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2023-517602
06/07/2023 03:25 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 5
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Vanessa A. Orta 405-236-0003
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) McCoy & Orta, P.C. 100 North Broadway, 26th Floor Oklahoma City, OK 73102

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE NUMBER

2022-545211 filed 11/9/22

1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS
Filer: attach Amendment Addendum (Form UCC3Ad) and provide Debtor's name in item 13

2. TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to the security interest(s) of Secured Party authorizing this Termination Statement
3. ASSIGNMENT (or partial): Provide name of Assignee in item 7a or 7b, and address of Assignee in item 7c and name of Assignor in item 9. For partial assignment, complete items 7 and 9 and also indicate affected collateral in item 8
4. CONTINUATION: Effectiveness of the Financing Statement identified above with respect to the security interest(s) of Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law
5. PARTY INFORMATION CHANGE:
Check one of these two boxes: CHANGE name and/or address: Complete item 6a or 6b, and item 7a or 7b and item 7c. ADD name: Complete item 7a or 7b, and item 7c. DELETE name: Give record name to be deleted in item 6a or 6b.

6. CURRENT RECORD INFORMATION: Complete for Party Information Change - provide only one name (6a or 6b)

6a. ORGANIZATION'S NAME	OR	6b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
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7. CHANGED OR ADDED INFORMATION: Complete for Assignment or Party Information Change - provide only one name (7a or 7b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name)

7a. ORGANIZATION'S NAME COMPUTERSHARE TRUST COMPANY, N.A., AS TRUSTEE,	OR	7b. INDIVIDUAL'S SURNAME	INDIVIDUAL'S FIRST PERSONAL NAME	INDIVIDUAL'S ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
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7c. MAILING ADDRESS

9062 Old Annapolis Road	CITY Columbia	STATE MD	POSTAL CODE 21045	COUNTRY USA
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8. COLLATERAL CHANGE: Also check one of these four boxes: ADD collateral DELETE collateral RESTATE covered collateral ASSIGN collateral

Indicate collateral:

* FOR THE BENEFIT OF THE HOLDERS OF BENCHMARK 2023-B38 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2023-B38

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT: Provide only one name (9a or 9b) (name of Assignor, if this is an Assignment) If this is an Amendment authorized by a DEBTOR, check here and provide name of authorizing Debtor

9a. ORGANIZATION'S NAME CITI REAL ESTATE FUNDING INC.	OR	9b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S) INITIAL(S)	SUFFIX
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10. OPTIONAL: FILER REFERENCE DATA:

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UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLLOW INSTRUCTIONS

11. INITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amendment form
2022-545211 filed 11/9/22

12. NAME OF PARTY AUTHORIZING THIS AMENDMENT: Same as item 9 on Amendment form

12a. ORGANIZATION'S NAME CITI REAL ESTATE FUNDING INC.
OR
12b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX

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13. Name of DEBTOR on related financing statement (Name of a current Debtor of record required for indexing purposes only in some filing offices - see instruction item 13): Provide only one Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); see instructions if name does not fit

13a. ORGANIZATION'S NAME LBCOI OWNER LLC			
OR			
13b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

14. ADDITIONAL SPACE FOR ITEM 8 (Collateral):

15. This FINANCING STATEMENT AMENDMENT:

covers timber to be cut covers as-extracted collateral is filed as a fixture filing
16. Name and address of a RECORD OWNER of real estate described in item 17
(if Debtor does not have a record interest):

17. Description of real estate:

covering the property more specifically described on Exhibit "A", attached hereto and made a part hereof

Property Address: 9200 Calumet Avenue, Munster, IN 46321

18. MISCELLANEOUS:

9200 Calumet Industrial Reference No.: 3819.011 FILE WITH LAKE COUNTY, IN

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

LOT 2 IN LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 20 AS DOCUMENT NUMBER 2013-019681, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

Parcel 2 (PER TITLE COMMITMENT NO CCHI2205970NT DATED 5/15/22, REVISED 9/27/22):

THAT PART OF LOT 1 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 55 AS DOCUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 88° 17' 28" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1367.55 FEET TO THE WEST OF LINE OF SAID LOT 1; THENCE, N 36° 18' 08" W FOR A DISTANCE OF 481.36 FEET; THENCE CONTINUING ALONG SAID WEST LINE N 01° 54' 44" E FOR A DISTANCE OF 1194.58 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, S 88° 17' 28" E FOR A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 IN SAID LAKE BUSINESS CENTER; THENCE ALONG THE WEST LINE OF SAID LOT 9, S 01° 41' 34" W FOR A DISTANCE OF 148.14 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, S 76° 10' 49" E FOR A DISTANCE OF 243.96 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 13" E FOR A DISTANCE OF 243.42 FEET; THENCE, S 25° 46' 04" E FOR A DISTANCE OF 68.10 FEET; THENCE, S 88° 18' 23" E FOR A DISTANCE OF 178.22 FEET; THENCE, S 01° 35' 38" W FOR A DISTANCE OF 147.34 FEET; THENCE, S 88° 24' 22" E FOR A DISTANCE OF 47.87 FEET; THENCE, S 01° 37' 19" W FOR A DISTANCE OF 697.65 FEET; THENCE N 88° 10' 22" W FOR A DISTANCE OF 3.00 FEET; THENCE S 01° 54' 55" W FOR A DISTANCE OF 451.30 FEET; THENCE S 88° 17' 28" E FOR A DISTANCE OF 491.61 FEET TO THE EAST LINE OF SAID LOT 1; THENCE, S 01° 54' 38" W FOR A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

