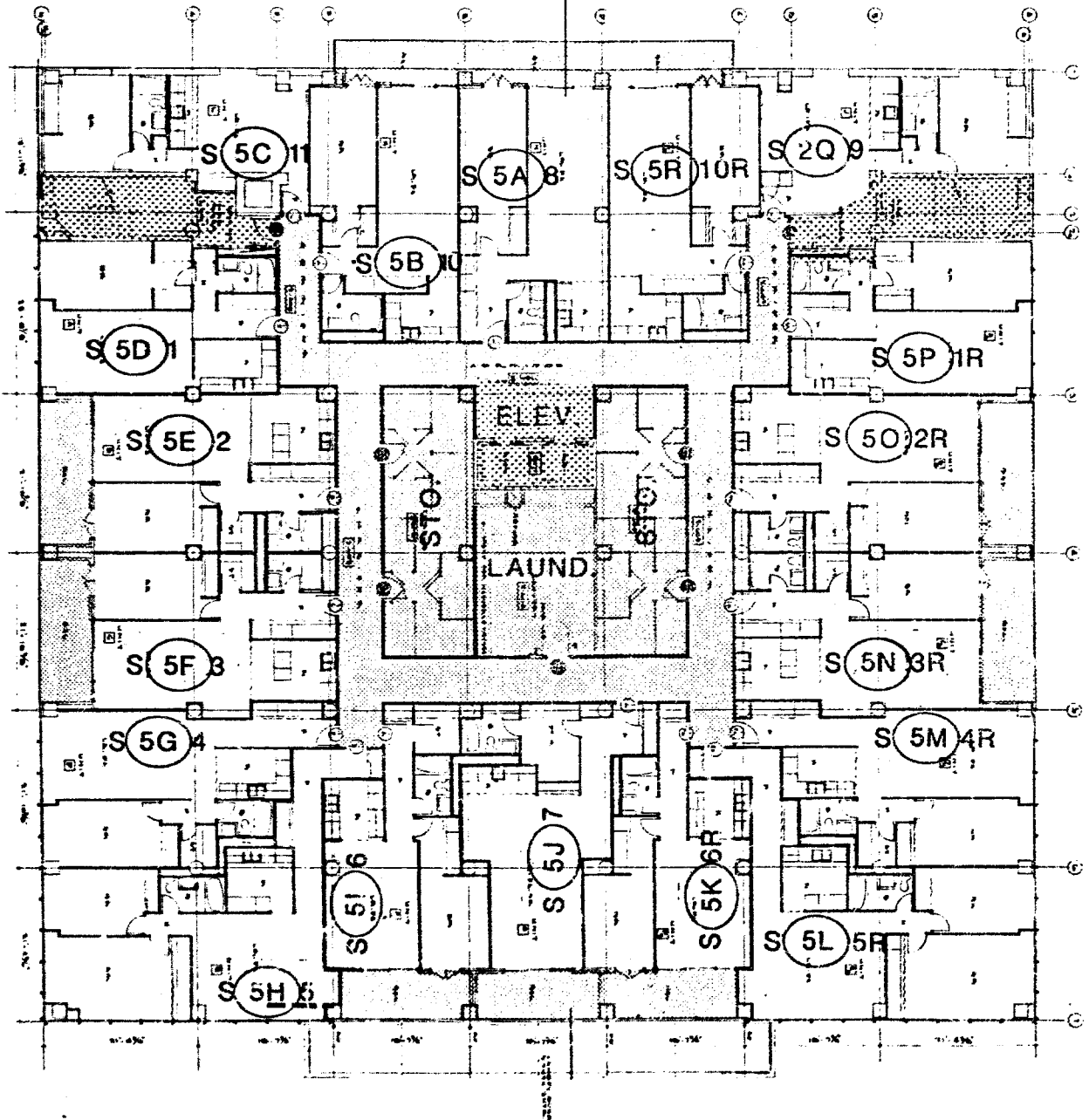
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
5TH FLOOR



NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND



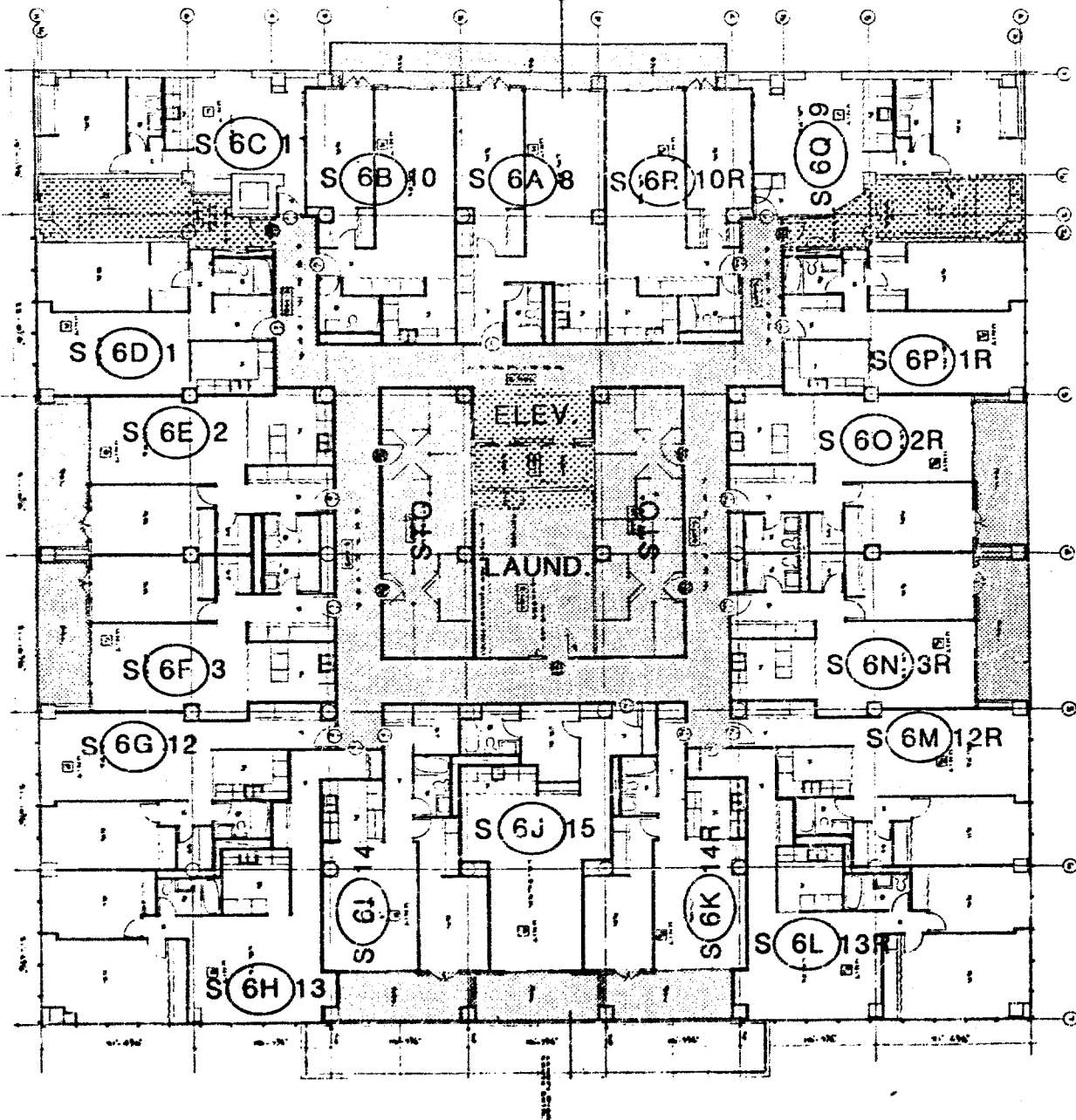
-  - Apartment Unit Number
-  - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
6TH FLOOR



TYPICAL UNIT DESIGNATION



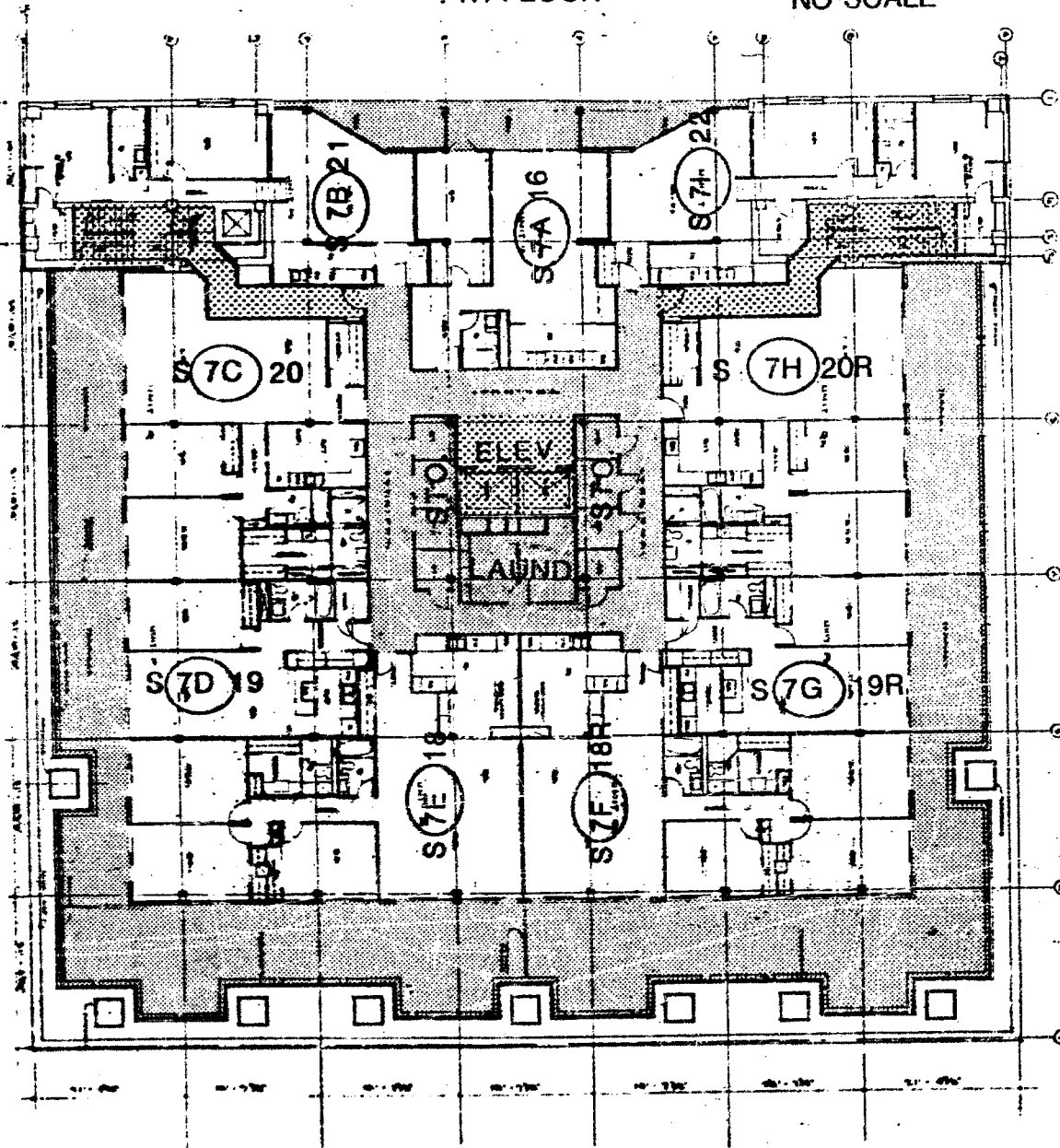
LEGEND

- Apartment Unit Number
- Limited Common Elements

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
7TH FLOOR



TYPICAL UNIT DESIGNATION

LEGEND





-  - Apartment Unit Number
-  - Limited Common Elements

EXHIBIT "A"

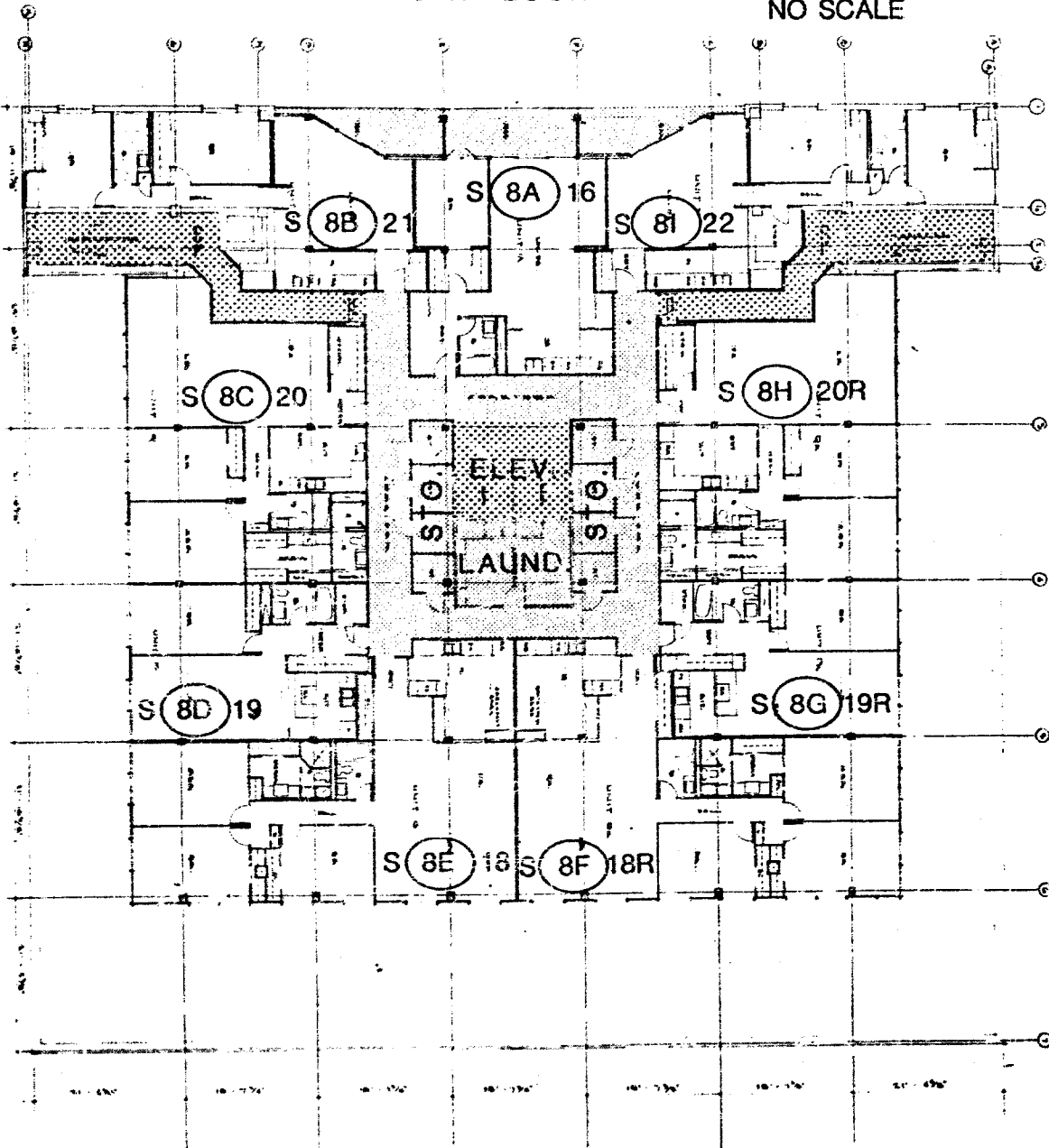
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

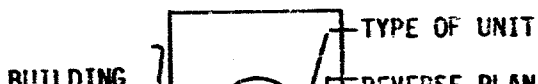
BUILDING 5
8TH FLOOR





NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND

-  - Apartment Unit Number
-  - Limited Common Elements

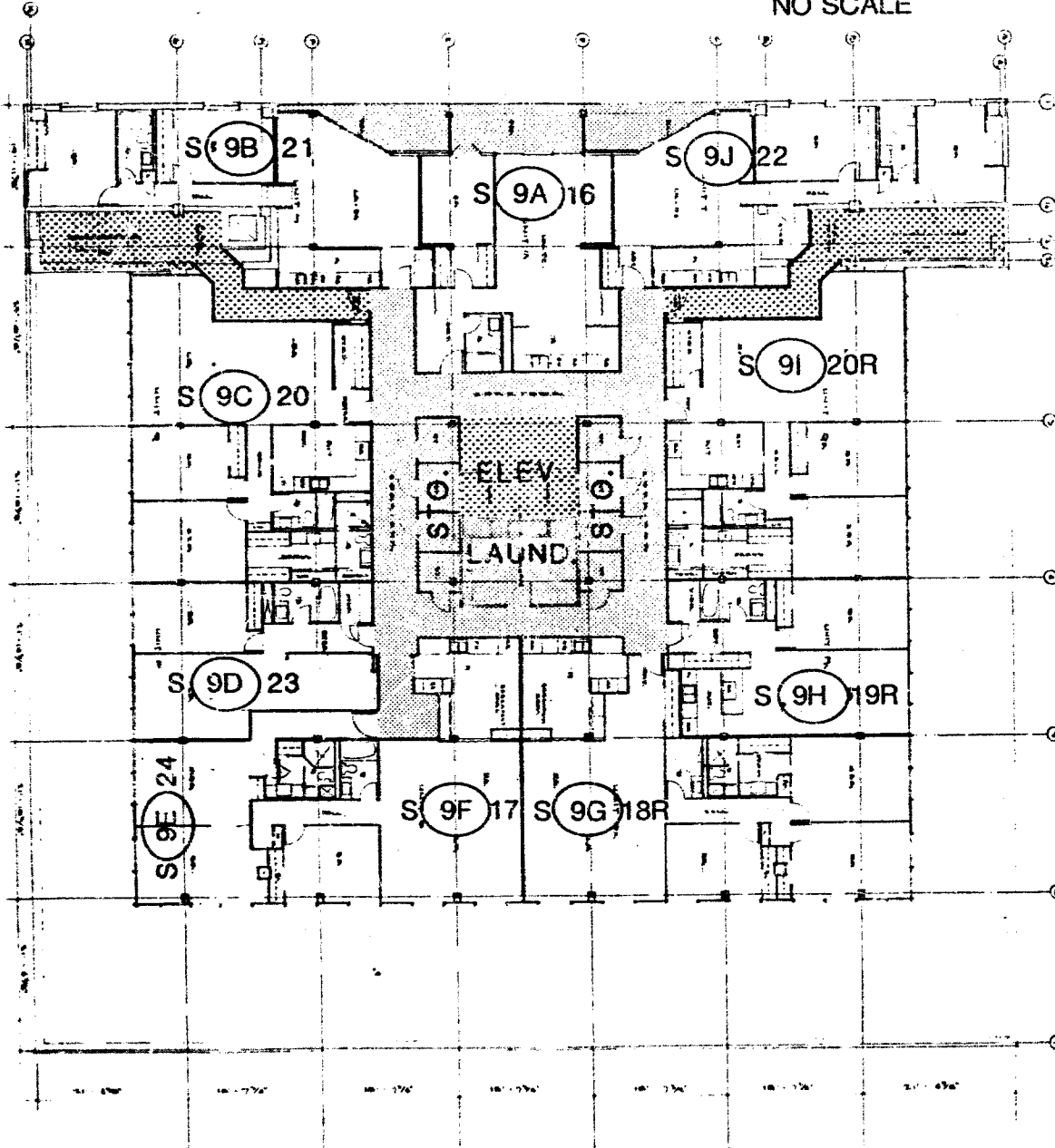
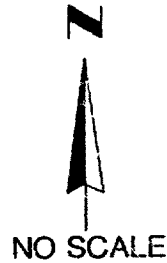
BOOK 1721 PAGE 310

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
9TH FLOOR



TYPICAL UNIT DESIGNATION

LEGEND

TYPE OF UNIT

2C - Apartment Unit Number

BOOK 1721 PAGE 311

EXHIBIT "A"

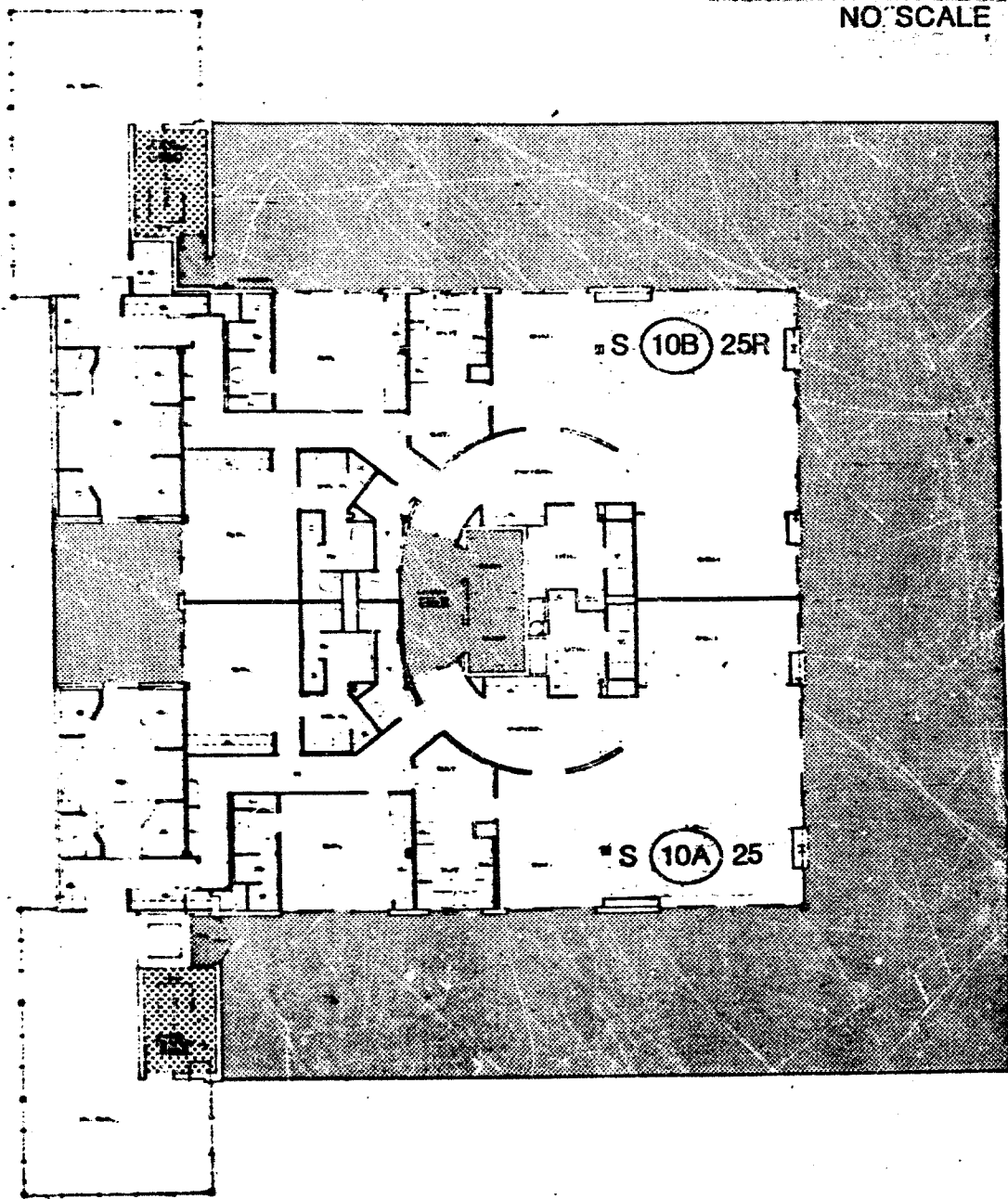
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

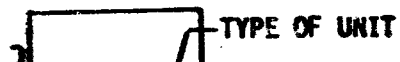
BUILDING S
10TH FLOOR



NO SCALE



TYPICAL UNIT DESIGNATION



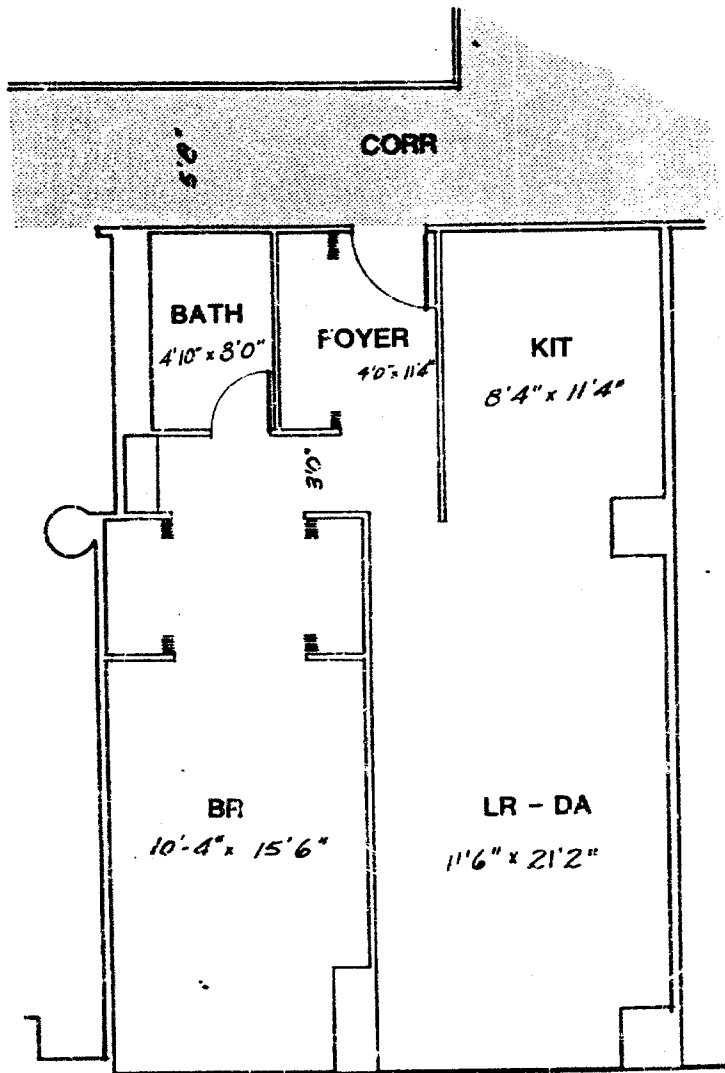
LEGEND

2C - Apartment Unit Number

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 1



705 SQ. FT.

NO SCALE

LEGEND

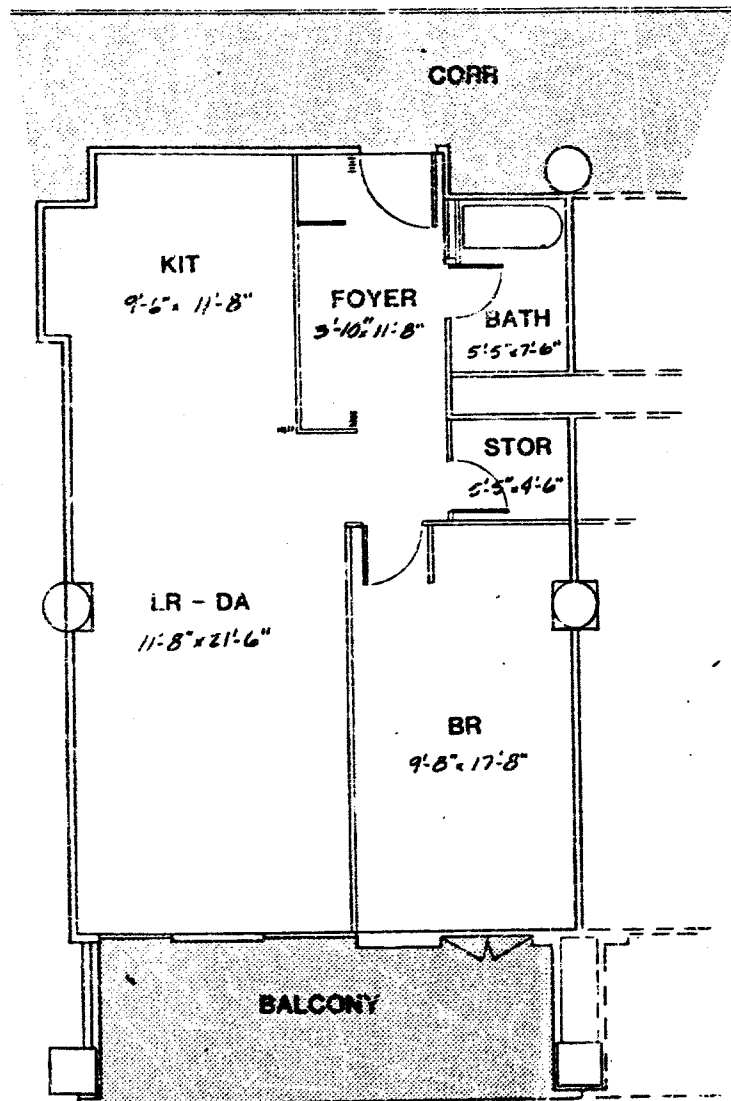


- Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 2



705 SQ. FT.
NO SCALE

LEGEND

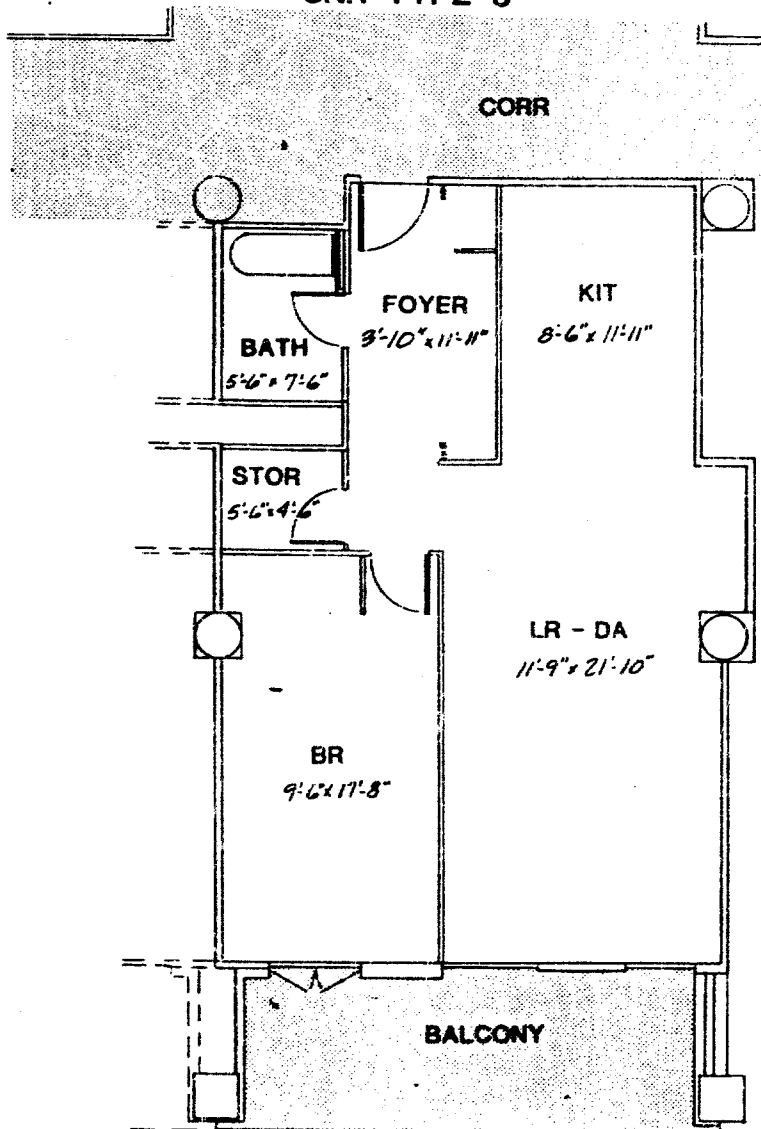


- Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 3



705 SQ. FT.
NO SCALE

LEGEND



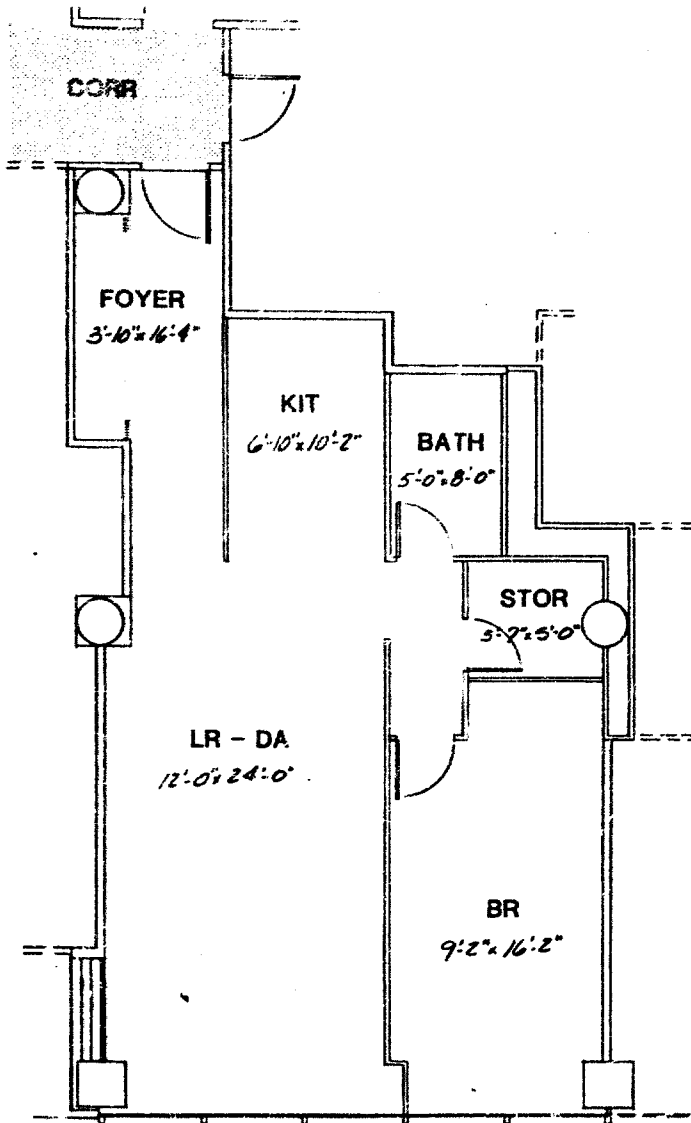
-  - Limited Common Elements
-  - General Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 4



