

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:

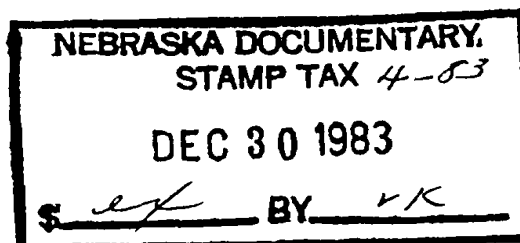
1. The purpose of this Master Deed is to submit the lands herein described in Douglas County, Nebraska and the improvements built or to be built thereon to the condominium form of ownership and use in the manner provided by Sections 76-801, et seq., R.R.S. Nebraska (herein called the "Condominium Act"),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

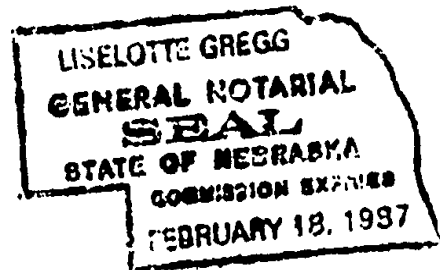
ACKNOWLEDGEMENT

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 R. Michals, Jr.
Forrest Robert Michals, Jr.

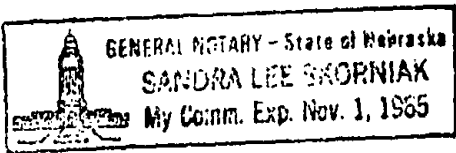
ACKNOWLEDGEMENT

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.

Sandra Lee Skorniak
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.

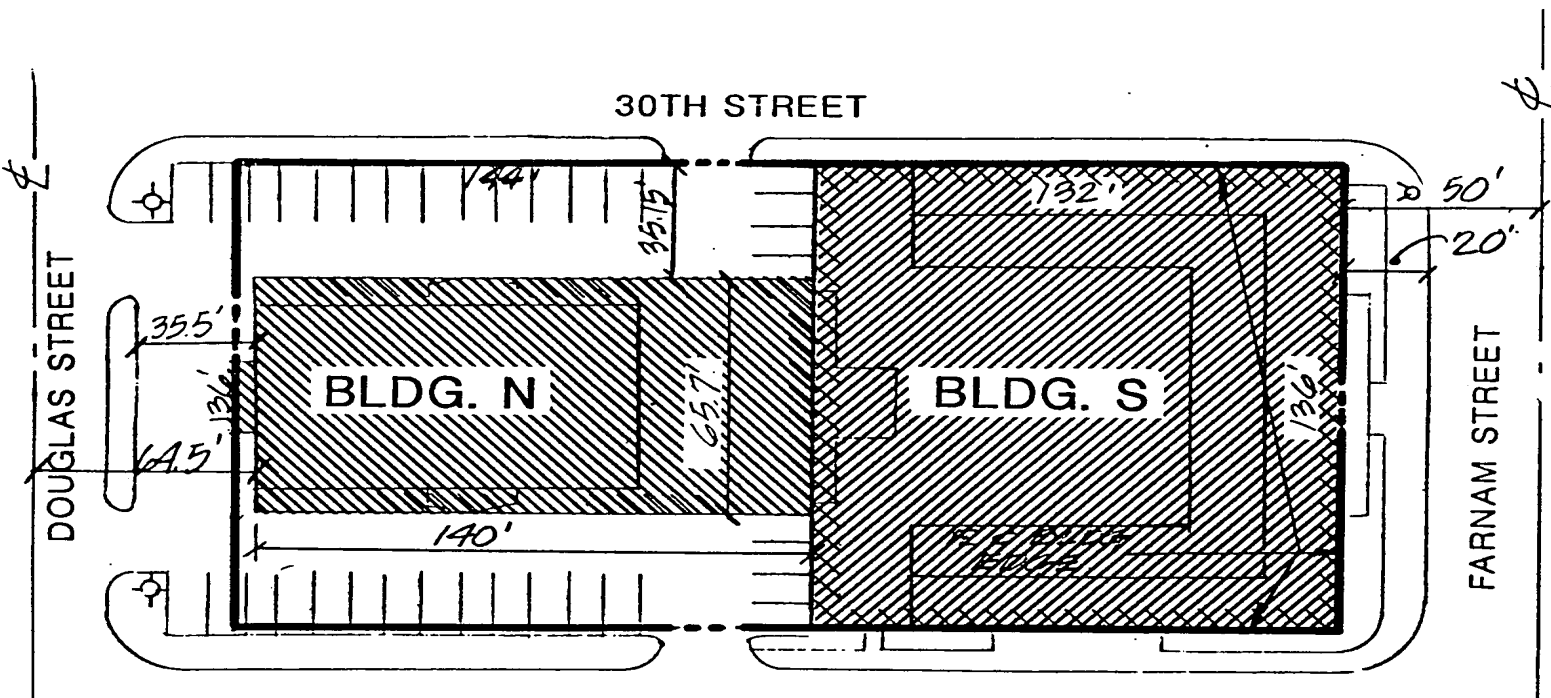
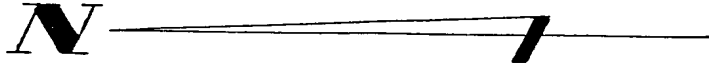
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

LEGAL DESCRIPTION

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 S= SOUTH BUILDING N= NORTH BUILDING

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 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.

Signature of William L. Jacobsen and a circular professional seal for the State of Nebraska, dated 1983.

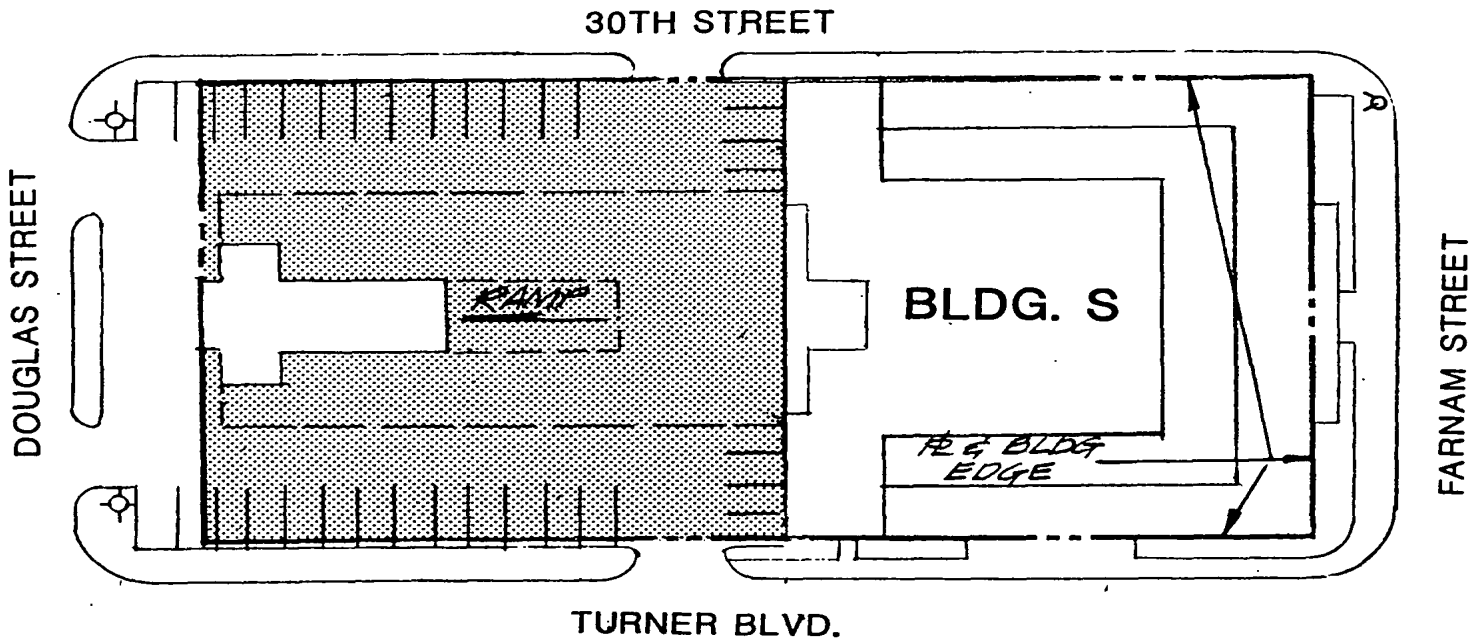
"EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME
LIMITED COMMON AREA PLAT

N
NO SCALE

LEGEND

▒ Limited Common Element

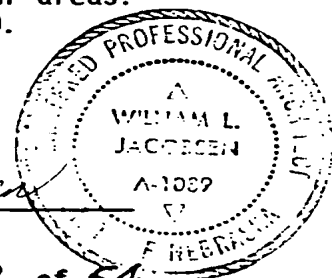


SITE PLAN
no scale

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.

Dated this 28 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

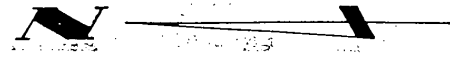


TWIN TOWERS CONDOMINIUM

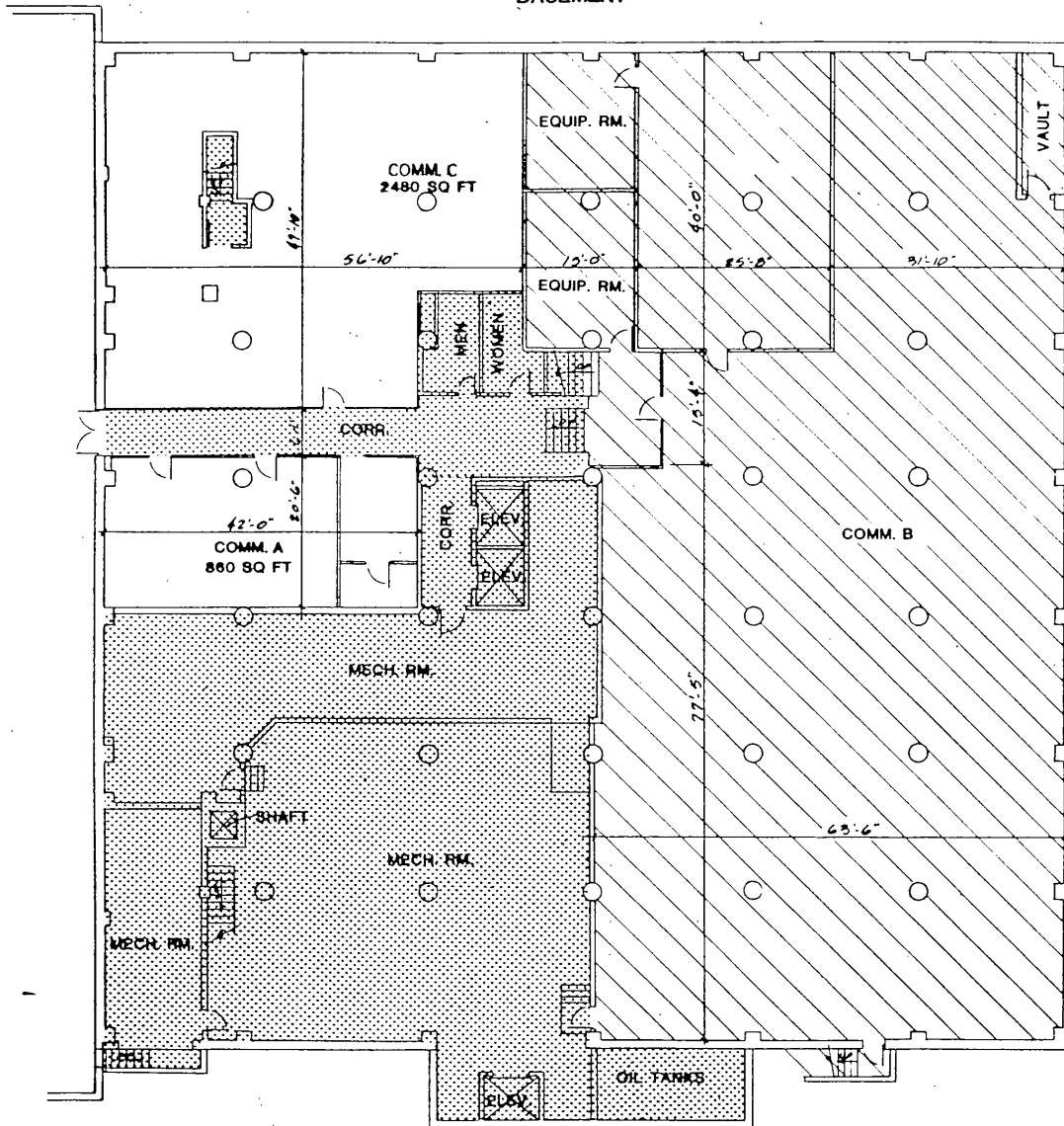
PROPERTY REGIME

BUILDING S

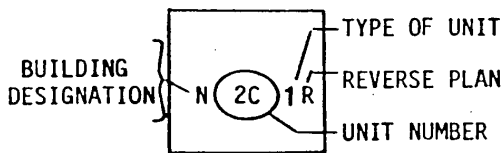
SOUTH TOWER
BASEMENT



NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common elements. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1988.

William L. Jacobsen
William L. Jacobsen

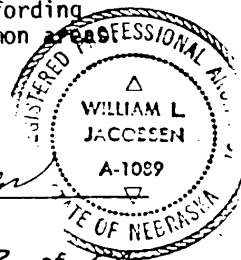


EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

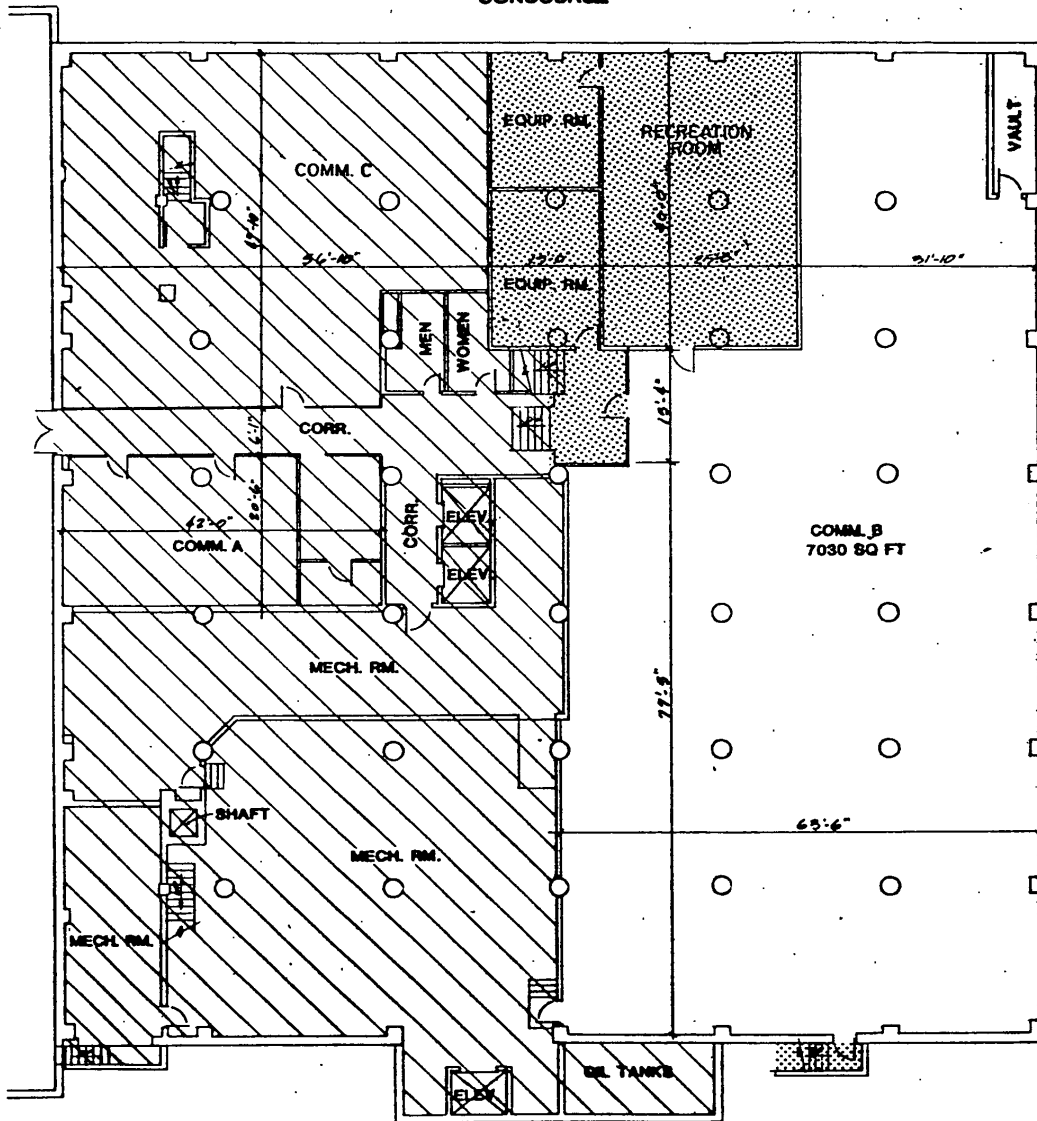
PROPERTY REGIME

BUILDING S

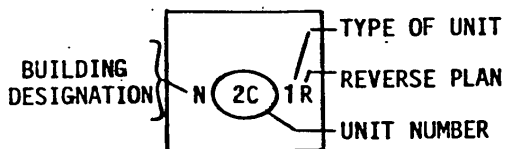
SOUTH TOWER
CONCOURSE



NO SCALE



TYPICAL UNIT DESIGNATION



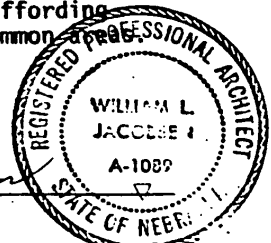
LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29th day of December, 1985.

William L. Jacobsen
William L. Jacobsen

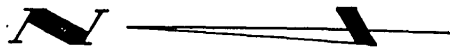


TWIN TOWERS CONDOMINIUM

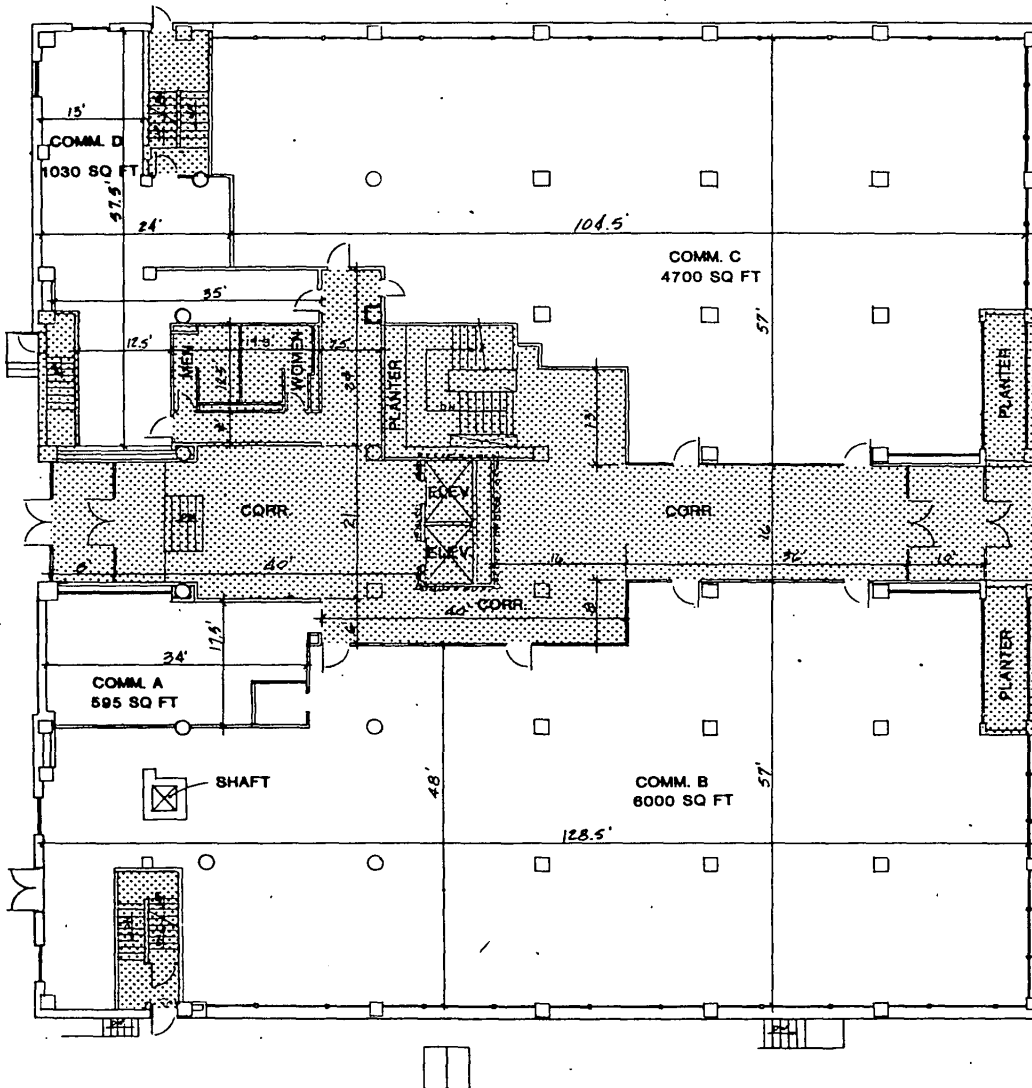
PROPERTY REGIME

BUILDING S

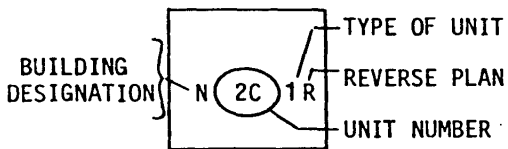
SOUTH TOWER
1ST. FLOOR






NO SCALE



TYPICAL UNIT DESIGNATION



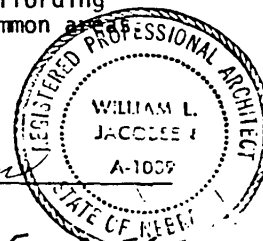
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 33 day of December, 1983.

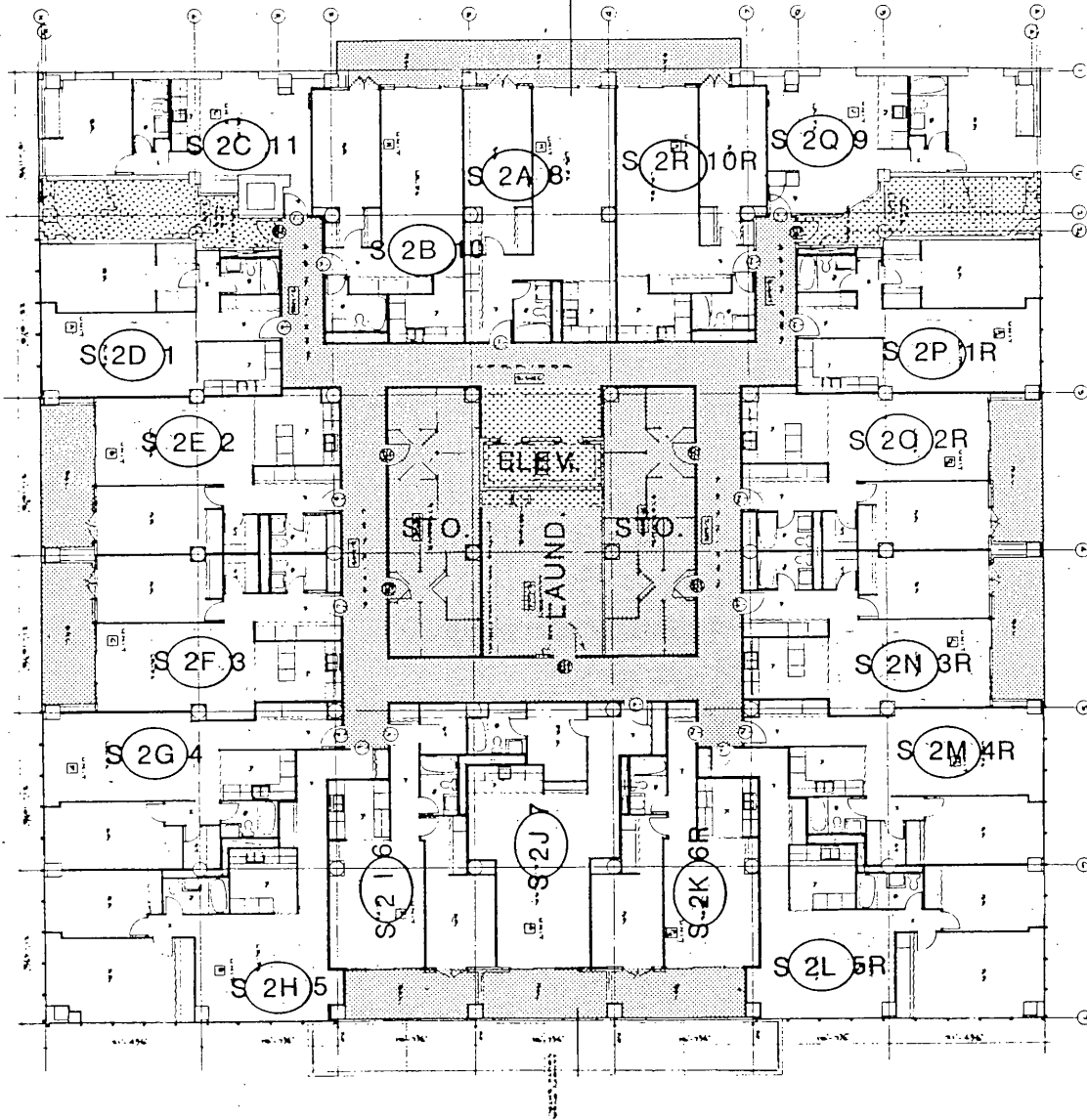
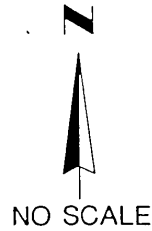
William L. Jacobsen
William L. Jacobsen



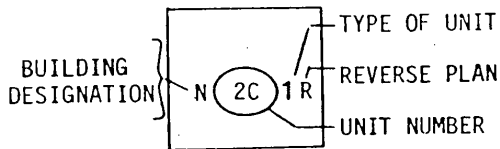
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
2ND FLOOR



TYPICAL UNIT DESIGNATION



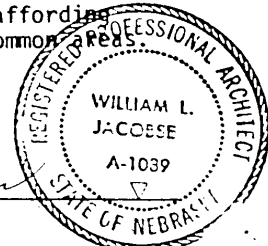
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common elements. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 28 day of December, 1983.

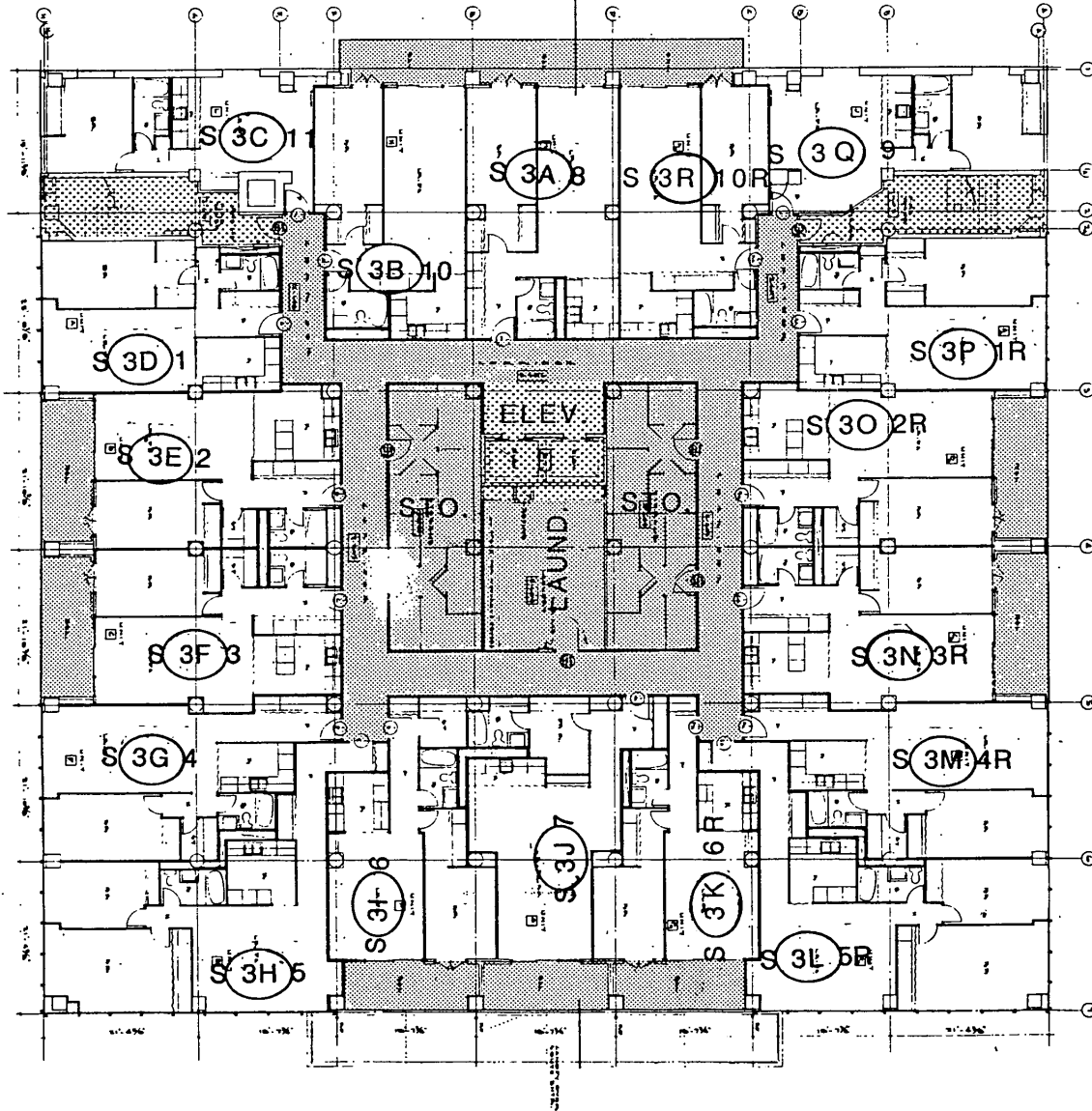
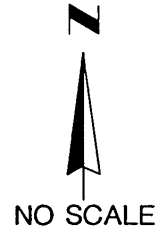
William L. Jacobsen
William L. Jacobsen



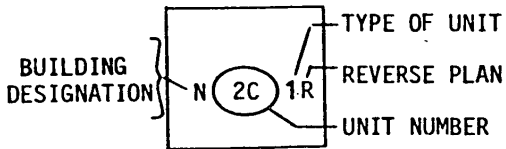
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
3RD FLOOR



TYPICAL UNIT DESIGNATION



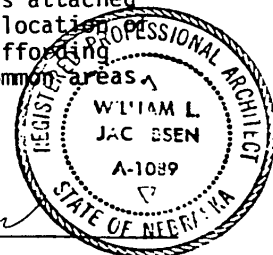
LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 28 day of December, 1983.

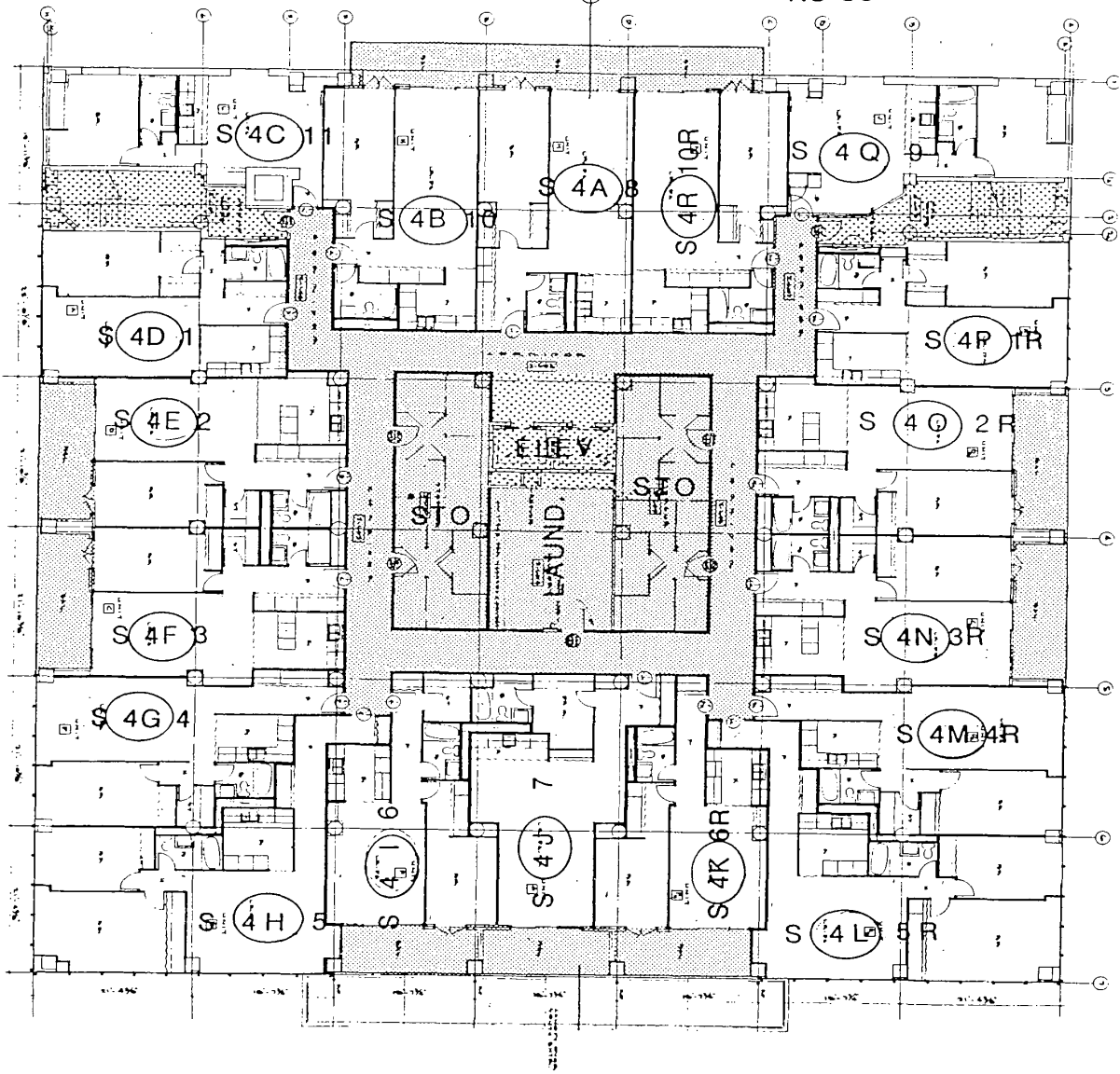
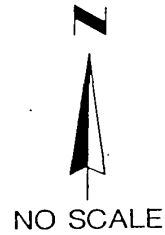
William L. Jacobsen
William L. Jacobsen



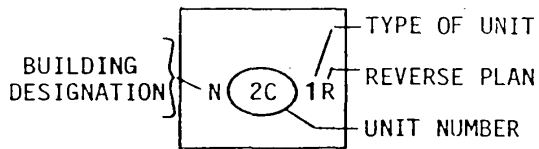
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
4TH FLOOR



TYPICAL UNIT DESIGNATION



LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 23 day of December, 1933.

William L. Jacobsen
William L. Jacobsen

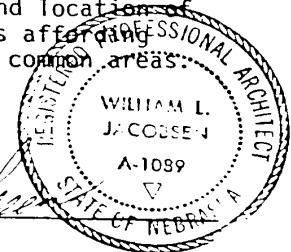


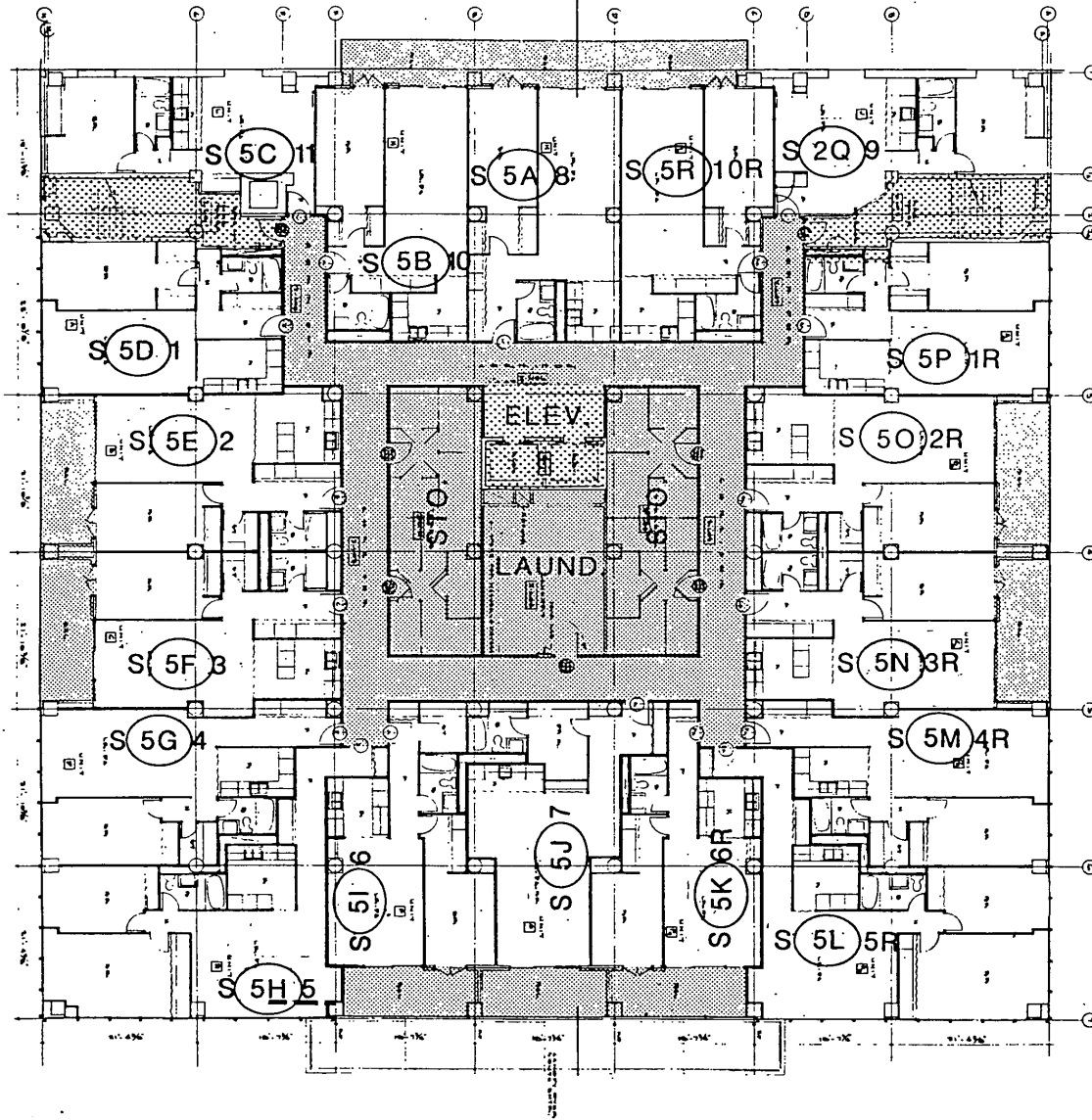
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

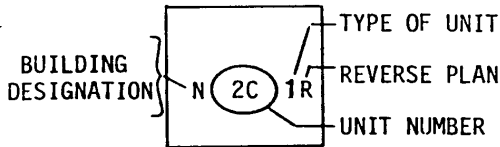
PROPERTY REGIME

BUILDING S
5TH FLOOR

NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 30 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

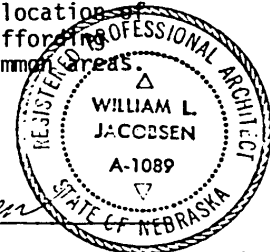
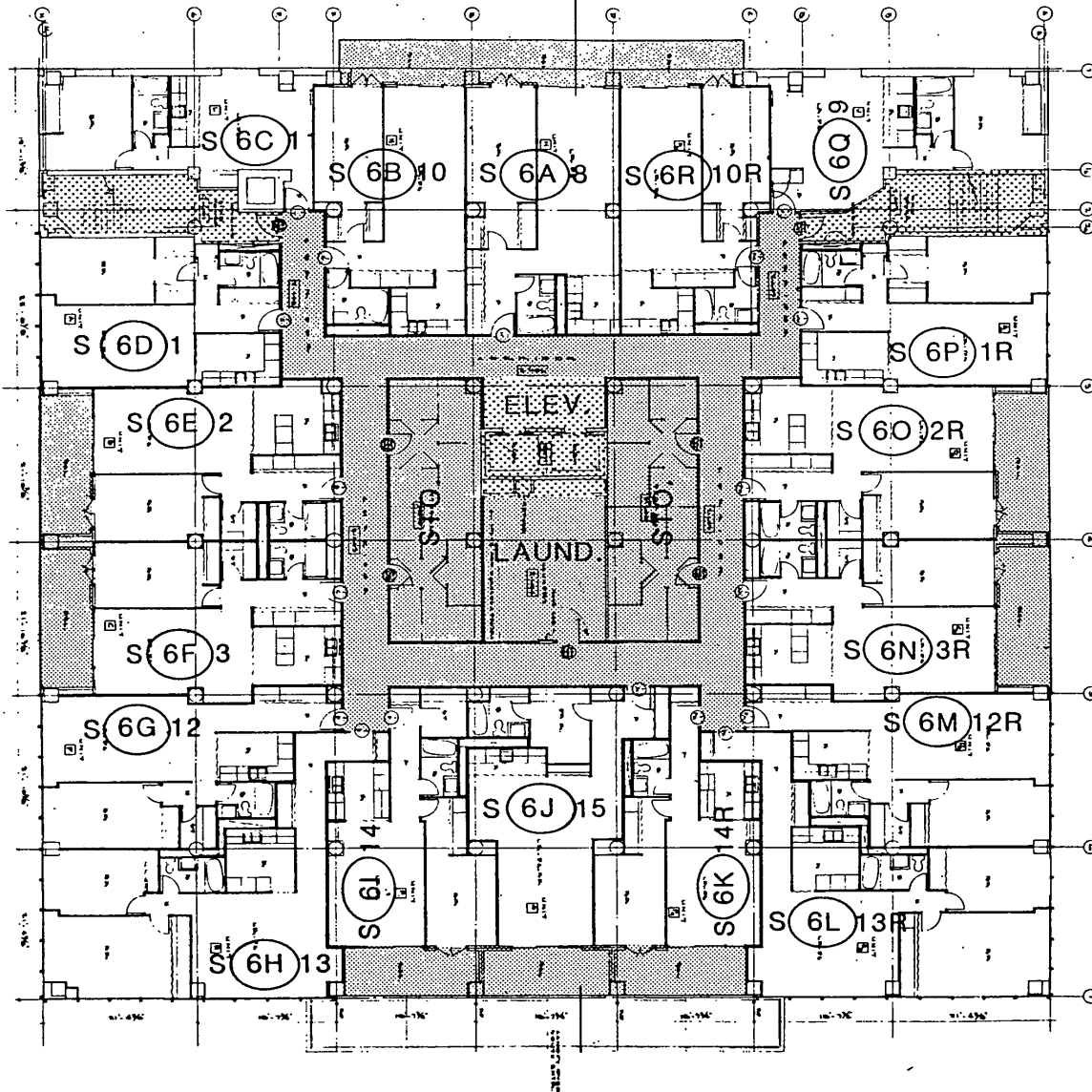
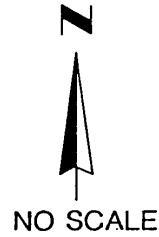


EXHIBIT "A"

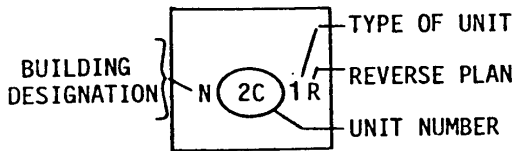
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
6TH FLOOR



TYPICAL UNIT DESIGNATION



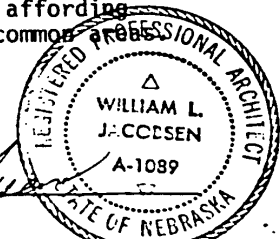
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common elements. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 29 day of December, 1993.

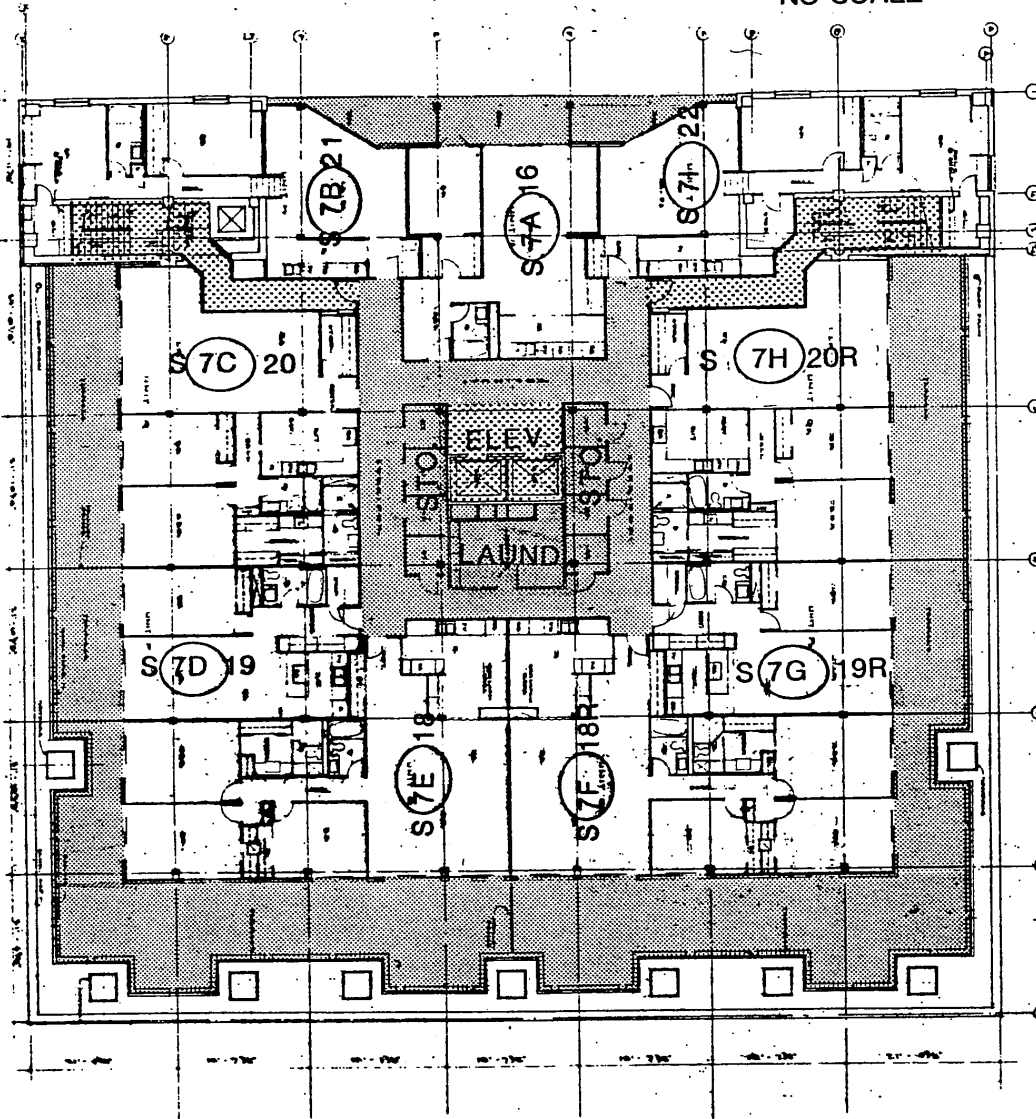
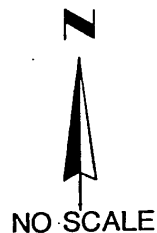
William L. Jacobsen



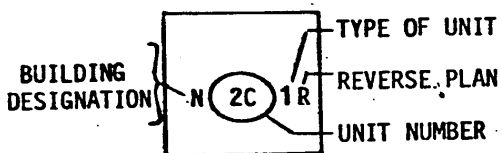
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME




BUILDING S
7TH FLOOR



TYPICAL UNIT DESIGNATION



LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1989.

William L. Jacobsen
William L. Jacobsen

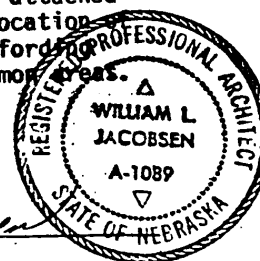
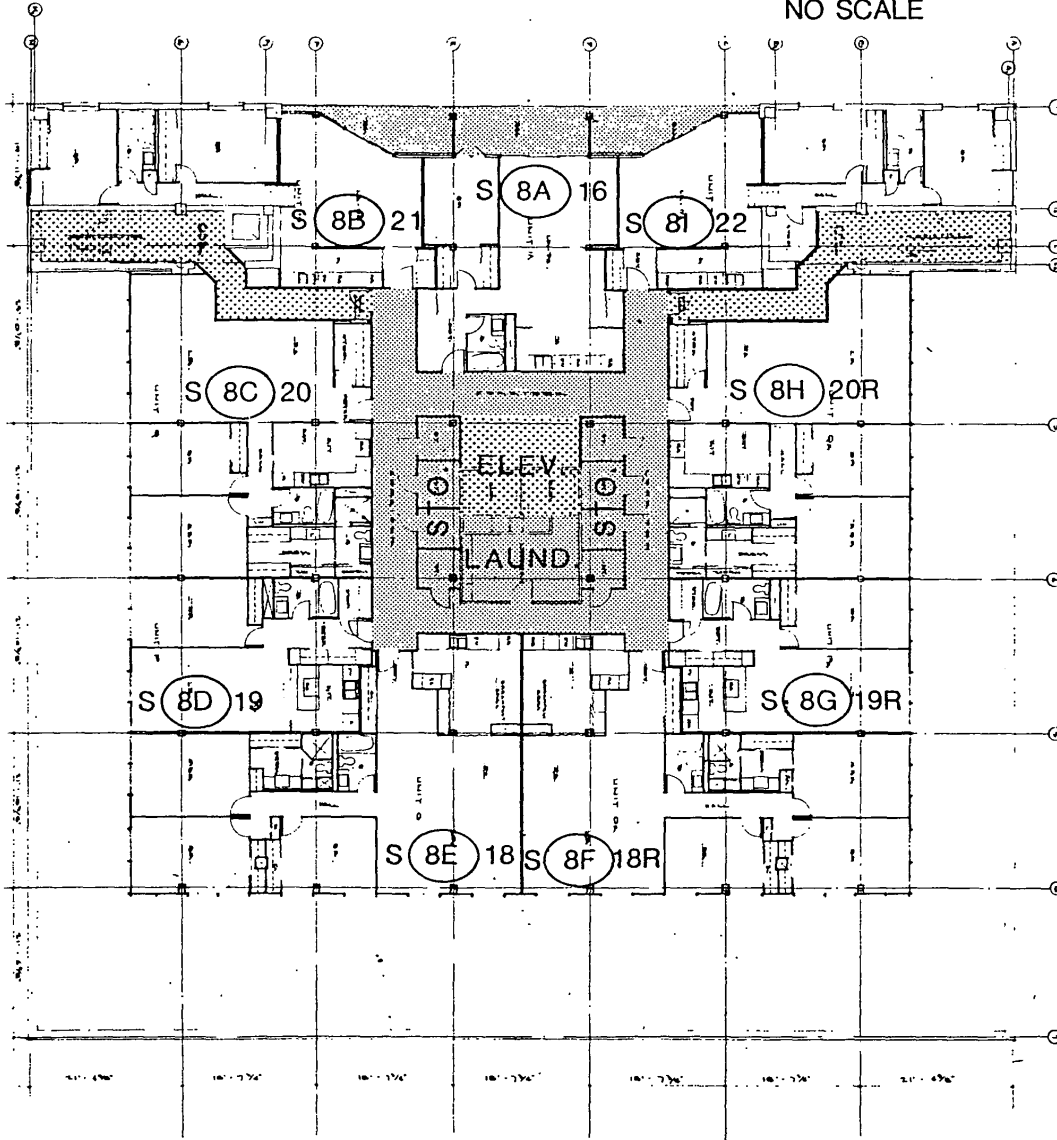
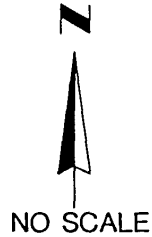


EXHIBIT "A"

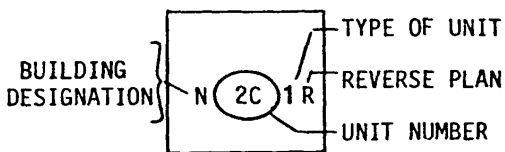
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING S
8TH FLOOR



TYPICAL UNIT DESIGNATION



LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 30 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

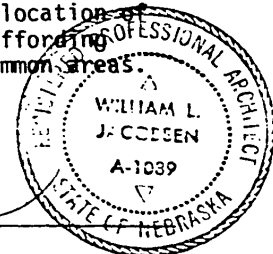


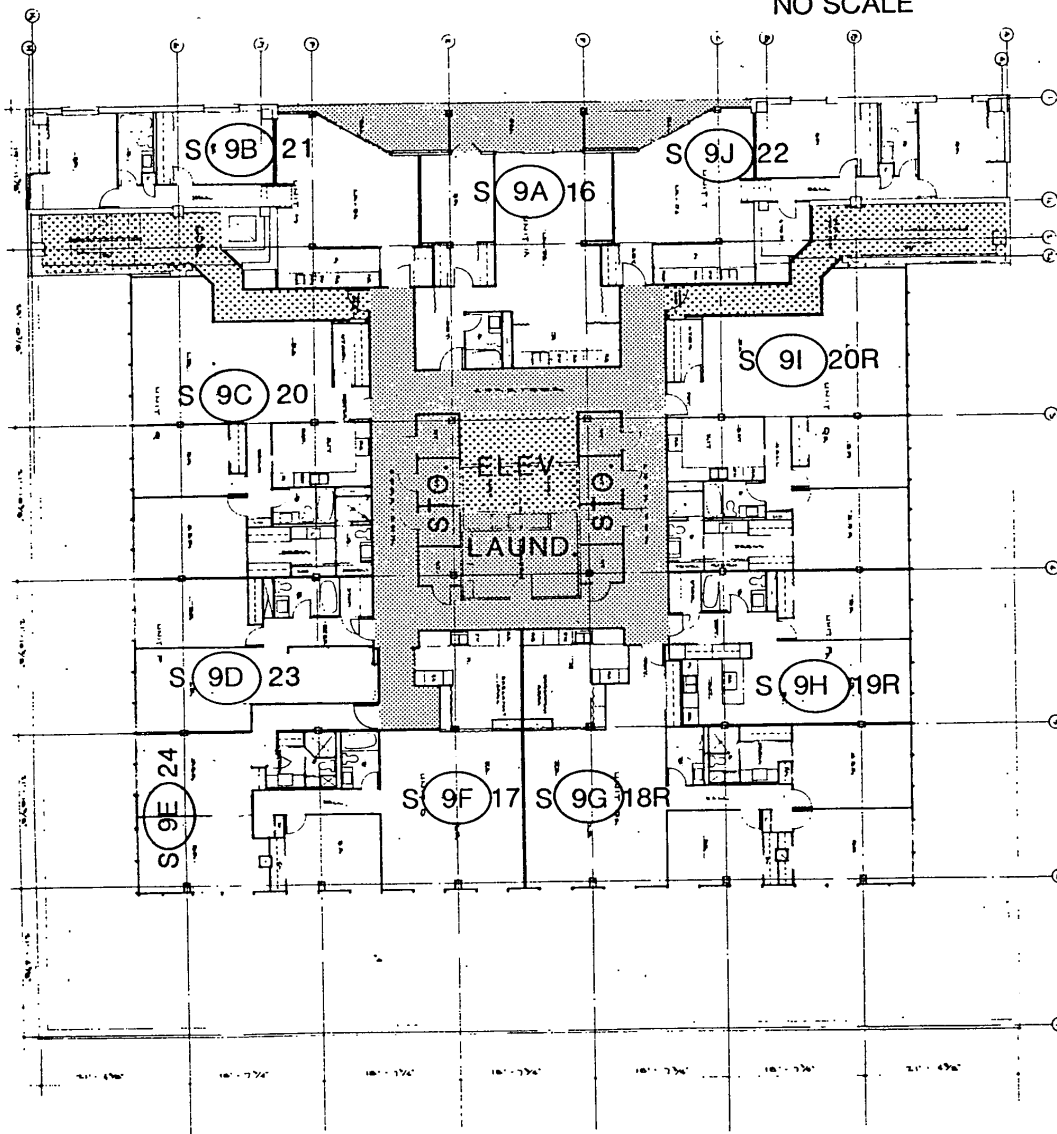
EXHIBIT "A"

TWIN TOWERS CONDOMINIUM

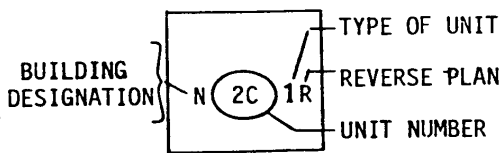
PROPERTY REGIME

BUILDING S
9TH FLOOR

NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND

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

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 13 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 20 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

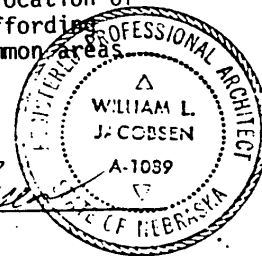
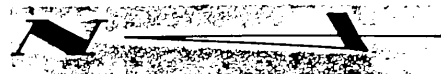


EXHIBIT "A"

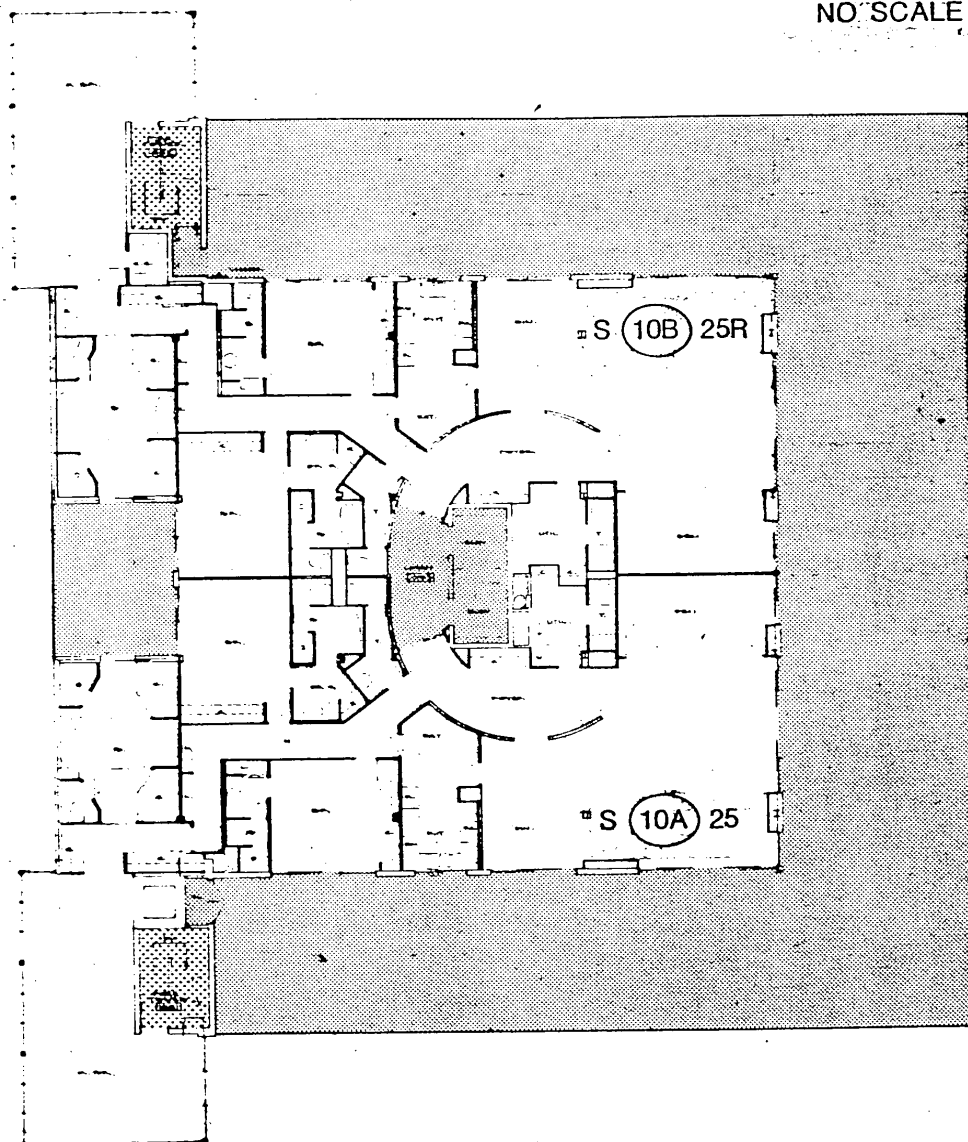
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

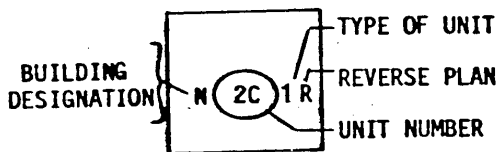
BUILDING S
10TH FLOOR



NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

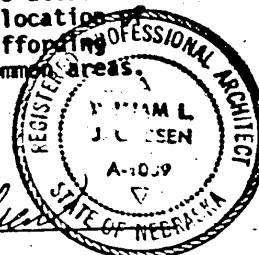
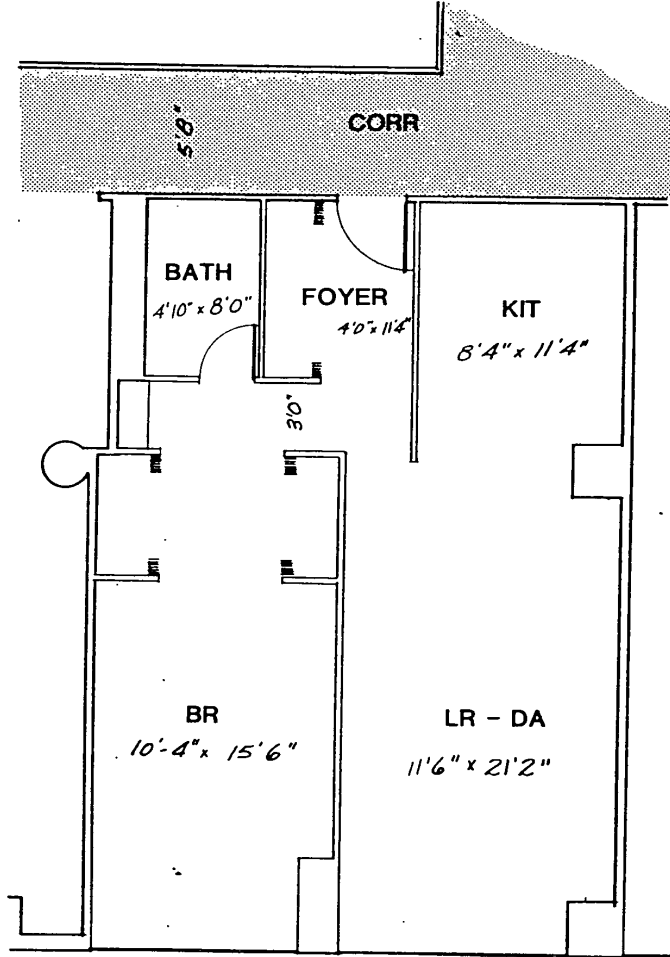


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 1



705 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1993.

William L. Jacobsen
William L. Jacobsen

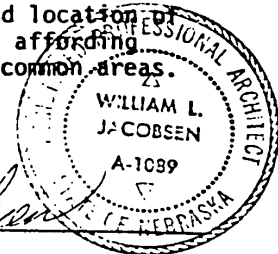
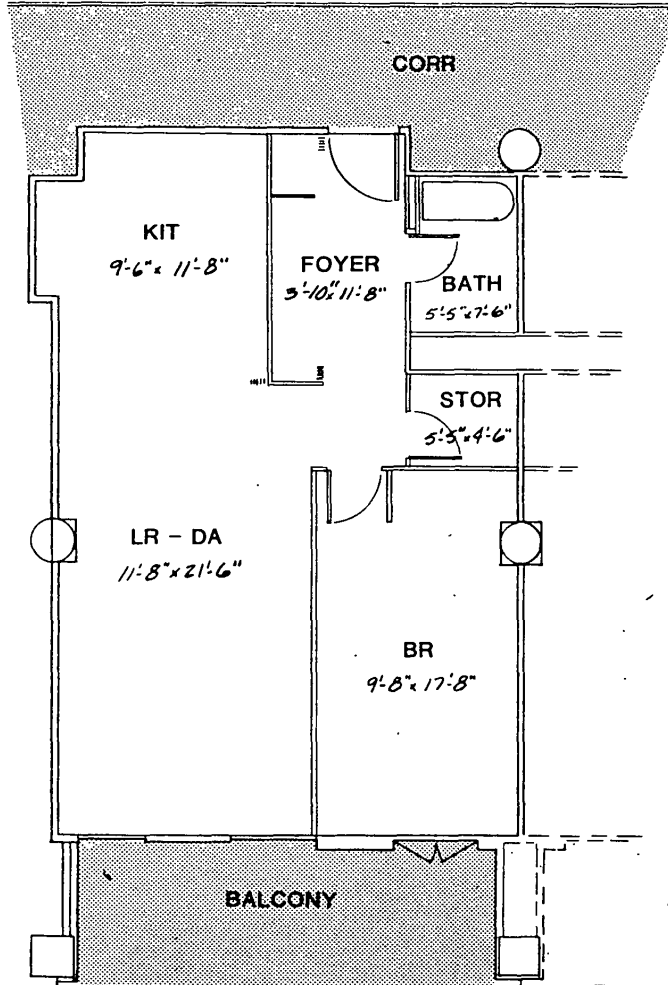


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 2



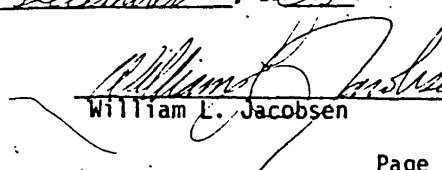
705 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 29 day of December, 1993.


William L. Jacobsen

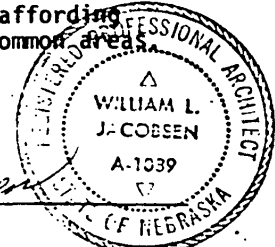
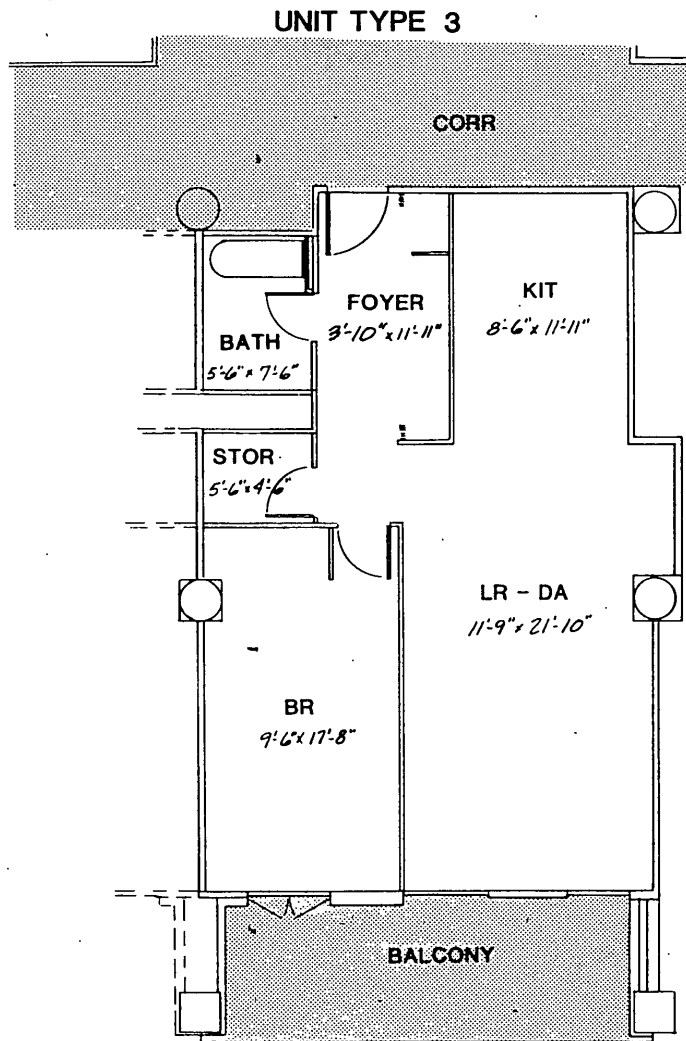




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME



705 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

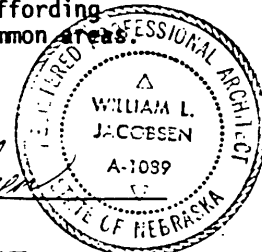
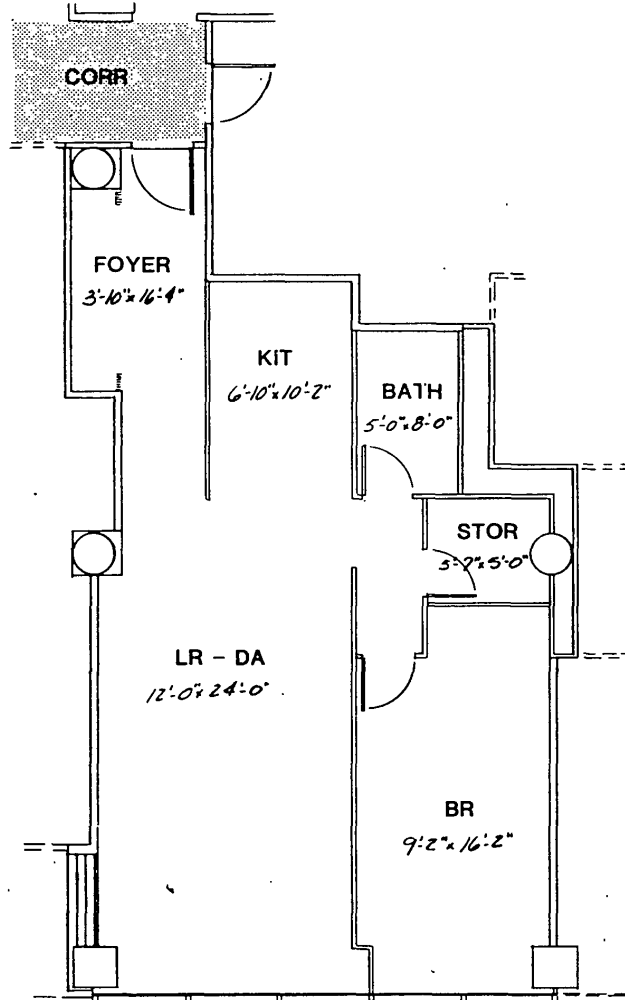


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 4



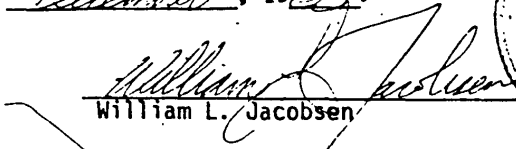
685 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1983.


William L. Jacobsen

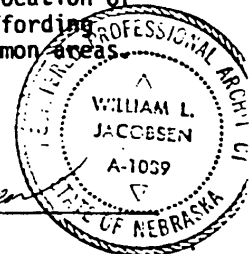
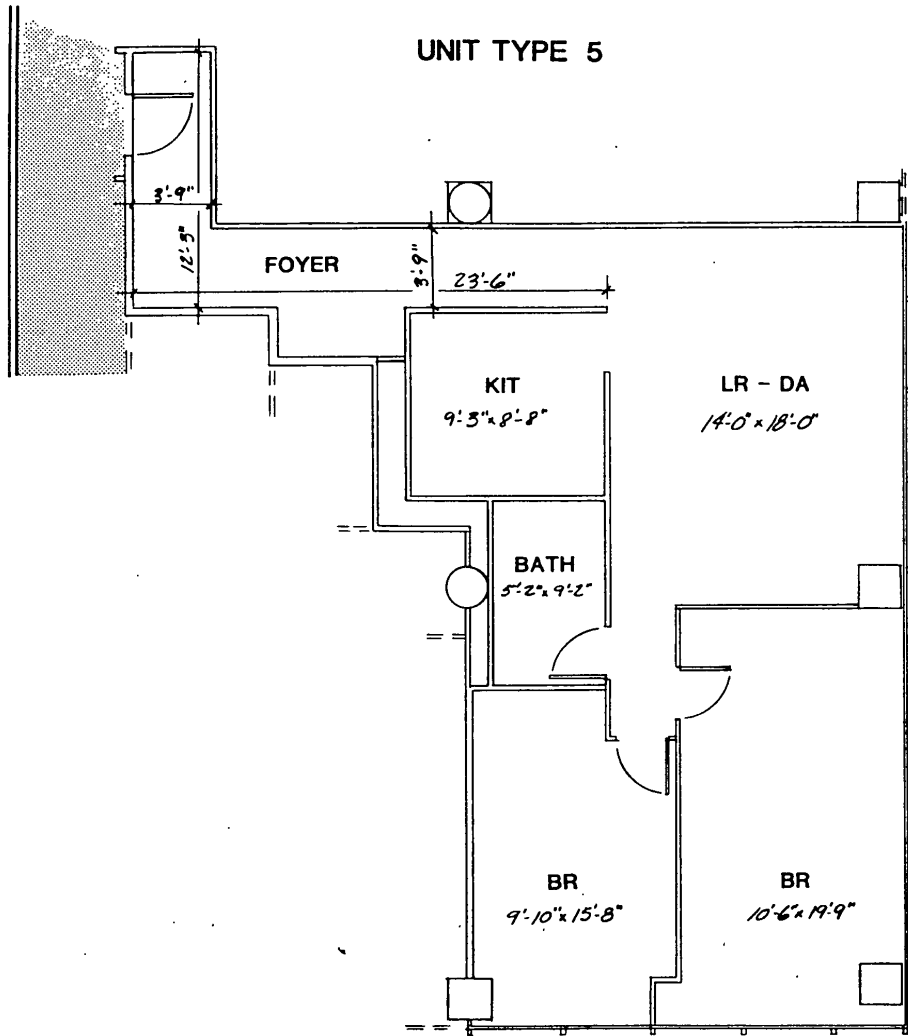




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



930 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

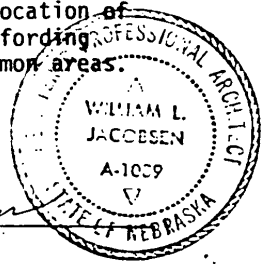
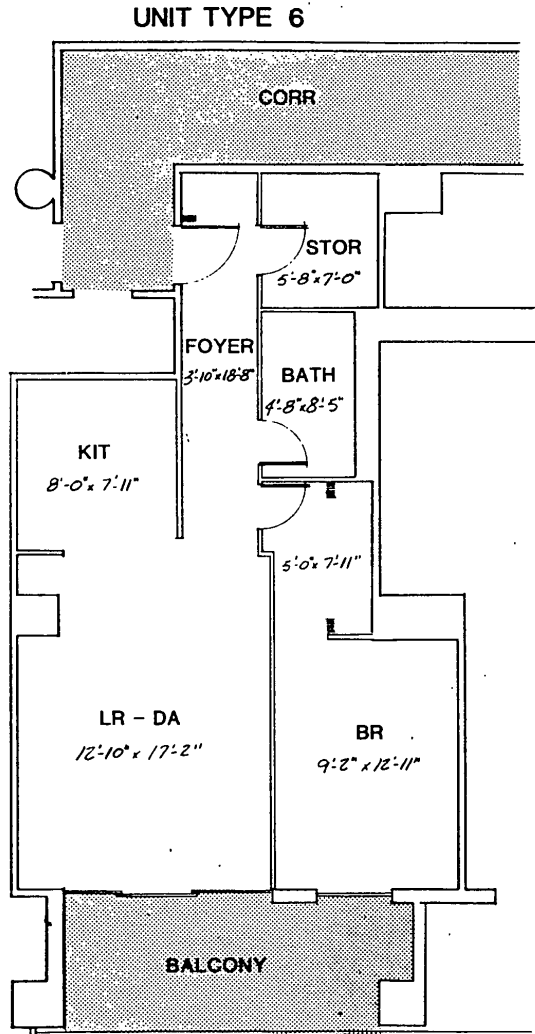


EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME



630 SQ. FT.
NO SCALE

LEGEND

- Limited Common Elements
- General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 23 day of December, 1988.

