

THIS DOCUMENT PREPARED BY AND
UPON RECORDATION RETURN TO:
ANDERSON, MCCOY & ORTA, P.C.
100 North Broadway, Suite 2600
Oklahoma City, Oklahoma 73102

DOCUMENT TITLE:
ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS AND SECURITY
DEPOSITS

BORROWER(S):
ART MORTGAGE BORROWER PROPCO 2013 LLC, a Delaware limited liability
company

GRANTOR/ASSIGNOR:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

GRANTEE/ASSIGNEE:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES
SERIES 2013-C12, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
21045 ("Assignee")

PROPERTY DESCRIPTION:
1. Short Legal Description: Lots 4 through 10, Block 105 "Amended Plat of Burlington,
Skagit County, WA
2. Additional Legal Description see pages 4 through 7

RECORDING NUMBER REFERENCES:
201305030171



201309030136

KNOW THAT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, having an address at 383 Madison Avenue, New York, NY 10179 ("Assignor"),

For valuable consideration given by:

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF JPMB COMMERCIAL MORTGAGE SECURITIES TRUST 2013-C12, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-C12, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("Assignee"),

the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby grant, bargain, sell, convey, assign, transfer, and set over, without recourse, representation and warranty, all of Assignor's right, title and interest, of any kind whatsoever, including that of mortgagee, beneficiary, payee, assignee or secured party (as the case may be), in and to the following:

ASSIGNMENT OF LEASES AND RENTS AND SECURITY DEPOSITS (WASHINGTON) (as same may have been amended) by ART MORTGAGE BORROWER PROCO 2013 LLC, a Delaware limited liability company ("Borrower"), to Assignor, and recorded May 3, 2013, as Auditor's File Number 201305030171, in the Real Estate Records pertaining to the land situated in the State of Washington, County of Skagit ("Real Estate Records");

TO HAVE AND TO HOLD the same unto the Assignee and to the successors, legal representatives and assigns of the Assignee forever.

covering the property described on EXHIBIT "A" attached hereto and made a part hereof;

(The remainder of this page has been intentionally left blank.)



IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 24th day of July, 2013.

ASSIGNOR:

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

By: Nancy S. Alto
Name: Nancy S. Alto
Title: Vice President

ACKNOWLEDGEMENT

STATE OF NEW YORK

COUNTY OF NEW YORK

On the 24th day of July, 2013, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and she thereupon duly acknowledged to me that she executed the same to be her free act and deed.

WITNESS my hand and official seal.

My Commission Expires:

Signature: [Signature]
Notary Public

MICHAEL A. CUOMO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02CU6268078
Qualified in New York County
My Commission Expires August 27, 2016



EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Burlington, County of Skagit, State of Washington, described as follows:

PARCEL "A":

LOTS 4 THROUGH 10, BLOCK 105, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO, THAT PORTION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF WALNUT STREET, 50 FEET SOUTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN TRACT OF THE GREAT NORTHERN RAILWAY COMPANY, AS NOW LOCATED AND CONSTRUCTED; THENCE NORTHEASTERLY PARALLEL WITH SAID CENTERLINE, 61.90 FEET; THENCE NORTH 80°27'22" WEST 55.25 FEET, MORE OR LESS, TO THE EASTERLY LINE OF WALNUT STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF WALNUT STREET AND SAID EASTERLY LINE EXTENDED SOUTHERLY 27.91 FEET TO THE POINT OF BEGINNING.

ALSO, ALL THAT PORTION OF THE NORTH ½ OF VACATED VERNON AVENUE, LYING BETWEEN THE SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED PARCELS AND THE CENTERLINE OF SAID VACATED VERNON AVENUE.

PARCEL "B":

LOT 17, BLOCK 110, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE WEST ½ OF VACATED ALDER STREET ADJOINING

ALSO, TOGETHER WITH THE NORTH ½ OF VACATED GREENLEAF AVENUE ADJOINING, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "C":

