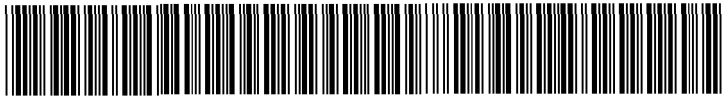




REL 2011035944



APR 26 2011 09:19 P 5

Fee amount: 37.50
FB: 03-80000
COMP: SB

Received - DIANE L. BATTIATO
Register of Deeds, Douglas County, NE
04/26/2011 09:19:05.00



2011035944

Upon recording return to: Warren R. Whitted, Jr. 2027 Dodge Street, Omaha, NE 68124

PARTIAL DEED OF RECONVEYANCE

The indebtedness secured by the Deed of Trust executed by Riverview Properties, LLC, ("Trustor") and Warren R. Whitted, Jr., ("Trustee"), for the benefit of Universal Contracting Corporation, a Nebraska Corporation as Beneficiary ("Beneficiary") dated January 3, 2007, and recorded in the Mortgage Records of Douglas County, Nebraska as Instrument # 2007011639, has been partially paid, and the Beneficiary has requested, in writing, that this Deed of Reconveyance be executed and delivered.

In accordance with the request of the Beneficiary, the Trustee reconveys to the person or persons entitled thereto all the right, title, interest and claim acquired by the Trustee pursuant to the Deed of Trust in the following described real property located in Omaha, Douglas County, Nebraska and legally described in Exhibit "A" attached hereto and by this reference made a part hereof.

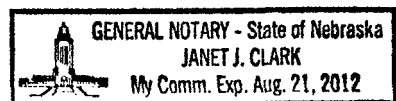
Trustee releases the Deed of Trust only as to the described property. Nothing contained in this Deed of Reconveyance shall be deemed to release or satisfy the obligations owed to Beneficiary and secured by the remaining property described in the Deed of Trust

Dated this 22 day of April, 2011. Warren R. Whitted, Jr., Trustee
Warren R. Whitted, Jr., Trustee

STATE OF NEBRASKA)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me on the 22 day of April, 2011, by WARREN R. WHITTED, JR. on behalf of the Trustee.

Janet J. Clark
Notary Public



REQUEST FOR DEED OF RECONVEYANCE

The undersigned duly authorized representative of Universal Contracting Corporation, beneficiary under a Deed of Trust January 30, 3007, recorded in the Mortgage Records of Deeds of Douglas County, Nebraska as Instrument # 2007011639 requests the Trustee execute and deliver a Partial Deed of Reconveyance releasing the property described below from the lien of the Deed of Trust. The Beneficiary acknowledges a partial payment of the obligation secured by the Deed of Trust.

Dated this 22 day of April, 2011.

Universal Contracting Corporation

Beneficiary



By:

President

Its:

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: That part of Blocks 243, 244 and 268, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, together with part of Lot 1, in QUAKER PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, also together with part of Government Lot 4 in the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section 23, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, and also together with part of vacated Pierce Street, 3rd Street, 4th Street and alleys contained within said blocks, the entire parcel described as follows:

Beginning at a 4 inch brass cap at the Southwest corner of Lot 6, of said Block 268, Original City of Omaha; thence South 87°47'11" West (assumed bearings), for 31.12 feet, along the North right-of-way line of Poppleton Avenue, to a 4 inch brass cap; thence North 30°01'31" West, for 74.98 feet, to a 4 inch brass cap on the West line of Lot 5, said Block 268; thence North 88°01'41" East, for 66.03 feet, to a 3/4 inch open top pipe on the West line of said Lot 6, Block 268; thence North 02°13'36" West, for 302.78 feet, along the West line of Lots 3 and 6, said Block 268, and the North extension thereof, to a 3/4 inch open top pipe at the South line of the vacated North portion of Pierce Street and the South line of Lot 1, Quaker Place; thence South 89°34'41" West, for 85.84 feet, along said South line, to a 3/4 inch open top pipe at the Southwest corner thereof; thence South 86°14'18" West, for 29.66 feet, continuing along said South line of the vacated North portion of Pierce Street, to a PK nail at the centerline of vacated 4th Street; thence North 02°45'32" West, for 156.55 feet, along said centerline, to the extended center line of the vacated East-West alley of said Block 244; thence South 87°53'11" West, for 181.46 feet, along said center line, parallel with and 10.00 feet North of the North line of Lots 7 and 8, said Block 244, to a 1 inch rebar at the Northerly extended West line of said Lot 7; thence South 02°34'44" East, for 157.39 feet, along said West line, to a point 15.00 feet South of the Southwest corner of said Lot 7, being at the South line of the vacated North 15.00 feet of Pierce Street; thence South 87°42'28" West, for 40.32 feet, parallel with and 15.00 feet South of the South line of Lot 6, said Block 244, to a 5/8 inch rebar at the East right-of-way line of the Burlington Northern Railroad; thence North 42°14'21" West, for 144.80 feet, along said East right-of-way line, to a 3/4 inch pinched top pipe at the West line of Lot 5, said Block 244; thence North 00°00'16" East, for 47.97 feet, along said West line, to a 5/8 inch solid bar at the center line of vacated East-West alley of said Block 244; thence North 88°23'20" East, for 33.95 feet, along said center line, parallel with and 10.00 feet North of the North line of said Lot 5, Block 244; thence North 02°43'47" West, for 83.16 feet, parallel with and 32.00 feet West of the East line of Lot 4, said Block 244, to a 5/8 inch rebar at the North line of said Lot 4; thence North 87°47'01" East, for 114.52 feet, along the North line of said Block 244; thence North 02°51'50" West, for 130.30 feet, to a 3/4 inch open top pipe; thence North 87°15'50" East, for 4.96 feet, to a 5/8 inch open top pipe; thence North 02°49'02" West, for 128.02 feet, to a 5/8 inch rebar at the South right-of-way line of the Union Pacific Railroad; thence North 87°04'12" East, for 173.60 feet, along said South right-of-way line, to a star drill hole; thence South 02°52'29" East, for 61.89 feet, continuing along said South right-of-way line to a 3/4 inch open top pipe; thence North 87°05'33" East, for 127.62 feet, continuing along said South right-of-way line to a point being 15.00 feet West of the West rail of the East track of the Quaker Oats spur line; thence along a line parallel with and 15.00 feet West of said rail, the following four (4) courses: 1. thence South 10°25'43" East, for 238.22 feet, to a star drill hold with chiseled "x"; 2. thence along a curve to the left (having a radius of 300.10 feet and a long chord bearing South 26°46'32" East, for 168.93 feet) for an arc length of 171.24 feet, to a survey spike with washer stamped LS 692; 3. thence along a curve to the left (having a radius of 725.30 feet and a long chord bearing South 44°16'45" East, for 59.26 feet) for an arc length of 59.28 feet, to a survey spike with

washer stamped LS 692; 4. thence South 48°31'25" East, for 91.35 feet, to a survey spike with washer stamped LS 692; thence South 02°10'31" East, for 316.04 feet, to the North right-of-way line of Poppleton Avenue; thence South 87°56'33" West, for 232.44 feet, along said North right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1 1/4 inch yellow plastic cap stamped LS 692 unless otherwise noted.

PARCEL 2: That part of Lots 1 and 2, in Block 267, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, together with the West 20.00 feet of vacated 4th Street abutting said Lot 1, the entire parcel described as follows:

Beginning at a 3/4 inch pinched top pipe at the intersection of the South right-of-way line of Pierce Street with the East line of the vacated West 20.00 feet of 4th Street; thence South 02°40'09" East (assumed bearings), for 131.82 feet, parallel with and 20.00 feet East of the East line of said Lot 1, to the extended North line of the East-West 20.00 feet public alley in said Block 267; thence South 87°40'00" West, for 43.40 feet, along said North line, to a 5/8 inch solid bar at the East right-of-way line of the Burlington Northern Railroad; thence along a curve to the left (having a radius of 1,684.69 feet and a long chord bearing North 35°03'38" West, for 156.91 feet) for an arc length of 156.96 feet, along said East right-of-way line, to a 3/4 inch open top pipe at the South right-of-way line of Pierce Street; thence North 87°55'39" East, for 127.64 feet, along said South right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1 1/4 inch yellow plastic cap stamped LS 692 unless otherwise noted.

