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**RATIFICATION AND MODIFICATION OF DECLARATION OF RECIPROCAL
EASEMENTS AND RESTRICTIONS**

THIS RATIFICATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS is made this 1st day of MAY, 1992, by Q Centre Limited ~~Partnership~~, a Nebraska Limited Partnership, and Summit Insured Equity L. P. II, a Delaware limited partnership.

WITNESSETH:

WHEREAS, Q Centre Limited Partnership is the fee simple title Owner of Lot 5, in Applewood Replat 1, an Addition to the City of Omaha, Douglas County, Nebraska, hereinafter referred to as Parcel "B"; and

WHEREAS, Summit Insured Equity L.P. II is the fee simple title Owner of Lots 1 and 2, Applewood Replat 1, an Addition to the City of Omaha, Douglas County, Nebraska, hereinafter referred to as Parcel "A"; and

WHEREAS, a Declaration of Reciprocal Easements and Restrictions, dated November 7, 1990, covering said above-described lots was recorded at Book 944, Page 174, of Miscellaneous records of the Register of Deeds of Douglas County, Nebraska, on November 9, 1990; and

WHEREAS, the parties hereto desire to ratify and confirm their rights and obligations under said Declaration of Reciprocal Easements and Restrictions;

NOW, THEREFORE, they do declare as follows:

1. Each party hereto hereby ratifies and confirms the Declaration of Reciprocal Easements and Restrictions covering Lots 1, 2, and 5, Applewood Replat 1, an Addition to the City of Omaha,

Spence Escrow
12019 Pacific Str.
Omaha, NE 68154
ATTN: Linda

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Douglas County, Nebraska, which is recorded at Book 944, Page 174, of Miscellaneous records of the Register of Deeds of Douglas County, Nebraska, on November 9, 1990.

2. Each party hereto acknowledges the rights of the other party under said Declaration of Reciprocal Easements and Restrictions and each party acknowledges and agrees that it and its successors in interest shall be bound by and hold their respective property subject to the provisions of said Declaration of Reciprocal Easements and Restrictions.

3. The parties hereto agree that the purpose of the use of the parking area, as set forth in paragraph 1 of the Declaration of Reciprocal Easements and Restrictions, shall include the parking of motor vehicles of the Owner of Parcel "B" and motor vehicles of said Owner's employees.

4. The Owner of Parcel "A" and Parcel "B" acknowledge that there is currently an unimproved portion of Parcel "A" that bounds Parcel "B" on all sides ("Unimproved Portion"). The Owner of Parcel "A" does hereby grant the Owner of Parcel "B" the non-exclusive right of ingress and egress over and across the Unimproved Portion to obtain access (vehicular and pedestrian) to Parcel "B".

5. This Ratification and Modification shall be binding upon the parties hereto and their successors, assigns and lessees.

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IN WITNESS WHEREOF, the parties hereto have set their hand the day and year first above written.

al. 20.
Q CENTRE LIMITED PARTNERSHIP,
a Nebraska Limited Partnership

BY: Q CENTRE, INC.,
a Nebraska Corporation,
General Partner

By: *[Signature]*
Its President

BY: SUMMIT INSURED EQUITY L.P. II,
RIDC II, L.P., General Partner,

BY: RELATED INSURED EQUITY
ASSOCIATES II, INC.,
a Delaware Corporation,
General Partner,

By: *[Signature]*
Its: Senior Vice President

(Affix corporate seal if
executed by a Vice President)



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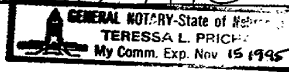
STATE OF Nebraska)
COUNTY OF Douglas) SS

BEFORE ME, the undersigned Notary Public in and for said County personally appeared Donald F. Bay, to me known to be the President of Q Centre, Inc., a corporation, and the identical person whose signature is affixed to the foregoing option as such, and he, being first duly sworn, acknowledged execution of the same to be his voluntary act and deed; the voluntary act and deed of said corporation and the voluntary act and deed of Q Centre Limited Partnership.

IN WITNESS WHEREOF, I have hereunto affixed my hand and Notarial Seal this 24th day of April, 1992.

Teressa L. Prichard
Notary Public

My Commission Expires: Nov 15 1995



STATE OF New York)
COUNTY OF New York) SS

BEFORE ME, the undersigned Notary Public in and for said County personally appeared Stuart Kosky, to me known to be the Gen. Mgr. President of Related Insured Equity Associates II, Inc., a corporation, and the identical person whose signature is affixed to the foregoing option as such, and he, being first duly sworn, acknowledged execution of the same to be his voluntary act and deed; the voluntary act and deed of said corporation and the voluntary act and deed of RIDC II, L.P., and Summit Insured Equity L.P. II.

IN WITNESS WHEREOF, I have hereunto affixed my hand and Notarial Seal this 3 day of April, 1992.

Mary Lynn Sekosky
Notary Public

My Commission Expires: March 30, 1994

MARY LYNN SEKOSKY
Notary Public, State of New York
No. 30-4681235
Qualified in Nassau County
Commission Expires March 30, 1994

12287
Miss H

BK 1011 N C/O FEE 21.50
FG 96-99 N Comp DEL IN MG 95
OF Miss H Comp or F/B 62-00897

RECEIVED
MAY 8 3 46 PM '92
GEORGE J. PROBERNOZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE