

1001 North Shoreline Boulevard
Mountain View, CA 95051

Collateral Asset Summary – Loan No. 4

1001 North Shoreline Boulevard

Cut-off Date Balance:	\$64,450,000
Cut-off Date LTV:	37.7%
U/W NCF DSCR:	3.52x
U/W NOI Debt Yield:	12.4%

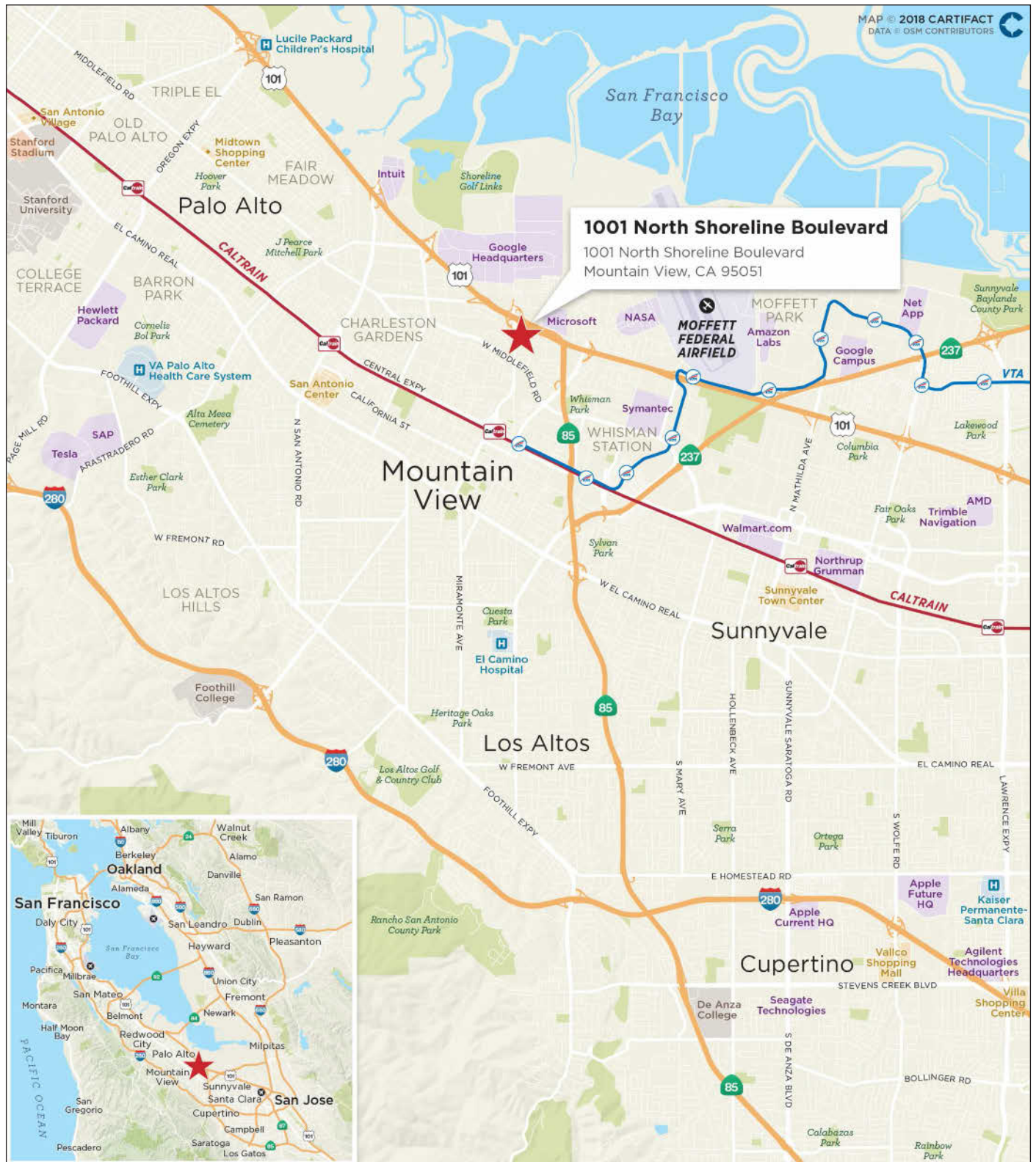


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Mortgage Loan Information

Loan Seller:	GACC
Loan Purpose:	Acquisition
Borrower Sponsor⁽¹⁾:	Lighthouse Real Estate Holdings LLC
Borrower:	LH Shoreline LP
Original Balance⁽²⁾:	\$64,450,000
Cut-off Date Balance⁽²⁾:	\$64,450,000
% by Initial UPB:	6.4%
Interest Rate⁽³⁾⁽⁴⁾:	3.464880%
Payment Date:	6 th of each month
First Payment Date:	May 6, 2018
Anticipated Repayment Date:	April 6, 2028
Final Maturity Date:	April 6, 2030
Amortization:	Interest Only, ARD
Additional Debt⁽²⁾:	\$46,050,000 B Note
Call Protection⁽⁵⁾:	L(25), D(88), O(7)
Lockbox / Cash Management:	Hard / Springing

