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Property of Cook County Clerk's Office

REGULATORY AGREEMENT

Dated as of September 1, 2003

PREPARED BY
AND RETURN TO:
PATRICK M. OUGGAN
7700 BONHOMMIE AVE.
SUITE 200
ST. LOUIS, MO. 63105

Regulatory Agreement for Multifamily Housing Projects

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

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Under Sections 207, 220, 221(d)(4), 231 and 232, Except Nonprofits

Project Number 071-22051		Mortgagee GMAC COMMERCIAL MORTGAGE CORPORATION	
Amount of Mortgage Note \$3,349,000		Date Date of Endorsement 9-30-03	
Mortgage Recorded State ILLINOIS CONCURRENTLY HEREWITH	County COOK	Originally endorsed for insurance under Section 232/223(f)	

This Agreement entered into as of the 1st day of September, 2003 between CHICAGO RIDGE REAL ESTATE LIMITED PARTNERSHIP, whose address is 900 Skokie Blvd., Suite 108, Northbrook, IL 60062 and LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN

NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO AFFILIATED BANK/NORTH SHORE NATIONAL UNDER PROVISIONS OF A TRUST AGREEMENT dtd. 9/1/1988 AND KNOWN AS TRUST #996

their successors, heirs, and assigns (jointly and severally, hereinafter referred to as Owners) and the undersigned Secretary of Housing and Urban Development and his successors (hereinafter referred to as Secretary).

In consideration of the endorsement for insurance by the Secretary of the above described note or in consideration of the consent of the Secretary to the transfer of the mortgaged property or the sale and conveyance of the mortgaged property by the Secretary, and in order to comply with the requirements of the National Housing Act, as amended, and the Regulations adopted by the Secretary pursuant thereto, Owners agree for themselves, their successors, heirs and assigns, that in connection with the mortgaged property and the project operated thereon and so long as the contract of mortgage insurance continues in effect, and during such further period of time as the Secretary shall be the owner, holder or reinsurer of the mortgage, or during any time the Secretary is obligated to insure a mortgage on the mortgage property:

1. Owners, except as limited by paragraph 17 hereof, assume and agree to make promptly all payments due under the note and mortgage.
2. (a) Owners shall establish or continue to maintain a reserve fund for replacements by the allocation to such reserve fund in a separate account with the mortgagee or in a safe and responsible depository designated by the mortgagee, concurrently with the beginning of payments towards amortization of the principal of the mortgage insured or held by the Secretary of an amount equal to \$ 3,839.50 realty per month unless a different date or amount is approved in writing by the Secretary. *and \$4,130.42 non-realty per month
Such fund, whether in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America shall at all times be under the control of the mortgagee. Disbursements from such fund, whether for the purpose of effecting replacement of structural elements and mechanical equipment of the project or for any other purpose, may be made only after receiving the consent in writing of the Secretary. In the event that the owner is unable to make a mortgage note payment on the due date and that payment cannot be made prior to the due day of the next such installment or when the mortgagee has agreed to forgo making an election to assign the mortgage to the Secretary based on a monetary default, or to withdraw an election already made, the Secretary is authorized to instruct the mortgagee to withdraw funds from the reserve fund for replacements to be applied to the mortgage payment in order to prevent or cure the default. In addition, in the event of a default in the terms of the mortgage, pursuant to which the loan has been accelerated, the Secretary may apply or authorize the application of the balance in such fund to the amount due on the mortgage debt as accelerated. **

- (b) Where Owners are acquiring a project already subject to an insured mortgage, the reserve fund for replacements to be established will be equal to the amount due to be in such fund under existing agreements or charter provisions at the time Owners acquire such project, and payments hereunder shall begin with the first payment due on the mortgage after acquisition, unless some other method of establishing and maintaining the fund is approved in writing by the Secretary.

3. Real property covered by the mortgage and this agreement is described in Schedule A attached hereto.

(This paragraph 4 is not applicable to cases insured under Section 232.)

