



5764 153 MTG



19132 99 153-159

Nebr Doc Stamp Tax
Date
\$
By

RICHARD W. TACKETT
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 JUL 13 AM 11:15

RECEIVED

WHEN RECORDED MAIL TO:

Security Bank of Kansas City
P.O. Box 171297
Kansas City, KS 66117

*This is the
same parcel
of lot 1 on
in SESE corner
of in NESE*

19132-153-159
01-60000
FB 11-16-90
EXP-15-11 C/O *COMP*
SCAN *ALS* FV

FOR RECORDER'S USE ONLY

CONSTRUCTION MORTGAGE

**THIS MORTGAGE IS A CONSTRUCTION SECURITY AGREEMENT
WITHIN THE MEANING OF THE NEBRASKA CONSTRUCTION LIEN ACT**

MAXIMUM LIEN. The lien of this Mortgage shall not exceed at any one time \$24,800,000.00.

THIS MORTGAGE dated *limited liability company N.S. D.P. D.R.* June 4, 1999, is made and executed between Hillsborough Pointe, L.L.C., a Nebraska corporation (referred to below as "Grantor") and Security Bank of Kansas City, whose address is P.O. Box 171297, Kansas City, KS 66117 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Douglas County, State of Nebraska:

Part of the East 1/2 of the Southeast 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, together with Lot 1, Hillsborough Pointe, a subdivision as surveyed, platted and recorded in said Douglas County, all more particularly described as follows: Beginning at the Southeast Corner of said Lot 1;

Thence N ~~80~~^{89°} 52'54" W (assumed bearing) 327.08 feet on the South line of said Lot 1;

Thence Northwesterly on the South line of said Lot 1 on a 270.00 ^{N.S. D.P. D.R.} foot radius curve to the right, chord bearing N 70°13'46" W, chord distance 181.61 feet, an arc distance of 185.22 feet;

Thence Northwesterly on the South line of said Lot 1 on a 330.00 foot radius curve to the left, chord bearing N 53°15'40" W, chord distance 30.91 feet, an arc distance of 30.92 feet to the Southwest Corner of said Lot 1;

Thence N 00°19'56" E 56.60 feet on the West line of said Lot 1 to the Southeast Corner of a tract of land described on a deed recorded in Book 2079 at Page 398 of the Douglas County records and hereinafter called Tract "B";

Thence West 330.70 feet on the South line of said Tract "B" to the Southwest Corner there of;

Thence N 00°19'56" E 1124.55 feet on the West line of said Tract "B" to a point 200.00 feet South of the North line of said East 1/2;

Thence N 89°57'14" E 860.59 feet on a line 200.00 feet South of and parallel with the North line of said East 1/2 to a point 125.00 feet West of the East line of said East 1/2;

Thence S 00°38'05" W 1262.50 feet on a line 125.00 feet West of and parallel with the East line of said East 1/2 and on the east line of said Lot 1 to the Point of Beginning.

Excepting therefrom the North 200.00 feet of the West 50.00 feet of said Lot 1.

The Real Property or its address is commonly known as 144th & Sprague, Omaha, NE 68116.

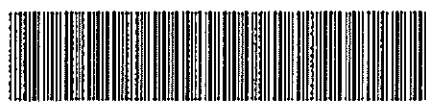
Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

89°
N.S. D.P. D.R.

NE/SE



1300 204 MISC



10465 99 204-208

Nebr Doc Stamp Tax
Date
\$
By

RICHARD N TAKEN
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

99 JUL 13 AM 11:17

RECEIVED

WHEN RECORDED MAIL TO:
Security Bank of Kansas City
P.O. Box 171297
Kansas City, KS 66117

10465
216.00
2-15-11
01-60000 BU
FB MP 16590
C/O COMP
SCAN d.c.ry
FOR RECORDER'S USE ONLY

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated June 4, 1999, is made and executed between Hillsborough Pointe, L.L.C., a Nebraska corporation (referred to below as "Grantor") and Security Bank of Kansas City, whose address is P.O. Box 171297, Kansas City, KS 66117 (referred to below as "Lender").