Reserves⁽⁶⁾

	Initial	Monthly
Taxes:	\$0	Springing
Insurance:	\$0	Springing
Replacement:	\$0	Springing
TI/LC:	\$0	Springing
Outstanding TI:	\$5,726,059	NAP
Lease Sweep:	\$0	Springing

Financial Information

	Senior Note ⁽⁷⁾	Total Debt ⁽⁸⁾
Cut-off Date Balance / Sq. Ft.:	\$522	\$896
Balloon Balance / Sq. Ft.:	\$522	\$896
Cut-off Date LTV⁽⁹⁾:	37.7%	64.6%
Balloon LTV⁽⁹⁾:	37.7%	64.6%
Underwritten NOI DSCR:	3.52x	1.65x
Underwritten NCF DSCR:	3.52x	1.65x
Underwritten NOI Debt Yield:	12.4%	7.2%
Underwritten NCF Debt Yield:	12.4%	7.2%
Underwritten NOI Debt Yield at Balloon:	12.4%	7.2%
Underwritten NCF Debt Yield at Balloon:	12.4%	7.2%

(1) There is no nonrecourse carve-out guarantor or environmental indemnitor, other than the borrower, for the 1001 North Shoreline Whole Loan.

(2) The Original Balance and Cut-off Date Balance of \$64.45 million represents the senior non-controlling Note A, which together with the subordinate Note B, with an original principal balance of \$46.05 million, comprises the 1001 North Shoreline Whole Loan with an aggregate original principal balance of \$110.5 million. For additional information regarding the senior note and subordinate note, see "The Loan" herein.

(3) Interest Rate reflects the interest rate with respect to the Note A. The interest rate on the Note B is 5.5000%.

(4) From and after April 6, 2028, the 1001 North Shoreline Whole Loan will accrue interest at a fixed rate that is equal to the greater of (i) 6.8130% and (ii) the swap rate (based on the linear interpolation of mid-market swap yields with maturities most nearly approximating April 6, 2030) plus 3.9000%.

Property Information

Single Asset / Portfolio:	Single Asset
Property Type:	Suburban Office
Collateral:	Fee Simple
Location:	Mountain View, CA
Year Built / Renovated:	2017 / NAP
Total Sq. Ft.:	123,374
Property Management:	Self-managed
Underwritten NOI:	\$7,967,106
Underwritten NCF:	\$7,967,106
Appraised Value⁽⁹⁾:	\$171,000,000
Appraisal Date⁽⁹⁾:	April 1, 2018

Historical NOI⁽¹⁰⁾

Most Recent NOI:	NAP
2016 NOI:	NAP
2015 NOI:	NAP
2014 NOI:	NAP

Historical Occupancy⁽¹⁰⁾

Most Recent Occupancy⁽¹¹⁾:	100.0% (May 6, 2018)
2016 Occupancy:	NAP
2015 Occupancy:	NAP
2014 Occupancy:	NAP

(5) The borrower has the option to obtain the release of an approximately 5.64 acre parcel on which unimproved land and a parking lot are located. If at the time of such release, the loan to value ratio for the remaining property is greater than 65.0%, the borrower is required to prepay or, if after the defeasance lockout period, defease the loan by an amount that, when applied to the outstanding principal balance, would cause the loan to value ratio to be no greater than 65.0%. See "Partial Release" herein.

(6) See "Initial and Ongoing Reserves" herein.

(7) Senior Note DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the Note A only, which has an original principal balance of \$64.45 million.

(8) Total Debt DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the 1001 North Shoreline Whole Loan, which has an aggregate original principal balance of \$110.5 million, and which includes a \$46.05 million Note B.

(9) Represents the appraiser's "As Stabilized" Appraised Value, which assumes the contractual tenant improvement obligations of the borrower, per the Google lease, have been entirely paid. At loan origination, the borrower reserved approximately \$5.7 million, which amount represents the total cost for remaining outstanding tenant improvements. The "As-Is" Appraised Value is \$165.0 million, which represents a Cut-off Date LTV and Balloon LTV of 39.1% and 39.1%, respectively, based on the 1001 North Shoreline Senior Note. Based on the 1001 North Shoreline Whole Loan and the "As-Is" Appraised Value of \$165.0 million, the Cut-off Date LTV and Balloon LTV are 67.0% and 67.0%, respectively. The appraised value includes the value of a release parcel, which is permitted to be released as described under "Partial Release" below. In addition, the appraiser concluded a dark value of \$135.8 million, which provides a loan to dark value ratio of 81.4% based on the Total Debt and 47.5% based on the 1001 North Shoreline Senior Note.