4. (a) Owners shall make dwelling accommodation and services of the project available to occupants at charges not exceeding those established in accordance with a rental schedule approved in writing by the Secretary, for any project subject to regulation of rent by the Secretary. Accommodations shall not be rented for a period of less than thirty (30) days, or, unless the mortgage is insured under Section 231, for more than three years. Commercial facilities shall be rented for such use and upon such terms as approved by the Secretary. Subleasing of dwelling accommodations, except for subleases of single dwelling accommodations by the tenant thereof, shall be prohibited without prior written approval of Owners and the Secretary and any lease shall so provide. Upon discovery of any unapproved sublease, Owners shall immediately demand cancellation and notify the Secretary thereof.
 - (b) Upon prior written approval by the Secretary, Owners may charge to and receive from any tenant such amounts as from time to time may be mutually agreed upon between the tenant and the Owners for any facilities and/or services which may be furnished by the Owners or others to such tenant upon his request, in addition to the facilities and services included in the approved rental schedule. Approval of charges for facilities and services is not required for any project not subject to regulation of rent by the Secretary.
 - (c) For any project subject to regulation of rent by the Secretary, the Secretary will at any time entertain a written request for a rent increase properly supported by substantiating evidence and within a reasonable time shall:

Replaces FHA-2466 which may be used until supply exhausted

form HUD-92466 (11/2002)
ref Handbook 4571.1

**SEE FUNDING SCHEDULE ATTACHED HERETO AS SCHEDULE "B"

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- (i) Approve a rental schedule that is necessary to compensate for any net increase, occurring since the last approved rental schedule, in taxes (other than income taxes) and operating and maintenance cost over which Owners have no effective control or;
- (ii) Deny the increase stating the reasons therefor.
5. (a) If the mortgage is originally a Secretary-held purchase money mortgage, or is originally endorsed for insurance under any Section other than Sections 231 or 232 and is not designed primarily for occupancy by elderly persons, Owners shall not in selecting tenants discriminate against any person or persons by reason of the fact that there are children in the family.
- (b) If the mortgage is originally endorsed for insurance under Section 221, Owners shall in selecting tenants give to displaced persons or families an absolute preference or priority of occupancy which shall be accomplished as follows:
- (1) For a period of sixty (60) days from the date of original offering, unless a shorter period of time is approved in writing by the Secretary, all units shall be held for such preferred applicants, after which time any remaining unrented units may be rented to non-preferred applicants;
 - (2) Thereafter, and on a continuing basis, such preferred applicants shall be given preference over nonpreferred applicants in their placement on a waiting list to be maintained by the Owners; and
 - (3) Through such further provisions agreed to in writing by the parties.
- (c) Without the prior written approval of the Secretary not more than 25% of the number of units in a project insured under Section 231 shall be occupied by persons other than elderly persons.
- (d) All advertising or efforts to rent a project insured under Section 231 shall reflect a bona fide effort of the Owners to obtain occupancy by elderly persons.
6. Owners shall not without the prior written approval of the Secretary:
- (a) Convey, transfer, or encumber any of the mortgaged property, or permit the conveyance, transfer or encumbrance of such property.
 - (b) Assign, transfer, dispose of, or encumber any personal property of the project, including rents, or pay out any funds except from surplus cash, except for reasonable operating expenses and necessary repairs.
 - (c) Convey, assign, or transfer any beneficial interest in any trust holding title to the property, or the interest of any general partner in a partnership owning the property, or any right to manage or receive the rents and profits from the mortgaged property.
 - (d) Remodel, add to, reconstruct, or demolish any part of the mortgaged property or subtract from any real or personal property of the project.
 - (e) Make, or receive and retain, any distribution of assets or any income of any kind of the project except surplus cash and except on the following conditions:
 - (1) All distributions shall be made only as of and after the end of a semiannual or annual fiscal period, and only as permitted by the law of the applicable jurisdiction;
 - (2) No distribution shall be made from borrowed funds, prior to the completion of the project or when there is any default under this Agreement or under the note or mortgage;
- (3) Any distribution of any funds of the project, which the party receiving such funds is not entitled to retain hereunder, shall be held in trust separate and apart from any other funds; and
 - (4) There shall have been compliance with all outstanding notices of requirements for proper maintenance of the project.
- (f) Engage, except for natural persons, in any other business or activity, including the operation of any other rental project, or incur any liability or obligation not in connection with the project.
- (g) Require, as a condition of the occupancy or leasing of any unit in the project, any consideration or deposit other than the prepayment of the first month's rent plus a security deposit in an amount not in excess of one month's rent to guarantee the performance of the covenants of the lease. Any funds collected as security deposits shall be kept separate and apart from all other funds of the project in a trust account the amount of which shall at all times equal or exceed the aggregate of all outstanding obligations under said account.
- (h) Permit the use of the dwelling accommodations or nursing facilities of the project for any purpose except the use which was originally intended, or permit commercial use greater than that originally approved by the Secretary.
7. Owners shall maintain the mortgaged premises, accommodations and the grounds and equipment appurtenant thereto, in good repair and condition. In the event all or any of the buildings covered by the mortgage shall be destroyed or damaged by fire or other casualty, the money derived from any insurance on the property shall be applied in accordance with the terms of the mortgage.
8. Owners shall not file any petition in bankruptcy or for a receiver or in insolvency or for reorganization or composition, or make any assignment for the benefit of creditors or to a trustee for creditors, or permit an adjudication in bankruptcy or the taking possession of the mortgaged property or any part thereof by a receiver or the seizure and sale of the mortgaged property or any part thereof under judicial process or pursuant to any power of sale, and fail to have such adverse actions set aside within forty-five (45) days.
9. (a) Any management contract entered into by Owners or any of them involving the project shall contain a provision that, in the event of default hereunder, it shall be subject to termination without penalty upon written request by the Secretary. Upon such request Owners shall immediately arrange to terminate the contract within a period of not more than thirty (30) days and shall make arrangements satisfactory to the Secretary for continuing proper management of the project.
- (b) Payment for services, supplies, or materials shall not exceed the amount ordinarily paid for such services, supplies, or materials in the area where the services are rendered or the supplies or materials furnished.
- (c) The mortgaged property, equipment, buildings, plans, offices, apparatus, devices, books, contracts, records, documents, and other papers relating thereto shall at all times be maintained in reasonable condition for proper audit and subject to examination and inspection at any reasonable time by the Secretary or his duly authorized agents. Owners shall keep copies of all written contracts or other instruments which affect the mortgaged property, all or any of which may be subject to inspection and examination by the Secretary or his duly authorized agents.

