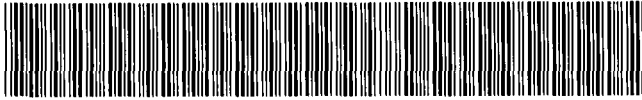



MISC 2017035324



MAY 10 2017 11:08 P 5

S/20  
 B  
 mloc  
 FEE 3400 FB 57.21890  
 BKP \_\_\_\_\_ C/D \_\_\_\_\_ COMP CC  
 DEL \_\_\_\_\_ SCAN \_\_\_\_\_ FV \_\_\_\_\_

Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 5/10/2017 11:08:11.72  
  
 2017035324

**FOURTH AMENDMENT TO**  
**MASTER DEED AND DECLARATION**  
**FOR**  
**THE LATVIAN TOWER CONDOMINIUMS**

THIS FOURTH AMENDMENT made this 9 day of May, 2017, to the Master Deed and Declaration for the Latvian Tower Condominiums, dated June 6, 1979, and recorded with the Douglas County Register of Deeds on June 8, 1979, in Deeds Book 1625 at Page 591, the Amendment to Master Deed and Declaration for the Latvian Tower Condominiums, dated May 11, 1981, and recorded with the Douglas County Register of Deeds on June 10, 1981, in Deeds Book 653 at Page 139, the Second Amendment to Master Deed and Declaration for the Latvian Tower Condominiums, dated September 24, 2008, and recorded with the Douglas County Register of Deeds on October 2, 2008, as Miscellaneous Document 2008096676, and the Third Amendment to Master Deed and Declaration for the Latvian Tower Condominiums, dated July 30, 2010, and recorded with the Douglas County Register of Deeds on December 21, 2010.

WHEREAS, the Annual Meeting of The Latvian Tower Condominium Association, Inc. was duly called and held on May 21, 2016; and

WHEREAS, by vote of more than two-thirds (2/3rds) of the Unit Owners, by ballot, in person, and by proxy, the amendment to the Master Deed and Declaration for the Latvian Tower Condominiums set forth below was approved and adopted in compliance with the provisions of Paragraph 21 of said Master Deed and Declaration.

NOW THEREFORE, the undersigned, for and by the authority of the above-mentioned Latvian Tower Condominium Association, Inc., amends the Master Deed and Declaration for the Latvian Tower Condominiums originally dated June 6, 1979, and as subsequently amended as noted above, as follows:

✓ 006498

(RETURN) John Kampfe  
6910 Pacific  
Omaha, NE 68106

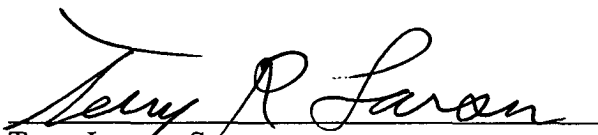
- (1) The attachment to the Master Deed and Declaration for the Latvian Tower Condominiums, dated June 6, 1979, and identified in Deeds Book 1625 at Page 617 describing the First Floor of the Latvian Tower Condominiums is amended to include the addition of the "Proposed Fenced Area" described on Exhibit "A", attached hereto and incorporated herein by this reference, as a "Limited Common Element" serving exclusively Unit 104.
- (2) Without amending the provisions of Paragraph 15 of the Master Deed and Declaration for the Latvian Tower Condominiums, dated June 6, 1979, and merely as a restatement thereof, as respects the above-referenced "Proposed Fenced Area", at the discretion of the Board, maintenance of, repairs to and replacements within the Limited Common Element described as the "Proposed Fenced Area" may be provided and assessed in whole or in part to the Unit Owner of Unit 104 benefited thereby, and, further, at the discretion of the Board, the Board may direct the Unit Owner of Unit 104 who stands to be benefited by such maintenance of, repairs to and replacements within said Limited Common Element described as the "Proposed Fenced Area" to arrange for such maintenance, repairs and replacements in the name and for the account of the benefited Unit Owner of Unit 104, pay the cost thereof with their own funds, and procure and deliver to the Board such lien waivers and contractor's and subcontractors sworn statements as may be required to protect the Property from all mechanic's or materialmen's lien claims that may arise therefrom.

IN WITNESS WHEREOF, the undersigned have executed this Fourth Amendment to the Master Deed and Declaration for the Latvian Tower Condominiums at Omaha, Douglas County, Nebraska, on the day and year first above written.

