



UCC 2012058045



JUN 15 2012 11:01 P 5

Fee amount: 11.50  
FB: 61-11239  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
06/15/2012 11:01:13.00



2012058045

THE ABOVE SPACE IS RESERVED FOR THE REGISTER OF DEEDS RECORDING INFORMATION

☐ DEATH CERTIFICATE COVER SHEET

LEGAL DESCRIPTION \_\_\_\_\_

LOT(S): \_\_\_\_\_

BLOCK: \_\_\_\_\_

ADDITION: \_\_\_\_\_

☒ UCC COVER SHEET

☒ UCC (NEW, CONTINUATION, ASSIGNMENT, AMENDMENT, CORRECTION)

☐ RELEASE OF UCC

☐ TERMINATION OF UCC

☐ ATTACHMENTS - QTY. \_\_\_\_\_

(16)

12-114894

# UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

Attn: Asset Administration

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

American Equity Investment Life Insurance Company  
P.O. Box 71216  
Des Moines, IA 50325

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

OR **K.V. Joint Venture**

1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c. MAILING ADDRESS

**11205 John Galt Blvd.**

**Omaha**

**NE**

POSTAL CODE

**68137**

COUNTRY

**USA**

1d. SEE INSTRUCTIONS

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

1e. TYPE OF ORGANIZATION

**Gen. Partnership**

1f. JURISDICTION OF ORGANIZATION

**NE**

1g. ORGANIZATIONAL ID #, if any

☒ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR **American Equity Investment Life Insurance Company**

3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

**P.O. Box 71216**

**Des Moines**

**IA**

**50325**

**USA**

4. This FINANCING STATEMENT covers the following collateral:

**COLLATERAL DESCRIBED IN EXHIBIT "B" ATTACHED HERETO RELATING TO THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.**

5. ALTERNATIVE DESIGNATION (if applicable): ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable] 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

**Douglas County Filing**

## UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

### 9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME

OR **K.V. Joint Venture**

9b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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### 11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME

OR 11b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11d. SEE INSTRUCTIONS

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

11e. TYPE OF ORGANIZATION

11f. JURISDICTION OF ORGANIZATION

11g. ORGANIZATIONAL ID #, if any

☐ NONE

### 12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME

OR 12b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

12c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

**See Attached Exhibit A**

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years

☐ Filed in connection with a Public-Finance Transaction — effective 30 years

## **EXHIBIT "A"**

### **Legal Description**

The East 6 feet of Lots 34 and 37 and all of Lots 35 and 36, in Empire Park Replat II, an addition to the City of Omaha, Douglas County, Nebraska, EXCEPT for that part conveyed to the City of Omaha, Nebraska, a Municipal Corporation, by Warranty Deed filed March 22, 2010 at Instrument No. 2010024121, records of Douglas County, Nebraska and more fully described as follows: Beginning at the Southeasterly corner of Lot 36, Empire Park Replat II, an addition to the City of Omaha; thence S 79°48'19" W, a distance of 8.00 feet; thence N 38°25'01" E, a distance of 12.00 feet; thence S 02°58'17" E, a distance of 8.00 feet to the point of beginning.

**EXHIBIT "B" TO UCC**  
**(Collateral)**

All of the following described properties and interests, now owned or hereafter acquired by Debtor, and all accessories, attachments and additions thereto and all replacements or substitutes therefor and all products and proceeds thereof, and accessions thereto:

A. All of the property, personal or otherwise, now or hereafter attached to or incorporated into or used in or about the real property described on Exhibit "A" attached to this UCC and all improvements thereon (collectively, the "Real Property"), including, without limitation, all fixtures, building materials, inventory, furniture, appliances, furnishings, goods, equipment, and machinery and all other tangible personal property now or hereafter affixed, attached or related to the Real Property or used in connection therewith;

B. All accounts, inventory, instruments, chattel paper, documents, consumer goods, insurance proceeds, surveys, plans and specifications, drawings, permits, licenses, warranties, guaranties, deposits, deposit accounts, prepaid expenses, contract rights, and general intangibles now, or hereafter related to, any of the Real Property;

C. All rents, income, receipts, revenues, issues and profits arising or related to any portion of the Real Property, including without limitation, minimum rents, additional rents, percentage rents, common area maintenance charges, parking charges, tax and insurance premium contributions, liquidated damages following default, premiums payable by any tenant upon the exercise of any cancellation privilege provided for in any lease affecting the Real Property, and all proceeds payable under any policy of insurance covering the loss of rent resulting from any untenability, together with any and all rights and claims of any kind which Debtor may have against any tenant or any other occupants of the Real Property;

D. All general intangibles relating to the development or use of the Real Property, including but not limited to all governmental permits relating to construction on the Real Property, all names under or by which the Real Property may at any time be operated or known, and all rights to carry on the business under any such names or any variant thereof, and all trademarks and goodwill in any way relating to the Real Property.

E. All water rights and water stock relating to the Real Property that is owned by Debtor in common with others, and all documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Real Property.

F. All proceeds and claims arising on account of any damage to or taking of the Real Property or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Real Property and all rights of the Debtor under any policy or policies of insurance covering the Real Property or any rents relating to the Real Property and all proceeds, loss payments and premium refunds which may become payable with respect to such insurance policies.