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- (d) The books and accounts of the operations of the mortgaged property and of the project shall be kept in accordance with the requirements of the Secretary.
- (e) Within sixty (60) days following the end of each fiscal year the Secretary shall be furnished with a complete annual financial report based upon an examination of the books and records of mortgagor prepared in accordance with the requirements of the Secretary, prepared and certified to by an officer or responsible Owner and, when required by the Secretary, prepared and certified by a Certified Public Accountant, or other person acceptable to the Secretary.
- (f) At request of the Secretary, his agents, employees, or attorneys, the Owners shall furnish monthly occupancy reports and shall give specific answers to questions upon which information is desired from time to time relative to income, assets, liabilities, contracts, operation, and condition of the property and the status of the insured mortgage.
- (g) All rents and other receipts of the project shall be deposited in the name of the project in a financial institution, whose deposits are insured by an agency of the Federal Government. Such funds shall be withdrawn only in accordance with the provisions of this Agreement for expenses of the project or for distributions of surplus cash as permitted by paragraph 6(e) above. Any Owner receiving funds of the project other than by such distribution of surplus cash shall immediately deposit such funds in the project bank account and failing so to do in violation of this Agreement shall hold such funds in trust. Any Owner receiving property of the project in violation of this Agreement shall hold such funds in trust. At such time as the Owners shall have lost control and/or possession of the project, all funds held in trust shall be delivered to the mortgagee to the extent that the mortgage indebtedness has not been satisfied.
- (h) If the mortgage is insured under Section 232:
- (1) The Owners or lessees shall at all times maintain in full force and effect from the state or other licensing authority such license as may be required to operate the project as a nursing home and shall not lease all or part of the project except on terms approved by the Secretary.
 - (2) The Owners shall suitably equip the project for nursing home operations.
 - (3) The Owners shall execute a Security Agreement and Financing Statement (or other form of chattel lien) upon all items of equipment, except as the Secretary may exempt, which are not incorporated as security for the insured mortgage. The Security Agreement and Financing Statement shall constitute a first lien upon such equipment and shall run in favor of the mortgagee as additional security for the insured mortgage.
 - (i) If the mortgage is insured under Section 231, Owners or lessees shall at all times maintain in full force and effect from the state or other licensing authority such license as may be required to operate the project as housing for the elderly.
10. Owners will comply with the provisions of any Federal, State, or local law prohibiting discrimination in housing on the grounds of race, color, religion or creed, sex, or national origin, including Title VIII of the Civil Rights Act of 1968 (Public Law 90-284; 82 Stat. 73), as amended, Executive Order 11063, and all requirements imposed by or pursuant to the regulations of the Department of Housing and Urban Development implementing these authorities (including 24 CFR Parts 100, 107 and 110, and Subparts I and M of Part 200).
11. Upon a violation of any of the above provisions of this Agreement by Owners, the Secretary may give written notice thereof, to Owners, by registered or certified mail, addressed to the addresses stated in this Agreement, or such other addresses as may subsequently, upon appropriate written notice thereof to the Secretary, be designated by the Owners as their legal business address. If such violation is not corrected to the satisfaction of the Secretary within thirty (30) days after the date such notice is mailed or within such further time as the Secretary determines is necessary to correct the violation, without further notice the Secretary may declare a default under this Agreement effective on the date of such declaration of default and upon such default the Secretary may:
- (a) (i) If the Secretary holds the note - declare the whole of said indebtedness immediately due and payable and then proceed with the foreclosure of the mortgage;
 - (ii) If said note is not held by the Secretary - notify the holder of the note of such default and request holder to declare a default under the note and mortgage, and holder after receiving such notice and request, but not otherwise, at its option, may declare the whole indebtedness due, and thereupon proceed with foreclosure of the mortgage, or assign the note and mortgage to the Secretary as provided in the Regulations;
 - (b) Collect all rents and charges in connection with the operation of the project and use such collections to pay the Owners' obligations under this Agreement and under the note and mortgage and the necessary expenses of preserving the property and operating the project.
 - (c) Take possession of the project, bring any action necessary to enforce any rights of the Owners growing out of the project operation, and operate the project in accordance with the terms of this Agreement until such time as the Secretary in his discretion determines that the Owners are again in a position to operate the project in accordance with the terms of this Agreement and in compliance with the requirements of the note and mortgage.
 - (d) Apply to any court, State or Federal, for specific performance of this Agreement, for an injunction against any violation of the Agreement, for the appointment of a receiver to take over and operate the project in accordance with the terms of the Agreement, or for such other relief as may be appropriate, since the injury to the Secretary arising from a default under any of the terms of this Agreement would be irreparable and the amount of damage would be difficult to ascertain.
12. As security for the payment due under this Agreement to the reserve fund for replacements, and to secure the Secretary because of his liability under the endorsement of the note for insurance, and as security for the other obligations under this Agreement, the Owners respectively assign, pledge and mortgage to the Secretary their rights to the rents, profits, income and charges of whatsoever sort which they may receive or be entitled to receive from the operation of the mortgaged property, subject, however, to any assignment of rents in the insured mortgage referred to herein. Until a default is declared under this Agreement, however, permission is granted to Owners to collect and retain under the provisions of this Agreement such rents, profits, income, and charges, but upon default this permission is terminated as to all rents due or collected thereafter.