(10) The 1001 North Shoreline Property was built in 2017. As such, historical occupancy and historical NOI are not available.

(11) The 1001 North Shoreline Property finished construction and was delivered to Google in late 2017. Google's lease has commenced with no outs and the tenant is in the process of completing tenant improvements, which are expected to be finished mid-2018. The rent commencement date was March 30, 2018.

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Tenant Summary⁽¹⁾

Tenant	Ratings (Fitch/Moody's/S&P) ⁽²⁾	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF	% of Total U/W Base Rent	Lease Expiration
Google LLC ⁽³⁾⁽⁴⁾	NAP / Aa2 / AA+	123,374	100.0%	\$60.00	100.0%	3/31/2030
Total / Wtd. Avg. Occupied		123,374	100.0%	\$60.00	100.0%	
Vacant		0	0.0%			
Total		123,374	100.0%			

(1) Based on the underwritten rent roll as of May 6, 2018.

(2) Certain ratings are those of the parent company, Alphabet Inc., which does not guaranty the Google lease at the 1001 North Shoreline Property.

(3) Google took possession of the building in late 2017 and is in the process of completing the tenant improvement build-out. Google has indicated a desired move-in date of June 15, 2018.

(4) Google has two seven-year extension options at fair market rent, with 13 months prior notice. Google does not have any early termination options.

Lease Rollover Schedule⁽¹⁾

Year	# of Leases Expiring	Total Expiring Sq. Ft.	% of Total Sq. Ft. Expiring	Cumulative Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annual U/W Base Rent PSF	% U/W Base Rent Rolling	Cumulative % of U/W Base Rent
MTM	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2018	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2019	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2020	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2021	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2022	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2023	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2024	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2025	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2026	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2027	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2028	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
Thereafter	1	123,374	100.0%	123,374	100.0%	\$60.00	100.0%	100.0%
Vacant	NAP	0	0.0%	123,374	100.0%	NAP	NAP	
Total / Wtd. Avg.	1	123,374	100.0%			\$60.00	100.0%	

(1) Based on the underwritten rent roll as of May 6, 2018.

The Loan. The 1001 North Shoreline Boulevard mortgage loan (the “1001 North Shoreline Loan”) is a fixed rate loan secured by the borrower’s fee simple interest in a 123,374 sq. ft. office building located in Mountain View, California (the “1001 North Shoreline Property”). The 1001 North Shoreline Loan is evidenced by the Note A with an original principal balance of \$64.45 million (the “1001 North Shoreline Senior Note”), which is part of a \$110.5 million whole loan that is evidenced by the 1001 North Shoreline Senior Loan and the subordinate Note B with an original principal balance of \$46.05 million (together, the “1001 North Shoreline Whole Loan”). Only the 1001 North Shoreline Senior Note will be included in the COMM 2018-COR3 mortgage trust.

The relationship between the holders of the 1001 North Shoreline Whole Loan is governed by a co-lender agreement as described under “Description of the Mortgage Pool–The Whole Loans–The Serviced AB Whole Loan” in the Prospectus.

Whole Loan Summary

Note	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
A	\$64,450,000	\$64,450,000	COMM 2018-COR3	No
B	\$46,050,000	\$46,050,000	DBNY (or its affiliate)	Yes ⁽¹⁾
Total	\$110,500,000	\$110,500,000		

(1) The related whole loan will be serviced pursuant to the COMM 2018-COR3 pooling and servicing agreement. However, so long as no “control appraisal period” (or similar term) has occurred and is continuing, the holder of Note B will be the controlling noteholder and will have the right to approve certain modifications and consent to certain actions taken with respect to the related whole loan. If a control appraisal period has occurred and is continuing, the holder of Note A will be the controlling noteholder, which rights may be exercised by the controlling class certificateholder (or its representative or any party assigned to exercise the rights of the controlling noteholder under the COMM 2018-COR3 pooling and servicing agreement).

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The 1001 North Shoreline Whole Loan has a 12-year term with an anticipated repayment date (“ARD”) in year 10, and is interest only for the entire term. The 1001 North Shoreline Senior Note accrues interest at a fixed rate equal to 3.464880% *per annum* through the ARD and has a Cut-off Date Balance of \$64.45 million. The 1001 North Shoreline Whole Loan is structured with an ARD of April 6, 2028, and a final maturity date of April 6, 2030. From and after the ARD, the 1001 North Shoreline Whole Loan accrues interest at a blended fixed rate equal to the greater of (i) 6.8130% and (ii) the swap rate (based on the linear interpolation of mid-market swap yields with maturities most nearly approximating April 6, 2030) plus 3.9000%.