THE LATVIAN TOWER  
CONDOMINIUM  
ASSOCIATION, INC., a Nebraska  
Non-profit corporation,

By:   
Mike VanBusKirk, President

ATTEST:

  
Terry Larsen, Secretary

STATE OF NEBRASKA    )  
                                  ) SS  
COUNTY OF DOUGLAS    )

Before me, a Notary Public qualified for said County, personally came, MIKE VANBUSKIRK, the President of The Latvian Tower Condominium Association, Inc., a Nebraska non-profit corporation, known to me to me the President of said corporation and the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed as such officer and the voluntary act and deed of The Latvian Tower Condominium Association, Inc.

Witness my hand and notarial seal this 9<sup>th</sup> day of May, 2017.



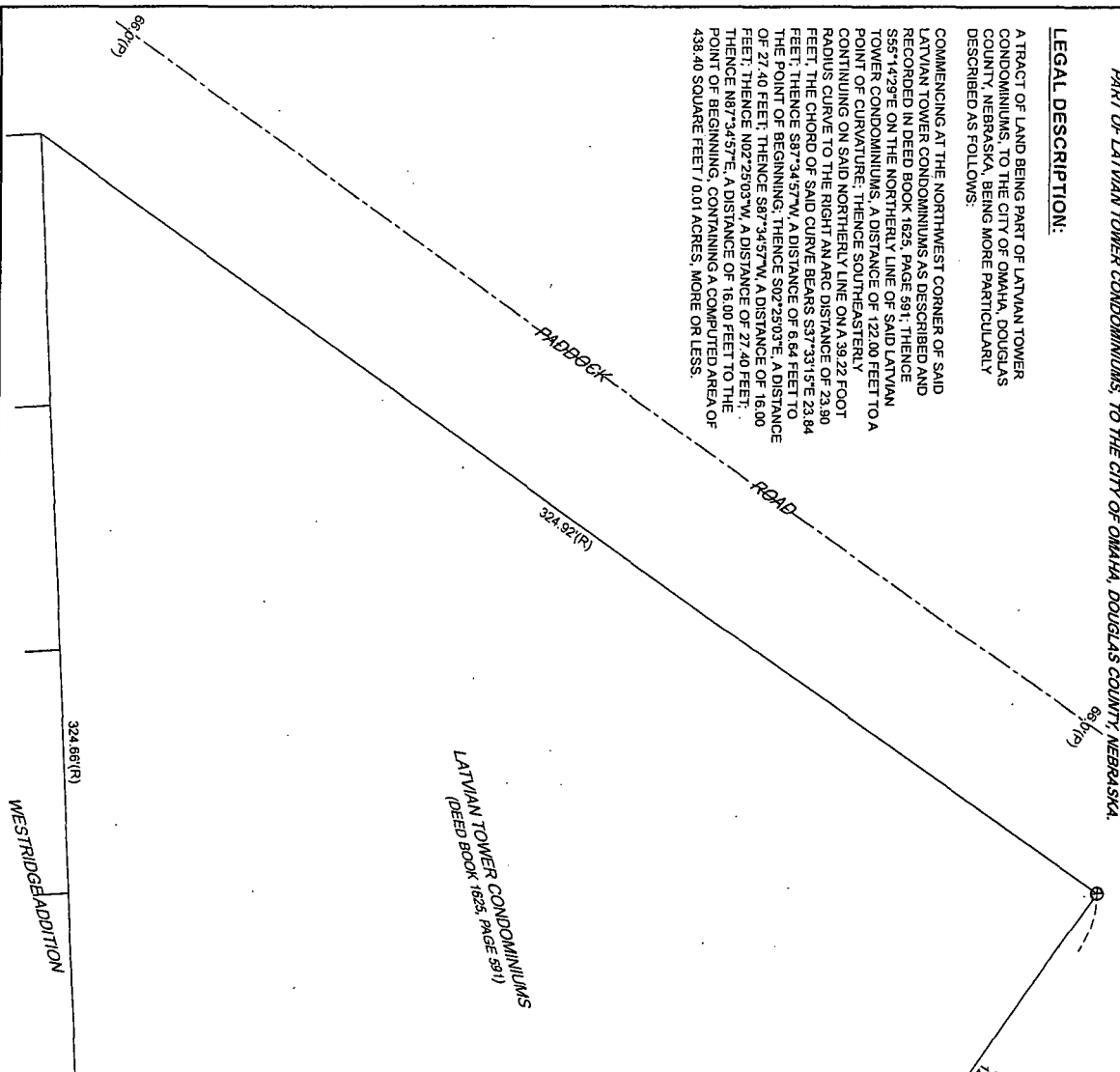
*John S. Kampfe*  
\_\_\_\_\_  
Notary Public

# LAND SURVEYOR'S CERTIFICATE

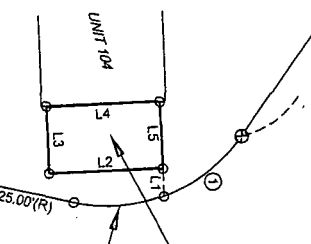
"LIMITED COMMON ELEMENTS"  
PART OF LATVIAN TOWER CONDOMINIUMS, TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA.

## LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF LATVIAN TOWER CONDOMINIUMS, TO THE CITY OF OMAHA, DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LATVIAN TOWER CONDOMINIUMS AS DESCRIBED AND RECORDED IN DEED BOOK 1625, PAGE 591; THENCE S55°14'29"E ON THE NORTHERLY LINE OF SAID LATVIAN TOWER CONDOMINIUMS, A DISTANCE OF 122.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY CONTINUING ON SAID NORTHERLY LINE ON A 39.22 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 23.90 FEET; THENCE S87°34'57"W, A DISTANCE OF 6.64 FEET TO THE POINT OF BEGINNING; THENCE S02°25'03"E, A DISTANCE OF 27.40 FEET; THENCE S87°34'57"W, A DISTANCE OF 16.00 FEET; THENCE N02°25'03"W, A DISTANCE OF 27.40 FEET; THENCE N87°34'57"E, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 438.40 SQUARE FEET / 0.01 ACRES, MORE OR LESS.



S 55°14'29" E  
122.00 (R) (MAD)



## CURVE DATA:

① R = 39.22'  
L = 23.80'  
CHORD BEARING = S37°33'15"E

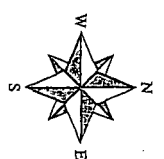
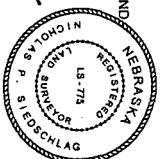
## LINE TABLE PROPOSED FENCE AREA

LINE	BEARING	DISTANCE
1	N 87°34'57" E	6.64(C)
2	N 02°25'03" W	27.40(C)
3	N 87°34'57" E	16.00(C)
4	S 02°25'03" E	27.40(C)
5	S 87°34'57" W	16.00(C)

**SITE ADDRESS:**  
3003 PADDOCK PLAZA - 104  
OMAHA, NE 68124

**SURVEYOR'S CERTIFICATE:**  
I, NICHOLAS P. SIEDSCHLAG, HEREBY CERTIFY THAT THIS PLAT OF A SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

*Nicholas P. Siedschlag*  
NICHOLAS P. SIEDSCHLAG, RLS 775  
DATE: 6/28/16



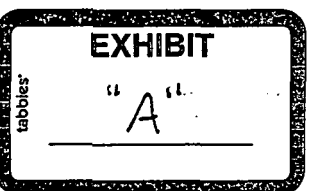
**GLS SURVEYING INC.**  
P.O. BOX 751  
ELKHORN, NE 68022  
EMAIL: GLSSURVEY@COX.NET  
CELL: (402) 670-1671

## LEGEND

- ⊕ MONUMENT OR BOUNDARY MARKER
  - ⊙ MONUMENT SET BY THE SURVEYOR
  - TEMPORARY POINT
  - OPEN TOP PIPE
  - COMPUTED DISTANCE
  - DEEDED DISTANCE
  - M MEASURED DISTANCE
  - P PLATTED DISTANCE
  - R RECORDED DISTANCE
- NOTE: ALL BEARINGS ARE ASSUMED SWIFTS.

CLIENT NAME: SWIFTS - (STRE WELOR)  
PROJECT NUMBER: SU - 2650  
DATE: JUNE 28, 2016

FIELD BOOK: DOUGLAS COUNTY  
SCALE: 1" = 50'  
REVISION DATE:  
SHEET: 1 OF 1



**EXHIBIT "B"**

**FILE AND INDEX AS TO EACH OF THE FOLLOWING UNITS:**

**THE LATVIAN TOWER CONDOMINIUMS**

**THE LATVIAN TOWER CONDOMINIUM ASSOCIATION, INC.**

Street Address: 3003 Paddock Road, Omaha, Nebraska 68124

Units 102, 104

---

Units 205, 206, 207, 208

---

Units 309, 310, 311, 312

---

Units 413, 414, 415, 416

---

Units 517, 518

---

Units 619, 620

---

Units 721, 722