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13. As used in this Agreement the term:

- (a) "Mortgage" includes "Deed of Trust", "Chattel Mortgage", "Security Instrument", and any other security for the note identified herein, and endorsed for insurance or held by the Secretary;
- (b) "Mortgagee" refers to the holder of the mortgage identified herein, its successors and assigns;
- (c) "Owners" refers to the persons named in the first paragraph hereof and designated as Owners, their successors, heirs and assigns;
- (d) "Mortgaged Property" includes all property, real, personal or mixed, covered by the mortgage or mortgages securing the note endorsed for insurance or held by the Secretary;
- (e) "Project" includes the mortgaged property and all its other assets of whatsoever nature or wheresoever situate, used in or owned by the business conducted on said mortgaged property, which business is providing housing and other activities as are incidental thereto;
- (f) "Surplus Cash" means any cash remaining after:
 - (1) the payment of:
 - (i) All sums due or currently required to be paid under the terms of any mortgage or note insured or held by the Secretary;
 - (ii) All amounts required to be deposited in the reserve fund for replacements;
 - (iii) All obligations of the project other than the insured mortgage unless funds for payment are set aside or deferment of payment has been approved by the Secretary; and
 - (2) the segregation of:
 - (i) An amount equal to the aggregate of all special funds required to be maintained by the project; and
 - (ii) All tenant security deposits held.
- (g) "Distribution" means any withdrawal or taking of cash or any assets of the project, including the segregation of cash or assets for subsequent withdrawal within the limitations of Paragraph 6(e) hereof, and excluding payment for reasonable expenses incident to the operation and maintenance of the project.

- (h) "Default" means a default declared by the Secretary when a violation of this Agreement is not corrected to his satisfaction within the time allowed by this Agreement or such further time as may be allowed by the Secretary after written notice;
- (i) "Section" refers to a Section of the National Housing Act, as amended.
- (j) "Displaced persons or families" shall mean a family or families, or a person, displaced from an urban renewal area, or as the result of government action, or as a result of a major disaster as determined by the President pursuant to the Disaster Relief Act of 1970.
- (k) "Elderly person" means any person, married or single, who is sixty-two years of age or over.

