

Prepared by, and after recording
return to:
Moss & Barnett (CAS)
A Professional Association
150 South Fifth Street, Suite 1200
Minneapolis, MN 55402

ASSIGNMENT OF SECURITY INSTRUMENT

(Mountain Shadows Apartments)

CBRE Multifamily Capital, Inc., a Delaware corporation, whose address is c/o CBRE Loan Services, Inc., 929 Gessner Road, Suite 1700, Houston, Texas 77024 (“**Lender**”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns and delivers to **FANNIE MAE**, a corporation organized under the laws of the United States of America, whose address is c/o CBRE Multifamily Capital, Inc., 929 Gessner Road, Suite 1700, Houston, Texas 77024, its successors, participants and assigns, all right, title and interest of Lender in and to the following:

A Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Sunset Investors LLC, a Utah limited liability company (“**Borrower**”), to Fidelity National Title Insurance Company, as Trustee, and CBRE Multifamily Capital, Inc., a Delaware corporation, as Beneficiary, dated as of August 29, 2024, and recorded immediately prior hereto with the County Recorder of Salt Lake County, Utah, securing the payment of a Multifamily Note, dated as of August 29, 2024, in the original principal amount of \$40,164,000.00 made by the Borrower, payable to the order of CBRE Multifamily Capital, Inc., and creating a first lien on the property described in Exhibit “A” attached hereto.

Together with any and all notes and obligations therein described, the debt secured thereby and all sums of money due and to become due thereon, with the interest provided for therein, and hereby irrevocably appoints assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of assignee.

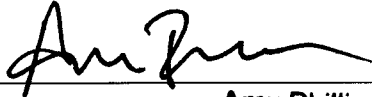
Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which assignor hereunder possesses or to which assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This Assignment shall be governed in all respects by the laws of the state in which the aforementioned instrument was recorded and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Lender has caused its name to be signed hereto by Amy Phillips, its Vice President, and does hereby appoint said Amy Phillips, its Vice President to execute, acknowledge and deliver these presents on its behalf, all done as of August 29, 2024.

[The remainder of this page intentionally left blank; signature page follows.]


CBRE Multifamily Capital, Inc.,
a Delaware corporation

By: 
Name: Amy Phillips
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

On August 14, 2024, before me, the undersigned, a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared Amy Phillips, to me known to be the Vice President of CBRE Multifamily Capital, Inc., a Delaware corporation, and acknowledged the foregoing instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for Texas
My Commission Expires: 10/22/2025

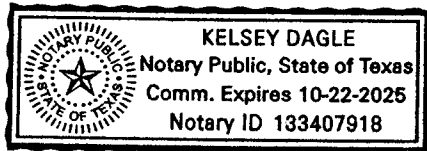


EXHIBIT "A"

TO THE ASSIGNMENT OF SECURITY INSTRUMENT

Land situated in Salt Lake County, Utah and described as follows:

Beginning at the Southwest Corner of Lot 2, Block 13, Ten Acre Plat "A", Big Field Survey, and running thence North 00°02'50" West along the East line of 700 West Street 1143.52 feet to the South line of Fine Drive (3750 South Street Dedication Plat as recorded with the Office of the Salt Lake County Recorder), said point being South 00°02'50" East 1.83 feet from the Northwest Corner of Lot 3 of said Block 13; thence South 89°57'24" East along said South line 750.19 feet to the point of curvature; thence Northeasterly along a 500 foot radius curve to the left through a central angle of 00°39'20" a distance of 5.72 feet to a point on the extension of the West line of Breitling Subdivision as recorded with the Office of the Salt Lake County Recorder; thence South along said West line and line extended 226.45 feet to the Northeast Corner of Lot 12 of said Breitling Subdivision; thence West along the North line of said Breitling Subdivision 237.44 feet to the Northwest Corner of Lot 14 of said Breitling Subdivision; thence South along the West line of said Breitling Subdivision 314.01 feet; thence North 89°54'15" West 145.99 feet; thence South 603.40 feet to the North line of 3900 South Street; said point being South 89°54'15" East 180.91 feet from the Southwest Corner of Lot 2, Block 3, Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°54'15" West along said North line of 3900 South Street 371.54 feet to the point of beginning.

Shown for informational purposes only, Tax Parcel No.: 15-36-302-025-0000

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Exhibit A-1