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ASSIGN 1/5

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

RMF SUB 2, LLC, a Delaware limited liability company  
(Assignor)

to

RIALTO MORTGAGE FINANCE, LLC, a Delaware limited liability company  
(Assignee)

Effective as of December 12, 2018

County of Shelby  
State of Alabama

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

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

As of the 12th day of December, 2018, RMF SUB 2, LLC, a Delaware limited liability company, having an address at 600 Madison Avenue, 12th Floor, New York, NY 10022 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to RIALTO MORTGAGE FINANCE, LLC, a Delaware limited liability company, having an address at 600 Madison Avenue, 12th Floor, New York, NY 10022 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS made by MONARCH AT LEE BRANCH, LLC, a Delaware limited liability company to RIALTO MORTGAGE FINANCE, LLC, a Delaware limited liability company dated as of October 18, 2018 and recorded on October 18, 2018, as Instrument Number 20181018000370270 in the Recorder's Office of the Judge of Probate of Shelby County, Alabama ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended) ("Mortgage"), securing payment of note(s) of even date therewith, in the original principal amount of \$21,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was further assigned to Assignor, by assignment instrument(s) recorded simultaneously herewith, 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]

14 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this  
day of December, 2018.

RMF SUB 2, LLC, a Delaware limited liability  
company

By: 

Name: Shanna Vidal Pope

Title: Authorized Signatory

STATE OF FLORIDA

§

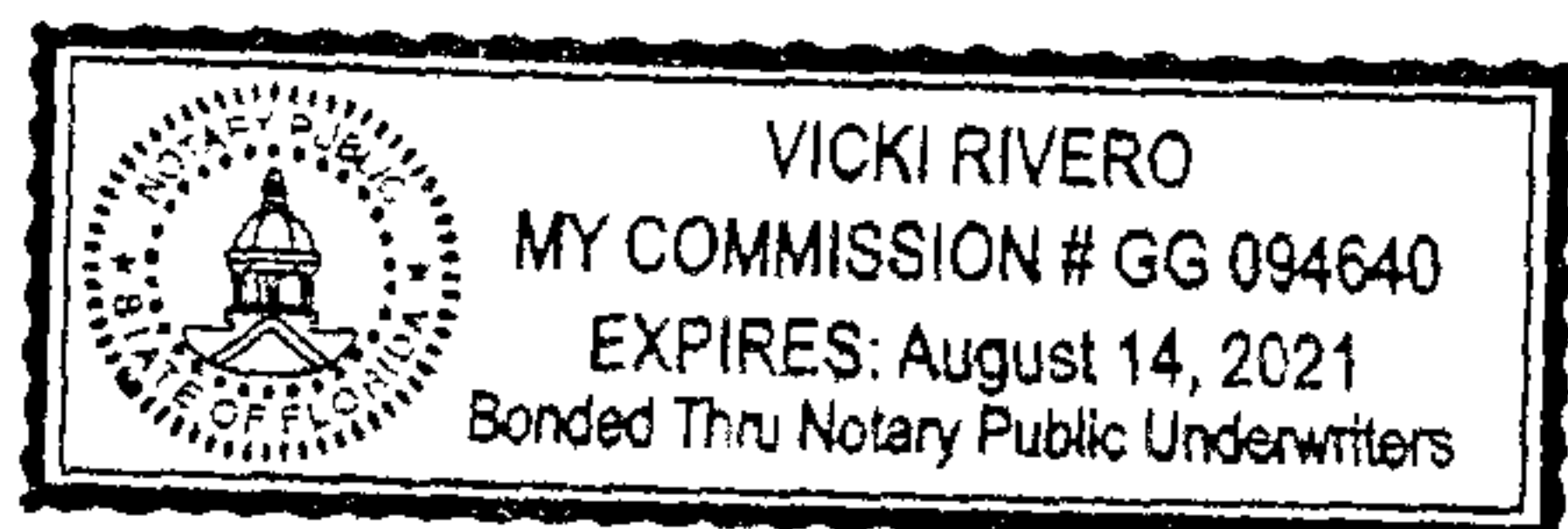
§

COUNTY OF MIAMI-DADE

§

On the 14 day of December, 2018, before me, the undersigned, a Notary Public in  
and for said state, personally appeared Shanna Vidal Pope, personally known to me or proved to  
me on the basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that she executed the same in her authorized capacity as  
Authorized Signatory of RMF SUB 2, LLC, a Delaware limited liability company, and that by  
her signature on the instrument the person, or the entity upon behalf of which the person acted,  
executed the instrument.