William L. Jacobsen

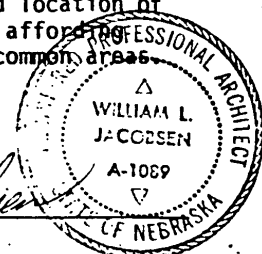
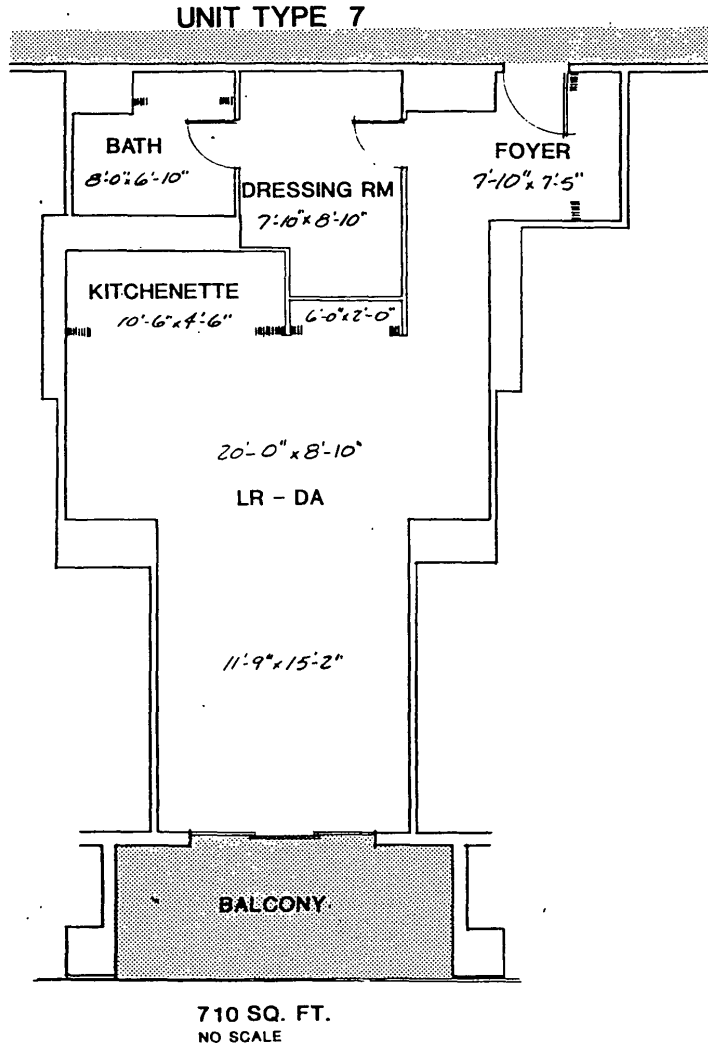




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 28 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

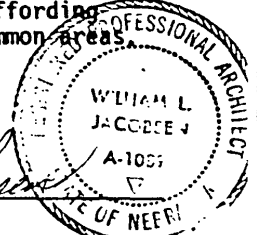
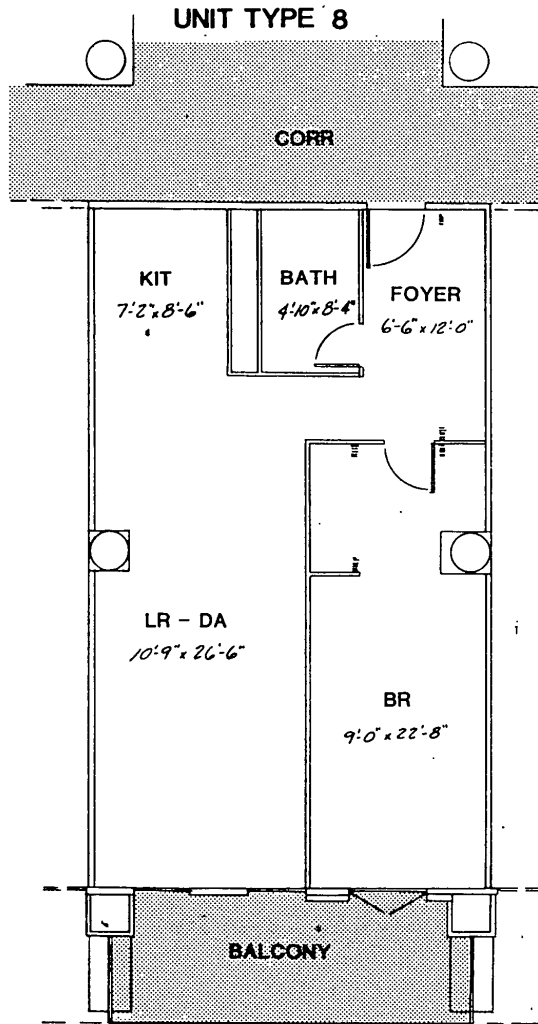




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



690 SQ. FT.
NO SCALE

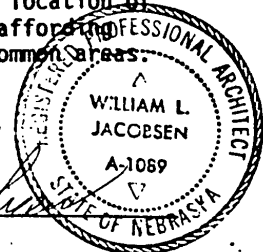
LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

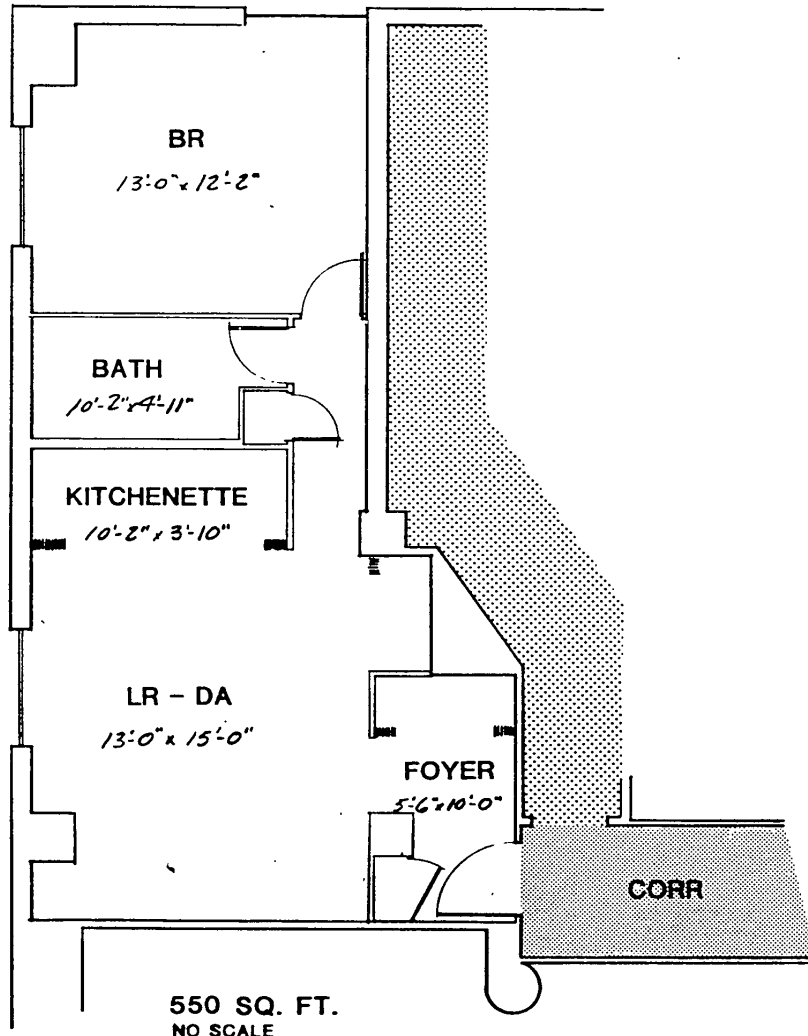
Dated this 28 day of December, 1983.

William L. Jacobsen
William L. Jacobsen





TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 9



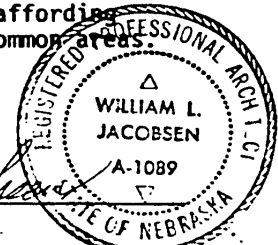
LEGEND

-  - Limited Common Elements
-  - General Common Elements

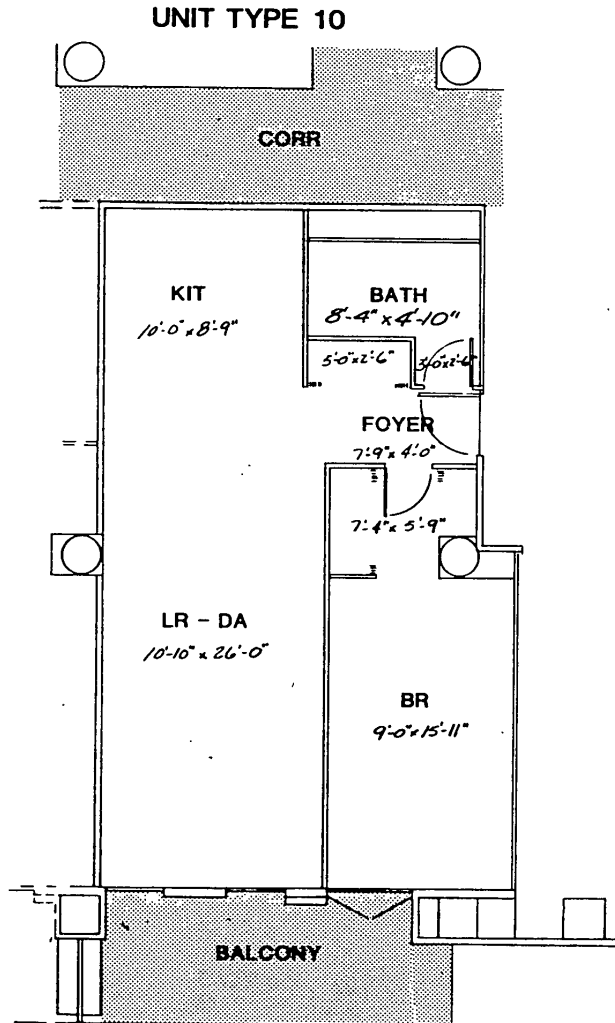
I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the plans attached hereto, pages 1 through _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common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

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen



TWIN TOWERS CONDOMINIUM PROPERTY REGIME



660 SQ. FT.
NO SCALE

LEGEND

- Limited Common Elements
- General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 30 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

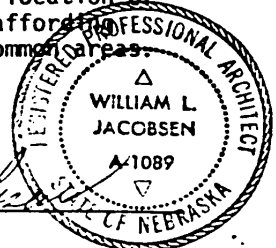
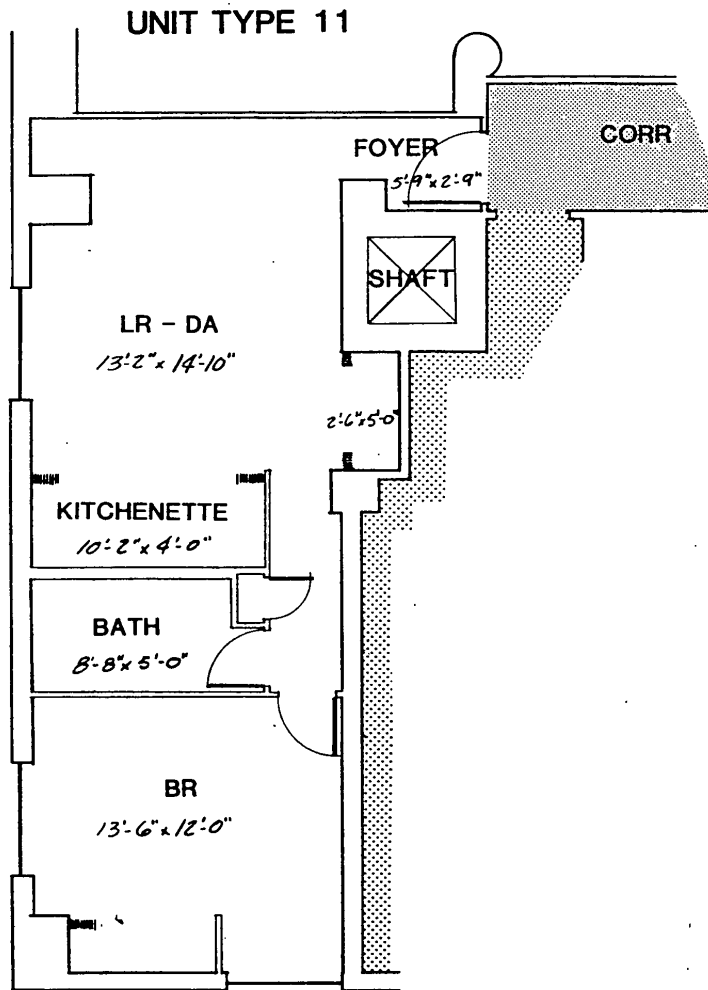




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



530 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements afforded access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1999.

William L. Jacobsen
William L. Jacobsen

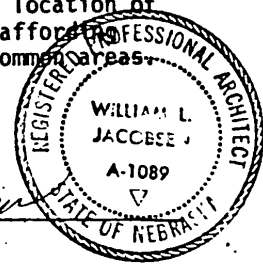
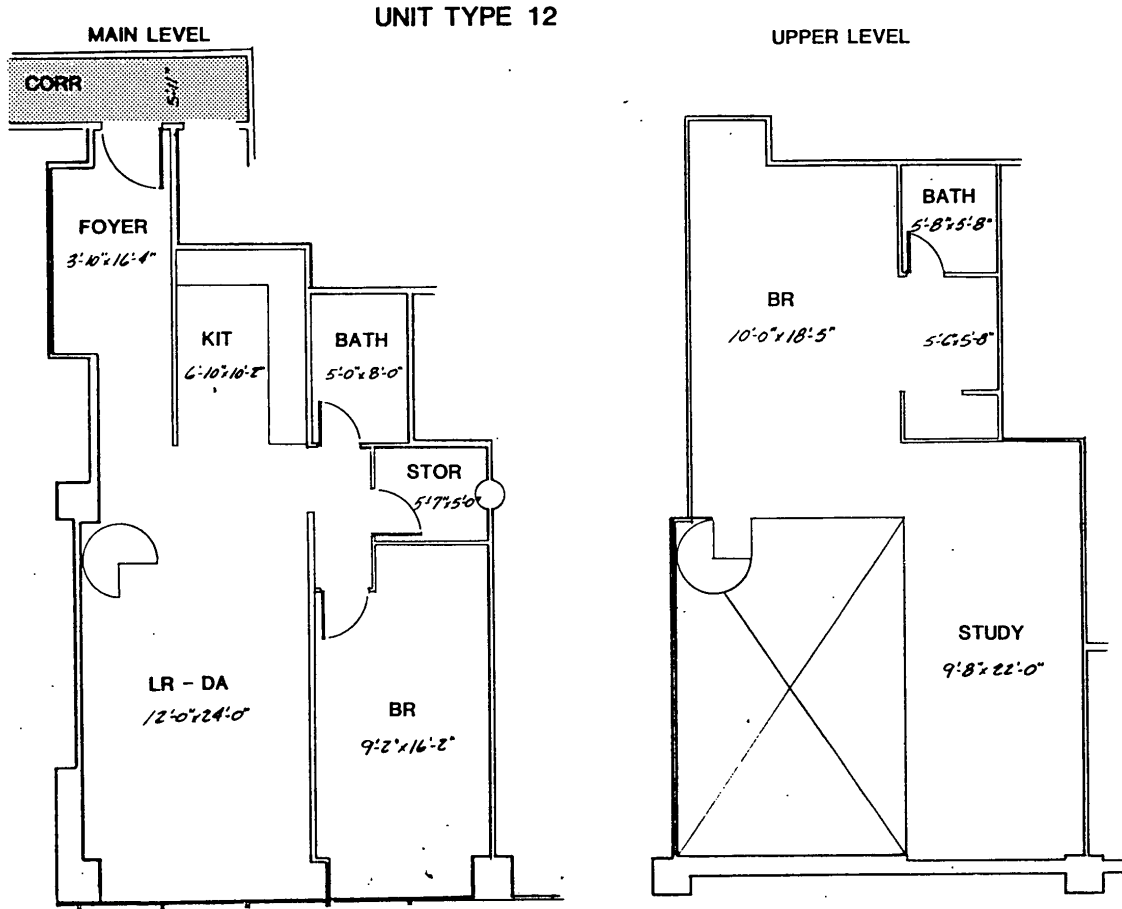




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM PROPERTY REGIME



1205 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 28 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

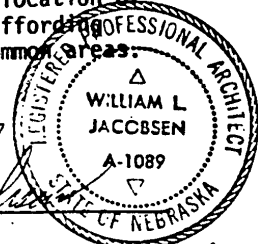
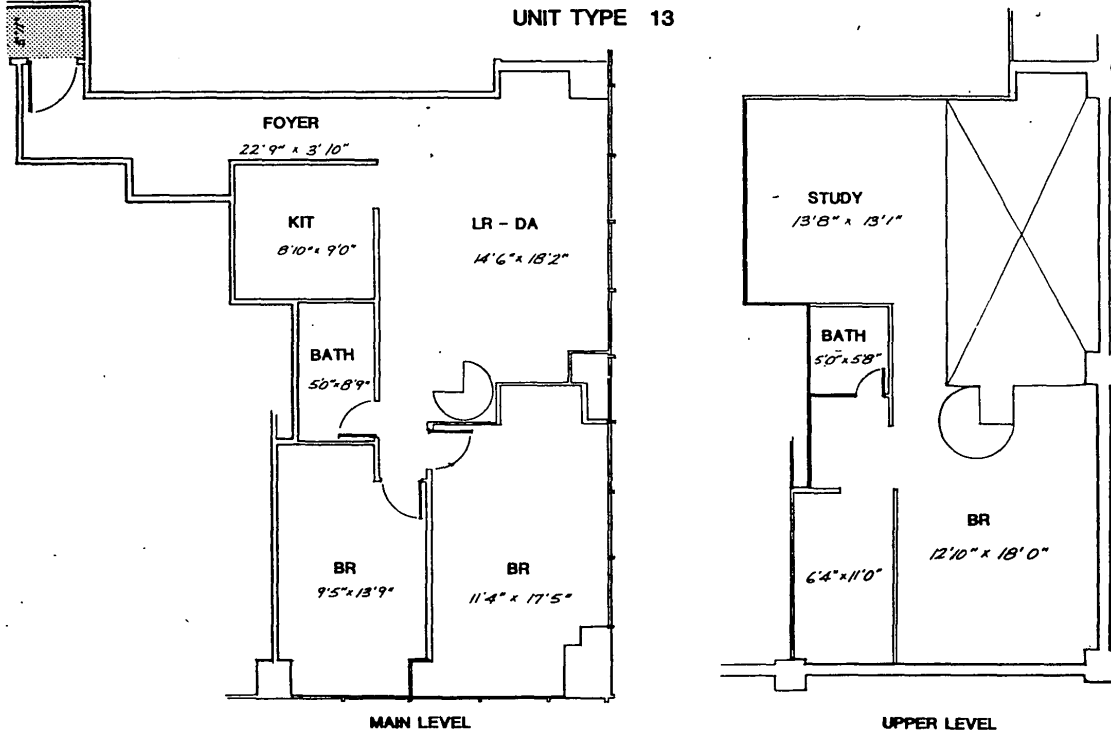


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



1485 SQ. FT.

NO SCALE

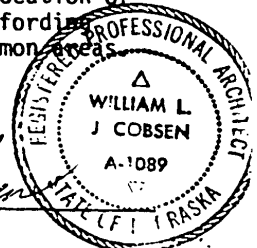
LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

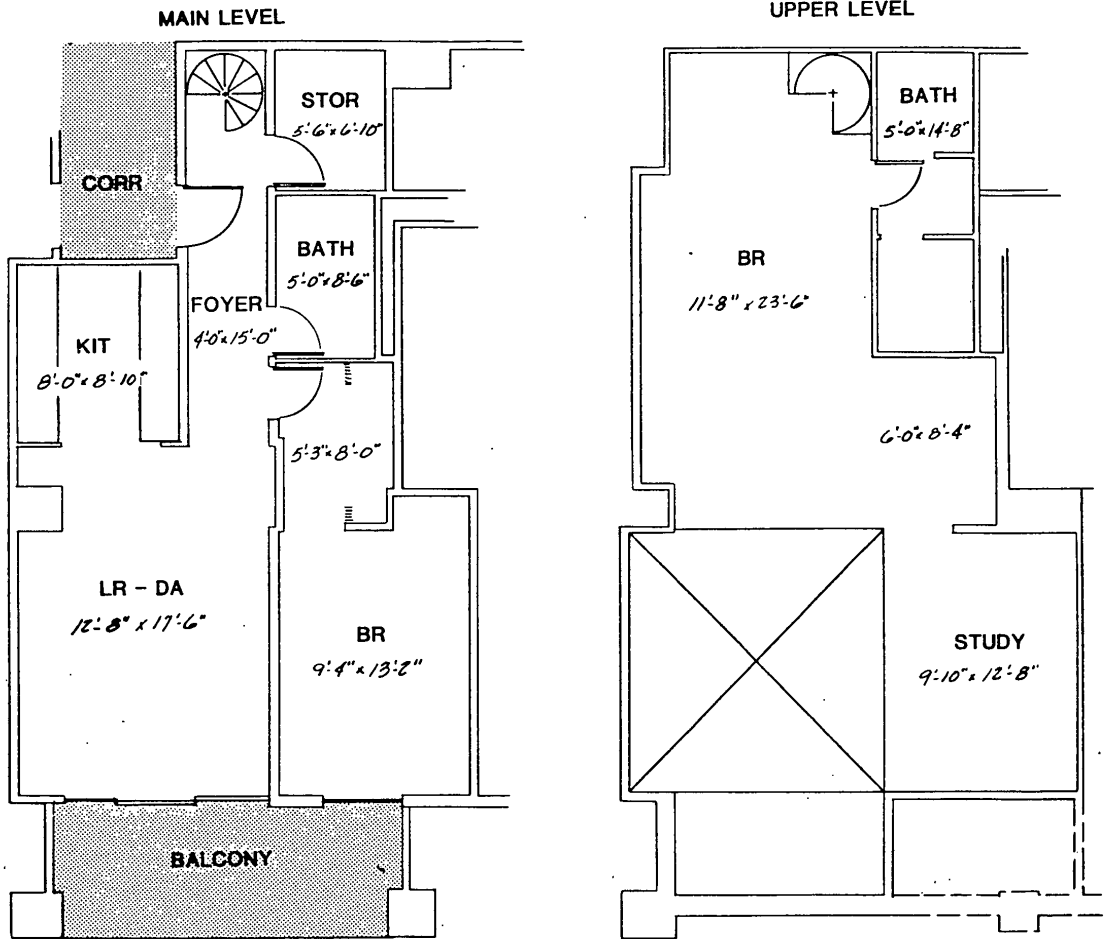
Dated this 28 day of December, 1983.

William L. Jacobsen
William L. Jacobsen





TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 14



1155 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common elements.

This Certificate made in accordance with R.R.S., Nebraska 76-810.
Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

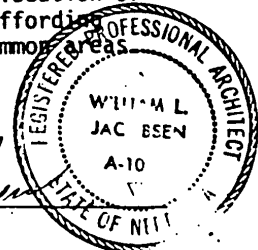
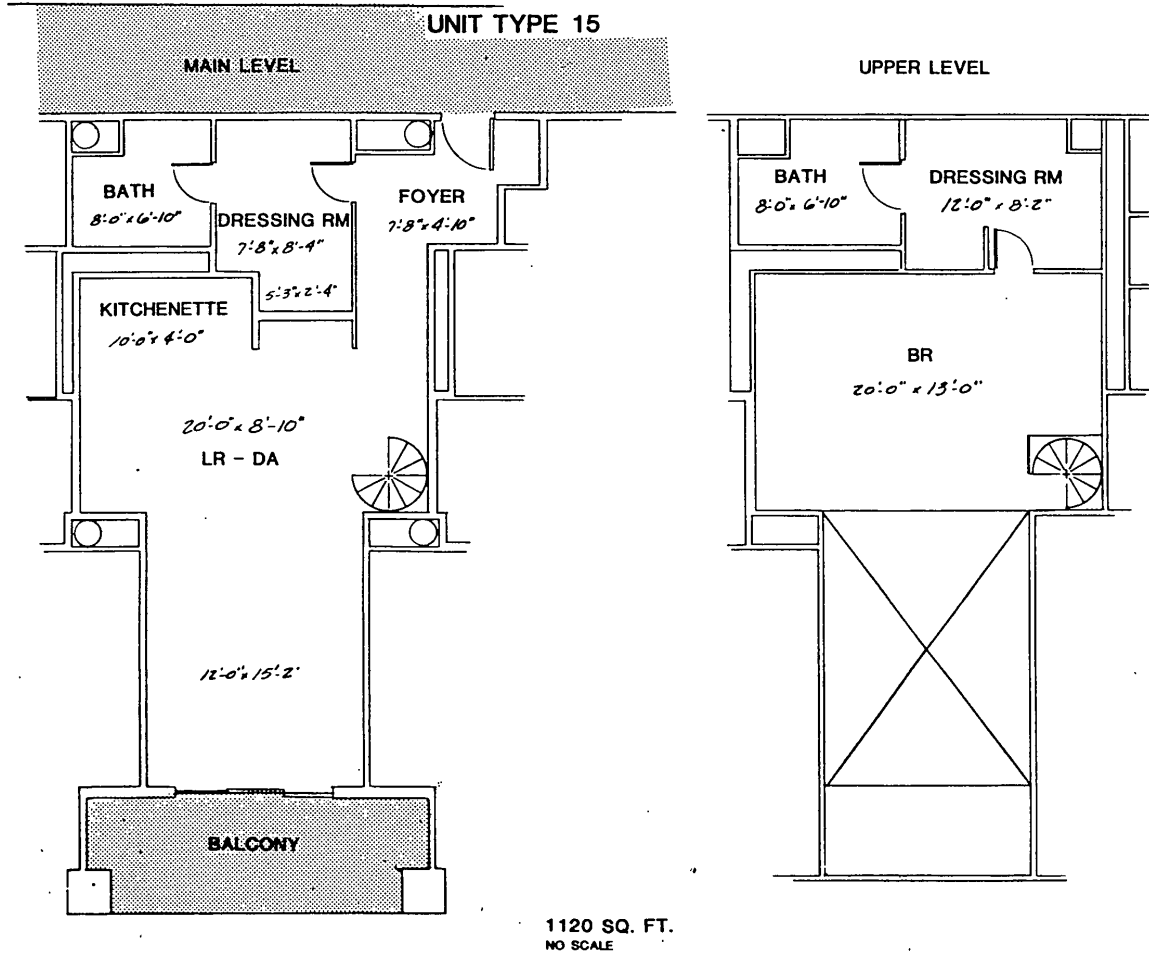




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

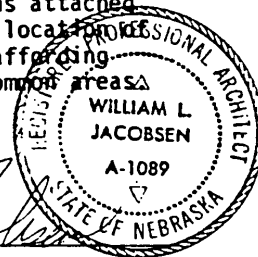
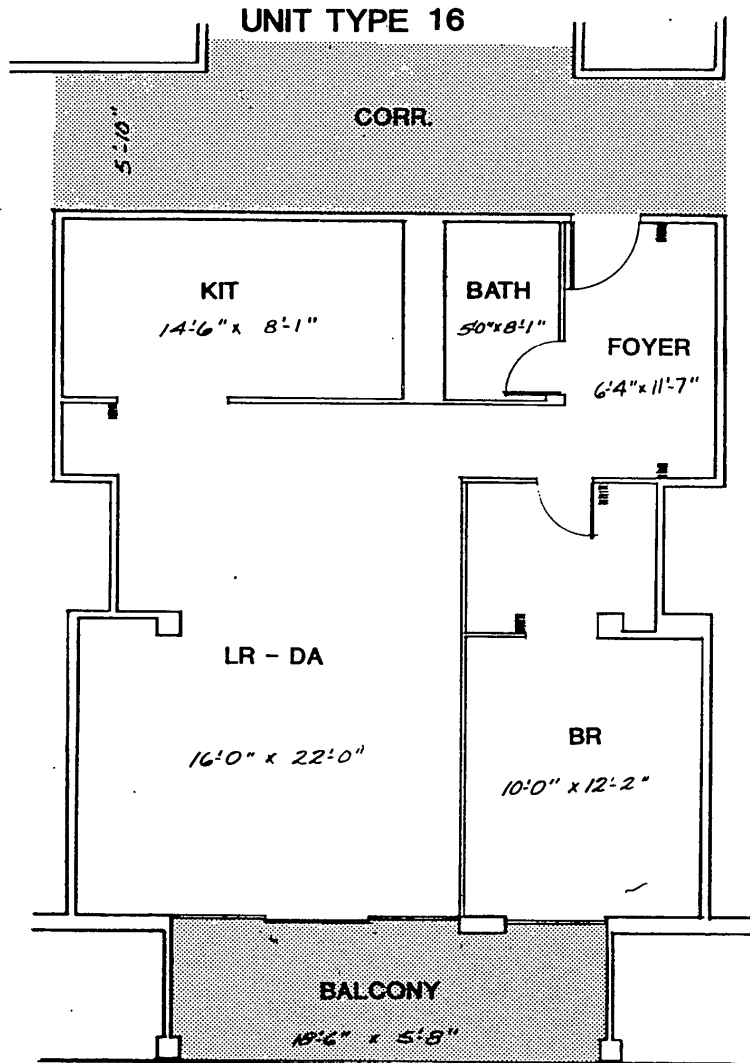




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



775 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen

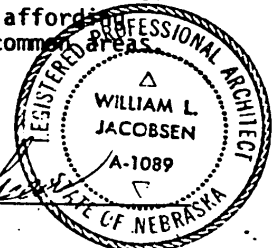
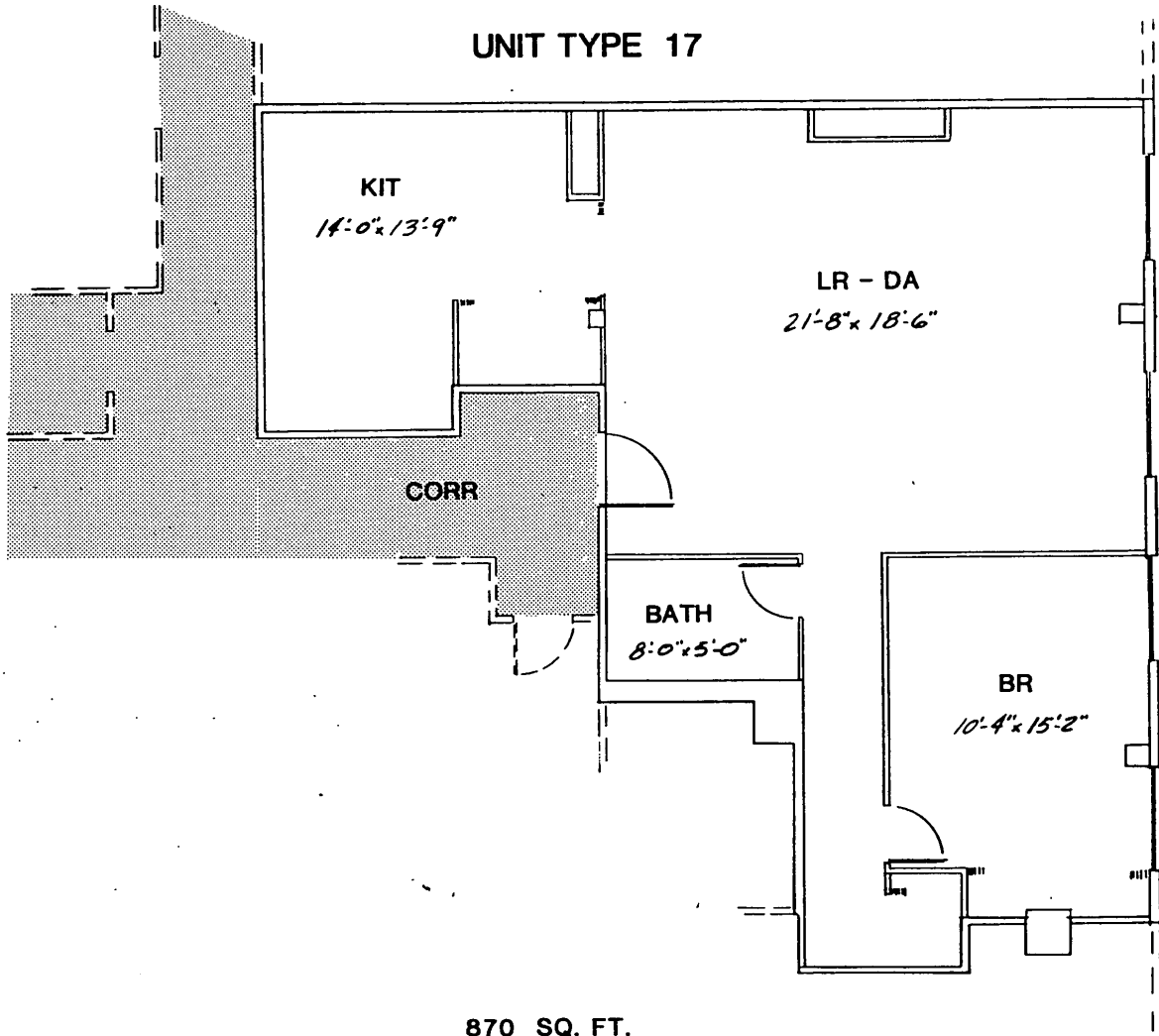




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



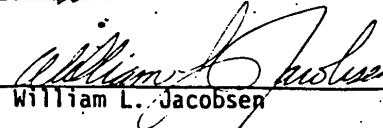
870 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 28 day of December, 1983.


William L. Jacobsen

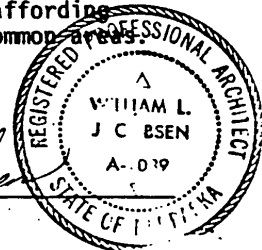
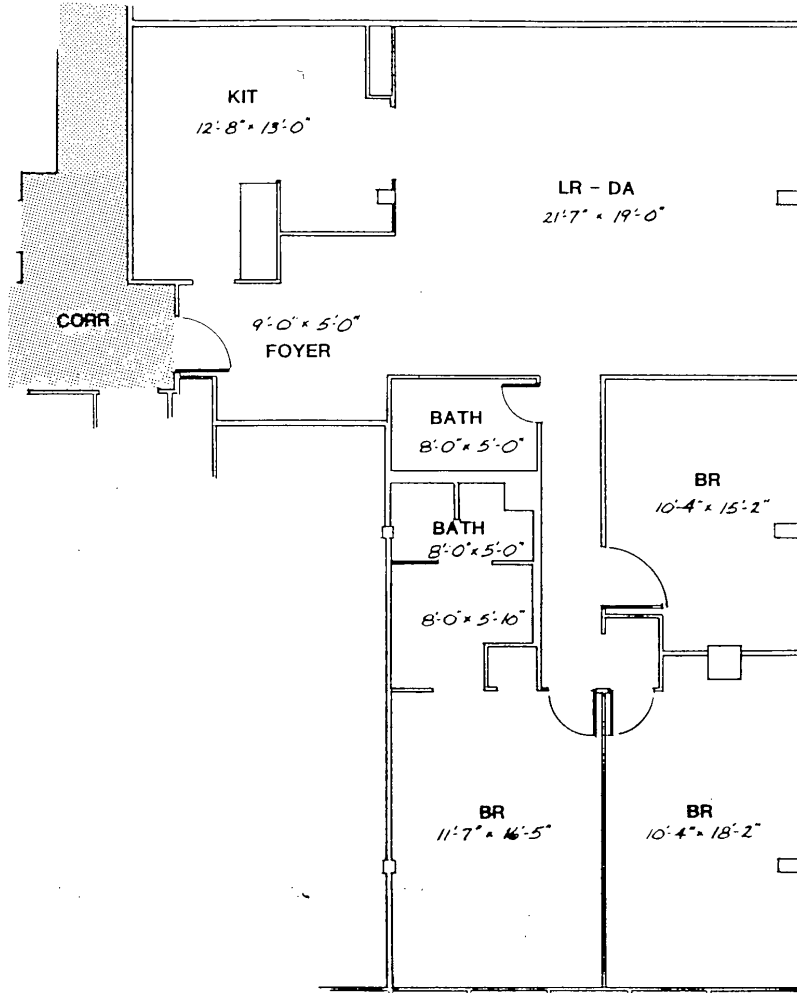


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 18



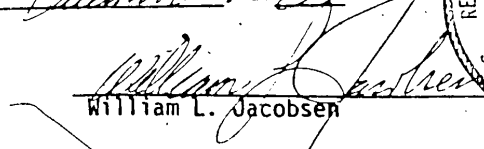
1440 SQ. FT.
NO SCALE

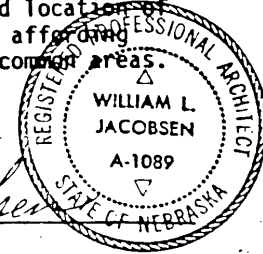
LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

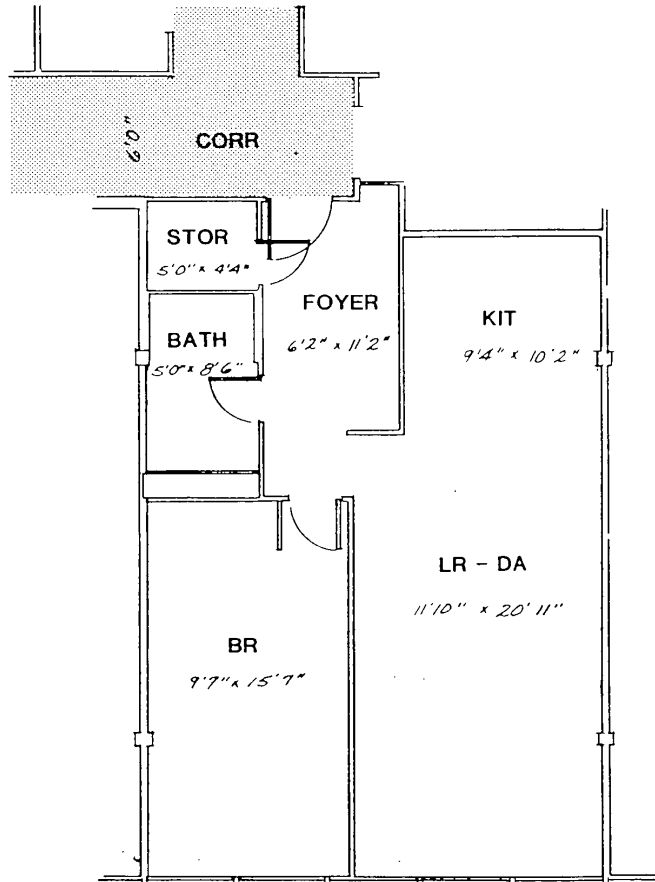
Dated this 30 day of December, 1983.


William L. Jacobsen



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



UNIT TYPE 19



685 SQ. FT.

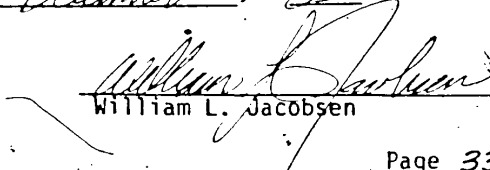
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 33 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1983.


William L. Jacobsen

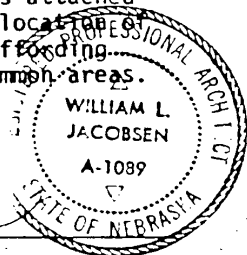
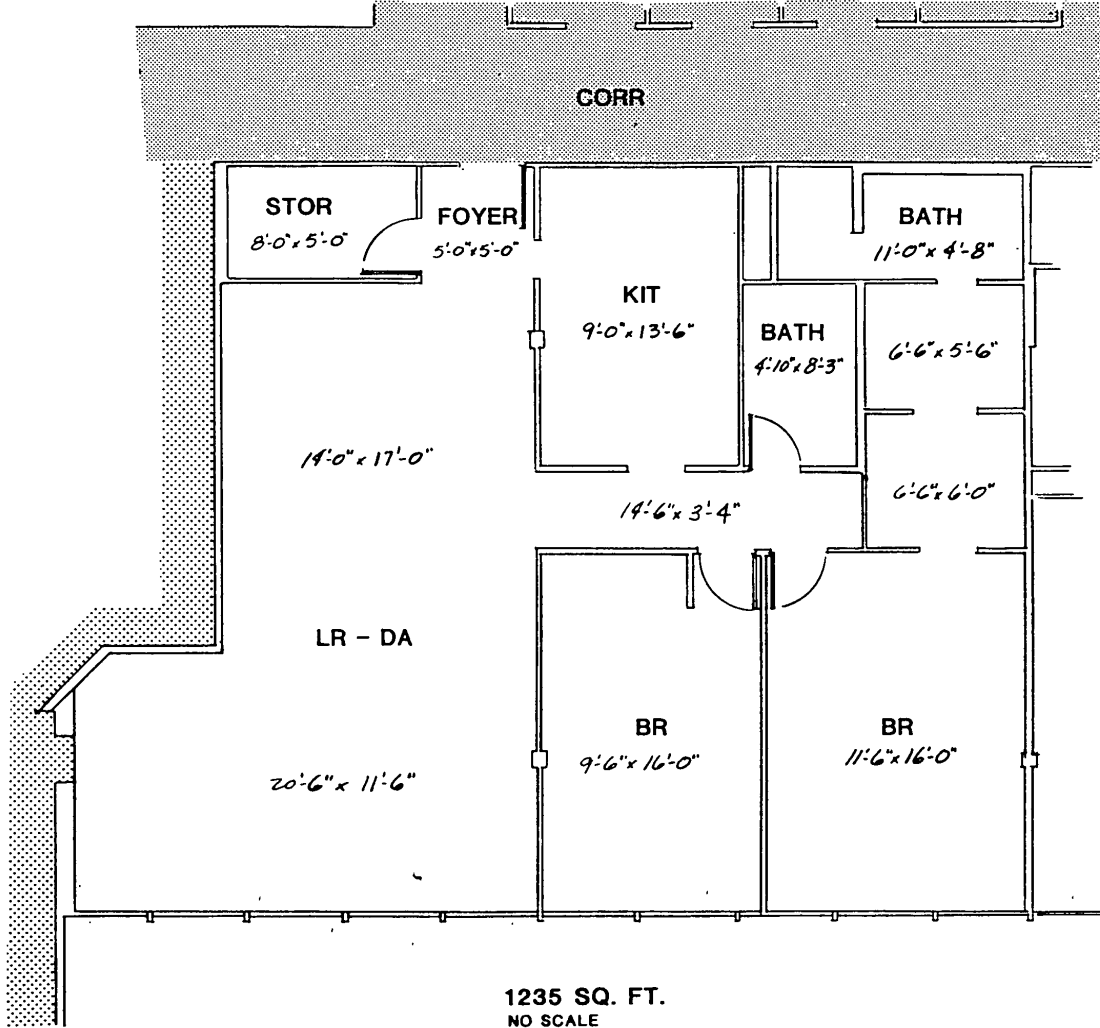




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 20



LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1983.


William L. Jacobsen

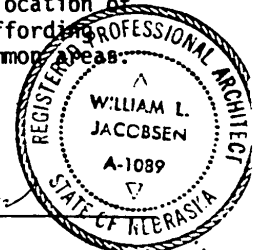
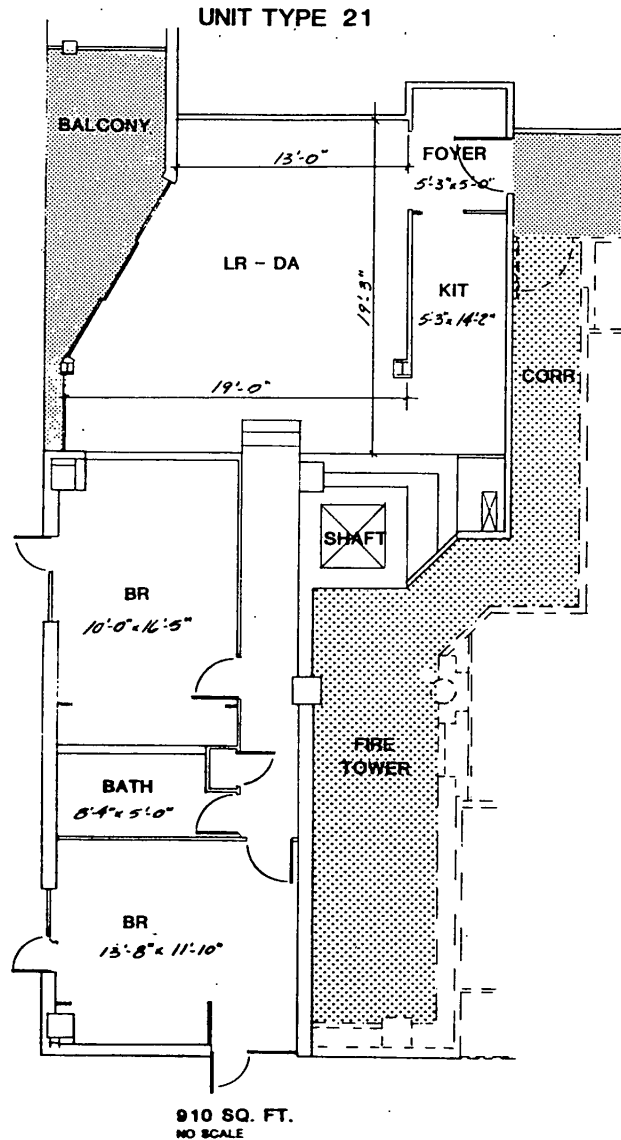




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 20 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

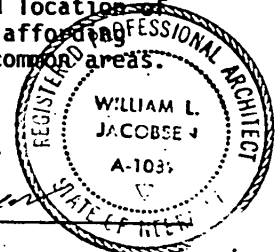
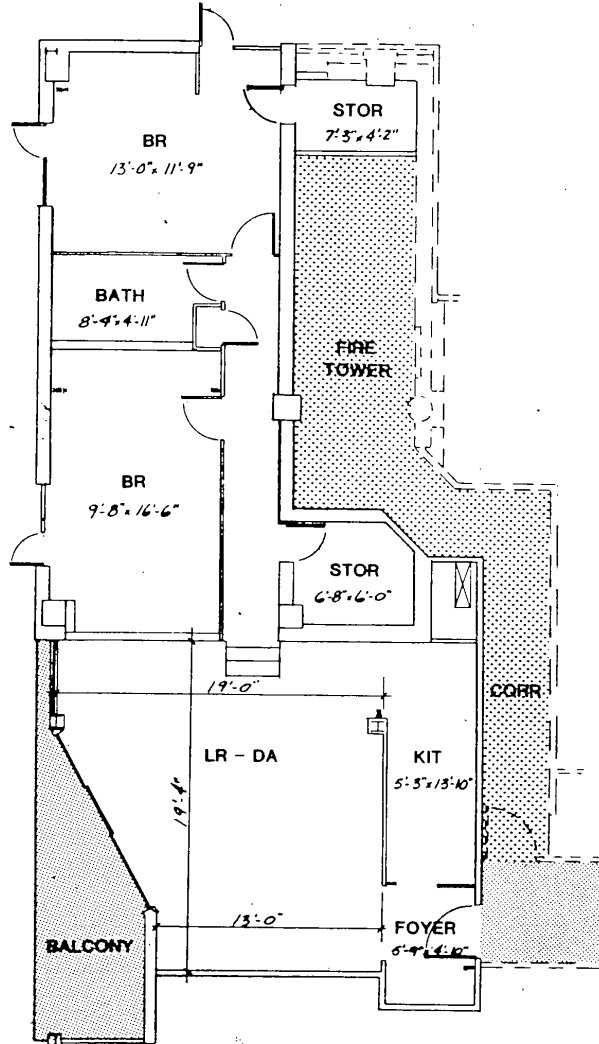


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 22



950 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1992.

William L. Jacobsen
William L. Jacobsen

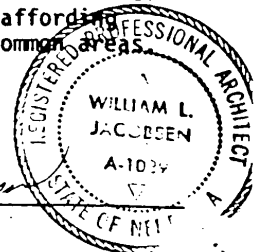
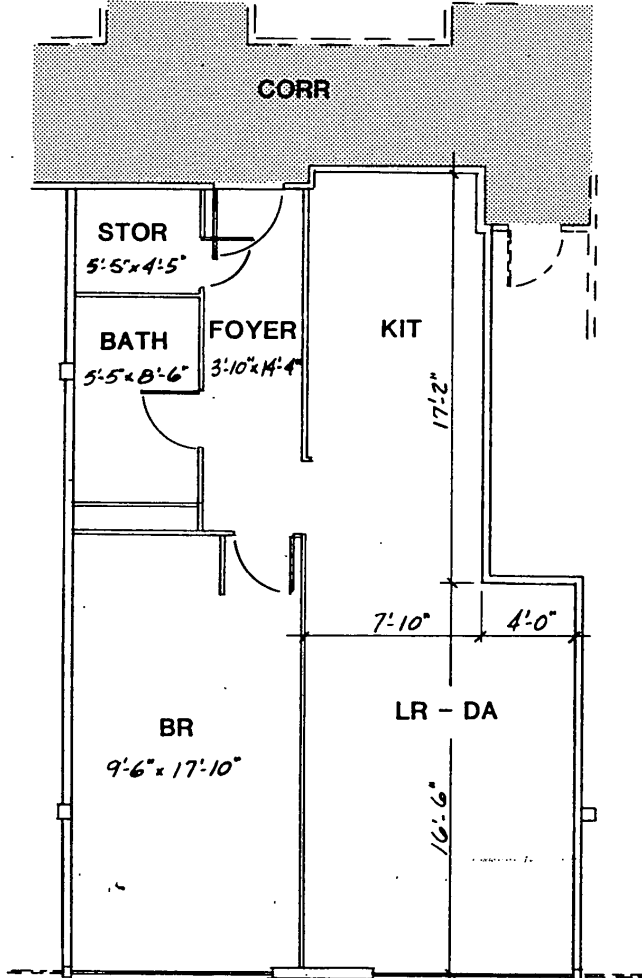


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 23



630 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common areas affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 20 day of December, 1983.


William L. Jacobsen

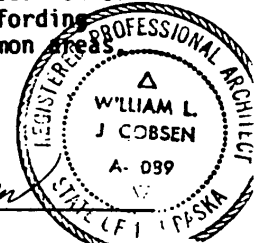
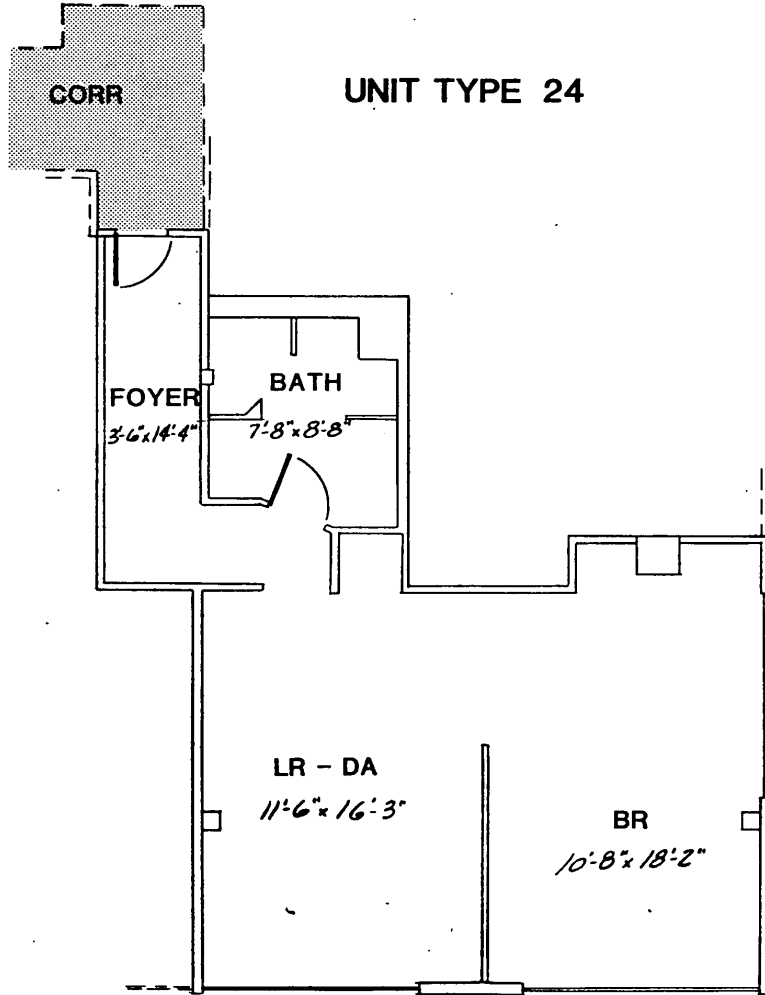




EXHIBIT "A"

TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



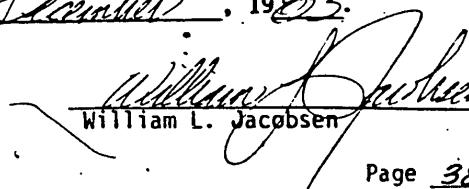
530 SQ. FT.
NO SCALE

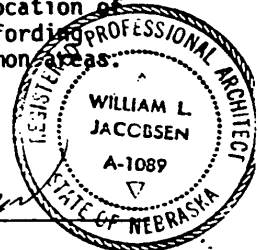
LEGEND

-  - Limited Common Elements
-  - General Common Elements

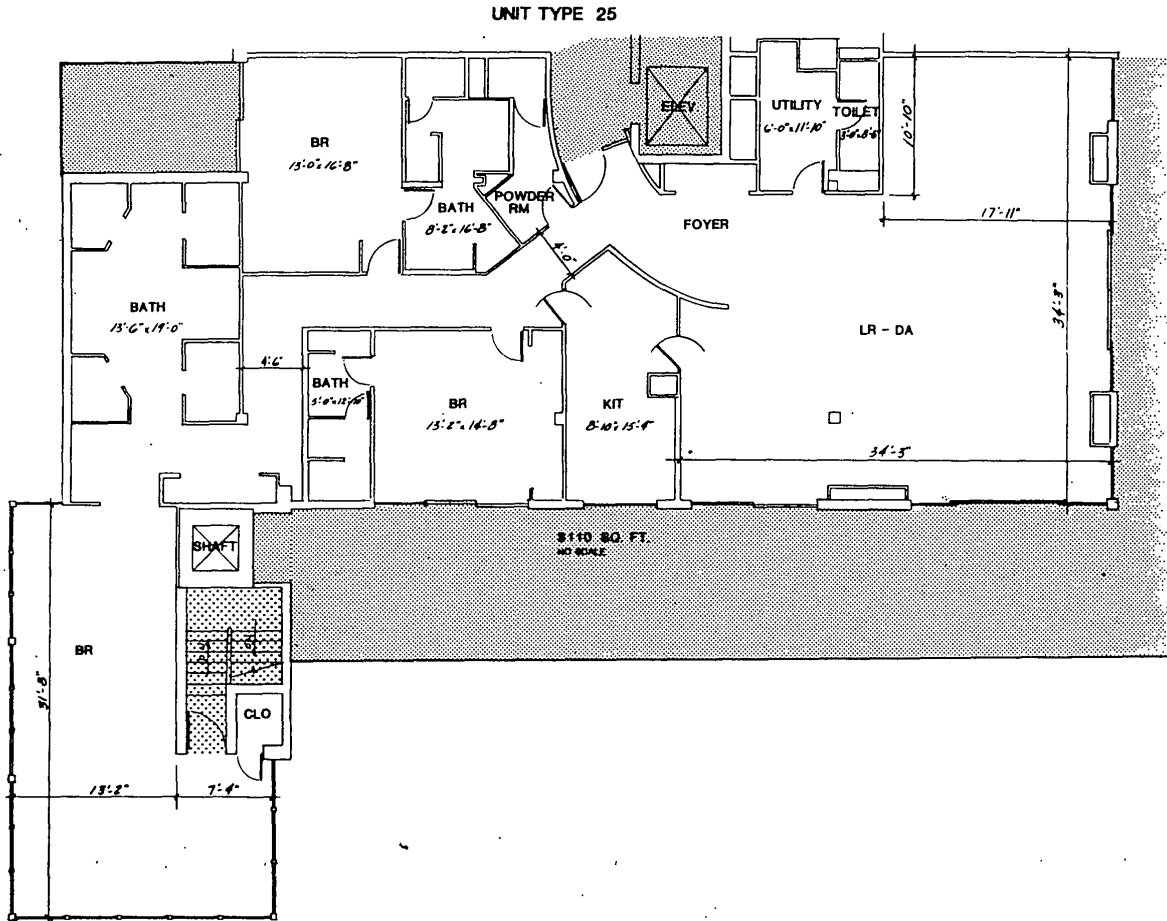
I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the plans attached hereto, pages 1 through inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements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

Dated this 20 day of December, 1983.


