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STATE OF ILLINOIS

UNIFORM COMMERCIAL CODE — FINANCING STATEMENT — FORM UCC-2

INSTRUCTIONS:

- PLEASE TYPE this form. Fold only along perforation for mailing.
- Remove Secured Party and Debtor copies and send other 3 copies with interleaved carbon paper to the filing officer. Enclose filing fee.
- If the space provided for any item(s) on the form is inadequate the item(s) should be continued on additional sheets, preferably 8" x 8" or 8" x 10". Only one copy of such additional sheets need be presented to the filing officer with a set of three copies of the financing statement. Long schedules of collateral, indentures, etc., may be on any size paper that is convenient to the secured party.

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 First) and address(es)
I.B.P. Limited Partnership
c/o Hiffman Shaffer Anderson, Inc.
180 North Wacker Drive, Suite 500
Chicago, Illinois 60606

Secured Party(ies) and address(es)
LaSalle National Bank
120 South LaSalle Street
Chicago, Illinois 60603
Attn: Lisa J. Cunningham
Commercial Real Estate

39.30

92263455

1. This financing statement covers the following type(s) of property:

See attached Schedule of Collateral

ASSIGNEE OF SECURED PARTY

SEP 21 1992
9 22 63455
COOK COUNTY RECORDER

2. (if collateral is crops) The above described crops are growing or are to be grown on:
(Describe Real Estate) Not applicable

3. (if applicable) The above goods are to ^{or may} become fixtures on ~~the above timber to standing on . . .~~ ~~the above minerals or the like (including oil and gas) or accounts will be financed at the wellhead or minehead of the well or mine located on . . .~~ (Strike what is inapplicable)
(Describe Real Estate) See attached Exhibit A

Please Return to: E. P. STRAND
Seyfarth, Shaw, Fairweather & Geraldson
55 East Monroe Street
Suite 2200
Chicago, Illinois 60603

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.

I.B.P. LIMITED PARTNERSHIP

Additional sheets presented.

[See attached Signature Page]

X Filed with Recorder's Office of Cook County, Illinois.

By: _____
Signature of (Debtor)

By: _____
(Secured Party)*

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

FILING OFFICER COPY—ALPHABETICAL

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

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SIGNATURE PAGE

I.B.P. LIMITED PARTNERSHIP

By [Signature]
Dennis J. Hiffman, General Partner

By [Signature]
John E. Shaffer, General Partner

By [Signature]
Daniel G. Anderson, General Partner

By [Signature]
E. Thomas Collins, Jr., General Partner

By [Signature]
Richard E. Hulina, General Partner

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Sayfaeth, Shaw, Farnsworth & Geraldson
55 E Monroe, 4200
Chicago, IL 60603



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SCHEDULE OF COLLATERAL
(Beneficiary as Debtor)

All right, title and interest of the Debtor (but not its obligations) under the Site Development Agreement dated February 12, 1992, between Dayton Hudson Corporation, a Minnesota corporation, the Debtor and Hiffman Shaffer Anderson, Inc., an Illinois corporation, and all amounts payable thereunder and all proceeds thereof.

The Site Development Agreement described above relates to the real estate described in Exhibit A hereto.

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9 2 2 6 9 4 5 3
EXHIBIT A

LEGAL DESCRIPTION

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PARCEL 1:

LOTS 1, 3 AND 4 IN BEDFORD CITY SQUARE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS FOR INGRESS, EGRESS, UTILITIES, AND PARKING, AS DESCRIBED IN THAT CERTAIN OPERATION AND EASEMENT AGREEMENT DATED FEBRUARY 12, 1992 AND RECORDED ON FEBRUARY 20, 1992, WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 92106810, OVER UPON AND ACROSS THE FOLLOWING PARCEL OF LAND:

LOT 2 IN BEDFORD CITY SQUARE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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