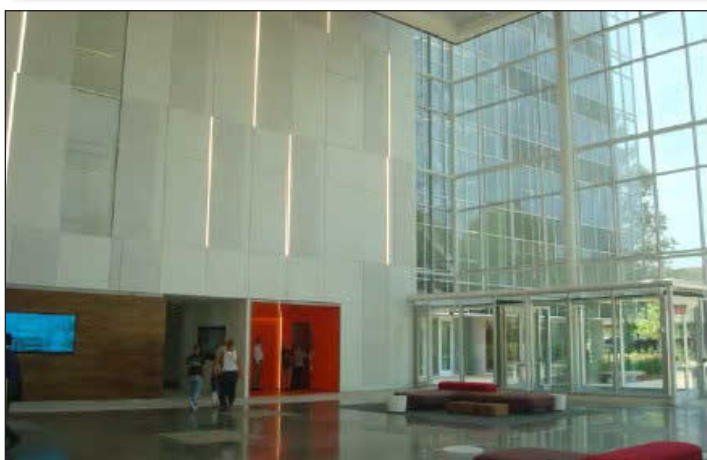


2900 & 2950 Westside Parkway
Alpharetta, GA 30004

Collateral Asset Summary – Loan No. 2
Fiserv at 2900 Westside

Cut-off Date Balance:	\$65,000,000
Cut-off Date LTV:	67.1%
U/W NCF DSCR:	1.52x
U/W NOI Debt Yield:	9.5%



2900 & 2950 Westside Parkway
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Collateral Asset Summary – Loan No. 2
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Cut-off Date Balance: \$65,000,000
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U/W NOI Debt Yield: 9.5%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Acquisition
Sponsor: LCN North American Fund II REIT
Borrower: LCN FIS Alpharetta (GA) LLC
Original Balance: \$65,000,000
Cut-off Date Balance: \$65,000,000
% by Initial UPB: 9.2%
Interest Rate: 4.0100%
Payment Date: 6th of each month
First Payment Date: September 6, 2016
Maturity Date: August 6, 2026
Amortization: Interest only for first 36 months; 360 months thereafter
Additional Debt⁽¹⁾: Subordinate Debt
Call Protection: L(24), D(91), O(5)
Lockbox / Cash Management: Hard / In-Place

Reserves⁽²⁾

	Initial	Monthly
Taxes:	\$0	Springing
Insurance:	\$0	Springing
Replacement:	\$0	Springing
TI/LC:	\$0	Springing
Lease Sweep:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$173
Balloon Balance / Sq. Ft.:	\$149
Cut-off Date LTV:	67.1%
Balloon LTV:	58.1%
Underwritten NOI DSCR⁽³⁾:	1.66x
Underwritten NCF DSCR⁽³⁾:	1.52x
Underwritten NOI Debt Yield:	9.5%
Underwritten NCF Debt Yield:	8.7%
Underwritten NOI Debt Yield at Balloon:	11.0%
Underwritten NCF Debt Yield at Balloon:	10.1%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Suburban Office
Collateral: Fee Simple⁽⁴⁾
Location: Alpharetta, GA
Year Built / Renovated: 2001 / 2015
Total Sq. Ft.: 376,351
Property Management: Self-managed
Underwritten NOI: \$6,203,445
Underwritten NCF: \$5,684,826
Appraised Value: \$96,800,000
Appraisal Date: June 27, 2016

Historical NOI⁽⁵⁾

Most Recent NOI:	NAV
2015 NOI:	NAV
2014 NOI:	NAV
2013 NOI:	NAV

Historical Occupancy

Most Recent Occupancy:	100.0% (August 6, 2016)
2015 Occupancy:	100.0% (December 31, 2015)
2014 Occupancy⁽⁶⁾:	NAP
2013 Occupancy⁽⁶⁾:	NAP

(1) See "Current Mezzanine or Subordinate Indebtedness" herein.

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

(3) Based on the amortizing debt service payments. Based on the current interest only payments, the Underwritten NOI DSCR and Underwritten NCF DSCR are 2.35x and 2.15x, respectively.

