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LAKE COUNTY
FILED FOR RECORD

2005 000446

2005 MAY 19 09:07

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

MICHAEL A. FROWIN
REC'D

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

Whitney L. Cardwell
Cantey & Hanger, L.L.P.
Burnett Plaza, Suite 2100
801 Cherry Street, Unit #2
Fort Worth, Texas 76102

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

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1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME
Royal Seal Investments, Inc.

OR

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
124 McMakin Road Bartonville TX 76226 USA

1d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION **Corporation** 1f. JURISDICTION OF ORGANIZATION **Texas** 1g. ORGANIZATIONAL ID #, if any **130912400** NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR SP) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
Texas Capital Bank, National Association

OR

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
2100 McKinney Avenue, Suite 900 Dallas TX 75201 USA

4. This FINANCING STATEMENT covers the following collateral:

All Debtor's fixtures, equipment, systems, machinery, furniture, furnishings, inventory goods, building and construction materials, supplies, articles of personal property and general intangibles whether now existing or hereafter arising and whether now owned or hereafter acquired on or about real property described on Exhibit "A" attached hereto.

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5. ALTERNATIVE DESIGNATION (if applicable): LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (or recorded) in the REAL ESTATE RECORDS. Attach Addendum if applicable. 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) All Debtor(s) Debtor 1 Debtor 2

8. OPTIONAL FILER REFERENCE DATA

Lake County, Indiana

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME		
OR Royal Seal Investments, Inc.		
9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

10. MISCELLANEOUS:

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

12. ADDITIONAL SECURED PARTY'S or ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME				
OR				
12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY

13. This FINANCING STATEMENT covers timber to be cut or as-extracted collateral, or is filed as a fixture filing.

14. Description of real estate:
See Exhibit "A" attached for legal description

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

17. Check only if applicable and check only one box.
Debtor is a Trust or Trustee acting with respect to property held in trust or Decedent's Estate

18. Check only if applicable and check only one box.
 Debtor is a TRANSMITTING UTILITY
 Filed in connection with a Manufactured-Home Transaction — effective 30 years
 Filed in connection with a Public-Finance Transaction — effective 30 years

EXHIBIT "A"
TO
UCC FINANCING STATEMENT
BY AND BETWEEN
ROYAL SEAL INVESTMENTS, INC. ("DEBTOR")
AND
TEXAS CAPITAL BANK, NATIONAL ASSOCIATION ("SECURED PARTY")

Parcel 1: Lots 18 and 19, Block 1, South Broadway Land Company's Sixth South Broadway Addition to Gary, as per plat thereof, recorded in Plat Book 9 page 4, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: Lots 1, 2, 3 and part of Lot 4 described as follows: Beginning at the Northwest corner of Lot 4; thence South 4 inches; thence Northeasterly 62 feet; thence North 2 inches to the North line of said Lot 4; thence West to the point of beginning; all in Block 2 in South Broadway Addition to Gary, as per plat thereof, recorded in Plat Book 9 page 4, in the Office of the Recorder of Lake County, Indiana.

Parcel 3: A portion being 3.15 feet of even width of the 20 foot wide alley lying adjacent to Lot 19 on the West in South Broadway Land Company's 6th Addition to Gary, recorded in Plat Book 9 page 4, in the Office of the Recorder of Lake County, Indiana, being described as follows: Beginning at the intersection of the South right of way of Ridge Road with the East right of way of first alley East of Broadway; thence South 00 degrees 00 minutes 27 seconds East along said East right of way line 130.00 feet to the terminus.

I:\CLIENTS\Texas Capital Bank\Royal Seal\2005\Gary, Indiana Docs\General\Exhibit A to UCC.doc