655 SQ. FT.
NO SCALE

LEGEND



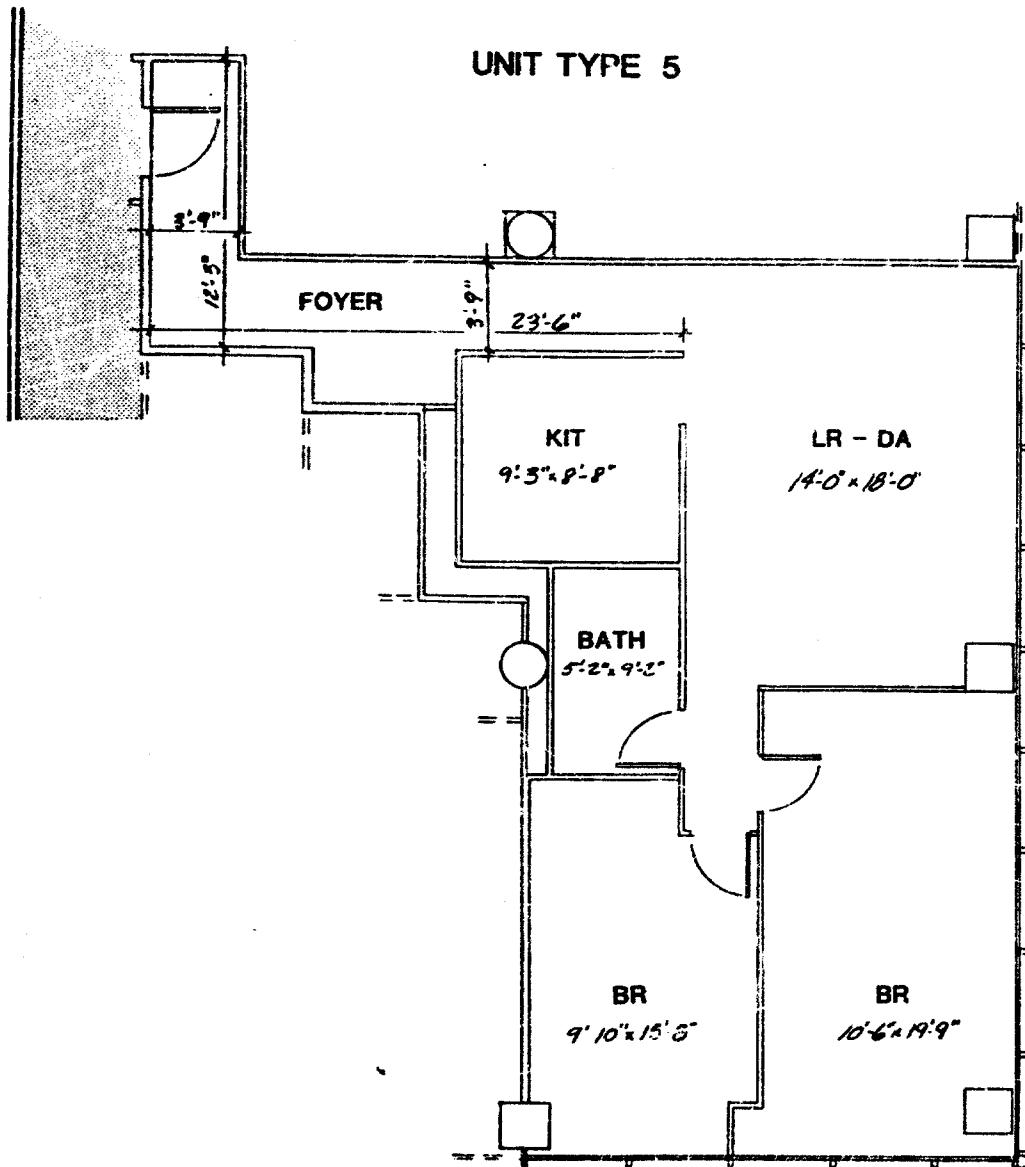
-  - Limited Common Elements
-  - General Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



930 SQ. FT.
NO SCALE

LEGEND


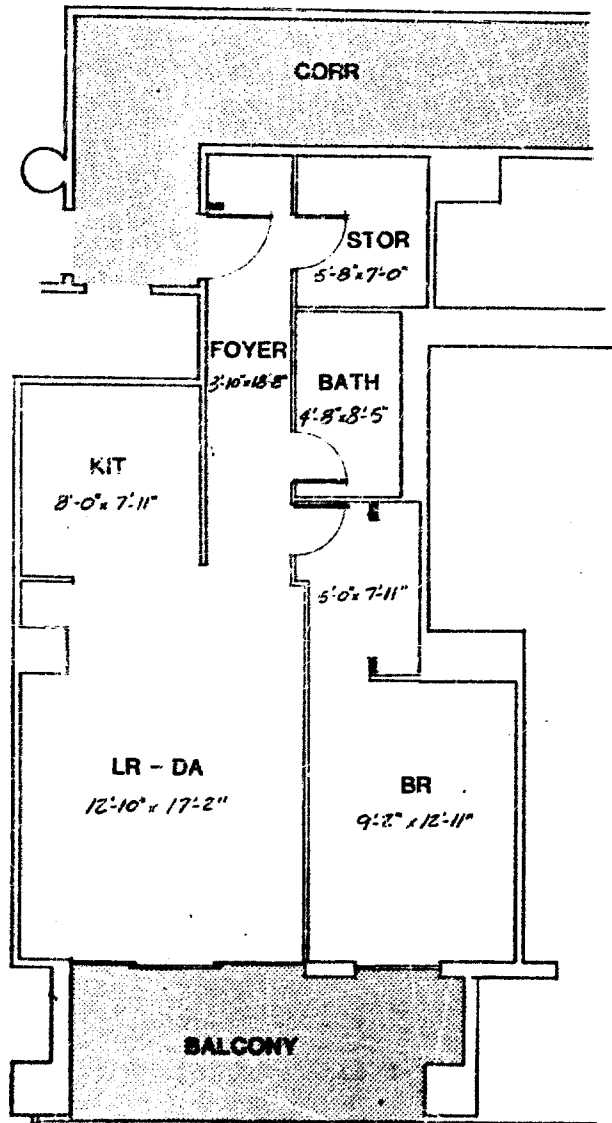
 - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 6



630 SQ. FT.
NO SCALE

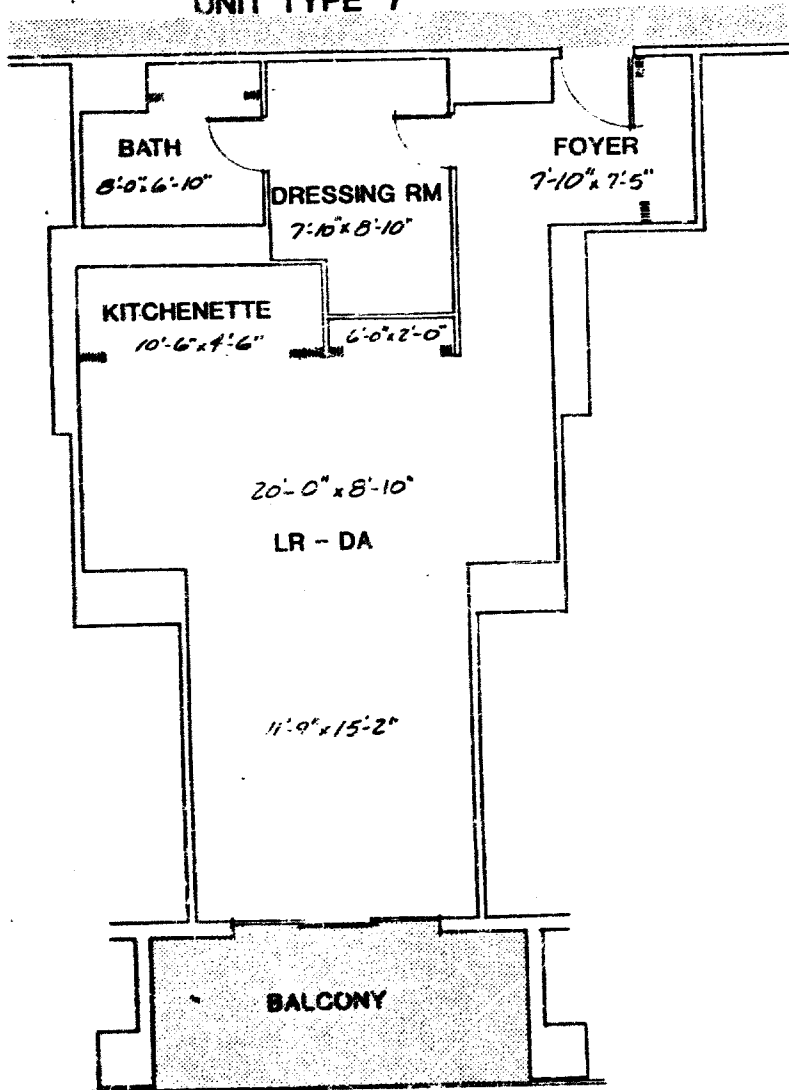
LEGEND

 - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

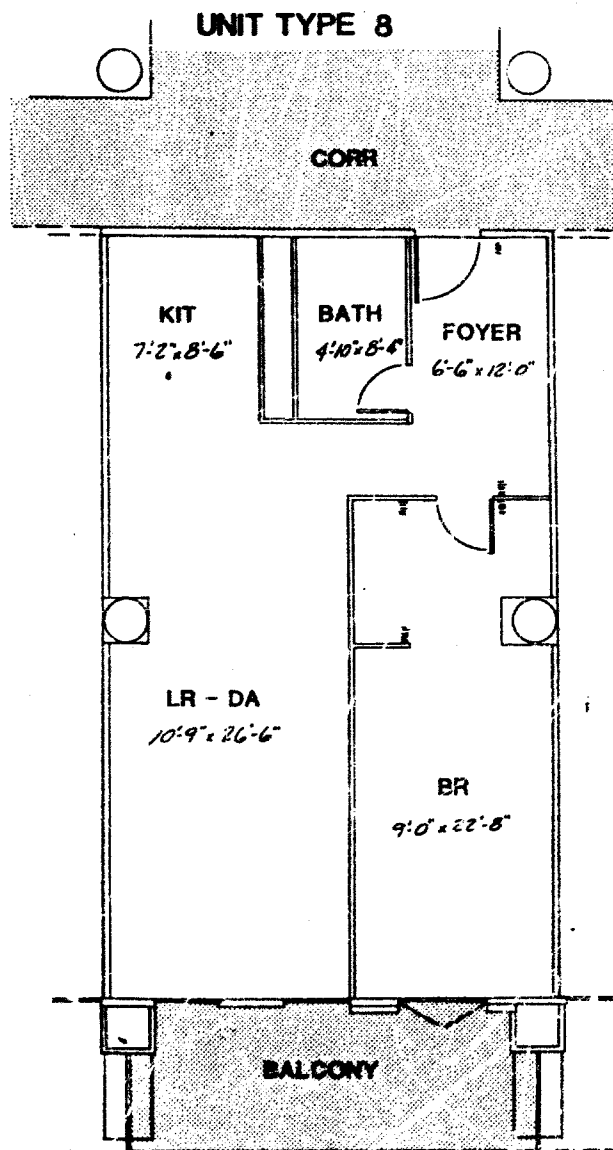
UNIT TYPE 7



710 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"
TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

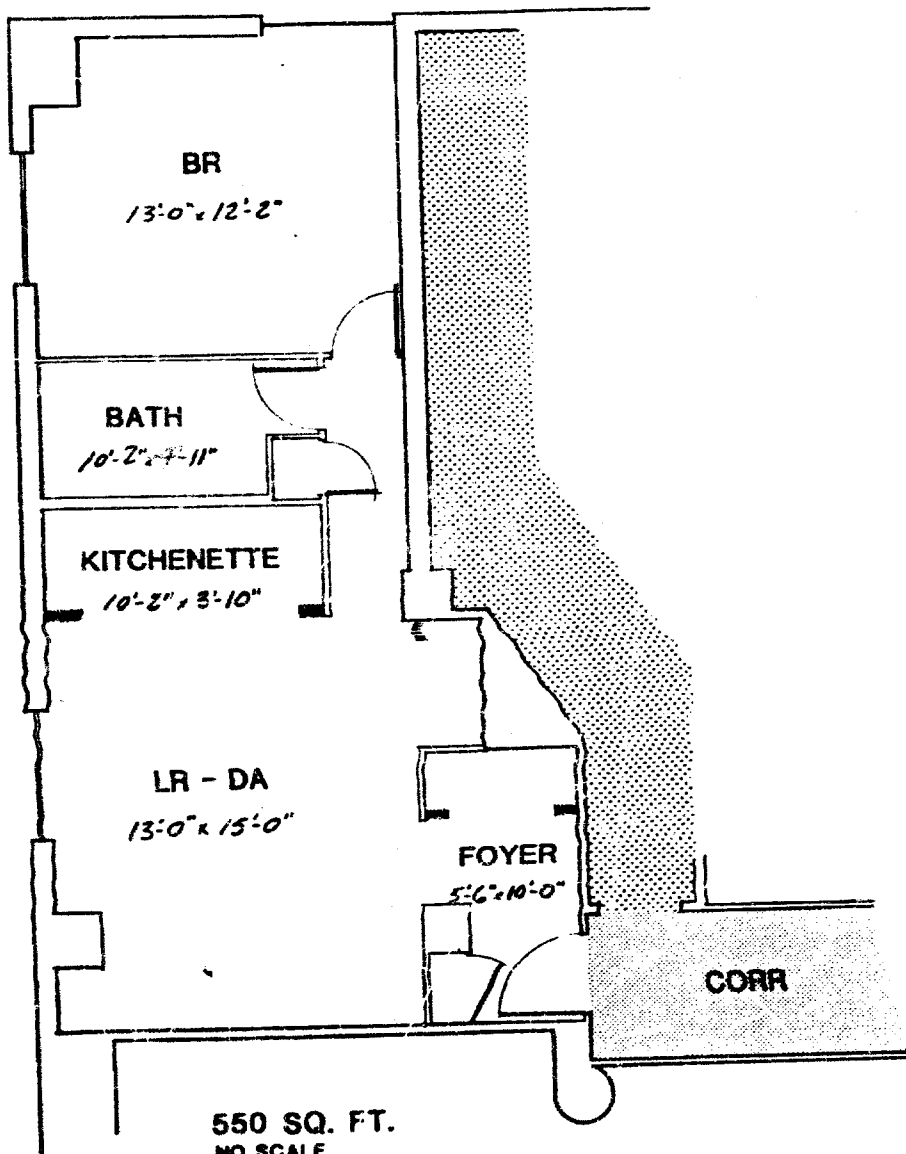


690 SQ. FT.
NO SCALE

LEGEND

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 9



LEGEND



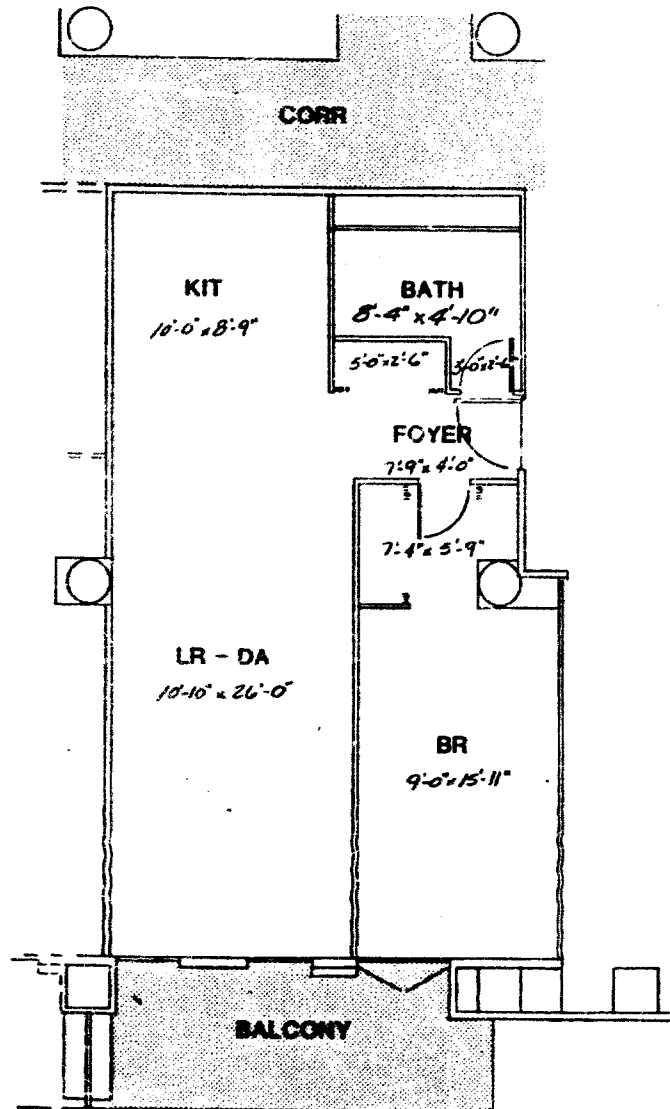
-  - Limited Common Elements
-  - General Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 10



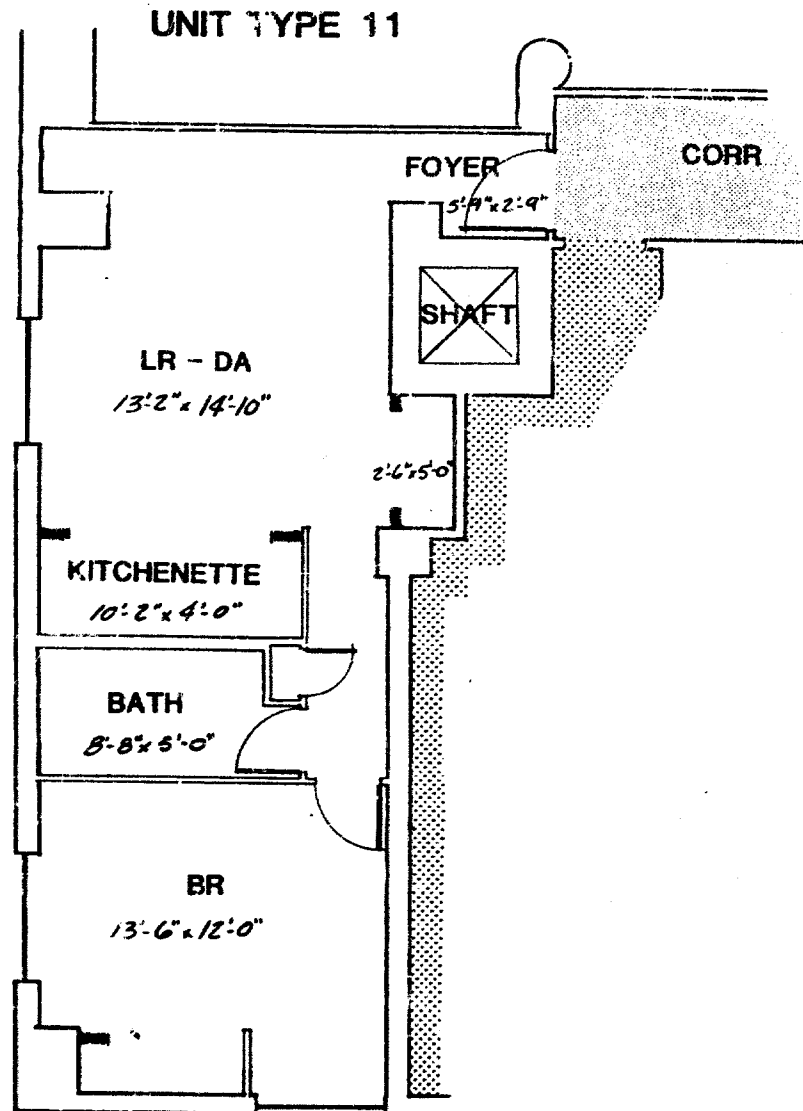
660 SQ. FT.
NO SCALE

LEGEND

 - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



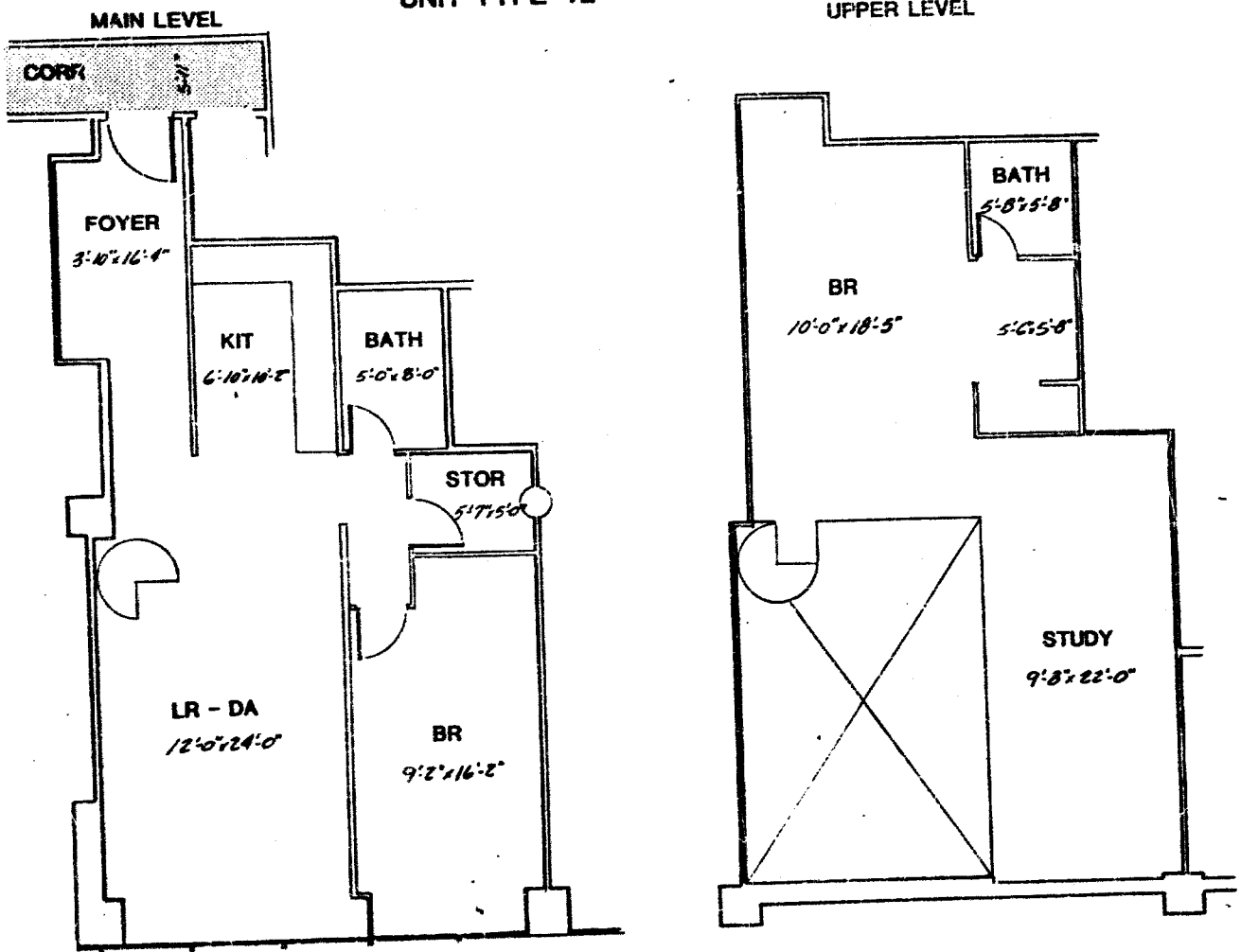
530 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 12



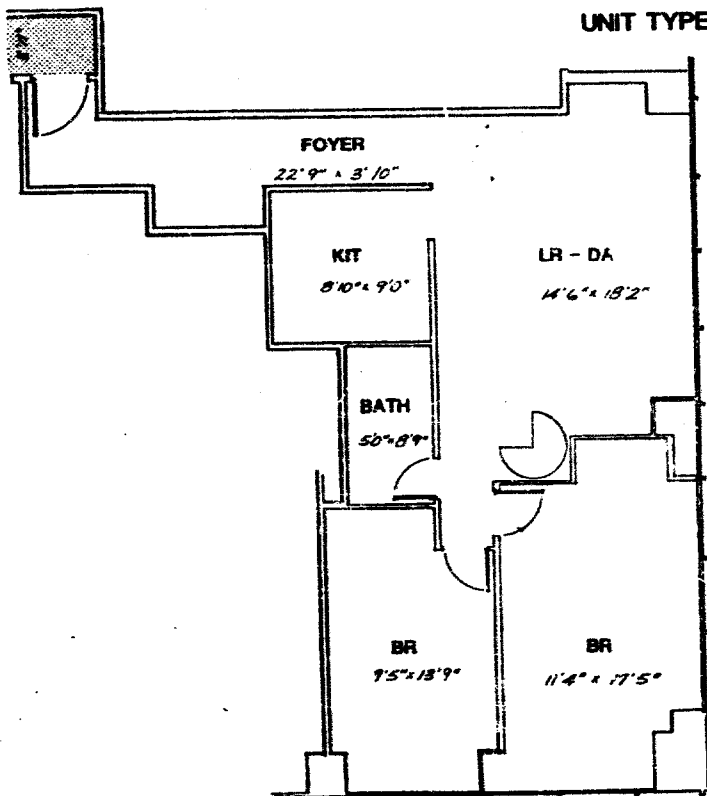
1205 SQ. FT.
NO SCALE

LEGEND

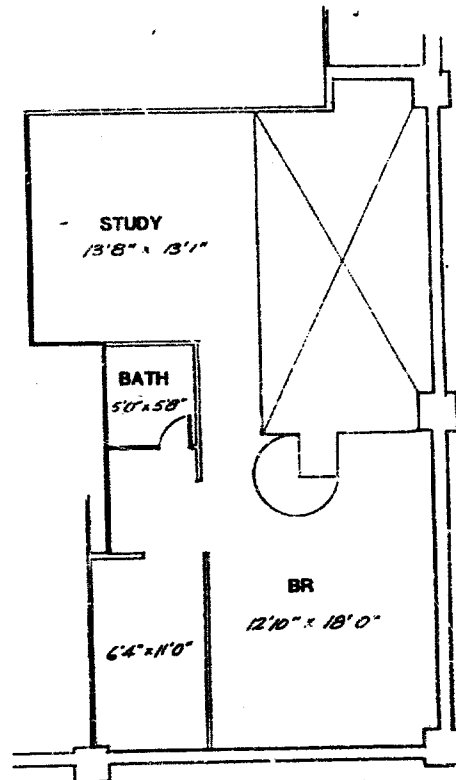
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 13



MAIN LEVEL



UPPER LEVEL

1485 SQ. FT.

NO SCALE

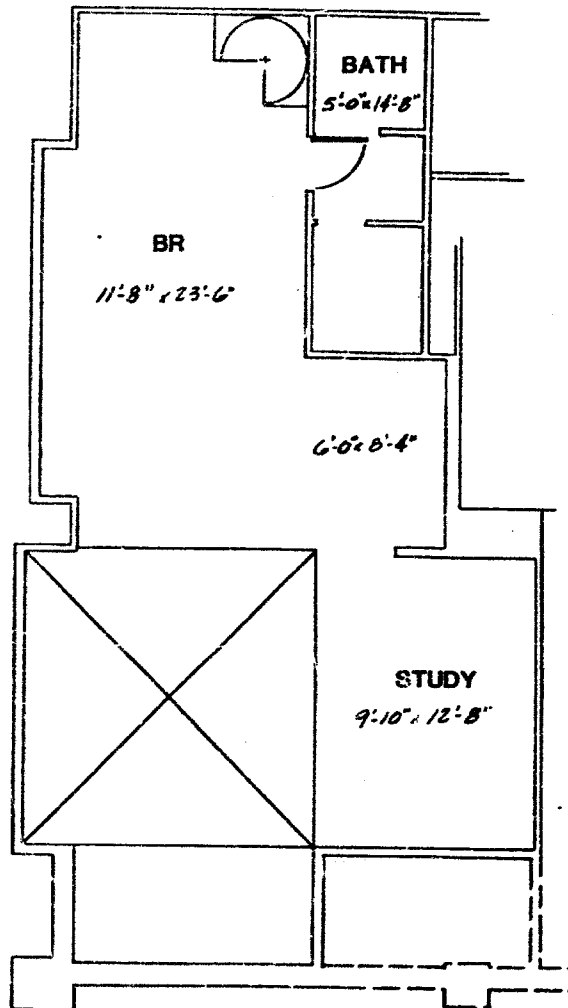
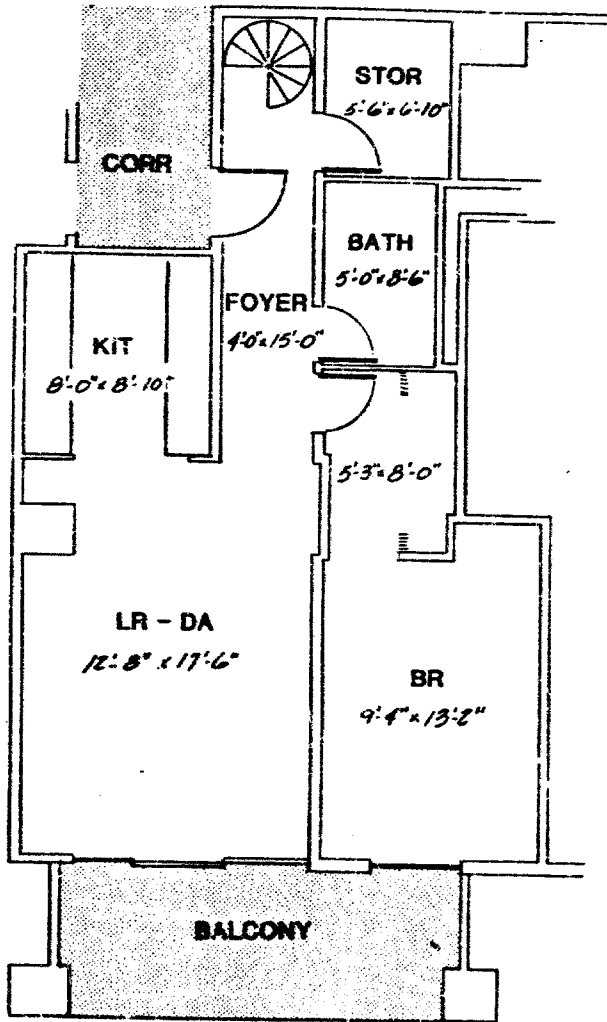
LEGEND

