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ASSIGN 1/5

EXHIBIT B

(Space above is for Recorder's use)

Recorded By:

Michel Nicrosi, Esq.
Jones Walker LLP
11 N. Water Street, Suite 1200
Mobile, AL 36602

And When Recorded Mail To:

Michel Nicrosi, Esq.
Jones Walker LLP
11 N. Water Street, Suite 1200
Mobile, AL 36602

ASSIGNMENT OF LEASEHOLD MORTGAGE AND SECURITY AGREEMENT

RSS UBSCM2018-C14-AL-MLB, LLC ("**Assignor**"), whose address is c/o Rialto Capital Advisors, LLC, 200 South Biscayne Boulevard, Suite 3550, Miami, Florida 33131, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby assigns, transfers, sets over and conveys to **Cygnus Bham, LLC** ("**Assignee**"), whose address is **3060 Peachtree Road NW, Suite 1080, Atlanta, Georgia 30305**, all Assignor's right, title and interest in and to the Leasehold Mortgage and Security Agreement ("**Security Instrument**") executed by Monarch at Lee Branch, a Delaware limited liability company in favor of Rialto Mortgage Finance, LLC recorded on October 18, 2018 as Instrument Number 2018018000370270 with the Office of the Judge of Probate, Shelby County, Alabama ("**Records**"), as assigned to RMF SUB 2, LLC pursuant to that certain Assignment of Mortgage, Security Agreement, and Assignment of Leases and Rents recorded on January 8, 2019 as Instrument Number 20190108000007720 in the Records, as further assigned to Rialto Mortgage Finance, LLC

pursuant to that certain Assignment of Mortgage, Security Agreement, and Assignment of Leases and Rents recorded on January 8, 2019 as Instrument Number 20190108000007750 in the Records, as further assigned to Wells Fargo Bank, National Association, as Trustee for the Benefit of the Registered Holders of UBS Commercial Mortgage Trust 2018-C14, Commercial Mortgage Pass-Through Certificates, Series 2018-C14 pursuant to that certain Assignment of Mortgage, Security Agreement, and Assignment of Leases and Rents recorded on January 8, 2019 as Instrument Number 20190108000007780 in the Records, as further assigned to RSS UBSCM2018-C14-AL-MLB, LLC pursuant to that certain Assignment of Mortgage, Security Agreement, and Assignment of Leases and Rents recorded on February 4, 2022 as Instrument Number 20220204000053250 in the Records, all as the same may have been assigned, amended, supplemented, restated or modified.

The Security Instrument relates to the real property described in the attached **Schedule A**.

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

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

The foregoing paragraph shall not impair Assignor's representations and warranties pursuant to Section 5.2 of the Agreement for Sale and Purchase of Loan dated December 19, 2022 between Assignor and Assignee.

[THE REMAINDER OF THIS PAGE WAS LEFT BLANK INTENTIONALLY]

Assignor has duly executed this Assignment on December 19, 2022, to be effective as of December 19, 2022.

SELLER:

RSS UBSCM2018-C14-AL MLB, LLC

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, its attorney-in-fact

By: [Signature]
Name: Niral Shah
Title: Managing Director

Signature: [Signature]
Print Name: Ryan Horowitz

Signature: [Signature]
Print Name: Jordan Friedman

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

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization this 19 day of December, 2022, by Niral Shah as authorized signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, on behalf of said company, as the authorized agent of RSS UBSCM2018-C14-AL MLB, LLC, on behalf of the company. Such person is ✓ personally known to me or has produced a Florida driver's license as identification.

My Commission Expires: March 3, 2026

[NOTARIAL SEAL]

[Signature]
Print Name: Manelkis Javier
NOTARY SEAL
Serial No., if any:



Manelkis Javier
Comm.: HH 235783
Expires: March 3, 2026
Notary Public - State of Florida

SCHEDULE A

LEGAL DESCRIPTION

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.

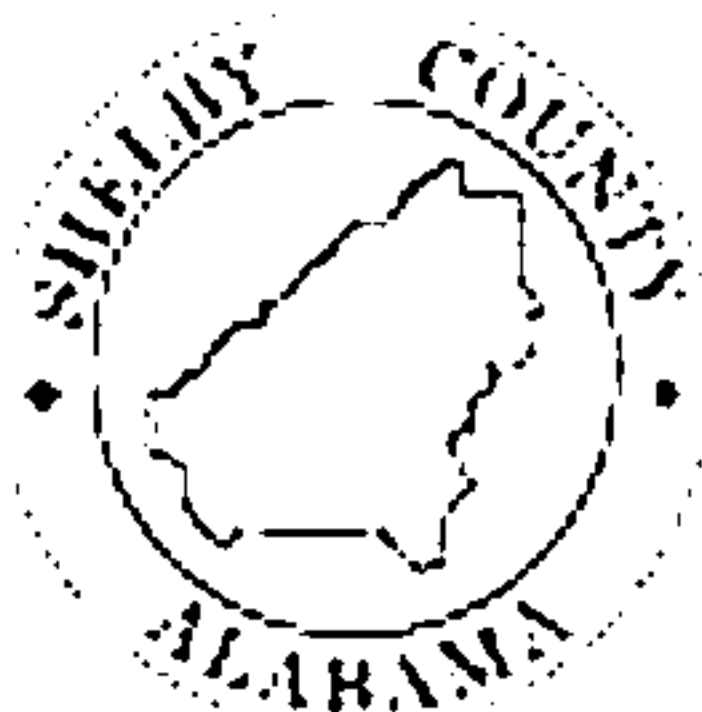
Declaration of Easement and Restrictions dated as of May 26, 2004 and recorded June 1, 2004 as Document Number 20040601000288850 made by AIG Baker East Village, LLC, as amended by Amendment No. 1 to Declaration of Easement and Restrictions was recorded June 24, 2004 as Document Number 20040624000345520 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.

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.

LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED
OF RECORD



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl