

20120208000047430 1/5 \$24.00
Shelby Cnty Judge of Probate, AL
02/08/2012 12:13:06 PM FILED/CERT

PREPARED BY:

Emily Romberg, Staff Associate
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue, 23rd Floor
Miami, FL 33131-3456

After recording return to:

LNR Partners, LLC
1601 Washington Avenue, Suite 700
Miami Beach, Florida 33139
Attn.: Foreclosure Manager

**ASSIGNMENT OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING
AND OTHER LOAN DOCUMENTS**

FOR VALUE RECEIVED, the receipt and sufficiency of which are hereby acknowledged, **U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-LDP7 ("Assignor")**, having a mailing address of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, does hereby grant, bargain, sell, assign, deliver, convey, transfer and set over unto **JPMCC 2006-LDP7 OFFICE 224, LLC, an Alabama limited liability company ("Assignee")**, having a mailing address of c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, all of the Assignor's right, title and interest in and to the mortgage described below, as such instrument may from time to time have been amended, assumed, consolidated, modified and/or assigned, and all other loan documents executed in connection therewith, as each such document may have been amended, assumed, consolidated, modified and/or assigned (the **"Other Loan Documents"**):

That certain Mortgage, Security Agreement and Fixture Filing, made as of April 6, 2006 (**"Mortgage"**), by 224 HM Group I, LLC, 224 HM Private Investor I, LLC, 224 HM Private Investor II, LLC, 224 HM Private Investor III, LLC, 224 HM Private Investor IV, LLC, 224 HM Private Investor V, LLC, 224 HM Private Investor VI, LLC, 224 HM Private Investor VII, LLC, 224 HM Private Investor VIII, LLC, 224 HM Private Investor IX, LLC, 224 HM Private Investor X, LLC, 224 HM Private Investor XI, LLC, 224 HM Private Investor XII, LLC, 224 HM Private Investor XIII, LLC, 224 HM Private Investor XIV, LLC and 224 HM Private Investor XV, LLC, each an Alabama limited liability company, in favor of LaSalle Bank National Association, a national banking association (**"Original Lender"**), recorded April 7, 2006, as Instrument No. 20060407000161070, in the Probate Office of Shelby County, Alabama (the **"Records"**). The Mortgage was assigned by: (a) Original Lender to Wells Fargo Bank, N.A., as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial



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Mortgage Pass-Through Certificates, Series 2006-LDP7 ("**Lender #2**"), pursuant to that certain Assignment of Mortgage, Security Agreement and Fixture Filing and Assignment of Assignment of Leases and Rents, effective as of June 29, 2006, recorded August 29, 2006, as Instrument No. 20060829000426550, in the Records; and (b) Lender #2 to U.S. Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2006-LDP7, pursuant to that certain Assignment of Mortgage, Security Agreement and Fixture Filing and Assignment of Assignment of Leases and Rents, effective as of June 30, 2009, recorded May 10, 2010, as Instrument No. 20100510000145910, in the Records.

TOGETHER WITH all rights accrued or to accrue under the Mortgage and Other Loan Documents, any and all promissory note(s) and the obligations described therein, the debt and claims secured thereby, and all sums of money due and to become due thereon, with interest as provided for therein.

TO HAVE AND TO HOLD the same unto the Assignee and to the successors and assigns of the Assignee forever.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER.

The Mortgage assigned hereby encumbers the real property legally described on **Exhibit A** attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, this Assignment has been duly executed on behalf of Assignor on January 13, 2012.

[END OF TEXT – SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW]



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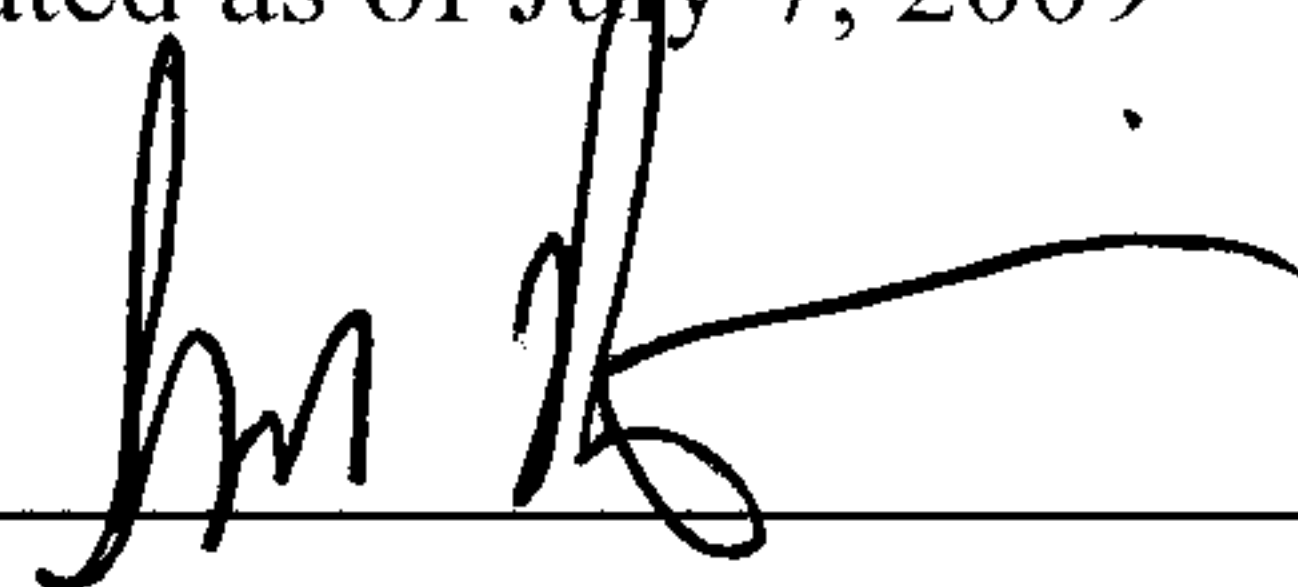
ASSIGNOR:

**U.S. BANK NATIONAL ASSOCIATION, A
NATIONAL BANKING ASSOCIATION, AS
TRUSTEE FOR THE REGISTERED HOLDERS
OF J.P. MORGAN CHASE COMMERCIAL
MORTGAGE SECURITIES CORP.,
COMMERCIAL MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-
LDP7**

By: LNR Partners, LLC, a Florida limited liability
company, successor by statutory conversion to
LNR Partners, Inc., a Florida corporation, its
Attorney-in-Fact under Limited Power of
Attorney dated as of July 7, 2009

Signed, sealed and delivered
in the presence of:

By:
Name:
Title:



Isaac Pesin

Co-President



Print Name: **Adriana Sera**

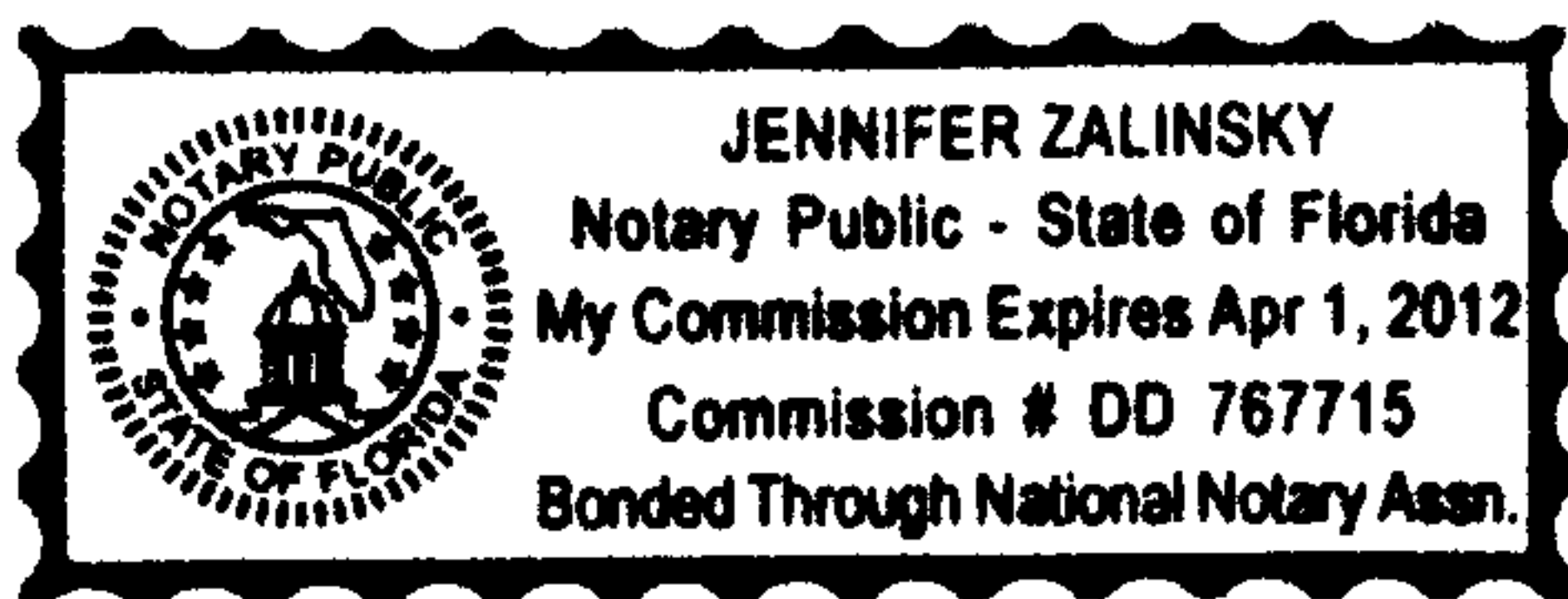


Print Name: **Marela Corton**

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STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13 day of January, 2012, by Isaac Pesin, a co-president of LNR Partners, LLC, a Florida limited liability company, successor by statutory conversion to LNR Partners, Inc., a Florida corporation, on behalf of the said limited liability company, as Attorney-in-Fact on behalf of **U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES CORP., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-LDP7**. Said individual is personally known to me or has produced a driver's license as identification.



JZ
Notary Public, State of Florida
Print Name: Jennifer Zalinsky
My Commission Expires: 4/1/2012

[AFFIX NOTARY STAMP ABOVE]

EXHIBIT A

LEGAL DESCRIPTION

PARCEL I:

Part of Lots 12 and 13 and 14, in Block 2, of Nickerson-Scott Survey as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 12, Block 2 of said Nickerson-Scott Survey and run in an Easterly direction along the Southerly line of said Lot 12 and a projection thereof for a distance of 262.73 feet; thence turn an angle to the left of 90° 03' 16" and run in a Northerly direction for a distance of 149.91 feet; thence turn an angle to the left of 89° 56' 44" and run in a Westerly direction along a line, which is a projection of the Northerly line of said Lot 14, Block 2, of said Nickerson-Scott Survey, and along said Northerly line of said Lot 14 for a distance of 262.55 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of 89° 59' 06" and run in a Southerly direction along said right of way for a distance of 149.91 feet to the point of beginning.

PARCEL II:

Part of Lots 15, 16 and 17, in Block 2, of Nickerson-Scott Survey, as recorded in Map Book 3, page 34, in the Probate Office of Shelby County, Alabama.

ALSO, a parcel of land situated in the Southeast quarter of the Southeast quarter of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a point on the Easterly right of way of U.S. Highway 31, also known as Montgomery Highway and First Street, said point being on the Southerly line of said Lot 15, Block 2 of said Nickerson-Scott Survey, and run in an Easterly direction along the Southerly line of said Lot 15, and a projection thereof for a distance of 262.55 feet; thence turn an angle to the left of 90° 03' 16" and run in a Northerly direction for a distance of 50.37 feet; thence turn an angle to the left of 90° 02' 51" and run in a Westerly direction along a line which is a projection of the Northerly line of said Lot 15 for a distance of 100.08 feet to the Northeast corner of said Lot 15; thence turn an angle to the right of 89° 58' 58" and run in a Northerly direction along the Easterly line of said Lot 16 and 17, Block 2 of said Nickerson-Scott Survey for a distance of 60.02 feet; thence turn an angle to the left of 89° 58' 10" and run in a Westerly direction for a distance of 162.29 feet to a point on said Easterly right of way of U.S. Highway 31 (Montgomery Highway, First Street); thence turn an angle to the left of 89° 54' 47" and run in a Southerly direction along said right of way for a distance of 110.00 feet to the point of beginning.

All situated in Shelby County, Alabama.

Also Described As:

Beginning at an existing iron rebar set by Weygand being the locally accepted Southwest corner of Lot 12, Block 2, Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama, and also being on the East right-of-way line of the Montgomery Highway, run in an Easterly direction along the South line of said Lot 12 and its Easterly extension thereof for a distance of 262.73 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 89° 59' 17" and run in a Northerly direction for a distance of 199.87 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90° 01' 23" and run in a Westerly direction for a distance of 100.08 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89° 59' 20" and run in a Northerly direction for a distance of 60.01 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 89° 58' 01" and run in a Westerly direction for a distance of 162.24 feet to an existing iron rebar set by Weygand and being on the East right-of-way line of said Montgomery Highway; thence turn an angle to the left of 89° 54' 59" and run in a Southerly direction along the East right-of-way line of said Montgomery Highway for a distance of 259.89 feet, more or less, to the point of beginning.