

# STATE OF ALABAMA — UNIFORM COMMERCIAL CODE — FINANCING STATEMENT FORM UCC-1 ALA.

**Important: Read Instructions on Back Before Filling out Form**

REORDER FROM  
MODERN LAW FORMS  
CHICAGO, ILL.  
(708) 462-1000

(Shoal Run Apt.)

1-90

☐ The Debtor is a transmitting utility  
as defined in ALA CODE 7-9-105(n).

No. of Additional  
Sheets Presented: 4

This FINANCING STATEMENT is presented to a Filing Officer for  
filing pursuant to the Uniform Commercial Code.

1. Return copy or recorded original to:

Beverly A. Harvey  
Katten Muchin & Zavis  
525 West Monroe Street, Suite 1600  
Chicago, Illinois 60661

Pre-paid Acct. #

2. Name and Address of Debtor

(Last Name First if a Person)

DJ-II INvestments, Ltd., an Alabama l.p. c/o  
Durham & Associates, Inc.  
530 Beacon Parkway West, Suite 900  
Birmingham, Alabama 35209

Social Security/Tax ID #

2A. Name and Address of Debtor

(IF ANY)

(Last Name First if a Person)

Social Security/Tax ID #

☐ Additional debtors on attached UCC-E

3. SECURED PARTY (Last Name First if a Person)

Balcor Pension INvestors VI  
4849 Golf Road  
Skokie, Illinois 60077

Social Security/Tax ID #

☐ Additional secured parties on attached UCC-E

5. The Financing Statement Covers the Following Types (or Items) of Property:

All of Debtor's property and interests in property whether now owned or existing and hereafter acquired or  
arising used in connection with and/or located upon the premises located at and described in Exhibit B  
attached hereto and by reference made a part hereof (the "Premises") and certain other rights  
of the Debtor including those items as more fully described in Exhibit A attached hereto  
and made a part hereof.

Fixture Filing - Cross index in the real estate records of Shelby County, Alabama.

This statement is a refiling under UCC Section 9-402(c). *No new money.*  
Original statement No. 013606 and 013607 filed on January 29, 1986.

Check X if covered: ☐ Products of Collateral are also covered.

6. This statement is filed without the debtor's signature to perfect a security interest in collateral  
(check X, if so)

- ☐ already subject to a security interest in another jurisdiction when it was brought into this state  
☐ already subject to a security interest in another jurisdiction when debtor's location changed  
to this state.  
☐ which is proceeds of the original collateral described above in which a security interest is  
perfected.  
☐ acquired after a change of name, identity or corporate structure of debtor  
☒ as to which the filing has lapsed.

7. Complete only when filing with the Judge of Probate:

The initial indebtedness secured by this financing statement is \$ 00

Mortgage tax due (15¢ per \$100.00 or fraction thereof) \$

8. ☒ This financing statement covers ~~fixtures~~ and is to be cross  
indexed in the real estate mortgage records (Describe real estate and if debtor does not have  
an interest of record, give name of record owner in Box 5)

Signature(s) of Secured Party(ies)  
(Required only if filed without debtor's Signature — see Box 6)

See Schedule I attached hereto.

Signature(s) of Secured Party(ies) or Assignee

Signature(s) of Secured Party(ies) or Assignee

Type Name of Individual or Business

Type Name of Individual or Business

(1) FILING OFFICER COPY — ALPHABETICAL  
(2) FILING OFFICER COPY — NUMERICAL

(3) FILING OFFICER COPY — ACKNOWLEDGEMENT  
(4) FILE COPY — SECOND PARTY(S)

(5) FILE COPY DEBTOR(S)

STANDARD FORM — UNIFORM COMMERCIAL CODE — FORM UCC-1  
Approved by The Secretary of State of Alabama

Inst # 1993-08782  
02/09/1993-03782  
09:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
21.00  
SCL 600

**SCHEDULE I**

Signature of Secured Party

BALCOR PENSION INVESTORS VI, an  
Illinois limited partnership

By: BALCOR MORTGAGE ADVISORS VI,  
an Illinois general partnership,  
its general partner

By: THE BALCOR COMPANY,  
a Delaware corporation,  
its general partner

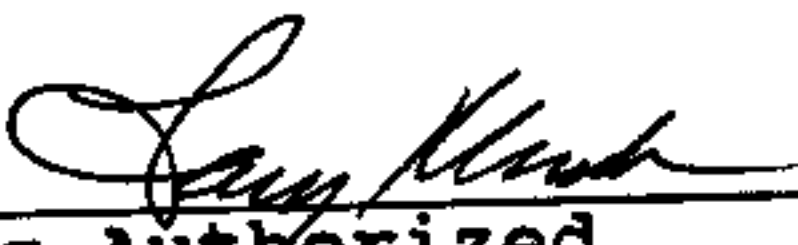
By:   
Its Authorized  
Representative



EXHIBIT A

COLLATERAL DESCRIPTION

Debtor:

DJ-II Investments, Ltd.,  
an Alabama l.p. c/o  
Durham & Associates, Inc.  
530 Beacon Parkway West,  
Suite 900  
Birmingham, Alabama 35209

Secured Party:

Balcor Pension Investors VI  
4849 Golf Road  
Skokie, Illinois 60077

This Financing Statement covers the following items of property:

(i) All of the following described real estate, and all of Debtor's estate, right, title and interest therein, situated, lying and being in the County of Shelby, State of Alabama, and legally described on Exhibit B attached hereto and made a part hereof and known as Shoal Run Apartments, together with all buildings, improvements, tenements, easements, hereditaments, fixtures and appurtenances now and/or at any time or times hereafter upon, belonging or otherwise appertaining to or situated on said real estate and all heretofore or hereafter roads, alleys, streets and other publicways abutting said real estate, whether before or after vacation thereof (hereinafter referred to as the "Premises"); (ii) all present and future rents, issues, avails, profits and proceeds under present or future leases (as opposed to the profits and proceeds resulting from any voluntary sale of the Premises which is permitted hereunder), (hereinafter referred to as the "Rents") of or from the Premises, the "Leases" and/or the "Equipment" (both of which are hereinafter defined), howsoever occurring, existing, created or arising; (iii) all present and future leases, agreements, tenancies, licenses and franchises (hereinafter referred to as the "Leases") of or from the Premises and/or the Equipment or in any way, manner or respect required, existing, used or useable in connection with the Premises and/or the Equipment or the management, maintenance, operation or business thereof, and all deposits of money as advance rent or for security under any or all of the Leases and all guaranties of lessee's performances thereunder; (iv) all present and future judgments, awards of damages and settlements made as a result or in lieu of any taking of the Premises, the Equipment and/or the Leases, or any part thereof, under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) thereto; (v) all present and future apparatus, machinery, equipment, fixtures and articles of personal property of any and every kind and nature whatsoever now owned or hereafter acquired by the Debtor, used, attached to, installed or located in or on the Premises, or required for use in or on or in connection with the Premises, or the management, maintenance, operation or business thereof and all replacements thereof and accessions thereto (hereinafter referred

to as the "Equipment"), including, but not limited to, any such item of Equipment now or at any time or times hereafter situated on the Premises and used to supply or otherwise deliver heat, gas, air conditioning, water, light, electricity, power, plumbing, refrigeration, sprinkling, ventilation, mobility, communication, incineration, recreation, laundry service and all other related or other such services (all of the immediately above mentioned items of Equipment being deemed to be a part of the real estate above described, whether physically attached thereto or not); (vi) all present and future insurance policies in force or effect insuring the Premises, the Rents, the Leases or the Equipment; and (vii) all proceeds of each and every of the foregoing.

**EXHIBIT B**  
**LEGAL DESCRIPTION**

LOT 2, ACCORDING TO THE SURVEY OF SHOAL RUN, AS RECORDED IN MAP  
BOOK 9, PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SCHEDULE I**


Signature of Secured Party

BALCOR PENSION INVESTORS VI, an  
Illinois limited partnership

By: BALCOR MORTGAGE ADVISORS VI,  
an Illinois general partnership,  
its general partner

By: THE BALCOR COMPANY,  
a Delaware corporation,  
its general partner

By: \_\_\_\_\_

  
Its Authorized  
Representative



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