William L. Jacobsen



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



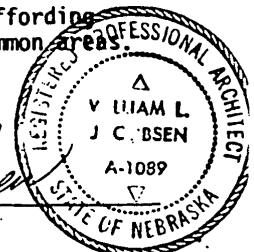
LEGEND

- Limited Common Elements
- General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 30 day of December, 1993.

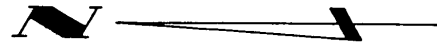
William L. Jacobsen
William L. Jacobsen



TWIN TOWERS CONDOMINIUM

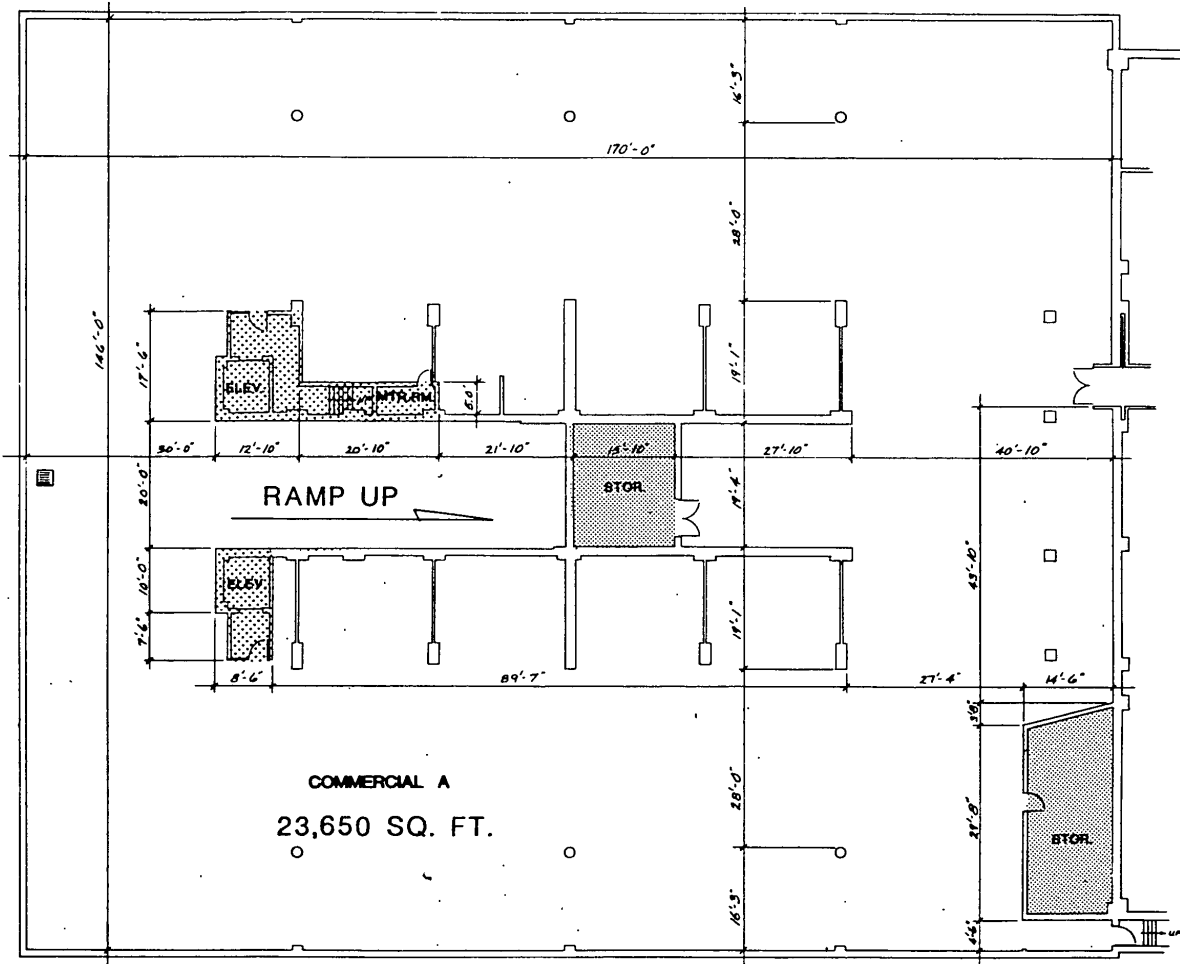
PROPERTY REGIME

BUILDING N

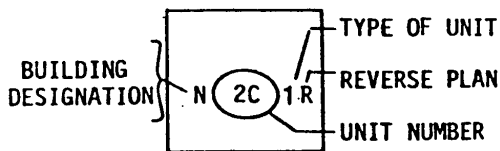


NORTH TOWER BASEMENT

NO SCALE



TYPICAL UNIT DESIGNATION



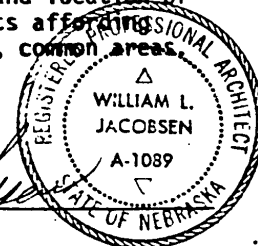
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 22 day of December, 1983.

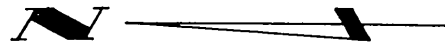
William L. Jacobsen



TWIN TOWERS CONDOMINIUM

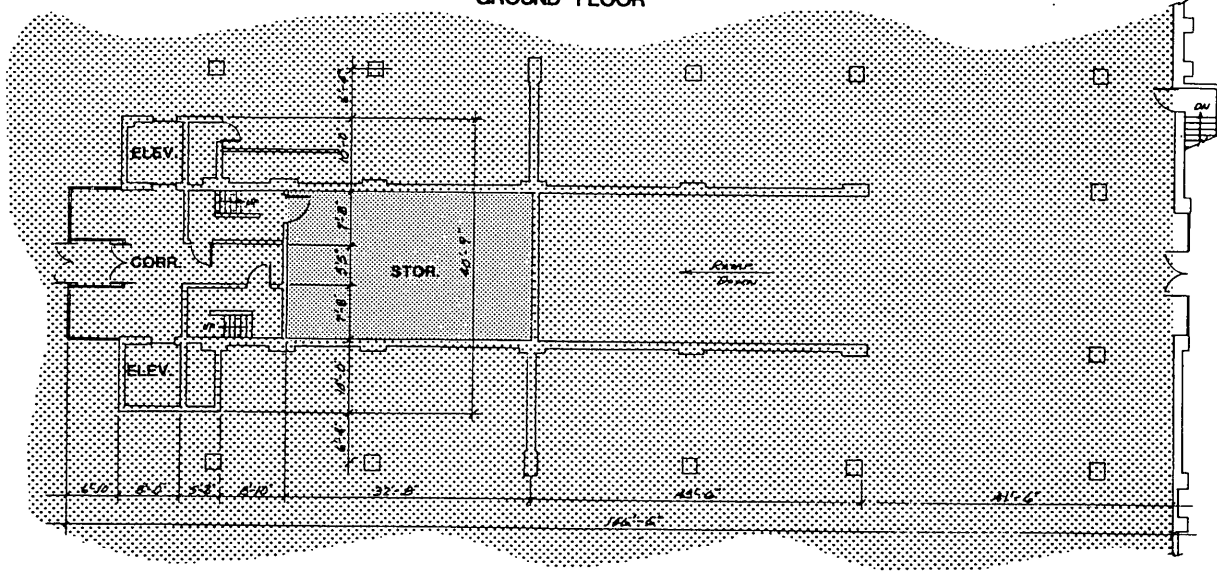
PROPERTY REGIME

BUILDING N

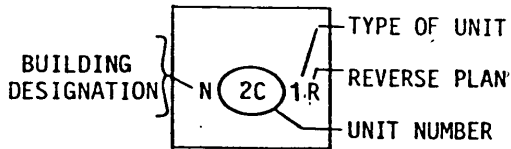


NORTH TOWER
GROUND FLOOR




NO SCALE



TYPICAL UNIT DESIGNATION



LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

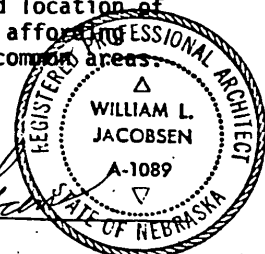
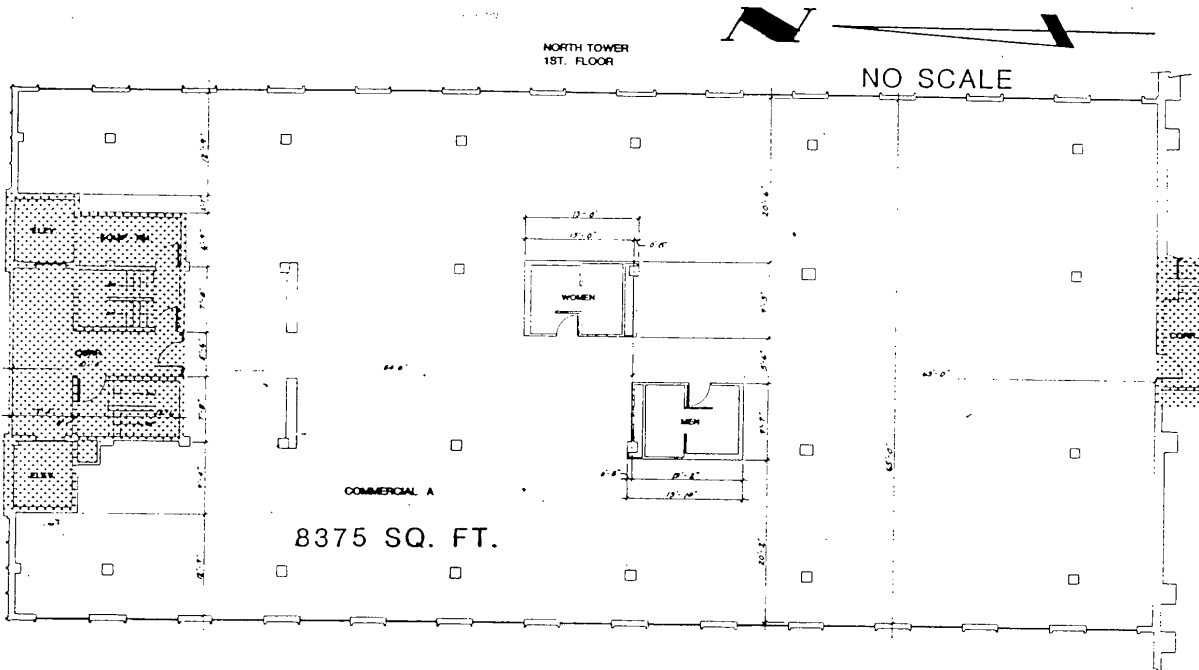


EXHIBIT "A"

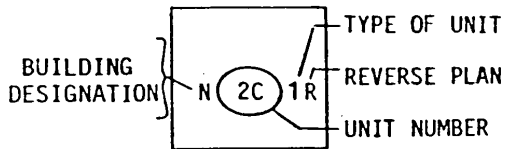
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME




BUILDING N



TYPICAL UNIT DESIGNATION



LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 18 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

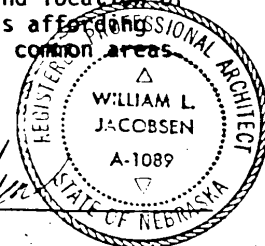
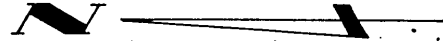


EXHIBIT "A"

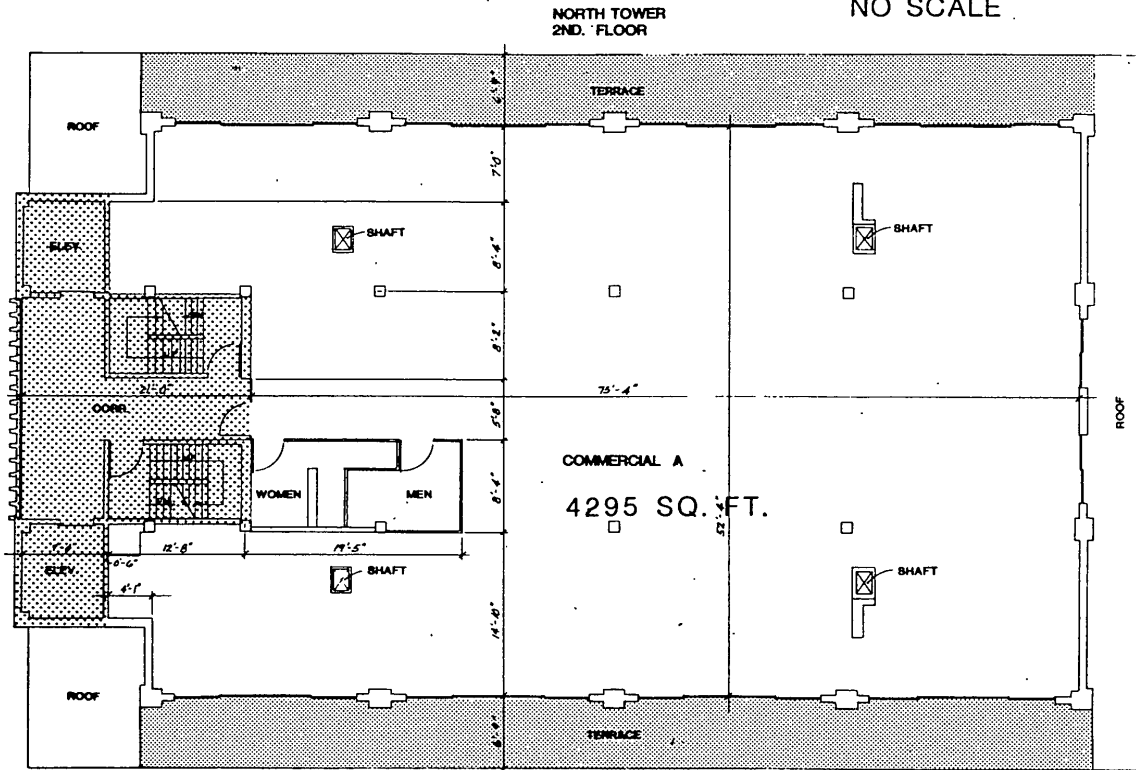
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

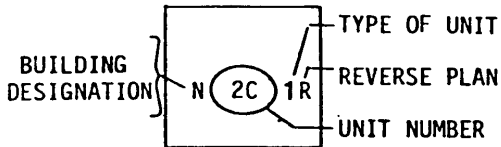
BUILDING N



NO SCALE



TYPICAL UNIT DESIGNATION



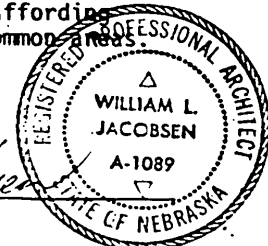
LEGEND

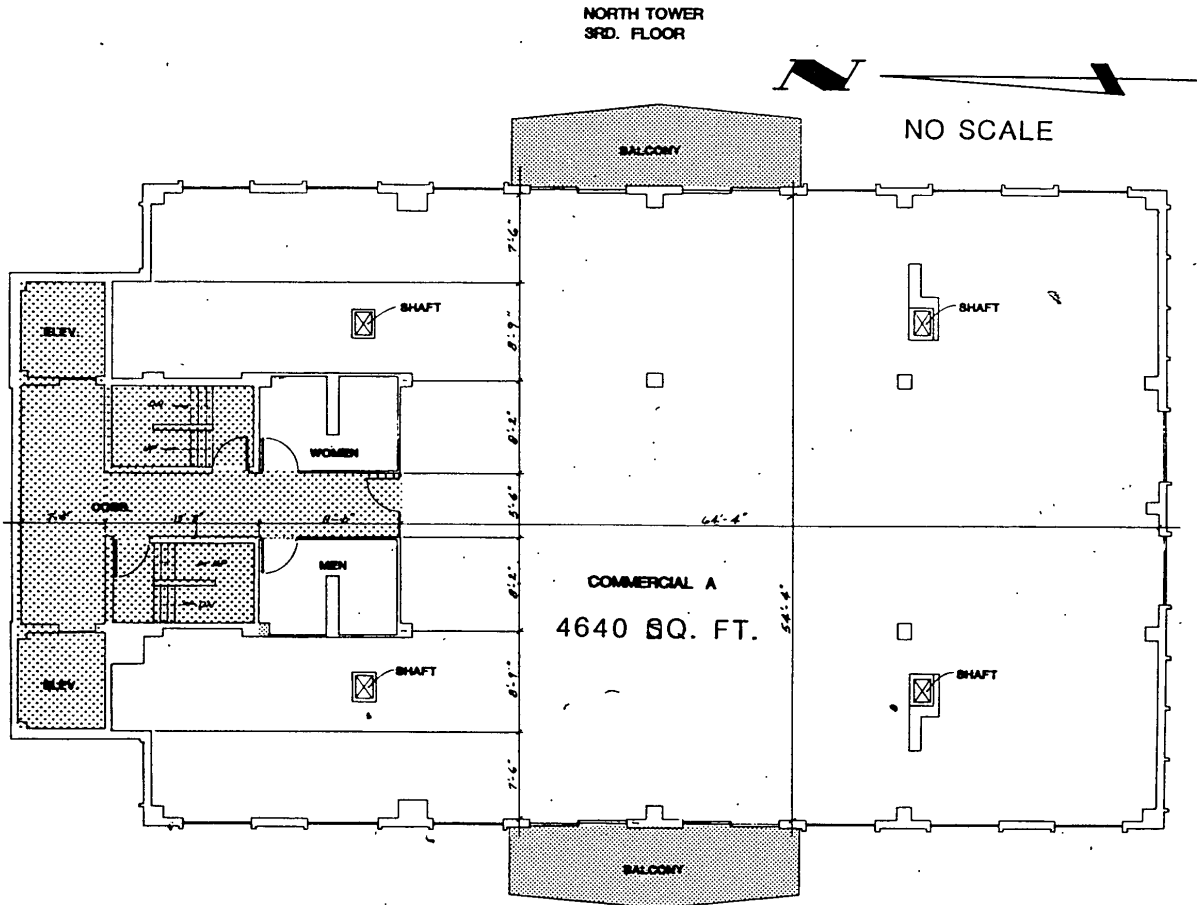
- Apartment Unit Number
- Limited Common Elements
- General Common Elements

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

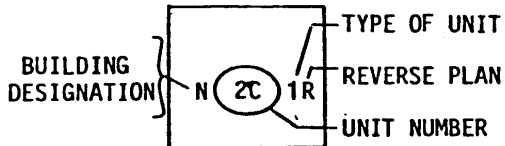
Dated this 28 day of December, 1983.

William L. Jacobsen





TYPICAL UNIT DESIGNATION



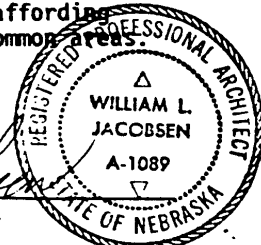
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1983.

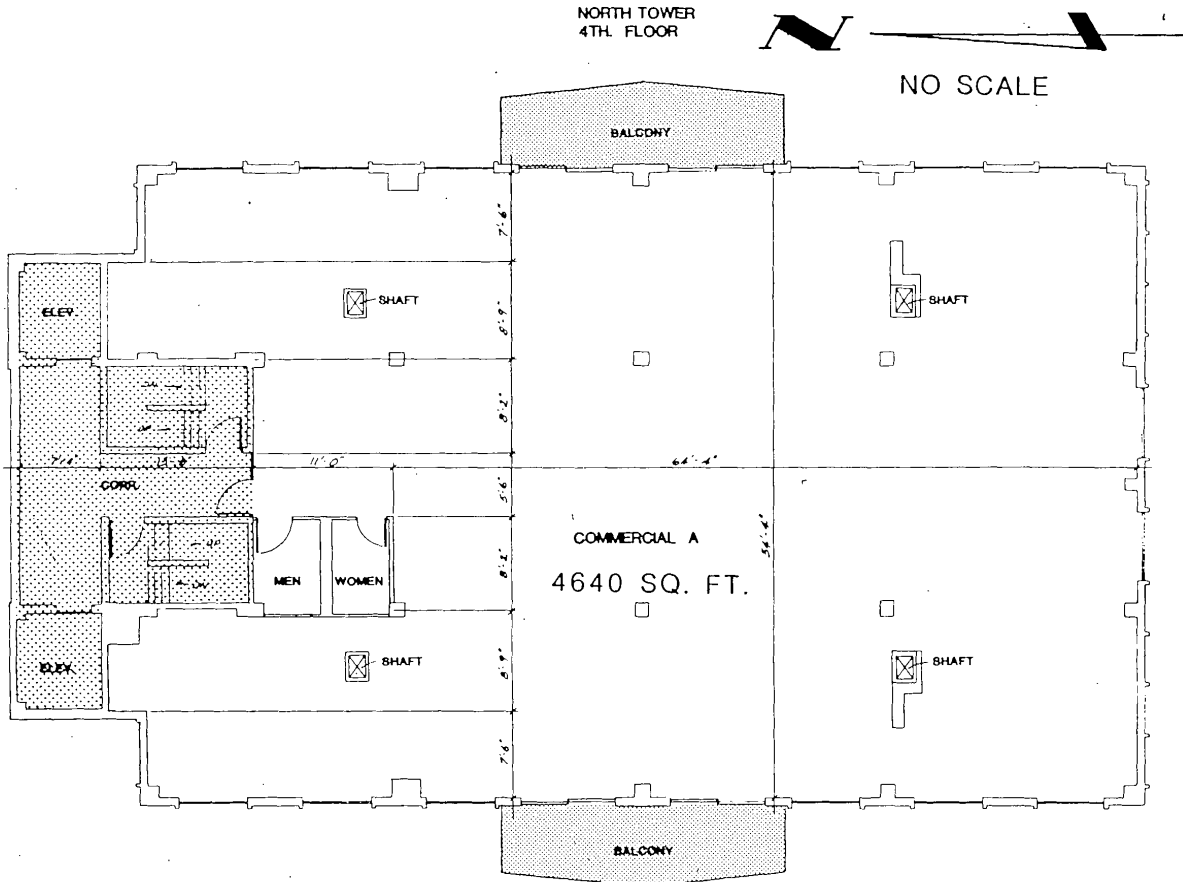
William L. Jacobsen
William L. Jacobsen



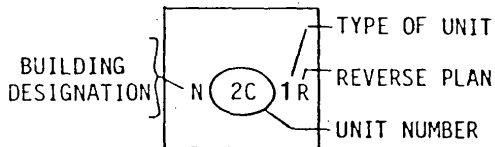
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

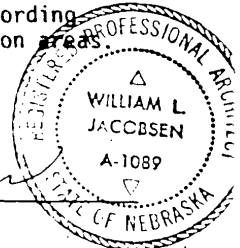
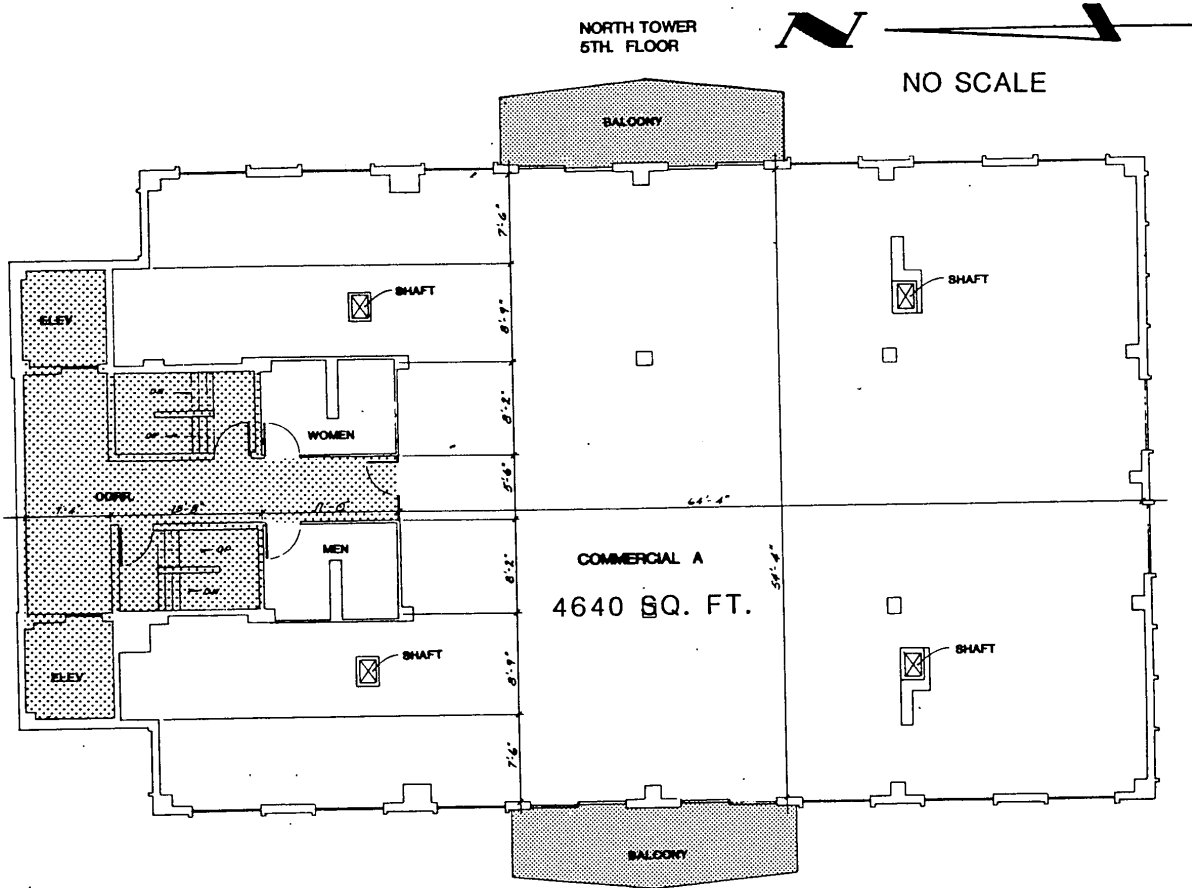


EXHIBIT "A"

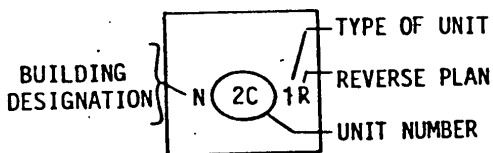
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.
 Dated this 23 day of December, 1983.

