

**UCC PUBLIC SALE NOTICE**

PLEASE TAKE NOTICE that on January 28, 2021 commencing at 11:00 a.m. Eastern Prevailing Time (the "Sale Date"), via audio-video teleconference the details of which will be provided to interested parties in advance of the Sale Date pursuant to the Terms of Public Sale (described below), copies of which are available for inspection as hereinafter described, pursuant to such Documents") copies of which are available for inspection as hereinafter described, pursuant to such Documents") copies of which are available for inspection as hereinafter described, pursuant to such Documents") copies of which are available for inspection as hereinafter described, pursuant to such Documents")

(the "UCC"), DB Brookview LLC ("Secured Party") shall dispose of, by public sale, the right, title, and interest of Atlas Brookview Mezzanine LLC as guarantor ("Debtor") in and to the following assets (collectively, the "Collateral"): (i) one hundred percent (100%) of the limited liability company interests in Atlas Brookview LLC, a Delaware limited liability company ("Pledged Entity"); and (ii) all other assets pledged by Debtor under the Loan Documents. The public sale shall be conducted by Mannion Auctions, LLC, by William Mannion, Auctioneer, NYC DCA License No. 796322, and/or Matthew D. Mannion, Auctioneer, NYC DCA License No. 1434494, or such other auctioneer licensed in the State of New York as selected by Secured Party in its sole and absolute discretion.

Based upon information provided by Debtor, Pledged Entity, and certain other persons and entities affiliated therewith, it is the understanding of Secured Party (but without any representation or warranty by Secured Party as to the accuracy or completeness of the following matters) that: (i) Debtor owns one hundred percent (100%) of the limited liability company membership interests in Pledged Entity (the "Membership Interests"); (ii) Debtor indirectly owns a total of one hundred percent (100%) of the fee interest in the real property known as 4200, 4250, 4300, and 4400 W Lake Avenue, Glenview, Illinois 60026 (the "Premises"), as more particularly described in that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated as of September 20, 2017 delivered by Pledged Entity to Secured Party, as successor in interest to TPG RE Finance 2 Ltd. (the "Mortgage"); and (iii) the Premises are encumbered by and subject to, among other things, a first mortgage (the Mortgage) held by Secured Party securing indebtedness under the Loan Agreement in the original principal amount of \$64,900,000.

The Sale was originally scheduled to take place on August 11, 2020 at 11:00 a.m. Eastern Prevailing Time, and was subsequently adjourned to August 25, 2020 at 11:00 a.m. Eastern Prevailing Time and then temporarily restrained by order of the New York State Supreme Court, New York County entered on August 24, 2020. By order dated October 15, 2020, the said court lifted said temporary restraining order, which permits the Sale to be rescheduled.

The Collateral is offered "AS IS, WHERE IS", with all faults, and Secured Party makes no guarantee, representation, or warranty (including, without limitation, any representation or warranty of merchantability or fitness), express or implied, of any kind or nature whatsoever.

Secured Party will be permitted to bid at the sale, and notwithstanding any requirement herein that the sale of the Collateral be for cash, Secured Party may credit bid all or any portion of the outstanding balance of the amounts due under the Loan Documents. Secured Party reserves the right, in its sole and absolute discretion, to (a) reject all bids and terminate the sale or adjourn the sale to such other date and time as Secured Party may deem proper, by announcement at the place and on the date of sale, and any subsequent adjournment thereof, without further publication, and (b) impose any other commercially reasonable conditions upon the sale of the Collateral as Secured Party may deem proper in its sole and absolute discretion.

The Membership Interests are unregistered securities under the Securities Act of 1933 as amended. Because of this, each prospective bidder seeking to be a "Qualified Bidder" (as determined by Secured Party in its sole and absolute discretion) shall be required, among other things, to execute and deliver to Secured Party a "Bidding Certificate" certifying, among other things, that such bidder: (i) will acquire the Collateral for investment purposes, solely for its own account and not with a view to distribution or resale; (ii) is an accredited investor within the meaning of the applicable securities laws; (iii) has sufficient knowledge and experience in financial and business matters so as to be capable of evaluating the merits and risks of investment and has sufficient financial means to afford the risk of investment in the Collateral; and (iv) will not resell or otherwise hypothecate the Collateral without either a valid registration under applicable federal or state laws, including without limitation the Securities Act of 1933 as amended, or an available exemption therefrom.

The public sale of the Collateral shall be subject to the further terms and conditions set forth in the "Amended and Restated Terms of Public Sale" dated October 23, 2020 (including without limitation terms and conditions with respect to the availability of additional information, bidding requirements, deposit amounts, bidding procedures, and the consummation of the public sale), which are available online at [www.brookviewuccforeclosure.com](http://www.brookviewuccforeclosure.com) and by contacting: Jones Lang LaSalle, Inc., 330 Madison Avenue, New York, New York 10017, Attn: Brett Rosenberg, tel. (212) 812-5926, email [Brett.Rosenberg@jll.com](mailto:Brett.Rosenberg@jll.com).

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