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 14

MAIN LEVEL

UPPER LEVEL

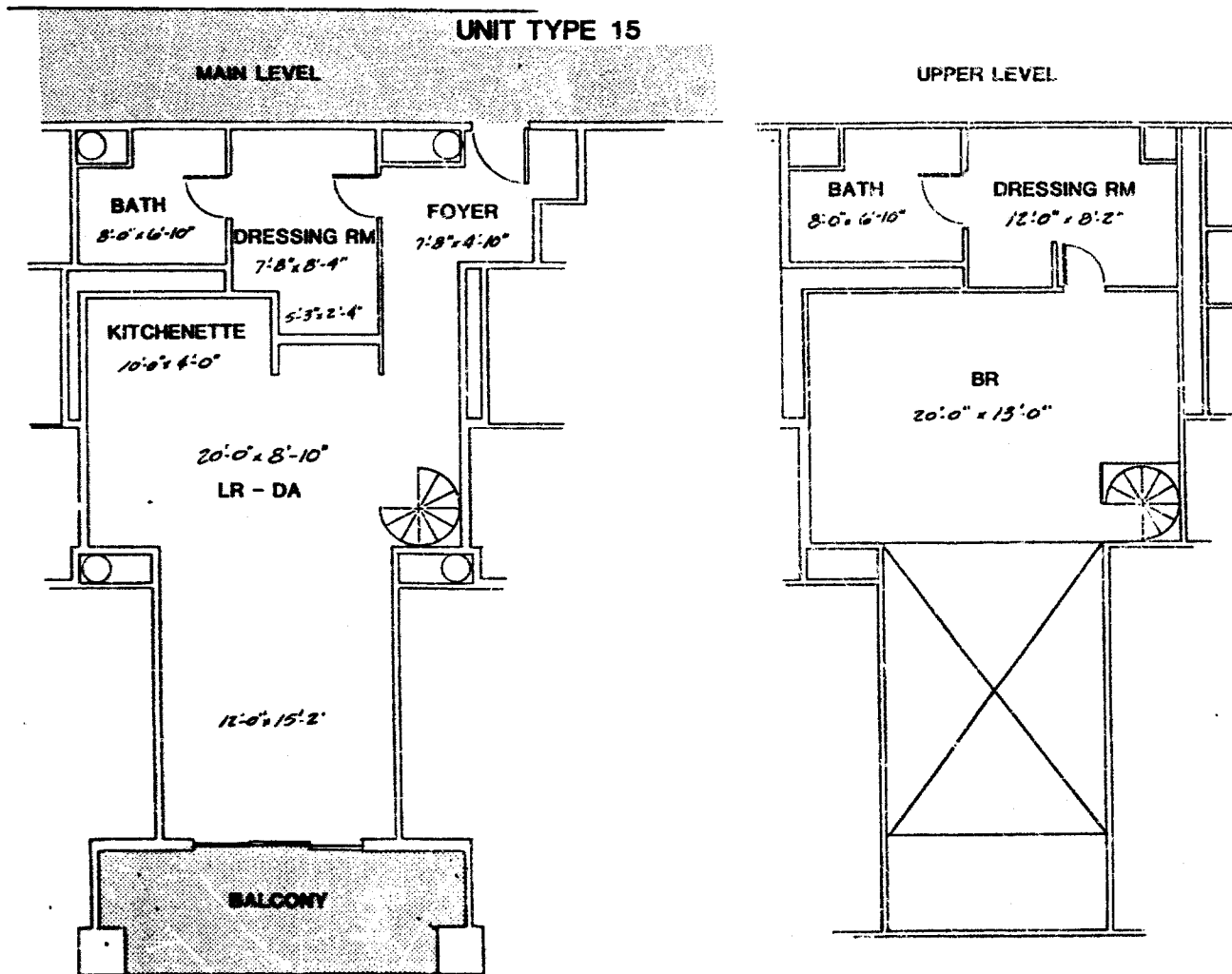


1155 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



1120 SQ. FT.
NO SCALE

LEGEND

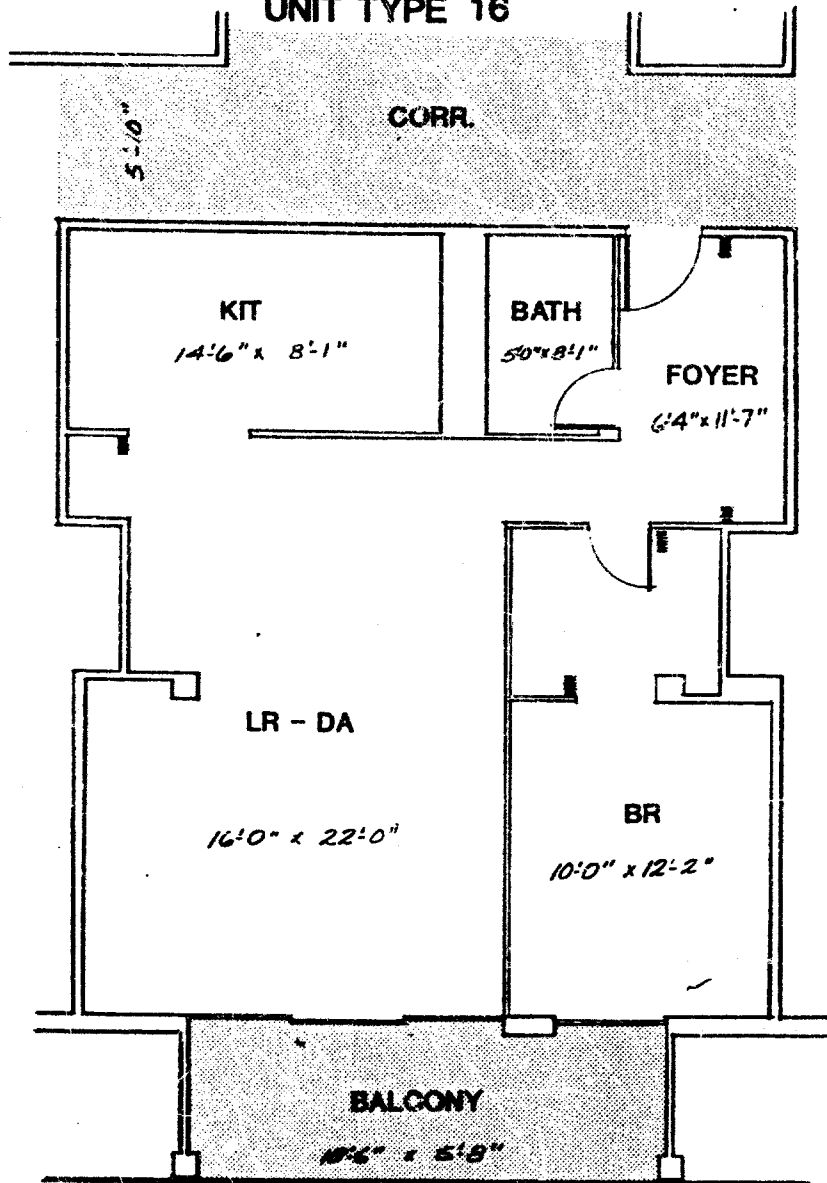


- Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 16



775 SQ. FT.
NO SCALE

LEGEND



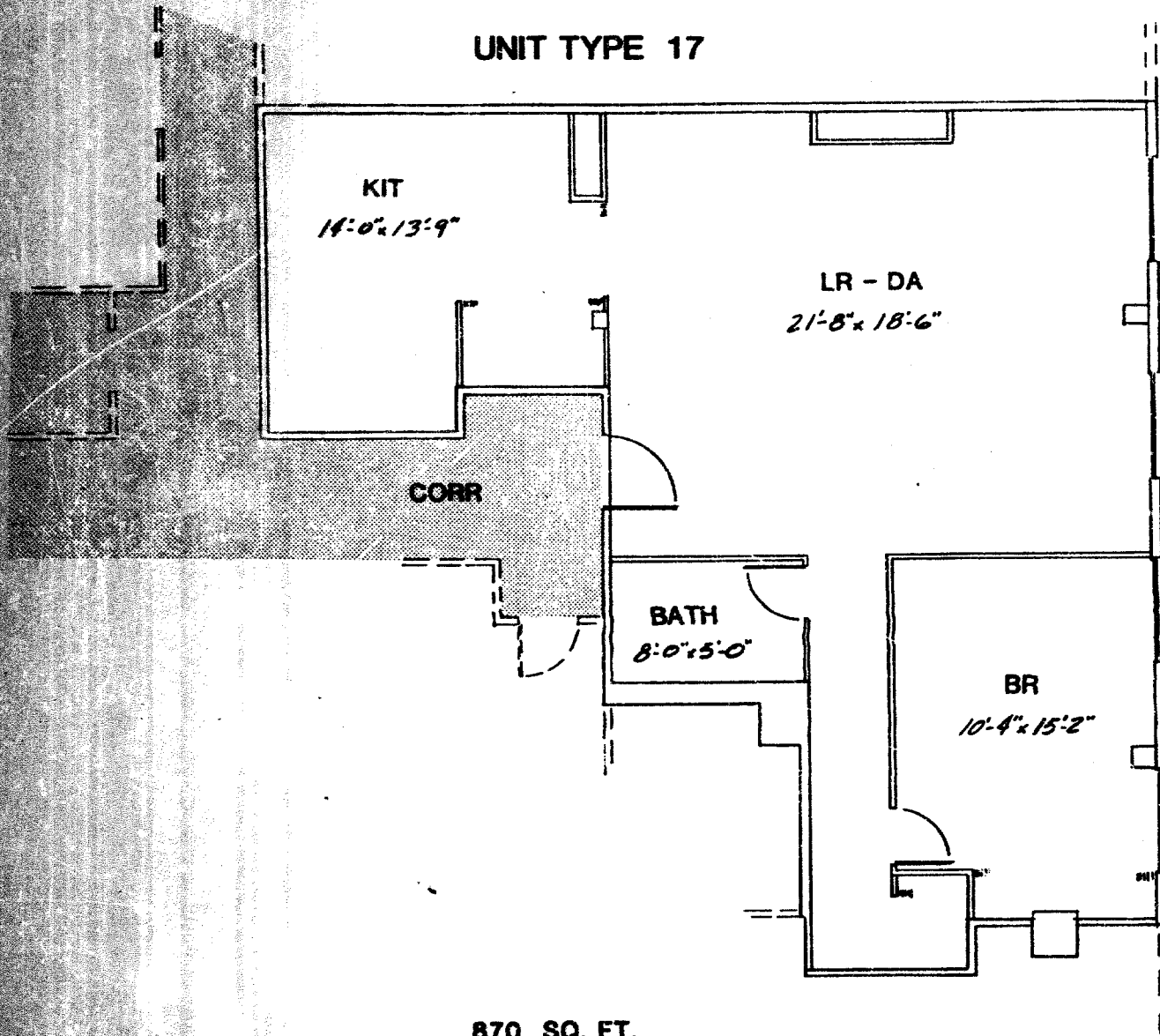
- Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

UNIT TYPE 17



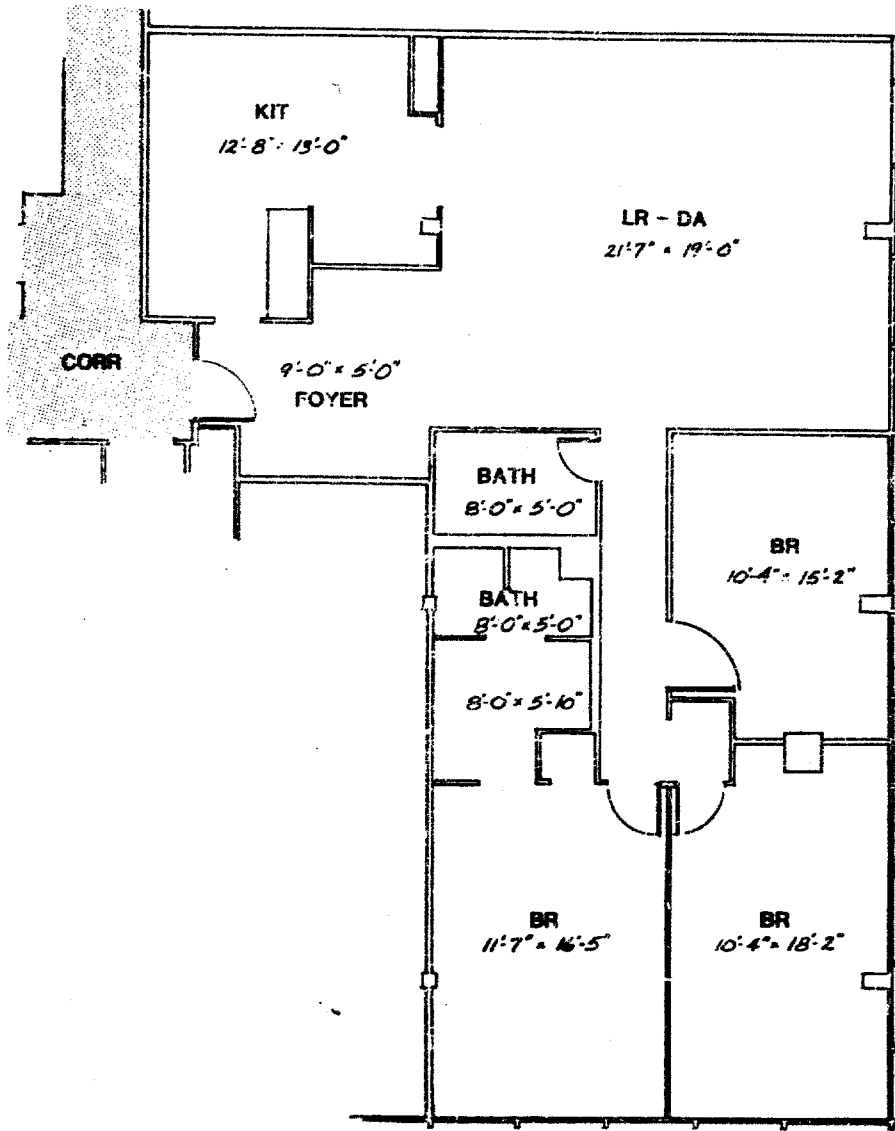
LEGEND

 - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 18



1440 SQ. FT.
NO SCALE

LEGEND



- Limited Common Elements

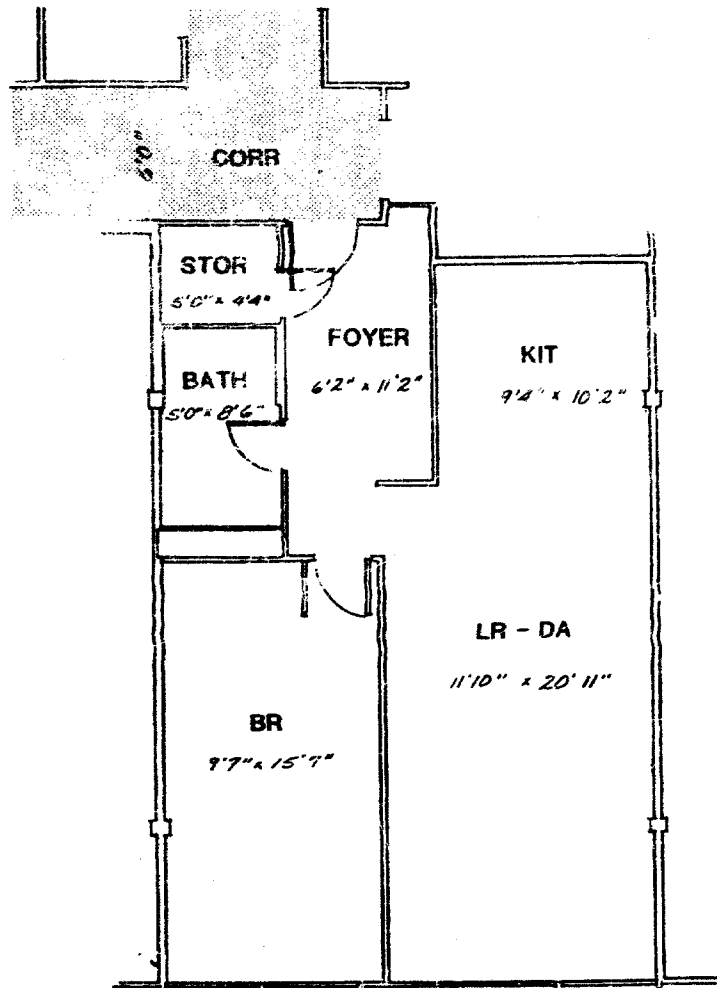


- General Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 19



685 SQ. FT.

NO SCALE

LEGEND



- Limited Common Elements



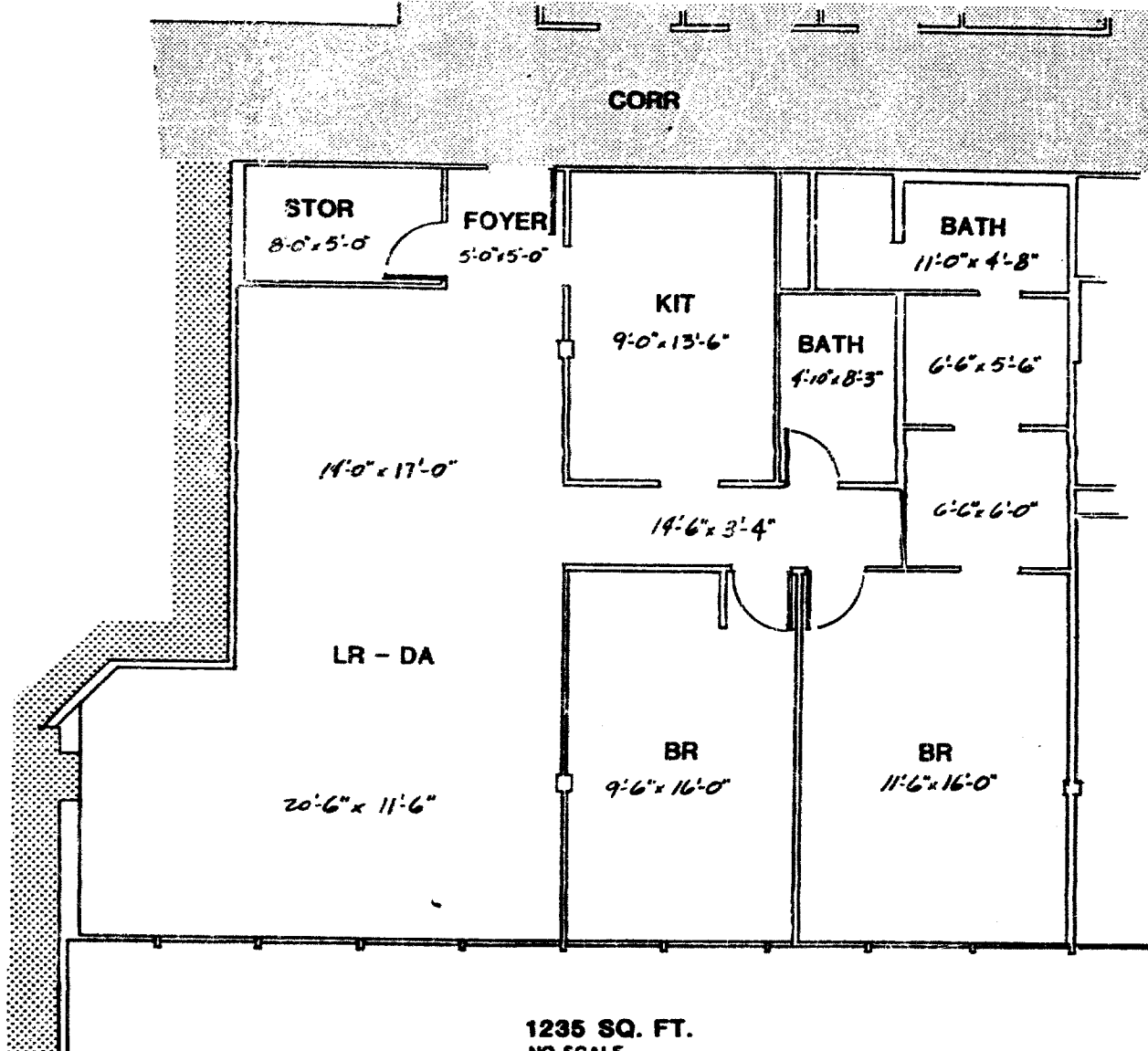
- General Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

UNIT TYPE 20

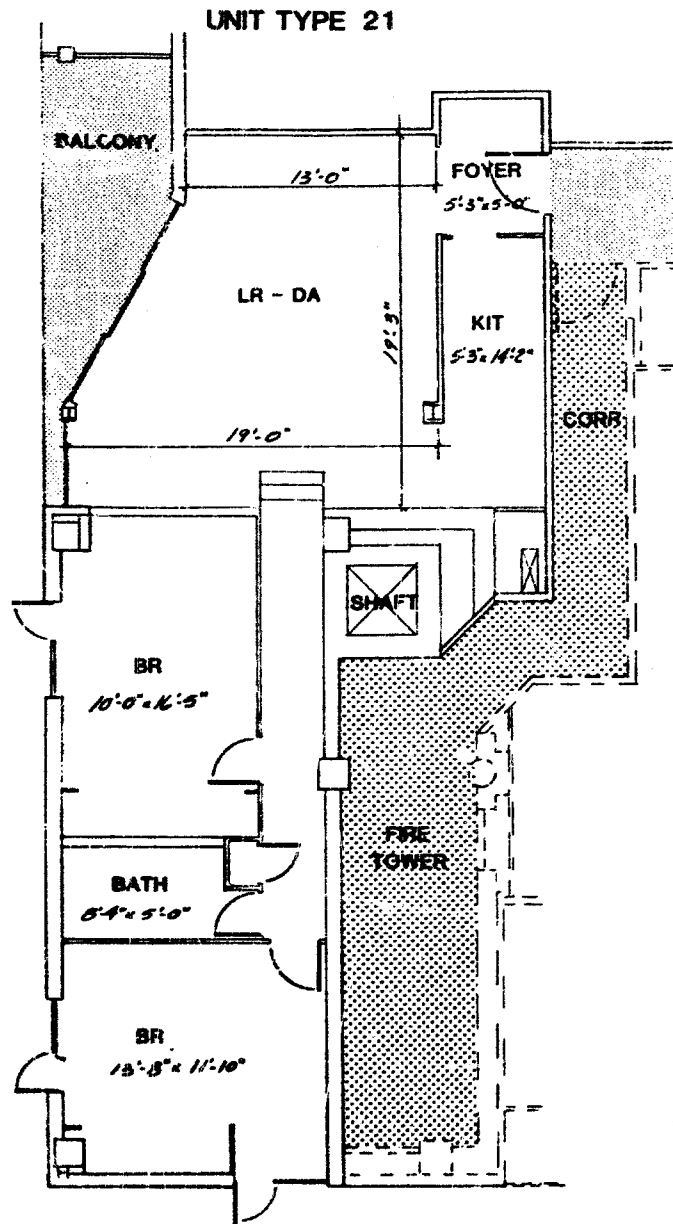


1235 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



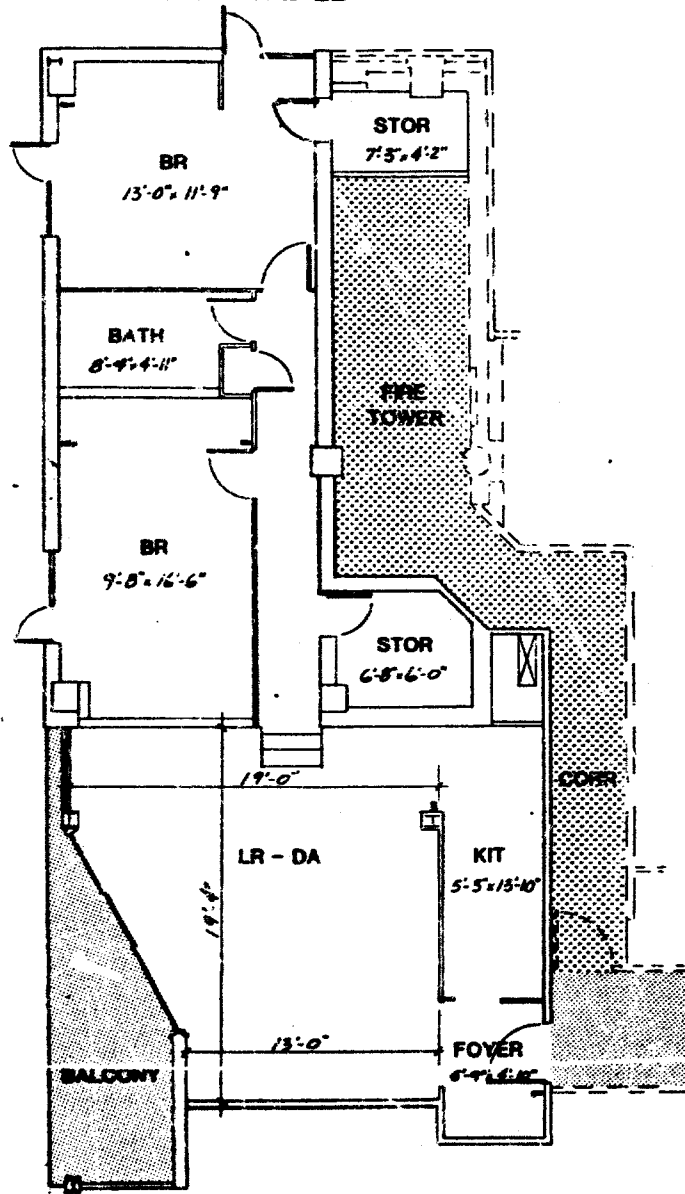
910 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 22

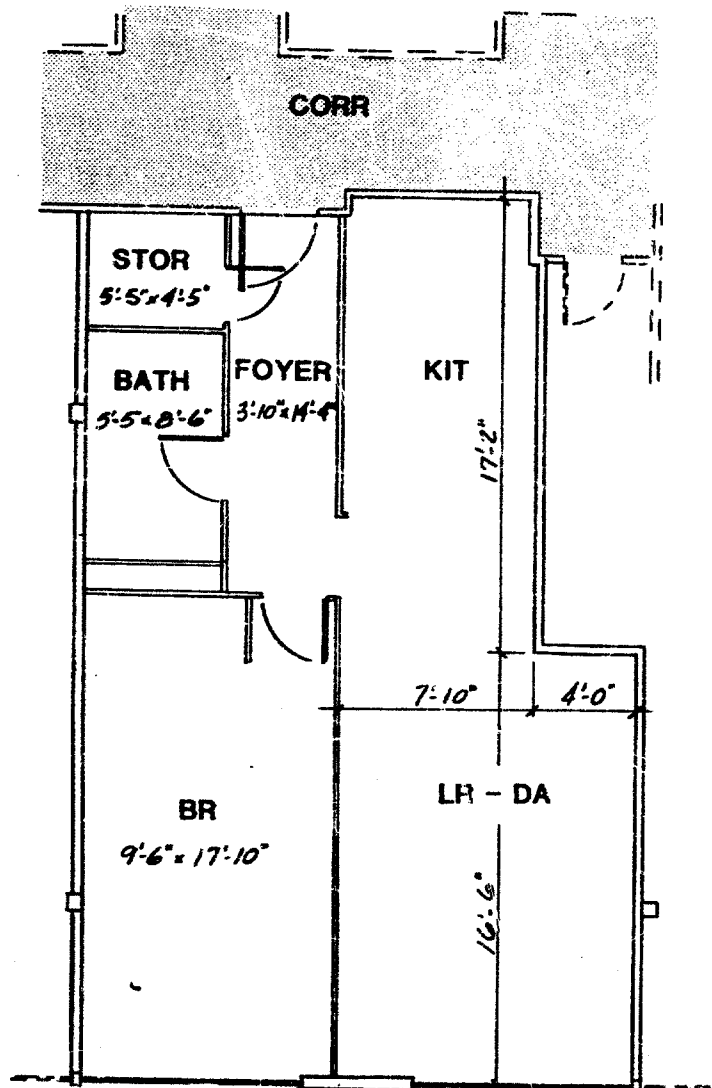


850 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"
TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 23

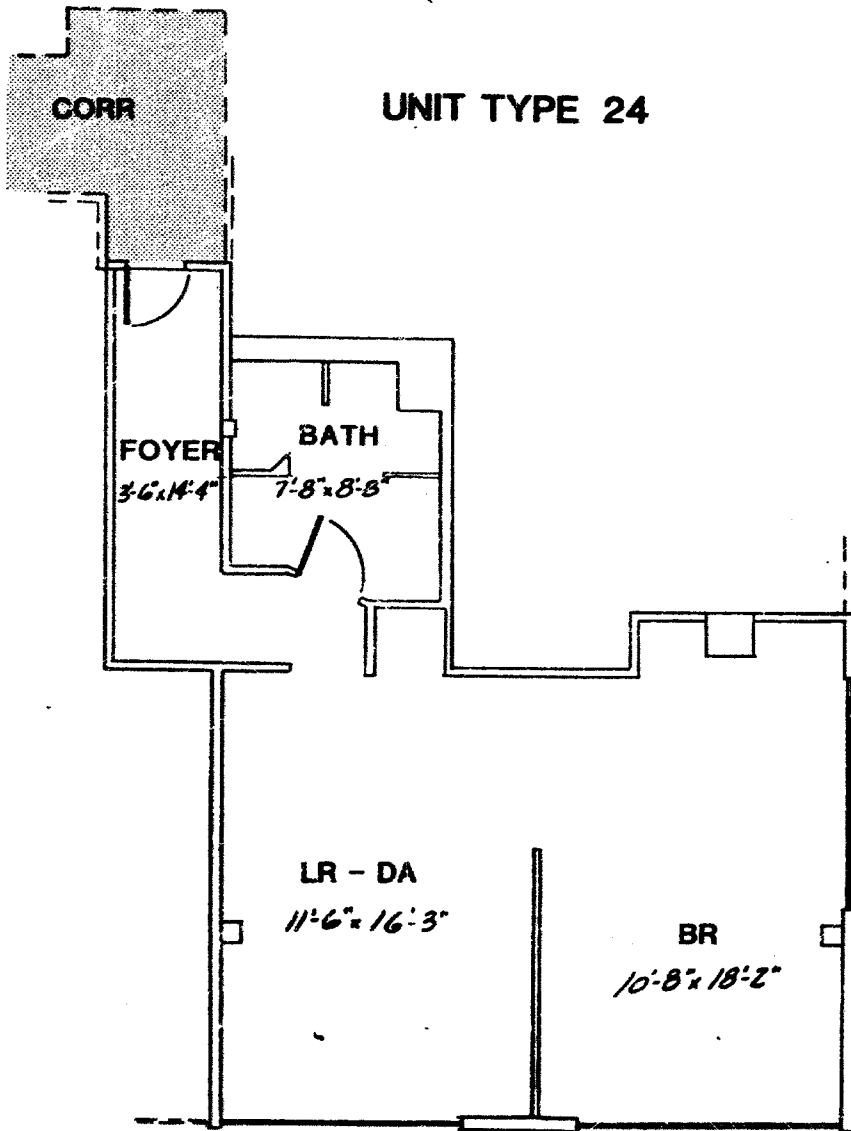


630 SQ. FT.
NO SCALE

LEGEND

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



UNIT TYPE 24

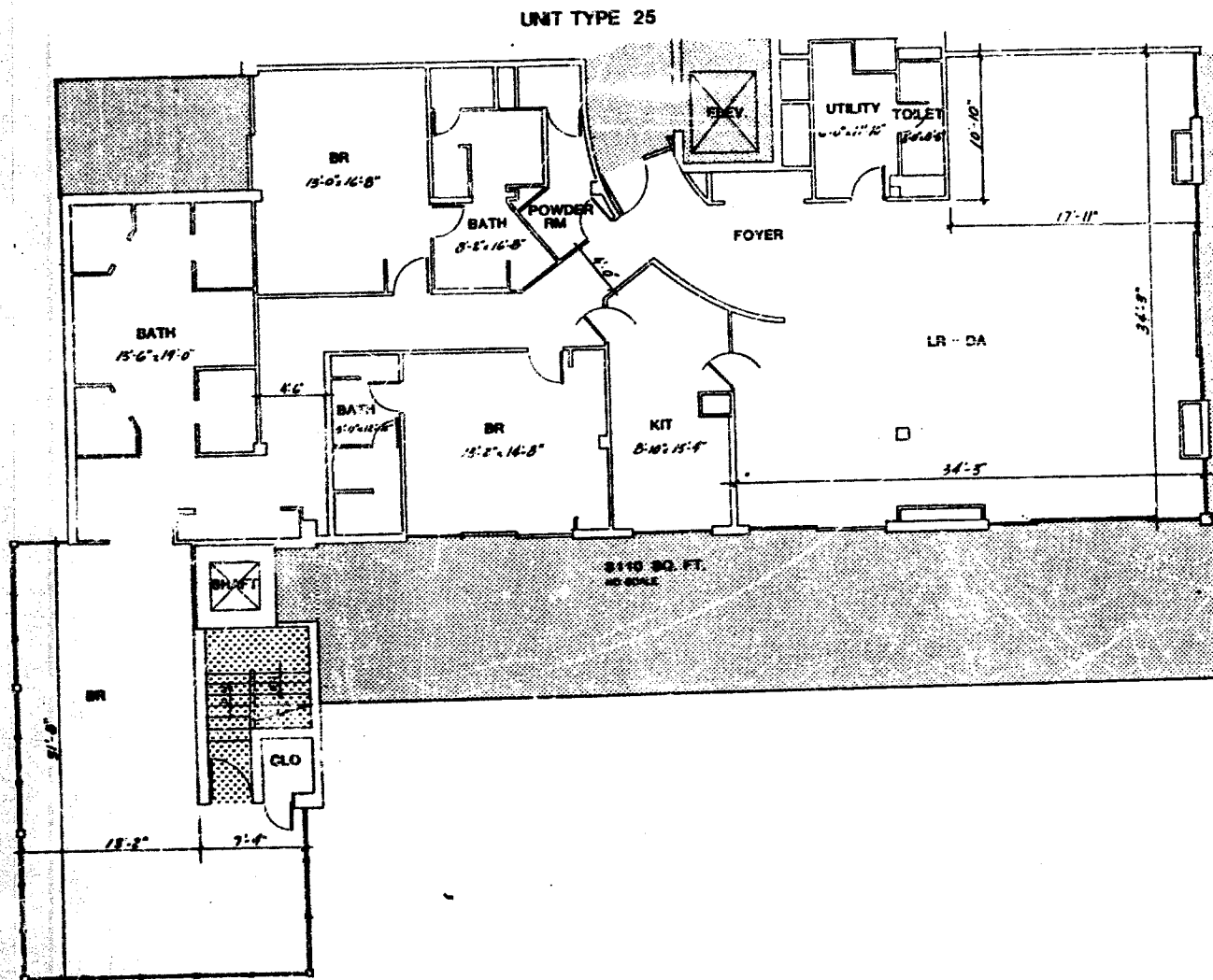
530 SQ. FT.
NO SCALE

LEGEND

 Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



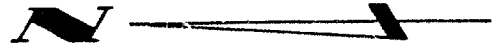
LEGEND

TWIN TOWERS CONDOMINIUM

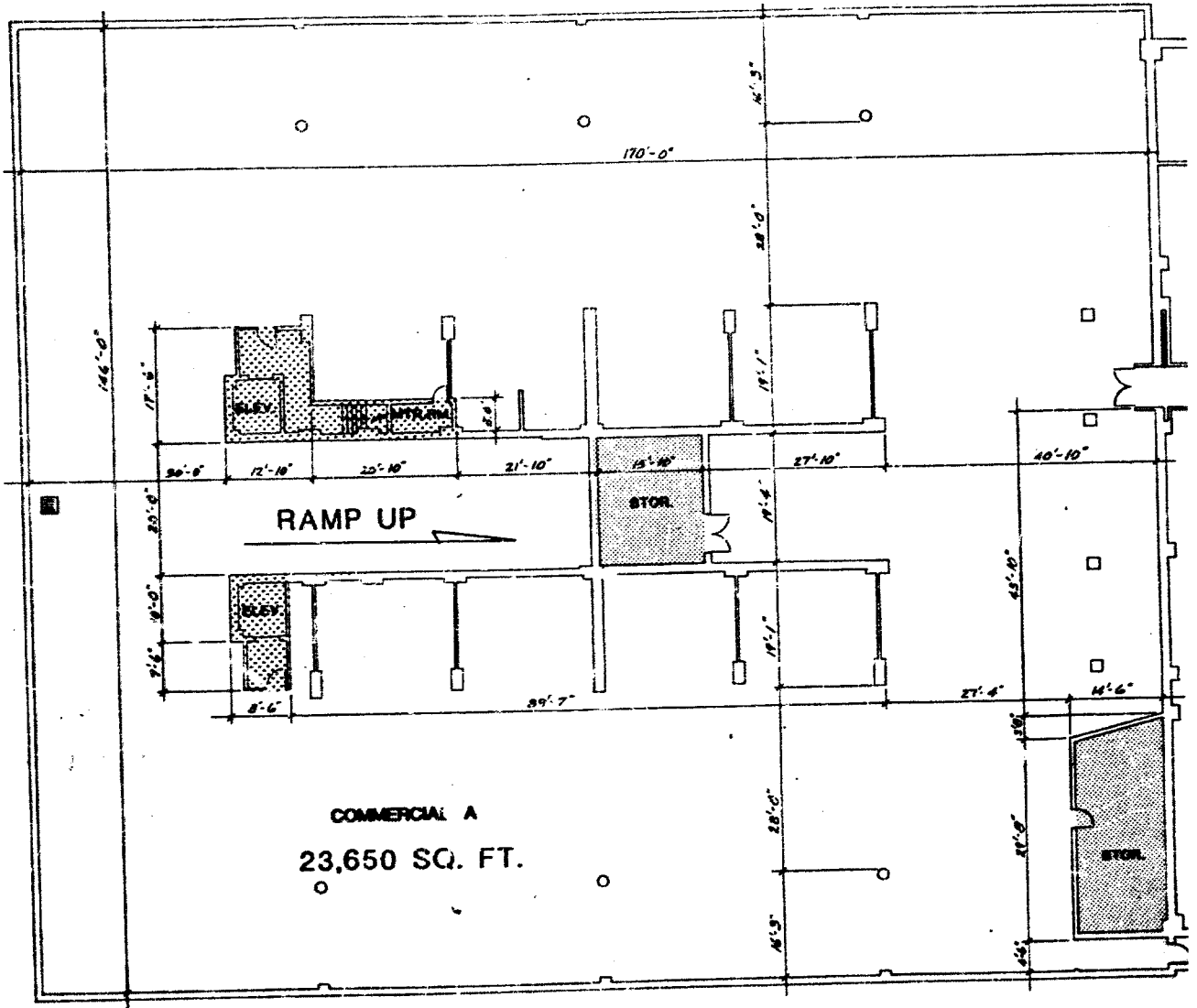
PROPERTY REGIME

BUILDING N

NORTH TOWER
BASEMENT

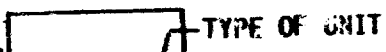


NO SCALE



COMMERCIAL A
23,650 SQ. FT.

TYPICAL UNIT DESIGNATION



LEGEND

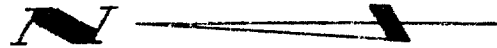
(2C) - Apartment Unit Number

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

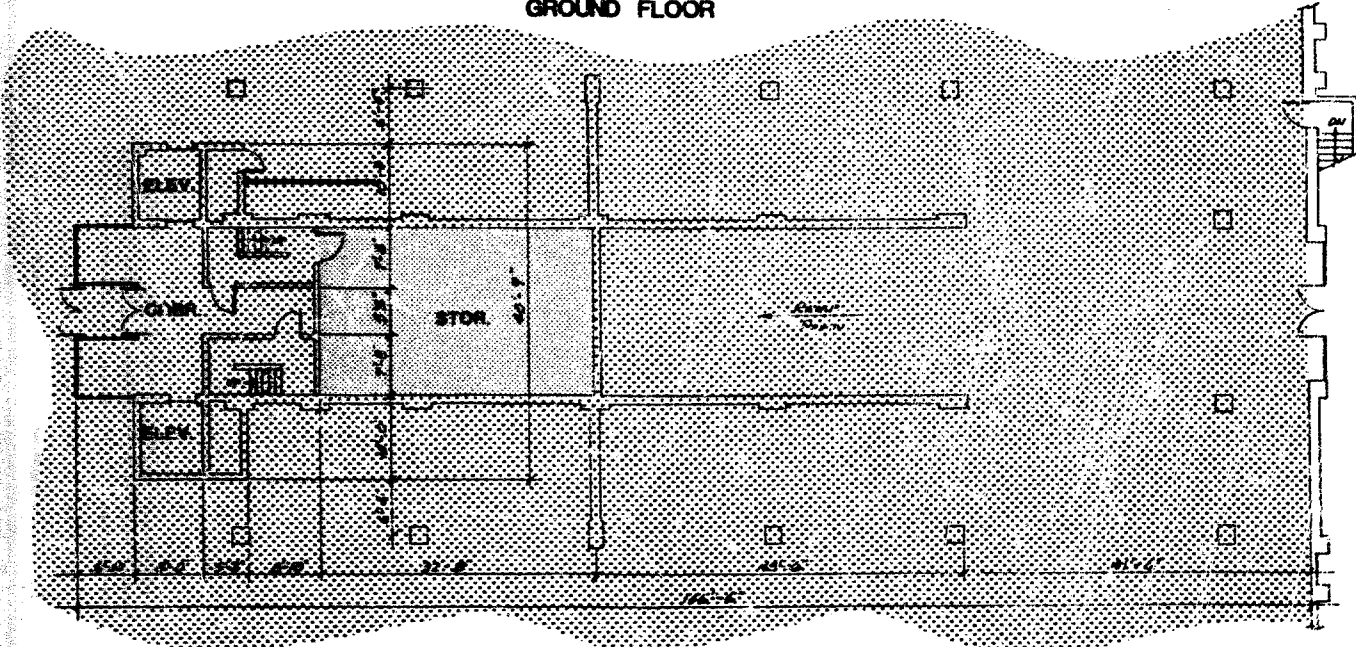
PROPERTY REGIME

BUILDING N

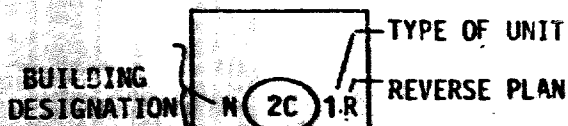


NORTH TOWER
GROUND FLOOR

NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND



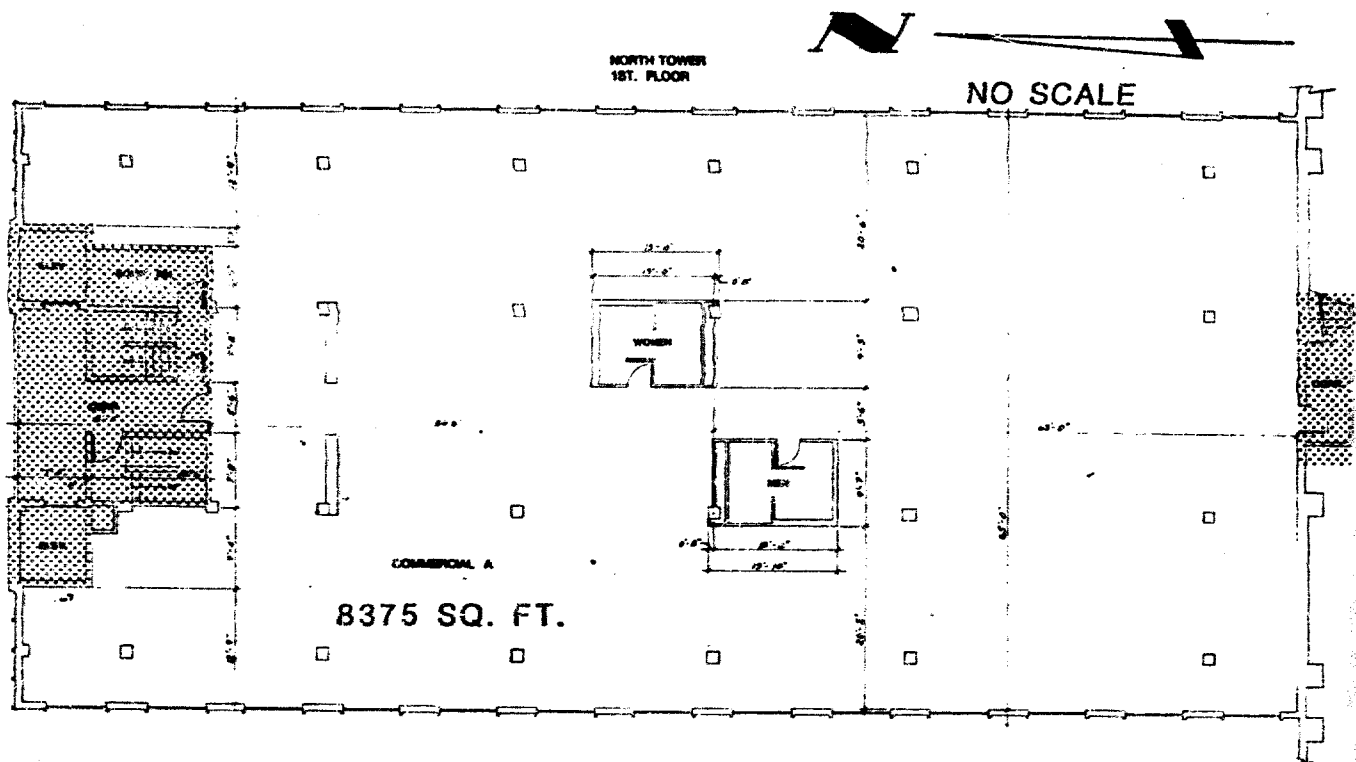
-  - Apartment Unit Number
-  - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION

LEGEND



TYPE OF UNIT



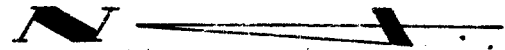
Apartment Unit Number

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

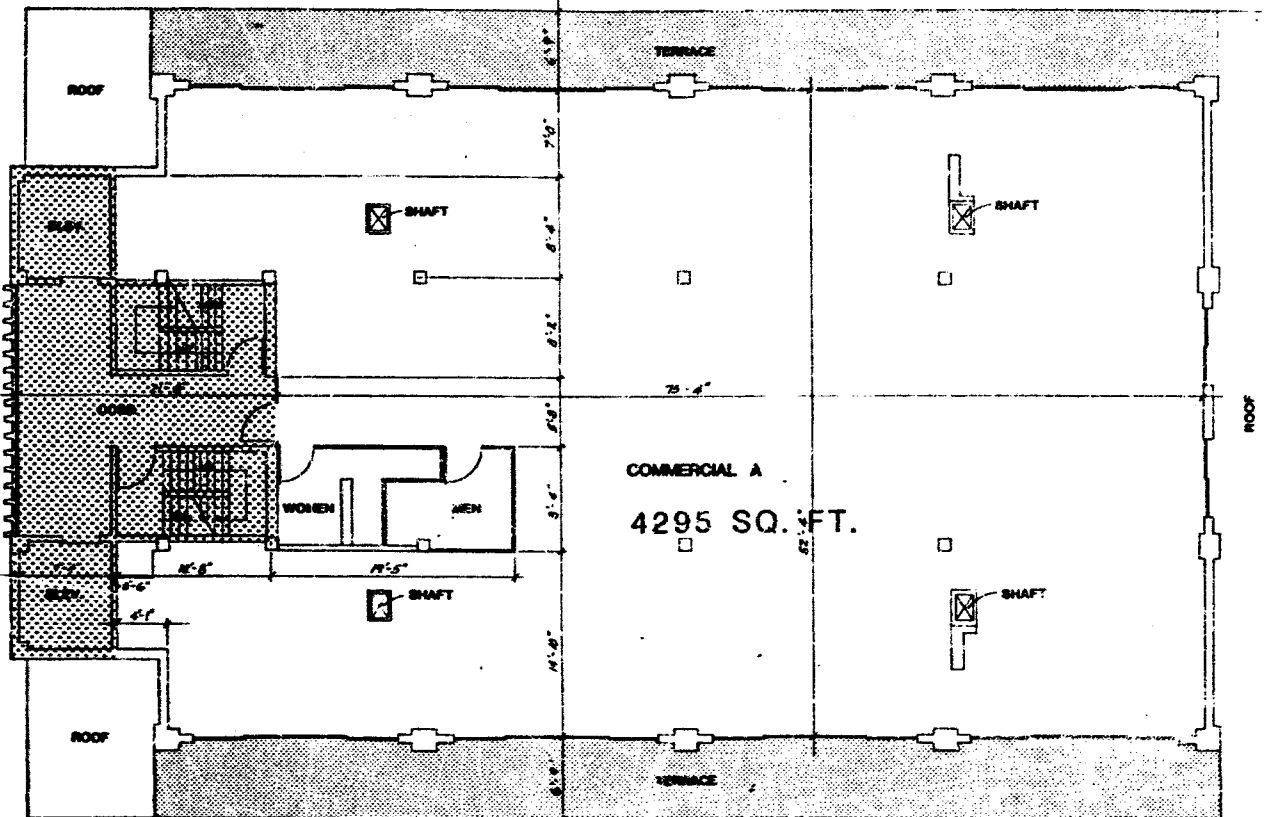
PROPERTY REGIME

BUILDING N

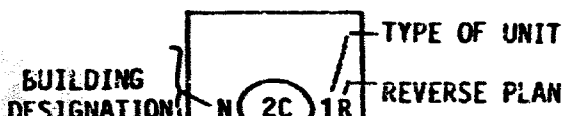


NO SCALE

NORTH TOWER
2ND. FLOOR



TYPICAL UNIT DESIGNATION

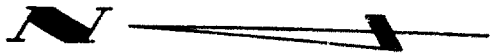


LEGEND

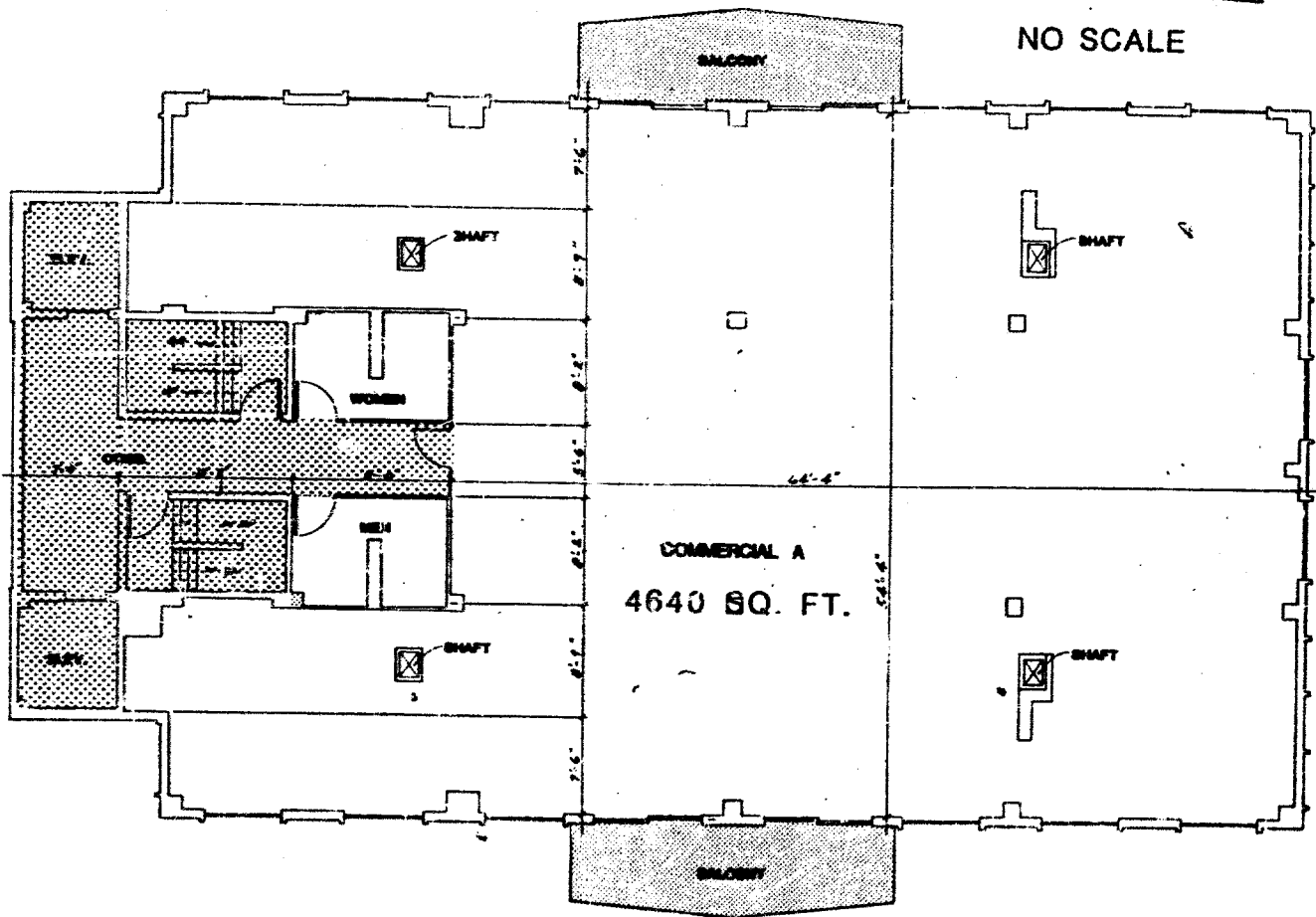
- 2C - Apartment Unit Number
- ☐ - Limited Common Elements

EXHIBIT "A"
TWIN TOWERS CONDOMINIUM
PROPERTY REGIME
BUILDING N

NORTH TOWER
3RD. FLOOR



NO SCALE



TYPICAL UNIT DESIGNATION

LEGEND

TYPE OF UNIT

26

Apartment Unit Number

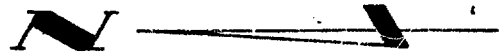
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

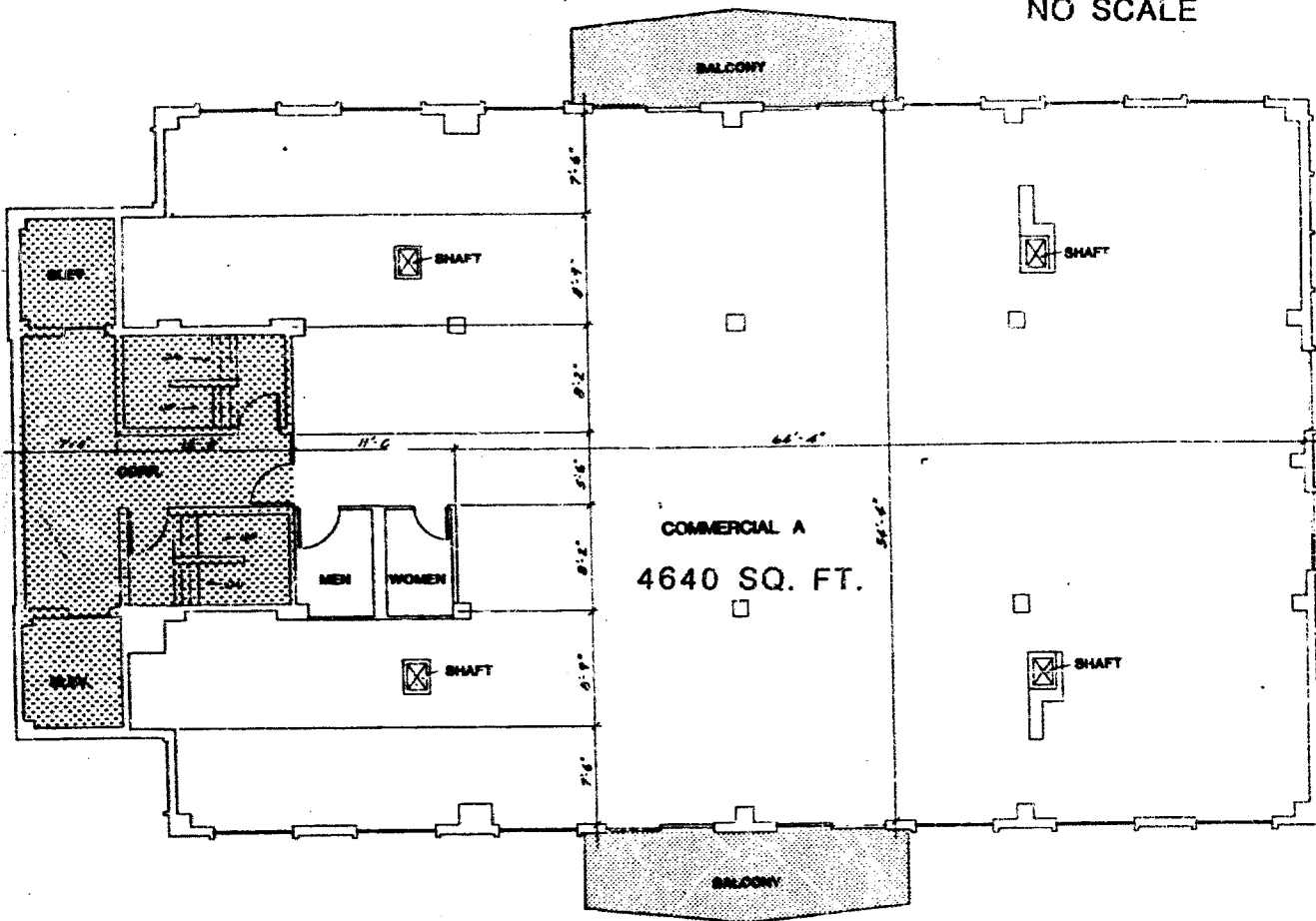
PROPERTY REGIME

BUILDING N

NORTH TOWER
4TH FLOOR

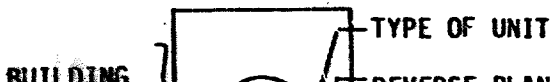


NO SCALE



TYPICAL UNIT DESIGNATION

LEGEND



- 2C - Apartment Unit Number
- - Limited Common Elements

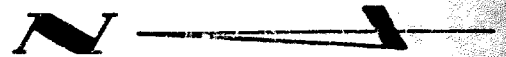
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

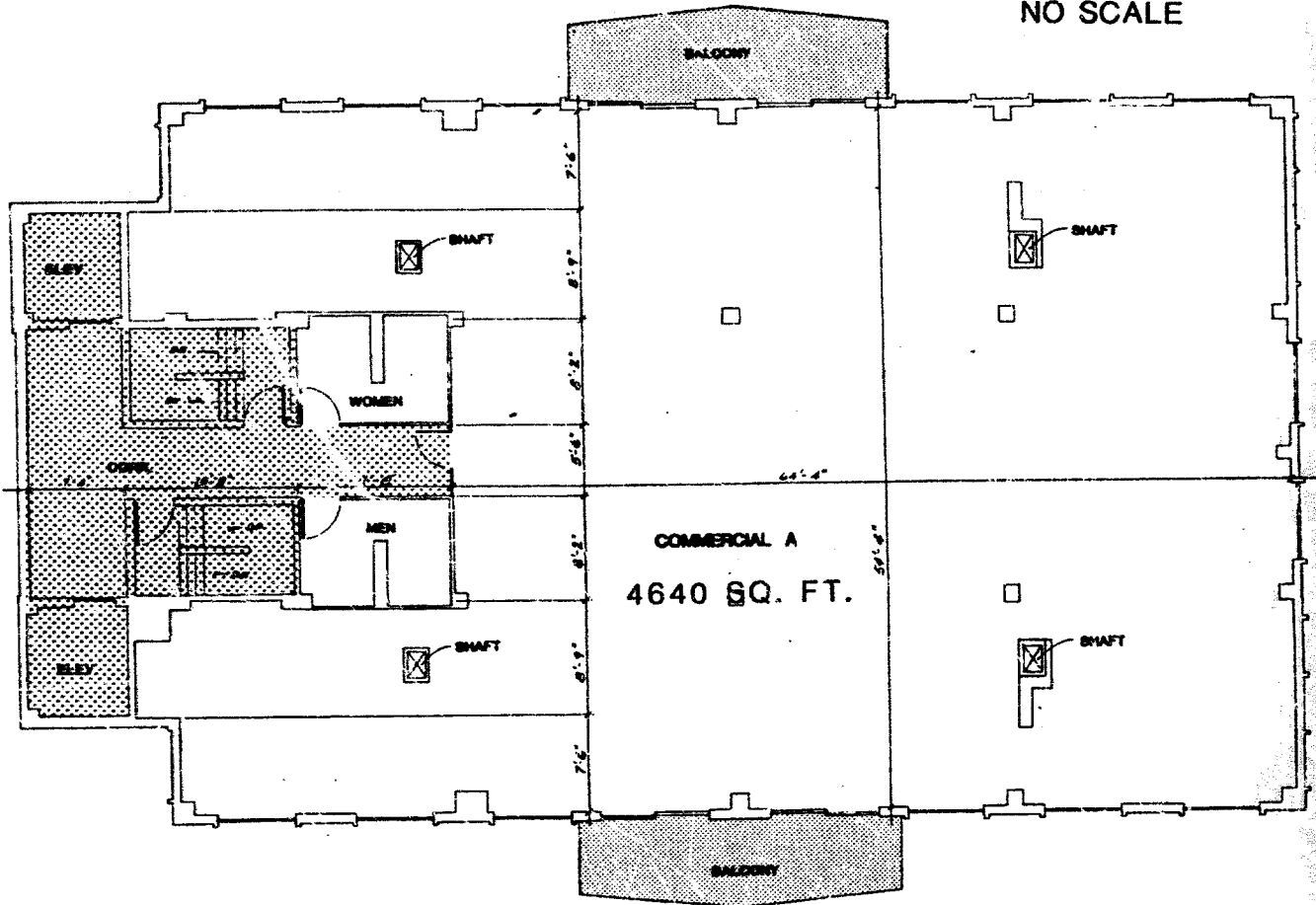
PROPERTY REGIME

BUILDING N

NORTH TOWER
5TH FLOOR



NO SCALE



TYPICAL UNIT DESIGNATION

 TYPE OF UNIT

LEGEND

 Apartment Unit Number

EXHIBIT "A"

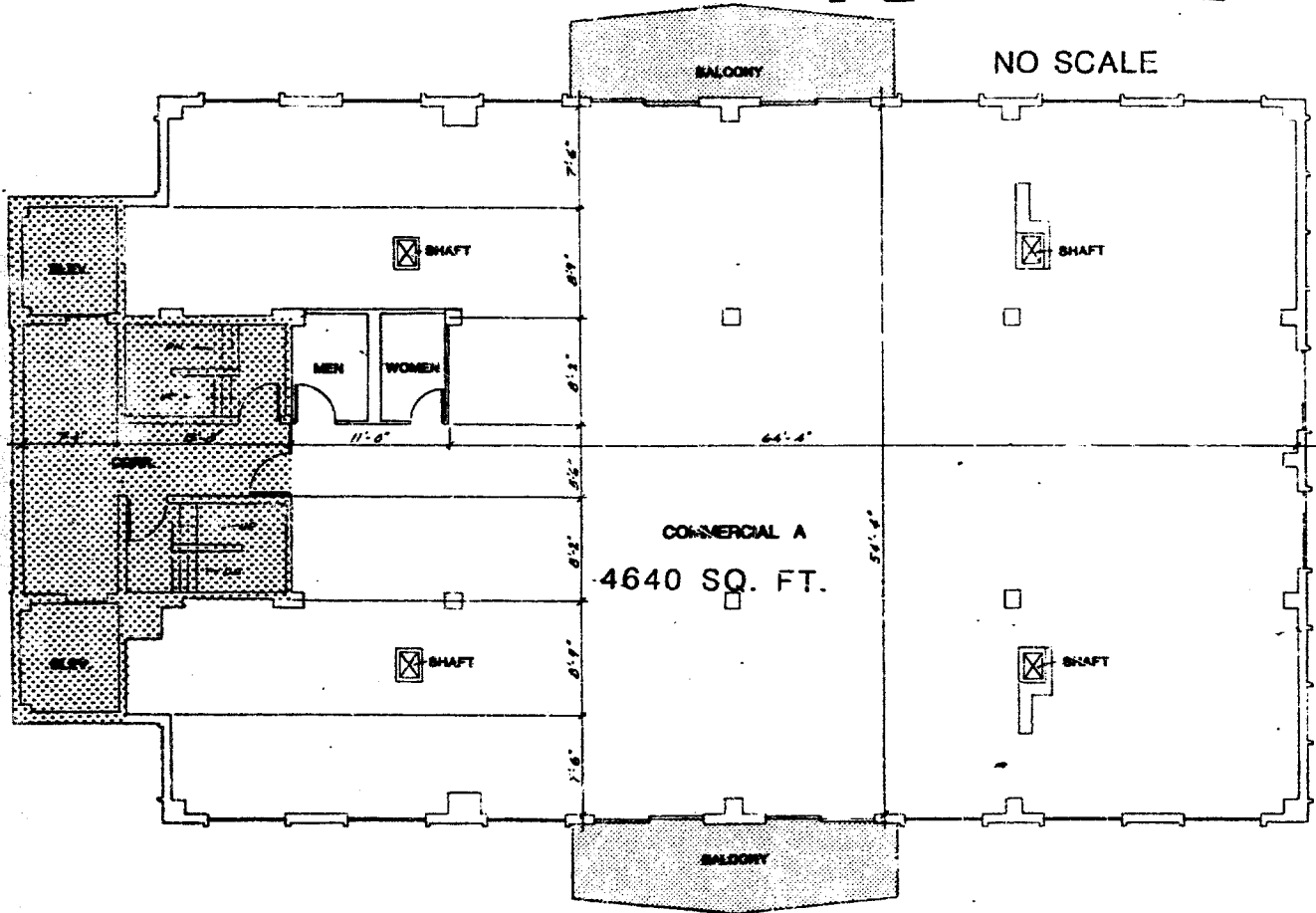
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

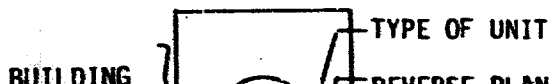
BUILDING N

NORTH TOWER
8TH FLOOR

NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND



-  - Apartment Unit Number
-  - Limited Common Elements

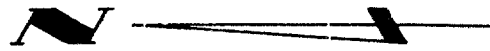
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TWIN TOWERS CONDOMINIUM

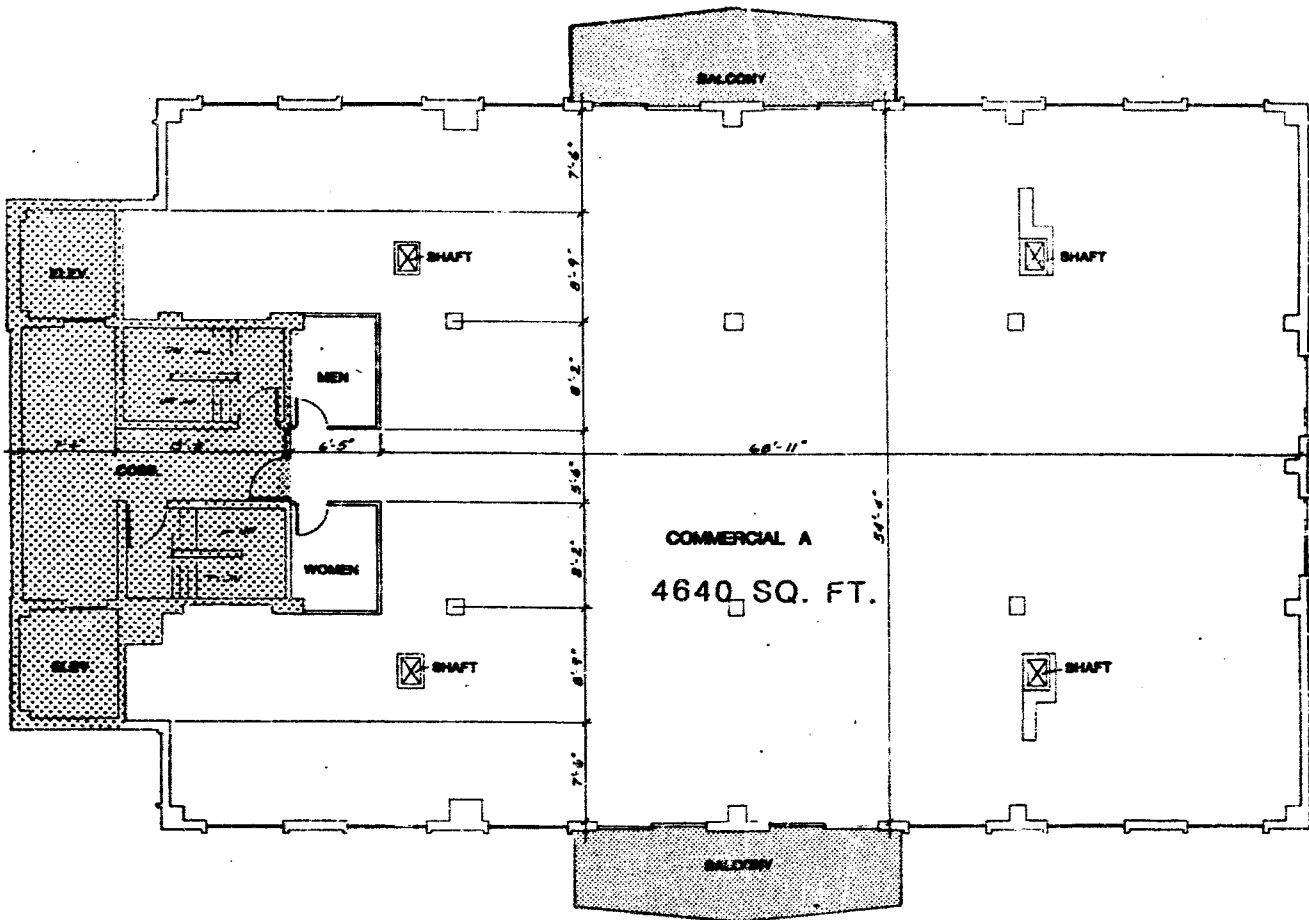
PROPERTY REGIME

BUILDING N

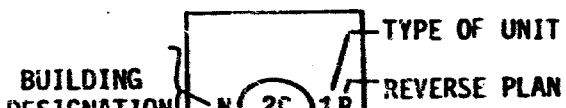
NORTH TOWER
7TH FLOOR



NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND



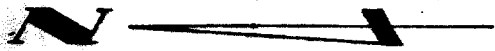
-  - Apartment Unit Number
-  - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