PARCEL 3: That part of Lot 8, in Block 267, in the ORIGINAL CITY OF OMAHA, as surveyed and lithographed, in Douglas County, Nebraska, described as follows:

Beginning at a 5/8 inch solid bar at the Northeast corner of said Lot 8; thence South 01°21'19" East (assumed bearings), for 17.55 feet, along the East line of said Lot 8, to a 5/8 inch solid bar at the East right-of-way line of the Burlington Northern Railroad; thence North 33°36'26" West, for 20.53 feet, along said East right-of-way line, to a 5/8 inch solid bar on the North line of said Lot 8; thence North 87°40'00" East, for 10.96 feet, along said North line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1 1/4 inch yellow plastic cap stamped LS 692 unless otherwise noted.

PARCEL 4: Lots 1 and 2, together with part of Lots 3 and 4, in Block 2, in CREDIT FONCIER, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, also together with the vacated West 15.00 feet of 3rd Street abutting said Lot 1, the entire parcel described as follows:

Beginning at a 4 inch brass cap at the intersection of the South right-of-way line of Poppleton Avenue with the East line of the said vacated West 15.00 feet of 3rd Street; thence South 02°06'22" East (assumed bearing), for 131.95 feet, along a line parallel with and 15.00 feet East of the East line of said Lot 1, to a 5/8 inch solid bar, to the extended North line of the East-West 20.00 feet public alley in said Block 2; thence South 87°54'03" West, for 175.22 feet, along said North line, to the East right-of-way line of the Burlington Northern Railroad; thence along a curve to the right (having a radius of 1,860.08 feet and a long chord bearing North 34°49'04" West for 159.66 feet) for an arc length of 159.67 feet, along said East right-of-way line, to the South right-of-way line of Poppleton Avenue; thence North 87°59'20" East, for 264.30 feet,

along said South right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.

PARCEL 5: That part of Lots 6, 7 and 8, in Block 2, in CREDIT FONCIER, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with the vacated West 15.00 feet of 3rd Street abutting said Lot 8, also together with the vacated North 15.00 feet of William Street abutting the right-of-way line of the Burlington Northern Railroad on the East and Lot 8 on the South, the entire parcel described as follows:

Beginning at a 5/8 inch solid bar at the intersection of the South line of the East-West 20.00 feet alley in said Block 2 with the East line of the vacated West 15.00 feet of 3rd Street; thence South 02°08'05" East (assumed bearing), for 147.04 feet, on a line parallel with and 15.00 feet East of the East line of said Lot 8, to a 5/8 inch solid bar 15.00 feet South of the South line thereof; thence South 87°55'10" West, for 61.47 feet, on a line parallel with and 15.00 feet South of the South line of said Lot 8, to a 5/8 inch solid bar at the East right-of-way of the Burlington Northern Railroad; thence North 02°06'41" West, for 15.00 feet, to the South line of said Lot 8 and the East right-of-way line of the Burlington Northern Railroad; thence along a curve to the left (having a radius of 1,960.08 feet and a long chord bearing North 38°38'02" West, for 125.97 feet) for an arc length of 125.99 feet, along said East right-of-way line; thence along a curve to the right (having a radius of 1,860.08 feet and a long chord bearing North 39°52'24" West, for 39.08 feet) for an arc length of 39.08 feet, along said East right-of-way line, to the South right-of-way line of the East-West alley in said Block 2; thence North 87°54'03" East, for 160.25 feet, along said South right-of-way line, to the Point of Beginning.

NOTE: All corners are a 5/8 inch rebar with 1¼ inch yellow plastic cap stamped LS 692 unless otherwise noted.