William L. Jacobsen
 William L. Jacobsen

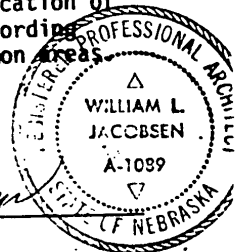
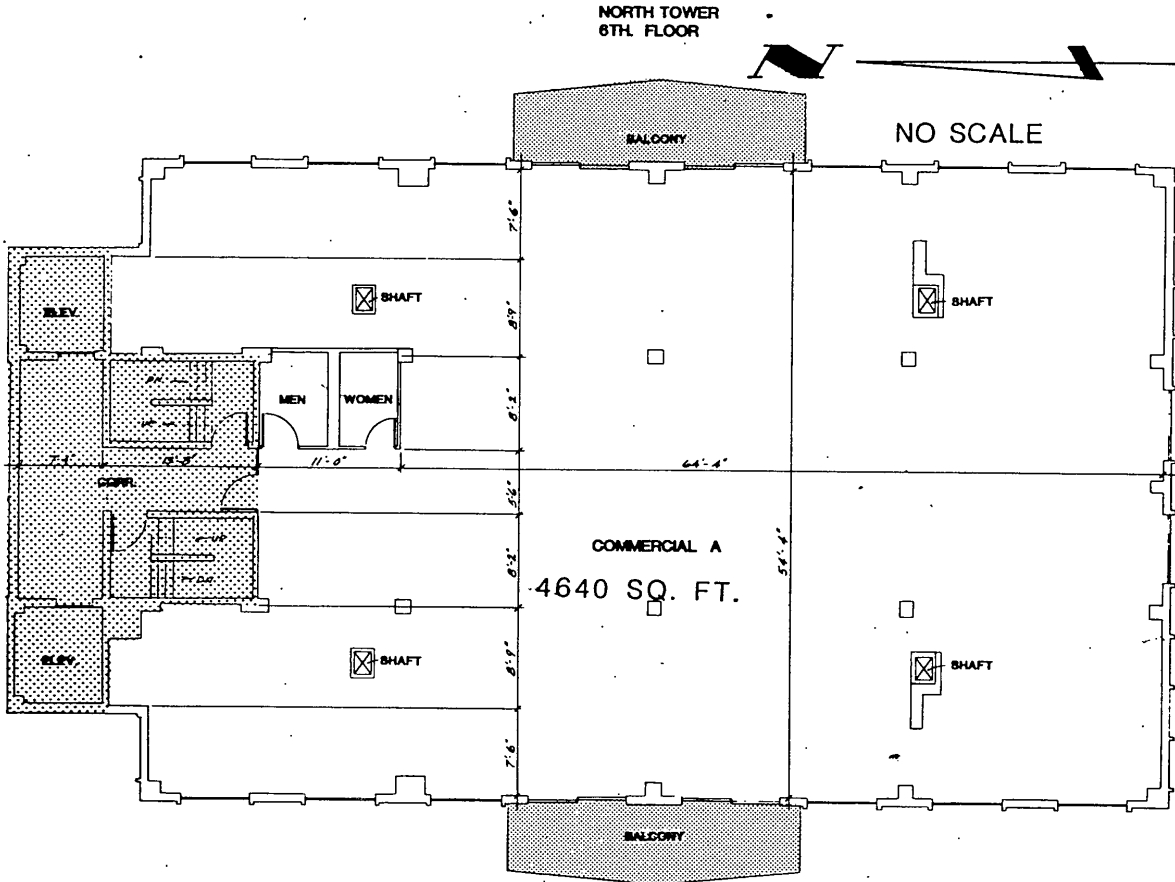


EXHIBIT "A"

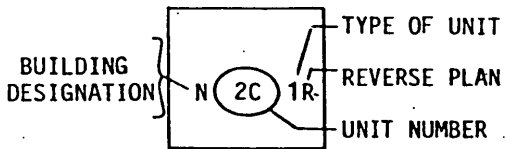
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



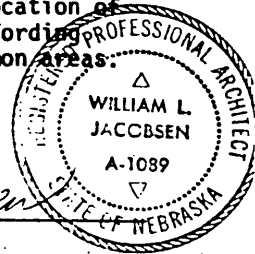
LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1983.

William L. Jacobsen
 William L. Jacobsen

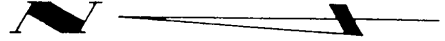


TWIN TOWERS CONDOMINIUM

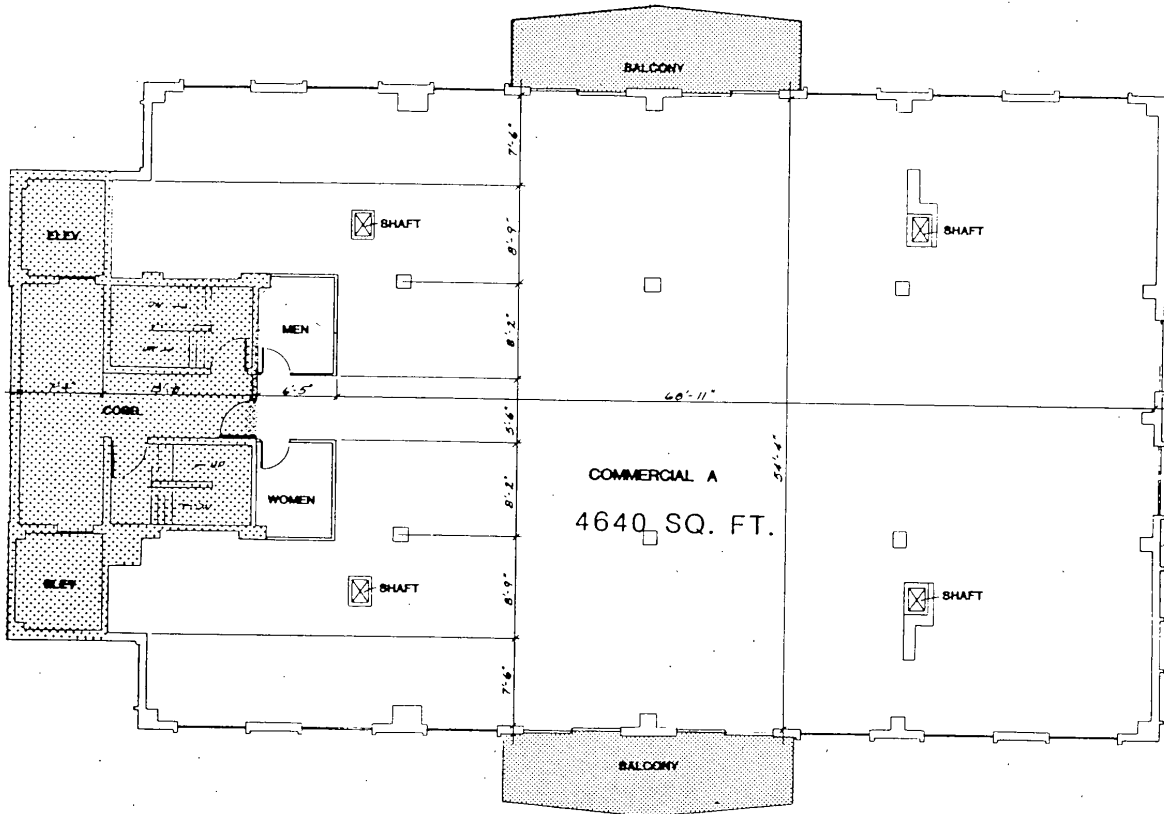
PROPERTY REGIME

BUILDING N

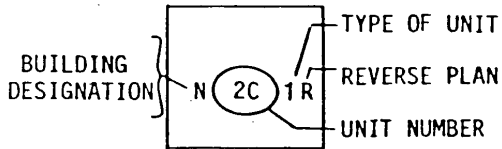
NORTH TOWER
7TH FLOOR






NO SCALE



TYPICAL UNIT DESIGNATION



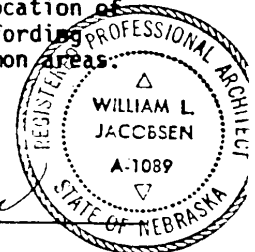
LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S, Nebraska 76-810.

Dated this 29 day of December, 19 83

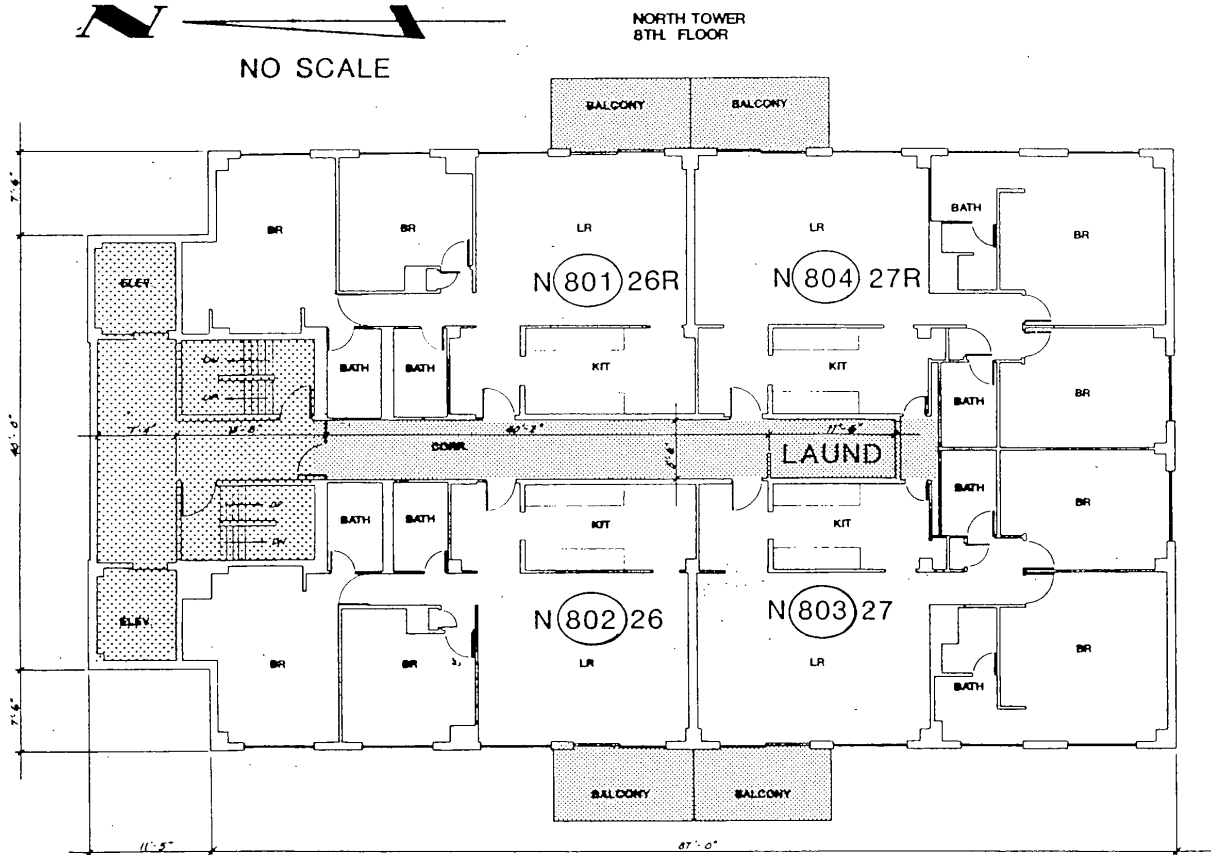
William L. Jacobsen
William L. Jacobsen



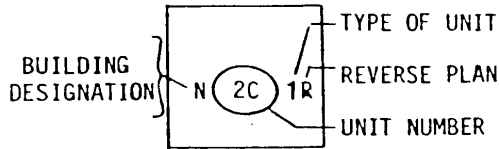
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



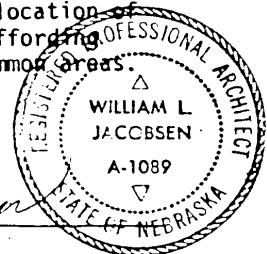
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 28 day of December, 1983.

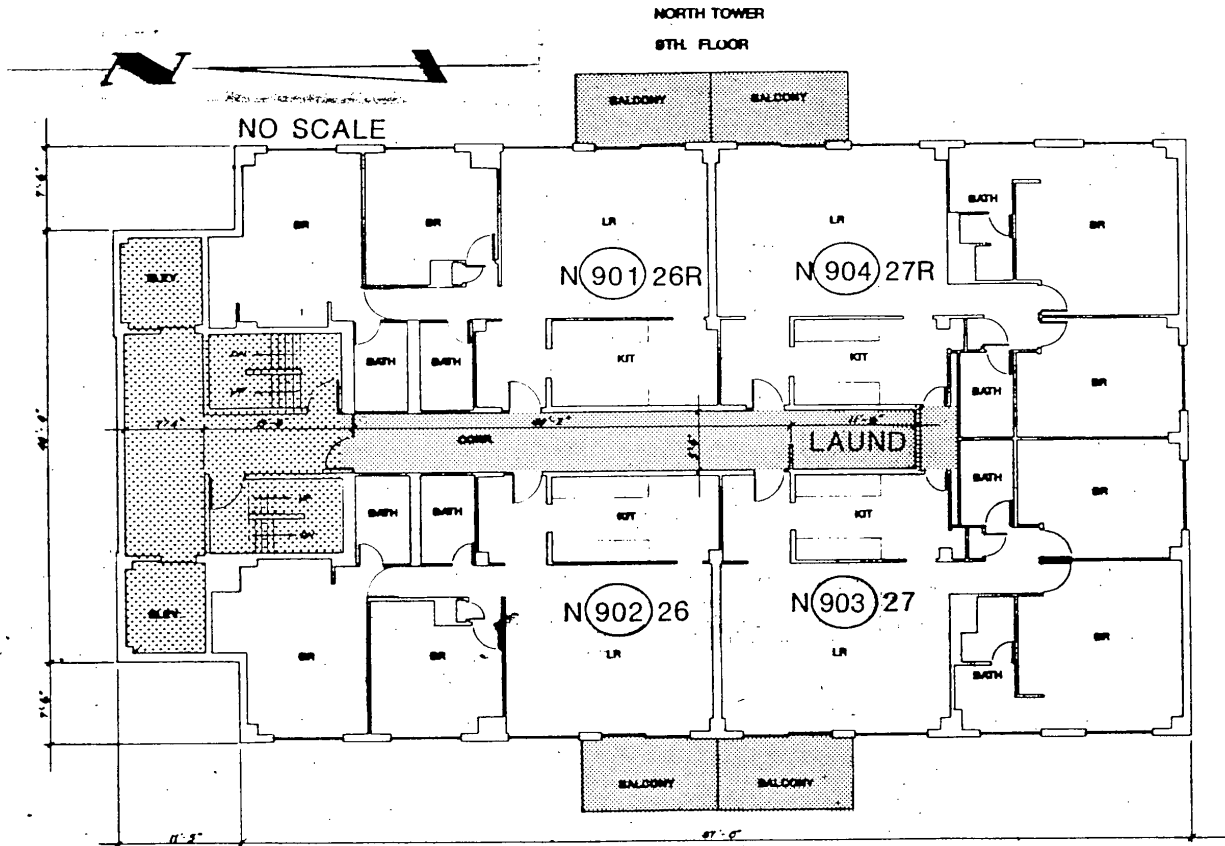
William L. Jacobsen
William L. Jacobsen



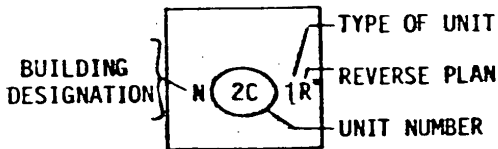
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



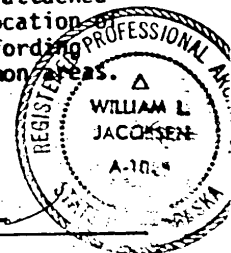
LEGEND

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

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 20 day of December, 1983.

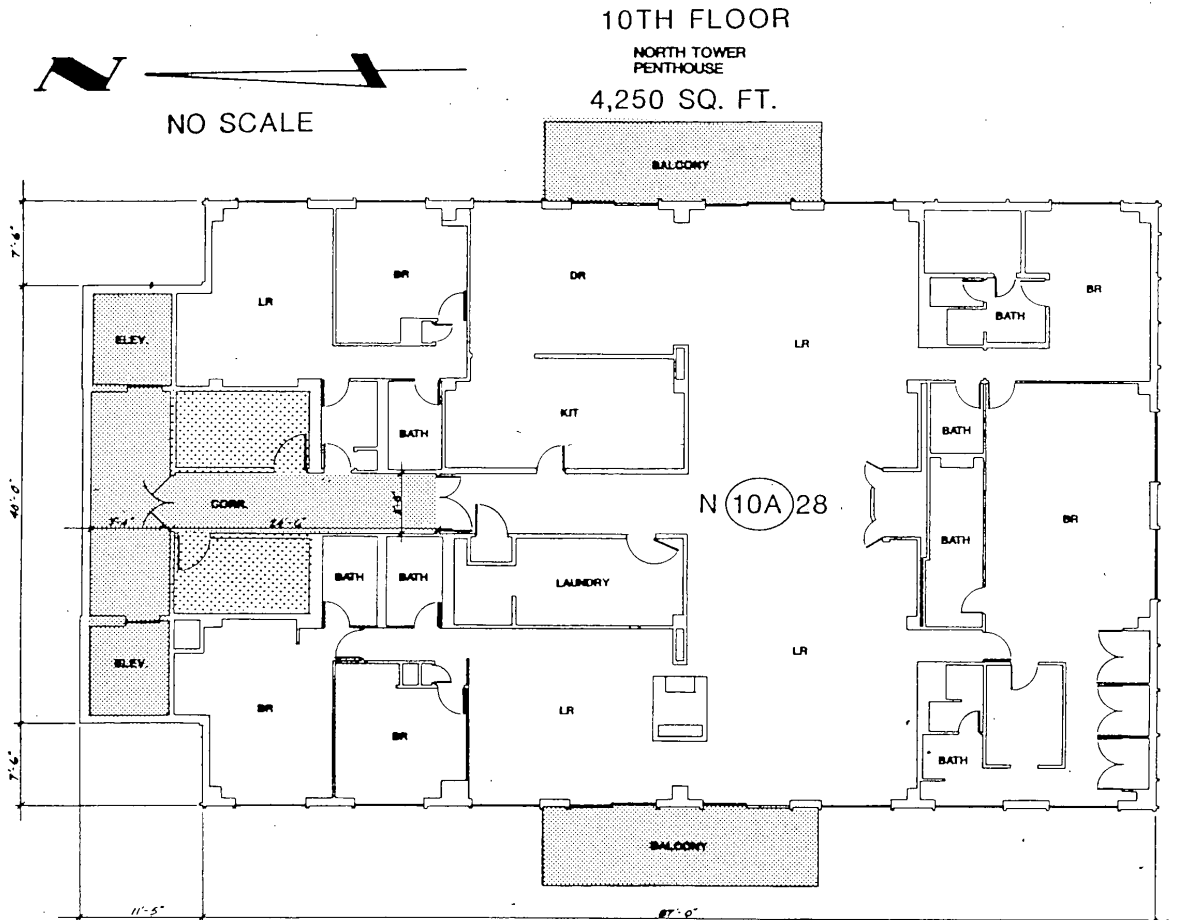
William L. Jacobsen
William L. Jacobsen



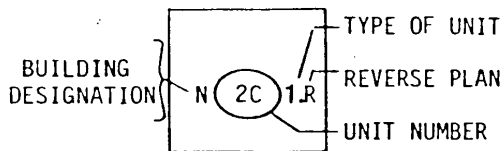
TWIN TOWERS CONDOMINIUM

PROPERTY REGIME

BUILDING N



TYPICAL UNIT DESIGNATION



LEGEND

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

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 inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 30 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

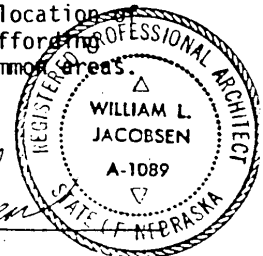
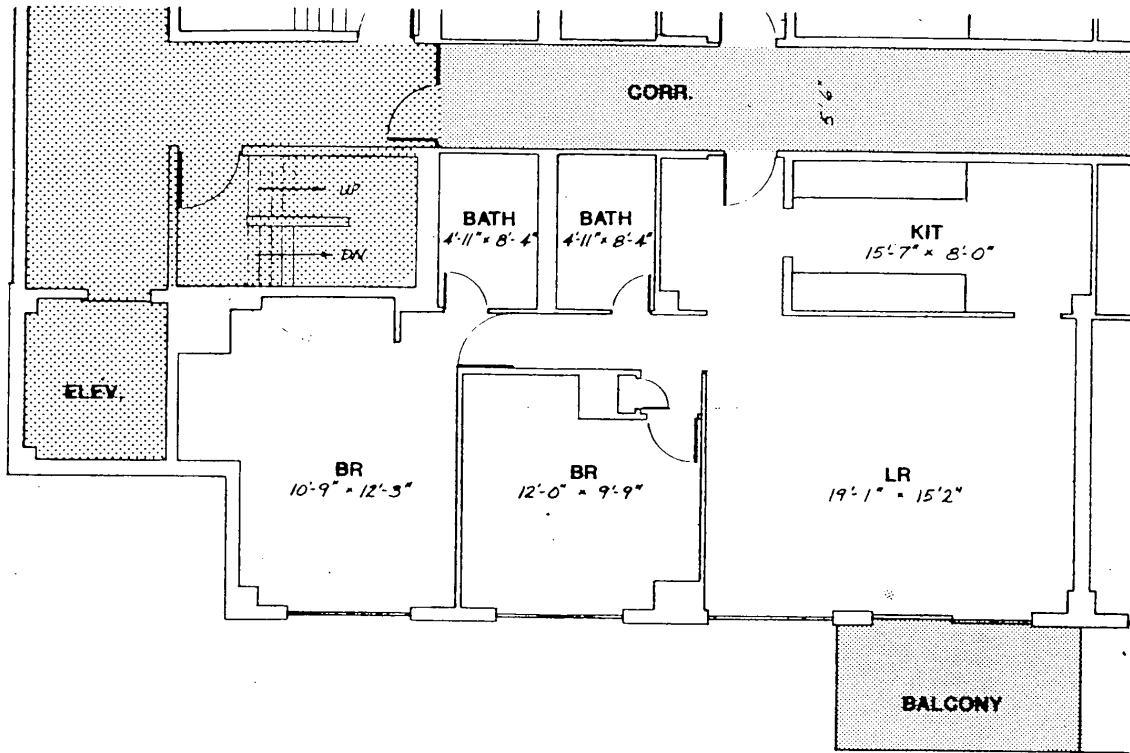


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 26



965 SQ. FT.
NO SCALE

LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S. Nebraska 76-810.

Dated this 30 day of December, 1983.

