



UCC 2016077530



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COMP: YT

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
09/20/2016 09:33:48.00



2016077530

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

After Recording Return To:

Jon E. Blumenthal  
Baird Holm LLP  
1700 Farnam St Ste 1500  
Omaha, NE 68102

**UCC1 COVER SHEET**

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

|   |
|---|
| A. NAME & PHONE OF CONTACT AT FILER (optional)<br><b>Jon E. Blumenthal (402) 344-0500</b>   |
| B. E-MAIL CONTACT AT FILER (optional)<br><b>jblumenthal@bairdholm.com</b>   |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address)<br><b>Jon Blumenthal<br/>Baird Holm LLP<br/>1700 Farnam St., Ste 1500<br/>Omaha, NE 68102</b> |

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>Mayberry 51, LLC</b> |                          |                     |                               |            |
| OR   | 1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX     |
| 1c. MAILING ADDRESS                                | CITY                     | STATE               | POSTAL CODE                   | COUNTRY    |
| <b>2566 Leavenworth Street, Suite 200</b>          | <b>Omaha</b>             | <b>NE</b>           | <b>68105</b>                  | <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>U.S. Bank National Association</b> |                          |                     |                               |            |
| OR   | 3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX     |
| 3c. MAILING ADDRESS  | CITY                     | STATE               | POSTAL CODE                   | COUNTRY    |
| <b>8800 West Center Road</b>                                     | <b>Omaha</b>             | <b>NE</b>           | <b>68124</b>                  | <b>USA</b> |

4. COLLATERAL: This financing statement covers the following collateral:  
**The personal property described on Exhibit "A", attached hereto and incorporated herein by this reference, which relates to the real property described on Exhibit "B", attached hereto and incorporated herein by this reference.**

|   |  |
|---|--|
| 5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative     |  |
| 6a. Check <u>only</u> if applicable and check <u>only</u> one box:<br><input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility            |  |
| 6b. Check <u>only</u> if applicable and check <u>only</u> one box:<br><input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing  |  |
| 7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser |  |

8. OPTIONAL FILER REFERENCE DATA:  
**U5995-02135 Douglas County Filing JEB/ljf**

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

|                         |                               |        |  |
|-------------------------|-------------------------------|--------|--|
| 9a. ORGANIZATION'S NAME | Mayberry 51, LLC              |        |  |
| OR                      | 9b. INDIVIDUAL'S SURNAME      |        |  |
|                         | FIRST PERSONAL NAME           |        |  |
|                         | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |  |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

|                          |  |       |             |         |
|--------------------------|--|-------|-------------|---------|
| 10a. ORGANIZATION'S NAME |  |       |             |         |
| OR                       | 10b. INDIVIDUAL'S SURNAME                  |       |             |         |
|                          | INDIVIDUAL'S FIRST PERSONAL NAME           |       |             |         |
|                          | INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) |       |             | SUFFIX  |
| 10c. MAILING ADDRESS     | CITY                                       | STATE | POSTAL CODE | COUNTRY |

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

|                          |                           |                               |             |         |
|--------------------------|---------------------------|-------------------------------|-------------|---------|
| 11a. ORGANIZATION'S NAME |                           |                               |             |         |
| OR                       | 11b. INDIVIDUAL'S SURNAME |                               |             |         |
|                          | FIRST PERSONAL NAME       | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX      |         |
| 11c. MAILING ADDRESS     | CITY                      | STATE                         | POSTAL CODE | COUNTRY |

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

|   |  |
|---|--|
| <p>13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)</p> <p>15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):</p> | <p>14. This FINANCING STATEMENT:</p> <p><input type="checkbox"/> covers timber to be cut    <input type="checkbox"/> covers as-extracted collateral    <input checked="" type="checkbox"/> is filed as a fixture filing</p> <p>16. Description of real estate:</p> <p><b>See Exhibit "B" attached hereto and incorporated herein by reference.</b></p> |
|---|--|

17. MISCELLANEOUS:

**EXHIBIT "A"**  
**COLLATERAL DESCRIPTION**

Debtor grants a security interest in the following described real property of any kind whatsoever, Debtor's interest in all personal property of any kind whatsoever, whether tangible or intangible, whether or not any such personal property is now or becomes a "fixture", which is used or will be used in construction of, or is or will be placed upon or is derived from or used in any connection with the use, occupancy or enjoyment of the Property described on Exhibit "B". Such personal property shall include those items (the "**Collateral**"), as follows:

All structural and mechanical components of any structures, buildings, and improvements erected or placed upon the Property described on the foregoing Exhibit "B," together with all trees, shrubs, flowers, drains and drainage rights appurtenant to, located on, under, or above or used in connection with the Property and the improvements situated thereon, or any part thereof, whether now existing or hereafter created or acquired;

All of the following, to the extent now or at any time hereafter affixed to, attached to, placed upon or used in connection with the Property: machinery, equipment, apparatus, fixtures, furniture, furnishings, appliances, including without limitation all built-in furniture and installations, shelving, partitions, door-stops, vaults, elevators, dumbwaiters, awnings, window shades, venetian blinds, light fixtures, fire hoses and brackets and boxes for the same, fire sprinklers, alarm systems, drapery rods and brackets, screens, linoleum, carpets, plumbing, refrigerators, freezers, heating units, stoves, ovens, water heaters, incinerators, furniture and furnishings, communication systems, all specifically designed installations and furnishings, all building materials and equipment now or hereafter delivered to the Property and intended to be installed or placed in or about the improvements;

Accounts, accounts receivable, contract rights, chattel paper, including tangible chattel paper and electronic chattel paper, promissory notes, drafts, instruments, investment property, money, letter of credit rights, commercial tort claims, documents and supporting obligations (including but not limited to all of the rents, royalties, issues, profits, revenue, income, proceeds and other benefits of the Premises) arising from the use or enjoyment of all or any portion of the Premises or from any lease agreement pertaining thereto, and all right, title and interest of the DEBTOR in and to all leases of the Property now or hereafter entered into and all right, title and interest of DEBTOR thereunder, all guarantees of tenants' or occupants' performances thereunder, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether said cash or securities are to be held until the expiration of the terms of said leases or applied to one or more of the installments of rent coming due immediately prior to the expiration of said terms; in addition all amounts paid or to be paid by the federal or state government or any governmental agency to or on behalf of DEBTOR or any tenant arising from the use or enjoyment of all or any portion of the Premises;

All deposit accounts of DEBTOR maintained at the offices or any branch of SECURED PARTY;

All proceeds of any unearned premiums on any insurance policies covering the Project, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Project;

All utility deposits made to procure or maintain utility services to the Property and any money, cash, negotiable instruments, documents of title, securities, deposit accounts or other cash equivalents, including interest or income earned thereon held by Secured party under or in accordance with Security Instrument;

All right, title and interest in and to any contract or agreement ("Construction Contract"), between the Debtor and a builder or a contractor (the "Builder"), together with any and all amendments, addenda, supplements, modifications, changes orders, extras and extensions thereto, whether made now or hereafter which Construction Contract provides for the construction of certain improvements upon the Property, together with any and all permits obtained incident thereto.

All of the Debtor's right, title and interest in and to (i) all plans and specifications, drawings and design documents pertaining to the Property, together with any and all amendments, addenda, supplements, modifications, changes thereof, whether now or hereafter existing ("Plans and Specifications"); and (ii) any and all tests, studies, results and reports and contracts and agreements, thereof ("Tests") performed and prepared in contemplation of the aforesaid construction of improvements upon the Property, including any and all addenda, supplements, amendments and modifications thereto whether now or hereafter existing.

To the extent the same may be assigned or encumbered, all rights, title and interest of DEBTOR in any and all building permits, and any other permits, licenses or authorization required by the governmental authorities having or exercising jurisdiction over the Property, all rights to performance or payment of any other nature which DEBTOR has or may have in the future under any contract or agreement regarding the Property, all rights to the names under or by which the Property may at any time be operated or known, and all rights to carry on business under any such names, logos and goodwill in any way relating to the Property;

To the extent the same may be assigned or encumbered, all documents of membership and any owners or members association or similar group having responsibility for managing or operating any part of the Property;

All proceeds (including claims and demands therefore) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance (Insurance Proceeds) and condemnation awards on the Property (Condemnation Proceeds) (all of such proceeds hereinafter called "Proceeds").

Whether now owned or hereafter acquired or arising, and all additions and accessions to, all spare and repair parts, special tools, equipment and replacements thereof, and all proceeds and products of the foregoing wherever located.

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

Lot 1, in MAYBERRY PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska.