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\$680.00/ton (subject to terms and conditions) and to deliver that steel to the Project site for use in the construction of the Project and for use in CSI's work on the Project, and (b) to furnish stock material that was used in the construction of the Project. Deliveries were made through October 17, 1997 under this written subcontract until CSI's wrongful repudiation and material breach of the subcontract.

4. After October 17, 1997, Namasco fabricated pieces of structural steel and delivered that steel to the Project site for use in the construction of the Project and for use in CSI's work on the Project and Namasco furnished stock material that was used in the construction of the Project pursuant to an oral subcontract that was negotiated between October 17 and October 23, 1997 and entered into on October 23, 1997 and subsequently confirmed in writing. In the alternative, the written July 23, 1997 subcontract was modified or rescinded and superseded by the October 23, 1997 oral agreement that was subsequently confirmed in writing. Deliveries were made until November 3, 1997 under the October 23, 1997 subcontract which provided for fabricated pieces at a price of \$680.00/ton (with waivers of certain claims and other terms and conditions) and stock material (at a price of Namasco cost plus five percent, F.O.B. Atlanta).

5. After allowing all credits, there is due Namasco the following amounts for which Namasco claims a lien:

(a) Under July 23, 1997 written subcontract:

(i) Fabricated pieces: \$394,117.73;

(ii) Stock material: \$49,672.25;

(b) Under the October 23, 1997 subcontract:

(i) Fabricated pieces: \$157,121.85;

(ii) Stock material: \$21,840.56.

6. On or about December 26, 1995 and continuing thereafter, IKEA Property, Inc. ("Owner") owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as 1800 East McConnor Parkway, Schaumburg, Illinois and legally described as follows:

See Exhibit A.

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P.I.N. Nos: 07-12-400-038; 07-12-400-017; 07-12-400-018; 07-12-400-020

Address: 1800 East McConnor Parkway, Schaumburg, Illinois

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7. Owner or an entity authorized or knowingly permitted by Owner entered into the general contract with Pepper and the work performed and materials furnished by Pepper and Namasco were performed and furnished with the knowledge and consent of Owner. Owner authorized or knowingly permitted Pepper and Pepper's subcontractors to enter into contracts for the improvement of the Real Estate, including Namasco's subcontracts.

8. On October 17, 1997, Namasco completed the work and delivery of materials required of Namasco under the July 23, 1997 written subcontract, along with additional and extra work required by CSI, prior to CSI's wrongful repudiation and material breach of that subcontract. On November 3, 1997, Namasco completed the work and delivery of material required of Namasco under the October 23, 1997 subcontract

9. As of the date hereof, there is due to Namasco, after allowing all credits, the amount of \$622,752.39 for which, with interest, Namasco claims a lien against the Real Estate and against the monies or other consideration due or to become due from Owner to Pepper under any contract between Owner and Pepper or from Pepper to CSI or any contract between Pepper and CSI relating to the Project. Namasco is also entitled to recover additional amounts from CSI that are not included in the amounts described in this Claim for Mechanics Lien.

Dated: January 26, 1998

KLOCKNER NAMASCO CORPORATION

By:

  
Kirk A. Johnson

Title: Corporate Controller

THIS INSTRUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

Timothy R. Conway  
Stein, Ray & Conway  
222 West Adams, Suite 1800  
Chicago, Illinois 60606  
(312) 641-3700

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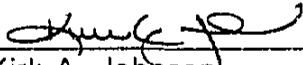
STATE OF NEW YORK )  
                                  ) )  
COUNTY OF NASSAU )

SS.

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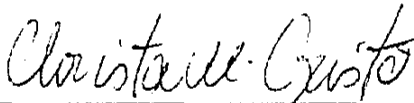
## AFFIDAVIT

Kirk A. Johnson, being first duly sworn, deposes and states that he is the Corporate Controller of Klockner Namasco Corporation, that he is duly authorized to make this affidavit on its behalf; that he has read the foregoing Subcontractor's Claim for Mechanic's Lien, knows the contents thereof, and that the statements contained therein are true.

  
Kirk A. Johnson

Title: Corporate Controller

Subscribed and sworn to before me  
this 26<sup>th</sup> day of January, 1998.



Notary Public  
CHRISTA M. CRISTO  
NOTARY PUBLIC, State of New York  
No. 30-4846089  
Qualified in Nassau County 99  
Commission Expires Nov. 30, 199

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EXHIBIT A

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Lot 1 in IKEA Subdivision, being a subdivision of part of Section 12, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded with the Recorder of Deeds of Cook County on December 24, 1997 as Document No. 97968834, in Cook County, Illinois.

Also known as:

THAT PART OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 12; THENCE NORTH 89 DEGREES, 57 MINUTES, 41 SECONDS EAST, ALONG SAID EAST-WEST CENTERLINE, 819.02 FEET TO THE POINT OF BEGINNING, THENCE NORTH 12 DEGREES, 46 MINUTES, 51 SECONDS EAST, 74.61 FEET TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY (82.5 FEET WIDE), PER DOCUMENT 17612975; THENCE SOUTH 80 DEGREES, 50 MINUTES, 18 SECONDS EAST ALONG SAID SOUTHERLY LINE, 455.04 FEET TO THE POINT OF INTERSECTION WITH SAID EAST-WEST CENTER LINE OF SECTION 12; THENCE NORTH 89 DEGREES, 57 MINUTES, 41 SECONDS EAST ALONG SAID EAST-WEST CENTERLINE, SAID LINE BEING ALSO THE SOUTHERLY LINE OF SAID NORTHERN ILLINOIS GAS COMPANY RIGHT OF WAY, 217.66 FEET TO THE SOUTHERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY RIGHT OF WAY PER DOCUMENT 17362955; THENCE SOUTH 65 DEGREES, 59 MINUTES, 39 SECONDS EAST, ALONG SAID SOUTHERLY LINE, 243.18 FEET; THENCE SOUTH 50 DEGREES, 56 MINUTES, 22 SECONDS EAST ALONG SAID SOUTHERLY LINE, 461.41 FEET; THENCE SOUTH 55 DEGREES, 09 MINUTES, 41 SECONDS EAST ALONG SAID SOUTHERLY LINE, 69.20 FEET TO THE WESTERLY LINE OF ILLINOIS ROUTE 53 PER DOCUMENT 20885774; THENCE SOUTH 25 DEGREES, 47 MINUTES, 03 SECONDS EAST ALONG SAID WESTERLY LINE, 485.57 FEET; THENCE SOUTH 1 DEGREE, 40 MINUTES, 02 SECONDS WEST, 164.44 FEET TO THE NORTHERLY LINE OF MCCONNOR PARKWAY, DEDICATED FOR PUBLIC STREET PER DOCUMENT 87579086; THENCE WESTERLY ALONG SAID NORTHERLY LINE OF MCCONNOR PARKWAY, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 225.26 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 223.93 FEET AND A BEARING OF SOUTH 80 DEGREES, 54 MINUTES, 44 SECONDS WEST; THENCE SOUTH 70 DEGREES, 09 MINUTES, 25 SECONDS WEST, ALONG SAID NORTHERLY LINE, 200.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE, SAID LINE BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 552.46 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 529.53 FEET, AND A BEARING OF NORTH 81 DEGREES, 04 MINUTES, 00 SECONDS WEST; THENCE NORTH 52 DEGREES, 17 MINUTES, 25 SECONDS WEST, ALONG SAID NORTHERLY LINE, 545.37 FEET TO A POINT OF CURVATURE; THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE, SAID LINE BEING A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1100.00 FEET, AN ARC DISTANCE OF 332.53 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 331.26 FEET, AND A BEARING OF NORTH 60 DEGREES, 57 MINUTES, 02 SECONDS WEST; THENCE NORTH 12 DEGREES, 46 MINUTES, 51 SECONDS EAST, 571.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN 07-12-400-017  
07-12-400-018  
07-12-400-020  
07-12-400-038

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CERTIFICATE OF SERVICE

I, Susan L. Monroe, a non-attorney, on oath, depose and state that on January 27, 1998, I served this Subcontractor's Claim for Mechanics Lien by sending a duplicate original thereof to the following entities at the addresses indicated by (a) Federal Express; (b) regular mail; (c) certified mail, return receipt requested, delivery limited to addressee only; and (d) personal delivery to (i) IKEA Property, Inc., c/o Registered Agent, C.T. Corporation Systems, 208 South LaSalle Street, Chicago, Illinois 60604 and (ii) Pepper Construction Company, c/o Registered Agent, Thomas M. O'Leary, 411 Lake Zurich Road, Barrington, Illinois 60010, from 222 West Adams, Suite 1800, Chicago, Illinois:

IKEA Property, Inc.  
c/o Registered Agent  
C.T. Corporation Systems  
208 South LaSalle Street  
Chicago, Illinois 60604

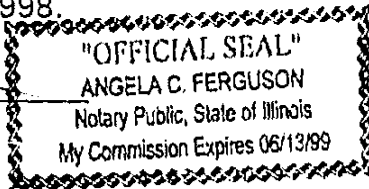
Pepper Construction Company  
c/o Registered Agent  
Thomas M. O'Leary  
411 Lake Zurich Road  
Barrington, Illinois 60010

Construction Systems, Inc.  
1889 County Road 90  
Maple Plain, Minnesota 55359  
Attn: Perry Haberer

Susan L. Monroe  
Susan L. Monroe

Subscribed and sworn to before me  
this 27<sup>th</sup> day of January, 1998.

Angela C. Ferguson  
Notary Public



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