(4) The borrower's fee simple interest in the Fiserv at 2900 Westside Property was temporarily transferred to the local development authority in exchange for the related ground lease interest. See "Tax Abatement Structure" herein.

(5) Historical NOI is unavailable as the Fiserv at 2900 Westside Property was recently acquired and the previous owner did not provide historical financials.

(6) The former sole tenant at the Fiserv at 2900 Westside Property vacated in 2013. The sponsor subsequently leased the entirety of the Fiserv at 2900 Westside Property to Fiserv Solutions, Inc. ("Fiserv") pursuant to a lease that commenced on July 1, 2015.

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U/W NOI Debt Yield: 9.5%

Tenant Summary

Tenant	Ratings (Fitch/Moody's/S&P) ⁽¹⁾	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF	% of Total U/W Base Rent	Lease Expiration
Fiserv ⁽²⁾	NR/Baa2/BBB	376,351	100.0%	\$16.10	100.0%	12/31/2027
Total Occupied Collateral		376,351	100.0%	\$16.10	100.0%	
Vacant		0	0.0%			
Total		376,351	100.0%			

(1) Credit ratings represent Fiserv Inc., the parent company of Fiserv. Fiserv, Inc. guarantees the lease of Fiserv.

(2) Fiserv has three, five-year extension options upon 12 months written notice at 95.0% of fair market value. Fiserv also has two contraction options which can be executed upon 12 months written notice. The contraction options are described in the "Tenant" section below.

Lease Rollover Schedule⁽¹⁾⁽²⁾

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%
2016	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2017	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 ⁽²⁾	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 ⁽²⁾	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	1	376,351	100.0%	376,351	100.0%	\$16.10	100.0%	100.0%
Thereafter	0	0	0.0%	376,351	100.0%	\$0.00	0.0%	100.0%
Vacant	NAP	0	0.0%	376,351	100.0%	NAP	NAP	
Total / Wtd. Avg.	1	376,351	100.0%			\$16.10	100.0%	

(1) Based on Avg. the August 6, 2016 rent roll.

(2) Fiserv has two contraction options which allow the tenant to contract its space in December 31, 2020 and December 31, 2022. The contraction options are further described in the "Tenant" section below and are not considered in the lease rollover schedule.

The Loan. The Fiserv at 2900 Westside loan (the "Fiserv at 2900 Westside Loan") is a fixed rate loan secured by the borrower's fee interest (which has been temporarily transferred to the local development authority in exchange for the related leasehold interest, as described below under "Tax Abatement Structure" herein) in two, six-story, Class A office buildings totaling 376,351 sq. ft. located at 2900 & 2950 Westside Parkway in Alpharetta, Georgia (the "Fiserv at 2900 Westside Property") with an original principal balance of \$65.0 million. The Fiserv at 2900 Westside Property has a 10-year term and amortizes on a 30-year schedule after an initial 36-month interest only period. The Fiserv at 2900 Westside Loan accrues interest at a fixed rate equal to 4.0100% and has a cut-off date balance of \$65.0 million. Loan proceeds, along with approximately \$27.6 million in equity from the borrower, were used to acquire the Fiserv at 2900 Westside Property for \$92.2 million and pay closing costs of approximately \$0.4 million. Based on the appraised value of \$96.8 million as of June 27, 2016, the cut-off date LTV is 67.1%. The most recent prior financing of the Fiserv at 2900 Westside Property was not included in a securitization.

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Loan Amount	\$65,000,000	70.2%	Purchase Price	\$92,200,000	99.5%
Sponsor Equity	\$27,634,302	29.8%	Closing Costs	\$434,302	0.5%
Total Sources	\$92,634,302	100.0%	Total Uses	\$92,634,302	100.0%

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Cut-off Date LTV:	67.1%
U/W NCF DSCR:	1.52x
U/W NOI Debt Yield:	9.5%

The Borrower / Sponsor. The borrower, LCN FIS Alpharetta (GA) LLC, is a single purpose Delaware limited liability company structured to be bankruptcy-remote, with two independent directors in its organizational structure. The sponsor of the borrower and the nonrecourse carve-out guarantor is LCN North American Fund II REIT.

