

STATE OF ALABAMA            )  
  :  
MONTGOMERY COUNTY        )

BEFORE THE STATE DEPARTMENT OF REVENUE:

**PETITION FOR ASCERTAINMENT  
OF MORTGAGE TAX**

Come petitioners, Concourse 100, LLC, a Delaware limited liability company, 800 Building Owner, LLC, a Delaware limited liability company, and Beacon Ridge, LLC, a Delaware limited liability company (together, the “Petitioners”), and states as follows:

A. The Petitioners intend to be the mortgagors under a mortgage (the “Mortgage”) in favor of Citi Real Estate Funding Inc., a New York corporation (the “Mortgagee”), and recorded in the Office of the Judge of Probate of Jefferson County, Alabama and the Office of the Judge of Probate of Shelby County, Alabama.

B. The Mortgage will secure indebtedness and obligations of the Petitioners and certain of their affiliates to the Mortgagee as described in the Mortgage (collectively, the “Indebtedness”) in the total maximum principal amount of \$43,500,000.00.

C. The Mortgage conveys real property and fixtures situated in Jefferson County, Alabama and Shelby County, Alabama. Simultaneously with the execution of the Mortgage various other mortgages, deeds of trust and security documents (collectively, the “Security Documents”) will be executed by the Petitioners and certain of their affiliates in favor of the Mortgagee to mortgage, assign and convey to the Mortgagee, as security for the Indebtedness, other real and personal property located outside the State of Alabama.

D. The total value of all such property, both inside and outside the State of Alabama, described in and conveyed by the Mortgages and the other Security Documents as security for the Indebtedness is \$62,000,000.00.

E. The value of the real property and fixtures described in the Mortgage and located within the State of Alabama is \$34,600,000.00, or 55.81% of the total value of all of all such property located both inside and outside the State of Alabama, that secure the Indebtedness.

F. The Petitioners wish to pay mortgage recording tax on the maximum amount of Indebtedness secured by the real property and fixtures described in the Mortgages and request that the mortgage tax order issued by the Department make clear that, so long as the aggregate principal amount of Indebtedness at any one time outstanding and secured by the Mortgages does not exceed \$45,000,000.00, no additional mortgage privilege tax will be due.

WHEREFORE, the Petitioners respectfully request the Department of Revenue of the State of Alabama to make and enter its order herein:

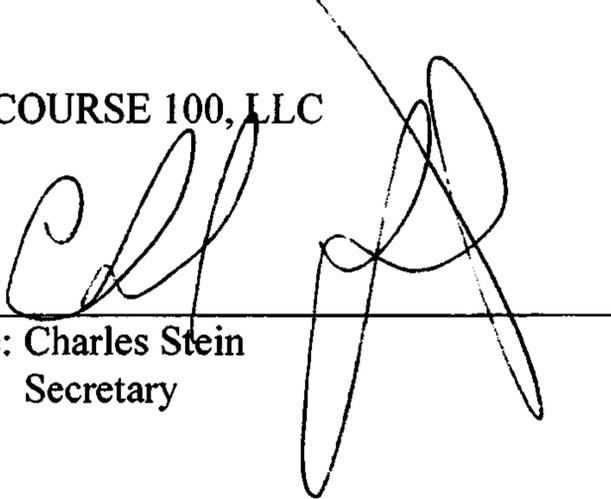
1. Finding that the Mortgages and the other Security Documents secure a maximum principal indebtedness in the amount of \$43,500,000.00.
2. Determining that the value of the real property and fixtures conveyed by the Mortgages and located inside of the State of Alabama is \$34,600,000.00, and that the value of all the property covered by the Mortgages and the other Security Documents in all states (including the State of Alabama) is \$62,000,000.00.
3. Fixing the percentage of the interests in real property conveyed by the Mortgages that is located inside of the State of Alabama at 55.81%.
4. Determining that the amount of the Indebtedness secured by the Mortgages and subject to the Alabama mortgage recording tax is \$24,277,350.00.
5. Determining that Alabama mortgage recording tax in the amount of \$36,416.03 will be due on the Indebtedness secured by the Mortgages under Section 40-22-2, *CODE OF ALABAMA 1975*, as amended, upon the filing for record of the Mortgage in the first Alabama county in which a Mortgage is recorded, and thereafter allocated by the Judge of Probate of said county to the other Alabama county in which the properties and fixtures covered by the Mortgages are located, in accordance with the percentages set forth in Exhibit A attached hereto.
6. Finding that so long as the aggregate principal amount of Indebtedness at any one time outstanding secured by the Mortgages does not exceed \$43,500,000.00, no additional mortgage recording tax will be due.