The 1001 North Shoreline Whole Loan proceeds along with approximately \$68.1 million in borrower sponsor equity were used to (i) acquire the 1001 North Shoreline Property for approximately \$169.9 million, (ii) fund upfront reserves of approximately \$5.7 million (for which a seller credit was provided as an offset to the purchase price) and (iii) pay closing costs. Based on the aggregate “As Stabilized” appraised value of \$171.0 million as of April 1, 2018, the Cut-off Date LTV for the 1001 North Shoreline Senior Note is 37.7% and for the 1001 North Shoreline Whole Loan is 64.6%. In addition, the appraiser concluded a dark value of \$135.8 million which provides a loan to dark value ratio of 81.4% based on the 1001 North Shoreline Whole Loan and 47.5% based on the 1001 North Shoreline Senior Note.

The most recent prior financing of the 1001 North Shoreline Property was not included in a securitization.

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Whole Loan Amount	\$110,500,000	61.9%	Purchase Price ⁽¹⁾	\$169,946,278	95.1%
Borrower Sponsor Equity	\$68,112,865	38.1%	Reserves	\$5,726,059	3.2%
			Closing Costs	\$2,940,528	1.6%
Total Sources	\$178,612,865	100.0%	Total Uses	\$178,612,865	100.0%

(1) At loan closing, the seller credited the approximately \$5.7 million in remaining tenant improvements to the borrower, which amount was held back in an upfront outstanding tenant improvement reserve, resulting in a net purchase price of \$164,220,219.

The Borrower / Borrower Sponsor. The borrower, LH Shoreline LP, is a single purpose Delaware limited partnership structured to be bankruptcy-remote with two independent directors in its organizational structure. The sponsor of the borrower is Lighthouse Real Estate Holdings LLC. There is no separate nonrecourse carve-out guarantor, and the borrower is the sole party to the environmental indemnity.

Lighthouse Real Estate Holdings LLC is ultimately owned by a prominent Asian industrial family. The borrower sponsor is being advised by Stockbridge Capital, a real estate investment management firm that has approximately \$11.3 billion of assets under management, as of December 31, 2017, spanning major real estate types throughout the United States.

The Property. The 1001 North Shoreline Property is a newly constructed Class A four-story building located one mile north of downtown Mountain View, California. The 1001 North Shoreline Property is 100.0% leased to Google through March 2030. Google’s global headquarters, the approximately 1.0 million sq. ft. Googleplex, is located approximately 1 mile from the 1001 North Shoreline Property. The 1001 North Shoreline Property is expected to house a substantial portion of Google’s worldwide legal team. Improvements were completed in 2017 and feature 30,000 sq. ft. floor plates with energy efficient heating, cooling and lighting systems. Amenities include floor to ceiling windows with panoramic views of Silicon Valley, balconies, outdoor basketball courts, volleyball courts and sitting areas. In addition, Google has the option to build out a cafeteria and fitness center. The 1001 North Shoreline Property has 371 surface parking spaces for a ratio of 3.0 spaces per 1,000 sq. ft. Under the Google lease, the borrower is required to provide 371 parking spaces to Google at no cost to the tenant.

Direct access from the 1001 North Shoreline Property to the Googleplex headquarters is provided via an all-day shuttle that runs multiple times per hour, as well as a walking and biking path. Additionally, the 1001 North Shoreline Property is also located one mile from the Mountain View CalTrain station. The CalTrain provides access from San Jose to the south, through Mountain View, Palo Alto and Redwood City to downtown San Francisco. The Mountain View station is one of four stations in Silicon Valley that is serviced by the “Baby Bullet”, a high-speed train that stops at only four locations south of San Francisco and thus provides faster commuting times for employees traveling from the San Francisco area.

Google executed its lease at the end of 2015 and took possession of the building in late 2017. Google is still in the process of carrying out the tenant improvement build-out, and has indicated an expected move in date of June 15, 2018. The tenant improvement build-out began in late November 2017, and the remaining work consists of finishing floors and walls, installing fixtures and making other upgrades to the interior of the building. At closing, approximately \$5.7 million was deposited into an outstanding tenant improvement reserve, which represents the remaining tenant improvement allowance owed to Google per their lease.

The 1001 North Shoreline Property contains approximately 5.64 acres of unentitled land (which includes the parking lot and unimproved land), and the borrower sponsor has represented that they will likely pursue entitlements and a subdivision of the 1001 North Shoreline Property to allow for the development of multifamily buildings (consisting of rental and/or condominium units) on such land. The Loan Agreement allows for a free release of this land from the lien of the 1001 North Shoreline Whole Loan so long as certain conditions are met (see the “Partial Release” section herein).

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Major Tenant.

Google LLC (123,374 sq. ft.; 100.0% of NRA; 100.0% of U/W Base Rent, Aa2/AA+ by Moody's/S&P) Google LLC ("Google") is a global technology company. Google's web search website is highly trafficked and its brand is widely known. The company provides its products and services, such as Search, Maps, Ads, Gmail, Android, Chrome and YouTube, in approximately 100 languages and in 50 countries, regions and territories.

On October 2, 2015, Google announced plans to create a new public holding company, Alphabet Inc. ("Alphabet"). Alphabet is now the second largest publicly traded company (NASDAQ: GOOG) in the world as measured by market capitalization and is rated Aa2 and AA+ by Moody's and S&P, respectively. Under the new operating structure, its main Google business will include Search, Maps, Ads, Apps, YouTube and Android and the related technical infrastructure. Google represents over 99.0% of Alphabet's total revenues. Google's revenues come from advertising, sales of digital content products, hardware sales and licensing.

Google has two seven-year extension options at fair market value, with 13 months prior notice. Google does not have any early termination options.

Environmental Matters. The Phase I environmental report dated December 15, 2017 identified two controlled recognized environmental conditions related to volatile organic compounds in soil gas and groundwater, and the prior use of a neutralization sump at the 1001 North Shoreline Property. At loan origination, the borrower purchased an environmental policy through March 15, 2028, with a four-year policy tail period (which has been paid for in full for the full term, including tail period). See "*Description of the Mortgage Pool—Environmental Considerations*" in the Prospectus.

The Market. The 1001 North Shoreline Property is located in Mountain View, California, within Silicon Valley. Silicon Valley encompasses 1,740 square miles of land and is comprised of San Mateo County and Santa Clara County, with professional and business services accounting for 21.8% of employment. Silicon Valley is home to 12 Fortune 500 corporations, including Apple Inc., Hewlett-Packard Company, Google/Alphabet, Intel Corporation, Cisco Systems, Oracle Corporation, Synnex, Applied Materials, eBay, Symantec, Sanmina-SCI Corporation and NetApp. Google, Inc. is Silicon Valley's largest private employer. The Greater Silicon Valley office market, totaling 115.3 million sq. ft., encompasses both the Silicon Valley and San Francisco Peninsula markets. The majority of the office space, 80.9 million sq. ft. (70.2%), is located in the Silicon Valley office market. As of the third quarter 2017, the overall vacancy rate in Greater Silicon Valley was 11.8%, up from 11.2% in the prior quarter. Employment growth in Silicon Valley over the last decade exceeded growth in the United States. Silicon Valley's annual average employment growth was 3.8% between 2012 and 2016, the most in a decade. The unemployment rate of 3.6% as of March 2017 for the San Jose-Sunnyvale-Santa Clara metropolitan statistical area was down slightly from 4.1% a year prior to that, and below California's unemployment rate of 5.1% and the U.S. unemployment rate of 4.6%. According to the appraisal, Silicon Valley has an average household income of \$140,432.

Approximately 5.5 million sq. ft. of new office space was completed in the third quarter of 2017 in Greater Silicon Valley (approximately 4.9 million sq. ft. in Silicon Valley and 588,000 sq. ft. along the Peninsula). In Silicon Valley, new product under construction stands at approximately 2.6 million sq. ft., with 666,000 sq. ft. of that build-to-suit space and 2.0 million sq. ft. of speculative space. After several years of construction, the Apple Park was delivered in the Cupertino submarket in the second quarter of 2017. The primary building is 2.8 million sq. ft. and there are several associated new research and development buildings on the campus, bringing the total size to 3.4 million sq. ft.

Mountain View encompasses approximately 12 square miles and is home to approximately 73,000 people. The city is situated between the Santa Cruz Mountains and San Francisco Bay, 10 miles north of San Jose and 35 miles south of San Francisco. Mountain View is bordered by Palo Alto, Los Altos and Sunnyvale. According to a third party market research report, as of the fourth quarter of 2017, the Mountain View submarket has approximately 8.7 million sq. ft. of Class A office space, with an overall vacancy of 5.5% and average rents of \$72.00 PSF NNN. Rents in Mountain View have increased since 2011 in large part due to the growth of Google and other blue-chip technology firms such as LinkedIn and Tesla. Additionally, Mountain View is in proximity to nearby universities such as Stanford University, Santa Clara University and San Jose State University.

According to a third party market research report, the 1001 North Shoreline Property is located in the Shoreline Corridor South submarket, which has approximately 346,929 sq. ft. of office space as of year-end 2017. Historical vacancy in the submarket has ranged between 0.3% and 9.6% from 2008 to 2016, but the delivery of 111,443 sq. ft. of Class A office space in 2017 generated an approximately 47.3% increase in inventory, and caused the vacancy rate to increase to approximately 35.9%. Additionally, the 1001 North Shoreline Property is located on the border of the Shoreline Corridor North submarket, which includes the Google headquarters building. As of year-end 2017, the Shoreline Corridor North submarket has approximately 2.6 million sq. ft. of office space with approximately half owned or leased by Google. According to a third party research report, the Shoreline Corridor North submarket has had 0.0% vacancy since 2011.