LCN North American Fund II REIT is a real estate investment fund managed by LCN Capital Partners, a private equity firm that invests in corporate real estate across several industry sectors in North America and Europe. LCN Capital Partners' senior management team has experience in corporate and real estate finance, having held senior leadership roles in investment banking, capital markets, asset management, and commercial real estate. Co-founder Edward V. LaPuma created and led W.P. Carey's international businesses during his over 15-year tenure, working in the sale leaseback market in Europe as well as serving as president of two successful REITs valued at over \$2.0 billion and \$700.0 million each. Co-founder Bryan York Colwell is a 17-year veteran of Goldman Sachs Investment Banking and M&A division. Bryan York Colwell also served as a global group head at ABN Amro Bank, and also has experience in business creation and restructuring as a private investor.

The Property. The Fiserv at 2900 Westside Property consists of two, six-story Class A office buildings connected by a 17,773 sq. ft. lobby positioned on a 22.9-acre parcel in Alpharetta, Georgia, approximately 28 miles north of the Atlanta, Georgia central business district. The Fiserv at 2900 Westside Property features amenities including a fitness center, cafeteria, covered parking, The Cube, which is a specialty showcase and training center, wi-fi internet access across the entire campus and a newly developed lobby that connects the two buildings. Parking is provided via 1,305 surface parking spaces and 681 garage parking stalls for a total of 1,986 parking spaces, which equates to a ratio of 5.3 spaces per 1,000 sq. ft. of NRA. In addition, the Fiserv at 2900 Westside Property includes 24 parking spaces for electric vehicles.

The Fiserv at 2900 Westside Property was developed in 2001 as a build-to-suit for Nortel Networks, which occupied the entire building. Nortel Networks vacated the Fiserv at 2900 Westside Property in 2006 and the building was subsequently leased to AT&T who remained the sole tenant for seven years until 2013. After AT&T vacated in 2013, the previous lender foreclosed on the previous owner and sold the property to M&J Wilkow for \$20.1 million (\$53.41 PSF) in February 2013. After acquisition, M&J Wilkow leased the entire space to Fiserv, which lease commenced on July 1, 2015. After leasing the space, Fiserv and M&J Wilkow invested approximately \$92.9 million (\$246.75 PSF) in capital improvements at the Fiserv at 2900 Westside Property. Of the \$92.9 million in capital improvements, Fiserv invested approximately \$56.0 million (\$148.80 PSF) and M&J Wilkow invested the remaining approximately \$36.9 million (\$97.95 PSF). Notable renovations included updating the Fiserv at 2900 Westside Property's technological systems and infrastructure, building systems upgrades, installation of energy-efficient improvements including solar panels, building a 681-stall parking garage and building The Cube, a showcase and training center and a lobby that connects the two office buildings. The Cube is a two-story center with floor-to-ceiling glass, touch-screen walls, presentation equipment, and its own elevator for training and showcasing purposes. Fiserv uses The Cube for hands-on software training and interaction with clients.

The Fiserv at 2900 Westside Property serves as the primary corporate campus for Fiserv outside of its headquarters in Brookfield, Wisconsin. Fiserv operates 11 of its 14 business segments on-site and consolidated six separate locations around the Atlanta area into the Fiserv at 2900 Westside Property. Fiserv also relocated nearly 2,000 employees from nearby offices to the Fiserv at 2900 Westside Property. Fiserv uses the atrium to conduct software training with large clients and holds its annual shareholder meeting in The Cube space.

Environmental Matters. The Phase I environmental report dated June 27, 2016 recommended no further action at the Fiserv at 2900 Westside Property.

Tenant.

Fiserv Solutions Inc. (376,351 sq. ft., 100.0% of NRA, 100.0% of U/W Base Rent, rated Baa2/BBB by Moody's/S&P) Fiserv (NASDAQ:FISV) is a provider of technology solutions to financial corporations, including banks, credit unions, securities processing organizations and insurance companies, among others. Fiserv is a Fortune 500 company and was honored as a Fortune magazine's "World's Most Admired Company" and as one of Forbes magazine's America's Best Employers in 2015. Fiserv has more than 13,000 clients and approximately 22,000 associates worldwide across 120 offices in 115 cities. Fiserv reported revenue of approximately \$5.3 billion in 2015 and a net income of approximately \$712.0 million.

