

STATE OF ALABAMA
SHELBY COUNTY

**FULL SATISFACTION OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

Know All Men by these presents, that, the undersigned, **BSPRT 2018-FL3 ISSUER, LTD.**, an exempted company incorporated in the Cayman Islands with limited liability ("**Lender**", as successor-in-interest to Benefit Street Partners Realty Operating Partnership, L.P., a Delaware limited partnership, "**Original Lender**"), acknowledges full payment of the indebtedness secured by that certain lien executed by (i) that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, given by **WG ALABAMA OLIVE LLC**, a Delaware limited liability company, **WG ALABAMA STARKVILLE LLC**, a Delaware limited liability company, **WG ALABAMA GROVEWOOD LLC**, a Delaware limited liability company, and **WG ALABAMA PORTFOLIO LLC**, a Delaware limited liability company, each having a principal place of business at 14 Steuben Lane, Jackson, New Jersey 08527, as mortgagor (individually and collectively, and together with their respective permitted successors and assigns, "**Borrower**"), given to secure a certain loan in the amount of \$10,020,000.00, dated November 21 2018, and recorded on December 4, 2018, in the office of the Judge of Probate of Shelby County, Alabama (the "**Recorder's Office**"), as Instrument Number 20181204000423680, as the same was assigned to BSPRT BB LOAN, LLC, a Delaware limited liability company ("**BB Loan**"), pursuant to an assignment dated December 18, 2018, and recorded on February 4, 2019, in the Recorder's Office as Instrument Number 20190204000035570, as the same was assigned to BSPRT 2018-FL3 SELLER, LLC, a Delaware limited liability company ("**FL3 SELLER**"), pursuant to an assignment dated December 18, 2018, and recorded on February 4, 2019, in the Recorder's Office as Instrument Number 20190204000035590, as the same was assigned to Lender, pursuant to an assignment dated December 18, 2018, and recorded on February 4, 2019, in the Recorder's Office as Instrument Number 20190204000035610 (collectively, the "**Mortgage**) and (ii) that certain Assignment of Leases and Rents, give by Borrower, as assignor, to Original Lender, as assignee, dated November 21, 2018, and recorded on December 4, 2018 in the Recorder's Office as Instrument Number 20181204000423690, as the same was assigned to BB Loan, pursuant to an assignment dated December 18, 2018, and recorded on February 4, 2019, in the Recorder's Office as Instrument Number 20190204000035580, as the same was assigned to FL3 Seller, pursuant to an assignment dated December 18, 2018, and recorded on February 4, 2019, in the Recorder's Office as Instrument 20190204000035600, as the same was assigned to Lender, pursuant to an assignment dated December 18, 2018, and recorded on February 4, 2019, in the

Recorder's Office as Instrument Number 20190204000035620, (collectively, the "**Assignment of Leases**") and the undersigned does further hereby release and satisfy said Mortgage and said Assignment of Leases.

Legal description attached hereto as Exhibit "A".

[SIGNATURES CONTAINED ON FOLLOWING PAGE.]

In Witness Whereof, the undersigned, has caused these presents to be executed this 16th day of September, 2020.

BSPRT 2018-FL3 ISSUER, LTD., an exempted
company incorporated in the Cayman islands with
limited liability

By: _____

Name: Micah Goodman

Title: Authorized Signatory

[ACKNOWLEDGEMENT ON THE FOLLOWING PAGE]

