

STATE OF ILLINOIS  
UNIFORM COMMERCIAL CODE - FINANCING STATEMENT - FORM UCC-1

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Filed With Cook

For Filing Officer  
(Date, Time, Number, and Filing Office)

This STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

Debtor(s) (Last Name First) and address(es)  
Vicorp Restaurants, Inc., a  
Colorado corporation  
400 West 48th Avenue  
Denver, CO 80216

Secured Party(ies) and address(es)  
SunTrust Bank, as Administrative  
Agent  
303 Peachtree Street  
25th Floor  
Atlanta, GA 30308

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Cook County Recorder 31.50

ASSIGNEE OF SECURED PARTY



1. This financing statement covers the following types (or items) of property:

All personal and fixture property of every kind and nature, wherever located, whether now owned or hereafter acquired or arising, and all proceeds and products thereof, including, without limitation, all goods, accounts, chattel paper, documents, instruments, investment property and general intangibles, all as more fully described on Schedule A attached hereto and made a part hereof.

2.  Products of Collateral are also covered.

1 Additional sheets presented.

Filed with Office of Secretary of State of Illinois.

Debtor is a transmitting utility as defined in Sec. UCC 9-105

Vicorp Restaurants, Inc., a  
Colorado corporation

By: *Stanley Ereckson, Jr.*  
Signature of (Debtor) (Secured Party) \*

Stanley Ereckson, Jr.  
Sr. VP

\* Signature of Debtor Required in Most Cases;  
Signature of Secured Party in Cases By UCC Sec. 9-402(2)

This form of financing statement is approved by the Secretary of State.

1LD-031197

STANDARD FORM - UNIFORM COMMERCIAL CODE - FORM UCC-1 - REV. 1 - 75

*Sy/EJ  
P/g  
S/NO  
M/K/S E  
3/1/50*

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RETURN TO: B. BENNER  
CT Corporation System  
101 Federal Street, Suite 300  
Boston, MA 02110

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**ATTACHMENT TO UCC-1 FINANCING STATEMENT:**

**VICORP RESTAURANTS, INC., AS DEBTOR  
SUNTRUST BANK, AS ADMINISTRATIVE AGENT, AS SECURED PARTY**

**SIGNATURE OF PARTIES:**

**SECURED PARTY:**

**SUNTRUST BANK, AS ADMINISTRATIVE AGENT**

By: William D. Priester  
Name: William Priester  
Title: VP

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**SCHEDULE A**

**Debtor:**

Vicorp Restaurants, Inc.,  
a Colorado corporation  
400 West 48<sup>th</sup> Avenue  
Denver, Colorado 80216

**Secured Party:**

SunTrust Bank, as Administrative Agent  
303 Peachtree Street, 25<sup>th</sup> Floor  
Atlanta, Georgia 30308

(a) All buildings and other improvements of every kind and description now or hereafter erected or placed on the premises described on Exhibit A (the "Premises") or any part thereof owned by the Debtor, and all of the right, title and interest of Debtor in and to all materials intended for construction, reconstruction, alteration and repairs of such improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the Premises immediately upon the delivery thereof to the Premises, and all fixtures, Building Service Equipment, and all renewals or replacements thereof or articles in substitution therefor.

The term "Building Service Equipment" as used herein shall mean all apparatus, fixtures and articles of personal property owned by the Debtor now or hereafter attached to or used or procured for use in connection with the operation or maintenance of any building, structure or other improvement located on or included in the Premises, including, but without limiting the generality of the foregoing, all engines, furnaces, boilers, stokers, pumps, heaters, tanks, dynamos, motors, generators, switchboards, electrical equipment, heating, plumbing, lifting and ventilating apparatus, air-cooling and air-conditioning apparatus, gas and electric fixtures, elevators, escalators, fittings, and machinery and all other equipment of every kind and description, used or procured for use in the operation of the building standing on the Premises (except apparatus, fixtures or articles of personal property belonging to lessees or other occupants of such building or to persons other than the Debtor unless the same be abandoned by any such lessee or other occupant or person), together with any and all replacements thereof and additions thereto.

(b) All present and future leases and licenses of space in the buildings and improvements now or hereafter erected on the Premises (collectively "leases", and individually "lease") and the rents, revenues, income, issues and profits thereunder;

(c) All unearned premiums accrued, accruing or to accrue under any and all insurance policies now or hereafter obtained by the Debtor relating to the buildings and improvements on the Premises;

(d) All proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, but without limitation, proceeds of insurance and proceeds of condemnation awards and awards for restriction of access to, or change of grade of, streets;

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(e) All transferable building service, building maintenance, construction, management and other similar agreements and contracts, written or oral, express or implied, now or hereafter entered into arising or in any manner related to the construction, design, improvement, use, operation, occupation, enjoyment, sale, conversion or other disposition (voluntary or involuntary) of the Premises, or the buildings and improvements now or hereafter located thereon, or any other interest in the Premises, or any combination thereof, including all property management agreements, sales contracts, contract deposits, earnest money deposits, prepaid items and payments due and to become due thereunder, and further including all payment and performance bonds, construction guaranties, warranties, construction contracts, architects agreements, general contract agreements, design agreements, engineering agreements, technical service agreements, architectural plans and specifications, sewer and water and other utility agreements, permits, approvals, licenses, building permits, service contracts, advertising contracts, purchase orders and equipment leases; and

(f) All proceeds and products of the foregoing of every type.

The record owner of the Premises is CNL Funding 2001-A, LP, a Delaware limited partnership.

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Vicorp # 220205

EXHIBIT A

DESCRIPTION OF PREMISES

SEE NEXT PAGE

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10634282 Vicorp # 220205

**LEGAL DESCRIPTION:**

That part of Lot 4 in 58-62 Venture Subdivision of part of Section 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the most Northerly corner of Lot 4 in Said 58-62 Venture Subdivision; thence South 12 degrees, 10 minutes, 10 seconds, West 271.97 feet to a point being 297.66 feet Easterly of the Southwesterly corner of Lot 6 in said 58-62 Venture Subdivision; thence continuing South 12 degrees, 10 minutes, 10 seconds, West a distance of 20.03 feet; thence South 64 degrees, 18 minutes, 39 seconds, East 123.39 feet; thence North 21 degrees, 25 minutes, 10 seconds, East for a distance of 297.37 feet to a point in the Northeasterly line of Lot 4 in said 58-62 Venture Subdivision, said line being an arc of circle convex Northeasterly having a radius of 2,814.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning, in Cook County, Illinois.

**NOTE:** The above description is the record description contained in the deed; the subject premises described above may also be described as follows:

That part of Lot 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the most Northerly corner of Lot 4 in 58-62 Venture Subdivision aforesaid; thence South 19 degrees, 41 minutes, 49 seconds West; along the Northwesterly line of said Lot 4 and its extension for a distance of 292.0 feet to a point; thence South 56 degrees, 47 minutes 00 seconds East 123.39 feet, to a point; thence North 28 degrees, 56 minutes, 34 seconds, East 297.38 feet to a point in the Northeasterly line of Lot 4 in 58-62 Venture Subdivision aforesaid, said line being an arc of a circle convex Northeasterly, having a radius of 2614.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning; in Cook County, Illinois.

The leasehold estate created pursuant to that certain Lease Agreement dated May 14, 2001 between CNL Funding 2001 A, LP, a Delaware limited partnership, as lessor, and Vicorp Restaurants, Inc., a Colorado corporation, as lessee, a Memorandum of which dated \_\_\_\_\_, 2001 is being recorded herewith, with respect to the property described above.

PIN # 08-08-403-009

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