

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Davis Wright Tremaine LLP  
865 S. Figueroa Street  
Suite 2400  
Los Angeles, California 90017  
Attention: Tiffany Switzer, Esq.

Space Above For Recorder's Use

## ASSIGNMENT OF DEED OF TRUST AND RELATED DOCUMENTS

This Assignment of Deed of Trust and Related Documents ("**Assignment**") is dated as of \_\_\_\_\_, 2019, from the CITY AND COUNTY OF SAN FRANCISCO, a public body corporate and politic, organized and existing under the laws of the State of California (the "**Governmental Lender**"), to BANK OF AMERICA, N.A., a national banking association, as funding lender (the "**Funding Lender**"), under the "Funding Loan Agreement" (defined below).

### RECITALS

A. Pursuant to Chapter 7 of Part 5 of Division 31 of the California Health and Safety Code (the "**Act**"), Governmental Lender has determined to make a mortgage loan to 735 Davis Senior LP, a California limited partnership ("**Borrower**"), in the maximum aggregate principal amount of \$\_\_\_\_\_ (the "**Borrower Loan**") to provide for the financing of a fifty-three (53)-unit senior rental housing development project (the "**Project**") on the real property (the "**Land**") located in the County of San Francisco, State of California, and more particularly described on Exhibit A attached hereto. The Borrower Loan will be made pursuant to that certain Borrower Loan Agreement (as amended from time to time, the "**Borrower Loan Agreement**") dated as of \_\_\_\_\_, 2019, among Governmental Lender, as lender, Borrower, as borrower, and U.S. Bank National Association, as fiscal agent. The Borrower Loan is evidenced by, among other things, that certain Promissory Note (as amended from time to time, the "**Note**") dated as of even date herewith, made by Borrower to the order of Governmental Lender, in the original face principal amount of \$\_\_\_\_\_. To secure, among other obligations, Borrower's obligations under the Borrower Loan Agreement and the Note, the Borrower and \_\_\_\_\_, a \_\_\_\_\_ ("**Master Lessee**"), collectively, as trustor, are, concurrently herewith, executing, acknowledging and delivering to Governmental Lender, as beneficiary, a deed of trust (as amended from time to time, the "**Mortgage**"), encumbering, among other things, Borrower's and Master Lessee's respective leasehold interests in the Land and related real and personal property. The Mortgage is being duly recorded in the Official Records of the County of San Francisco, State of California, substantially concurrently with the recordation of this Assignment. Borrower has also executed and delivered to Governmental Lender, as additional security for the Borrower Loan, (i) an Assignment of Contracts, Plans and Specifications dated as of even date herewith and such Consents to Assignment by Architect and Contractor as required therein; (ii) an Assignment and Subordination of Management Agreement dated as of even date herewith and consented to by Manager; (iii) and Assignment of Agreement to Enter Into a Housing Assistance Payments Contract dated as of even date herewith and such Consent from San Francisco Housing Authority; and (iv) with 735 Davis Senior BRIDGE LLC, a California limited liability company, and JSCo 735 Davis Senior LLC, a California limited liability company, a Security Agreement (Assignment of Partnership Interests and Capital Obligations) dated as of even date herewith. The documents identified in this paragraph, together with all "Borrower Loan Documents" (as defined in the Borrower Loan Agreement) are collectively referred to herein as the "**Borrower Documents**".

B. BRIDGE Housing Corporation, a California nonprofit public benefit corporation ("**BRIDGE**"), and John Stewart Company, a California corporation ("**JSCo**"; and together with BRIDGE, "**Guarantors**"), have executed and delivered to the Governmental Lender (a) a Payment Guaranty dated as of even date herewith, and (b) a Completion Agreement dated as of even date herewith (collectively, the "**Guaranties**").

C. Governmental Lender, in order to obtain the funds necessary to enable it to make the Borrower Loan to the Borrower, has determined to obtain a loan (the "**Funding Loan**") from Funding Lender in the maximum aggregate principal amount of \$\_\_\_\_\_. The Funding Loan will be made by Funding Lender to Governmental Lender pursuant to that certain Funding Loan Agreement (as amended from time to time, the "**Funding Loan Agreement**"), by and among Funding Lender, as lender, Governmental Lender, as borrower, and the Fiscal Agent, as fiscal agent. The Funding Loan will be evidenced by, among other things, that certain City and County of San Francisco Multifamily Housing Revenue Note (735 Davis Senior Apartments) Series 2019D (as amended from time to time, the "**Funding Loan Note**") dated as of \_\_\_\_\_, 2019, made by Governmental Lender to the order of Funding Lender, in the original face principal amount of \$\_\_\_\_\_. The Funding Lender, pursuant to the terms and subject to the conditions of the Funding Loan Agreement, has agreed to fund the proceeds of the Funding Loan to Governmental Lender on a draw-down basis, which proceeds of the Funding Loan will in turn be used by Governmental Lender to fund the Borrower Loan to the Borrower. In order to secure the repayment of the Funding Loan, Governmental Lender has pledged to Funding Lender, pursuant to the terms and conditions of the Funding Loan Agreement, all of Governmental Lender's right, title and interest in, to and under the Borrower Loan, the Borrower Loan Agreement, the Note, the Mortgage and all of the other "Borrower Loan Documents" (as defined in the Borrower Loan Agreement) To further evidence and perfect such pledge, Governmental Lender, substantially concurrently herewith, has duly endorsed the Note to the order of Funding Lender, and has agreed to execute and deliver to Funding Lender, this Assignment, which assigns to Funding Lender, among other items, all of Governmental Lender's right, title and interest under the Mortgage, Borrower Documents and Guaranties.