Parcel 2 ("AS-SURVEYED"/MEASURED):

THAT PART OF LOT 1 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 55 AS DOCUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, N 88° 17' 28" W ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1367.55 FEET TO THE WEST OF LINE OF SAID LOT 1; THENCE, N 36° 18' 08" W ALONG A WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 481.48 FEET TO A WEST LINE OF SAID LOT 1; THENCE ALONG SAID WEST LINE N 01° 54' 55" E FOR A DISTANCE OF 1194.48 FEET TO THE

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NORTH LINE OF SAID LOT 1; THENCE ALONG SAID NORTH LINE, S 88° 17' 28" E FOR A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 IN SAID LAKE BUSINESS CENTER; THENCE ALONG THE WEST LINE OF SAID LOT 9, S 01° 41' 34" W FOR A DISTANCE OF 148.16 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE ALONG SAID SOUTH LINE, S 76° 10' 53" E FOR A DISTANCE OF 243.84 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, S 88° 18' 28" E FOR A DISTANCE OF 243.61 FEET TO A NORTHWEST CORNER OF THE A TRACT OF LAND DESCRIBED IN INST. NO. 2021-062100 AS RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, THE FOLLOWING SEVEN COURSES BEING ALONG THE WEST LINES THEREOF; (1) THENCE, S 25° 46' 04" E FOR A DISTANCE OF 68.10 FEET; (2) THENCE, S 88° 18' 23" E FOR A DISTANCE OF 178.22 FEET; (3) THENCE, S 01° 35' 38" W FOR A DISTANCE OF 137.34 FEET; (4) THENCE, S 88° 24' 22" E FOR A DISTANCE OF 47.87 FEET; (5) THENCE, S 01° 37' 19" W FOR A DISTANCE OF 697.65 FEET; (6) THENCE N 88° 10' 22" W FOR A DISTANCE OF 3.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION; (7) THENCE S 01° 54' 55" W ALONG THE EAST LINE OF SAID LOT 2 FOR A DISTANCE OF 451.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S 88° 17' 28" E ALONG A NORTH LINE OF THE INGRESS AND EGRESS EASEMENT PER SAID SUBDIVISION PLAT FOR A DISTANCE OF 491.58 FEET TO THE EAST LINE OF SAID LOT 1; THENCE, S 01° 54' 38" W ALONG SAID EAST LINE FOR A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF LOT 1 IN LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 20 AS INSTRUMENT NUMBER 2013-019681 AND PART OF LOT 1 IN THE RE-SUBDIVISION OF LOT 1 FOR LAKE BUSINESS CENTER SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 106, PAGE 55 AS INSTRUMENT NUMBER 2013-063067, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 17 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 432.00 FEET TO THE NORTHWEST CORNER OF LOT 9 OF SAID PLOT; THENCE SOUTH 01 DEGREE 41 MINUTES 34 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 9 A DISTANCE OF 148.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 34 MINUTES 37 SECONDS WEST ALONG THE NORTH LINE OF ON INGRESS AND EGRESS EASEMENT AS DEPICTED ON SAID PLAT A DISTANCE OF 432.60 FEET TO THE WEST LINE OF AFORESAID LOT 1; THENCE NORTH 1 DEGREE 54 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 150.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS.

Parcel 3:

A non-exclusive easement for the benefit of Parcels 1 and 2 for vehicular access, ingress, egress, cross-parking and landscaping as recited in Declaration of Easement and Restrictive Covenant by Munster Development LLC, recorded July 16, 2012 as Instrument No. 2012-046440 and amended

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by First Amendment to Declaration of Easements and Restrictive Covenant between LBC Owner LLC, Munster Development LLC and 37 Hotel Munster/MD LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument No. 2021-062099.

Parcel 4:

A non-exclusive easement for the benefit of Parcel 2 for ingress, egress and parking as recited in Reciprocal Grant of Ingress/Egress and Parking Easement recorded March 15, 2018 as Instrument Number 2018 016797.

Parcel 5:

A non-exclusive easement for the benefit of Parcels 1 and 2 for party wall, garbage, and shared facilities as recited in Declaration of Party Wall & Grant of Easements Agreement between LBC Owner LLC and CAHST MUNSTER, LLC dated September 22, 2021 and recorded October 4, 2021 as Instrument Number 2021-062102.