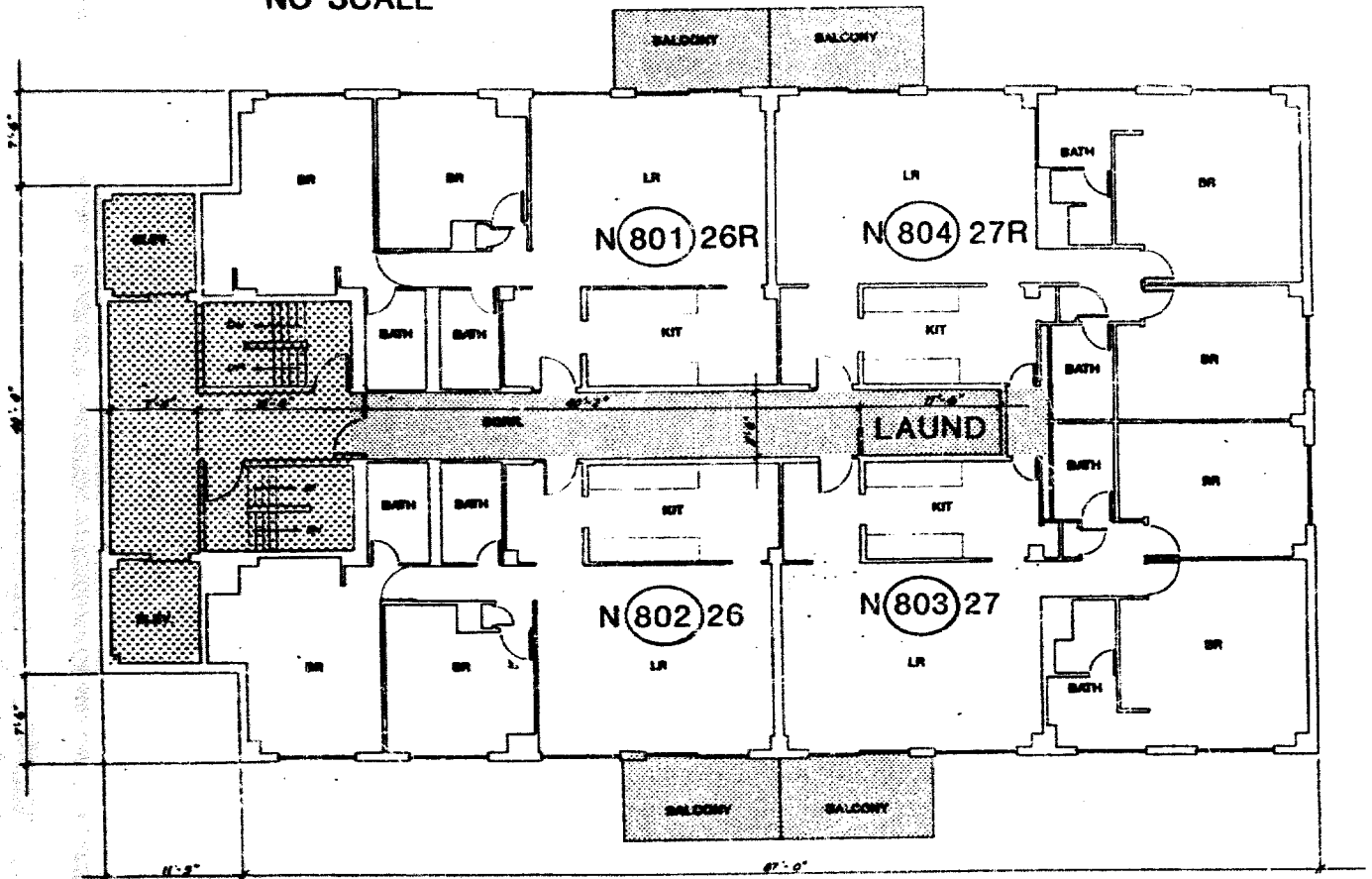
PROPERTY REGIME

BUILDING N



NORTH TOWER
8TH FLOOR

NO SCALE



TYPICAL UNIT DESIGNATION



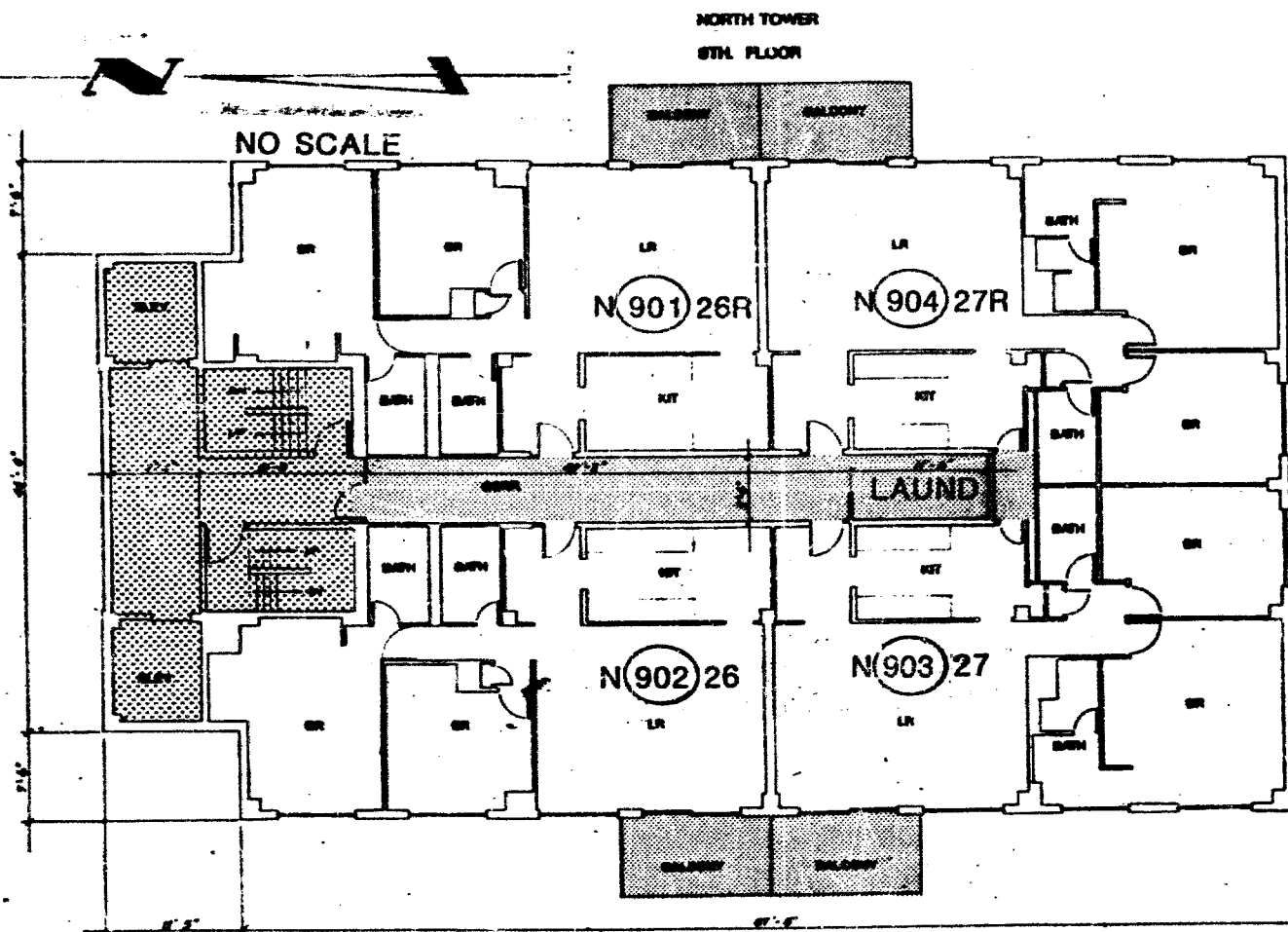
LEGEND

- 2C - Apartment Unit Number
- Limited Common Elements

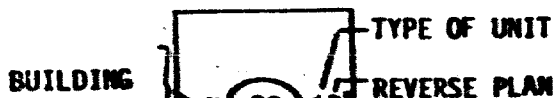
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



LEGEND



-  - Apartment Unit Number
-  - Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

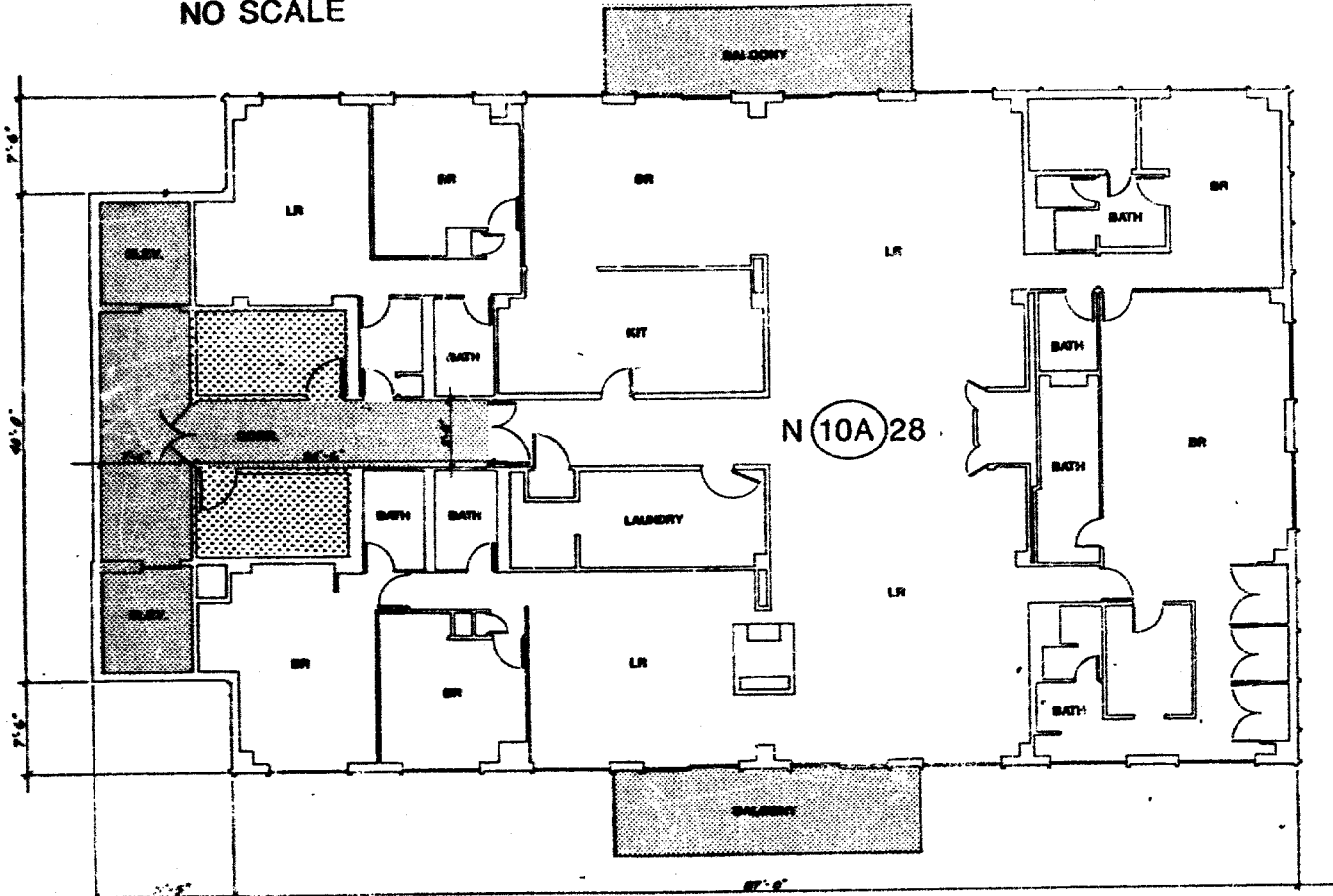
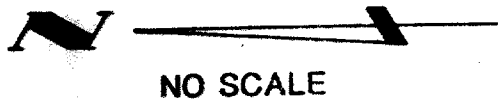
PROPERTY REGIME

BUILDING N

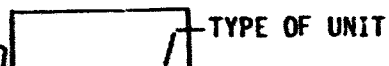
10TH FLOOR

NORTH TOWER
PENTHOUSE

4,250 SQ. FT.



TYPICAL UNIT DESIGNATION



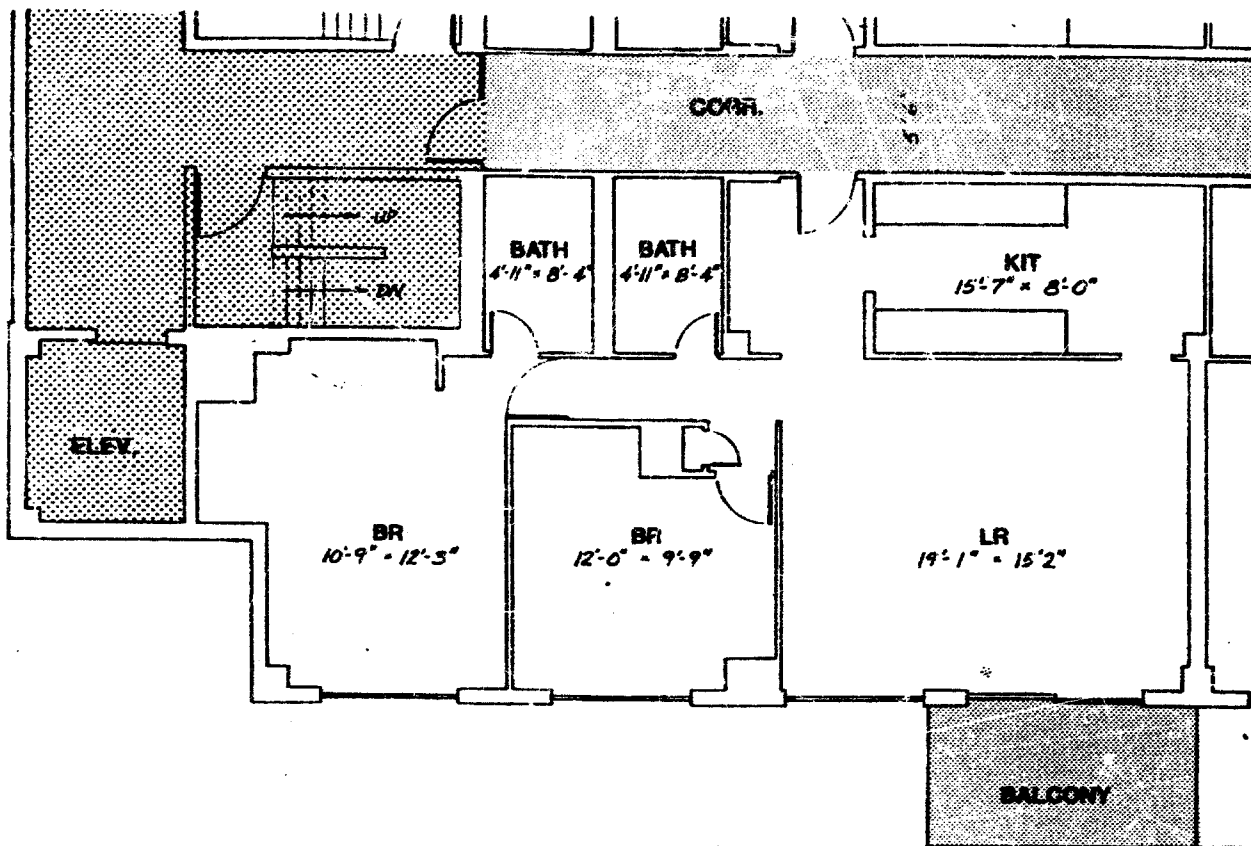
LEGEND



EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNIT TYPE 26



666 SQ. FT.
NO SCALE

LEGEND



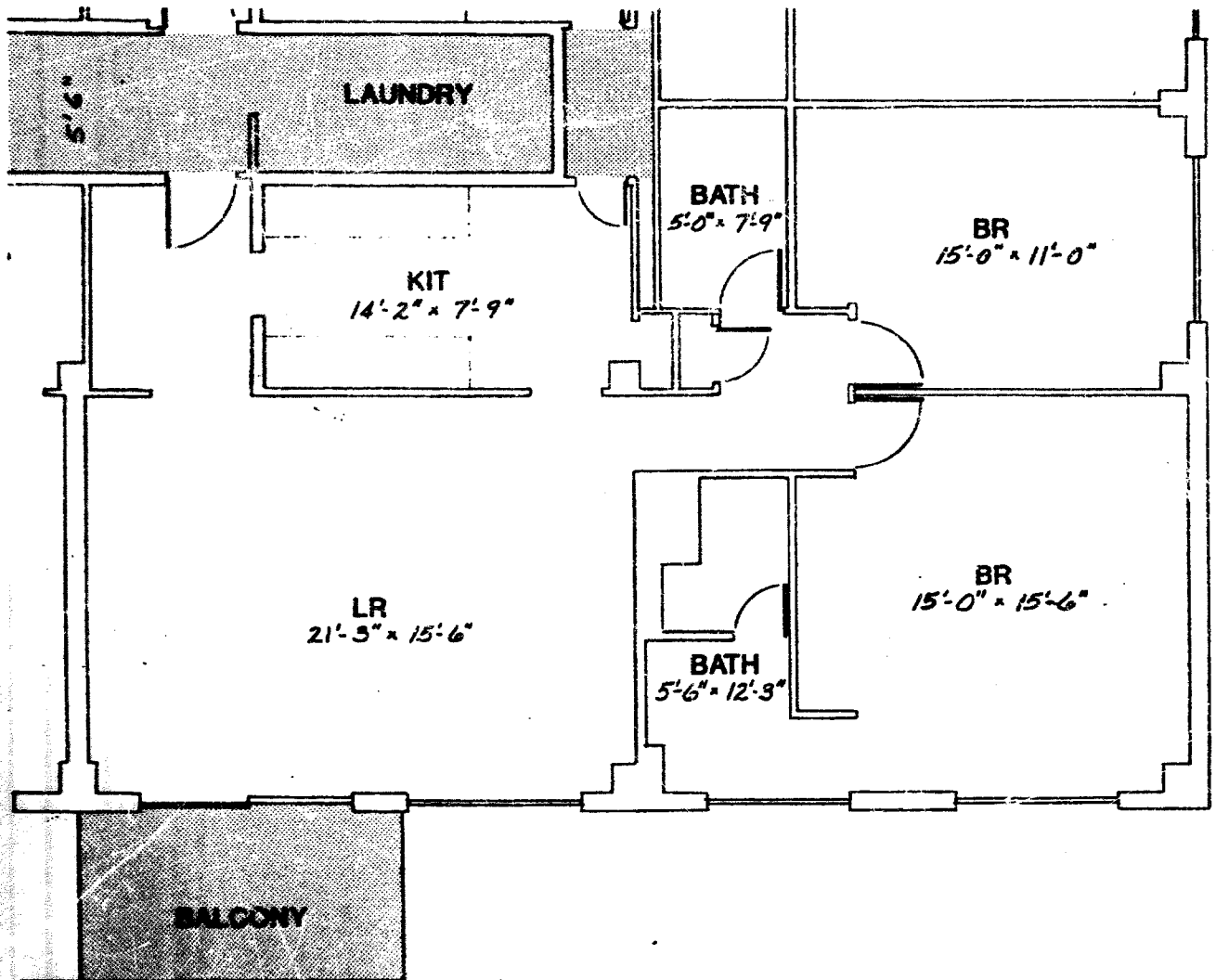
- Limited Common Elements

EXHIBIT "A"

TWIN TOWERS CONDOMINIUM



PROPERTY REGIME

UNIT TYPE 27

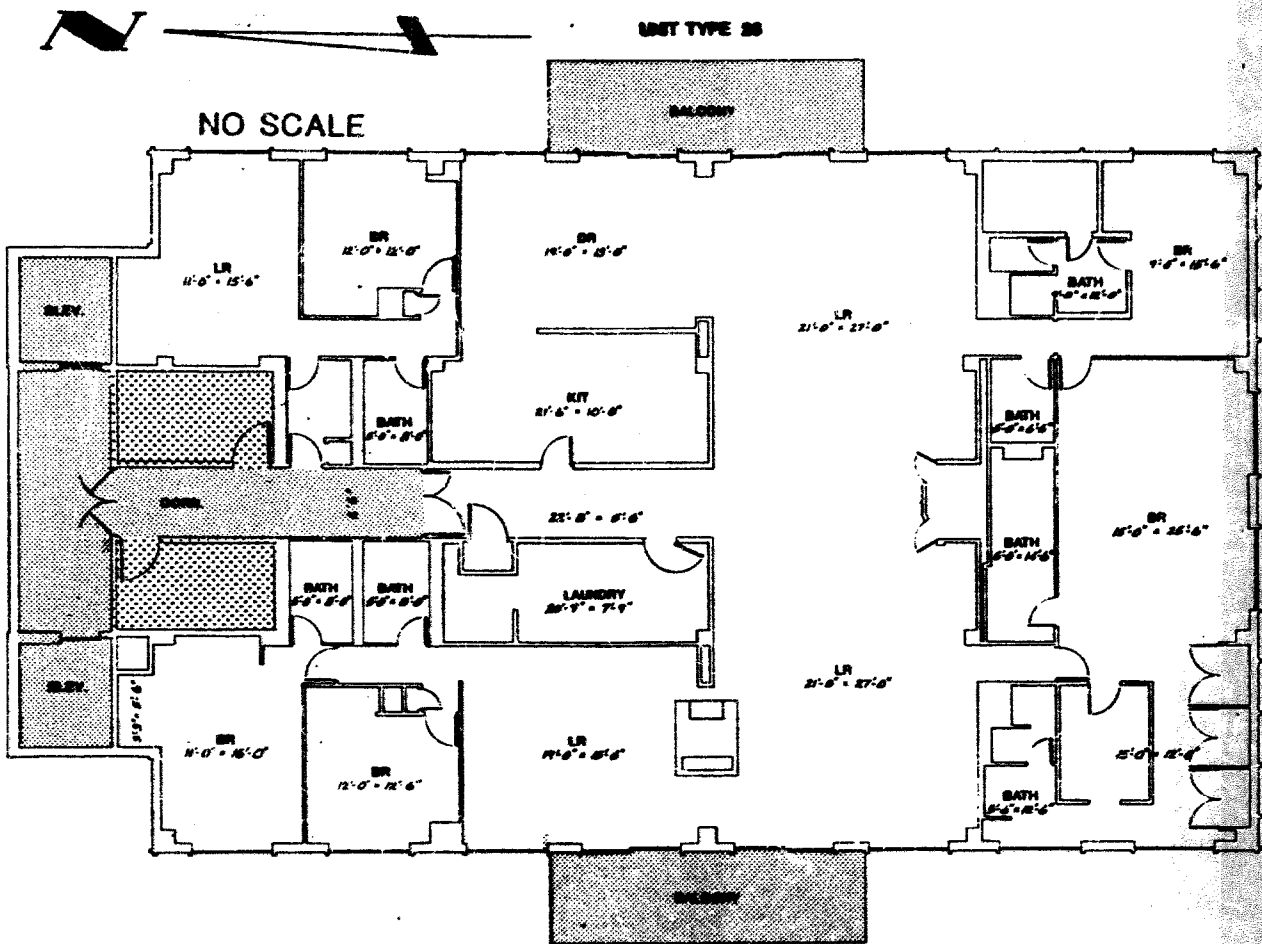


1005 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



4800 SQ. FT.
NO SCALE

LEGEND

EXHIBIT B

The total basic value of the entire Condominium Regime is \$987,571; and the basic value of each apartment in the Condominium Regime; the percentage which each apartment shall share in the expenses of, and the rights in, common elements; the votes each unit owner(s) is entitled to; and the approximate square feet of each apartment in The Twin Tower Condominium Association, Inc., are as follows:

APARTMNT. UNIT NO.	UNIT TYPE	BASIC VALUE	PERCENT	VOTES	APPRO SQ. FT
SBA	COMM	1720	0.17	17	960
SBC	COMM	4960	0.50	50	2480
SCB	COMM	14060	1.42	142	7030
S1A	COMM	2678	0.27	27	595
S1B	COMM	27000	2.73	273	6000
S1C	COMM	21150	2.14	214	4700
S1D	COMM	4635	0.47	47	1030
S2A*	8	4485	0.45	45	690
S2B*	10	4290	0.43	43	660
S2C	11	3445	0.35	35	530
S2D	1	4583	0.46	46	705
S2E*	2	4583	0.46	46	705
S2F*	3	4583	0.46	46	705
S2G	4	4453	0.45	45	685
S2H	5	6045	0.61	61	930
S2I*	6	4095	0.41	41	630
S2J*	7	4615	0.47	47	710
S2K*	6R	4095	0.41	41	630
S2L	5R	6045	0.61	61	930
S2M	4R	4453	0.45	45	685
S2N*	3R	4583	0.46	46	705
S2O*	2R	4583	0.46	46	705
S2P	1R	4583	0.46	46	705
S2Q	9	3575	0.36	36	550
S2R*	10R	4290	0.43	43	660
S3A*	8	4160	0.42	42	640
S3B*	10	4290	0.43	43	660
S3C	11	3445	0.35	35	530
S3D	1	4583	0.46	46	705
S3E*	2	4583	0.46	46	705
S3F*	3	4583	0.46	46	705
S3G	4	4453	0.45	45	685
S3H	5	6045	0.61	61	930
S3I*	6	4095	0.41	41	630
S3J*	7	4615	0.47	47	710
S3K*	6R	4095	0.41	41	630
S3L	5R	6045	0.61	61	930
S3M	4R	4453	0.45	45	685
S3N*	3R	4583	0.46	46	705
S3O*	2R	4583	0.46	46	705
S3P	1R	4583	0.46	46	705

S40
S4P
S4Q
S4R
S5A
S5B
S5C
S5D
S5E
S5F
S5G
S5H
S5I
S5J
S5K
S5L
S5M
S5N
S5O
S5P
S5Q
S5R
S6A
S6B
S6C
S6D
S6E
S6F
S6G
S6H
S6I
S6J
S6K
S6L
S6M
S6N
S6O
S6P
S6Q
S6R
S6S
S6T
S6U
S6V
S6W
S6X
S6Y
S6Z
S7A
S7B
S7C
S7D
S7E
S7F
S7G
S7H
S7I
S7J
S7K
S7L
S7M
S7N
S7O
S7P
S7Q
S7R
S7S
S7T
S7U
S7V
S7W
S7X
S7Y
S7Z

S40*	2R	4583	0.46	46	705
S4P	1R	4583	0.46	46	705
S4Q	9	3575	0.36	36	550
S4R*	10R	4290	0.43	43	660
S5A*	8	4485	0.45	45	690
S5B*	10	4290	0.43	43	660
S5C	11	3445	0.35	35	530
S5D*	1	4583	0.46	46	705
S5E*	2	4583	0.46	46	705
S5F*	3	4583	0.46	46	705
S5G	4	4453	0.45	45	685
S5H	5	6045	0.61	61	930
S5I*	6	4095	0.41	41	630
S5J*	7	4615	0.47	47	710
S5K*	6R	4095	0.41	41	630
S5L*	5R	6045	0.61	61	930
S5M	4R	4453	0.45	45	685
S5N*	3R	4583	0.46	46	705
S5O*	2R	4583	0.46	46	705
S5P	1R	4583	0.46	46	705
S5Q	9	3575	0.36	36	550
S5R*	10R	4290	0.43	43	660
S6A*	8	4485	0.45	45	690
S6B*	10	4290	0.43	43	660
S6C	11	3445	0.35	35	530
S6D	1	4583	0.46	46	705
S6E*	2	4583	0.46	46	705
S6F*	3	4583	0.46	46	705
S6G	12	7833	0.79	79	1205
S6H	13	9523	0.96	96	1465
S6I*	14	7508	0.76	76	1155
S6J*	15	7280	0.74	74	1120
S6K*	14R	7508	0.76	76	1155
S6L	13R	9523	0.96	96	1465
S6M	12R	7833	0.79	79	1205
S6N*	3R	4583	0.46	46	705
S6O*	2R	4583	0.46	46	705
S6P	1R	4583	0.46	46	705
S6Q	9	3575	0.36	36	550
S6R*	10R	4290	0.43	43	660
S7A*	16	5038	0.51	51	775
S7B	21	5915	0.60	60	910
S7C*	20	8028	0.81	81	1235
S7D*	19	4453	0.45	45	685
S7E*	18	9360	0.95	95	1440
S7F*	18R	9360	0.95	95	1440
S7G*	19R	4453	0.45	45	685
S7H*	20R	8028	0.81	81	1235
S7I	22	6175	0.63	63	950
	11	5038	0.51	51	775

EXHIBIT B CONTINUED

S9C*	20	8028	0.81	81	1235
S9D	23	4095	0.41	41	630
S9E	24	3445	0.35	35	530
S9F	17	5655	0.57	57	870
S9G*	18R	9360	0.95	95	1440
S9H*	19R	4453	0.45	45	685
S9I*	20R	8028	0.81	81	1235
S9J	22	6175	0.63	63	950
S10A*	25	21770	2.20	220	3110
S10B*	25R	21770	2.20	220	3110
N8A	COMM	12298	1.25	125	23650
N1A	COMM	37688	3.82	382	8375
N2A*	COMM	19328	1.96	196	4295
N3A*	COMM	20880	2.11	211	4640
N4A*	COMM	20880	2.11	211	4640
N5A*	COMM	20880	2.11	211	4640
N6A*	COMM	20880	2.11	211	4640
N7A*	COMM	20880	2.11	211	4640
N801*	26R	6273	0.64	64	965
N802*	26	6273	0.64	64	965
N803*	27	6923	0.70	70	1065
N804*	27R	6923	0.70	70	1065
N901*	26R	6273	0.64	64	965
N902*	26	6273	0.64	64	965
N903*	27	6923	0.70	70	1065
N904*	27R	6923	0.70	70	1065
N10A*	28	29750	3.01	301	4250
<hr/>					
TOTALS =		987571	100.00	10000	194895

*" INDICATES A BALCONY IN THIS UNIT!!

EXHIBIT C

PARKING STALL UNITS 1 THRU 64

THIS EXHIBIT REFERENCES A RIGHT RESERVED IN THE MASTER DEED WHICH NEED NOT BE EXERCISED.

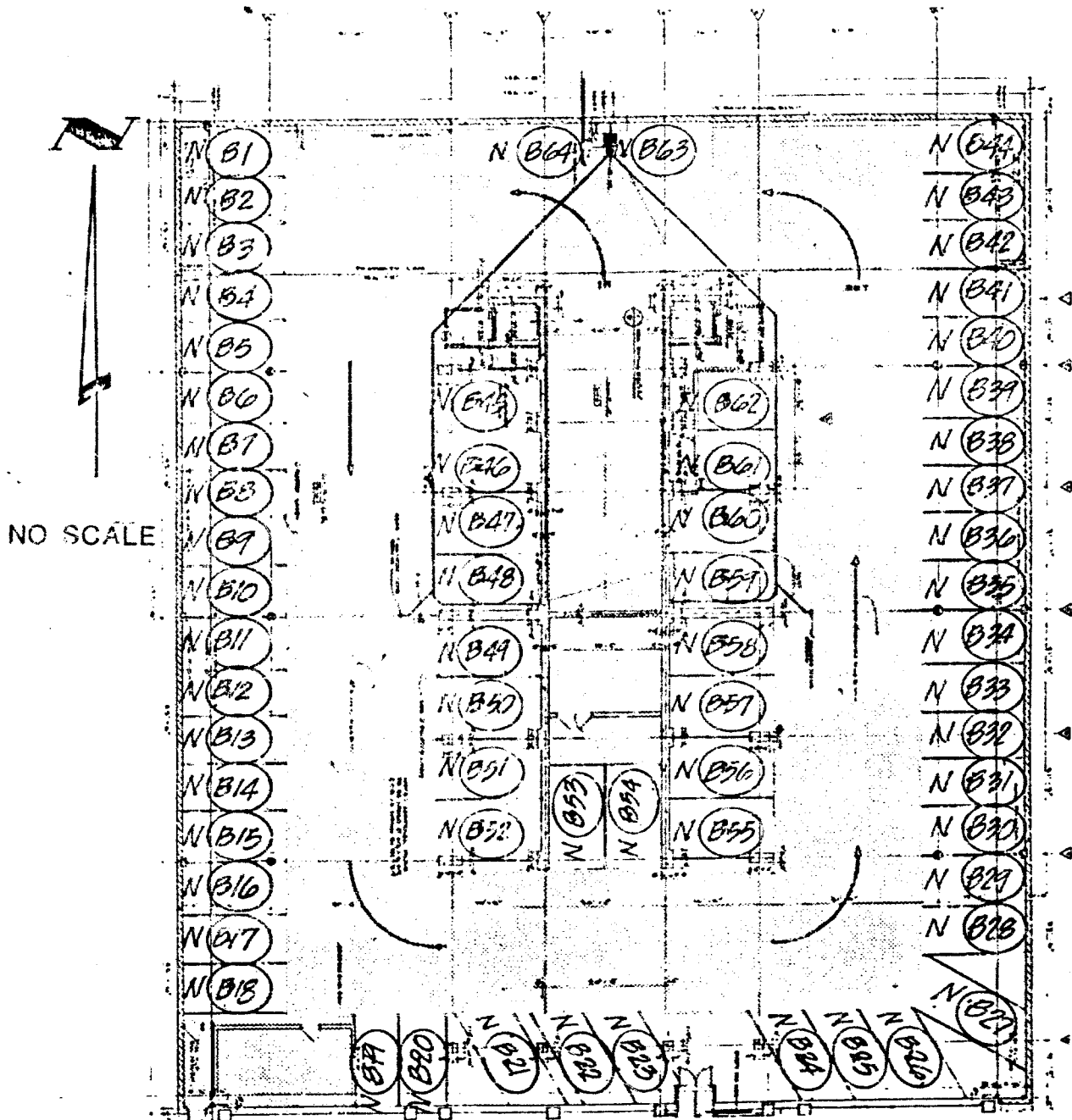
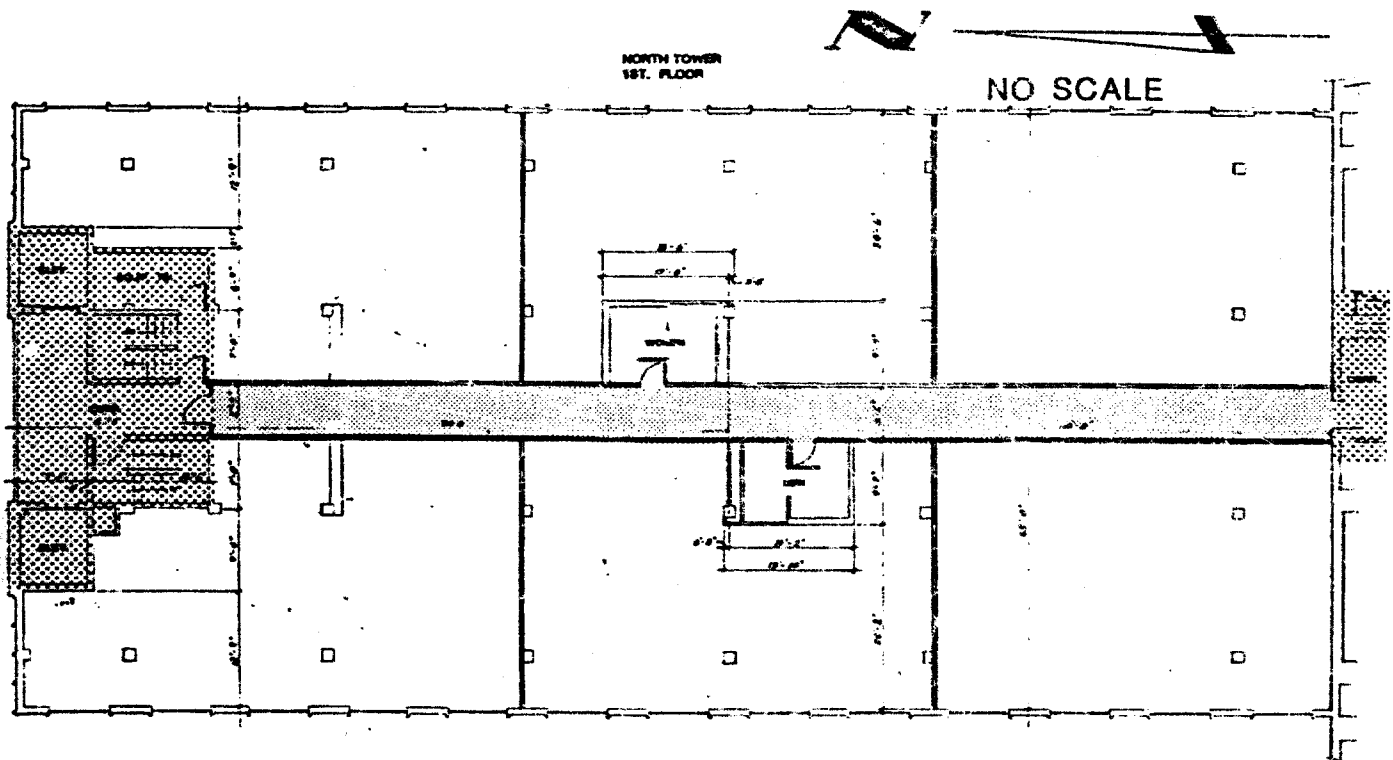


EXHIBIT "D"

TWIN TOWERS - NORTH BUILDING

FIRST FLOOR

THIS EXHIBIT REFERENCES A RIGHT RESERVED IN THE MASTER DEED WHICH NEED NOT BE EXERCISED.



LEGEND



- General Common Element

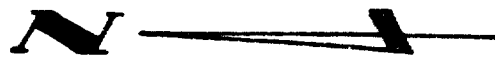
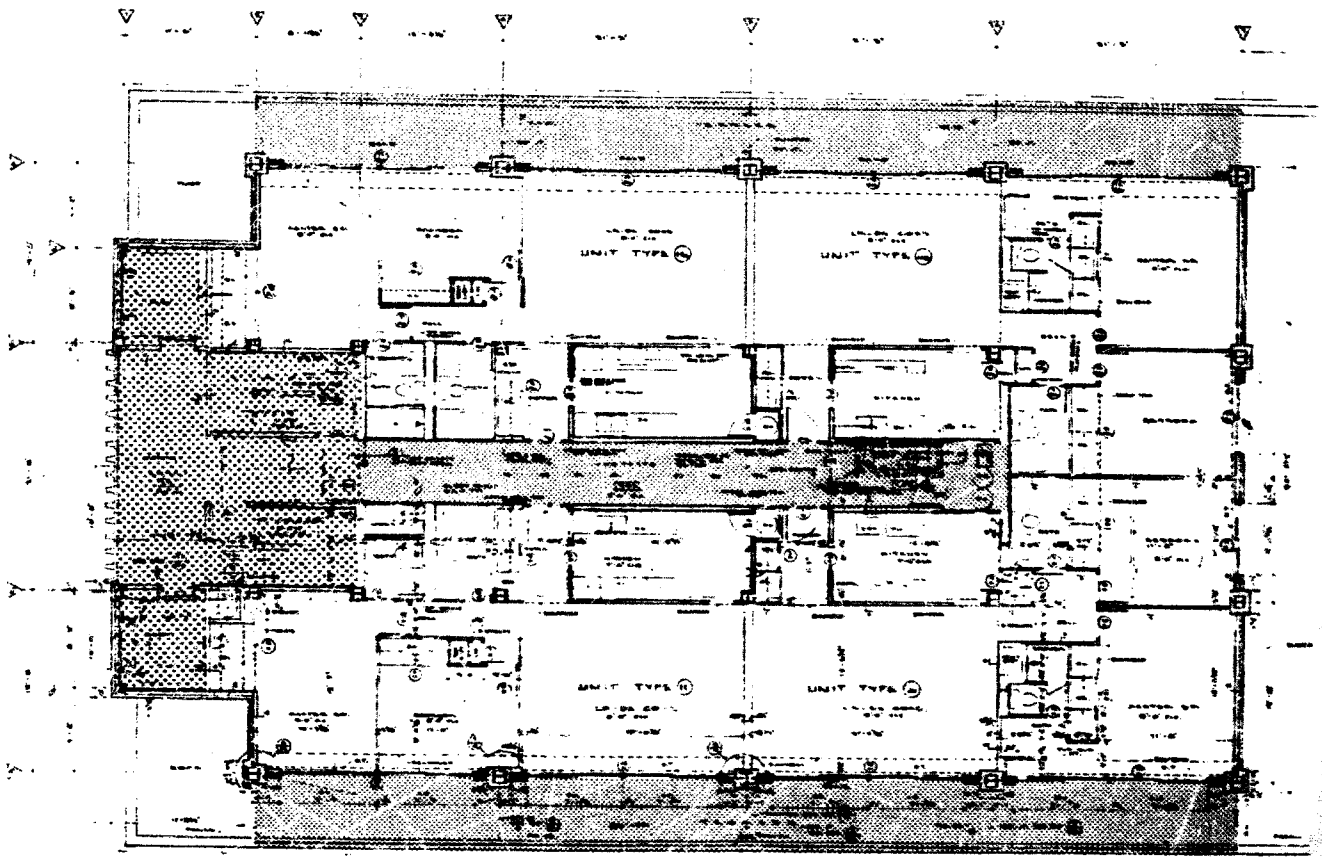
BOOK 1721 PAGE 357

EXHIBIT E

TWIN TOWERS - NORTH BUILDING

2ND FLOOR

THIS EXHIBIT REFERENCES A RIGHT RESERVED IN THE MASTER DEED WHICH NEED NOT BE EXERCISED.



NO SCALE

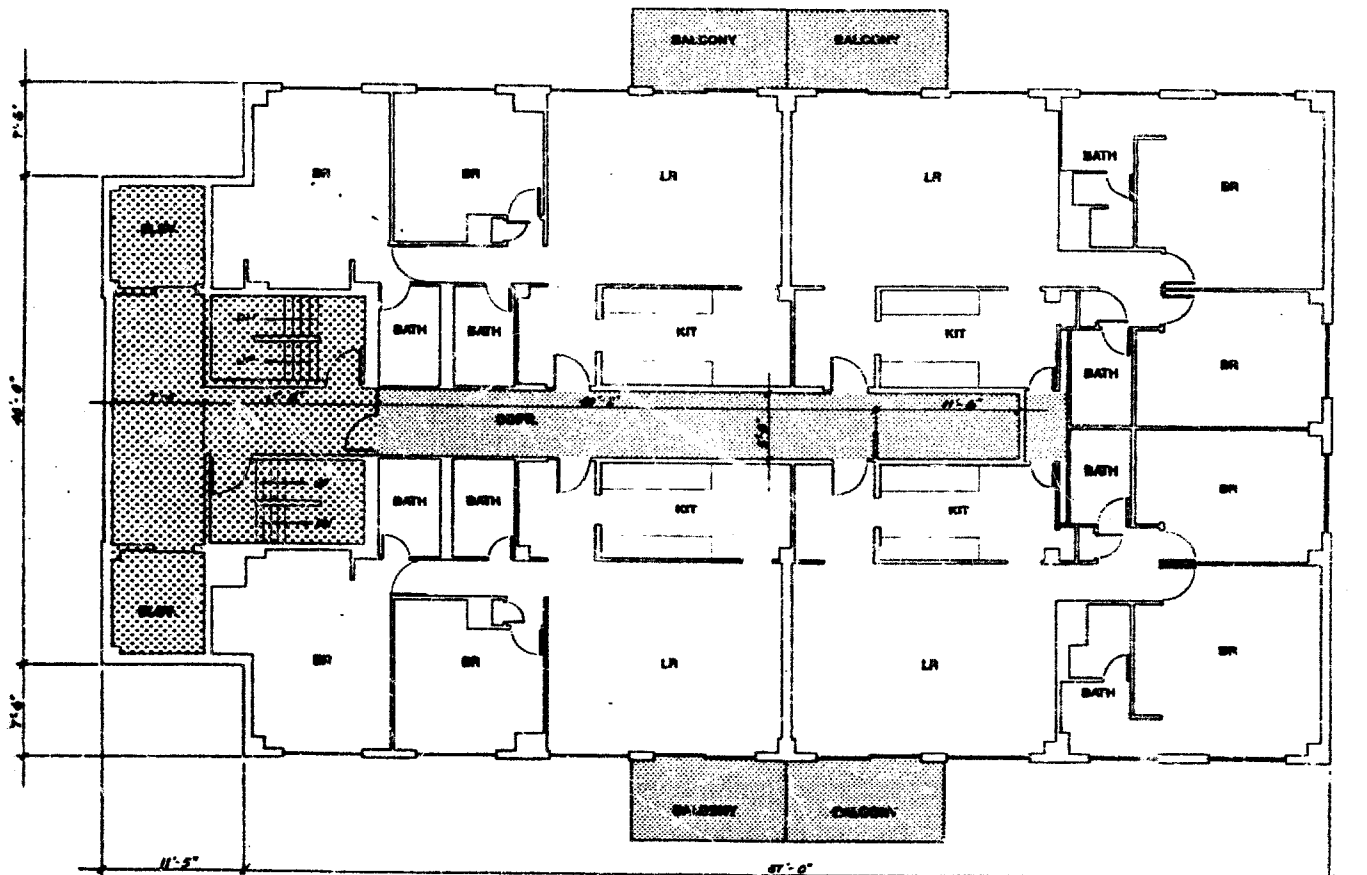
BOOK 1721 PAGE 358

EXHIBIT F

TWIN TOWERS - NORTH BUILDING

FLOORS 3RD THRU THE 7TH AND THE 10TH FLOOR

THIS EXHIBIT REFERENCES A RIGHT RESERVED IN THE MASTER DEED WHICH NEED NOT BE EXERCISED.



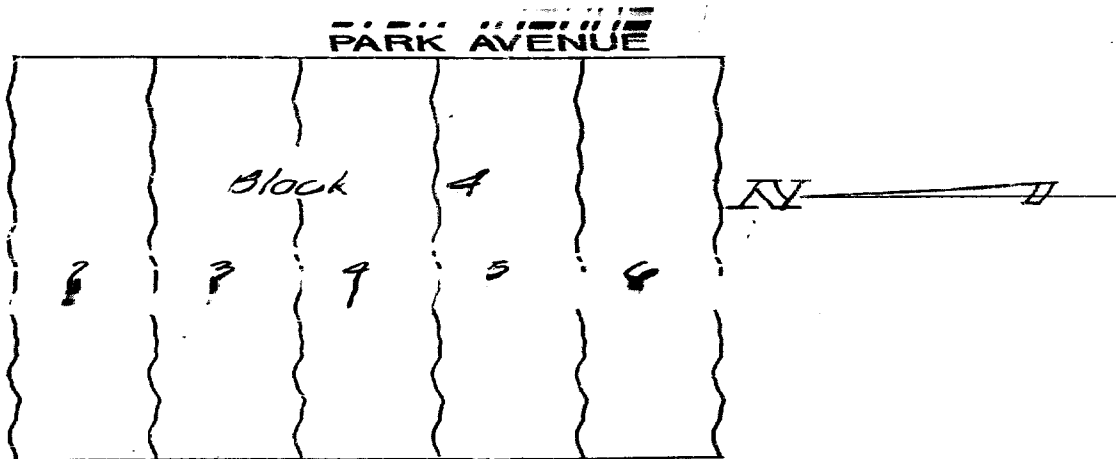
DOUGLAS STREET

BOOK 1721 PAGE 359

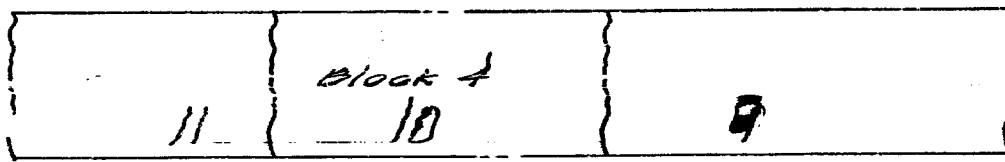
EXHIBIT G

THIS EXHIBIT REFERENCES A RIGHT RESERVED IN THE MASTER DEED WHICH NEED NOT BE EXERCISED.

DOUGLASS STREET



FALMOUTH STREET



LEGAL DESCRIPTION:

AMENDMENT TO MASTER DEED

The undersigned being the declarant or successor to the declarant under that certain Master Deed dated the 27th day of December, 1983, recorded at Book 1721, Page 280 and amended by instrument dated the 17th day of July, 1984, recorded July 18, 1984, at Book 714, Page 377 in the records of the Douglas County Register of Deeds pursuant to a reserved declarant right and further pursuant to a vote of the majority of the membership of the Condominium owners do hereby amend said Master Deed in the following particulars, to wit:

1. The North Tower and the property abutting the North Tower as set forth on Exhibit "A" prime is hereby removed and deleted from the condominium regime except for that portion of the underground parking below the North Tower as set forth on Exhibit "B" prime. The Exhibit "A" prime property shall be subject to existing encroachments and overhangs, such as they may be, protruding from the South Tower. The South Tower is subject to existing encroachments and overhangs such as they may be, including support for the existing first floor of the North Tower and the stairway set forth in Exhibit "G'," prime and subject to the duty and obligation to continue to provide utility service originating from the South Tower pursuant to paragraph 6. This transfer out of the condominium is subject to encroachments, if any, from or into the South Tower, a mutual easement for support (to the extent necessary) and subject to a non-exclusive easement shown on Exhibit "C" prime in favor of the unit owners association for access to and over the drive to the 14 stalls shown on Exhibit "B'," prime and subject to the easement for parking set forth in paragraph 4.

2. The underground parking represented by Exhibit "B" prime is hereby divided into individual unit stalls which shall be and are subject to the following covenant and restriction: "The stalls may only be purchased by residents of the remaining South Tower residential condominium units and until purchase by such owners or users shall be held by the declarant or the declarant's successor and made available on a leased basis for use by the owners and users of the South Tower residential condominium units."

3. The burdens and benefits of ownership and the percentage of liability for common area assessment and voting power is hereby restructured and reassessed pursuant to the attached Exhibit "D" prime to reflect the removal of the North Tower condominium units and the subdivision and creation of the 14 parking units above referenced.

4. The surface parking currently existing as set forth on Exhibit "E" prime is subject to a non-exclusive easement in favor of the remaining South Tower condominium units for parking, ingress and egress, provided however the use and enjoyment of

this easement is subject to the obligation of the South Tower unit owners association (Twin Towers Condominium Association or its successor) on behalf of the South Tower condominiums paying for 1/2 of the cost of maintenance of said surface parking shown on Exhibit "E" prime and paying 1/2 the cost of maintenance for the areas covered by the Exhibit "C" prime easement.

5. The property set forth in Exhibit "F" prime is hereby dedicated to the remaining South Tower condominium (Twin Towers Condominium) as additional surface parking and as a common area for the benefit of the owners and users of the South Tower condominium and the unit owners association which shall be responsible for ownership and operation of same. This dedication is subject to all matters of record.

6. The North Tower building has its own water, sewer and electrical services but shares heating and air conditioning services with the South Tower. The owners of the North Tower shall remain liable for its prorata share of heating and air conditioning consumed to the extent such consumption is not separately metered and for a prorata share of any assessment for repair, reconstruction or replacement of the heating and air conditioning systems serving the North and South Towers jointly, provided however, the actual consumption of the North Tower may be metered or monitored pursuant to a Honeywell Equipment Monitoring System or its equivalent, which is to measure the consumption by the North Tower of utilities which are not separately metered. Data generated by such metering shall form the basis for sharing and assessment. The owners of the North Tower may provide for their own service and source of heating and air conditioning and thereby void the obligations set forth in this Paragraph 6. Assessment of the North Tower for reconstruction, replacement and repair shall in no event exceed 26% of assessable costs. The South Tower shall consult with and advise the North Tower owners before pursuing any assessable replacement, reconstruction, and repair improvements.

7. From, on and after the date this amendment is executed and filed of record the owners of the North Tower shall no longer be empowered to vote or otherwise participate in the management and operation of the remaining South Tower condominiums nor shall they be responsible for assessments excepted as set forth in paragraph 6.

8. The above referenced easement across the surface area on Exhibit "E" prime is subject to a reserved exclusive right in favor of the owners of the North Tower, their assigns and invitees for surface parking between 8:00 a.m. and 6:00 p.m., Monday through Friday.

Executed this 6th day of January, 1986.

MIDWEST GRANITE INC., an Iowa corporation doing business as Twin Towers Development Company

By: H. Michael Cutler, President

H. Michael Cutler
H. Michael Cutler

Betty F. Cutler
Betty F. Cutler

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 6 day of January, 1986, by H. Michael Cutler, President of Midwest Granite, Inc., an Iowa corporation, on behalf of the corporation.

Linda M. Lowe
Notary Public

My Commission Expires:



STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 6 day of January, 1986, by H. Michael Cutler and Betty F. Cutler, who acknowledged the execution thereof to be their voluntary act and deed.

Linda M. Lowe
Notary Public

My Commission Expires:

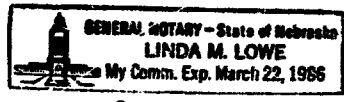


EXHIBIT "A" PRIME

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

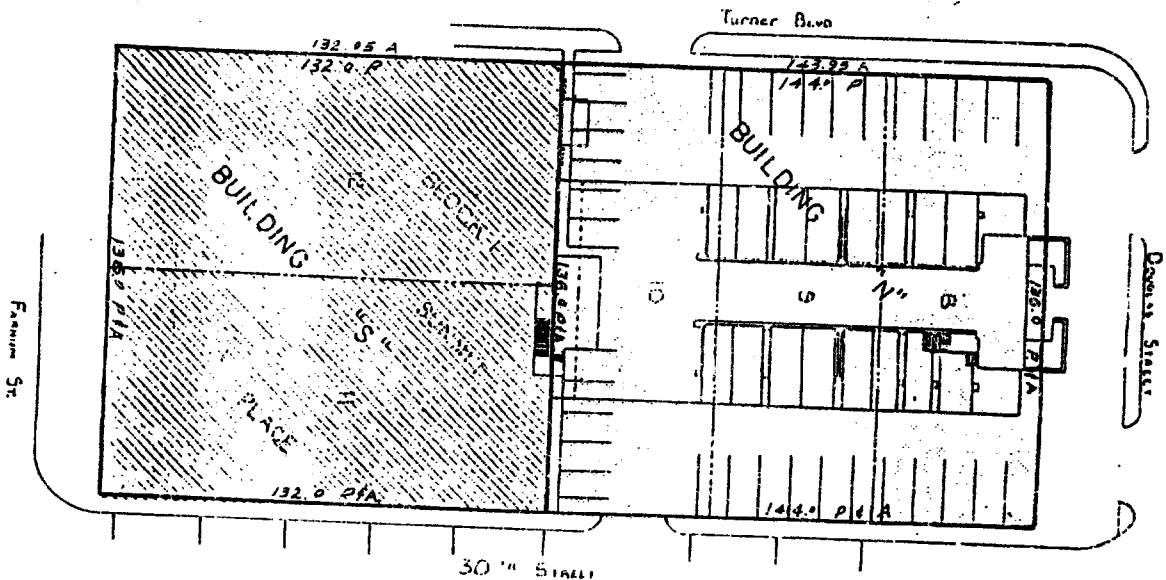
BOOK 762 PAGE 263

LEGAL DESCRIPTION

North Tower (Building N) - Lots 8, 9 and 10, Block 1, Summit Place, an addition to the City of Omaha, Douglas County, Nebraska, together with rights previously conveyed by the City of Omaha to occupy portions of adjoining street right-of-ways.

LEGAL DESCRIPTION

South Tower (Building S) - Lots 11 and 12, Block 1, Summit Place, an addition to the City of Omaha, Douglas County, Nebraska.



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNDERGROUND PARKING - The South 19.9 feet of Lot 10, Summit Place Addition to the City of Omaha, Douglas County, Nebraska, together with the North 21.0 feet of the South 40.9 feet of the West 15.0 feet of said Lot 10 and the North 21.0 feet of the South 40.9 feet of the East 15.0 feet of said Lot 10, and together with rights previously conveyed to Twin Towers Condominium Regime by the City of Omaha over and across the West 5.0 feet of 30th Street right-of-way and the East 5.0 feet of Turner Boulevard right-of-way adjoining afore described portions of said Lot 10 on the East and the West, all of the above to be defined as being above the existing floor of the parking garage structure as it may exist from time to time (approximately elevation 88.3) and below the ceiling of said parking garage structure (approximately elevation 99.0). Note: All elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00.

Ingress Egress Easement See Attached Exhibit "C" Prime

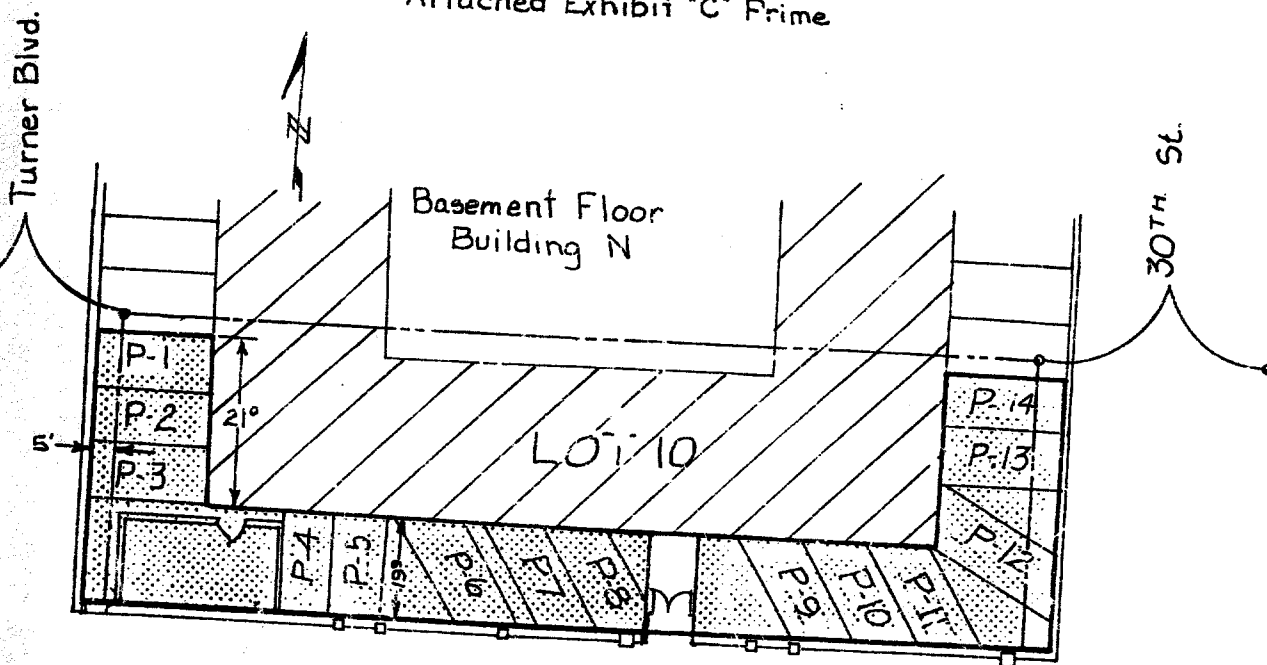
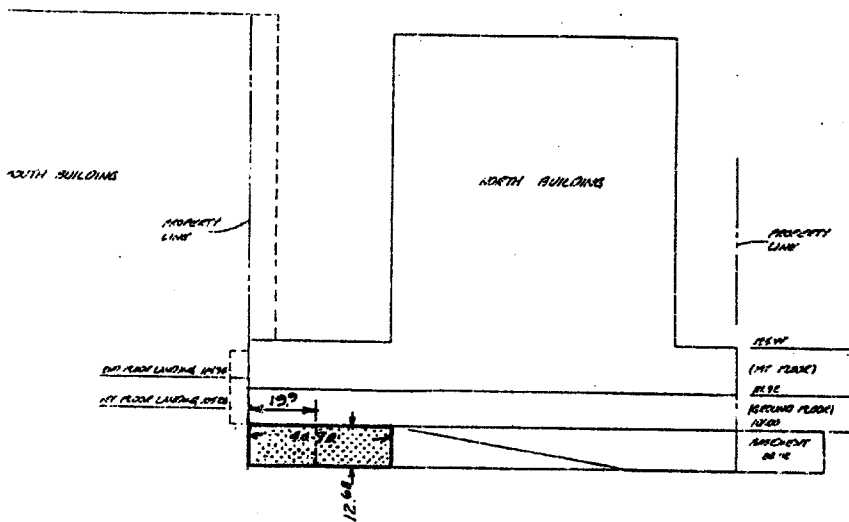


EXHIBIT "B" PRIME

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.L.S. Nebraska 75-810.

Dated this 25th day of October, 1966.



William L. Jacobsen
William L. Jacobsen

30TH St.

EXHIBIT "C" PRIME

BOOK 762 PAGE 266

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

1. Ingress and Egress Easement - Parking Garage
2. Ingress and Egress Easement - Ramp to Parking Garage
3. Ingress and Egress Easement

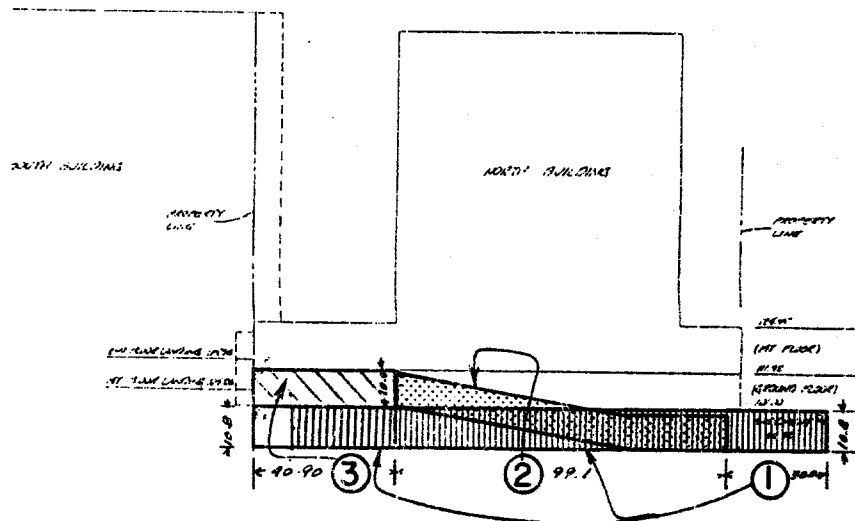
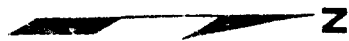
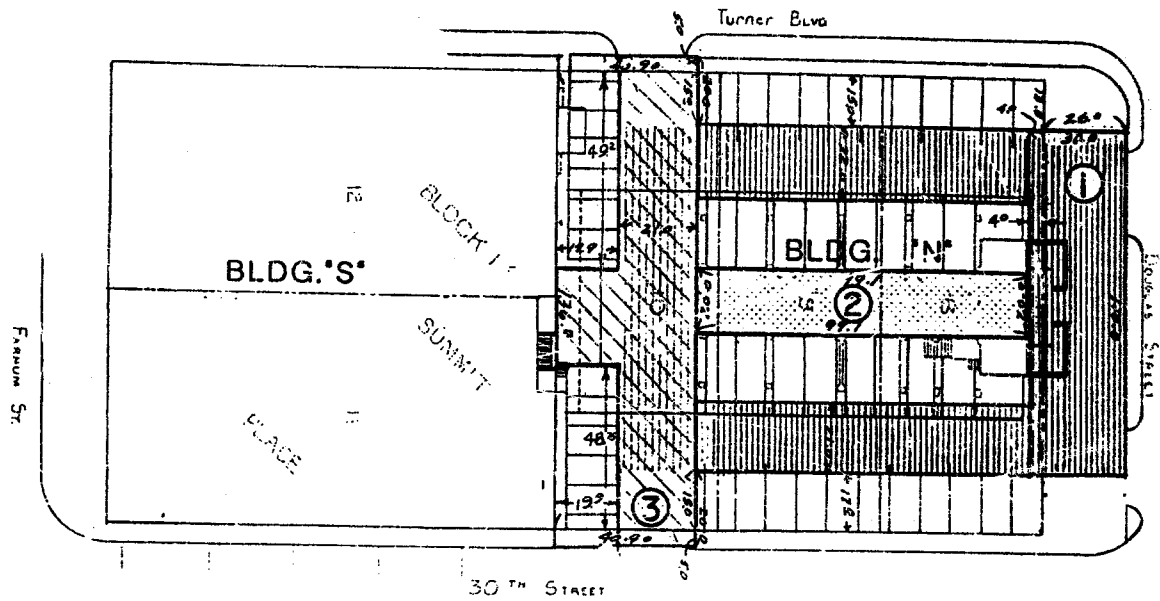
LEGAL DESCRIPTION

1. INGRESS AND EGRESS EASEMENT - PARKING GARAGE - An Ingress and Egress Easement over and across the North 4.0 feet of the East 106.0 feet of the West 121.0 feet of Lot 8, Block 1, Summit Place, an addition to the City of Omaha, Douglas County, Nebraska, together with rights previously conveyed unto Twin Towers Condominium Regime to ingress and egress over and across the south 26.0 feet of Douglas Street right-of-way adjoining the afore described North 4.0 feet of Lot 8, Block 1, Summit Place on the North, together with the East 22.0 feet of the West 37.0 feet of Lots 8, 9 and 10, said Summit Place except the North 4.0 feet and the South 40.9 feet thereof and together with the West 21.0 feet of the East 33.0 feet of said Lots 8, 9 and 10, Summit Place, except the North 4.0 feet and the South 40.9 feet thereof and together with the North 21.0 feet of the South 40.9 feet of Lot 10, said Summit Place, except the West 15.0 feet and the East 15.0 feet thereof, all of the above lying between the floor of the parking garage structure as it may exist from time to time (approximately elevation 88.3) and the ceiling of the parking garage structure (approximately elevation 99.0). Note: Elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevator being elevation 100.00.
2. INGRESS AND EGRESS EASEMENT - RAMP TO PARKING GARAGE - An ingress and egress easement over, across and 10.0 feet above the existing ramp running from the ground floor parking area to the parking garage below, in Lots 8, 9 and 10, Block 1, Summit Park Addition, to the City of Omaha, Douglas County, Nebraska being 10.0 feet each side and 10.0 feet above a line and plane described as follows: Beginning at a point 40.9 feet North of the South line of said Lot 10 and 68.2 feet East of the West Line of said Lots 8, 9 and 10 at approximately 101.0 (the existing ground floor level as it may exist from time to time); Thence North 99.1 feet along a line that is parallel to the West line of said Lots 8, 9 and 10 and along the floor of the ramp as it may exist from time to time to a point that is 4.0 feet South, from the North line of said Lot 8, at approximately elevation 88.3 (the existing floor of the parking garage as it may exist from time to time) said point being the termination of said easement.
3. The South 40.9 feet of Lot 10, Block 1 Summit Place Addition to the City of Omaha, Douglas County, Nebraska except the South 19.9 feet of the West 10.2 feet of said Lot 10, Block 1, Summit Place Addition to the City of Omaha, Douglas County, Nebraska.