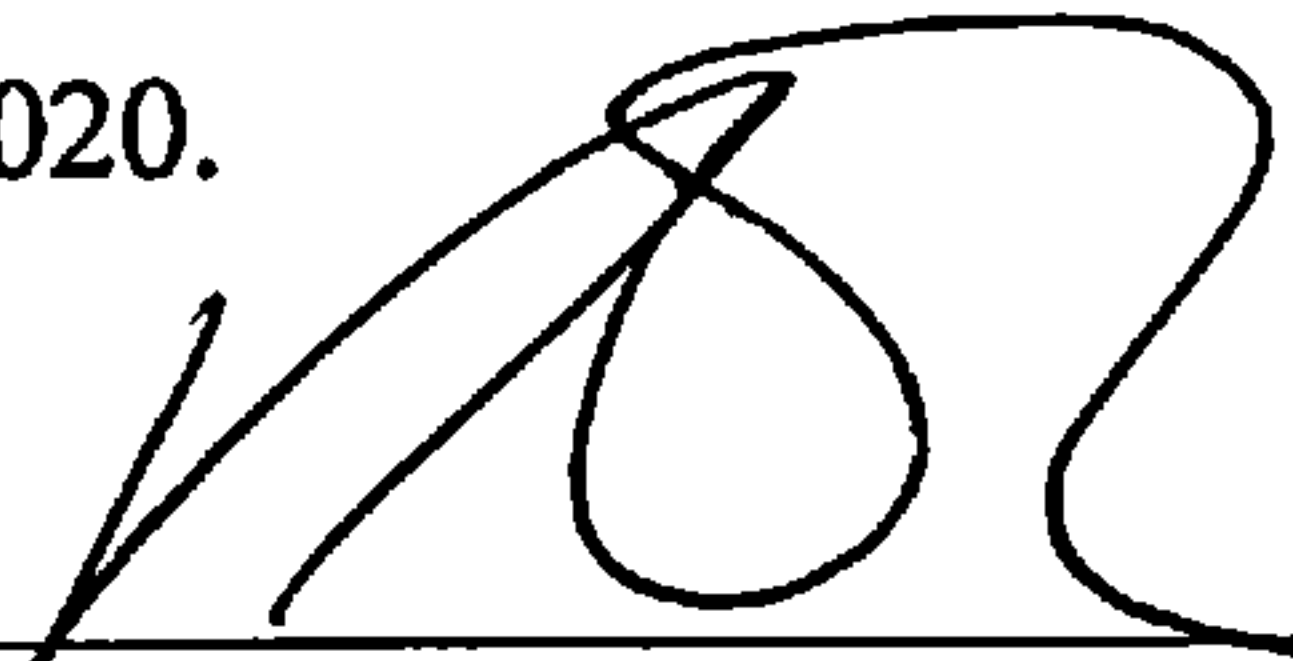
Acknowledgement

STATE OF NY)
) ss.
COUNTY OF NY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Micah Goodman whose name as the Authorized Signatory of BSPRT 2018-FL3 ISSUER, LTD., an exempted company incorporated in the Cayman islands with limited liability, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Authorized Signatory of BSPRT 2018-FL3 ISSUER, LTD., and with full authority, executed the same voluntarily for and as the act of said national association.

Given under my hand this 16 day of September, 2020.

[S E A L]



Notary Public, State of _____

My Commission Expires:

Printed Name of Notary Public

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

EXHIBIT A-1

LEGAL DESCRIPTION

Arlington Park

LOT 2B, BLOCK 2 OF A RESUBDIVISION OF LOT 2, BLOCK 2, ARLINGTON PARK SUBDIVISION, WHICH PLAT OF RESUBDIVISION APPEARS OF RECORD IN PLAT BOOK 29, AT PAGE 60, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING PART OF THE NORTH 1/2 OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST, MADISON COUNTY, ALABAMA.

ALSO DESCRIBED AS:

LOT 2B, BLOCK 2 OF A RESUBDIVISION OF A PART OF LOT 1 OF A RESUBDIVISION OF LOT 2, MARY CLYDE WILSON PROPERTY, IN SECTION 20, TOWNSHIP 4 SOUTH, RANGE 2 WEST LYING NORTH OF ALABAMA HIGHWAY NO. 20, AND WEST OF SULLIVAN STREET, CITY OF MADISON, ALABAMA, AS RECORDED IN PLAT BOOK 14, PAGE 69 AND BEING A SUBDIVISION OF THE REAL ESTATE DESCRIBED IN DEED BOOK 672, BEGINNING AT PAGE 989, AND ALSO IN DEED BOOK 776, BEGINNING AT PAGE 1029, PROBATE RECORDS OF MADISON COUNTY, ALABAMA, WHICH REAL ESTATE IS DESIGNATED FOR INFORMATIONAL PURPOSES ONLY AS BLOCK 2 ON THE PLAT OF ARLINGTON PARK RECORDED IN PLAT BOOK 19, PAGES 8 AND 9.

