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EXHIBIT A

Legal Description

Lot Three (3) and Lot Four (4) in Stockton's Resubdivision of Lot 13 in Block 2 in McKay-Nealis 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.

a to cook County Clark's 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

1926-1992 River Road Common Address:

Des Plaines, Illinois

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EXHIBIT B

Debtor:

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 cower, water, ventilation, air conditioning or refrigeration (whether single units or centrally controlled), all screens, screen doors, storm windows, storm doors, shades, awnings, gas and electric fixtures and equipment, fans, radiators, heaters, engines, machinery, brilers, ranges, furniture, motors, sinks, bathtubs, carpets, floor coverings, window shades, drapes, furnaces, strokers, conduits, switchboards, pipes, tanks, lifting equipment, (ir) control or fire extinguishing apparatus or equipment, ducts, 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 thereon or hereafter located thereon, except for any of the foregoing items of property which are 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 termination 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 alliament 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 designated 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 neretofore 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.
- 4. 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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- 8. 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 payer 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, onet.

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 October County Clerk's Office drafts and other instruments for the payment of money (whether intended as payment or credit ite. 1s, chattel paper, security agreements, documents of title and all other documents and instruments.

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STATE OF ILLINOIS

3707509

UNIFORM COMMERCIAL CODE --- FINANCING STATEMENT --- FORM UCC-2

(NSTRUCTIONS) 1. PLEASE TYPE this loom. Pold only along purioration for matting. 2. Remove Secured Party and Debter copies and send other 3 copies with interleaved carbon paper to the filling of the space provided for any tiem(s) on the lorm is insidequate the item(s) should be continued on additional copy of such additional absent need be presented to the filling officer with a set of three copies of the line indentities, etc. may be on any and paper that is convenient for the secured party.	g officer. Enclose filing fee. Iona) shouts, projetably 5" x 8"or 8" x 10"/ Incing statement. Long schodules of collate
This STATISHENT is presented to a filling officer for filling pursuant to the Uniterin Commercial Code.	Ter filles Officer (Date, Time, Number, and Filles Office)
tyor Band Limited Partnership, Confederation Life Insurance n Illinois limited partnership Company, a Canadian mutual Company an Illinois compantion 321 bloom Street East 321 bloom Street East Toronto Ontario, Canada MAVI 11 The Unanting sistement covers the following types (or Hears) of property. With respect to the Real Estate described on Exhibit	609/0/
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S. Additional shouts presented. Cook County Illinois	DIE COMPONACION

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(Bocused Party)*

'Signature of Dyblor Required in Most Cases:
Signature of Secured Party in Cases Covered by UCC 59-402 (7)

This form of financing statement is approved by the Secretary of States

STANDARD FORM -- URIFORM COMMERCIAL CODE -- FORM UCC-2 -- REV. 11-75

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