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E# 3245564 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
13-Jul-22 0927 AM FEE \$40.00 DEP DAC  
REC FOR: MCCOY & ORTA, P.C.  
ELECTRONICALLY RECORDED

**ASSIGNMENT OF ABSOLUTE ASSIGNMENT OF LEASES, RENTS, INCOME AND PROFITS**

HGI COMMERCIAL FUNDING II PARENT, LLC, a Delaware limited liability company  
(Assignor)

to

HGI CRE CLO 2022-FL3, LLC, a Delaware limited liability company  
(Assignee)

Effective as of March 31, 2022

County of Weber  
State of Utah  
PIN: 08-103-0076

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

## **ASSIGNMENT OF ABSOLUTE ASSIGNMENT OF LEASES, RENTS, INCOME AND PROFITS**

Effective as of the 31st day of March, 2022, **HGI COMMERCIAL FUNDING II PARENT, LLC, a Delaware limited liability company**, for the benefit of itself, and for the benefit of any companion participation holder(s), having an address at c/o Harbor Group International, LLC, 999 Waterside Drive, Suite 2300, Attn: General Counsel, Norfolk, VA 23510 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **HGI CRE CLO 2022-FL3, LLC, a Delaware limited liability company**, for the benefit of itself, and for the benefit of any companion participation holder(s), having an address at c/o Harbor Group International, LLC, 999 Waterside Drive, Suite 2300, Norfolk, VA 23510, with a copy to Cadwalader, Wickersham & Taft LLP, 200 Liberty Street, New York, NY 10281 ("Assignee"), its successors, participants and assigns, without recourse, all right, title and interest of Assignor, except as expressly set forth in that certain Mortgage Asset Purchase Agreement, dated as of March 31, 2022, and subject to the rights and obligations of any companion participation holder(s) under any related participation agreement(s), in and to that certain:

ABSOLUTE ASSIGNMENT OF LEASES, RENTS, INCOME AND PROFITS made by NWI DAWN, LLC, a Delaware limited liability company to HGI COMMERCIAL FUNDING II, LLC, a Delaware limited liability company, dated as of December 9, 2021 and recorded on December 9, 2021, as Entry Number 3203064 in the Recorder's Office of Weber County, Utah ("Recorder's Office"), (as the same may have been amended, modified, restated, supplemented, renewed or extended), (the "Assignment of Leases"), securing payment of note(s) of even date therewith, in the principal amount of \$9,000,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases was assigned to HGI COMMERCIAL FUNDING II PARENT, LLC, a Delaware limited liability company, by assignment instrument dated as of March 31, 2022 and being recorded prior to the recording of this instrument in the Recorder's Office.

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 instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

**HGI COMMERCIAL FUNDING II PARENT,  
LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
Name: T. Richard Litton, Jr.  
Title: Authorized Signatory

COMMONWEALTH OF VIRGINIA )  
 )  
CITY OF NORFOLK )

WITNESS my hand and official seal.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires \_\_\_\_\_

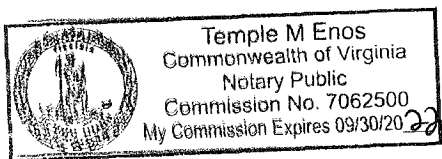


EXHIBIT A  
LEGAL DESCRIPTION

Part of the Northwest quarter of the Northwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 849.55 feet East and 33 feet South of the Northwest corner of said Section 13 and running thence South 169 feet; thence West 159.46 feet; thence South 359 feet; thence East 219.46 feet; thence North 528 feet to the South line of 4800 South Street; thence West 60 feet to the beginning.

ALSO: Part of the Northwest quarter of the Northwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 909.55 feet East and 220.2 feet South of the Northwest corner of said Section 13 and running thence East 112 feet; thence South 7.8 feet, more or less, to an existing chain fence; thence East 107.46 feet along said fence; thence South 333 feet; thence West 219.46 feet; thence North 340.8 feet to the beginning.

Further described by the following as surveyed description:

Part of the Northwest quarter of the Northwest quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian: Beginning at a point 849.55 feet North 89°52'11" East along the section line and 33.00 feet South 00°07'49" East of the Northwest corner of said Section 13 and running thence North 89°52'11" East 60.00 feet; thence South 00°07'49" East 187.20 feet; thence North 89°52'11" East 112.00 feet; thence South 00°07'49" East to an existing chain link fence 8.58 feet; thence South 89°42'37" East along said fence line 107.46 feet; thence South 00°07'49" East 331.43 feet; thence South 89°52'11" West 438.92 feet; thence North 00°07'49" West 359.00 feet; thence North 89°52'11" East 159.46 feet; thence North 00°07'49" West 169.00 feet to the point of beginning.