EXHIBIT A-2

LEGAL DESCRIPTION

Clear Springs

A PART OF THE SE 1/4 OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE WHERE THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 INTERSECTS THE WEST RIGHT OF WAY LINE OF EGG AND BUTTER ROAD THENCE SOUTH 49 DEGREES 59 MINUTES 02 SECONDS WEST 514.43 FEET ALONG THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 TO A 1/2" REBAR FOUND WITH HOLLIS CAP AND THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 40 MINUTES 13 SECONDS EAST 196.89 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 63 DEGREES 26 MINUTES 03 SECONDS WEST 40.00 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 26 DEGREES 33 MINUTES 57 SECONDS EAST 25.00 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 63 DEGREES 26 MINUTES 03 SECONDS WEST 72.13 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 00 DEGREES 45 MINUTES 19 SECONDS EAST 226.53 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 81 DEGREES 13 MINUTES 24 SECONDS EAST 8.34 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE SOUTH 15 DEGREES 59 MINUTES 44 SECONDS WEST 325.29 FEET TO AN IRON FOUND; THENCE NORTH 81 DEGREES 11 MINUTES 07 SECONDS WEST 186.66 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP; THENCE NORTH 17 DEGREES 33 MINUTES 26 SECONDS WEST 448.99 FEET TO A 1/2" REBAR FOUND WITH HOLLIS CAP ON THE SOUTHEAST RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE NORTH 49 DEGREES 59 MINUTES 02 SECONDS EAST 509.17 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ALONG WITH THE PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR DRAINAGE, UTILITIES, INCLUDING INSTALLATION, AND USE AND MAINTENANCE OF A SEWER DRAINAGE LINE DESCRIBED IN INSTRUMENT DATED OCTOBER 28, 1996, RECORDED OCTOBER 28, 1996, IN INSTRUMENT NO. 1996-35731 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AND CORRECTED AGREEMENT IN INSTRUMENT NO. 2000-39149, IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

ALONG WITH THOSE RIGHTS WHICH CONSTITUTE AN INTEREST IN REAL PROPERTY, AS CONTAINED IN THAT CERTAIN EASEMENT FOR DRAINAGE AND UTILITIES AS RECORDED IN INSTRUMENT NO. 2000-36573.

EXHIBIT A-3

LEGAL DESCRIPTION

Plantation Garden

A PART OF THE NE1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 4 WEST, MORGAN COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NE1/4 OF THE NW1/4; THENCE S2°06'00"W 720.29 FEET ALONG THE 1/4 MILE LINE TO THE POINT OF BEGINNING; THENCE S2°06'00"W 274.77 FEET ALONG SAID 1/4 MILE LINE; THENCE S89°05'19"E 540.88 FEET; THENCE N2°07'46"E 165.22 FEET; THENCE S89°04'14"E 81.82 FEET; THENCE N0°22'01"E 44.46 FEET; THENCE N52°28'16"E 150.33 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF SPARKMAN STREET, NW; THENCE N37°34'02"W 50.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S52°28'09"W 150.25 FEET; THENCE N37°28'31"W 128.79 FEET; THENCE S71°17'10"W 272.71 FEET; THENCE N85°20'09"W 252.74 FEET TO THE POINT OF BEGINNING

