

WHEN RECORDED MAIL TO:

Elizabeth Bowes
Bracewell LLP
111 Congress Avenue, Suite 2300
Austin, Texas 78701

**ASSIGNMENT OF DEED OF TRUST
AND LOAN DOCUMENTS**

KNOW ALL PERSONS BY THESE PRESENTS:

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS, a public and official agency of the State of Texas (“Assignor”), pursuant to that certain Funding Loan Agreement, dated as of the date hereof (“**Funding Loan Agreement**”), by and among Assignor, **WILMINGTON TRUST, NATIONAL ASSOCIATION**, as Fiscal Agent (“**Assignee**”) and **STELLAR BANK**, a Texas state chartered bank (“**Funding Lender**”), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents assign, without recourse, representation or warranty, to Assignee all of Assignor’s right, title and interest in and to, subject to the Reserved Rights (as defined in the Funding Loan Agreement) the instruments described on Schedule 1 attached hereto (“**Assigned Instruments**”).

TOGETHER with the Multifamily Note described in the Assigned Instruments, and the money due and to become due thereon, with the interest thereon, TO HAVE AND TO HOLD the same unto the said Assignee forever, subject only to all the provisions contained therein.

Definitions. All capitalized terms that are used and are not defined herein shall have the respective meanings ascribed to them in the Borrower Loan Agreement (as described and defined in Schedule 1 attached hereto). In all references herein to any parties, persons, entities or corporations the use of any particular gender on the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Dated as of the 1st day of January, 2026 (the foregoing date is for reference purposes only and this Assignment shall not be effective until the Closing Date, as defined in the Borrower Loan Agreement).

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IN WITNESS WHEREOF, the undersigned has duly executed and delivered this Assignment of Deed of Trust and Loan Documents or caused this Assignment of Deed of Trust and Loan Documents to be duly executed and delivered by its authorized representative as of the date first set forth above.

ASSIGNOR:

**TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS,**
a public and official agency of the State of Texas

By: _____
Name: James B. "Beau" Eccles
Title: Secretary to the Board

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

On this _____ day of _____, 2026, before me, James B. "Beau" Eccles, Secretary of the Governing Board of the Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas, personally appeared who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary

My Commission expires:

(SEAL)

SCHEDULE 1
TO
ASSIGNMENT OF DEED OF TRUST
AND LOAN DOCUMENTS

ASSIGNEE:

Wilmington Trust, National Association
15950 North Dallas Parkway, Suite 200
Dallas, Texas 75248

ASSIGNED INSTRUMENTS:

1. Multifamily Note by SDC Corinth III, LP, a Texas limited partnership (“**Borrower**”), to Assignor, dated as of January ___, 2026, in the original principal amount of \$6,000,000 (“**Multifamily Note**”).
2. Multifamily Leasehold Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (Texas), dated as of the date hereof, executed by Borrower for the benefit of Assignor securing the principal amount of \$6,000,000, which is being recorded immediately prior hereto in the Official Public Records of Dallas County, Texas, and encumbers the real property (and improvements thereon) that is more particularly described on **Exhibit A**.
3. Borrower Loan Agreement, dated as of the date hereof (“**Borrower Loan Agreement**”), by and between Assignor and Borrower, relating to the \$6,000,000 Multifamily Housing Governmental Note (Fiji Lofts) Series 2026, purchased by Funding Lender.

EXHIBIT A

LEGAL DESCRIPTION

Real property in the City and County of Dallas, State of Texas, described as follows:

BEING surveyed as a 2.26 acre (98,232 square foot) tract or parcel of land situated in the WILLIAM S. BEATTY SURVEY, ABSTRACT No. 57, City of Dallas, Dallas County, Texas, and all of Lot 1, Block 4719, Lots 17-24, Block 4720, Lot 25, Block 4717, a portion of Lots 5, 6, Block 4719, and Lot 26, Block 4717, OAK CLIFF HEIGHTS ADDITION, an addition to the City of Dallas, Dallas County, Texas, and being that portion of land as abandoned by City Ordinance 28685, being the old right-of-way for Avenues A, B, D, and E as described in deed to SDC Mixed Development, L.L.C., as recorded in Instrument No. 201500230672, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at set 5/8" capped iron rod stamped "ADAMS SURVEYING COMPANY LLC" hereinafter referred to as (CIRS), for the Southeast corner of Fran Way having a right-of-way of 40 feet and the South line of a right-of-way dedication for Eleventh Street having a right-of-way of 56 feet as shown on Phase 1, Sphinx at Fiji as recorded in Instrument No. 201000127675, Plat Records, Dallas County, Texas;

THENCE South $89^{\circ} 51' 36''$ East, departing the East line of said Fran Way with the South line of said Eleventh Street, a distance of 161.82 feet to a CIRS for the Northern most corner of a corner clip at the Southwest corner of the intersection of said Eleventh Street and South Corinth Street having a variable width right-of-way;

THENCE South $48^{\circ} 56' 24''$ East, a distance of 12.36 feet to a CIRS for the Southern most corner of said corner clip;

THENCE along the arc of a curve to the left and with the West line of said South Corinth Street, having a central angle of $02^{\circ} 20' 29''$, a radius of 2133.70 feet, an arc length of 87.19 feet and a chord which bears South $06^{\circ} 04' 20''$ East, a distance of 87.19 feet to a CIRS;

THENCE South $07^{\circ} 14' 35''$ East, continuing along the West line of said South Corinth Street, a distance of 140.58 feet to a CIRS;

THENCE South $07^{\circ} 08' 24''$ East, continuing along the West line of said Corinth Street, a distance of 153.61 feet to a CIRS for the Southeast corner of said Lot 5 and being the Northeast corner of Lot 2, Block 4719, Oak Cliff Heights Addition, described by deed to Cedrick Bolden as recorded in Instrument No. 20080022695, Official Public Records, Dallas County, Texas;

THENCE North $89^{\circ} 27' 44''$ West, with the common line of said Lots 2 and 5, Block 4719, a distance of 38.07 feet to a CIRS for the Northwest corner of said Lot 2 and being the Northeast corner of said Lot 1;

THENCE South $00^{\circ} 32' 16''$ West, along the common line of said Lots 1 and 2, Block 4719, a distance of 100.00 feet to a CIRS for the Southeast corner of said Lot 1, for the Southwest corner of said Lot 2;

THENCE South $00^{\circ} 32' 16''$ West, 7.98 feet to a CIRS being in the North right-of-way of said Avenue B;

THENCE with the North line of Avenue B, same being the South line of said right-of-way abandonment as recorded in Instrument No. 201300265727, Official Public Records, Dallas County, Texas, the following courses and distances:

South $81^{\circ} 30' 13''$ West, a distance of 128.49 feet to a CIRS;

North $88^{\circ} 53' 44''$ West, a distance of 49.91 feet to a CIRS;

North $43^{\circ} 57' 23''$ West, a distance of 14.16 feet to a CIRS for the Northeast corner of the intersection of said Avenue B and said Fran Way;

THENCE North $00^{\circ} 58' 59''$ East, along the East line of said Fran Way and Lots 17-21, Block 4720 of said Oak Cliff Heights Addition, a distance of 228.09 feet to a CIRS;

THENCE North $01^{\circ} 00' 00''$ East, along the East line of said Fran Way and Lots 21-24, Block 4720 and Lots 25, 26, Block 4717 of said Oak Cliff Heights Addition, a distance of 274.52 feet to the POINT OF BEGINNING and containing 2.26 acres (98,232 square feet) of land, more or less.