# UCC FINANCING STATEMENT

OLLOW INSTRUCTIONS
A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGEMENT TO: (Name and Address)
Jennifer A. Bojorquez, Esquire
Troutman Sanders LLP
Post Office Box 1122
Richmond, Virginia 23218
1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omi

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		THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY					
	BTOR'S NAME: Provide only <u>one</u> Debtor name (1a or 1b) (use exact, full name ne will not fit in line 1b, leave all of item 1 blank, check here						
	1a. ORGANIZATION'S NAME TEG MADISON AT SHOAL RUN LLC						
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX		
lc. MA	ILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY		
	The Embassy Group, 382A Route 59, Suite	Airmont	NY	10952	USA		
101				<u></u>			
	TOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad) a. ORGANIZATION'S NAME  b. INDIVIDUAL'S SURNAME  FIRST PERSONAL NAME  ADDITIONAL NAME(S)/INITIAL(S)						
2c. MA	ALING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY		
3. SE	CURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED P	ARTY) – Provide only <u>one</u> Secured Party	name (3a or 3b)				
ΩD	3a. ORGANIZATION'S NAME FEDERAL HOME LOAN MORTGAGE CORPO	ORATION					
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX		
3c, MA	AILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY		
8200 Jones Branch Drive		McLean	VA	22102	USA		

4. COLLATERAL: This financing statement covers the following collateral:

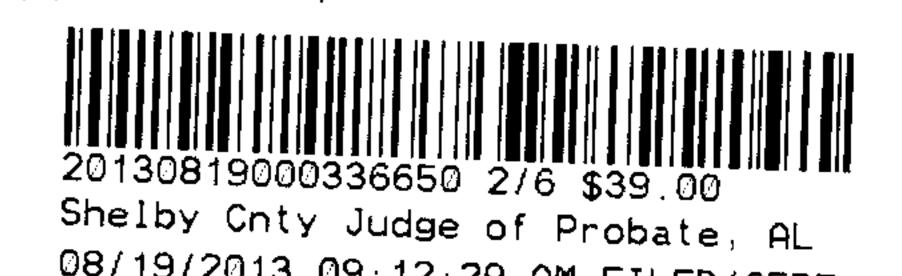
Debtor's interest in all property located on or used or acquired in connection with the operation and maintenance of the real estate described in the attached Exhibit A, including, without limitation, the collateral described on Exhibit B attached hereto and made a part hereof.

Freddie Mac Loan No. 504137611

5. Check only if applicable and check only one box: Collateral is held in a Tru  6a. Check only if applicable and check only one box:	st (see UCC1Ad, item 17 and Instructions)	being administered by a lead only if applicable	Decedent's Personal Representatives and check palv one box:
☐ Public-Finance Transaction ☐ Manufactured-Home Transaction	A Debtor is a Transmitting Utility		Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor 8. OPTIONAL FILER REFERENCE DATA:	Consignee/Consignor Seller	/Buyer Bailee/Bailo	Licensee/Licensor
Madison at Shoal Run Apartments (Local)			

	FINANCING STATEMENT ADDENDUM					
9. NA	OW INSTRUCTIONS  ME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line tause Individual Debtor name did not fit, check here	e 1b was left blank				
Dec	9a. ORGANIZATION'S NAME TEG MADISON AT SHOAL RUN LLC					
OR	OR 9b. INDIVIDUAL'S SURNAME					
FIRST PERSONAL NAME						
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	THE ABOVE 004	^F IO FOD FII	LINO OFFICE LISE ON	II <b>V</b>
	DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or De o not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing 10a. ORGANIZATION'S NAME		<u> </u>		nt (Form UCC1) (use exa	
OR	10b. INDIVIDUAL'S SURNAME		<u> </u>			
	INDIVIDUAL'S FIRST PERSONAL NAME			· · · • • • · · · · · · · · · · · · · ·		
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)	<u> </u>		·		SUFFIX
10c. N	IAILING ADDRESS	CITY		STATE	POSTAL CODE	COUNTRY
11. [	ADDITIONAL SECURED PARTY'S NAME or ASSIGNOR SE	CURED PARTY'S NAM	E: Provide only <u>one</u> na	ame (11a or 11t	b)	
OR	11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL I	NAME	ADDITIONAL	NAME(S)/INITIAL(S)	SUFFIX
11c. N	MAILING ADDRESS	CITY		STATE	POSTAL CODE	COUNTRY
12. A	DDITIONAL SPACE FOR ITEM 4 (Collateral):					
13.	This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if application)	14. This FINANCING ST		as-extracted co	ollateral 🗵 is filed as	a fixture filing
	lame and address of a RECORD OWNER of real estate described in item 16 if Debtor does not have a record interest):	See Exhibit A		eto and 1	made a part he	ereof.
17. N	ISCELLANEOUS:			······································		