The appraiser identified five comparable office leases ranging in size from 21,084 sq. ft. to 220,156 sq. ft. All are located in buildings similar in class and located in the same market as the 1001 North Shoreline Property. The comparable leases have terms ranging from five to 15 years, with an average rental rate of \$65.56 PSF. Based on the existing lease and the comparable analysis, the appraiser

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concluded to a market rent of \$69.00 PSF for the 1001 North Shoreline Property. The current rent of \$60.00 PSF is approximately 13.0% below the appraiser's concluded market rent. The following table represents comparable market leases:

Comparable Office Leases ⁽¹⁾						
Property Name	City, State	Tenant Name	Lease Start Date	GLA (sq. ft.)	Lease Term (years)	Initial Rent PSF
1001 North Shoreline Property ⁽²⁾	Mountain View, CA	Google LLC	Mar-2018	123,374	12.0	\$60.00
2850 Delaware Street	San Mateo, CA	Guidewire	Jan-2018	189,000	10.4	\$60.60
2000 University Avenue	East Palo Alto, CA	DLA Piper	Sept-2017	118,821	5.0	\$85.20
2535 Augustine Drive	Santa Clara, CA	Hitachi	Dec-2017	220,156	10.1	\$42.20
100 Independence Drive	Menlo Park, CA	Facebook	Aug-2017	205,222	15.0	\$72.00
2440 El Camino Real	Mountain View, CA	GetGo Inc.	May-2017	21,084	6.0	\$67.80

(1) Source: Appraisal.

(2) Based on the underwritten rent roll as of May 6, 2018.

The appraiser identified five comparable office sales for the 1001 North Shoreline Property. The appraiser did not include a vacancy and collection loss for the 1001 North Shoreline Property and analyzed the comparable sales with no vacancy applied. The following table represents the comparable sales identified by the appraiser:

Office Building Sales Comparables ⁽¹⁾					
Property Name	City, State	Rentable Area (Sq. Ft.)	Sale Date	Sale Price	Price PSF
1001 North Shoreline Property	Mountain View, CA	123,374	Mar-2018	\$171,000,000 ⁽²⁾	\$1,386
385 Sherman Avenue	Palo Alto, CA	67,974	Jan-2018	\$138,000,000	\$2,030
1450 Page Mill Road	Palo Alto, CA	77,814	Jun-2017	\$85,300,000	\$1,096
275 Middlefield Road	Menlo Park, CA	145,600	Nov-2016	\$175,250,000	\$1,204
100 View Street	Mountain View, CA	42,876	Apr-2016	\$55,000,000	\$1,283
100-150-200 West Evelyn Avenue	Mountain View, CA	114,809	Nov-2015	\$148,500,000	\$1,293

(1) Source: Appraisal.

(2) Based on the "As Stabilized" Appraised Value. The actual sale price was \$169,946,278 (\$1,377 PSF), and actual sale price net of an approximately \$5.7 million credit provided by the seller for a tenant improvement allowance was \$164,220,219 (\$1,331 PSF).

Cash Flow Analysis.

Cash Flow Analysis ⁽¹⁾		
	U/W	U/W PSF
Base Rent	\$7,402,440	\$60.00
Credit Tenant Step Rents ⁽²⁾	1,338,210	10.85
Value of Vacant Space	0	0.00
Gross Potential Rent	\$8,740,650	\$70.85
Total Recoveries	2,463,728	19.97
Other Income	0	0.00
Less: Vacancy ⁽³⁾	(560,219)	(4.54)
Effective Gross Income	\$10,644,159	\$86.28
Total Variable Expenses	615,423	4.99
Total Fixed Expenses	2,061,630	16.71
Net Operating Income	\$7,967,106	\$64.58
TI/LC	0	0.00
Capital Expenditures	0	0.00
Net Cash Flow	\$7,967,106	\$64.58

(1) The 1001 North Shoreline Property was built in 2017. As such, historical occupancy and historical NOI are not available

(2) Credit Tenant Step Rents are the straight line average of contractual rent steps for Google through the term of the 1001 North Shoreline Whole Loan.

(3) U/W Vacancy is underwritten to 5.0%, which is greater than the stabilized vacancy conclusion per the appraisal (0.0%). The 1001 North Shoreline Property is 100.0% leased by Google.

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Property Management. The 1001 North Shoreline Property is self-managed by Google.