14. This instrument shall bind, and the benefits shall inure to, the respective Owners, their heirs, legal representatives, executors, administrators, successors in office or interest, and assigns, and to the Secretary and his successors so long as the contract of mortgage insurance continues in effect, and during such further time as the Secretary shall be the owner, holder, or reinsurer of the mortgage, or obligated to reinsure the mortgage.

15. Owners warrant that they have not, and will not, execute any other agreement with provisions contradictory of, or in opposition to, the provisions hereof, and that, in any event, the requirements of this Agreement are paramount and controlling as to the rights and obligations set forth and supersede any other requirements in conflict therewith.

16. The invalidity of any clause, part or provisions of this Agreement shall not affect the validity of the remaining portions thereof.

17. The following Owners, CHICAGO RIDGE REAL ESTATE LIMITED PARTNERSHIP and all its present and future partners, Do not assume personal liability for payments due under the note and mortgage, or for the payments to the reserve for replacements, or for matters not under their control, provided that said Owners shall remain liable under this Agreement only with respect to the matters hereinafter stated; namely:

- (a) for funds or property of the project coming into their hands which, by the provisions hereof, they are not entitled to retain; and
- (b) for their own acts and deeds or acts and deeds of others which they have authorized in violation of the provisions hereof.

(To be executed with form HUD-92466 for recording a deed to real estate.)

* partners

SEE ATTACHED FOR SIGNATURE PAGES AND
ACKNOWLEDGMENTS

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IN WITNESS WHEREOF, the Owner and the Secretary have executed this Regulatory Agreement as of the date first hereinabove written.

("Owners")

LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO AFFILIATED BANK/NORTH SHORE NATIONAL UNDER PROVISIONS OF A TRUST AGREEMENT DATED SEPTEMBER 1, 1988, KNOWN AS TRUST NO. 996 **and not personally**

By: Reta Edwards

TRUST OFFICER

STATE OF ILLINOIS)
)
COUNTY OF COOK)

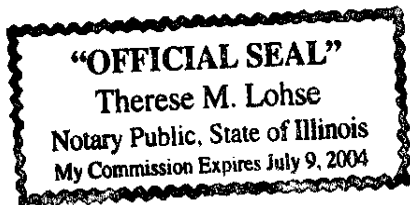
I, _____, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that **RETA A. EDWARDS**, of LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TRUSTEE TO AFFILIATED BANK/NORTH SHORE NATIONAL UNDER PROVISIONS OF A TRUST AGREEMENT DATED SEPTEMBER 1, 1988, KNOWN AS TRUST NO. 996, a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, in his capacity as the officer of the association, as his free and voluntary act and as the free and voluntary act and deed of said association, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day September, 2003.

Therese M. Lohse

Notary Public

My Commission Expires:



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CHICAGO RIDGE REAL ESTATE LIMITED PARTNERSHIP,
an Illinois limited partnership

By:

David Gorenstein
David Gorenstein, General Partner

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

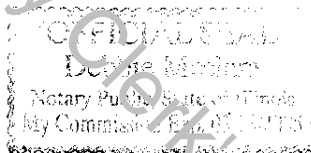
I, Debbie McClam, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that David Gorenstein, General Partner of CHICAGO RIDGE REAL ESTATE LIMITED PARTNERSHIP, an Illinois limited partnership, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, in his capacity as the General Partner of the partnership, as his free and voluntary act and as the free and voluntary act and deed of said partnership, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st day of September, 2003.

Debbie McClam
Notary Public

My Commission Expires:

3/13/2005

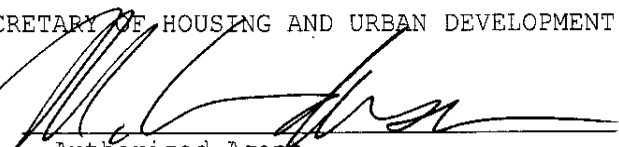



COOK COUNTY CLERK'S Office

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("Secretary")

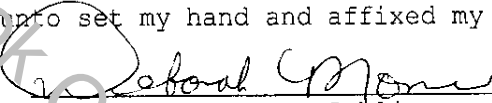
SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By:  
Authorized Agent

State of ILLINOIS)
) ss.
County of COOK)

On this 20th day of September, 2003, before me, appeared MARY Anderson, who, being duly sworn, did say that he/she is the duly appointed Authorized Agent and the person who executed the foregoing instrument by virtue of the authority vested in him/her ~~by 24 C.F.R. 203.10(b)(2)~~ and acknowledged the same to be his/her free and voluntary act and deed as Authorized Agent for an on behalf of the Secretary of Housing and Urban Development.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal.


