

UNOFFICIAL COPY

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Cook County Recorder 33.50



0010978020

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

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

Debtor(s) (Last Name) and address(es)  
2305 ENTERPRISE DRIVE, L.L.C.  
c/o PRIME GROUP REALTY TRUST  
77 WEST WACKER DRIVE, SUITE 3900  
CHICAGO, IL 60601

Secured Party(ies) and address(es)  
DEUTSCHE BANC MORTGAGE CAPITAL,  
L.L.C.  
31 WEST 52ND STREET  
10TH FLOOR  
NEW YORK, NY 10019

00000643 UCC Filings  
9185/0035 10 001 Page 1 of 7  
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Cook County Recorder 23.00

1. This financing statement covers the following types (or items) of property:  
(SEE SCHEDULE A ATTACHED HERETO.)

ASSIGNEE OF SECURED PARTY

SEE OVERSIZE FILE

- 2. (If collateral is crops) The above described crops are growing or are to be grown on: (Describe Real Estate)
- 3. (If applicable) The above goods are to become fixtures on (The above timber is standing on ...) (The above minerals or the like (including oil and gas) accounts will be financed at the wellhead or minehead of the well or mine located on ...) (Strike what is inapplicable) (Describe Real Estate)  
(SEE EXHIBIT A ATTACHED HERETO.)  
and this financing statement is to be filed in the real estate records. (If the debtor does not have an interest of record) The name of a record owner is
- 4.  Products of Collateral are also covered.

7/18/18  
2000/24  
2840  
7/18/18  
2000/24  
2840

Additional sheets presented. Filed with Recorder's Office of COOK County, Illinois.

(SEE RIDER A ATTACHED HERETO.)

By: \_\_\_\_\_  
Signature of Debtor  
By: \_\_\_\_\_  
(Secured Party)\*

FILING OFFICER COPY—ALPHABETICAL

Rev. 3/75

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

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

Mail to  
Anderson, McDay & Osta  
Attorneys at Law  
2650 Bank One Center  
100 North Broadway  
Oklahoma City, Oklahoma 73102

**RIDER A TO UCC-1 FINANCING STATEMENT BETWEEN 2305 ENTERPRISE DRIVE, L.L.C., AS DEBTOR AND DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C., AS SECURED PARTY**

**DEBTOR:**

2305 ENTERPRISE DRIVE, L.L.C., a  
Delaware limited liability company

By: Prime Group Realty, L.P., a  
Delaware limited partnership,  
its sole member

By: Prime Group Realty Trust, a  
Maryland real estate investment trust,  
its managing general partner

By:   
Name: **Louis G. Conforti**  
Title: **Executive Vice President**

Property of Cook County Clerk's Office

**SCHEDULE A TO UCC-1 FINANCING STATEMENT BETWEEN 2305 ENTERPRISE DRIVE, L.L.C., AS DEBTOR AND DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C., AS SECURED PARTY**

Description of Collateral

All right, title, interest and estate of Debtor now owned, or hereafter acquired, in and to the following property, rights, interests and estates:

- A. All structures, buildings and improvements of every kind and description now or at any time hereafter located on that certain real property situated in the County of Cook, State of Illinois (the "Premises"), more particularly described in Exhibit A attached hereto (the "Improvements");
- B. All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other emblements now or hereafter located on the Premises or under or above the same or any part thereof, and all estates, rights, interests and appurtenances, reversions and remainders whatsoever, in any way belonging or appertaining to the Premises, or any part thereof, at law or in equity, whether now owned or hereafter acquired by Debtor;
- C. All water, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights which are appurtenant to, located on, under or above or used in connection with the Premises or the Improvements, or any part thereof, whether now existing or hereafter created or acquired by Debtor;
- D. All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Premises;
- E. All building materials, supplies and equipment now or hereafter placed on the Premises or in the Improvements;
- F. All furniture, furnishings, fixtures, goods, equipment, inventory or personal property owned by Debtor and now or hereafter located on, attached to or used in and about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings and all appliances, communication, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposal and incinerating equipment, and sprinkler and fire and theft protection equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by Debtor as are now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Premises or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements except to the extent any of the same constitute fixtures) (collectively, the "Equipment");

