



UCC 2015029724



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2015029724

THE ABOVE SPACE IS FOR REGISTER OF DEEDS RECORDING DATA

UCC RECORDING COVER SHEET

UCC

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PGS

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ATTACHMENTS

4

LOTS / SECTIONS

LEGAL DESCRIPTION:

(IF NOT CONTAINED IN INSTRUMENT)

RETURN TO:

See Attached  
FIWRI

CHECK NUMBER

3687

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

|   |
|---|
| A. NAME & PHONE OF CONTACT AT FILER (optional)<br><b>Ronald L. Eggers, Esq., (402) 392-1500</b>   |
| B. E-MAIL CONTACT AT FILER (optional)<br><b>reggers@grosswelch.com</b>  |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address)<br><div style="border: 1px solid black; padding: 5px; margin: 5px 0;"><b>First Westroads Bank</b><br/><b>15750 West Dodge Road</b><br/><b>Omaha, Nebraska 68118</b></div> |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

|   |                          |                     |                               |                       |
|---|--------------------------|---------------------|-------------------------------|-----------------------|
| 1a. ORGANIZATION'S NAME<br><b>1015 N. 14th Street Limited Liability Company</b> |                          |                     |                               |                       |
| OR  | 1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX                |
| 1c. MAILING ADDRESS   | CITY                     |                     | STATE                         | POSTAL CODE           |
| <b>2223 Dodge Street</b>  | <b>Omaha</b>             |                     | <b>NE</b>                     | <b>68102</b>          |
|   |                          |                     |                               | COUNTRY<br><b>USA</b> |

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); If any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor Information in Item 10 of the Financing Statement Addendum (Form UCC1Ad)

|                         |                          |                     |                               |             |
|-------------------------|--------------------------|---------------------|-------------------------------|-------------|
| 2a. ORGANIZATION'S NAME |                          |                     |                               |             |
| OR                      | 2b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX      |
| 2c. MAILING ADDRESS     | CITY                     |                     | STATE                         | POSTAL CODE |
|                         |                          |                     |                               | COUNTRY     |

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

|  |                          |                     |                               |                       |
|--|--------------------------|---------------------|-------------------------------|-----------------------|
| 3a. ORGANIZATION'S NAME<br><b>First Westroads Bank</b> |                          |                     |                               |                       |
| OR   | 3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX                |
| 3c. MAILING ADDRESS                                    | CITY                     |                     | STATE                         | POSTAL CODE           |
| <b>15750 West Dodge Road</b>                           | <b>Omaha</b>             |                     | <b>NE</b>                     | <b>68118</b>          |
|  |                          |                     |                               | COUNTRY<br><b>USA</b> |

4. COLLATERAL: This financing statement covers the following collateral:

See attached Exhibit A.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, Item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

## **EXHIBIT "A"**

I. The collateral consists of the following to the extent that a secured interest therein is governed by the Uniform Commercial Code of the State of Nebraska:

A. The "Property," being the real estate described on Exhibit "B" attached hereto and by this reference incorporated herein, together with all rents, issues, profits, royalties, income and other benefits derived from the Property (collectively the "rents"); all estate, right, title and interest of Debtor in and to all leases or subleases covering the Property, or any portion thereof, now or hereafter existing or entered into, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature; all right, title and interest of Debtor in and to all options to purchase or lease the Property or any portion thereof or interest therein, and any greater estate in the Property owned or hereafter acquired; all interests, estate or other claims, both in law and in equity, which Debtor now has or may hereafter acquire in the Property; all easements, rights-of-way and rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights and shares of stock evidencing the same; all right, title and interest of Debtor, now owned or hereafter acquired, in and to any land lying within the right-of-way of any street, open or proposed, adjoining the Property and any and all sidewalks, alleys and strips and gores of land adjacent to or used in connection with the Property;

B. Any and all buildings and improvements now or hereafter erected on the Property, including, but not limited to, the fixtures, attachments, appliances, equipment, machinery, and other articles attached to such buildings and improvements (the "Improvements");

