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ASSIGNMENT OF MORTGAGE AND MODIFICATION OF MORTGAGE

FOR VALUE RECEIVED, Balfour Maclaine International, Ltd. ("BMIL"), a Delaware corporation, with its principal offices located at 61 Broadway, Suite 2927, New York, New York 10006, hereby sells, assigns and transfers without recourse to RIC Enterprises, Ltd., of Linn County, State of Iowa, all of its right, title and interest in and to a certain First Mortgage and Security Agreement (the "Mortgage") executed by Mary Jo Paris, Mary Jo Paris as Executrix and on behalf the Estate of Stephen D. Paris, Joseph J. Paris, Linda L. Paris, Thomas J. Paris and Debra A. Paris (the "Mortgagors") to Drexel Burnam Lambert Trade Finance, Inc. ("Drexel") (which Mortgage was transferred and assigned to BMIL by Drexel) dated January 13, 1990 and recorded January 20, 1990 in Book 109 at page 315 in the records of the records of Delaware County, State of Iowa and a certain Modification of Mortgage executed by the Mortgagors to BMIL, dated the 31st day of January, 1992, and recorded in the records of Delaware County, State of Iowa in Book 114, page 357 on the 10th day of February, 1992.

Executed this 19 day of April, 1994.

BALFOUR MACLAINE INTERNATIONAL, LTD.

By _____
Scott A. Belair, President

STATE OF NEW YORK)
) ss
COUNTY OF NEW YORK)

On this 19 day of April, 1994, before me, a Notary Public in and for the County of New York, State of New York, personally appeared Scott A. Belair, of Balfour Maclaine International, Ltd., the corporation which executed the above and foregoing instrument, who being by me duly sworn, did say that he is President of said corporation, that the ~~[seal affixed to said instrument is the seal of said corporation]~~ [corporation has no seal], and that said instrument was signed ~~[and sealed]~~ on behalf of said corporation by authority of its Board of Directors, and he acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for the State of New York

DAVID G MALLEN
NOTARY PUBLIC, State of New York
No. 02MA5022628
Qualified in Nassau County
Commission Expires Jan. 18, 1996

FILE No. 35-3444
RECORDING FEE $ 12.00
TRANSFER FEE $ _____

FILED FOR RECORD THE 13 DAY OF May, 1994 AT 1:52 O'CLOCK P. M. BOOK 123 PAGE 98

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
LM