Lockbox / Cash Management. The 1001 North Shoreline Whole Loan is structured with a hard lockbox with springing cash management. All rents are required to be directly deposited by the tenants of the 1001 North Shoreline Property into a clearing account controlled by the lender. So long as no Trigger Event (as defined below) has occurred and is then continuing, all sums deposited into the clearing account will be transferred into the borrower's operating account on a daily basis. Following the occurrence of a Trigger Event and while such Trigger Event is then continuing, all sums in the clearing account are required to be transferred on a daily basis to an account controlled by the lender, at a financial institution selected by the lender, to be applied to payments as directed by the 1001 North Shoreline Whole Loan documents. During the continuance of a Trigger Event, all excess funds are required to be swept (i) if a Lease Sweep Period (as defined below) is continuing, into a lease sweep reserve and (ii) in the case of any other Trigger Event, into an account to be held as additional collateral for the 1001 North Shoreline Whole Loan during such Trigger Event.

A "Trigger Event" will commence upon the occurrence of (i) an event of default, (ii) a Low Debt Service Period (as defined below), (iii) a Lease Sweep Period (as defined below) or (iv) the anticipated repayment date, and will end upon (a) with respect to clause (i), the date on which such event of default is cured and such cure is accepted by the lender, (b) with respect to clause (ii), the date on which the Low Debt Service Period has ended, (c) with respect to clause (iii) such Lease Sweep Period has ended and (d) with respect to clause (iv) the date on which the 1001 North Shoreline Whole Loan is paid in full.

A "Low Debt Service Period" (i) will commence if, as of the last day of each calendar quarter, the actual debt service coverage ratio on the 1001 North Shoreline Whole Loan falls below 1.40x, and (ii) will end when the actual debt service coverage ratio is at least 1.45x for two consecutive calendar quarters, provided that for so long that the 1001 North Shoreline Property is leased entirely to a single tenant and such tenant (or its parent entity) maintains an investment grade rating ("BBB-" or equivalent) from at least two of Fitch, Inc., Moody's Investors Service, Inc. and Standard & Poor's Ratings Group, a division of the McGraw-Hill Companies (an "Investment Grade Entity"), the debt service coverage ratio will not be tested and a Low Debt Service Period will in no event commence.

A "Lease Sweep Period" will commence (a) upon the first monthly payment date (provided such monthly payment date is prior to the ARD) following any of the following: (i) March 31, 2029 with respect to the Google Lease, or the date that is 12 months prior to the expiration of a Lease Sweep Lease (as defined below) or (ii) upon the date required under the Lease Sweep Lease by which the tenant under such Lease Sweep Lease is required to give notice of its exercise of a renewal option thereunder (and such renewal has not been so exercised); (b) upon the early termination, early cancellation or early surrender of a Lease Sweep Lease (or a notice from the tenant under such Lease Sweep Lease that it will be terminating its lease), (c) solely during a period when the tenant under such Lease Sweep Lease (or its parent company) is not an Investment Grade Entity, if the tenant has ceased operating its business or goes dark at substantially all of its space at the 1001 North Shoreline Property, (d) upon a bankruptcy or insolvency or similar proceeding or action of a tenant under a Lease Sweep Lease or its parent, or (e) upon the date that the tenant under a Lease Sweep Lease (or its parent company) is not an Investment Grade Entity.

A Lease Sweep Period will end upon the earliest to occur of: (i) in the case of clauses (a), (b) or (c) above, all or a portion of the 1001 North Shoreline Property has been re-tenanted pursuant to one or more qualified leases such that the debt service coverage ratio exceeds 1.40x at such time and, in lender's reasonable judgment, sufficient funds have been accumulated in a lease sweep reserve to cover all anticipated tenant improvement and leasing commissions and free and/or abated rent in connection therewith (and any operating shortfalls relating to the delay in the commencement of full rent payments), or (ii) in the case of clause (a) above, the applicable Lease Sweep Lease has been renewed pursuant to its terms and, in the lender's reasonable judgment, sufficient funds have been accumulated in a lease sweep reserve to cover all anticipated tenant improvement and leasing commissions and free and/or abated rent in connection therewith, or (iii) in the case of clause (b) above, such termination option is not validly exercised or is waived in writing by the tenant, (iv) in the case of clause (c) or (e) above, the tenant under the Lease Sweep Lease (or its parent) has its rating restored to at least BBB- by the relevant rating agencies or (iv) in the case of clause (d) above, either (X) the applicable Lease Sweep Lease bankruptcy, insolvency or similar proceeding has terminated and the applicable Lease Sweep Lease has been affirmed, assumed or assigned in a manner reasonably satisfactory to the lender or (Y) the applicable Lease Sweep Lease has been assumed and assigned to a third party in a manner reasonably satisfactory to the lender or (v) in the case of any of clauses (a) through (e) above, an amount equal to \$50.00 PSF of the applicable Lease Sweep Lease space has been funded into a lease sweep reserve (or such greater amount as determined by lender if any new leases require tenant improvements, free rent, or other leasing expenses in excess of \$50.00 PSF).

A "Lease Sweep Lease" means either the Google lease or any replacement lease or leases to any one tenant or group of affiliated tenants covering at least 60,000 sq. ft. of space currently demised under such Google lease.