- G. All leases (including, without limitation, oil, gas and mineral leases), licenses, concessions and occupancy agreements of all or any part of the Premises or the Improvements (each, a "Lease" and collectively, "Leases"), whether written or oral, now or hereafter entered into and all rents, royalties, issues, profits, bonus money, revenue, income, rights and other benefits (collectively, the "Rents and Profits") of the Premises or the Improvements, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any present or future Lease or other agreement pertaining thereto or any of the General Intangibles and all cash or securities deposited to secure performance by the tenants, lessees or licensees (each, a "Tenant" and collectively, "Tenants"), as applicable, of their obligations under any such Leases, 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 prior to the expiration of said terms, subject, however, to the provisions contained in the Mortgage (as hereinafter defined);
- H. All contracts and agreements now or hereafter entered into covering any part of the Premises or the Improvements (collectively, the "Contracts") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Premises or the Improvements (including all architectural renderings, models, specifications, plans, drawings, surveys, tests, reports, data, bonds and governmental approvals) or to the management or operation of any part of the Premises or the Improvements;
- I. All water taps, sewer taps, certificates of occupancy, permits, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Premises or the Improvements and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Premises or the Improvements;
- J. All present and future funds, accounts, instruments, accounts receivable, documents, claims, general intangibles (including, without limitation, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Premises or the Improvements, all names by which the Premises or the Improvements may be operated or known, all rights to carry on business under such names, and all rights, interest and privileges which Debtor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Premises or the Improvements) (collectively, the "General Intangibles");
- K. All insurance policies or binders now or hereafter relating to the Premises, including any unearned premiums thereon;
- L. All cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Secured Party pursuant to the Mortgage or any other of the Loan Documents (as defined in the Mortgage), including, without

limitation, the Impound Account, the Replacement Reserve and the Repair and Remediation Reserve (as each such term is defined in the Mortgage), any other reserves required under the Loan Documents and all notes or chattel paper now or hereafter arising from or by virtue of any transactions related to the Premises or the Improvements;

- M. All present and future monetary deposits given by Debtor to any public or private utility with respect to utility services furnished to any part of the Premises or the Improvements;
- N. All proceeds, products, substitutions and accessions (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards; and
- O. All other or greater rights and interests of every nature in the Premises and the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Debtor.

This UCC-1 Financing Statement is filed in connection with that certain Mortgage and Security Agreement given by the Debtor for the benefit of the Secured Party (the "Mortgage") covering the fee estate of Debtor in the Premises and intended to be duly recorded in the county in which the Premises is located.

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**EXHIBIT A TO UCC-1 FINANCING STATEMENT BETWEEN 2305 ENTERPRISE DRIVE, L.L.C., AS DEBTOR AND DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C., AS SECURED PARTY**

Legal Description

Property of Cook County Clerk's Office

EXHIBIT A

Legal Description

STREET ADDRESS: 2305 ENTERPRISE DRIVE  
CITY: WESTCHESTER COUNTY: COOK  
TAX NUMBER: 15-30-205-001-0000; 15-30-205-002-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHERLY 75.50 FEET OF LOT 1 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915, (EXCEPT 'TRACT A', 'TRACT B', 'TRACT C' AND 'TRACT D'), DESCRIBED AS FOLLOWS:

EXCEPTION TRACT A:

THE SOUTHERLY 67.00 FEET OF THE WESTERLY 201.39 FEET (AS MEASURED THE SOUTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT B:

THE SOUTHERLY 67.00 FEET OF THE EASTERLY 255.08 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT C:

THE NORTHERLY 32.50 FEET OF THE WESTERLY 217.00 FEET OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT D:

THE NORTHERLY 32.50 FEET TO THE EASTERLY 205.83 FEET (AS MEASURED ALONG THE NORTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915) ALL IN COOK COUNTY, ILLINOIS.