### UNOFFICIAL CORY

#### EXHIBIT A

Legal Description

Lot Three (3) and Lot Four (4) in Stockton's Resubdivision of Lot 13 in Block 2 in McKay-Nealls Subdivision of part of the North Half of Section 28, Township 41 North, Range 12, East of the Third Principal Meridian, according to Plat and Certificate of Amendment thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on October 3, 1968, as Document Number 2414044.

to t. sommons, to the contract of country clarks office The title to the subject property has been registered under "An Act Concerning Land Titles", commonly known as the Torrens Act.

Permanent Tax Number: 09-28-128-020

Common Address:

1926-1992 River Road Des Plaines, Illinois

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#### EXHIBIT B

Debtors

RIVER BEND LIMITED PARTNERSHIP, an Illinois limited partnership

Secured Party:

CONFEDERATION LIFE INSURANCE COMPANY, a Canadian mutual insurance company

#### DESCRIPTION OF COLLATERAL

All of the following property now or at any time hereafter owned by Debtor or in which the Debtor may now or at any time hereafter have any interest or rights, together with all of Debtor's rights, title and interest therein and thereto:

- 1. All machinery, apparatus, equipment, inventory, fittings, fixtures, appliances, furnishings, supplies and articles of personal property of every kind and nature whatsoever, including, but not limited to, any for the purpose of supplying or distributing heat, light, air, cover, water, ventilation, air conditioning or refrigeration (whether single units or controlly controlled), all screens, screen doors, storm windows, storm doors, shades, awnings, gas and electric fixtures and equipment, fans, radiators, heaters, engines, machinery, ocillars, ranges, furniture, motors, sinks, bathtubs, carpets, floor coverings, window shades, drapes, furnaces, strokers, conduits, switchboards, pipes, tanks, lifting equipment, fire control or fire extinguishing apparatus or equipment, duets, compressors, pumps, furniture and furnishings, located on or affixed to, attached to, incorporated in, or placed upor the "Property" (as described in Exhibit A, attached to the Security Agreement to which this Exhibit B is attached) or in any building or improvement now located thereoi. Thereafter located thereon, except for any of the foregoing items of property which not owned by any tenant of any such building or improvement and which, according to the terms of any applicable lease, may be removed by such tenant at the expiration or termingtion of said lease.
- 2. All equipment, material, inventory and supplies wherever located and whether in the possession of Debtor or any third party, intended or prepared for use in connection with the construction of, incorporation into or a fix nent to the Property or any building or improvement being, or to be, constructed upon the Property, including, without limitation, all lumber, masonry, steel and metal (assembled, fabricated or otherwise) in the possession of any third party intended or designment for incorporation into or affixment to any such building or improvement.
- 3. Any and all contracts and agreements for construction, construction supervision, architectural services, maintenance, management operation, marketing, leasing and other professional services pertaining to the Property heretofore or hereafter entered by Debtor, including any subcontracts, material supply contracts, and including all of Debtor's rights to receive services, work, materials, supplies and other goods thereunder, claims and rights with respect to non-performance or breach of such contracts and agreements, including rights under any payment and performance bond(s) issued to Debtor and/or said contractor(s), and all plans and specifications, drawings, models and work product relating to the buildings and other improvements intended to be undertaken on the Property pursuant to the Loan Documents.
- Any and all accounts, chattel paper and general intangibles, now or hereafter acquired, as those terms are defined in the Uniform Commercial Code, including but not limited to, all of Debtor's right, title and interest in, to and under any contracts, leases, licenses or other agreements of any kind entered into by Debtor in connection with the ownership, construction, maintenance, use, operation, leasing or marketing of the Property, including but not limited to any escrow, franchise, warranty, service, management, operation, equipment or concession contract, agreement or lease, any end-loan commitment, including all of Debtor's rights to receive services or benefits and claims and rights to receive services or benefits and claims and rights with respect to non-performance or breach thereunder.
- 5. All governmental or administrative permits, licenses, certificates, consents and approvals relating to the Property or any building or improvements thereon or to be constructed or made thereon.

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- 6. All proceeds of or any payments due to or for the account of Debtor under any policy of insurance (or similar agreement) insuring, covering or payable upon loss, damage, destruction or other casualty or occurrence of or with respect to any of the foregoing described Collateral, the Property or any building or improvement now or hereafter located on the Property, whether or not such policy or agreement is owned or was provided by Debtor or names Debtor or Secured Party as beneficiary or loss payce and all refunds of uncarned premiums payable to Debtor on or with respect to any such policies or agreements.
- 7. Any and all proceeds or rights to proceeds arising out of any condemnation or exercise of right of eminent domain pertaining to the Property or any building or improvement now or hereafter located on the Property.
- All proceeds of, substitutions and replacement for accessions to and products of any of the foregoing in whatever form, including, without limitation, cash checks, drafts and other instruments for the payment of money (whether intended as payment or onat.

  Instrum.

  October Columnia Clark's Office credit item), chattel paper, security agreements, documents of title and all other documents and instruments.

### STATE OF ILLINOIS

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# Uniform commercial code — Financing Statement — Form Dec.2

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PLEASE TYPE this torm. Pold only along perferation for mailing.

Itumove Secured Party and Dublor copies and send other 3 copies with interleaved carbon paper to the illing officer. Enclose filing fee.

If the space provided for any tiem(s) on the form is inadequate the item(s) should be continued on additional sheets, pretectedly 6" x 8" or 8" x 19". Only one copy of such additional sheets need be presented to the filing efficut with a set of three copies of the linearing statement. Long schedules of collected, indentities, etc., may be on any size report that is convenient by the such indentities, etc., may be on any size report that is convenient by the such indentities.

(Oats, time, Number, and filling Office) This STATEMENT is presented to a litting officer for liting pursuant to the Uniterin Commercial Code, Dobtoria) (Last Hame Feral) and aderessies) Speurod Purtylios) and addraus(es) Confederation Life Insurance River Bend Limited Partnership, an Illinois Limited Partnership Company, a Canadian mutual c/o Lambert Tree Properties, Ltd., insufface company 8082020 321 Bleon Stroot East Illinois corporation High Lambort Troo Avonue 60035 Tononto, Optorio, CANADA MINITI ASSIGNED OF SECURED PARTY With respect to the Boal Estate described on Exhibit A attached heroto, the property described on Exhibit B attached hereto and after recording mull to: This thetrimont was propared Mark S. Lithor, Esq., Coffiold Ungarotti Marris & Slavin, 3500 Throp First National (it applicables the above goods are to become listings on the store sunber de all and a Chicago المارية والمعاون والمعاون المعاون المعاون والمعاون والمعاون والمعاون والمعاون والمعاون والمعاون والمعاون والماران LEMBERT - LIAME - CANDERCE See Exhibit A attached heroto and this insuring statement is to be lebel in the soal estate records. The the statem dies records and this records The name of a record owner or Rivor Bond Limited Partnership, Proceeds Illinois limited partnorship (Difference of Collapsial are also covered Lambert Tree Properties. Ltd. un Illianois comporation Additional shoots presented. digitalule of Souleon Thecured Parryl' Ignature of Debtor Required in Most Casasi AT ING OUTCORS GOPY - ALPHAGE PICAL Dignature of Secured Parts in Casas Corpred by UCC 49-402 (2) this form of financing italement is appeared by the Secretary of State.

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STANDAND FORM --- UNIFORM COLLEGEROIAL CODE --- FORM UCC-2 --- REV. 11-76

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