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U/W NOI Debt Yield:	9.5%

Fiserv's lease is guaranteed by the tenant's parent entity, Fiserv, Inc. and is structured as a triple net lease with 2.0% annual rental rate increases which begin on January 1, 2019. Fiserv has three, five-year extension options which can be executed upon 12 months written notice at 95% of fair market value. Fiserv has two contraction options which can be executed with at least 12 months written notice. The first contraction option allows Fiserv to contract up to one full floor in the East Building, effective as of December 31, 2020. The second contraction option allows Fiserv to contract up to two full floors in the East Building, inclusive of any space contracted by the exercise of the first contraction option, effective as of December 31, 2022. If the second contraction option is exercised, the related space must be contiguous space to any space contracted through exercise of the first contraction option and include the balance of the floor on which the first contraction space was located if the first contraction space is less than one full floor. Any space contracted through exercise of either the first or second contraction option must consist of at least one-half of the rentable sq. ft. on a floor.

The Market. The Fiserv at 2900 Westside Property is located in the North Fulton submarket within the Atlanta, Georgia metropolitan statistical area (the "Atlanta MSA"). The Atlanta MSA is the ninth largest metro area in the United States by population and has experienced significant growth in recent years, gaining nearly 425,000 in population from 2010 to 2015. The Atlanta MSA has the nation's third largest concentration of Fortune 500 companies and approximately 75.0% of Fortune 1000 companies have a presence in the metropolitan area. Notable companies headquartered in the Atlanta MSA include The Home Depot, UPS, Coca Cola, Delta Air Lines, Southern Company, Genuine Parts, First Data, HD Supply and SunTrust. Moreover, according to KPMG LLP's "Competitive Alternatives" study, Atlanta was determined to be the least costly place to do business in the United States. According to preliminary data from the U.S. Bureau of Labor Statistics, the Atlanta MSA gained 77,800 jobs during the 12-month period ending February 2016, growing 2.9% to over 2.7 million jobs. The Atlanta MSA's unemployment rate was 5.3% as of February 2016.

The Atlanta office market has experienced positive growth in asking rents and declining vacancy over the past year. Asking rents rose to \$21.28 as of the second quarter of 2016, a 6.7% increase year-over year. Similarly, vacancy decreased 1.2% over the past 12 months to 12.0% as of the second quarter of 2016. The Atlanta office market's growth is fueled by the area's strong population growth, demographic trends, educated workforce and low cost of doing business. The office market is largely driven by the professional and business services and financial sectors but has also experienced a recent surge in growth in the information and technology sector. According to an industry report, Atlanta's information and technology sector is ranked tenth among the Top 50 US tech talent markets. Moreover, since the beginning of 2015, there has been an influx of corporations announcing new technology and research and development centers in the Atlanta MSA. Notable developments include the Home Depot Technology Center at Tech Square, Twitter's expansion to Ponce City Market, Google Fiber's move to the Atlanta market and Coca-Cola, Microsoft, and WorldPay's development of innovation offices near Georgia Tech's Atlanta Technology Development Center.

The Fiserv at 2900 Westside Property is located in Alpharetta within the North Fulton submarket, approximately 28 miles north of the Hartsfield-Jackson International Airport. The 2900 at Fiserv Property is in close proximity to Georgia 400, an interstate expressway and primary traffic artery in the Alpharetta area. Georgia 400 provides access to the downtown Atlanta area and surrounding communities and also extends north into the adjoining Forsyth County, a growing residential, office and light industrial area. The surrounding area around the Fiserv at 2900 Westside Property is developed with a variety of office, commercial and residential land uses. The population and average household income within a 5-mile radius of the Fiserv at 2900 Westside Property was 77,319 and \$138,749, respectively, as of year-end 2015.