Notary Public

My commission expires:

PROPOSED COOK COUNTY CLERK'S OFFICE

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RIDER ATTACHED TO AND MADE A PART OF DOCUMENT
DATED AS OF SEPTEMBER 1, 2003
UNDER TRUST NUMBER 996

This instrument is executed by LaSalle Bank National Association, not personally but solely as trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee. It is expressly understood and agreed that nothing in this document contained shall be construed as creating any monetary liability on said Trustee personally, to pay any indebtedness occurring thereunder, or any personal monetary liability on said Trustee with respect to the performance of any warranty or covenant, either expressed or implied, in said document (all such personal liability, if any, being expressly waived by the parties hereto and by every person now or hereafter claiming any right or security thereunder) except that the said Trustee shall be liable for funds or property of the project coming into its hand, which by the Regulatory agreement for Multifamily Housing Projects, it is not entitled to retain.

Office of Cook County Clerk's Office

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SCHEDULE "A"

THAT PART OF THE EAST 1/7 OF THE WEST 18-1/2 ACRES OF LOT 2 IN SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALSO KNOWN AS THE EAST 1/7 OF LOT 8 IN THE COUNTY CLERK'S DIVISION OF LOT 2 IN THE SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) LYING NORTHWESTERLY OF A LINE 50 FEET NORTHWESTERLY OF AND PARALLEL TO THE FOLLOWING DESCRIBED COURSE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 18, 379.65 FEET NORTH OF THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 18, THENCE NORTH 58 DEGREES 20 MINUTES EAST 545.88 FEET ALONG A LINE TO A POINT, THENCE NORTHEASTERLY 990.19 FEET ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTH EAST WITH A RADIUS OF 6740.70 FEET TO A POINT SAID LINE BEING THE CENTER LINE OF THE 100 FOOT STRIP DEDICATED FOR USE AS THE "SOUTHWEST HIGHWAY" IN PLAT OF DEDICATION RECORDED MARCH 12, 1932 AS DOCUMENT NUMBER 11058752.

PARCEL 2:

THAT PART OF WEST 90.70 FEET OF THE EAST 178.08 FEET OF LOT 8 LYING ORTH OF CENTER LINE OF SOUTH WEST HIGHWAY IN COUNTY CLERK'S DIVISION OF LOT 2, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 24-12-101-039

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SCHEDULE "B"

REPLACEMENT RESERVE ANALYSIS (NEAR TERM COSTS 1-10 YEARS)

Date: 9/17/2003
 Project: Chicago Ridge Nursing and Rehabilitation Center
 Address: 10802 SW Highway
 City: Stone Chicago Ridge, Illinois

Class Space Feet: 72,622
 Year Built: 1975
 # of Rooking Spaces: 70
 # of Beds: 231