[Signature on next page]

THIS 5th day of November, 2021.

CONCOURSE 100, LLC

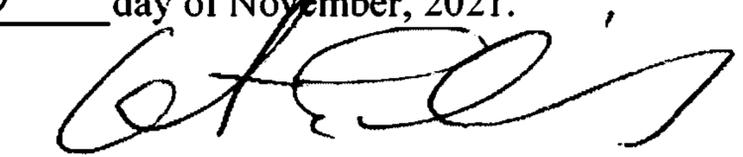
By: \_\_\_\_\_  
Name: Charles Stein  
Title: Secretary



STATE OF Florida )  
COUNTY OF Palm Beach )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles Stein, whose name as Secretary of Concourse 100, LLC, a Delaware limited liability company, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 3rd day of November, 2021.



Notary Public

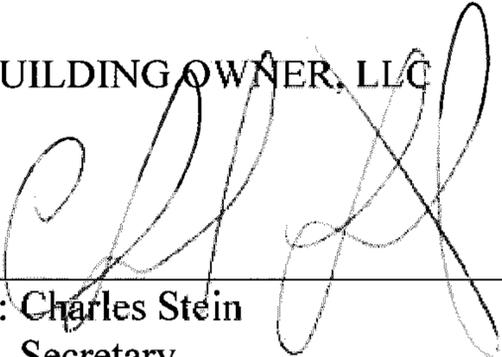
My commission expires: March 22, 2024



[ NOTARIAL SEAL ]

800 BUILDING OWNER, LLC

By: \_\_\_\_\_  
Name: Charles Stein  
Title: Secretary



STATE OF Florida )  
COUNTY OF Palm Beach )

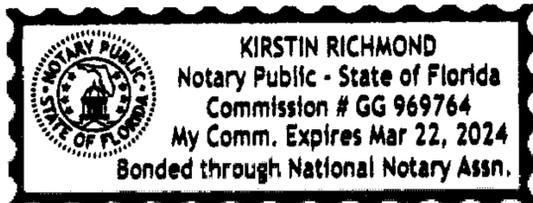
I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles Stein, whose name as Secretary of 800 Building Owner, LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 3<sup>rd</sup> day of November, 2021.



Notary Public

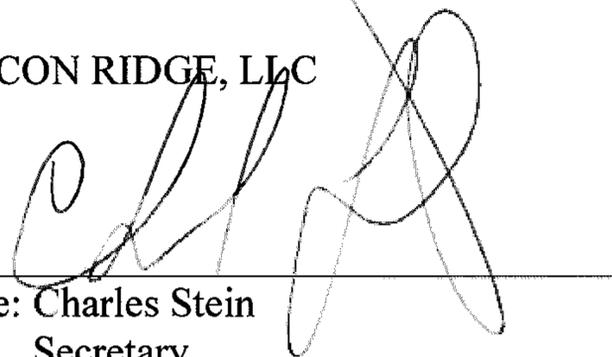
My commission expires: March 22, 2021



[ NOTARIAL SEAL ]

BEACON RIDGE, LLC

By: \_\_\_\_\_  
Name: Charles Stein  
Title: Secretary



STATE OF Florida )  
COUNTY OF Palm Beach )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Charles Stein, whose name as Secretary of Beacon Ridge, LLC, a Delaware limited liability company, 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 such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 3rd day of November, 2021.

\_\_\_\_\_  
Notary Public

My commission expires: March 22, 2024



[ NOTARIAL SEAL ]

**EXHIBIT A**

<b>COUNTY</b>	<b>VALUE</b>	<b>PERCENTAGE OF TOTAL VALUE WITHIN ALABAMA</b>	<b>ALLOCATION OF ALABAMA MORTGAGE RECORDING TAX</b>
Jefferson	\$15,400,000.00	44.51%	\$16,208.77
Shelby	\$19,200,000.00	55.49%	\$20,207.26
<i>TOTAL:</i>	<i>\$34,600,000.00</i>	<i>100%</i>	<i>\$36,416.03</i>

31771832.1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2021 09:05:09 AM  
\$38.00 JOANN  
20211202000574610

*Allie S. Bayl*