WITNESS my hand and official seal.





Name of Notary Public

My Commission Expires: 8/14/21

**EXHIBIT A**

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

**PARCEL 1:**

Lot 1B, according to the survey of a Resubdivision of The Village at Lee Branch as recorded in Map Book 31, Page 130A and 130B, in the Probate Office of Shelby County, Alabama, being a Resubdivision of The Village at Lee Branch Sector 1-Revision 1.

**PARCEL 2:**

Lots 1A, 1B, 1C and 1D according to the Resurvey of Lot 1 of The Village at Lee Branch, Sector 1, Phase 2, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 43, Page 66.

Lots 7 and 8, according to the survey of The Village at Lee Branch Sector 1 – Phase 2, as recorded in Map Book 33, Page 58, in the Probate Office of Shelby County, Alabama, being a Resubdivision of Lot 5A of The Village at Lee Branch Sector 1-Revision 1.

Together with such appurtenant access, easement and other rights which arise or are reserved under and pursuant to the following instrument being more particularly described as follows:

Reciprocal Easement Agreement by and between AIG Baker Brookstone, L.L.C., and Compass Bank, dated August 26, 2003, filed for record August 27, 2003 at 10:47 a.m., recorded as Instrument Number: 20030827000569990 in the Probate Office of Shelby County, Alabama. Reciprocal Easement Agreement with Covenants, Conditions and Restrictions dated June 30, 2003 and recorded July 1, 2003 as Document Number 20030701000412990 made by and between AIG Baker Brookstone, LLC and Lee Branch, LLC.

Cost-Sharing Agreement dated as of January 1, 2014 and recorded September 17, 2014 as Document Number 20140917000291230 made by and between Pera Lee Branch, Inc. and Rushmore Lee Branch, LLC.

Declaration of Easement and Restrictions dated as of May 26, 2004 and recorded June 1, 2004 as Document Number 20040601000288850 made by AIG Baker East Village, LLC, as amended by Amendment No. 1 to Declaration of Easement and Restrictions was recorded June 24, 2004 as Document Number 20040624000345520 Amendment to Declaration of Easement and Restrictions was recorded May 11, 2012 as Document Number 20120511000165500 as amended by Amendment No. 3 to Declaration of Easement and Restrictions was recorded January 27, 2014 as Document Number 20140127000026530 as amended by Amendment No. 4 to Declaration of Easement and Restrictions was recorded October 14, 2014 as Document Number 20141014000323410.

Reference No.: 4463.001

Matter Name: Village at Lee Branch II

Pool: UBS 2018-C14

Agreement of Covenants, Conditions and Restrictions and Grant of Easements dated June 21, 2004 and recorded June 24, 2004 as Document Number 20040624000345530 made by AIG Baker East Village, LLC, as amended by First Amendment to Agreement of Covenants, Conditions and Restrictions and Grant of Easement dated September 3, 2013 and recorded September 13, 2013 as Document Number 20130913000372210.

To the extent that an interest in real property is created, Declaration of Limited Use Restrictions dated June 29, 2007 and recorded July 2, 2007 as Document Number 20070702000309430 made by and between AIG Brookstone, LLC and AIG Baker East Village, LLC. (Parcel 2)

To the extent and interest in Real Property is created, Agreement regarding maintenance obligation for PAD C – The Village at Lee Branch – Phase II dated as of June 21, 2004 and recorded June 24, 2004 as Document Number 20040624000345540 made by AIG Baker East Village, LLC.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2019 09:35:20 AM  
\$27.00 CHERRY  
20190108000007750

*Alicia S. Bayl*