Initial Reserves. At loan origination, the borrower deposited \$5,726,059 into an outstanding tenant improvement reserve to be used for the remaining tenant improvement work on the Google space.

Ongoing Reserves. The borrower's requirement to make monthly deposits equal to 1/12 of estimated annual taxes into a real estate tax reserve is waived so long as (i) there is no event of default, (ii) the Lease Sweep Lease remains in full force and effect, (iii) the tenant under the Lease Sweep Lease (or its parent company) remains an Investment Grade Entity and (iv) the borrower provides evidence (at lender's request) that all taxes are paid on time.

1001 North Shoreline Boulevard
Mountain View, CA 95051

Collateral Asset Summary – Loan No. 4

1001 North Shoreline Boulevard

Cut-off Date Balance:	\$64,450,000
Cut-off Date LTV:	37.7%
U/W NCF DSCR:	3.52x
U/W NOI Debt Yield:	12.4%

The borrower's requirement to make monthly deposits equal to 1/12 of estimated annual insurance premiums into an insurance premiums reserve is waived so long as (i) there is no event of default, (ii) the Lease Sweep Lease remains in full force and effect, (iii) the tenant under the Lease Sweep Lease (or its parent company) remains an Investment Grade Entity, and (iv) the borrower provides evidence (at lender's request) that all insurance premiums are paid on time.

The borrower's requirement to make monthly deposits equal to \$2,570.29 (subject to a reserve cap of \$61,687) into a replacement reserve is waived so long as (i) there is no event of default, (ii) the Lease Sweep Lease remains in full force and effect and (iii) the tenant under the Lease Sweep Lease (or its parent company) remains an Investment Grade Entity.

The borrower's requirement to make monthly deposits equal to \$35,521.04 (subject to a reserve cap of \$852,505) into a tenant improvement and leasing commissions reserve is waived so long as (i) there is no event of default, (ii) the Lease Sweep Lease remains in full force and effect and (iii) the tenant under the Lease Sweep Lease (or its parent company) remains an Investment Grade Entity.

Current Mezzanine or Subordinate Indebtedness. The 1001 North Shoreline Whole Loan includes a subordinate Note B with an original principal balance of \$46,050,000. Note B is interest only through the term of the 1001 North Shoreline Whole Loan and carries an initial interest rate of 5.5000% *per annum*. The holders of the 1001 North Shoreline Senior Note and the Note B entered into a co-lender agreement that provides for the holder of the Note B to have consent rights, cure rights and the right to purchase the 1001 North Shoreline Senior Note if defaulted. The Note B was originated by Deutsche Bank AG, acting through its New York Branch, and is expected to be sold to a third party purchaser.

Future Mezzanine or Subordinate Indebtedness Permitted. None.

Partial Release. At any time, the borrower may obtain the release of an approximately 5.64 acre parcel at the 1001 North Shoreline Property that is comprised of a parking lot and unimproved land (the "Release Parcel"); provided, among other things, (i) no event of default has occurred and is continuing, (ii) the loan to value ratio for the 1001 North Shoreline Whole Loan based on the remaining 1001 North Shoreline Property is no greater than 65.0%; provided that in the event the loan to value ratio is greater than 65.0%, the borrower is required to either (1) prepay the loan by an amount that, when applied to the outstanding principal balance, would cause the loan to value ratio to be no greater than 65.0%, together with a yield maintenance premium or (2) if the release occurs after the expiration of the defeasance lockout period, the borrower may partially defease the loan in an amount that, when applied to the outstanding principal balance, would cause the loan to value ratio to be no greater than 65.0%, (iii) the Release Parcel is legally subdivided from the remaining 1001 North Shoreline Property, (iv) the borrower enters into a reciprocal easement agreement, subject to the lender's reasonable approval, which allows access from the remaining 1001 North Shoreline Property to the Release Parcel with a parking area for Google on the Release Parcel that satisfies the Google lease requirement and all legal and zoning requirements, (v) evidence that the release does not violate the Google lease and (vi) an anti-poaching agreement must be put in place between the remaining 1001 North Shoreline Property and the Release Parcel prohibiting the transferee of the Release Parcel from soliciting Google to relocate from the remaining 1001 North Shoreline Property to any newly constructed buildings on the Release Parcel; however, this anti-poaching agreement will not prohibit Google from having an unsolicited right of first offer to lease any commercial office space, which is an option under Google's lease. The Release Parcel was assigned a value of \$10,600,000 in the appraisal obtained in connection with origination of the 1001 North Shoreline Whole Loan. Such appraised value was based on numerous assumptions, including a deduction of (i) costs for constructing a parking garage on the Release Parcel to provide the parking spaces under the lease requirement and (ii) costs of obtaining a zoning entitlement and utilities for multifamily development.