During the 1990's, the City of Alpharetta and private groups installed extensive fiber optic cabling throughout the city to help create a high-speed broadband network and communications infrastructure for surrounding business operations. In addition, Georgia Power, the state's largest electricity provider, established a series of redundant electric networks throughout the city to support the network and reduce the risk of power outages. The infrastructure earned Alpharetta the nickname the "Technology City of the South" and has helped attract major companies such as ADP, Fiserv, NCR and Verizon to Alpharetta. Furthermore, the Alpharetta Technology Commission, which is represented by major companies such as Hewlett Packard, McKesson, Microsoft, Siemens, and Verint, is developing and maintaining a 15-year strategic infrastructure and incentive plan to attract and keep additional technology-oriented firms.

The North Fulton office submarket contains approximately 3.8 million sq. ft. of gross leasable area, approximately 10.3% of the total Atlanta MSA office market, and features a vacancy rate of 10.3% and asking rents of \$20.70 PSF as of the second quarter of 2016. The submarket generated 248,665 sq. ft. of positive absorption in 2016 and has 405,240 sq. ft. of office space currently under construction. Class A office space in the North Fulton submarket commanded higher rents and featured a lower vacancy than the overall market in the second quarter of 2016 at \$23.69 PSF and 9.9%, respectively. The appraiser determined six recent comparable office leases with base rents ranging from \$21.50 to \$26.00 PSF and determined a market rent of \$26.00 PSF for office tenants at the Fiserv at 2900 Westside Property.

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U/W NOI Debt Yield: 9.5%

Office Lease Comparables⁽¹⁾

Property	NRA (SF) ⁽²⁾	Year Built	Tenant Name ⁽²⁾	Lease NRA (SF) ⁽²⁾	Term (Years) ⁽²⁾	Rental Rate (PSF) ⁽²⁾	Lease Type	Free Rent (Months)	TI's (PSF)
Fiserv at 2900 Westside Property	376,351	2001	Fiserv	376,351	12.5	\$16.10	Modified	6.0	
Preston Ridge IV	150,320	2000	Confidential	12,084	3.0	\$24.50	Modified	1.0	\$10.00
Mansell Overlook 100	163,000	1996	Heartland Payment Systems	28,619	7.0	\$24.75	Modified	5.0	\$25.00
Lakeview III at Sanctuary Park	180,773	1997	Confidential	5,390	3.0	\$23.00	Modified	0.0	\$0.00
Mansell Overlook 200	163,000	1997	Signal Holdings	5,300	5.0	\$25.00	Modified	5.0	\$15.00
600 Northwinds	150,376	2000	Muscle Up Marketing	5,060	7.0	\$26.00	Modified	5.0	\$35.00
200 North Point Center East	130,140	1996	Confidential	107,697	15.0	\$21.50	Modified	21.0	NAV
Total / Wtd. Avg.⁽³⁾	937,609			164,150	6.4	\$24.17		5.6	\$14.17

(1) Source: Appraisal.

(2) Source: rent roll dated August 6, 2016 for the Fiserv at 2900 Westside Property.

(3) Total / Wtd. Avg. does not include the Fiserv at 2900 Westside Property.

Cash Flow Analysis.

Cash Flow Analysis		
	U/W	U/W PSF
Base Rent ⁽¹⁾	\$6,059,252	\$16.10
Step Rents ⁽²⁾	\$480,788	\$1.28
Gross Potential Rent	\$6,540,040	\$17.38
Total Recoveries	191,859	0.51
Less: Vacancy ⁽³⁾	(336,595)	(0.89)
Effective Gross Income	\$6,395,304	\$16.99
Total Operating Expenses	191,859	0.51
Net Operating Income	\$6,203,445	\$16.48
TI/LC	443,349	1.18
Capital Expenditures	75,270	0.20
Net Cash Flow	\$5,684,826	\$15.11

(1) U/W Base Rent is based on the August 6, 2016 rent roll.

(2) Step Rents are based on the contractual rent increases occurring through December 2027 lease expiration.

(3) U/W Vacancy represents a vacancy of 5.0%. The Fiserv at 2900 Westside Property is 100.0% occupied.

Property Management. The Fiserv at 2900 Westside Property is managed by the sole tenant, Fiserv.