II. The Personal Property consisting of:

A. All right, title and interest of Debtor in and to all tangible personal property now owned or hereafter acquired by Debtor and now or at any time hereafter located on or at the Property or used in connection therewith, including, but not limited to: all building materials stored on the Property, goods, machinery, tools, equipment (including fire sprinklers and alarm systems, air conditioning, heating and refrigerating equipment, equipment for electronic monitoring, entertainment, recreation, window or structural cleaning, maintenance, exclusion of vermin or insects, removal of dust, refuse or garbage, all kitchen equipment, and all other equipment of every kind,) other than such property owned by tenants of Debtor;

B. All of Debtor's interest in all existing and future accounts, contract rights, general intangibles, files, books of account, agreements, permits, licenses (as said terms are defined in the Nebraska Uniform Commercial Code, as the same may be amended from time to time) and certificates necessary or desirable in connection with the acquisition, ownership, leasing, construction, operation, servicing or management of the Mortgaged Property (as defined below,) whether now existing or entered into or obtained after the date hereof; all existing and future names under or by which the Mortgaged Property, or any portion thereof, may at any time be operated or known; all rights to carry on business under any such names or any variant thereof, and all existing and future telephone numbers and listings, advertising and marketing materials, trademarks and good will in any way relating to the Mortgaged Property, or any portion thereof; and

C. All the estate, interest, right, title, other claim or demand, including claims or demands with respect to the proceeds of insurance in effect with respect thereto, which Debtor now has or may hereafter acquire in the Mortgaged Property, and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Mortgaged Property, including, without limitation, any awards resulting from a change of grade of streets and awards for severance damages.

The term "Mortgaged Property" means the items described in Paragraph I and Paragraph II above.

**EXHIBIT "B"****Legal Description**

Part of Lots 3 and 6, Block 319, original City of Omaha, together with all of Lots 4 and 5, said Block 319, original City of Omaha, together with vacated 14<sup>th</sup> Street right-of-way and vacated alley right-of-way in said Block 319, original City of Omaha, all located in the Southeast Quarter of Section 15, Township 15 North, Range 13 East of the 6<sup>th</sup> P.M., Douglas County, Nebraska, more particularly described as follows:

Commencing at the Northeast corner of said Lot 3, Block 319, original City of Omaha, said point also being the Northwest corner of Lot 2, said Block 319, original City of Omaha, said point also being on the South right-of-way line of Nicholas Street; thence S87°37'10"W (assumed bearing) along the North line of said Lot 3, Block 319, original City of Omaha, said line also being said right-of-way line of Nicholas Street, a distance of 19.00 feet to the point of beginning; thence South 02°22'12"E a distance of 284.00 feet to a point on the South line of said Lot 6, Block 319, original City of Omaha, said line also being the North right-of-way line of Izard Street; thence S87°37'15"W along said South line of Lot 6, Block 319, original City of Omaha, and also the South line of said Lot 5, Block 319, original City of Omaha, said line also being said North right-of-way line of Izard Street, a distance of 113.27 feet to the Southwest corner of said Lot 5, Block 319, original City of Omaha, said point also being the point of intersection of said North right-of-way line of Izard Street, and the Easterly right-of-way line of said 14<sup>th</sup> Street; thence N02°18'49"W along the West line of said Lot 5, Block 319, original City of Omaha, said line also being said Easterly right-of-way line of 14<sup>th</sup> Street, a distance of 85.60 feet; thence N22°10'18"W along said Easterly right-of-way line of 14<sup>th</sup> Street, a distance of 58.88 feet; thence N02°18'49"W along said Easterly right-of-way line of 14<sup>th</sup> Street, a distance of 143.00 feet to the point of intersection of said Easterly right-of-way line of 14<sup>th</sup> Street, and said South right-of-way line of Nicholas Street; thence N87°37'10"E along the North line of Lot 4, Block 319, original City of Omaha and the Westerly extension thereof, and also said North line of Lot 3, Block 319, original City of Omaha, said line also being said South right-of-way line of Nicholas Street, a distance of 132.99 feet to the point of beginning.