EXHIBIT "C" PRIME

BOOK 762 PAGE 267

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in

The total basic value of the entire Condominium Regime is \$734,045; and the basic value of each apartment in the Condominium Regime; the percentage which each apartment shall share in the expenses of, and the rights in, common elements; the votes each unit owner(s) is entitled to; and the approximate square feet of each apartment in The Twin Tower Condominium Association, Inc., are as follows:

BOOK 762 PAGE 268

APARTMENT UNIT NO.	UNIT TYPE	BASIC VALUE	PERCENT	VOTES	APPRO SQ.FT
SBA	COMM	1720	0.23	23	860
SBC	COMM	4960	0.68	68	2480
SCB	COMM	14060	1.92	192	7030
S1A	COMM	2678	0.36	36	595
S1B	COMM	27000	3.68	368	6000
S1C	COMM	21150	2.88	288	4700
S1D	COMM	4635	0.63	63	1030
S2A*	8	4485	0.61	61	690
S2B*	10	4290	0.59	59	660
S2C	11	3445	0.47	47	530
S2D	1	4583	0.62	62	705
S2E*	2	4583	0.62	62	705
S2F*	3	4583	0.62	62	705
S2G	4	4453	0.61	61	685
S2H	5	6045	0.82	82	930
S2I*	6	4095	0.56	56	630
S2J*	7	4615	0.63	63	710
S2K*	6R	4095	0.56	56	630
S2L	5R	6045	0.82	82	930
S2M	4R	4453	0.61	61	685
S2N*	3R	4583	0.62	62	705
S2O*	2R	4583	0.62	62	705
S2P	1R	4583	0.62	62	705
S2Q	9	3575	0.49	49	550
S2R*	10R	4290	0.59	59	660
S3A*	8	4160	0.57	57	640
S3B*	10	4290	0.58	58	660
S3C	11	3445	0.47	47	530
S3D	1	4583	0.62	62	705
S3E*	2	4583	0.62	62	705
S3F*	3	4583	0.62	62	705
S3G	4	4453	0.61	61	685
S3H	5	6045	0.82	82	930
S3I*	6	4095	0.56	56	630
S3J*	7	4615	0.63	63	710
S3K*	6R	4095	0.56	56	630
S3L	5R	6045	0.82	82	930
S3M	4R	4453	0.61	61	685
S3N*	3R	4583	0.62	62	705
S3O*	2R	4583	0.62	62	705
S3P	1R	4583	0.62	62	705
S3Q	9	3575	0.49	49	550
S3R*	10R	4290	0.59	59	660
S4A*	8	4485	0.61	61	690
S4B*	10	4290	0.59	59	660
S4C	11	3445	0.47	47	530
S4D	1	4583	0.62	62	705
S4E*	2	4583	0.62	62	705
S4F*	3	4583	0.62	62	705
S4G	4	4453	0.61	61	685
S4H	5	6045	0.82	82	930
S4I*	6	4095	0.56	56	630
S4J*	7	4615	0.63	63	710
S4K*	6R	4095	0.56	56	630
S4L	5R	6045	0.82	82	930
S4M	4R	4453	0.61	61	685
S4N*	3R	4583	0.62	62	705

✓S40*	2R	4583	0.62	62	705
✓S4P	1R	4583	0.62	62	705
✓S4Q	9	3575	0.49	49	550
✓S4R*	10R	4290	0.59	59	660
✓S5A*	8	4485	0.61	61	690
✓S5B*	10	4290	0.59	59	660
✓S5C	11	3445	0.47	47	530
✓S5D*	1	4583	0.62	62	705
✓S5E*	2	4583	0.62	62	705
✓S5F*	3	4583	0.62	62	705
✓S5G	4	4453	0.61	61	685
✓S5H	5	6045	0.82	82	930
✓S5I*	6	4095	0.56	56	630
✓S5J*	7	4615	0.63	63	710
✓S5K*	6R	4095	0.56	56	630
✓S5L*	5R	6045	0.82	82	930
✓S5M	4R	4453	0.61	61	685
✓S5N*	3R	4583	0.62	62	705
✓S5O*	2R	4583	0.62	62	705
✓S5P	1R	4583	0.62	62	705
✓S5Q	9	3575	0.49	49	550
✓S5R*	10R	4290	0.59	59	660
✓S6A*	8	4485	0.61	61	690
✓S6B*	10	4290	0.59	59	660
✓S6C	11	3445	0.47	47	530
✓S6D	1	4583	0.62	62	705
✓S6E*	2	4583	0.62	62	705
✓S6F*	3	4583	0.62	62	705
✓S6G	12	7833	1.07	107	1205
✓S6H	13	9523	1.30	130	1465
✓S6I*	14	7508	1.02	102	1155
✓S6J*	15	7280	0.99	99	1120
✓S6K*	14R	7508	1.02	102	1155
✓S6L	13R	9523	1.30	130	1465
✓S6M	12R	7833	1.07	107	1205
✓S6N*	3R	4583	0.62	62	705
✓S6O*	2R	4583	0.62	62	705
✓S6P	1R	4583	0.62	62	705
✓S6Q	9	3575	0.49	49	550
✓S6R*	10R	4290	0.59	59	660
✓S7A*	16	5038	0.69	69	775
✓S7B	21	5915	0.81	81	910
✓S7C*	20	8028	1.09	109	1235
✓S7D*	19	4453	0.61	61	685
✓S7E*	18	9360	1.28	128	1440
✓S7F*	18R	9360	1.28	128	1440
✓S7G*	19R	4453	0.61	61	685
✓S7H*	20R	8028	1.09	109	1235
✓S7I	22	6175	0.84	84	950
✓S8A*	16	5038	0.69	69	775
✓S8B*	21	5915	0.81	81	910
✓S8C	20	8028	1.09	109	1235
✓S8D	19	4453	0.61	61	685
✓S8E	18	9360	1.28	128	1440
✓S8F	18R	9360	1.28	128	1440
✓S8G	19R	4453	0.61	61	685
✓S8H	20R	8028	1.09	109	1235
✓S8I*	22	6175	0.84	84	950
✓S9A*	16	5038	0.69	69	775
✓S9B	21	5915	0.81	81	910
✓S9C*	20	8028	1.09	109	1235
✓S9D	23	4095	0.56	56	630
✓S9D1	24	3445	0.46	46	530
✓S9E	17	5655	0.77	77	870
✓S9F	18R	9360	1.28	128	1440
✓S9G*	19R	4453	0.61	61	685
✓S9H*	20R	8028	1.09	109	1235
✓S9I*	22	6175	0.84	84	950
✓S10A*	25	21770	2.97	297	3110
✓S10B*	25R	21770	2.97	297	3110

P1	PARKING	192	.0265	2.65	162
P2	PARKING	192	.0265	2.65	162
P3	PARKING	192	.0265	2.65	162
P4	PARKING	192	.0265	2.65	162
P5	PARKING	192	.0265	2.65	162
P6	PARKING	192	.0265	2.65	162
P7	PARKING	192	.0265	2.65	162
P8	PARKING	192	.0265	2.65	162
P9	PARKING	192	.0265	2.65	162
P10	PARKING	192	.0265	2.65	162
P11	PARKING	192	.0265	2.65	162
P12	PARKING	192	.0265	2.65	162
P13	PARKING	192	.0265	2.65	162
P14	PARKING	192	.0265	2.65	162

TOTALS = 734,045 100.00 10,000 125,273

*** Indicates a balcony in this unit!!

EXHIBIT "E" PRIME

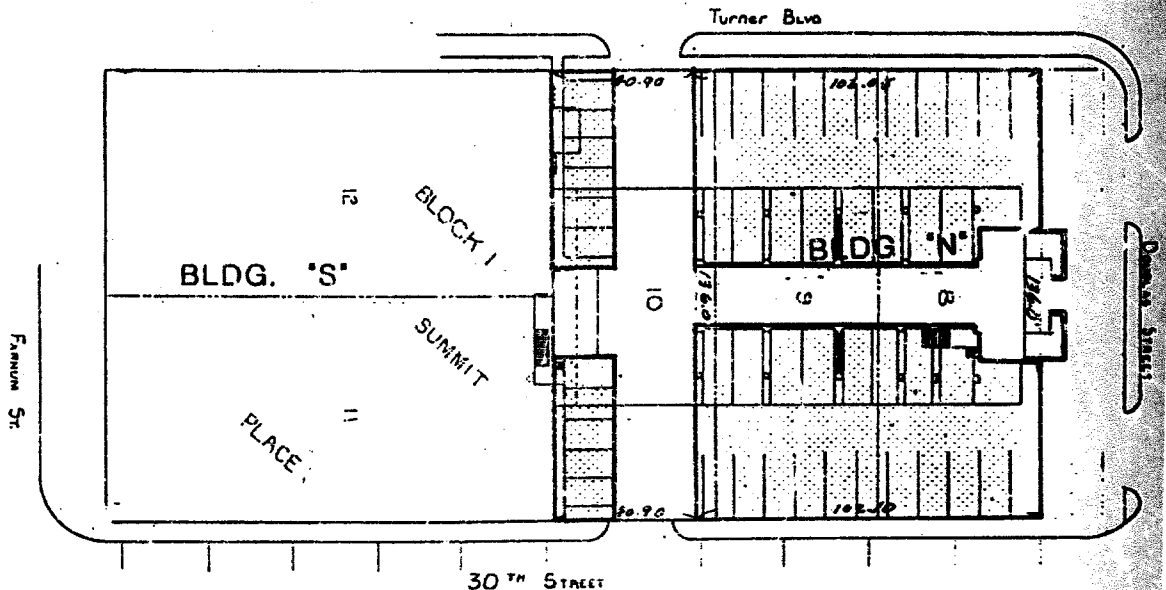
BOOK 762 PAGE 271

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

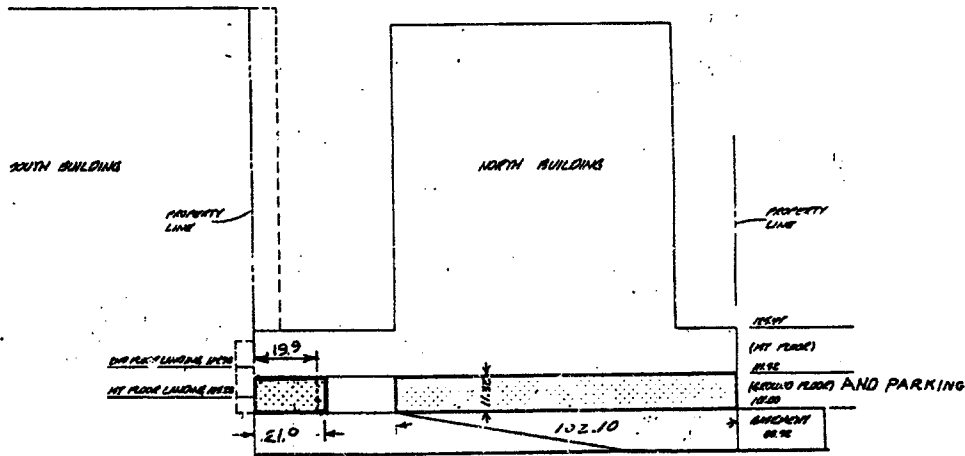
Limited Parking, Ingress and Egress Easement.

LEGAL DESCRIPTION

All of Lots 8, 9 and 10, Block 1, Summit Place addition to the City of Omaha, Douglas County, Nebraska, except the North 21.0 feet of the South 40.90 feet of said Lot 10, and the South 19.90 feet of the West 38.05 feet of the East 86.80 feet of said Lot 10 and except that part presently lying within the confines of the building walls and areas presently occupied by structures at the ground floor level of Building N as indicated hereon and vertically defined as being above parking surface as it may exist from time to time (approximately elevation 101.0) and below the lower structure of the first floor of Building N (approximately elevation 111.32). Note: Elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00



TWIN TOWERS CONDOMINIUM PROPERTY REGIME

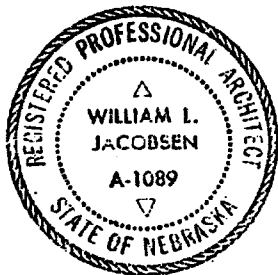


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Farmington St.

I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 20th day of October, 1982.



William L. Jacobsen

 William L. Jacobsen

EXHIBIT "F" PRIME

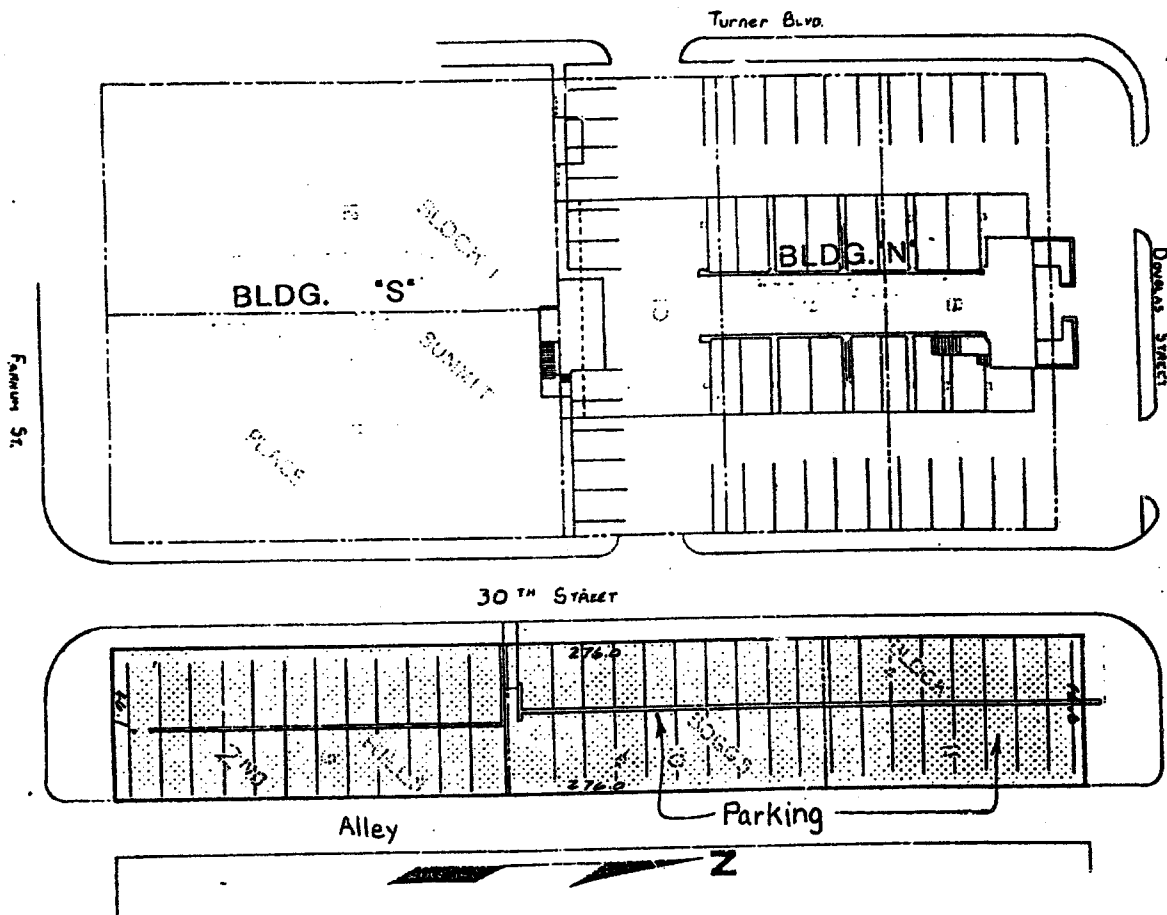
BOOK 762 PAGE 273

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

Parking

LEGAL DESCRIPTION

Lot 9, 10 and 11, Block 4, Boggs and Hills Second Addition, to the
City of Omaha, Douglas County, Nebraska.



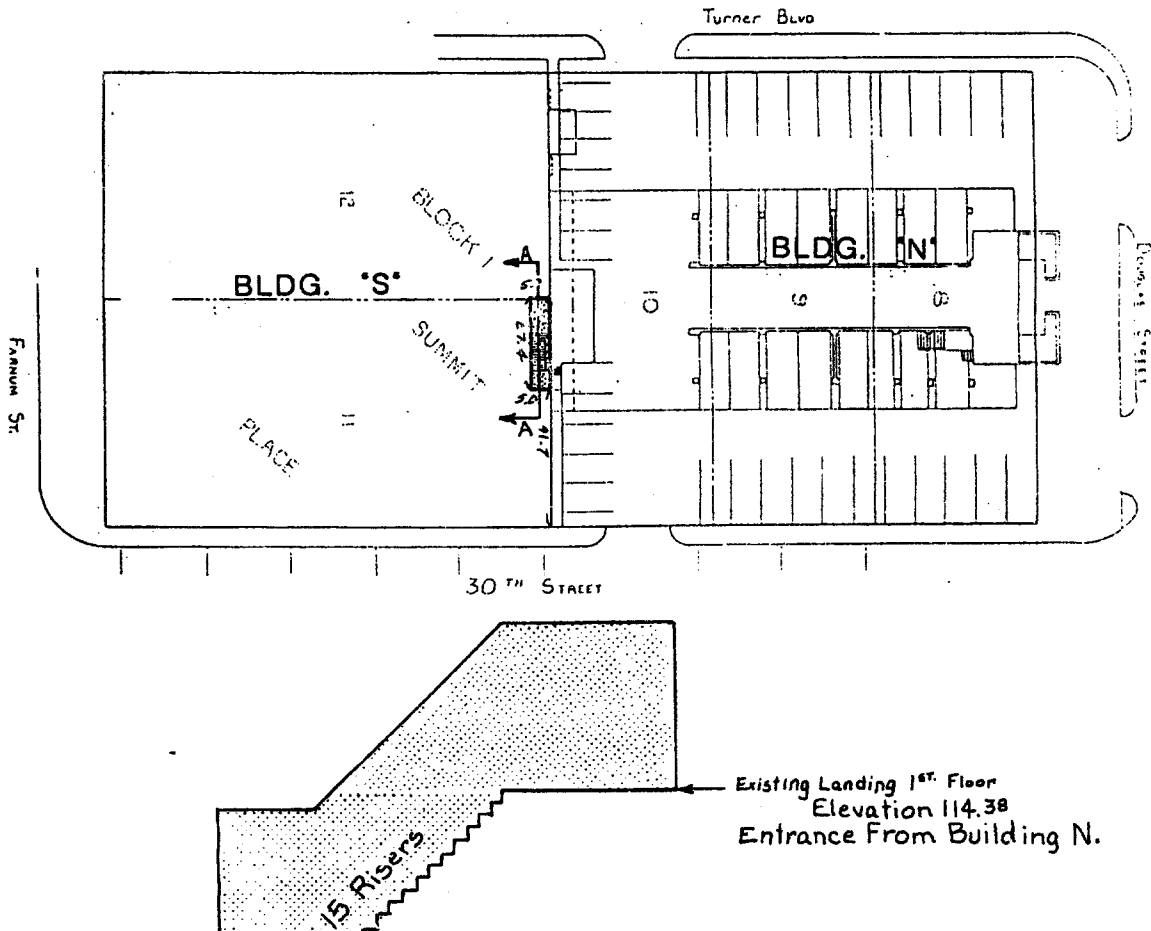
I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

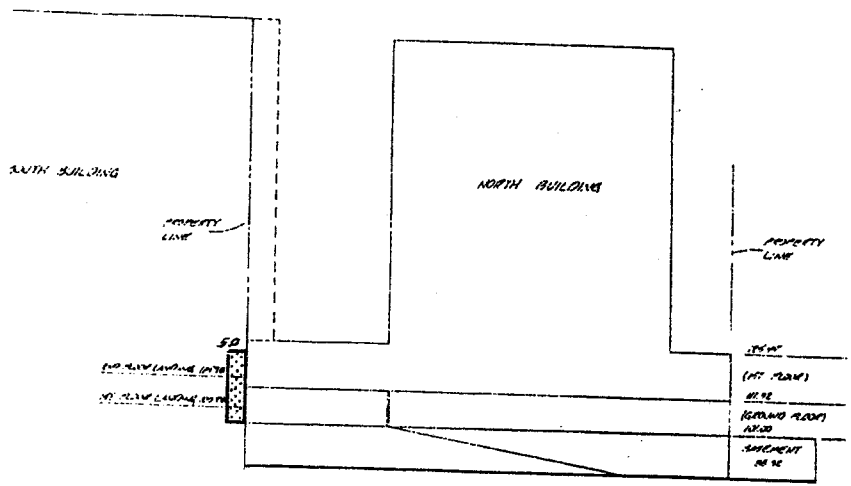
Fire Escape Easement.

LEGAL DESCRIPTION

An easement for Ingress and Egress over and across the West 27.4 feet of the East 69.1 feet of the North 5.0 feet of Lots 11 and 12, Block 1, Summit Place Addition to the City of Omaha, Douglas County, Nebraska, being defined vertically as shown herein. Note: Elevations shown are relative elevation with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00.

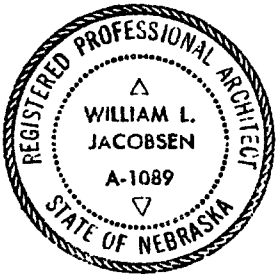


TWIN TOWERS CONDOMINIUM PROPERTY REGIME



I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the exhibits attached hereto show the location and dimensions of the easements as defined herein. This certification made in accordance with R.R.S. Nebraska 76-810.

Dated this 26th day of October, 1985.



William L. Jacobsen
William L. Jacobsen

BK 762 Del. VIC N. 89-73 etc Fee 163.50

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BOOK 850 PAGE 223

AMENDMENT TO MASTER DEED

This is an amendment to the Master Deed and Declaration made the 27th day of December, 1983 by Twin Towers Limited Partnership, a Nebraska limited partnership, its successors and assigns, including Midwest Granite, Inc., doing business as Twin Towers Development Company, an Iowa corporation.

WHEREAS, the Master Deed provides for and contemplates the right to subdivide and combine units and the right to construct connecting doors and hallways between abutting units and to thereby combine apartment units subject to approval of any such activity by the Association Board, and,

WHEREAS, the Association Board has approved the combining and reconfiguration in part of units S6A, S6B and S6R into new units S6A and S6R provided the resulting units bear pro rata the percentage of basic value assigned to the original space.

NOW, THEREFORE, the Master Deed is deemed amended in the following manner.

1. Units S6A, S6B, and S6R shall be deemed reconfigured and relabeled as units S6A and S6R as shown on Exhibit "A" and attached hereto and incorporated by reference.

2. The resulting basic value of each apartment, the percentage share and the expenses and rights in the common elements as well as the votes each unit is entitled to are also shown and depicted on Exhibit "B" attached hereto and incorporated by reference.

AGREED to this 18th day of May, 1988.

OWNERS OF UNITS S6A, S6B and S6R IN THE TWIN TOWERS CONDOMINIUM, PURSUANT TO A MASTER DEED AND DECLARATION MADE THE 27th DAY OF DECEMBER, 1983, AS AMENDED

By: N. Michael Cutler

MIDWEST GRANITE, INC., an Iowa corporation, d/b/a TWIN TOWERS DEVELOPMENT COMPANY

RECEIVED

1988 MAY 27 PM 12:30

GEORGE J. ...
REGISTERED CLERK
DOUGLAS COUNTY, NEBR.

8594. *[Handwritten initials]*

BK 850 N 89-78 C/O 100.00 BY: N. Michael Cutler
NO 223-228 DEL IN MO OK President
28 Midwest COMP CT F/B 11-09-91

CERTIFICATION

The undersigned is the secretary of the Twin Towers Condominium Association, a Nebraska nonprofit corporation and certifies that the foregoing Amendment to the Master Deed has been authorized and approved by the Association Board.

By: Betty F. Cutler
Secretary

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

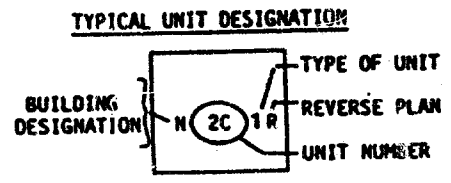
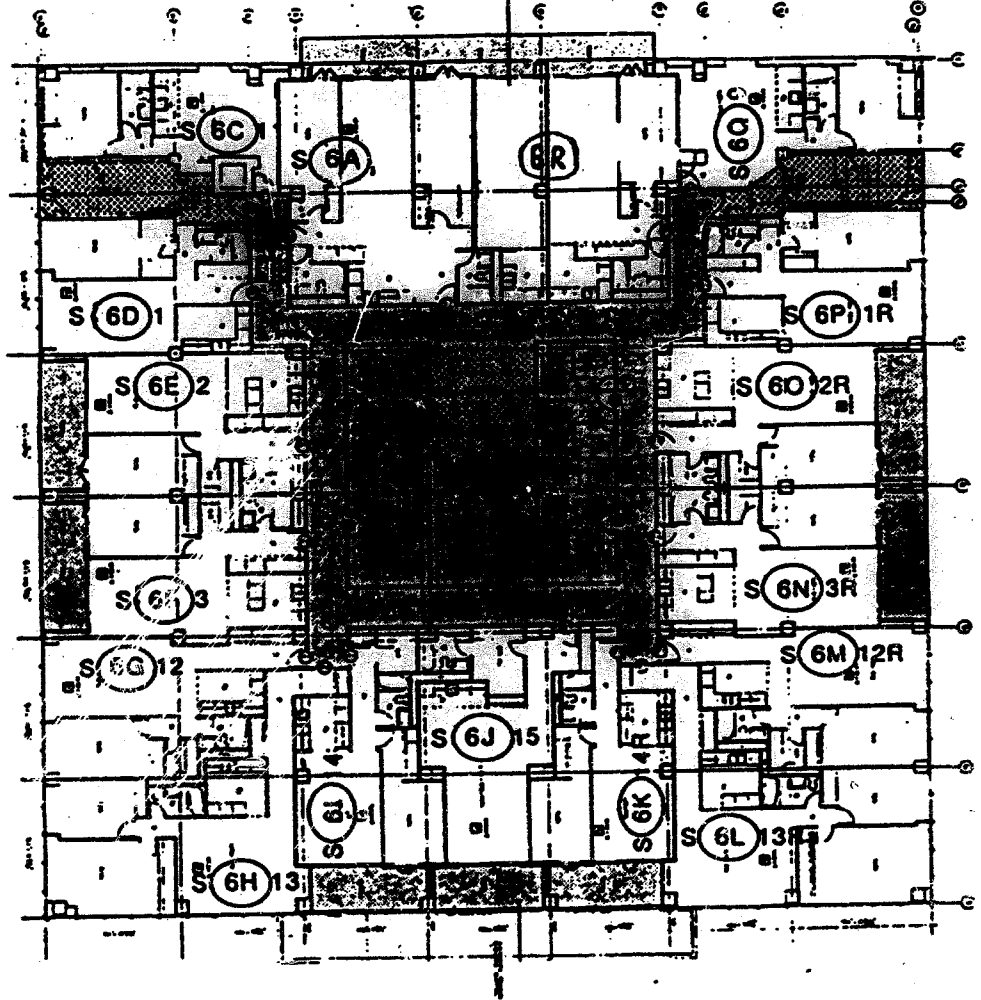
The foregoing Amendment to Master Deed was acknowledged before me this 24 day of May, 1988 by Betty F. Cutler, ^{Secretary of Twin Tower} ~~the~~ ~~Condominium~~ Association and H. Michael Cutler, ^{President of Midwest Granite Tiles} ~~the~~ ~~Condominium~~ Association, the ~~Condominium~~ ~~Association~~ voluntary act and deed of the same, as such, on behalf of said corporations.

Linda M. Lowe
Notary Public

My Commission Expires:



EXHIBIT "A"
TWIN TOWERS CONDOMINIUM
PROPERTY REGIME
BUILDING S
6TH FLOOR



- LEGEND
- 2C - Apartment Unit Number
 - Stippled box - Limited Common Elements
 - Cross-hatched box - General Common Elements

The total basic value of the entire Condominium Regime is \$734,843; and the basic value of each apartment in the Condominium Regime; the percentage which each apartment shall share in the expenses of, and the rights in, common elements; the votes each unit owner(s) is entitled to; and the approximate square feet of each apartment in The Twin Tower Condominium Association, Inc., are as follows:

APARTMENT UNIT NO.	UNIT TYPE	BASIC VALUE	PERCENT	VOTES	APPRO SQ. FT
S8A	COMM	1720	0.23	23	860
S8C	COMM	4960	0.68	68	2480
S8B	COMM	14060	1.92	192	7030
S1A	COMM	2678	0.36	36	595
S1B	COMM	27000	3.68	368	6000
S1C	COMM	21150	2.88	288	4700
S1D	COMM	4635	0.63	63	1030
S2A	8	4485	0.61	61	690
S2B	10	4290	0.59	59	660
S2C	11	3445	0.47	47	530
S2D	1	4583	0.62	62	705
S2E	2	4583	0.62	62	705
S2F	3	4583	0.62	62	705
S2G	4	4453	0.61	61	685
S2H	5	6045	0.82	82	930
S2I	6	4095	0.56	56	630
S2J	7	4615	0.63	63	710
S2K	6R	4095	0.56	56	630
S2L	5R	6045	0.82	82	930
S2M	4R	4453	0.61	61	685
S2N	3R	4583	0.62	62	705
S2O	2R	4583	0.62	62	705
S2P	1R	4583	0.62	62	705
S2Q	9	3575	0.49	49	550
S2R	10R	4290	0.59	59	660
S3A	8	4160	0.57	57	640
S3B	10	4290	0.58	58	660
S3C	11	3445	0.47	47	530
S3D	1	4583	0.62	62	705
S3E	2	4583	0.62	62	705
S3F	3	4583	0.62	62	705
S3G	4	4453	0.61	61	685
S3H	5	6045	0.82	82	930
S3I	6	4095	0.56	56	630
S3J	7	4615	0.63	63	710
S3K	6R	4095	0.56	56	630
S3L	5R	6045	0.82	82	930
S3M	4R	4453	0.61	61	685
S3N	3R	4583	0.62	62	705
S3O	2R	4583	0.62	62	705
S3P	1R	4583	0.62	62	705
S3Q	9	3575	0.49	49	550
S3R	10R	4290	0.59	59	660
S4A	8	4485	0.61	61	690
S4B	10	4290	0.59	59	660
S4C	11	3445	0.47	47	530
S4D	1	4583	0.62	62	705
S4E	2	4583	0.62	62	705
S4F	3	4583	0.62	62	705
S4G	4	4453	0.61	61	685
S4H	5	6045	0.82	82	930
S4I	6	4095	0.56	56	630
S4J	7	4615	0.63	63	710
S4K	6R	4095	0.56	56	630
S4L	5R	6045	0.82	82	930
S4M	4R	4453	0.61	61	685
S4N	3R	4583	0.62	62	705

840*	2R	4583	0.62	62	705
84P	1R	4583	0.62	62	705
84Q	9	3575	0.49	49	550
84R	10R	4290	0.59	59	660
85A*	8	4485	0.61	61	690
85B*	10	4290	0.59	59	660
85C	11	3445	0.47	47	530
85D*	1	4583	0.62	62	705
85E*	2	4583	0.62	62	705
85F*	3	4583	0.62	62	705
85G	4	4453	0.61	61	685
85H	5	6045	0.82	82	930
85I*	6	4095	0.56	56	630
85J*	7	4615	0.63	63	710
85K*	6R	4095	0.56	56	630
85L*	5R	6045	0.82	82	930
85M	4R	4453	0.61	61	685
85N*	3R	4583	0.62	62	705
85O*	2R	4583	0.62	62	705
85P	1R	4583	0.62	62	705
85Q	9	3575	0.49	49	550
85R*	10R	4290	0.59	59	660
86A*		6500	0.89	89	1060
86C	11	3445	0.47	47	530
86D	1	4583	0.62	62	705
86E*	2	4583	0.62	62	705
86F*	3	4583	0.62	62	705
86G	12	7833	1.07	107	1205
86H	13	9523	1.30	130	1465
86I*	14	7508	1.02	102	1155
86J*	15	7280	0.99	99	1120
86K*	14R	7508	1.02	102	1155
86L	13R	9523	1.30	130	1465
86M	12R	7833	1.07	107	1205
86N*	3R	4583	0.62	62	705
86O*	2R	4583	0.62	62	705
86P	1R	4583	0.62	62	705
86Q	9	3575	0.49	49	550
86R*		6565	0.90	90	1010
87A*	16	5038	0.69	69	775
87B	21	5915	0.81	81	910
87C*	20	8028	1.09	109	1235
87D*	19	4453	0.61	61	685
87E*	18	9360	1.28	128	1440
87F*	18R	9360	1.28	128	1440
87G*	19R	4453	0.61	61	685
87H*	20R	8028	1.09	109	1235
87I	22	6175	0.84	84	950
88A*	16	5038	0.69	69	775
88B*	21	5915	0.81	81	910
88C	20	8028	1.09	109	1235
88D	19	4453	0.61	61	685
88E	18	9360	1.28	128	1440
88F	18R	9360	1.28	128	1440
88G	19R	4453	0.61	61	685
88H	20R	8028	1.09	109	1235
88I*	22	6175	0.84	84	950
89A*	16	5038	0.69	69	775
89B	21	5915	0.81	81	910
89C*	20	8028	1.09	109	1235
89D	19	4095	0.56	56	630
89D1	24	3445	0.46	46	530
89E	17	5655	0.77	77	870
89F	18R	9360	1.28	128	1440
89G*	19R	4453	0.62	62	705
89H*	20R	8028	1.09	109	1235
89I*	22	6175	0.84	84	950
810A*	25	21770	2.97	297	3110
810B*	25R	21770	2.97	297	3110

BOOK 850 PAGE 228

P1	PARKING	192	.0265	2.65	162
P2	PARKING	192	.0265	2.65	162
P3	PARKING	192	.0265	2.65	162
P4	PARKING	192	.0265	2.65	162
P5	PARKING	192	.0265	2.65	162
P6	PARKING	192	.0265	2.65	162
P7	PARKING	192	.0265	2.65	162
P8	PARKING	192	.0265	2.65	162
P9	PARKING	192	.0265	2.65	162
P10	PARKING	192	.0265	2.65	162
P11	PARKING	192	.0265	2.65	162
P12	PARKING	192	.0265	2.65	162
P13	PARKING	192	.0265	2.65	162
P14	PARKING	192	.0265	2.65	162
TOTALS =		734,043	100.00	16,666	123,273

*** Indicates a balcony in this unit!!

BOOK

SECTION

UNIT NO.

INDIAN

CITY AND

SOCIAL

17. 501

CITY, TEX.

16.

RESIDENCE

17. 10

FATHER

18. WAS 1

(No. of)

19. No

BURIAL

20. 1

EMERALD

21. 10

22. 23

23. 16

24. 2

NAME

25. REGIST

26. 15

27. 14

PART

(a)

(b)

(c)

PART

ACEN

OR PD

30.

30a

30b

This
with
Owner
let
Date

RATIFICATION AND AMENDMENT TO MASTER DEED

The undersigned requisite owners of units in Twin Tower Condominium representing an approval of more than two-thirds of the owners measured by voting and assessment power and further by a majority vote of the Board of Directors of the Twin Tower Condominium Association, a Nebraska nonprofit corporation, do hereby amend the Master Deed dated the 27th day of December, 1983, recorded at ~~Book 1721~~ Page 280, to provide for the addition of certain underground parking stalls in the following particulars, to wit:

1. The underground parking stalls as referenced in Exhibit "B" Prime attached to the original Master Deed are hereby amended to conform to and include the additional ten units as set forth on Exhibit "A" attached hereto and incorporated by reference. The stalls thus included in the Condominium Regime may be freely alienated by the owners from time to time thereof.

EXECUTED this 2 day of Feb., 1989.

RECEIVED
1989 FEB 22 PM 3:29
GEORGE J. BUCHEWICZ
NOTARY PUBLIC
DODD COUNTY, NEBR.

MIDWEST GRANITE INC., an Iowa corporation doing business as Twin Towers Development Company

By H. Michael Cutler, President

H. Michael Cutler
H. Michael Cutler

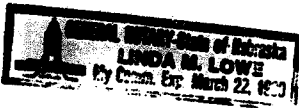
Betty F. Cutler
Betty F. Cutler

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 2 day of Feb., 1989, by H. Michael Cutler of Midwest Granite, Inc. and H. Michael Cutler and Betty F. Cutler.