Lockbox / Cash Management. The Fiserv at 2900 Westside Loan is structured with a hard lockbox and in-place cash management. All rents and other payments are required to be deposited directly into a clearing account controlled by lender. All amounts on deposit in the clearing account are required to be swept daily into a deposit account and disbursed in accordance with the loan documents. Provided no Trigger Period (as defined below) is continuing, excess cash in the deposit account will be disbursed in accordance with the Fiserv at 2900 Westside Loan documents.

A "Trigger Period" will commence (i) upon an event of default, (ii) if the debt service coverage ratio falls below 1.15x on the last day of any calendar quarter, or (iii) upon the commencement of a Lease Sweep Period (as defined below). A Trigger Period will continue until such time as (a) with respect to clause (i) above, such event of default has been cured, (b) with respect to clause (ii), the debt service coverage ratio is at least 1.20x for one calendar quarter, and (c) with respect to clause (iii), such Lease Sweep Period has ended.

A "Lease Sweep Period" will commence on the first monthly payment date following (i) the date by which any tenant under a Lease Sweep Lease (as defined below) is required to give notice of its exercise of a renewal option under its lease, (ii) the date that the Lease Sweep Lease is surrendered, cancelled or terminated prior to its then current expiration date or receipt by any borrower of notice from the tenant under the Lease Sweep Lease that it intends to surrender, cancel or terminate its lease prior to its then current expiration date (other than Fiserv's contraction option if the borrower delivers the termination payment owed to the borrower to the lender), (iii) the date that the tenant under the Lease Sweep Lease discontinues its business (i.e., "goes dark") with respect to 25.0% of its space at the Fiserv at 2900 Westside Property (exclusive of any space demised under the Fiserv lease that Fiserv has surrendered in connection with the exercise of any contraction options under the Fiserv lease), (iv) a monetary or material non-monetary default under the Lease

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Sweep Lease that continues beyond any applicable notice or cure period, (v) an insolvency proceeding involving the tenant under the Lease Sweep Lease or (vi) a decline in the credit rating of a tenant under a Lease Sweep Lease by any two rating agencies (so long as the tenant under the Lease Sweep Lease in question is rated by more than one rating agency) below “BBB-” by S&P, “Baa3” by Moody’s or, if rated by Fitch, a “BBB-” rating by Fitch.

A “Lease Sweep Period” will end once the entire space demised under the Lease Sweep Lease in question is either irrevocably renewed or is leased pursuant to qualified leases, as defined in the loan documents, and sufficient funds have accumulated in the lease sweep account to cover all anticipated TI/LCs and free rent periods set forth in such qualified lease or, if such Lease Sweep Period commenced as described in clause (iv) above, the default has been cured or, if such Lease Sweep Period commenced as described in clause (v) above, the insolvency proceeding has been terminated and the applicable Lease Sweep Lease has been affirmed or assumed or, if such Lease Sweep Period commenced as described in clause (vi) above, the credit rating has been restored to at least “BBB-” or equivalent by relevant rating agencies or funds on deposit in the lease sweep account are at least equal to the Lease Sweep Credit Rating Decline Cap (as defined below).

The “Lease Sweep Credit Rating Decline Cap” means (i) for so long as the credit rating of the tenant under such Lease Sweep Lease (or its parent entity) is below “BBB-” but remains above “BB-”, an amount equal to the total rentable sq. ft. of the applicable Lease Sweep Lease multiplied by \$1.00 per year, commencing on the commencement of the applicable Lease Sweep Period and thereafter, on every anniversary of the commencement of the applicable Lease Sweep Period until funds in the lease sweep account have reached an amount equal to the total rentable sq. ft. of the applicable Lease Sweep Lease multiplied by \$5.00 and (ii) for so long as the credit rating of the tenant under such Lease Sweep Lease (or its parent entity) is “BB-” or below, an amount equal to the total rentable sq. ft. of the applicable Lease Sweep Lease multiplied by \$15.00.

A “Lease Sweep Lease” means (i) the Fiserv lease or (ii) any replacement lease that, either individually, or when taken together with any other lease covers 50,000 or more rentable sq. ft.

Initial Reserves. None.