DEEDS, PAGE 484, THENCE SOUTH 88 DEGREES 27'22" EAST, ALONG THE NORTH LINE OF SAID TRIANGULAR PARCEL, 55.25 FEET TO THE SOUTHEASTERLY LINE OF SAID RAILWAY PARCEL, THENCE NORTH 64 DEGREES 44'38" EAST, ALONG SAID SOUTHEASTERLY LINE 157.53 FEET TO A POINT BEING 25.00 FEET SOUTHERLY, AS MEASURED RADIAL FROM SAID RAILWAY COMPANY'S WYE TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS SOUTH 6 DEGREES 46'43" EAST, 434.28 FEET; THENCE WESTERLY, PARALLEL WITH AND 25.00 FEET SOUTHERLY OF SAID WYE TRACK CENTERLINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10 DEGREES 58'39", AN ARC DISTANCE OF 83.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 739.49 FEET; THENCE WESTERLY, PARALLEL WITH AND 25.00 FEET SOUTHERLY OF SAID WYE TRACK CENTERLINE, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7 DEGREES 30'00", AN ARC DISTANCE OF 96.80 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 25.00 FEET OF SAID RAILWAY PARCEL, THENCE SOUTH 64 DEGREES 44'38" WEST, ALONG SAID NORTHWESTERLY LINE 29.32 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRIANGULAR PARCEL; THENCE SOUTH 1 DEGREE 33'28" WEST ALONG SAID NORTHERLY EXTENSION 0.10 FEET TO THE POINT OF BEGINNING.



201309030136

LOTS 1 THROUGH 6 AND LOTS 8 THROUGH 17, BLOCK 111, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH ½ OF VACATED VERNON STREET ADJOINING.

ALSO, TOGETHER WITH THE EAST ½ OF VACATED ALDER STREET ADJOINING.

AND, ALSO, TOGETHER WITH THE NORTH ½ OF VACATED GREENLEAF AVENUE ADJOINING, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "D":

LOTS 1 THROUGH 20, BLOCK 112, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH ½ OF VACATED VERNON STREET ADJOINING.

ALSO, TOGETHER WITH THE VACATED ALLEY RUNNING EAST AND WEST THROUGH SAID BLOCK 112, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "E":

LOTS 1 THROUGH 10, BLOCK 114, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH ½ OF VACATED GREENLEAF AVENUE ADJOINING.

ALSO, TOGETHER WITH THE EAST ½ OF VACATED ALDER STREET ADJOINING, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "F":

LOTS 1 THROUGH 11 AND LOTS 16 THROUGH 26, BLOCK 115 "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH ½ OF VACATED GREENLEAF AVENUE ADJOINING.

ALSO, TOGETHER WITH THE WEST ½ OF VACATED ALDER STREET ADJOINING

LOT 1.



AND, ALSO, TOGETHER WITH THE VACATED ALLEY ADJOINING LOTS 1 THROUGH 10 AND LOTS 17 THROUGH 26, INCLUSIVE, WHICH, UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "G".

PARCEL "I".

THAT PORTION OF THE 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE & NORTHERN RAILWAY COMPANY (NOW THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY), BY DEED RECORDED JANUARY 10, 1890, IN VOLUME 9 OF DEEDS, PAGE 295, SAID 100 FEET BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SAID RAILWAY PARCEL WITH THE WEST LINE OF WALNUT STREET; THENCE NORTH 1 DEGREE 33'28" EAST, 28.01 FEET ALONG SAID WEST LINE TO A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 25 FEET OF SAID 100 FOOT WIDE RAILWAY PARCEL; THENCE SOUTH 64 DEGREES 44'38" WEST ALONG SAID NORTHWESTERLY LINE 760.05 FEET TO A POINT ON A LINE DRAWN SOUTHEASTERLY AT RIGHT ANGLES THROUGH SURVEY STATION 1047+00 ON THE CENTERLINE OF SAID RAILWAY PARCEL; THENCE SOUTH 25 DEGREES 15'22" EAST, 25.00 FEET ALONG SAID LINE DRAWN SOUTHEASTERLY AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID RAILWAY PARCEL; THENCE NORTH 64 DEGREES 44'38" EAST, 747.41 FEET ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING.

PARCEL "2".

THAT PORTION OF THE 100 FOOT WIDE STRIP OF LAND CONVEYED TO THE SEATTLE & NORTHERN RAILWAY COMPANY (NOW THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY), BY DEED RECORDED JANUARY 10, 1890 IN VOLUME 9 OF DEEDS, PAGE 295, SAID 100 FEET BEING 50.0 FEET WIDE ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRIANGULAR SHAPED PORTION OF THE ABOVE REFERENCED SUBDIVISION DESCRIBED ON DEED RECORDED DECEMBER 20, 1966 AS AUDITOR'S FILE NO. 692359 IN VOLUME 360 OF