Assignment. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Douglas County, State of Nebraska:

Part of the East 1/2 of the Southeast 1/4 of Section 2, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, together with Lot 1, Hillsborough Pointe, a subdivision as surveyed, platted and recorded in said Douglas County, all more particularly described as follows: Beginning at the Southeast Corner of said Lot 1;

- Thence N 80°52'54" W (assumed bearing) 327.08 feet on the South line of said Lot 1;
 - Thence Northwesterly on the South line of said Lot 1 on a 270.00 foot radius curve to the right, chord bearing N 70°13'46" W, chord distance 181.61 feet, an arc distance of 185.22 feet;
 - Thence Northwesterly on the South line of said Lot 1 on a 330.00 foot radius curve to the left, chord bearing N 53°15'40" W, chord distance 30.91 feet, an arc distance of 30.92 feet to the Southwest Corner of said Lot 1;
 - Thence N 00°19'56" E 56.60 feet on the West line of said Lot 1 to the Southeast Corner of a tract of land described on a deed recorded in Book 2079 at Page 398 of the Douglas County records and hereinafter called Tract "B";
 - Thence West 330.70 feet on the South line of said Tract "B" to the Southwest Corner thereof;
 - Thence N 00°19'56" E 1124.55 feet on the West line of said Tract "B" to a point 200.00 feet South of the North line of said East 1/2;
 - Thence N 59°57'14" E 860.59 feet on a line 200.00 feet South of and parallel with the North line of said East 1/2 to a point 125.00 feet West of the East line of said East 1/2;
 - Thence S 00°38'05" W 1262.50 feet on a line 125.00 feet West of and parallel with the East line of said East 1/2 and on the east line of said Lot 1 to the Point of Beginning.
- Excepting therefrom the North 200.00 feet of the West 50.00 feet of said Lot 1.

The Real Property or its address is commonly known as 144th & Sprague, Omaha, NE 68116.
THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL

OROUGH WEST
OUT LOT A

NOTE: FIRE DIST. LINE IS SEC LINE

FIRE DIST. 1
FIRE DIST. 2

RWY DED. 1

321

185.12
196.14

PT. LOT 1

137.11

167.11

SPRAGUE

ST.

185.78

38.19

226.38

185.22

327.08

125

126.54

13.37

189.20

LOT 8

.903 AC

228

198.17

184.28

LOT 1

12,927 AC

53.38 43.07

LOT 7

.898 AC

163

153.14

113.52

13.64 103.87

80

HILLSBOROUGH WEST
REP.

14.60 96.97

LOT 6

1.167 AC

240.85

289.61

200

125

639.77

30 35.23

225

LOT 3

1.137 AC

225

LOT 4

1.137 AC

LOT 5

.959 AC

220

220

220

249.71

225

225

149.07

1339

56.75

120.92

361.14

ST

144th

HILLSBOROUGH WEST
OUT LOT A

NOTE: FIRE DIST. LINE IS SECLINE

339

321

185.12
196.14
56.60

PT. LOT 1

SPRAGUE

ST.

136.22

185.78

185.22

38.19

226.38

126.54

60

1032.94

917.94

7.98 AC

LOT 1

12,927 AC

HILLSBOROUGH WEST
REP.

639.77

225

225

225

340.47

307.61

LOT 2

LOT 3

LOT 4

1.14 AC

1.137 AC

1.137

119.99 45.01

220

220

222

308.51

226.27

225

225

SPRAGUE ST.

PT. LOT 1

136.22

185.78

185.22

327.08

38.19

226.38

126.54

13.37

189.20

LOT

.903

184.28

LOT 7

.898 A

LOT 1

12,927 AC

HILLSBOROUGH WEST REP.