EXHIBIT A-4

LEGAL DESCRIPTION

River Valley

BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND RUNNING THENCE N 88°55'42" W (ALABAMA STATE COORDINATE SYSTEM GRID BEARING) ALONG THE NORTH BOUNDARY OF THE SE1/4 OF SAID SECTION 6 A DISTANCE OF 205.00 FEET TO A POINT; THENCE S 00°28'39" W A DISTANCE OF 52.18 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY MARGIN OF CEDAR LAKE ROAD, S.W. AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE FROM THE TRUE POINT OF BEGINNING CONTINUE S 00°28'39" W A DISTANCE OF 101.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY MARGIN OF CENTRAL PARKWAY, S.W.; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT OF WAY MARGIN OF CENTRAL PARKWAY, S.W. AND ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1243.94 FEET, AN ARC DISTANCE OF 104.05 FEET (CHORD DISTANCE 104.02 FEET, CHORD BEARING S 24°11'16" W) TO AN IRON PIN; THENCE S 26°35'03" W ALONG THE WESTERLY RIGHT OF WAY MARGIN OF CENTRAL PARKWAY, S.W., A DISTANCE OF 68.90 FEET TO AN IRON PIN; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERLY RIGHT OF WAY MARGIN OF CENTRAL PARKWAY, S.W. AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1356.93 FEET, AN ARC DISTANCE OF 118.02 FEET (CHORD DISTANCE OF 117.98 FEET, CHORD BEARING S 24°05'33" W) TO AN IRON PIN; THENCE N 88°55'42" W A DISTANCE OF 85.58 FEET TO AN IRON PIN; THENCE S 00°28'39" W A DISTANCE OF 32.16 FEET TO AN IRON PIN; THENCE N 88°55'42" W A DISTANCE OF 347.38 FEET TO AN IRON PIN ON THE EAST BOUNDARY OF FARMINGTON SUBDIVISION AS RECORDED IN THE MORGAN COUNTY PROBATE OFFICE IN PLAT BOOK 6, AT PAGE 59; THENCE N 00°53'15" E ALONG THE EAST BOUNDARY OF FARMINGTON SUBDIVISION A DISTANCE 400.00 FEET TO AN IRON PIN ON THE SOUTH RIGHT OF WAY MARGIN OF CEDAR LAKE ROAD, S.W.; THENCE S 88°55'28" E ALONG THE SOUTH RIGHT OF WAY MARGIN OF CEDAR LAKE ROAD S.W. A DISTANCE OF 549.52 FEET TO THE POINT OF BEGINNING, LYING AND BEING WITHIN THE SE1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 4 WEST, DECATUR, MORGAN COUNTY, ALABAMA, AND SUBJECT TO AN EASEMENT TWENTY (20.00) FEET WIDE FOR DRAINAGE, UTILITIES AND TELECOMMUNICATIONS PURPOSES EVENLY OFF THE EAST BOUNDARY OF THE TRACT.

EXHIBIT A-5

LEGAL DESCRIPTION

Robertsdale Village

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN NORTH 89 DEGREES, 58 MINUTES WEST FOR A DISTANCE OF 390.0 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH FOR A DISTANCE OF 575.32 FEET TO AN IRON PIN; THENCE RUN NORTH 89 DEGREES, 58 MINUTES WEST FOR A DISTANCE OF 348.20 FEET TO AN IRON PIN; THENCE RUN NORTH FOR A DISTANCE OF 575.32 FEET TO AN IRON PIN; THENCE RUN SOUTH 89 DEGREES, 58 MINUTES EAST FOR A DISTANCE OF 348.2 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/09/2020 09:39:17 AM
 \$58.00 CHARITY
 20201209000562840