International Association of Commercial Administrators (IACA) FILING OFFICE COPY -UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (Rev. 04/20/11)

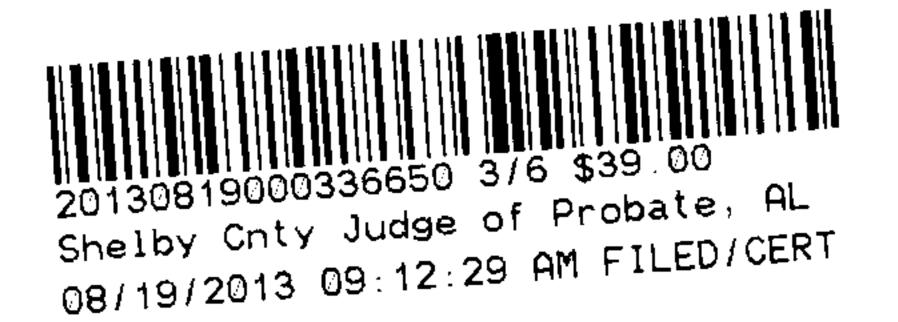


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# EXHIBIT A

## Legal Description

THE FOLLOWING IS A LEGAL DESCRIPTION BY METES AND BOUNDS OF A PART OF LOT 2 SHOAL RUN AS RECORDED IN MAP BOOK 9 PAGE 130 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 2 AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE 1333.68 FEET TO A FOUND 1" CRIMP; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 48 MINUTES 11 SECONDS AND RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 2 FOR A DISTANCE OF 801.24 FEET TO THE POINT OF COMMENCEMENT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREES 36 MINUTES 46 SECONDS AND A RADIUS OF 4720.40 FEET; AN INTERIOR ANGLE OF 156 DEGREES 47 MINUTES 27 SECONDS TO THE LEFT TO CHORD FOR A CHORD DISTANCE OF 132.87 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 132.87 FEET TO THE POINT OF COMMENCEMENT OF A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREES 18 MINUTES 48 SECONDS AND A RADIUS OF 6760.10 FEET; AN INTERIOR ANGLE OF 181 DEGREES 27 MINUTES 17 SECONDS TO THE LEFT FROM CHORD TO CHORD FOR A CHORD DISTANCE OF 154.95 FEET; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 154.95 FEET; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 269 DEGREES 14 MINUTES 37 SECONDS FROM CHORD AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 9.63 FEET TO A POINT ON THE SOUTHEASTERN MOST RIGHT OF WAY LINE OF ALABAMA HIGHWAY 119 (80' RIGHT OF WAY); THENCE TURN AN INTERIOR ANGLE OF 90 DEGREES 00 MINUTES 25 SECONDS TO THE LEFT AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 25.89 FEET; THENCE LEAVING SAID RIGHT OF WAY, TURN A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES 18 SECONDS TO THE RIGHT AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 34.13 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 21 DEGREES 56 MINUTES 00 SECONDS AND A RADIUS OF 430.00 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 164.61 FEET TO THE POINT OF TANGENT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID TANGENT FOR A DISTANCE OF 69.46 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16 DEGREES 20 MINUTES 00 SECONDS AND A RADIUS OF 557.46 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG ARC OF SAID CURVE FOR A DISTANCE OF 158.92 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32 DEGREES 50 MINUTES 00 SECONDS AND A RADIUS OF 317.92 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG ARC OF SAID CURVE FOR A DISTANCE OF 182.19 FEET TO THE POINT OF TANGENT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID TANGENT FOR A DISTANCE OF 137.26 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 39 DEGREES 51 MINUTES 00 SECONDS AND A RADIUS OF 375.00 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 260.82 FEET TO THE POINT OF TANGENT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID TANGENT FOR A DISTANCE OF 74.69 FEET TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 39 MINUTES 20 SECONDS AND A RADIUS OF 2157.20 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG ARC OF SAID CURVE FOR A DISTANCE OF 99.98 FEET TO THE POINT OF TANGENT; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG SAID TANGENT FOR A DISTANCE OF 224.22 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 52 DEGREES 16 MINUTES 42 SECONDS AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 497.02 FEET TO THE POINT OF BEGINNING.

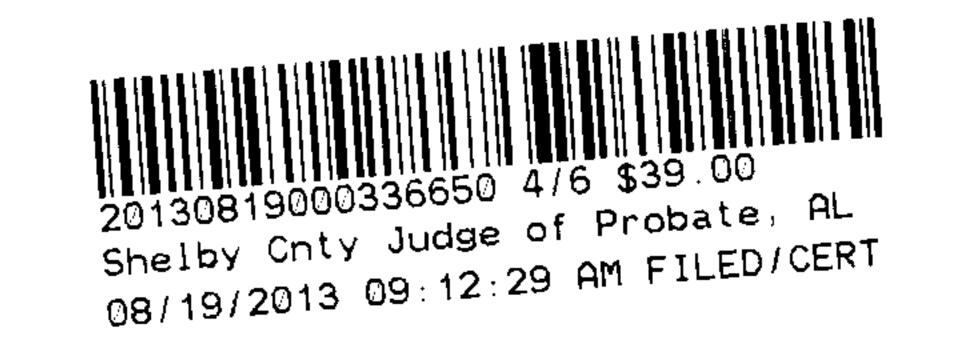


# FINANCING STATEMENT EXHIBIT B (CME AND PORTFOLIO)

### (Revised 9-1-2011)

All of Debtor's present and future right, title and interest in and to all of the following:

- All property owned by Debtor which is so attached to the real property described in (1)Exhibit A and/or the improvements on such real property (collectively, "Property") as to constitute a fixture under applicable law, including: machinery, equipment, engines, boilers, incinerators, installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring and conduits used in connection with radio, television, security, fire prevention, or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment (collectively, "Fixtures").
- (2) All of the following (collectively, "Personalty"):
  - (i) Accounts (including deposit accounts) of Debtor related to the Property.
  - (ii) Equipment and inventory owned by Debtor, which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, including furniture, furnishings, machinery, building materials, goods, supplies, tools, books, records (whether in written or electronic form), and computer equipment (hardware and software).
  - (iii) Other tangible personal property owned by Debtor which is used now or in the future in connection with the ownership, management or operation of the Property or is located on the Property, including ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances (other than Fixtures).
  - (iv) Operating agreements relating to the Property.
  - (v) Surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Property
  - (vi) Other intangible property, general intangibles and rights relating to the operation of, or used in connection with, the Property, including all governmental permits relating to any activities on the Property and including subsidy or similar payments received from any sources, including a governmental authority.
  - (vii) Any rights of Debtor in or under any letters of credit.
- All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rightsofway, strips and gores of



- land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated.
- (4) All proceeds paid or to be paid by any insurer of the Property, the Fixtures, the Personalty or any other part of the Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirement.
- All awards, payments and other compensation made or to be made by any municipal, state or federal authority with respect to the Property, the Fixtures, the Personalty or any other part of the Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Property, the Fixtures, the Personalty or any other part of the Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof.
- All contracts, options and other agreements for the sale of the Property, the Fixtures, the Personalty or any other part of the Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations.
- All rents (whether from residential or non-residential space), revenues and other income of the Property, parking fees, laundry and vending machine income and fees and charges for food, health care and other services provided at the Property, whether now due, past due, or to become due, and deposits forfeited by tenants, and, if Debtor is a cooperative housing corporation or association, maintenance fees, charges or assessments payable by shareholders or residents under proprietary leases or occupancy agreements, whether now due, past due, or to become due ("Rents").
- All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals ("Leases").
- (9) All earnings, royalties, accounts receivable, issues and profits from any part of the Property, and all undisbursed proceeds of the loan ("Loan") to which this financing statement relates.
- All amounts deposited by the Debtor in connection with the Loan for (a) hazard insurance premiums or other insurance premiums required by Secured Party, (b) taxes or payments in lieu of taxes, (c) water and sewer charges that could become a lien on the Property, (d) ground rents, and (e) assessments or other charges that could become a lien on the Property (collectively, "Imposition Deposits").
- All refunds or rebates of Imposition Deposits by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property tax year in which this financing statement is recorded).
- All tenant security deposits which have not been forfeited by any tenant under any Lease and any bond or other security in lieu of such deposits.
- All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property (subject to the terms of the Multifamily Loan and Security Agreement (the "Loan Agreement").

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- All interest rate cap agreements, interest rate swap agreements and other interest rate hedging contracts and agreements, if any (collectively, "Cap Agreements"), obtained by Debtor (or obtained by Secured Party in the name of Debtor) pursuant to the Loan Documents (as defined in the Loan Agreement) or as a condition to Secured Party's making the loan that is the subject of such Loan Documents, together with all of the following:
  - (i) Any and all moneys (collectively, "Cap Payments") payable from time to time pursuant to any Cap Agreement by the interest rate cap provider or other counterparty to a Cap Agreement, or any guarantor of the obligations of any such cap provider or counterparty ("Cap Provider").
  - (ii) All rights of the Debtor under any Cap Agreement, and all rights of the Debtor to all Cap Payments, including contract rights and general intangibles, now existing or hereafter arising.
  - (iii) All rights, liens and security interests or guarantees now existing or hereafter granted by a Cap Provider or any other person to secure or guaranty payment of any Cap Payment.
  - (iv) All documents, writings, books, files, records and other documents arising from or relating to any of the foregoing, whether now existing or hereafter created.
  - (v) All cash and non-cash proceeds and products of any of the foregoing.
- (15) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.
- (16) RESERVED
- (17) All other assets of Debtor, whether now owned or hereafter acquired.



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