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After recording this document should be returned to:

Merchants Capital Corp.
410 Monon Blvd., 5th Floor
Carmel, Indiana 46032

GINA PIMENEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-071066

3:55 PM 2021 Dec 8

Woodlake Village
FHA Project No. 072-11224

ASSIGNMENT OF
MULTIFAMILY MORTGAGE,
ASSIGNMENT OF LEASES AND RENTS,
AND SECURITY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, MERCHANTS CAPITAL CORP., an Indiana corporation, having its principal place of business at 410 Monon Boulevard, 5th Floor, Carmel, Indiana 46032 ("Assignor"), for value received, does by these presents, without recourse, representation or warranty, grant, bargain, sell, assign, transfer and set over unto MERCHANTS CAPITAL SERVICING LLC, a Delaware limited liability company, its successors and assigns, having its principal place of business currently at 410 Monon Blvd., 5th Floor, Carmel, Indiana 46032 ("Assignee"), all its right, title and interest in and to that certain:

Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement (Indiana) dated and effective as of October 1, 2021 by MAH Woodlake Village I, L.P., an Indiana limited partnership, in favor of Assignor recorded October 28, 2021, as Instrument No. 2021-065017 in the Office of Lake County, Indiana Recorder, together with the debt secured thereby, covering the property described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns, forever.

[Signature page follows]

F

\$2500

JB

A008034

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SIGNATURE PAGE TO ASSIGNMENT OF MULTIFAMILY MORTGAGE,
ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT

4th IN WITNESS WHEREOF, Assignor has caused this Assignment to be duly executed this
day of November, 2021.

MERCHANTS CAPITAL CORP.,
an Indiana corporation

By: Nicole Swentek
Nicole Swentek, Senior Vice President

STATE OF Minnesota
COUNTY OF Ramsey

SS

Before me, a Notary Public in and for said County and State, personally appeared Nicole Swentek, Senior Vice President of Merchants Capital Corp., an Indiana corporation, who, after being duly sworn, acknowledged the execution of the foregoing Assignment of Multifamily Mortgage, Assignment of Leases and Rents and Security Agreement for and on behalf of such corporation.

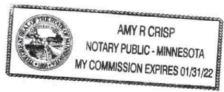
IN WITNESS WHEREOF, I hereunto set my hand and official seal this 4th day of
November, 2021

Amy R. Crisp
Notary Public

My Commission Expires:
1-31-22

My County of Residence is:
Dakota

This instrument was prepared by Michael B. Reichert, Attorney-at-Law, Dinsmore & Shohl LLP, One Indiana Square, Suite 1800, Indianapolis, Indiana 46204-4208. I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (Michael B. Reichert).



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EXHIBIT "A"

Parcel I:

All that part of the Northeast quarter of the Southwest quarter of Section 4, Township 36 North, Range 7 West of the 2nd P.M. and all that part of the Southeast quarter of Section 4, Township 36 North, Range 7 West of the 2nd P.M., more particularly described as follows:

Beginning at the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 4; thence North 89 degrees 57 minutes 34 seconds West along the North line of the Northeast quarter of the Southwest quarter of said Section 4, a distance of 35.00 feet; thence South 00 degrees 32 minutes 34 seconds east parallel to and 35.00 feet West of the East line of the Northeast quarter of the Southwest quarter of said Section 4, a distance of 1081.53 feet to a point of curve; thence Southwesterly along a curve with a radius of 30 feet a delta angle of 58 degrees 34 minutes 57 seconds and a length of 29.10 feet to a point of reverse curve; thence Southwesterly along a curve with a radius of 85 feet, a delta angle of 24 degrees 08 minutes 01 second and a length of 35.80 feet to a point of reverse curve; thence Southwesterly along a curve with a radius of 30 feet, a delta angle of 59 degrees 33 minutes 04 seconds and a length of 30.66 feet to a point of tangent; thence South 00 degrees 32 minutes 34 seconds East parallel to and 98.11 feet West of the East line of the Northeast quarter of the Southwest quarter of said Section 4 a distance of 60.00 feet to a point of curve; thence Southwesterly along a curve with a radius of 30 feet, a delta angle of 58 degrees 33 minutes 04 seconds and a length of 30.66 feet to a point of reverse curve; thence Southeasterly along a curve with a radius of 85 feet, a delta angle of 58 degrees 33 minutes 04 seconds and a length of 85.66 feet to the East line of the Northeast quarter of the Southwest quarter of said Section 4, said line also being the West line of the Southeast quarter of said Section 4 and 1261.06 feet South of the Southeast quarter of said Section 4; thence Northeasterly along a curve with a radius of 85 feet, a delta angle of 58 degrees 33 minutes 04 seconds and a length of 85.66 feet to a point of reverse curve; thence Northeasterly along a curve with a radius of 30 feet, a delta angle of 58 degrees 33 minutes 04 seconds and a length of 30.66 feet to a point of curve; thence Southeasterly along a curve with a radius of 351.30 feet, a delta angle of 31 degrees 46 minutes 55 seconds and a length of 194.88 feet to a point of tangent; thence South 58 degrees 45 minutes 38 seconds East and tangent to the aforesaid curve a distance of 457.62 feet to a point; thence North 25 degrees 23 minutes 02 seconds East a distance of 804.41 feet to a point on the Southerly line of a tract of the School City of Gary as found in Deed Record 1172, page 449, in the Recorder's Office, Lake County, Indiana; thence North 78 degrees 00 minutes 49 seconds West and along the Southerly line of the said School City of Gary tract a distance of 115.00 feet, to a point, said point being the Southwest corner of the aforesaid School City of Gary tract; thence North 77 degrees 27 minutes 50 seconds west a distance of 204.90 feet; thence North 00 degrees 00 minutes 49 seconds west a distance of 698.38 feet to the North line of the Southeast quarter of said Section 4; thence South 69 degrees 59 minutes seconds west and along the North line of the Southeast quarter of said Section 4 a distance of 718.47 feet to the Northwest corner of the Southeast quarter of said Section 4, said Northwest corner being the point of beginning, all in the City of Gary, Lake County, Indiana.

Parcel III:

All that part of the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd P.M., being more particularly described as follows: Commencing at the Northwest corner of the Southeast quarter of said Section 4; thence North 89 degrees 59 minutes 11 seconds East along the North line of the Southeast quarter of said Section 4, a distance of 918.47 feet, more or less, to the Northwest corner of a tract of land acquired by the School City of Gary under condemnation proceedings as found in a Transcript of the final decree recorded in Deed Record 1172, page 449 in the Recorder's Office of Lake County, Indiana, thence South along the West line of said School City of Gary tract a distance of 742.90 feet thence South 78 degrees 00 minutes 49 seconds East, along the Southerly line of the said School City tract, a distance of 115.00 feet to the point of beginning; thence South 25 degrees 23 minutes 02 seconds West a distance of 804.41 feet to a point; thence South 58 degrees 45 minutes 39 seconds East a distance of 100.00 feet to a point of curvature of a curve convex to the Southwest, having a central angle of 39 degrees 11 minutes 05 seconds, a radius of 691.91 feet; thence Southeasterly along said curve an arc distance of 404.81 feet to a point on a curve convex to the Southeast, having a central angle of 258 degrees 27 minutes 47 seconds; thence Southeasterly and Northwesterly along said curve an arc distance of 225.55 feet to a point of tangent; thence South 82 degrees 03 minutes 16 seconds West, tangent to the aforesaid curve, a distance of 48.99 feet to a point of curve; thence Northeasterly along a curve with a central angle of 69 degrees 42

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EXHIBIT "A" (Continued)

minutes 33 seconds, a radius of 164.07 feet and an arc length of 199.61 feet to a point of reverse curve; thence Northeasterly along a curve with a central angle of 21 degrees 17 minutes 05 seconds, a radius of 349.30 feet and an arc length of 129.76 feet to a point of curve; thence continuing Northeasterly along a curve with a central angle of 68 degrees 42 minutes 56 seconds, a radius of 83.27 feet and an arc length of 99.87 feet to a point of tangent; thence South 77 degrees 39 minutes 17 seconds East and tangential to the aforesaid curve a distance of 6.53 feet; thence North 12 degrees 20 minutes 43 seconds East, a distance of 110.00 feet; thence South 77 degrees 39 minutes 17 seconds East, a distance of 60.00 feet; thence North 81 degrees 52 minutes 24 seconds East, a distance of 90.93 feet; thence North 30 degrees 41 minutes 38 seconds East, a distance of 132.77 feet; thence North 00 degrees 00 minutes 49 seconds West, a distance of 184.62 feet to a point on the South line of the said School City tract; thence South 89 degrees 59 minutes 11 seconds West, along the South line of the said School City tract, a distance of 110.00 feet; thence North 78 degrees 00 minutes 49 seconds West, along the Southerly line of the said School City tract, a distance of 544.11 feet to the point of beginning.

Parcel IV:

Also a tract of land in the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd P.M., more particularly described as follows: Commencing at the Northwest corner of the Southeast quarter of said Section 4; thence North 89 degrees 59 minutes 11 seconds East along the North line of the Southeast quarter of said Section 4, a distance of 918.47 feet, more or less, to the Northwest corner of a tract of land acquired by the School City of Gary under condemnation proceedings as found in a Transcript of the final decree recorded in Deed Record 1172, page 449 in the Recorder's Office of Lake County, Indiana, thence South along the West line of said School City of Gary tract a distance of 742.90 feet thence South 78 degrees 00 minutes 49 seconds East, along the Southerly line of the said School City tract, a distance of 115.00 feet; thence South 25 degrees 23 minutes 02 seconds West, 804.41 feet for a point of beginning; thence South 58 degrees 45 minutes 39 seconds East, 100.00 feet to the point of curvature of a curve convex to the Southwest, having a radius of 591.91 feet and a central angle of 19 degrees 36 minutes 34 seconds; thence Southwesterly along said curve an arc distance of 202.41 feet to a point on said curve; thence South 11 degrees 38 minutes 47 seconds West, 55.38 feet to the Northerly right-of-way line of the Baltimore and Ohio R.R.; thence North 77 degrees 38 minutes 27 seconds West along the Northerly R. O. W. line, 321.86 feet; thence North 25 degrees 23 minutes 02 seconds East, 122.69 feet to the point of beginning. All in the City of Gary, Lake County, Indiana.

Parcel VII:

All that part of the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd P.M., more particularly described as follows: Commencing at a point on the North line of said Quarter Section, which is 718.47 feet East of the North west corner of said Southeast Quarter Section and running thence South 00 degrees 00 minutes 49 seconds East 699.39 feet to a point; thence South 77 degrees 27 minutes 66 seconds East 204.80 feet, more or less to the Southwest corner of a tract of land acquired by the School City of Gary under condemnation proceedings as found in a transcript of the final decree recorded in Deed Record 1172, page 449 in the Recorder's Office of Lake County, Indiana; thence North along the West line of said School City of Gary tract 742.90 feet to a point on the North line of said Southeast Quarter Section; thence Westerly 200 feet to the point of beginning, all in the City of Gary, Lake County, Indiana.

Parcel IX:

All that part of the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd Principal Meridian, being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 4; thence North 89 degrees 59 minutes 11 seconds East along the North line of the Southeast Quarter of said Section 4, a distance of 918.47 feet to a point; thence South 00 degrees 00 minutes 49 seconds East, a distance of 742.90 feet along the West line of a tract of land of the School City of Gary, Indiana, as found in Deed Record 1172, page 449, at the Recorder's Office, Lake County, Indiana; thence South 78

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degrees 00 minutes 49 seconds East, along the Southerly line of the said School City tract, a distance of 115.00 feet to the point of beginning; thence South 25 degrees 23 minutes 02 seconds West, a distance of 804.41 feet to a point; thence continuing Southwest along said West line, a distance of 122.69 feet to a point on the Northerly right-of-way one of the B and O Railroad; thence South 77 degrees 38 minutes 27 seconds East, a distance of 670.60 feet to a point on the West line of Lot 46, Block 1, Sunrise Subdivision, Plat Book 32, page 77 and corrected in Plat Book 33, page 13, Recorder's Office, Lake County, Indiana; thence North 12 degrees 20 minutes 43 seconds East along said West line of Lot 46, Block 1 and Lot 37, Block 3 of said Subdivision, a distance of 302.14 feet to a point; thence South 77 degrees 39 minutes 17 seconds East along the North line of Lot 37, Block 3 of said subdivision, a distance of 42.95 feet to the Southwest corner of Lot 38, Block 3 of said Subdivision; thence North 12 degrees 20 minutes 43 seconds East along the West line of Lot 38, Block 3 of said Subdivision, a distance of 290 feet to a point; thence South 77 degrees 39 minutes 17 seconds East a distance of 60.00 feet; thence North 81 degrees 52 minutes 24 seconds East, a distance of 90.93 feet; thence North 30 degrees 41 minutes 38 seconds East, a distance of 132.77 feet; thence North 00 degrees 00 minutes 49 seconds West, a distance of 184.62 feet to a point on the South line of the said School City tract; thence South 89 degrees 59 minutes 11 seconds West along the South line of the said School City tract, a distance of 110.00 feet; thence North 78 degrees 00 minutes 49 seconds West, along the Southerly line of the said School City tract, a distance of 544.41 feet to the point of beginning, all in the City of Gary, Lake County, Indiana, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE, to wit: All that part of the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd Principal Meridian, being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 4; thence North 89 degrees 59 minutes 11 seconds East along the North line of the Southeast Quarter of said Section 4, a distance of 918.47 feet, more or less to the Northwest corner of a tract of land acquired by the School City of Gary under condemnation proceedings as found in a Transcript of the final decree recorded in Deed Record 1172, page 449 in the Recorder's Office of Lake County, Indiana; thence South along the West line of said School City of Gary tract a distance of 742.90 feet; thence South 78 degrees 00 minutes 49 seconds East, along the Southerly line of the said School City tract, a distance of 115.00 feet to the point of beginning; thence North 25 degrees 23 minutes 02 seconds West a distance of 804.41 feet to a point; thence South 58 degrees 45 minutes 39 seconds East a distance of 100.00 feet to a point of curvature of a curve convex to the Southwest, having a central angle of 39 degrees 11 minutes 05 seconds, a radius of 591.91 feet; thence Southeasterly along said curve an arc distance of 404.81 feet to a point on a curve convex to the Southeast, having a central angle of 258 degrees 27 minutes 47 seconds; thence Southeasterly and Northwesterly along said curve an arc distance of 225.55 feet to a point of tangent; thence South 82 degrees 03 minutes 16 seconds West tangential to the aforescribed curve, a distance of 48.99 feet to a point of curve; thence Northeastery along a curve with a central angle of 69 degrees 42 minutes 33 seconds, a radius of 164.07 feet and an arc length of 109.61 feet to a point of reverse curve; thence Northeastery along a curve with a central angle of 21 degrees 17 minutes 05 seconds, a radius of 349.30 feet and an arc length of 129.76 feet to a point of curve; thence continuing Northeastery along a curve with a central angle of 68 degrees 42 minutes 55 seconds, a radius of 83.27 feet and an arc length of 99.67 feet to a point of tangent; thence South 77 degrees 39 minutes 17 seconds East and tangential to the aforescribed curve a distance of 6.53 feet; thence North 12 degrees 20 minutes 43 seconds East, a distance of 110.00 feet; thence South 77 degrees 39 minutes 17 seconds East, a distance of 60.00 feet; thence North 81 degrees 52 minutes 24 seconds East, a distance of 90.93 feet; thence North 30 degrees 41 minutes 38 seconds East, a distance of 132.77 feet; thence North 00 degrees 00 minutes 49 seconds West, a distance of 184.62 feet to a point on the South line of the said School City tract; thence South 89 degrees 59 minutes 11 seconds West, along the South line of the said School City tract, a distance of 110.00 feet; thence North 78 degrees 00 minutes 49 seconds West, along the Southerly line of the said School City tract, a distance of 544.11 feet to the point of beginning, ALSO EXCEPTING a tract of land in the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd Principal Meridian, more particularly described as follows: All that part of the Southeast Quarter of Section 4, Township 36 North, Range 7 West of the 2nd Principal Meridian, being more particularly described as follows: Commencing at the Northwest corner of the Southeast Quarter of said Section 4; thence North 89 degrees 59 minutes 11 seconds East along the North line of the Southeast Quarter of said Section 4, a distance of 918.47 feet, more or less to the Northwest corner of a tract of land acquired by the School City of Gary under condemnation

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EXHIBIT "A"

(Continued)

proceedings as found in a Transcript of the final decree recorded in Deed Record 1172, page 449 in the Recorder's Office of Lake County, Indiana; thence South along the West line of said School City of Gary tract a distance of 742.90 feet; thence South 78 degrees 00 minutes 40 seconds East, along the Southerly line of the said School City tract, a distance of 115.00 feet; thence South 25 degrees 23 minutes 02 seconds West 804.41 feet for a point of beginning; thence South 58 degrees 45 minutes 39 seconds East, 100.00 feet to the point of curvatures of a curve convex to the Southwest; having a radius of 591.91 feet and a central angle of 19 degrees 35 minutes 34 seconds; thence Southeasterly along said curve an arc distance of 202.41 feet to a point on said curve; thence South 11 degrees 38 minutes 47 seconds West, 55.38 feet to the Northerly right-of-way line of the Baltimore and Ohio Railroad; thence North 77 degrees 38 minutes 27 seconds West along the Northerly R.O.W. line, 321.86 feet; thence North 25 degrees 23 minutes 02 seconds East, 122.69 feet to the point of beginning, all in the City of Gary, Lake County, Indiana.

Property of Lake County Recorder