13.69
103.87

14.60
96.97

LOT 6

1,167

200

639.77

240.85

210.85

35.23

225

225

225

LOT 2

1,14 AC

226.27

LOT 3

1,137 AC

225

LOT 4

1,137 AC

225

LOT 5

.959 A

144.07

270

220

220

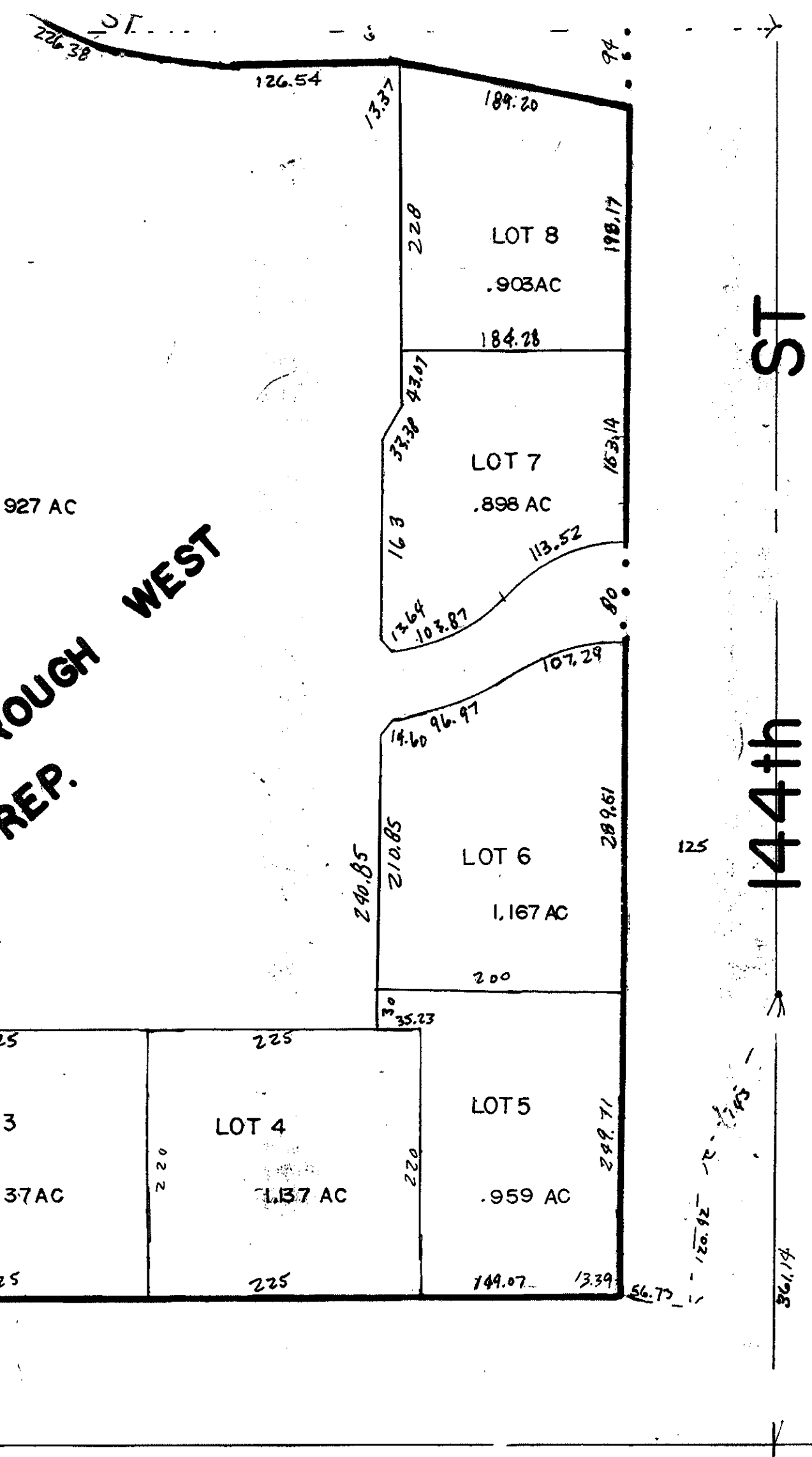
1082.84

917.94

119.99
45.01

220

60



927 AC

ROUGH WEST
REP.

ST

144th

25
3
37 AC
25

LOT 4

1.137 AC

LOT 5

.959 AC

LOT 6

1.167 AC

LOT 7

.898 AC

LOT 8

.903 AC

S 1/2 SE 1/4 SEC 2-15-11