

Prepared by and after recorded mail to:  
Phillips Lytle LLP  
1400 First Federal Plaza  
Rochester, New York 146514  
Attn: Thomas R. Burns, Esq.

ASSIGNMENT OF DEED OF TRUST AND SECURITY DOCUMENTS

(The Stella)

December 1, 2019

**KNOW ALL MEN BY THESE PRESENTS:** that, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by ZIONS BANCORPORATION NATIONAL ASSOCIATION, a national banking association organized under the laws of the United States, as Fiscal Agent (the “Fiscal Agent” or “Assignee”) to CITY AND COUNTY OF DENVER, COLORADO, a legally and regularly created, established, organized and validly existing home rule city, municipal corporation and political subdivision under the provisions of Article XX of the Constitution of the State of Colorado and the Home Rule Charter of the City and County of Denver, Colorado (“Authority” or “Assignor”) pursuant to that certain Funding Loan Agreement dated as of December 1, 2019, by and among JPMORGAN CHASE BANK, N.A., the Assignor and the Fiscal Agent (the “Funding Loan Agreement”), relating to the Assignor’s \$22,000,000 loan to LARADON NW, LLC, a Wisconsin limited liability company (the “Borrower”) (the “Project Loan”) at or before the ensealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, and in accordance with the terms of the Funding Loan Agreement, the Assignor has granted, bargained, sold, assigned, transferred and set over, and by these presents does grant, bargain, sell, assign, transfer and set over unto Assignee all of the Assignor’s rights, title and interest in, to and under that certain Leasehold Deed of Trust, Fixture Filing, Assignment of Rents and Security Agreements dated as of December 1, 2019, 2019 (the “Security Instrument”) made by the Borrower, as trustor, to the Public Trustee of the City and County of Denver, as trustee for the benefit of the Assignor, upon lands situate and being in the City and County of Denver, Colorado, and more particularly described in Exhibit “A” attached hereto and made a part hereof (the “Property”), to be duly recorded in the Public Records of the City and County of Denver, Colorado, and all obligations secured by the Security Instrument now or in the future;

**THIS ASSIGNMENT** is made without recourse and without warranties of any kind.

SIGNATURE PAGE OF THE AUTHORITY  
TO ASSIGNMENT OF DEED OF TRUST AND SECURITY DOCUMENTS

(The Stella)

**IN WITNESS WHEREOF**, this Assignment of Deed of Trust and Security Documents has been duly delivered as of the date first set forth above.

**ATTEST:**

**CITY AND COUNTY OF DENVER**

By: \_\_\_\_\_  
Paul D. Lopez,  
Clerk and Recorder, Ex-Officio Clerk  
of the City and County of Denver

By: \_\_\_\_\_  
Michael B. Hancock, MAYOR

**APPROVED AS TO FORM:**  
Kristin M. Bronson  
Attorney for the City and County of Denver

**REGISTERED AND COUNTERSIGNED:**

By: \_\_\_\_\_  
City Attorney

By: \_\_\_\_\_  
Brendan J. Hanlon, CFO

By: \_\_\_\_\_  
Timothy O'Brien, Auditor

STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_, either being personally known to me or proven by satisfactory evidence, personally came before me this day and acknowledged that he/she, being authorized to do so, voluntarily executed the foregoing Assignment of Deed of Trust and Security Documents on behalf of said company for the purposes stated therein.

\_\_\_\_\_  
Notary Public

My commission expires:

STATE OF COLORADO )  
 ) ss.  
CITY AND COUNTY OF DENVER )

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_, either being personally known to me or proven by satisfactory evidence, personally came before me this day and acknowledged that he/she, being authorized to do so, voluntarily executed the foregoing Assignment of Deed of Trust and Security Documents on behalf of said company for the purposes stated therein.

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Notary Public

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CITY AND COUNTY OF DENVER )

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\_\_\_\_\_  
Notary Public

My commission expires:

EXHIBIT A

(Description of Premises)

A LEASEHOLD INTEREST AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE EXECUTED BY AND BETWEEN LARADON HALL SOCIETY FOR EXCEPTIONAL CHILDREN AND ADULTS, A COLORADO CORPORATION AS LESSOR AND LARADON NW, LLC, AS LESSEE, RECORDED \_\_\_\_\_, 2019 AT RECEPTION NO. \_\_\_\_\_, IN AND TO THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE IN RANGE BOX IN THE INTERSECTION OF LINCOLN STREET AND EAST 51ST AVENUE FROM WHENCE A FOUND AXLE IN RANGE BOX IN THE INTERSECTION OF BROADWAY STREET AND EAST 51ST AVENUE BEARS S89°36'40"W A DISTANCE OF 310.04 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE N45°12'19"W A DISTANCE OF 28.19 FEET TO THE SOUTHEAST CORNER OF BLOCK 3 OF MIDLAND ADDITION SUBDIVISION; THENCE N00°01'17"W ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF 335.29 FEET TO THE POINT OF BEGINNING; THENCE S89°38'02"W A DISTANCE OF 270.00 FEET TO THE WEST LINE OF SAID BLOCK 3; THENCE N00°00'50"W ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 264.80 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 3; THENCE N89°38'02"E ALONG THE NORTH LINE OF SAID BLOCK 3 A DISTANCE OF 269.96 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 3; THENCE S00°01'17"E ALONG THE EAST LINE OF SAID BLOCK 3 A DISTANCE OF 264.80 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY:

Jeffrey J. Mackenna for and on behalf of  
FALCON SURVEYING INC.  
9940 WEST 25TH AVENUE  
LAKEWOOD, CO 80215