ITEM DESCRIPTION	Estimated Useful Life	Effective Age	Total Number	Units of Measurement	Unit Cost	Total Value	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	18-Year Total
EXTERIOR																	
Steel/Aluminum exterior parking lot	8	0	17,850	Square Feet	0.25	\$ 4,463											\$ 4,463
Asphalt parking lot base	8	0	70	Each	10	\$ 700											\$ 700
Asphalt (1.5") asphalt quantity of parking lot	25	16	17,850	Square Feet	0.85	\$ 15,068											\$ 15,068
Asphalt (1.5") asphalt quantity of parking lot	10	5	1	Lump Sum	975	\$ 975											\$ 975
Asphalt (1.5") asphalt quantity of parking lot	25	17	18,387	Square Feet	2.50	\$ 46,418											\$ 46,418
Asphalt (1.5") asphalt quantity of parking lot	25	17	1	Lump Sum	875	\$ 875											\$ 875
Asphalt (1.5") asphalt quantity of parking lot	35	27	128	Each	685	\$ 88,310											\$ 88,310
Asphalt (1.5") asphalt quantity of parking lot	35	27	27	Each	175	\$ 1,400											\$ 1,400
Asphalt (1.5") asphalt quantity of parking lot	35	27	27	Each	1,350	\$ 4,050											\$ 4,050
Asphalt (1.5") asphalt quantity of parking lot	35	27	27	Each	375	\$ 1,500											\$ 1,500
Asphalt (1.5") asphalt quantity of parking lot	40	4	270	Lump Sum	13	\$ 3,510											\$ 3,510
Asphalt (1.5") asphalt quantity of parking lot	25	1	2	Each	1,500	\$ 3,000											\$ 3,000
Asphalt (1.5") asphalt quantity of parking lot	35	27	1	Lump Sum	8,000	\$ 8,000											\$ 8,000
ME & P SYSTEMS																	
Gas-fired boilers (1,600,000 BTU) & associated equipment	35	5	2	Each	15,000	\$ 30,000											\$ 30,000
Gas-fired boilers (250,000 BTU)	35	5	2	Each	7,500	\$ 15,000											\$ 15,000
Water (no water heater (20-gallon))	20	1	1	Each	2,250	\$ 2,250											\$ 2,250
Hydronic coil hot air blowers	35	27	180	Each	1,100	\$ 198,000											\$ 198,000
Gas-fired boilers (no water heater)	40	27	2	Each	8,500	\$ 17,000											\$ 17,000
Gas-fired boilers (no water heater)	40	27	1	Each	140,000	\$ 140,000											\$ 140,000
Gas-fired boilers (no water heater)	15	various	14	Each	915	\$ 12,810											\$ 12,810
INTERIOR - COMMONS																	
Gas-fired boilers (no water heater)	20	0	56,101	Square Feet	0.55	\$ 30,856											\$ 30,856
Gas-fired boilers (no water heater)	20	0	72,822	Square Feet	0.45	\$ 32,860											\$ 32,860
Gas-fired boilers (no water heater)	20	15	14,501	Square Feet	0.40	\$ 5,801											\$ 5,801
Gas-fired boilers (no water heater)	8	3	1	Lump Sum	6,500	\$ 6,500											\$ 6,500
Gas-fired boilers (no water heater)	12	various	4	Flour	14,190	\$ 56,840											\$ 56,840
Gas-fired boilers (no water heater)	5	3	3	Flour	2,500	\$ 7,500											\$ 7,500
Gas-fired boilers (no water heater)	15	various	4	Flour	1,815	\$ 7,260											\$ 7,260
Gas-fired boilers (no water heater)	18	various	32	Square Feet	1	\$ 4,800											\$ 4,800
Gas-fired boilers (no water heater)	18	various	32	Each	48,000	\$ 6,000											\$ 6,000
Gas-fired boilers (no water heater)	30	3	11	Each	28,577	\$ 314,347											\$ 314,347
Gas-fired boilers (no water heater)	30	27	11	Each	550	\$ 8,250											\$ 8,250
Gas-fired boilers (no water heater)	15	2	3	Each	2,800	\$ 8,400											\$ 8,400
Gas-fired boilers (no water heater)	35	27	96	Each	375	\$ 36,000											\$ 36,000
Gas-fired boilers (no water heater)	35	27	27	Each	575	\$ 14,850											\$ 14,850
Gas-fired boilers (no water heater)	35	27	86	Each	375	\$ 32,025											\$ 32,025
Gas-fired boilers (no water heater)	35	27	27	Each	325	\$ 85,710											\$ 85,710
INTERIOR - UNITS																	
Gas-fired boilers (no water heater)	15	various	99	Each	350	\$ 34,300											\$ 34,300
Gas-fired boilers (no water heater)	15	various	99	Each	450	\$ 44,100											\$ 44,100
UNINFLATED COSTS:																	
TOTAL RESERVE REPLACEMENT						\$ 18,405	\$ 18,220	\$ 21,853	\$ 11,515	\$ 29,783	\$ 25,875	\$ 10,000	\$ 186,558	\$ 83,148	\$ 65,405	\$ 398,271	
TOTAL COST PER YEAR						\$ 71	\$ 78	\$ 93	\$ 51	\$ 159	\$ 112	\$ 43	\$ 501	\$ 275	\$ 283	\$ 173	
2.5% PER YEAR INFLATED COSTS:						\$ 18,405	\$ 18,878	\$ 22,810	\$ 12,303	\$ 32,782	\$ 29,222	\$ 11,000	\$ 189,490	\$ 78,257	\$ 60,121	\$ 460,743	
2.5% INFLATION FACTOR						\$ 71	\$ 81	\$ 98	\$ 55	\$ 142	\$ 127	\$ 50	\$ 615	\$ 330	\$ 347	\$ 199	
INFLATED COST PER YEAR						\$ 111,874	\$ 114,154	\$ 117,204	\$ 119,214	\$ 123,750	\$ 125,675	\$ 127,819	\$ 131,930	\$ 136,998	\$ 142,123	\$ 147,312	

