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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 000183

2007 MAR -9 AM 10:09

MICHAEL A. BROWN  
RECORDER

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]  
**ALEXANDER R. DOMANSKIS (312) 540-1075**

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

**ALEXANDER R. DOMANSKIS  
 BOODELL & DOMANSKIS, LLC  
 205 N. MICHIGAN AVE. SUITE 4307  
 CHICAGO, IL 60601**

*CML 20070471 see oversize*

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

**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  
**SAI SAI, INC., D/B/A/ AMERICAN INN, AN INDIANA CORPORATION**

OR

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

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
**4000 CALUMET AVENUE HAMMOND IN 46320 USA**

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

CHICAGO TITLE INSURANCE COMPANY

**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 S/P) - insert only one secured party name (3a or 3b)**

3a. ORGANIZATION'S NAME  
**BROADWAY BANK**

OR

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

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
**5960 N. BROADWAY CHICAGO IL 60660 USA**

**4. This FINANCING STATEMENT covers the following collateral:**

EXHIBIT A ATTACHED HERETO.

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 [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum  7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [if applicable] (ADDITIONAL FEE)  optional  All Debtors  Debtor 1  Debtor 2

8. OPTIONAL FILER REFERENCE DATA

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**EXHIBIT A TO UCC FINANCING STATEMENT**

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Debtor: Sai Sai, Inc., d/b/a American Inn, 2007 Indiana Corporation

Secured Party: Broadway Bank, an Illinois banking Corporation  
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All of Debtor's right, title and interest, whether now existing or hereafter acquired or arising, in and to all of the following:

1. All buildings, structures and other improvements of every kind and character now or hereafter located or erected on the real estate (the "Real Estate") legally described in Exhibit B attached to the financing statement to which this Exhibit A is attached, together with all fixtures, equipment, machinery, appliances and other articles and attachments now or hereafter forming part of, attached to or incorporated in any such buildings, structures or other improvements (all herein together sometimes called the "Improvements");

2. All tangible personal property ("Personal Property") owned by Debtor and now or at any time hereafter located in, on or at the Real Estate or Improvements or used or useful in connection therewith (whether or not affixed thereto), including, but not limited to, the following:

- (a) All furniture and furnishings;
- (b) All building materials and equipment located upon the Real Estate and intended to be incorporated in the Improvements now or hereafter to be constructed on the Real Estate, whether or not yet incorporated in such Improvements;
- (c) All machines, machinery, fixtures, apparatus, equipment or articles used in supplying heating, gas, electricity, air-conditioning, water, light, power, sprinkler protection, waste removal, refrigeration, ventilation and lifting (including elevators); and all fire sprinklers, alarm systems, and electronic monitoring equipment and devices; and all equipment and devices relating to cable television, computer and internet services;
- (d) All window or structural cleaning rigs, maintenance equipment and equipment relating to exclusion of vermin or insects and removal of dust, dirt, debris, refuse or garbage;
- (e) All lobby and other indoor and outdoor furniture, including tables, chairs, planters, desks, sofas, shelves, lockers and cabinets, wall beds, wall safes, and other furnishings;
- (f) All rugs, carpets and other floor coverings, draperies, drapery rods and brackets, awnings, window shades, venetian blinds and curtains;
- (g) All lamps, chandeliers and other lighting fixtures;
- (h) All recreational equipment and materials;

(i) All office furniture, equipment and supplies;

(j) All kitchen equipment, including, without limitation, refrigerators, ovens, dishwashers, range hoods and exhaust systems and disposal units;

(k) All laundry equipment, including, without limitation, washers and dryers;

(l) All tractors, mowers, sweepers, snow removal equipment and other equipment used in the maintenance of exterior portions of the Real Estate and Improvements; and

(m) All maintenance supplies and inventories;

provided that the enumeration of any specific articles of Personal Property set forth above shall in no way exclude or be held to exclude any items of property not specifically enumerated; further provided, that there shall be excluded from and not included within the term "Personal Property" any equipment, trade fixtures, furniture, furnishings or other property of tenants of the Real Estate or the Improvements;

3. All leases, subleases, arrangements or agreements relating to the use and occupancy of the Real Estate and Improvements or any portion thereof, now or hereafter existing or entered into (all herein generally called "Leases"), together with all cash or security deposits, advance rentals and other deposits or payments of similar nature given in connection with any Leases;

4. All rents, issues, profits, royalties, income, avails and other benefits now or hereafter derived from the Real Estate, the Improvements or the Personal Property, under Leases or otherwise;

5. All options to purchase or lease the Real Estate, Improvements or Personal Property, or any portion thereof or interest therein, or any other rights, interests or greater estates in the rights and properties comprising the Real Estate, Improvements or Personal Property, now owned or hereafter acquired by Debtors;

6. All proceeds of insurance now or hereafter in effect with respect to the Real Estate, the Improvements or the Personal Property;

7. All awards, claims for damages and other compensation made for or consequent upon the taking by condemnation, eminent domain or any like proceeding, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate, the Improvements or the Personal Property, including, without limitation, any awards and compensation resulting from a change of grade of streets and awards and compensation for severance damages;

8. All contracts, subcontracts, certificates, instruments, franchises, consents, permits, approvals, authorizations, licenses, surveys, plans, specifications, warranties, guarantees and other agreements now or hereafter entered into, and all amendments, modifications, supplements, general conditions and addenda thereto, respecting or pertaining to the construction, use,

**EXHIBIT B**

**LEGAL DESCRIPTION OF THE REAL ESTATE**

Parcel 1:

A parcel of land in the Southeast Quarter of Section 24, Township 37 North, Range 10 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as beginning at a point on the East line of said Section 24 that is 706.00 feet North of the Southeast corner of said Section 24, measured along the East line of said Section 24, thence continuing on said East line 574.00 feet; thence Westerly on a line that is parallel to the South line of said Section 24, and this line makes an interior angle of 90 degrees 40 minutes, measured South to West with the East line of said Section 24, 313.55 feet, more or less, to the Easterly line of right of way of the South Chicago and Southern Railroad as described in Deed Record 74, pages 84 to 89, in the Recorder's Office, Lake County, Indiana, thence Southeasterly on said right of way line, being a curved line of 2,374 foot radius, convex to the Northeast, an arc length of 497.37 feet, more or less, to a point of tangent; thence continuing Southerly on said right of way line, 80.53 feet, more or less, to a line that is parallel to the South line of said Section 24 and 706 feet North of it, measured along the East line of said Section 24; thence Easterly along said 706 foot parallel line, 262.14 feet to the East line of said Section 24 and the Point of Beginning.

Parcel 2:

A parcel of land in the Southeast Quarter of Section 24, Township 37 North, Range 10 West of the Second Principal Meridian, in the City of Hammond, Lake County, Indiana, described as beginning at a point on the East line of said Section 24 that is 440 feet North of the Southeast corner of said Section 24, measured along the East line of said Section 24; thence continuing North on said East line, 266.00 feet; thence Westerly on a line that is parallel to the South line of said Section 24, and this line makes an interior angle of 90 degrees 40 minutes, measured South to West with the East line of said Section 24, 262.14 feet, more or less, to the Easterly line right of way of the South Chicago and Southern Railroad, as described in Deed Record 74, pages 84 to 89, in the Recorder's Office, Lake County, Indiana; thence Southerly on said right of way line, 266.00 feet, more or less, to a line that is parallel to the South line of said Section 24 and 440 feet North of it, measured along the East line of said Section 24; thence Easterly along said 440 foot parallel line, 262.37 feet to the East line of said Section 24 and the Point of Beginning.

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occupation, management, maintenance, marketing, servicing or operation of the Real Estate, the Improvements or the Personal Property or any part thereof;

9. All patents, copyrights and trademarks, and all applications for and registrations of the foregoing, along with any and all divisions, renewals or reissues thereof, and variations or modifications and new applications of the technology covered thereby, all contract rights, franchise rights, option rights trade names, art work, purchase contracts, goodwill, beneficial interests, rights to tax refunds, claims, warranties, guarantees, claims against any supplier of any inventory, including claims arising out of purchases of defective goods or overpayments to or undershipments by suppliers, and any claims which Debtor may have against any vendor or lessor of equipment or inventory and all other general intangibles of any kind or nature;

10. All rights, if any, of Debtor as developer, declarant or similar designation under any condominium document, annexation agreement, homeowners declaration or similar document relating to the Real Estate or the Improvements or any part thereof;

11. All accounts, accounts receivable, chattel paper, contract rights, letters of credit, notes, instruments and documents, which shall include, without limitation, amounts due or to become due in the future, and all principal, interest and payments due on account of goods sold or leased, services rendered, loans made or credit extended, together with title to or interest in all agreements, documents and instructions, evidencing, securing or guarantying the same by Debtor;

12. All monies, reserves, deposits, security deposits from tenants of the Real Estate, the Improvements or the Personal Property, certificates of deposit, letters of credit, and deposit accounts, escrows, deposits to secure performance of an obligation (including without limitation, funds deposited with any governmental authority to secure Debtor's obligation to make required improvements to the Real Estate, the Improvements or the Personal Property, and interest or dividends thereon), securities, cash, cash equivalents and other property now or at any time or times hereafter in the possession or under the control of Debtor or its bailee, and all other escrow accounts and cash collateral accounts;

13. All books, records, computer records, ledger cards, programs and other computer materials, customer and supplier lists, invoices, orders and other property and general intangibles at any time evidencing or relating to the Real Estate, the Improvements or the Personal Property;

14. All present and future additions, attachments, substitutions, accessions, accretions and replacements to any of the foregoing; and

15. All proceeds and products of the foregoing

Prepared by, and when recorded, mail to:  
Alexander R. Domanskis, Esq.  
Boodell & Domanskis, LLC  
Suite 4307  
205 N. Michigan Avenue  
Chicago, Illinois 60601

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