D. The Governmental Lender desires to assign and transfer to the Funding Lender all its right, title and interest in and to (but not its obligations under) the Borrower Documents and the Guaranties, excluding all Unassigned Rights expressly reserved to the Governmental Lender in the Funding Loan Agreement (which reservations include, without limitation, rights as to payment of certain fees and expenses and rights to indemnification and notices), and the Funding Lender desires to acquire Governmental Lender's rights, title and interest as aforesaid under the Borrower Documents and the Guaranties in accordance with the terms hereof. The Funding Lender is joining in the execution of this Assignment in order to evidence its acceptance hereof.

E. The Borrower is joining in the execution of this Assignment in order to evidence its consent hereto and in order to agree that the obligations of the Borrower Documents under the Borrower Documents shall continue to be effective notwithstanding the assignment by the Governmental Lender to the Funding Lender of its rights therein.

F. The Guarantor is joining in the execution of this Assignment in order to evidence its consent hereto and in order to agree that the Guaranties shall continue to be effective notwithstanding the assignment by the Governmental Lender to the Funding Lender of its rights therein.

## **AGREEMENT**

NOW, THEREFORE, the parties hereby agree as follows:

Section 1. Assignment. The Governmental Lender sells, assigns and sets over and transfers to the Funding Lender all the right, title and interest of the Governmental Lender in, to and under (but not its obligations under) the Borrower Documents and the Guaranties, excluding any Unassigned Rights expressly reserved to the Governmental Lender in the Funding Loan Agreement (which reservation includes, without limitation, rights as to payment of fees and expenses, rights to indemnification and notices). This Assignment is made and shall be without recourse, warranty or representation of the Governmental Lender.

Section 2. Miscellaneous. In case any one or more of the provisions contained in this Assignment are invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of

the remaining provisions contained herein will not be affected or impaired thereby. This Assignment may be executed in any number of counterparts, each executed counterpart constituting an original, but all counterparts together constituting only one instrument. It is the intention of the parties hereto that this Assignment and the rights and obligations of the parties hereunder shall be governed, construed and enforced in accordance with the laws of the State of California, without reference to the conflicts of laws and principles of the State of California.

*[Remainder of Page Intentionally Left Blank]*

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IN WITNESS WHEREOF, the undersigned have executed this Assignment of Deed of Trust and Related Documents as of the date first above written.

**CITY AND COUNTY OF SAN FRANCISCO**

By: \_\_\_\_\_  
Kate Hartley, Director,  
Mayor's Office of Housing and Community  
Development

Approved as to form:

**DENNIS J. HERRERA,**  
City Attorney

By: \_\_\_\_\_  
Kenneth D. Roux,  
Deputy City Attorney

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[Signature Page to Assignment of Deed of Trust and Related Documents]

**NOTE: NO CREDIT APPROVAL HAS BEEN RECEIVED. THIS IS NOT A COMMITMENT.**

**FUNDING LENDER:**

**BANK OF AMERICA, N.A.,**  
a national banking association

By: \_\_\_\_\_  
Scott K. Catton  
Senior Vice President

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[Signature Page to Assignment of Deed of Trust and Related Documents]

**NOTE: NO CREDIT APPROVAL HAS BEEN RECEIVED. THIS IS NOT A COMMITMENT.**

The undersigned, being the Borrower referred to in the foregoing Assignment of Deed of Trust Documents, hereby acknowledges receipt and acceptance thereof, consents and agrees to the Assignment made therein and agrees that its obligations under the Borrower Documents shall remain in full force and effect notwithstanding the assignment effected by the foregoing Assignment.

**BORROWER:**

**735 DAVIS SENIOR LP,**  
a California limited partnership

By: 735 Davis Senior BRIDGE LLC,  
a California limited liability company,  
its managing general partner

By: MCB Family Housing, Inc.,  
a California nonprofit public benefit corporation,  
its sole member and manager

By: \_\_\_\_\_  
Smitha Seshadri, Vice President

By: JSCo 735 Davis Senior LLC,  
a California limited liability company,  
its administrative general partner

By: John Stewart Company,  
a California corporation,  
its sole member and manager

By: \_\_\_\_\_  
Jack D. Gardner, President

[Signature Page to Assignment of Deed of Trust and Related Documents]

**NOTE: NO CREDIT APPROVAL HAS BEEN RECEIVED. THIS IS NOT A COMMITMENT.**

The undersigned, being the Guarantors referred to in the foregoing Assignment of Deed of Trust and Related Documents, hereby acknowledges receipt and acceptance thereof, consents and agrees to the Assignment made therein and agrees that its obligations under the Guaranties shall remain in full force and effect notwithstanding the assignment effected by the foregoing Assignment.

**GUARANTORS:**

**BRIDGE HOUSING CORPORATION,**  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Rebecca Hlebasko  
Vice President

**JOHN STEWART COMPANY,**  
a California nonprofit public benefit corporation

By: \_\_\_\_\_  
Jack D. Gardner  
President

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[Signature Page to Assignment of Deed of Trust and Related Documents]

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EXHIBIT A

LEGAL DESCRIPTION

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Exhibit A  
- 1 -



**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 ) ss  
County of \_\_\_\_\_ )

On \_\_\_\_\_, 2019 before me, \_\_\_\_\_,  
a Notary Public personally appeared \_\_\_\_\_, who proved to me  
on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her their authorized  
capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon  
behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

**ACKNOWLEDGEMENT**

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Signature \_\_\_\_\_

(Seal)