Allen S. Bayl

EXHIBIT A-6

LEGAL DESCRIPTION

Windscape

Commence at the Northeast corner of the West One-half of the Northwest Quarter of Section 17, Township 3 South, Range 4 West, thence South 01 degrees 14 minutes 39 seconds West along the East boundary of the West One-Half of the Northwest Quarter of said Section 17 a distance of 2117.30 feet to a point, thence North 86 degrees 33 minutes 01 seconds West a distance of 22.75 feet to a set 5/8" rebar with cap stamped "Dunivant Engineering Co. CA-0044-LS" at the Northwest corner of Lot 249 of the Coleman Addition to the Town of Athens as recorded in Plat Book "A", Page 27, in the Office of the Judge of Probate of Limestone County, Alabama, said 5/8" rebar also being the Point of True Beginning of the tract herein described, Thence from the Point of True Beginning South 01 degrees 24 minutes 39 seconds West along the west boundary of said Lot 249 a distance of 132.00 feet to a set 5/8" rebar with cap stamped "Dunivant Engr. Co. CA-0044-LS" at the Northwest corner of Lot 250 of said Coleman Addition to the Town of Athens, Thence South 86 degrees 33 minutes 01 seconds East a distance of 310.00 feet to a set 5/8" rebar with cap stamped "Dunivant Engr. Co. CA-0044-LS" at the Northeast corner of said Lot 250, said 5/8" rebar also being on the west right-of-way of Levert Avenue, Thence South 01 degrees 18 minutes 50 seconds West along the west right-of-way of said Levert Avenue a distance of 395.91 feet to an existing 5/8" rebar at the Southeast corner of Lot 252 of said Coleman Addition to the Town of Athens, Thence North 86 degrees 35 minutes 21 seconds West along the south boundary of said Lot 252 and an extension thereof a distance of 953.01 feet to an existing 1/2" rebar, passing an existing 1/2" rebar at a distance of 318.68 feet, said 1/2" rebar also being 12.2 feet east of an existing iron pin with cap stamped "Stanfield Jackson & Assoc", Thence North 01 degrees 43 minutes 12 seconds East a distance of 528.00 feet to a set 5/8" rebar with cap stamped "Dunivant Engr. Co. CA-0044-LS", said 5/8" rebar also being 15.5 feet east of an existing 1/2" rebar, Thence South 86 degrees 35 minutes 21 seconds East a distance of 639.50 feet to the Point of True Beginning, passing an existing 1/2" rebar at a distance of 634.33 feet.

LESS AND EXCEPT:

A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, T-3-S, R-4-W IN LIMESTONE COUNTY, AL AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SECTION 17, T-3-S, R-4-W, THENCE NORTH 01°15'43" EAST AND ALONG THE WEST BOUNDARY LINE OF SOUTHWEST CORNER OF SECTION 17 A DISTANCE OF 1346.29 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SECTION 17; THEN SOUTH 85°45'10" EAST A DISTANCE OF 1449.72 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 47, SOUTH VIEW MANOR ADDITION NO. 1; THENCE NORTH 01°27'26" EAST A DISTANCE OF 770.52 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF LOT 34, SOUTH VIEW MANOR ADDITION NO. 1' THENCE SOUTH 87°47'0" EAST A DISTANCE OF 135.04 FEET TO THE REQUIRED RIGHT-OF-WAY LINE OF LEVERT AVENUE; THENCE NORTH 01°04'13" EAST AND ALONG THE REQUIRED RIGHT-OF-WAY LINE OF LEVERT AVENUE A DISTANCE OF 549.25 FEET TO THE REQUIRED RIGHT-OF-WAY LINE OF LEVERT AVENUE, WHICH IS THE POINT OF BEGINNING; THENCE NORTH 01°04'13" EAST AND ALONG THE REQUIRED RIGHT-OF-WAY LINE OF LEVERT AVENUE A DISTANCE OF 369.15 FEET TO THE REQUIRED RIGHT-OF-WAY LINE OF LEVERT AVENUE; THENCE SOUTH 86°33'01" EAST AND ALONG THE GRANTOR'S PROPERTY LINE A DISTANCE OF 31.70 FEET TO THE PRESENT RIGHT-OF-WAY LINE OF LEVERT AVENUE; THENCE SOUTH 01°18'50" WEST AND ALONG THE PRESENT RIGHT-OF-WAY LINE OF LEVERT AVENUE A DISTANCE OF 395.91 FEET TO THE PRESENT RIGHT-OF-WAY LINE OF LEVERT AVENUE; THENCE NORTH 86°53'31" WEST AND ALONG THE GRANTOR'S PROPERTY LINE A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.