George J. Buchewicz
Notary Public

BK _____ N _____ C/O _____ FEE 116.⁵⁰
PG _____ N _____ DEL. JK MC WC
OF _____ COMP _____ F/B _____



16-37420

16-39340

misc.
m.
2847

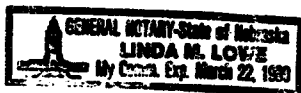
The undersigned secretary of the Twin Tower Condominium Association, a Nebraska nonprofit corporation, hereby certifies the attached amendment was duly executed by the members signing the same.

Betty F. Cuthers
Secretary

STATE OF NEBRASKA)
) ss. -
COUNTY OF DOUGLAS)

Acknowledged before me this 2 day of Feb,
19 89, by Betty F. Cuthers, the secretary of the
Twin Towers Condominium Association, a Nebraska nonprofit
corporation.

Linda M. Love
Notary Public



ADDITIONAL SIGNATURE LINES FOR OWNERS OF UNITS
 IN THE TWIN TOWERS CONDOMINIUM ASSOCIATION
 REGARDING THE ADDITION OF 10 PARKING STALLS
 TO THE CONDOMINIUM REGIME

<u>H.T. Lewis 8-C</u>	<u>Dorothy Zuck 4G</u>
<u>John Zoltman 2E</u>	<u>Dee Hooley 9-B</u>
<u>Helen Holland 5-C</u>	<u>Marie B. Kober 6D</u>
<u>Walter 6A</u>	<u>Wynne Zander 3I</u>
<u>David Merber 510B</u>	<u>Harold Dickes 4B</u>
<u>Marie Puddicke 7E</u>	<u>David Lounby #8B</u>
<u>Vera Bredgen 9E</u>	<u>Strompy 6Q</u>
<u>Jill Resnick 2C</u>	<u>Wm. E. Karpf 7E</u>
<u>Donna Pistley 6F</u>	<u>M. B. Wannaris 2G</u>
<u>Valerie Velander 6G</u>	<u>Edward W. Thomas #9H</u>
<u>P. Williams 2H</u>	<u>Cornie J. J. 6R</u>
<u>Ala. Bann 3H-2T</u>	<u>James W. Byer 3K</u>
<u>John Codd 5L</u>	<u>W. Eugene Sanders Jr 8F</u>
<u>Mildred Ringer 5N</u>	<u>Dorothy C. Kichine 4-O</u>
	<u>Sharon V. Fort 6K</u>

ADDITIONAL SIGNATURE LINES FOR OWNERS OF UNITS
IN THE TWIN TOWERS CONDOMINIUM ASSOCIATION
REGARDING THE ADDITION OF 10 PARKING STALLS
TO THE CONDOMINIUM REGIME

4G
B
1D
3I
b
B
2
7E
2G
94
6R
0

Arthur H. Reynolds 2K

Ely Bremer 4H

Virginia Poucher

Patt O'Kelly 6J

Josephine (2E)

Hubert Hansen 5E

Doris Shobe

Lyle & Maddux

Margaret M. Spitzer

Randy F. Kassner

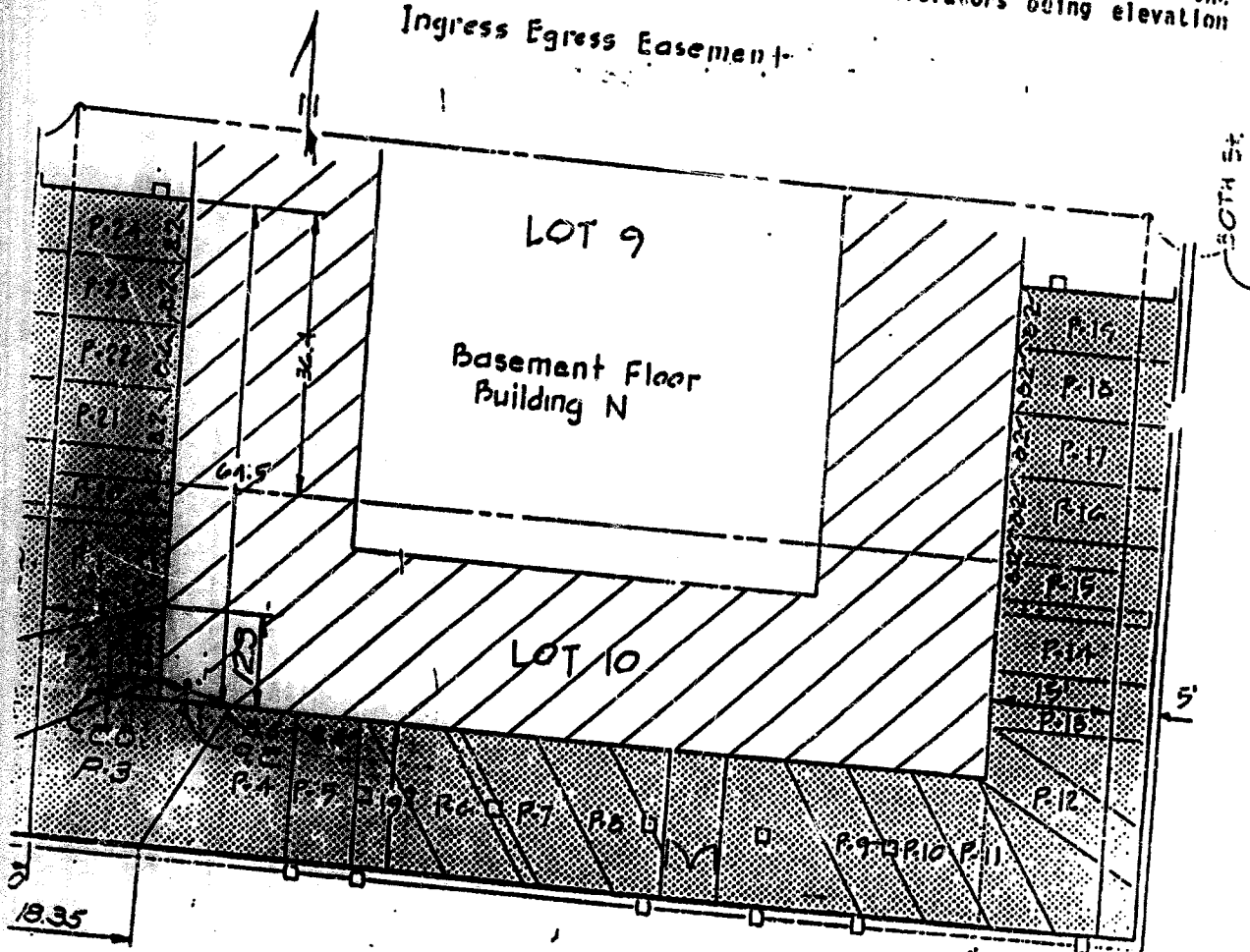
Celia L. Jenkins

Mary H. Pucin 5D

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNDERGROUND PARKING - The South 19.9 feet of Lot 10, Summit Place Addition to the City of Omaha, Douglas County, Nebraska, together with the West 15.0 feet of said Lot 10 and the East 15.0 feet of said Lot 10, together with the South 36.4 feet of the West 15.0 feet of Lot 9, Summit Place, and together with the South 36.4 feet of the East 15.0 feet of Lot 9, and together with rights previously conveyed to Twin Towers Condominium Regime by the City of Omaha over and across the West 5.0 feet of 30th Street right-of-way and the East 5.0 feet of Turner Boulevard right-of-way adjoining afore described portions of said Lots 9 and 10 on the East and the West, all of the above to be defined as being above the existing floor of the parking garage structure as it may exist from time to time (approximately elevation 88.3) and below the ceiling of said parking garage structure (approximately elevation 99.0). Note: All elevations are relative elevations with the floor elevation of Building N at the ground floor near the elevators being elevation 100.00.

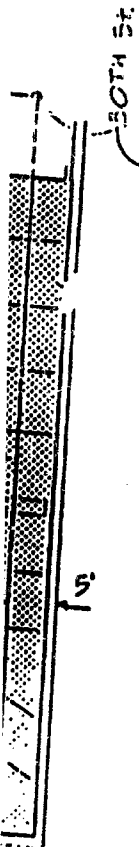
Ingress Egress Easement



The total basic value of the entire Condominium Regime is \$734,845; and the basic value of each apartment in the Condominium Regime; the percentage which each apartment shall share in the expense of, and the rights in, common elements; the votes each unit owner(s) is entitled to; and the approximate square feet of each apartment in The Twin Tower Condominium Association, Inc., are as follows:

APARTMENT UNIT NO.	UNIT TYPE	BASIC VALUE	PERCENT	VOTES	APPROX SQ. FT.
S2A	CONN	1720	0.23	23	660
S2B	CONN	4960	0.68	68	2400
S2C	CONN	14660	1.92	192	7030
S2A	CONN	2670	0.36	36	595
S2B	CONN	27000	3.68	368	6000
S2C	CONN	22220	2.80	280	4700
S2A	CONN	4485	0.61	61	1030
S2B	8	4485	0.61	61	690
S2C	10	4290	0.59	59	660
S2D	11	3445	0.47	47	530
S2E	1	4583	0.62	62	705
S2F	2	4583	0.62	62	705
S2G	3	4583	0.62	62	705
S2H	4	4583	0.62	62	705
S2I	4	4453	0.61	61	685
S2J	5	6045	0.82	82	930
S2K	6	4095	0.56	56	630
S2L	7	4615	0.63	63	710
S2M	6R	4095	0.56	56	630
S2N	5R	6045	0.82	82	930
S2O	4R	4453	0.61	61	685
S2P	3R	4583	0.62	62	705
S2Q	2R	4583	0.62	62	705
S2R	1R	4583	0.62	62	705
S2S	9	3575	0.49	49	550
S2T	10R	4290	0.59	59	660
S2U	8	4160	0.57	57	640
S2V	10	4290	0.59	59	660
S2W	11	3445	0.47	47	530
S2X	1	4583	0.62	62	705
S2Y	2	4583	0.62	62	705
S2Z	3	4583	0.62	62	705
S2AA	4	4453	0.61	61	685
S2AB	5	6045	0.82	82	930
S2AC	6	4095	0.56	56	630
S2AD	7	4615	0.63	63	710
S2AE	6R	4095	0.56	56	630
S2AF	5R	6045	0.82	82	930
S2AG	4R	4453	0.61	61	685
S2AH	3R	4583	0.62	62	705
S2AI	2R	4583	0.62	62	705
S2AJ	1R	4583	0.62	62	705
S2AK	9	3575	0.49	49	550
S2AL	10R	4290	0.59	59	660
S2AM	8	4485	0.61	61	690
S2AN	10	4290	0.59	59	660
S2AO	11	3445	0.47	47	530
S2AP	1	4583	0.62	62	705
S2AQ	2	4583	0.62	62	705
S2AR	3	4583	0.62	62	705
S2AS	4	4453	0.61	61	685
S2AT	5	6045	0.82	82	930
S2AU	6	4095	0.56	56	630
S2AV	7	4615	0.63	63	710
S2AW	6R	4095	0.56	56	630
S2AX	5R	6045	0.82	82	930
S2AY	4R	4453	0.61	61	685
S2AZ	3R	4583	0.62	62	705

City of
and the
feet of
of Lot
by line
the East
side Lots
above the
to time
structure
with the
levation



2R	4503	0.62		
1R	4503	0.62	62	705
9	3575	0.49	49	705
10R	4290	0.59	59	550
0	4485	0.61	61	660
10	4290	0.59	59	690
11	3445	0.47	47	660
1	4503	0.62	62	530
2	4503	0.62	62	705
3	4503	0.62	62	705
4	4503	0.62	62	705
5	6005	0.82	61	685
6	4895	0.56	82	930
7	4615	0.63	56	630
6R	4895	0.56	63	710
5R	6005	0.82	56	630
4R	4615	0.61	82	930
3R	4503	0.62	61	685
2R	4503	0.62	62	705
1R	4503	0.62	62	705
9	3575	0.49	62	705
10R	4290	0.59	49	550
0	4485	0.61	59	660
10	4290	0.59	61	690
11	3445	0.47	59	660
1	4503	0.62	47	530
2	4503	0.62	62	705
3	4503	0.62	62	705
12	7033	1.07	62	705
13	9523	1.30	107	1205
14	7508	1.02	130	1465
15	7200	0.99	102	1155
14R	7508	1.02	99	1120
13R	9523	1.30	102	1155
12R	7033	1.07	130	1465
3R	4503	0.62	107	1205
2R	4503	0.62	62	705
1R	4503	0.62	62	705
9	3575	0.49	62	705
10R	4290	0.59	49	550
0	5038	0.69	59	660
16	5915	0.81	69	775
21	8028	1.09	81	910
20	4453	0.61	109	1235
19	9360	1.28	61	685
18R	9360	1.28	128	1440
19R	4453	0.61	128	1440
20R	8028	1.09	61	685
22	6175	0.84	109	1235
16	5038	0.69	84	950
21	5915	0.81	69	775
20	8028	1.09	81	910
19	4453	0.61	109	1235
18	9360	1.28	61	685
19R	9360	1.28	128	1440
20R	4453	0.61	128	1440
22	8028	1.09	61	685
16	6175	0.84	109	1235
21	3038	0.69	84	950
20	5915	0.81	69	775
23	8028	1.09	81	910
24	4095	0.56	109	1235
17	3445	0.46	56	630
16R	5655	0.77	46	530
19R	9360	1.28	77	870
20R	4453	0.61	128	1440
22	8028	1.09	61	685
25	6175	0.84	109	1235
25R	21770	2.97	84	950
	21770	2.97	297	3110
			297	3110

P1	PARKING	96	.01325	1.325	250
P2	PARKING	96	.01325	1.325	235
P3	PARKING	96	.01325	1.325	340
P4	PARKING	96	.01325	1.325	260
P5	PARKING	96	.01325	1.325	170
P6	PARKING	96	.01325	1.325	182
P7	PARKING	96	.01325	1.325	162
P8	PARKING	96	.01325	1.325	162
P9	PARKING	96	.01325	1.325	162
P10	PARKING	96	.01325	1.325	162
P11	PARKING	96	.01325	1.325	162
P12	PARKING	96	.01325	1.325	162
P13	PARKING	96	.01325	1.325	162
P14	PARKING	96	.01325	1.325	164
P15	PARKING	96	.01325	1.325	164
P16	PARKING	96	.01325	1.325	164
P17	PARKING	96	.01325	1.325	164
P18	PARKING	96	.01325	1.325	164
P19	PARKING	96	.01325	1.325	164
P20	PARKING	96	.01325	1.325	164
P21	PARKING	96	.01325	1.325	164
P22	PARKING	96	.01325	1.325	164
P23	PARKING	96	.01325	1.325	164
P24	PARKING	96	.01325	1.325	164
TOTALS -		734,045	100.00	10,000	127,358

"" INDICATES A BALCONY IN UNIT !!

3000 Yerman 21-
Omaha ne 28131
402-342-2900

NEBR DOC STAMP TAX
486 Date 2-7-93
\$ 21 By CD

CASH

RATIFICATION AND AMENDMENT TO MASTER DEED

The undersigned requisite owners of units in Twin Tower condominium representing an approval of more than two-thirds of the owners measured by voting and assessment power and further by a majority vote of the Board of Directors of the Twin Tower Condominium Association, a Nebraska nonprofit corporation, do hereby amend the Master deed dated the 27th day of December, 1983, recorded at Book 1721 Page 280, to provide for the addition of certain underground parking stalls in the following particulars, to wit:

1. The underground parking stalls as referenced in Exhibit "B" Prime attached to the original Master Deed are hereby amended to conform to and include the additional Twenty-Seven (27) units as set forth on Exhibit "A" attached hereto and incorporated by reference. The stalls thus included in the Condominium Regime may be freely alienated by the owners from time to time thereof.

2. The burdens and benefits of ownership and the percentage of liability for common area assessment and voting power is hereby restructured and reassessed pursuant to the attached Exhibit "C" to reflect the subdivision and creation of the 27 parking units above referenced.

Furthermore, the undersigned requisite owners of units in Twin Tower condominium representing an approval of more than two-thirds of the owners measured by voting and assessment power and further by a majority vote of the Board of Directors of the Twin Tower Condominium Association, a Nebraska nonprofit corporation, do hereby amend the Amendment to Master Deed dated the 6th day of January, 1988, recorded at Book 762 Page 260, as follows:

3. Paragraph 4 of the aforementioned Amendment is hereby amended as follows:

The obligation to pay for the cost of the repair, maintenance, and replacement of surface parking shown on Exhibit "E" shall be assessed one-half (1/2) to the South Tower unit owners association on behalf of the South Tower condominiums and one-half (1/2) to the North Tower unit owners association on behalf of the North Tower condominiums.

EXECUTED this 6 day of July, 1993. JUL 7 11 50 AM 1993

CASH 8170 BK 1954 R 47-635 FE 16-39390
TYPE Deed PG 532-539 C/O 16-37400 COMP 16-37400 SCAN
FEE 6700 OF Deed LEGL PG MG FV

MIDWEST GRANITE INC., an Iowa corporation doing business as Twin Towers Development Company

BY: H. Michael Cutler, President

H. Michael Cutler
H. Michael Cutler

Betty F. Cutler
Betty F. Cutler

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 6 day of July, 1993, by H. Michael Cutler of Midwest Granite, Inc. and H. Michael Cutler and Betty F. Cutler.



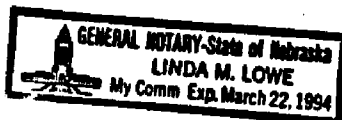
Linda M. Lowe
Notary Public

The undersigned treasurer of the Twin Tower Condominium Association, a Nebraska nonprofit corporation, hereby certifies that the attached amendment was duly executed by the members signing the same.

Don [Signature]
Treasurer

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledge before me this 6 day of July, 1993, by Don [Signature], the treasurer of the Twin Tower Condominium Association, a nonprofit corporation.



Linda M. Lowe
Notary Public

P1	PARKING	96	.00624	.624	250
P2	PARKING	96	.00624	.624	235
P3	PARKING	96	.00624	.624	340
P4	PARKING	96	.00624	.624	260
P5	PARKING	96	.00624	.624	170
P6	PARKING	96	.00624	.624	162
P7	PARKING	96	.00624	.624	162
P8	PARKING	96	.00624	.624	162
P9	PARKING	96	.00624	.624	162
P10	PARKING	96	.00624	.624	162
P11	PARKING	96	.00624	.624	162
P12	PARKING	96	.00624	.624	162
P13	PARKING	96	.00624	.624	162
P14	PARKING	96	.00624	.624	164
P15	PARKING	96	.00624	.624	164
P16	PARKING	96	.00624	.624	164
P17	PARKING	96	.00624	.624	164
P18	PARKING	96	.00624	.624	164
P19	PARKING	96	.00624	.624	164
P20	PARKING	96	.00624	.624	164
P21	PARKING	96	.00624	.624	164
P22	PARKING	96	.00624	.624	164
P23	PARKING	96	.00624	.624	164
P24	PARKING	96	.00624	.624	164
P25	PARKING	96	.00624	.624	164
P26	PARKING	96	.00624	.624	164
P27	PARKING	96	.00624	.624	164
P28	PARKING	96	.00624	.624	164
P29	PARKING	96	.00624	.624	162.4
P30	PARKING	96	.00624	.624	162.4
P31	PARKING	96	.00624	.624	162.4
P32	PARKING	96	.00624	.624	162.4
P33	PARKING	96	.00624	.624	162.4
P34	PARKING	96	.00624	.624	162.4
P35	PARKING	96	.00624	.624	162.4
P36	PARKING	96	.00624	.624	162.4
P37	PARKING	96	.00624	.624	192
P38	PARKING	96	.00624	.624	228.5
P39	PARKING	96	.00624	.624	230.9
P40	PARKING	96	.00624	.624	194
P41	PARKING	96	.00624	.624	163.2
P42	PARKING	96	.00624	.624	163.2
P43	PARKING	96	.00624	.624	163.2
P44	PARKING	96	.00624	.624	163.2
P45	PARKING	96	.00624	.624	165.2
P46	PARKING	96	.00624	.624	165.2
P47	PARKING	96	.00624	.624	174.3
P48	PARKING	96	.00624	.624	174.3
P49	PARKING	96	.00624	.624	174.3
P50	PARKING	96	.00624	.624	174.3
P51	PARKING	96	.00624	.624	174.3

TOTALS - 736,637 100.00 10,000 132,014

* Indicates a balcony unit

ADDITIONAL SIGNATURE LINES FOR OWNERS OF UNITS
 IN THE TWIN TOWER CONDOMINIUM ASSOCIATION
 REGARDING THE ADDITION OF 27 PARKING STALLS TO
 THE CONDOMINIUM REGIME

~~James N. Spencer~~ 5F
 Janice Wilson 5G
 Kathleen Simmons 2H
 Peter C. Malone 5D
 George & Arkie Ryland 7D-E
 Dorothy J. Abbott 5M
 Lonna P. Sisley 6F
 Bob Punnett 3L
 Mae Williams 7G
 Outara Almeida 8A
 Jimmie Jones 9H
 Harold V. Lewis 8-C
 Gregory J. Fant 6K
 Mark Ward 6R
 Marcia Callaghan 4C
 Hazel Christofferson 3M
 Mary P. ... 5D-P
 Virginia Poucher 6O
 ... 3K
 ... 510B
 Deborah Allday 6H
 Herbert L. Hansen 5F
 Elizabeth Branner 4H
 ... K. R. ... 4Q
 Dennis W. Belitz 6C

~~Conita F. Romeo~~ 9F
~~Clara M. Moore~~ 6J
 Dick Bradley 9B
~~...~~ 9-D
 Mildred K. Ringen 5N
 ... 5Q
 Merry K. Johnson 5-5C
 Harold J. Hughes 54D
 Robert E. Hutton 2Q
 Margie B. Wannaker 2G
 Mary G. Breuning 4L
 Hilary Jenkins 13-P
 ... 7L
 John Howard Folkner 2-E
 ... 9F
 ... 9F
 H. Michael Butler
 Midwest Granite Inc. DBA
 Lewis James Development
 by H. Michael Butler
 ...

ADDITIONAL SIGNATURE LINES FOR OWNERS OF UNITS
IN THE TWIN TOWER CONDOMINIUM ASSOCIATION
REGARDING THE ADDITION OF 27 PARKING STALLS TO
THE CONDOMINIUM REGIME

Celeste Mitchell 4B

[Faint signature]

Alice Mc Larrin 6M

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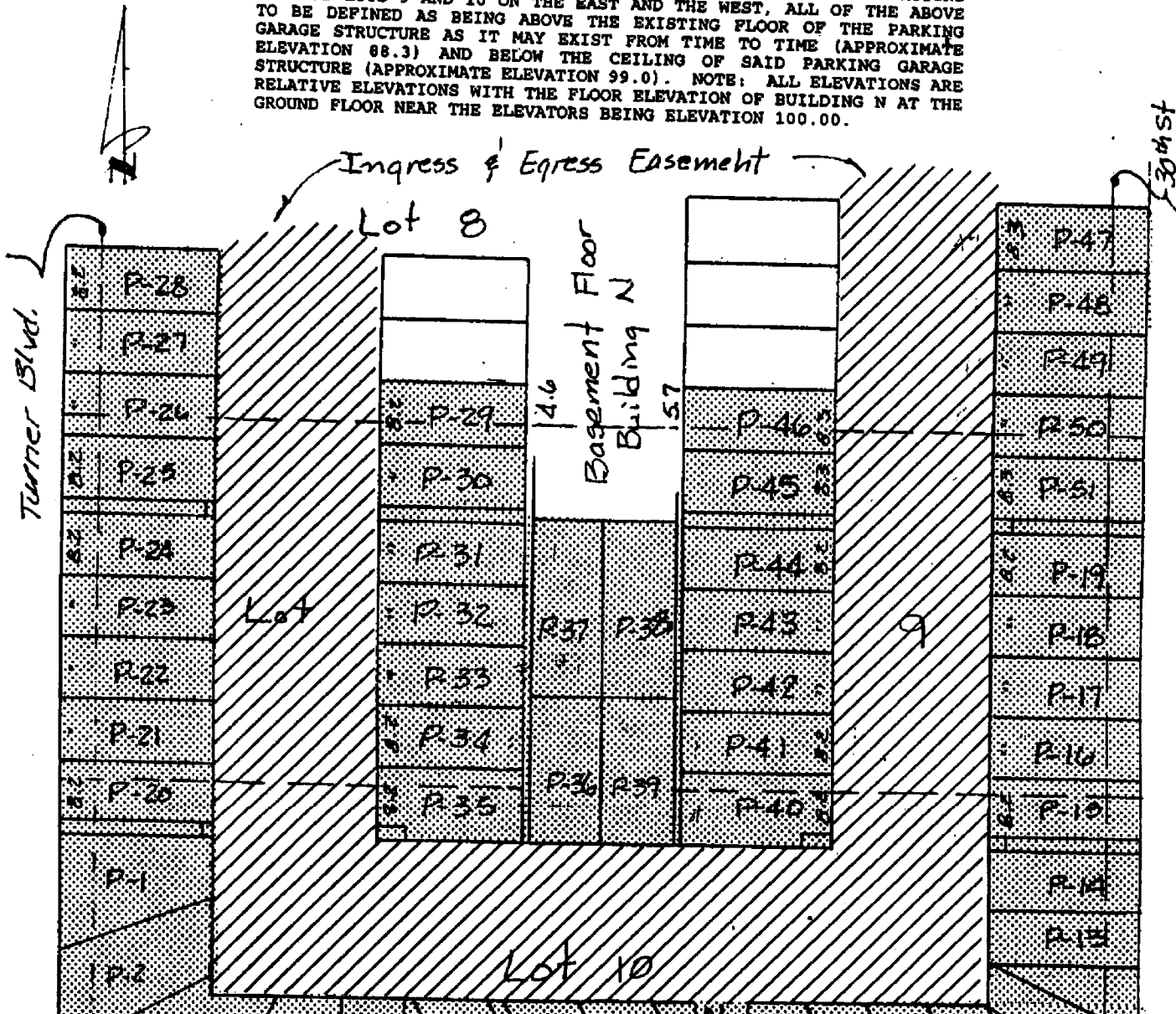
Alan Hall 25:34

Series of horizontal lines for signatures, organized into two columns.

TWIN TOWERS CONDOMINIUM PROPERTY REGIME

UNDERGROUND PARKING - THE SOUTH 19.9 FEET OF LOT 10, SUMMIT PLACE ADDITION TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, TOGETHER WITH THE WEST 15.0 FEET OF SAID LOT 10 AND THE EAST 17.0 FEET OF SAID LOT 10 TOGETHER WITH THE WEST 15.0 FEET OF LOT 9, SUMMIT PLACE, AND TOGETHER WITH THE EAST 17.0 FEET OF LOT 9, AND TOGETHER WITH THE EAST 17 FEET OF THE SOUTH 30.8 FEET OF LOT 8 IN SAID SUMMIT PLACE, AND TOGETHER WITH THE WEST 15 FEET OF THE SOUTH 23.7 FEET OF SAID LOT 8 AND TOGETHER WITH THE EAST 19.8 FEET OF THE WEST 56.8 FEET OF LOT 9, AND TOGETHER WITH THE EAST 19.8 FEET OF THE WEST 56.8 FEET OF THE SOUTH 4.6 FEET OF SAID LOT 8, AND TOGETHER WITH THE EAST 19.8 FEET OF THE NORTH 7.1 FEET OF SAID LOT 10, AND TOGETHER WITH THE EAST 21.3 FEET OF THE WEST 78.1 FEET OF THE NORTH 7.1 FEET OF SAID LOT 10, AND TOGETHER WITH THE EAST 21.3 FEET OF THE WEST 78.1 FEET OF THE SOUTH 36.6 FEET OF SAID LOT 9, AND TOGETHER WITH THE EAST 19.9 FEET OF THE WEST 98.0 FEET OF THE NORTH 7.1 FEET OF SAID LOT 10, AND TOGETHER WITH THE EAST 19.9 FEET OF THE WEST 98.0 FEET OF SAID LOT 9, AND TOGETHER WITH THE EAST 19.9 FEET OF THE WEST 98.0 FEET OF THE SOUTH 5.7 FEET OF SAID LOT 8, AND TOGETHER WITH RIGHTS PREVIOUSLY CONVEYED TO TWIN TOWERS CONDOMINIUM REGIME BY THE CITY OF OMAHA OVER AND ACROSS THE WEST 5.0 FEET OF 30TH STREET RIGHT-OF-WAY AND THE EAST 5.0 FEET OF TURNER BOULEVARD RIGHT-OF-WAY ADJOINING AFORE DESCRIBED PORTIONS OF SAID LOTS 9 AND 10 ON THE EAST AND THE WEST, ALL OF THE ABOVE TO BE DEFINED AS BEING ABOVE THE EXISTING FLOOR OF THE PARKING GARAGE STRUCTURE AS IT MAY EXIST FROM TIME TO TIME (APPROXIMATE ELEVATION 88.3) AND BELOW THE CEILING OF SAID PARKING GARAGE STRUCTURE (APPROXIMATE ELEVATION 99.0). NOTE: ALL ELEVATIONS ARE RELATIVE ELEVATIONS WITH THE FLOOR ELEVATION OF BUILDING N AT THE GROUND FLOOR NEAR THE ELEVATORS BEING ELEVATION 100.00.

3
all in block 1





1261 309 MISC



12081 98 309-311

50 AUG 28 PM 1:41
198 Aug 28 PM 1:41

RATIFICATION AND AMENDMENT TO MASTER DEED

*Rush
&
mail*

This is an Amendment to the Master Deed and Declaration of the Twin Towers Condominium dated December 27, 1983 and recorded on December 30, 1983 in the office of Register of Deeds where the same is located in Deeds Book 1721 at Page 280 is made by the undersigned requisite owners of the Twin Towers Condominium, located in Douglas County, Nebraska.

WHEREAS, Section 5 of the Master Deed and Declaration of the Twin Towers Condominium, located in Deeds Book 1721 at Pages 283-284 of the records of the Register of Deeds for Douglas County, Nebraska defines the heating systems located in the South Tower of the Condominium as general common elements of the Condominium; and,

WHEREAS, Section 7(b) of the Master Deed and Declaration of the Twin Towers Condominium, located in Deeds Book 1721 at Page 285 of the records of the Register of Deeds for Douglas County, Nebraska provides that the Twin Towers Condominium Association (hereinafter "the Association") shall have the responsibility for maintaining the general common elements of the Condominium; and,

WHEREAS, Section 7(h) of the Master Deed and Declaration of the Twin Towers Condominium, located in Deeds Book 1721 at Page 288 of the records of the Register of Deeds for Douglas County, Nebraska requires the approval of three-fourths (3/4 ths) or more of the total basic value of the Condominium to delete common elements from the Condominium; and,

WHEREAS, the undersigned owners of more than three-fourths (3/4 ths) of the basic value of the Condominium desire to amend the Master Deed and Declaration of the Association to delete from the definition of general common elements of the Condominium the boilers, heat exchangers, pumps, tank, flue, and piping appurtenant to the same described below and serving the North Tower only, and to relieve the Association from the responsibility and liability for maintaining the same.

NOW, THEREFORE, the By-Laws of the Twin Towers Condominium Association are deemed amended in the following manner:

1. The following heating system components serving the North Tower only and located in the Boiler Room of the South Tower of the

RETURN: Twin Towers Condo Assoc
3000 Farnam #4W 50
68131
12081 H

FEE 91 FB 16-39390
 BKP _____ C/O _____ COMP _____
 DEL _____ SCAN dc FV _____

Condominium are hereby deleted from the definition of general common elements set forth in Section 5 of the Master Deed and Declaration of the Condominium, located in Deeds Book 1721 at Page 283-284 of the records of the office of the Register of Deeds of Douglas County, Nebraska:

1. Two (2) Kewanee Firetube natural gas steam boilers built in 1930, each measuring approximately 9' x 10' x 24'; and,
2. One (1) Cleaver Brooks Watertube natural gas steam boiler built in 1983, measuring approximately 3' x 6' x 7'; and,
3. Two (2) heat exchangers serving the above boilers; and,
4. Two (2) condensation pumps serving the above boilers; and,
5. Two (2) Bell and Gossett chillers; and,
6. Two (2) condensate pumps that serve the above chillers; and,
7. Seventy feet (70') of flue serving the above boilers that runs to the chimney; and,
8. Four inch (4") water piping associated with the chillers that connects to the eight inch (8") cooling tower manifolds; and,
9. One hundred-fifty feet (150') of gas pipe running from the gas meter to the above boilers;
10. One (1) old compressor and controls;
11. Steam to Hot Water Converters and associated controls; and,
12. New North Tower two-pipe pump; and,
13. Old four-pipe heating pump; and,
14. Old four-pipe cooling pump; and,
15. All steam piping; and,
16. All North Tower 2-pipe piping; and,
17. All North Tower 4-pipe piping; and,
18. All wiring that serves North Tower

equipment; and,

19. All gas piping that serves the North Tower.

2. The responsibility of the Twin Towers Condominium Association for altering, maintaining and repairing the heating system components contained in paragraph 1 hereof, set forth in paragraph 7(b) of the Master Deed and Declaration of the Condominium, located in Deeds Book 1721 at Page 285 of the records of the Register of Deeds for Douglas County, Nebraska is hereby deleted, and the Association is relieved from the same.

Agreed to this 28th day of August ^{08.} ~~July~~, 1998.

CERTIFICATION

The undersigned is the President of the Twin Towers Condominium Association, a Nebraska non-profit corporation, and hereby certifies that the foregoing Amendment to Master Deed and Declaration has been authorized and approved by the attached unit owners.

TWIN TOWERS CONDOMINIUM ASSOCIATION, A Nebraska Non-Profit Corp.,

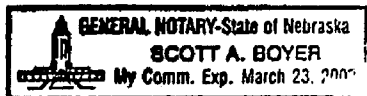
BY Deb Shaddy
Deb Shaddy
President

STATE OF NEBRASKA)
) ss
COUNTY OF DOUGLAS)

The foregoing Certification of Amendment to Declaration was acknowledged before me this 28 day of August, 1998 by Deb Shaddy, President of Twin Towers Condominium Association, a Nebraska non-profit corporation, as her voluntary act and deed on behalf of said corporation.

Witness my hand and seal in Omaha in said County and State on the last date above-mentioned.

Scott A Boyer
NOTARY PUBLIC



NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS