

NOT AN OFFICIAL DOCUMENT

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TOTAL FEES: 25.00
BY: JAS
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

BSPRT FINANCE SUB-LENDER II, LLC, a Delaware limited liability company
(Assignor)

to

BSPRT CMBS FINANCE, LLC, a Delaware limited liability company
(Assignee)

Effective as of December 14, 2022

County of Lake
State of Indiana

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.
Vanessa A. Orta
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

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ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

Effective as of the 14th day of December, 2022, BSPRT FINANCE SUB-LENDER II, LLC, a Delaware limited liability company, having an address at 1345 Avenue of the Americas, Suite 32A, New York, NY 10105 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to BSPRT CMBS FINANCE, LLC, a Delaware limited liability company, having an address at 1345 Avenue of the Americas, Suite 32A, New York, NY 10105 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

ASSIGNMENT OF LEASES AND RENTS made by DPM HAMMOND SHOPPING CENTER DST, a Delaware statutory trust to BSPRT CMBS FINANCE, LLC, a Delaware limited liability company, dated as of October 25, 2022 and recorded on October 26, 2022, as Document Number 2022-543557 in the Recorder's Office of Lake County, Indiana ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended), (the "Assignment of Leases"), securing payment of note(s) of even date therewith, in the original principal amount of \$8,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases was assigned to Assignor, by assignment instrument dated as of October 25, 2022 and recorded on December 27, 2022, as Document Number 2022-550556, in the Recorder's Office.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

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10 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of January, 2023, to be effective as of the date first written above.

ASSIGNOR:

BSPT FINANCE SUB-LENDER II, LLC, a Delaware limited liability company

By: _____
Name: Jacob Breinholt
Title: Authorized Signatory

STATE OF NEW YORK §
 §
COUNTY OF NEW YORK §

On the 10 day of January, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Jacob Breinholt, as Authorized Signatory of BSPT FINANCE SUB-LENDER II, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Name of Notary Public
My Commission Expires:

Reference No.: 3549.006
Matter Name: Gateway Promenade
Pool: BBCMS 2022-C18

VICTORIA A. KUHNE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01KU6328486
Qualified in New York County
Commission Expires AUGUST 03, 2023

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EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Hammond, County of Lake, State of Indiana, described as follows:

PARCEL I

LOT 1 AND OUTLOT A IN GATEWAY PROMENADE FIRST ADDITION TO THE CITY OF HAMMOND, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 2009 AS DOCUMENT 2009-020214, IN LAKE COUNTY, INDIANA.

PARCEL II

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL I CREATED BY DEED RECORDED AUGUST 10, 1967 AS DOCUMENT 717141 FOR INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMMOND, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF INDIANAPOLIS BLVD. 913.10 FEET NORTHWESTERLY OF THE THREAD OF THE STREAM OF THE LITTLE CALUMET RIVER LOCATED AND DESCRIBED IN DOCUMENT NO. 481268 RECORDED MAY 13, 1963 AS MEASURED ALONG SAID EAST LINES SAID EAST LINES HAVING A BEARING OF NORTH 35 DEGREES 12 MINUTES 30 SECONDS WEST AND NORTH 37 DEGREES 21 MINUTES WEST; THENCE NORTH 37 DEGREES 21 MINUTES WEST ALONG SAID EAST LINE 60 FEET THENCE NORTH 52 DEGREES 38 MINUTES EAST 800 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 59 SECONDS EAST 60 FEET; THENCE SOUTH 52 DEGREES 39 MINUTES WEST 800 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL III

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, RECIPROCAL EASEMENTS AND OPERATING AGREEMENT RECORDED MAY 11, 2009 AS DOCUMENT 2009031086 AND AMENDED BY Pylon SIGN EASEMENT, USE AND MAINTENANCE AGREEMENT RECORDED JUNE 12, 2019 AS DOCUMENT NO. 2019035195.

APN: 45-07-17-426-005.000-023 and 45-07-17-426-006.000-023