William L. Jacobsen
William L. Jacobsen

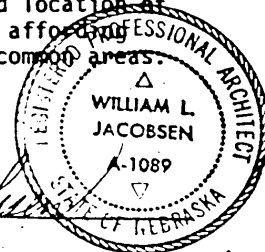
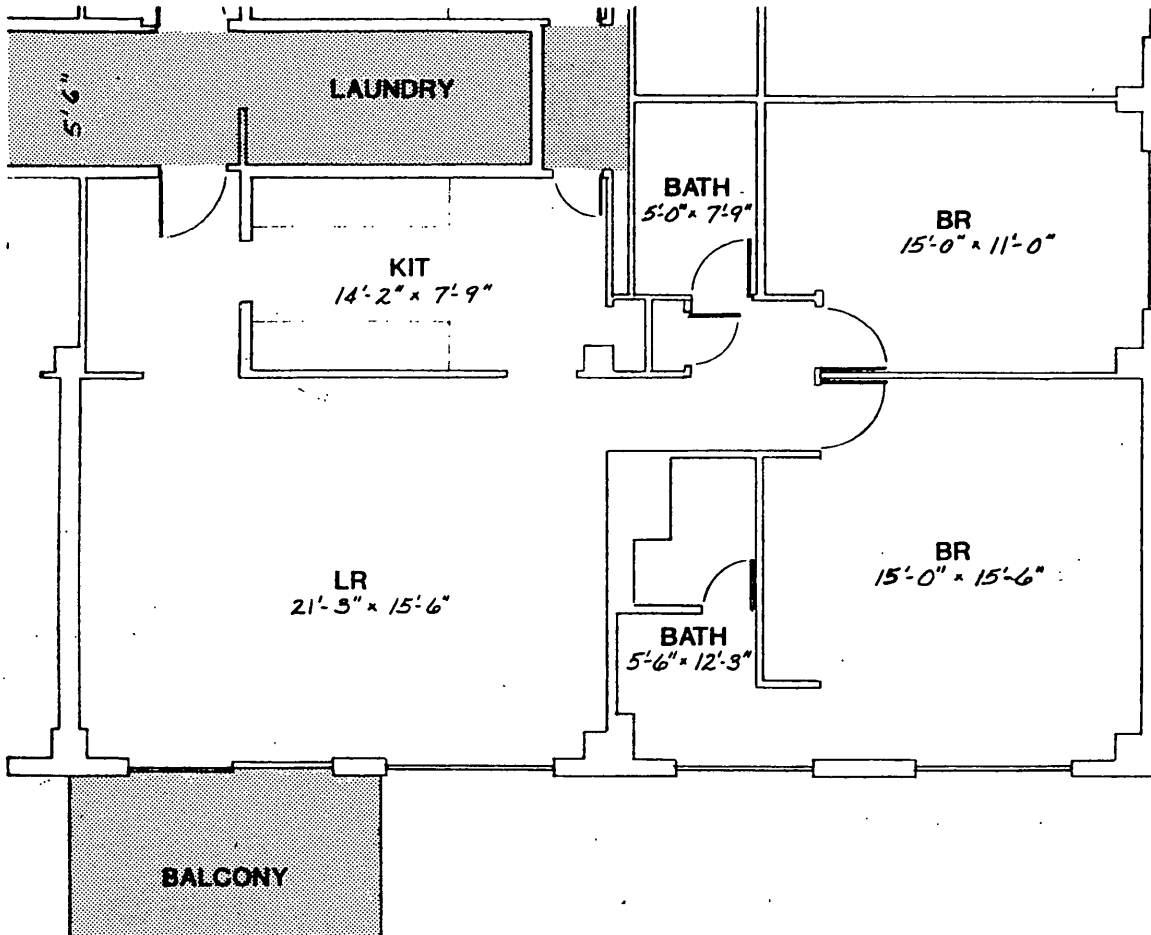


EXHIBIT "A"



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME

UNIT TYPE 27



1065 SQ. FT.
NO SCALE

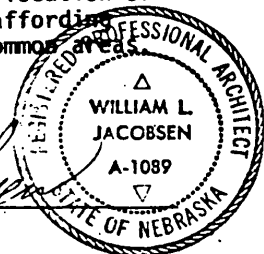
LEGEND

-  - Limited Common Elements
-  - General Common Elements

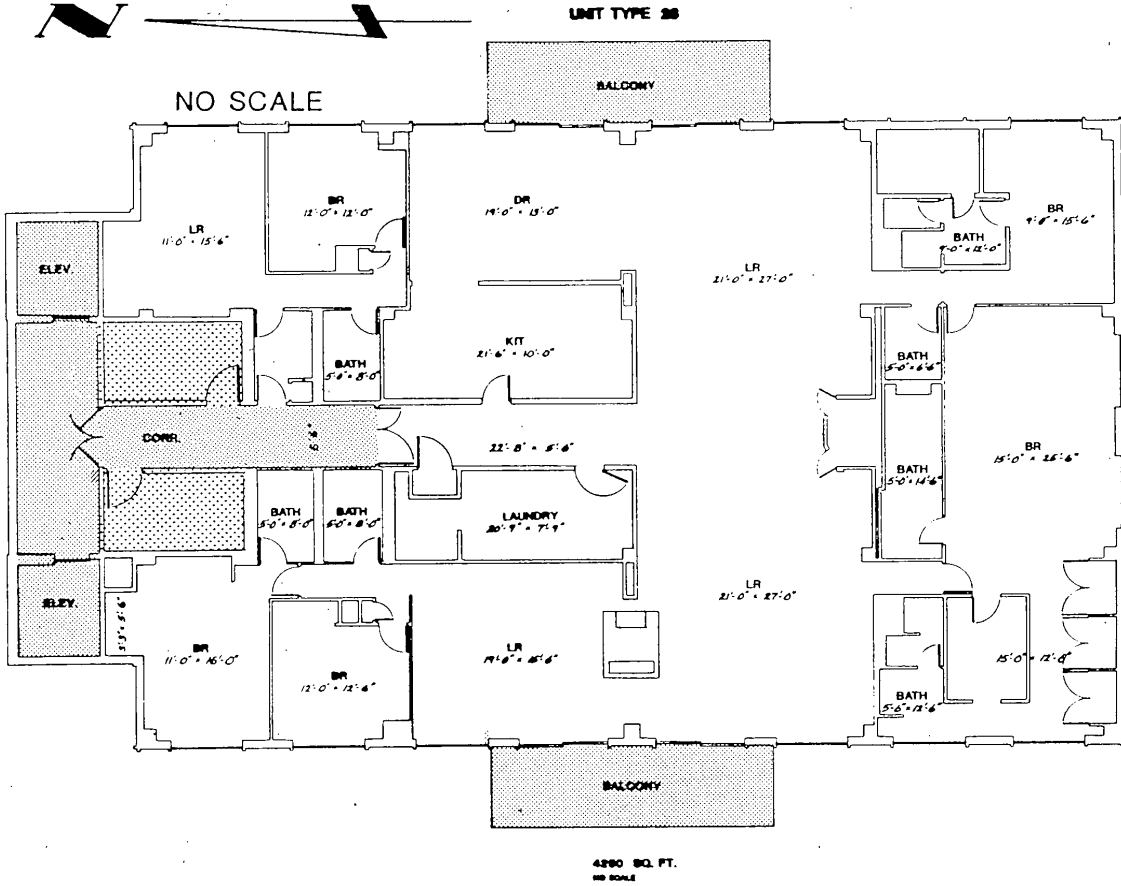
I, the undersigned, William L. Jacobsen, an architect, authorized and licensed to practice in the State of Nebraska, do hereby certify that the plans attached hereto, pages 1 through _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common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

Dated this 20 day of December, 1983.



William L. Jacobsen
William L. Jacobsen



TWIN TOWERS CONDOMINIUM
PROPERTY REGIME



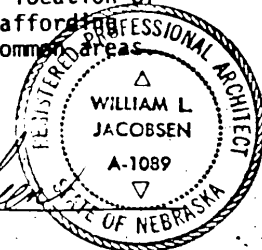
LEGEND

-  - Limited Common Elements
-  - General Common Elements

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 _____ inclusive, show the dimensions, area and location of each apartment therein and the area and location of common elements affording access to each apartment and the area and location of the limited, common areas. This Certificate made in accordance with R.R.S., Nebraska 76-810.

Dated this 29 day of December, 1983.

William L. Jacobsen
William L. Jacobsen



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	860
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
S3Q	9	3575	0.36	36	550
S3R*	10R	4290	0.43	43	660
S4A*	8	4485	0.45	45	690
S4B*	10	4290	0.43	43	660
S4C	11	3445	0.35	35	530
S4D	1	4583	0.46	46	705
S4E*	2	4583	0.46	46	705
S4F*	3	4583	0.46	46	705
S4G	4	4453	0.45	45	685
S4H	5	6045	0.61	61	930
S4I*	6	4095	0.41	41	630
S4J*	7	4615	0.47	47	710
S4K*	6R	4095	0.41	41	630
S4L	5R	6045	0.61	61	930
S4M	4R	4453	0.45	45	685
S4N*	3R	4583	0.46	46	705

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
S8A*	16	5038	0.51	51	775
S8B*	21	5915	0.60	60	910
S8C	20	8028	0.81	81	1235
S8D	19	4453	0.45	45	685
S8E	18	9360	0.95	95	1440
S8F	18R	9360	0.95	95	1440
S8G	19R	4453	0.45	45	685
S8H	20R	8028	0.81	81	1235
S8I*	22	6175	0.63	63	950
S9A*	16	5038	0.51	51	775
S9B	21	5915	0.60	60	910

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

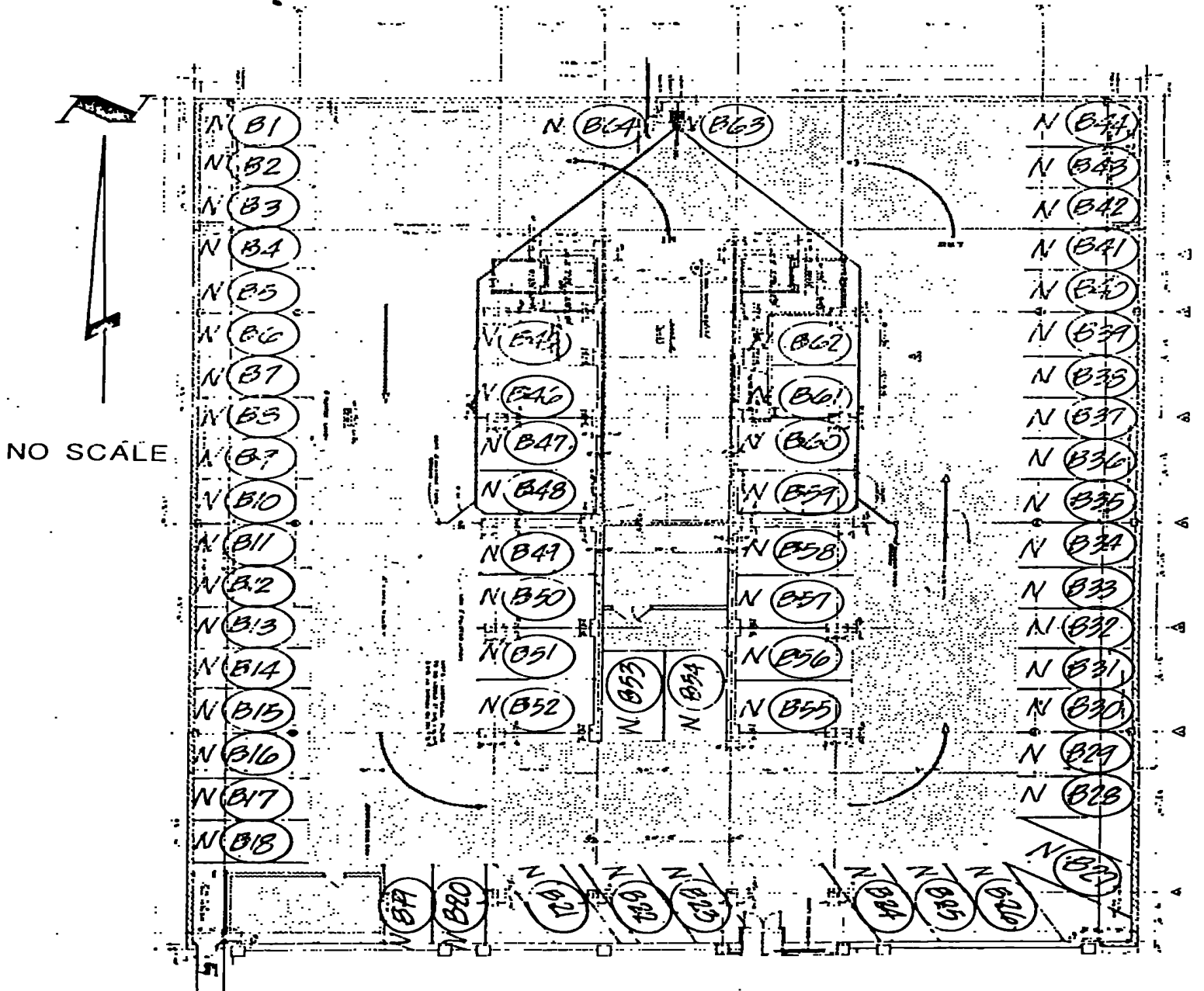
TOTALS =	987571	100.00	10000	194895	

"*" 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.



NORTH TOWER - BASEMENT

- LIMITED COMMON AREA
- GENERAL COMMON AREA

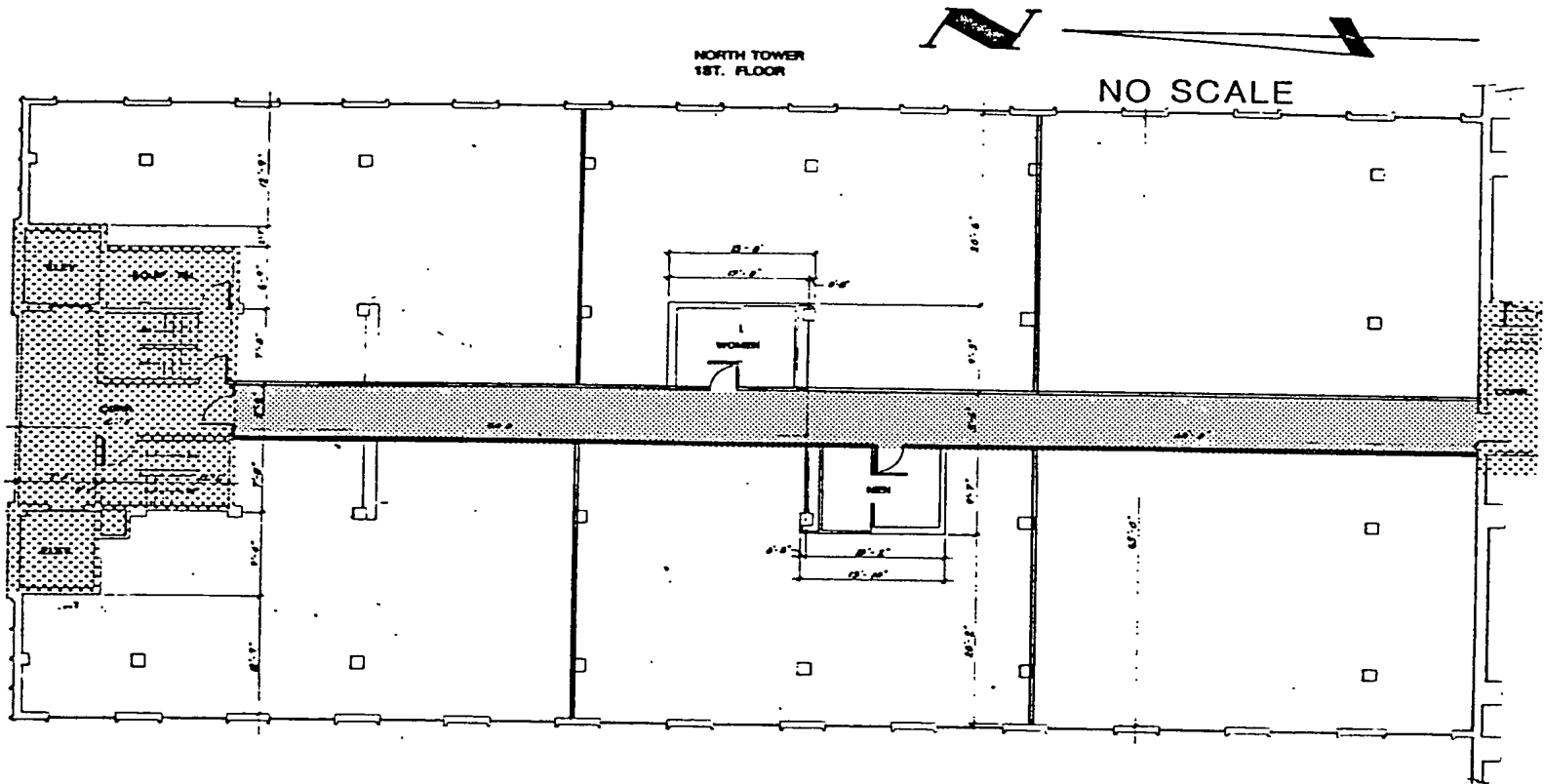
VALUE OF EACH PARKING UNIT WILL BE \$192.00.

EXHIBIT "D"

TWIN TOWERS - NORTH BUILDING

FIRST FLOOR

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



LEGEND



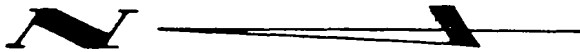
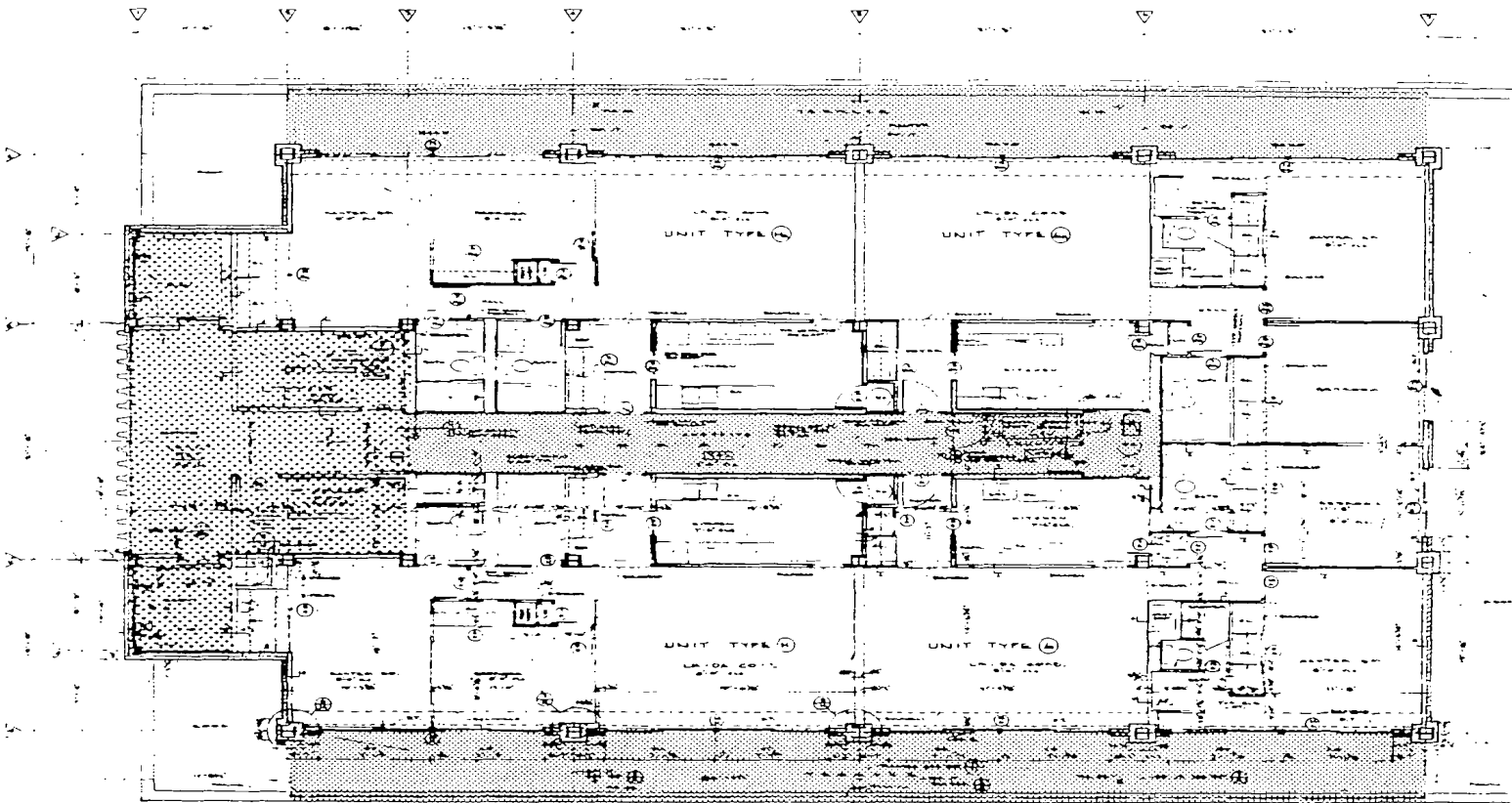
-  - General Common Element
-  - Limited Common Element

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

LEGEND



- Limited Common Elements



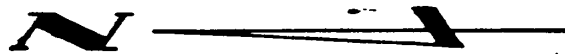
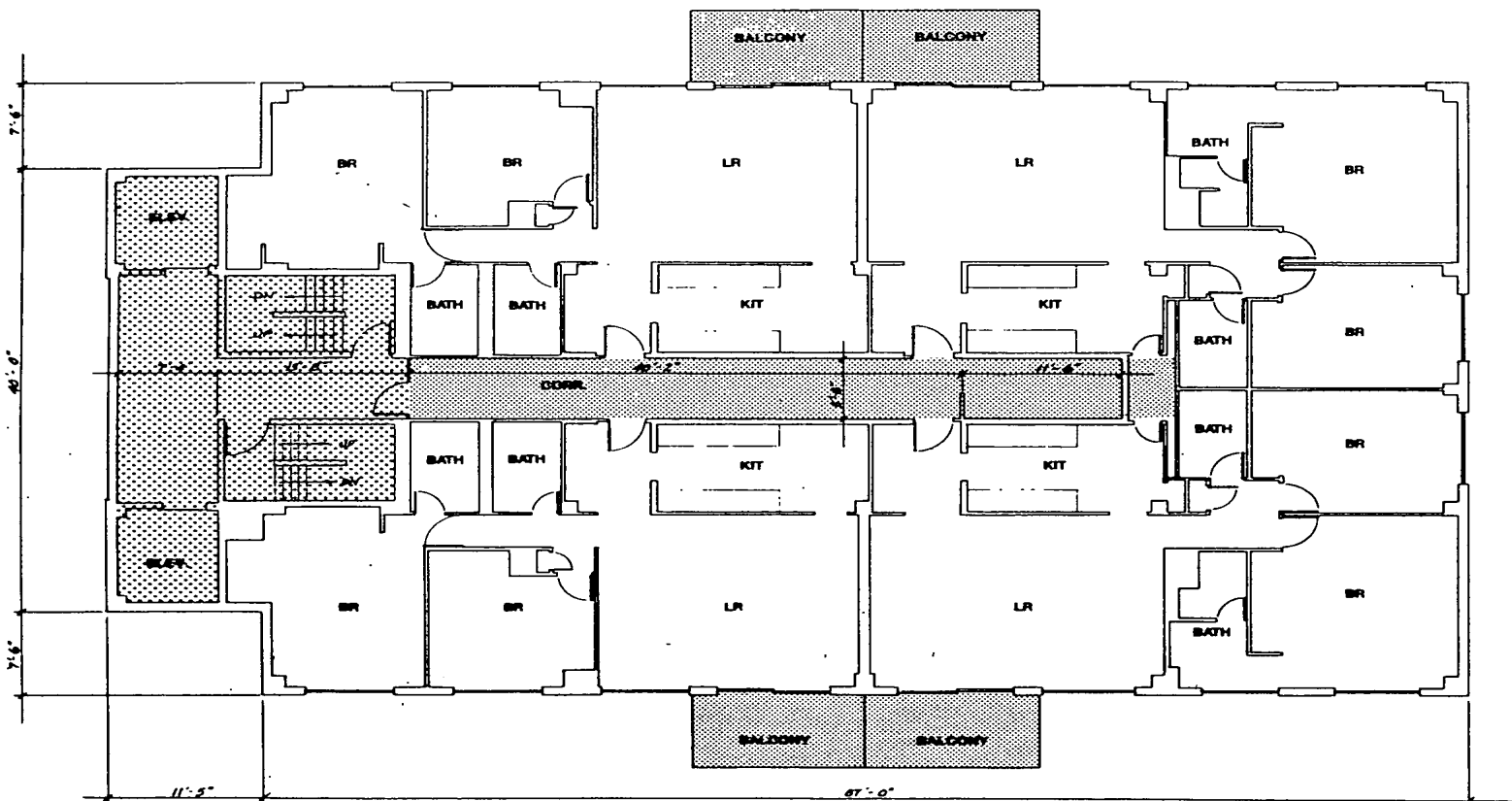
- General Common Elements

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.



NO SCALE

LEGEND

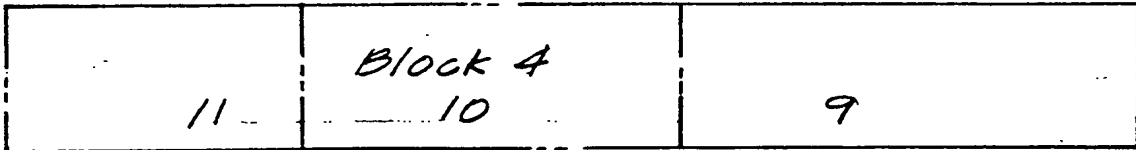
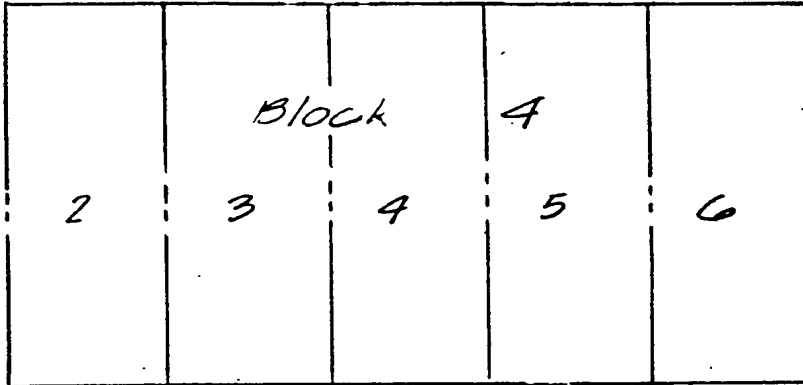
 - Limited Common Elements

 - General Common Elements

EXHIBIT G

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

PARK AVENUE



DOUGLAS STREET

FARNAM STREET

LEGAL DESCRIPTION:

LOTS 2, 3, 4, 5, 6, 9, 10 AND SOUTH 75 FEET OF LOT 11, BLOCK 4, BOGGS AND HILL SECOND ADDITION TO THE CITY OF OMAHA, A PLATTED AND RECORDED ADDITION IN OMAHA, DOUGLAS COUNTY, NEBRASKA.

THIS PROPERTY IS NOT INCLUDED IN THE CONDOMINIUM REGIME.

Lead

RECEIVED

SEP 20 PM 1: 28

1721
280
Needs

474.50
9-73
1-639
640