Ongoing Reserves. On a monthly basis, the borrower will be required to deposit 1/12 of the annual real estate taxes and 1/12 of the annual insurance premiums into their respective accounts if Fiserv (i) is no longer obligated to pay the real estate taxes or insurance premiums under its lease, (ii) exercises a contraction option, (iii) fails to pay all taxes and all insurance premiums and other charges before they are due or (iv) fails to provide evidence that taxes, insurance premiums and other charges have been paid. In addition, (a) the borrower will be required to make monthly deposits of \$0.20 PSF per annum, subject to a cap of \$225,811, into the replacement account during (i) the continuance of a Lease Sweep Period or (ii) any period the Fiserv at 2900 Westside Property is not leased pursuant to the Fiserv lease or another triple net lease which requires such tenant to pay for all capital expenditures at the Fiserv at 2900 Westside Property (and, in such situation such monthly collection will be calculated based on the portion of the property not subject to the Fiserv lease or another triple net lease), (b) the borrower will be required to deposit an amount equal to the net rentable sq. ft. at the property not occupied by Fiserv under the Fiserv Lease, multiplied by \$1.18 into the rollover reserve account and (c) during the continuance of a Lease Sweep Period, all excess cash will be transferred into the lease sweep reserve account.

Current Mezzanine or Subordinate Indebtedness. U.S. Bank National Association is the holder (on behalf of the holder of the Authority Bonds (as defined below)) of a subordinate mortgage (“Subordinate Mortgage”) encumbering the fee estate of the DAA (as defined below) in the Fiserv at 2900 Westside Property. The subordinate mortgage secures the DAA’s obligations under its Series 2014 bonds (the “Authority Bonds”). The borrower is the owner of the Authority Bonds. The holder of the subordinate mortgage is a party to both the Subordinate Mortgage and a pledge, assignment and subordination agreement which documents the Subordinate Mortgage to the related mortgage. The Fiserv at 2900 Westside Property will automatically be released from the lien of the Subordinate Mortgage on or before December 31, 2025, as described below under “Tax Abatement Structure”.

Future Mezzanine or Subordinate Indebtedness Permitted. None.

Tax Abatement Structure. In order to obtain and maintain certain real property tax abatements, the predecessor to the borrower entered into a municipal bond structure with the local development authority, the Development Authority of Alpharetta (the “DAA”) pursuant to which, the DAA acquired the fee interest in the Fiserv at 2900 Westside Property in 2014 and issued certain municipal bonds (the “DAA Bonds”). In exchange, the predecessor to the borrower obtained the leasehold interest in the Fiserv at 2900 Westside Property and received 100.0% of the DAA Bonds. In connection with the acquisition of the Fiserv at 2900 Westside Property, the borrower acquired ownership of the leasehold interest in the Fiserv at 2900 Westside Property, subject to the DAA’s temporary fee interest. The rent payable by the borrower to the DAA under the ground lease is equal to the principal and interest payments due to the borrower under the DAA Bonds and, therefore the rental payments and bond payments offset each other. At any time prior to December 31, 2025, the borrower is entitled to purchase the Fiserv at 2900 Westside Property back from the DAA, terminate the ground lease and Fiserv at 2900 Westside Property will automatically be released from the lien of the Subordinate Mortgage. In order to effectuate the purchase, (i) the DAA has executed a deed conveying the property to borrower, which deed is currently held in escrow with a third party escrow agent and (ii) such deed of conveyance will be recorded upon the surrender of the DAA Bonds by the borrower to the bond trustee and payment of certain nominal fees and expenses in connection with such surrender. The loan documents require

2900 & 2950 Westside Parkway
Alpharetta, GA 30004

Collateral Asset Summary – Loan No. 2
Fiserv at 2900 Westside

Cut-off Date Balance:	\$65,000,000
Cut-off Date LTV:	67.1%
U/W NCF DSCR:	1.52x
U/W NOI Debt Yield:	9.5%

the borrower to exercise this purchase option at the expiration of the ground lease term on December 31, 2025 and the fee interest will revert to the borrower. The DAA Bonds are additional collateral for the Fiserv at 2900 Westside Loan and the DAA has encumbered its fee interest in the Fiserv at 2900 Westside Property in favor of the lender.

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