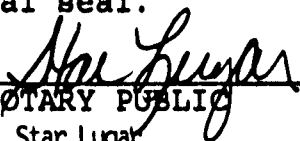


COUNTY OF LAKE)

On this 3rd day of February, 1995, before me the undersigned, a Notary Public for said State and County, personally appeared James D. Buchanan, a General Partner, and Sharon M.E. McCarthy, a General Partner, of M-B Venture Partnership, an Indiana General Partnership, personally known to me, and acknowledged execution of the foregoing Collateral Assignment to be his free act and deed.

Witness my hand and official seal.



NOTARY PUBLIC
Star Lugar

My Commission Expires:

June 25, 1995

County of Residence:

Lake



This instrument prepared by Lisa J. Anderson as Commercial
Mortgage Account Officer of NBD Bank, N. A.