

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

U.S. Bank National Association  
4747 Executive Drive  
3<sup>rd</sup> Floor  
San Diego, California 92121  
Attention: Loan Administration

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**ASSIGNMENT OF DEED OF TRUST  
AND RELATED DOCUMENTS**

For value received, the **CITY AND COUNTY OF SAN FRANCISCO**, a municipal corporation, duly organized and existing under the laws of the State of California ("**Governmental Lender**"), hereby grants, conveys, assigns and transfers to **U.S. BANK NATIONAL ASSOCIATION**, a national banking association, in its capacity as "Funding Lender Representative" under the Funding Loan Agreement described below (in such capacity "**Funding Lender Representative**"), for security purposes only and without recourse, the interest of Governmental Lender (other than the "Unassigned Rights," as such term is defined in that certain Funding Loan Agreement dated as of August 1, 2021 (the "**Funding Loan Agreement**"), by and among Governmental Lender, Funding Lender Representative, U.S. Bank National Association, a national banking association, in its capacity as "Initial Funding Lender", and ///[\_\_\_\_\_]///, as "Fiscal Agent" (the "**Fiscal Agent**"), under:

A. That certain Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the "**Deed of Trust**") dated as of the date hereof, executed by **AMBASSADOR RITZ FOUR PERCENT, L.P.**, a California limited partnership ("**Borrower**"), as grantor, for the benefit of Governmental Lender, as beneficiary, and recorded concurrently herewith in the Official Records of San Francisco County, California, affecting the real property described in **Exhibit A** attached hereto and incorporated herein by this reference;

B. That certain Borrower Loan Agreement dated as of August 1, 2021, by and among Governmental Lender, Fiscal Agent and Borrower;

C. That certain ///[Promissory Note]/// ("**Note**") dated as of the date hereof, executed by Borrower in favor of Governmental Lender, in the original principal amount of ///[\$56,039,857]///, and assigned to Funding Lender Representative, and all renewals, modifications and extensions thereof;

D. That certain Payment Guaranty Agreement, that certain Completion Guaranty Agreement, and that certain Recourse Carve-Out Guaranty Agreement, each dated as of the date hereof and executed by Tenderloin Neighborhood Development Corporation, a California nonprofit public benefit corporation, for the benefit of Governmental Lender;

E. The policy of title insurance issued by ///[\_\_\_\_\_]/// insuring the lien of the Deed of Trust; and

E. All other "**Loan Documents**" relating to the "**Borrower Loan**" (as such terms are defined in the Funding Loan Agreement) secured by the Deed of Trust, all of which are granted to secure all

obligations of Governmental Lender under the Funding Loan Agreement, and all renewals, modifications and extensions thereof.

All capitalized terms used herein and without definition shall have the meanings set forth in the Funding Loan Agreement.

Dated as of ///[\_\_\_\_\_]///.

*[Remainder of Page Intentionally Left Blank]*

**GOVERNMENTAL LENDER:**

**CITY AND COUNTY OF SAN FRANCISCO**

By: \_\_\_\_\_  
Eric D. Shaw, Director,  
Mayor's Office of Housing and  
Community Development

**EXHIBIT A**  
**REAL PROPERTY**  
**///[To Be Inserted]///**

**ACKNOWLEDGMENT**

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 }  
County of \_\_\_\_\_ }

On \_\_\_\_\_, 2021 before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me 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)