Property of Chicago Ridge

Initial Deposit: \$ 46,074
 Annual Deposit: \$ 95,449
 Net Reserve (2.5% Interest): \$ 111,874

\$ 114,154 \$ 117,204 \$ 119,214 \$ 123,750 \$ 125,675 \$ 127,819 \$ 131,930 \$ 136,998 \$ 142,123 \$ 147,312

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REPLACEMENT RESERVE ANALYSIS (REMAINDER OF LONG TERM COSTS - YEARS 31-37)

Date: 9/17/2003
 Project: Chicago Ridge Nursing and Rehabilitation Center
 Address: 10602 SW Highway
 City: Stone Chicago Ridge, Illinois

Gross Square Feet: 72,422
 Year Built: 1975
 # of Parking Spaces: 70
 # of Beds: 231

ITEM DESCRIPTION	Estimated Useful Life	Effective Age	Total Number	Units of Measurement	Unit Value	Total Value	Year							31-37 Year Total	31-37 Year Total	1-37 Year Total	
							30	31	32	33	34	35	36				37
EXTERIOR																	
Exterior lighting system	8	0	17,850	Square Feet	0.25	4,463											
Exterior lighting system	8	0	70	Each	1.0	70											
Exterior lighting system	25	16	17,850	Square Feet	0.65	11,603											
Exterior lighting system	10	5	17,850	Lump Sum	0.75	13,388											
Exterior lighting system	25	17	18,987	Square Feet	0.75	14,240											
Exterior lighting system	0	5	1	Lump Sum	658	658											
Exterior lighting system	25	27	125	Each	36,310	4,539											
Exterior lighting system	35	27	2	Each	1,500	3,000											
Exterior lighting system	35	27	2	Each	4,050	8,100											
Exterior lighting system	35	27	2	Each	315	630											
Exterior lighting system	35	27	270	Lump Sum	13	3,510											
Exterior lighting system	40	4	2	Each	1,500	3,000											
Exterior lighting system	35	27	1	Lump Sum	8,000	8,000											
ME & P ISSUES																	
Refrigeration system	15	5	2	Each	16,000	32,000											
Refrigeration system	35	5	2	Each	7,800	15,600											
Refrigeration system	35	1	1	Each	2,200	2,200											
Refrigeration system	35	27	150	Each	1,100	165,000											
Refrigeration system	40	27	2	Each	8,800	17,600											
Refrigeration system	40	27	1	Each	140,000	140,000											
Refrigeration system	15	14	1	Each	12,210	12,210											
INTERIOR - COMMONS																	
Refrigeration system	20	0	54,101	Square Feet	0.55	29,766											
Refrigeration system	20	0	14,527	Square Feet	0.45	6,537											
Refrigeration system	20	0	14,527	Square Feet	0.40	5,811											
Refrigeration system	20	0	1	Lump Sum	6,500	6,500											
Refrigeration system	6	4	14,190	Each	14,190	14,190											
Refrigeration system	6	4	1	Each	2,500	2,500											
Refrigeration system	6	4	1	Each	7,200	7,200											
Refrigeration system	12	15	576	Square Feet	8	4,608											
Refrigeration system	12	15	18	Each	1,500	27,000											
Refrigeration system	16	3	3,240	Lump Sum	8.52	27,577											
Refrigeration system	30	27	11	Each	2,800	30,800											
Refrigeration system	30	27	3	Each	2,800	8,400											
Refrigeration system	15	2	3	Each	2,800	8,400											
Refrigeration system	35	27	86	Each	315	27,090											
Refrigeration system	35	27	28	Each	315	8,820											
Refrigeration system	35	27	90	Each	315	28,350											
Refrigeration system	35	27	180	Each	315	56,700											
INTERIOR - LINTS																	
Refrigeration system	18	18	96	Each	150	14,400											
Refrigeration system	18	18	96	Each	41,100	3,946											
UNANNUATED COSTS:																	
TOTAL RESERVE REQUIREMENT																	
TOTAL COST PER YEAR																	
2.5% PER YEAR UNANNUATED COSTS:																	
2.5% RELATION FACTOR																	
UNANNUATED COST PER YEAR																	

Initial Deposit: \$ 65,880
 Annual Deposit: \$ 46,074
 Real Reserve (2.5% Interest): \$ 258

Property of Chicago Ridge Nursing and Rehabilitation Center

