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**COLUMBIA BANK**, an Oregon State Chartered Bank,  
as successor-in-interest to **PACIFIC PREMIER BANK**  
(Assignor)

to

**LBC3 TRUST**, a Delaware statutory trust  
(Assignee)

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

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Dated: December 30, 2025  
Location: 64 Chelsea, Chelsea, Alabama 35043  
County: Shelby

DOCUMENT PREPARED BY:

Polsinelli  
900 West 48<sup>th</sup> Place, Suite 900  
Kansas City, Missouri 64112

AND WHEN RECORDED, RETURN TO:

LBC3 Trust  
106 Chestnut St E  
Stillwater, MN 55082  
Attention: Jessica Berglund

**ASSIGNMENT OF [MORTGAGE, ASSIGNMENT OF RENTS AND LEASES,  
SECURITY AGREEMENT AND FIXTURE FILING]**

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**(hereinafter the "Assignment")**

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **COLUMBIA BANK**, an Oregon State Chartered Bank, as successor-in-interest to **PACIFIC PREMIER BANK**, having an address at c/o Columbia Bank, 1111 Third Ave, Suite 2900, Seattle, Washington 98101 ("**Assignor**"), does hereby grant, bargain, sell, convey, assign, transfer and set over to **LBC3 TRUST**, a Delaware statutory trust, having an address at 106 Chestnut St E, Stillwater, MN 55082 (together with its successors and assigns, the "**Assignee**"), without recourse, all of the right, title and interest of Assignor in and to:

1. That certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing described on Schedule I attached hereto ("**Security Instrument**"), which is a lien on the property described on Exhibit A attached hereto;
2. The note(s) and/or other agreements evidencing the indebtedness and/or the obligation(s) secured by the Security Instrument; and
3. Any and all other documents and instruments evidencing, securing and/or relating to the indebtedness and/or obligations secured by the Security Instrument.

This Assignment is made without representation, recourse, warranty, or guaranty (express or implied) by Assignor.

[SIGNATURE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Assignor by its duly authorized officers has caused this Assignment to be duly executed, sealed, acknowledged and delivered.

Effective as of December 30, 2025.

ASSIGNOR:

COLUMBIA BANK,  
an Oregon State Chartered Bank, as successor-in-  
interest to Pacific Premier Bank

By: Robert Getch  
Name: Robert Getch  
Title: Vice President, Loan Syndication and  
Sales Officer

STATE OF WASHINGTON       )  
  :  
COUNTY OF KING            )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Getch, whose name as the Vice President of Loan Syndication and a Sales Officer of Columbia Bank, an Oregon State Chartered Bank, as successor-in-interest to Pacific Premier Bank, 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 said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2025.



Juanita Smith  
Notary Public

My Commission Expires: 2-28-26

**SCHEDULE I**

**Description of the Security Instrument**

Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated December 16, 2020, made by MALATESTA GROUP, LLC AND SONIC DRIVE IN OF CHELSEA, INC. for the benefit of PACIFIC PREMIER BANK, in the original principal amount of \$9,437,000, and recorded on December 30, 2020, as Document Number 20201230000601580, in the Probate Office of Shelby County, Alabama.

**EXHIBIT A**

**Legal Description**

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

Lot 2, according to the Amended Map of Chelsea Pointe, as recorded in Map Book 38, Page 146 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/06/2026 02:19:40 PM  
\$36.00 JOANN  
20260106000004230

*Allen S. Bayl*