UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141					
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com					
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	20888 - CBRE LOAN				
Lien Solutions P.O. Box 29071	74570995				
Glendale, CA 91209-9071	OROR				
1	FIXTURE				
File with: Klamath, OR					

2020-004649 Klamath County, Oregon

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AND Check one of these three boxes to: Chack one of these three boxes to: Change affects Debtor or Debtor	P.O. Box 29071		70995) E			
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UCC FINANCING STATEMENT AMENDMENT ADDENDUM

FOLI	LOW INSTRUCTIONS					
	ITIAL FINANCING STATEMENT FILE NUMBER: Same as item 1a on Amend 5-010841 10/1/2015 CC OR Klamath	ment form				
12. N	IAME OF PARTY AUTHORIZING THIS AMENOMENT: Same as item 9 on Am	endment form				
	12a, ORGANIZATION'S NAME DEUTSCHE BANK TRUST COMPANY AMERICAS, AS THE REGISTERED HOLDERS OF BANC OF AMERICA					
Ī	COMMERCIAL MORTGAGE INC., MULTIFAMILY MOR PASS-THROUGH CERTIFICATES, SERIES 2015-SB10	RTGAGE				
OR	12b. INDIVIDUAL'S SURNAME					
Ì	FIRST PERSONAL NAME					
Ì	ADDITIONAL NAME(S)INITIAL(S)	SI	JFFIX	TUE ADOVE S	PACE IS FOR FILING OFFICE US	E ONI V
13. N	lame of DEBTOR on related financing statement (Name of a current Debtor of	record required	for indexing r			
	ne Debtor name (13a or 13b) (use exact, full name; do not omit, modify, or abl					
	13a. ORGANIZATION'S NAME TOM'S MULTI SERVICE, INC.				·	•
OR -	13b. INDIVIDUAL'S SURNAME	FIRST PERSON	NAL NAME		ADDITIONAL NAME(SYINITIAL(S)	SUFFIX
14. A	DDITIONAL SPACE FOR ITEM 8 (Collateral):	<u> </u>				1
The	complete information for Authorizer number 1					
	TSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE I					ILL LYNCH
	IMERCIAL MORTGAGE INC., MULTIFAMILY MORTGAGE PA: EAST ST. ANDREW PLACE	SS-THROUG	SH CERTIF	ICATES, SERIE	S 2015-SB10	
	TA ANA, CA 92705					
15. T	his FINANCING STATEMENT AMENDMENT:	o a fuduro filina		on of real estate:	EVUIDIT A FOD	
16. N	covers timber to be cut covers as-extracted collateral is filed as lame and address of a RECORD OWNER of real estate described in item 17	s a fixture filing	_		EXHIBIT A FOR	
(it	Debtor does not have a record interest):		DESCI	RIPTION O	F REAL ESTATE.	
18. N	ISCELLANEOUS: 74570995-OR-35 20888 - CBRE LOAN SERVICES DEUTS	CHE BANK TRUS	T COMPANY	File with: Klamath, OR	010279986 TOM'S MULTI SERVICE	E, INC.

FINANCING STATEMENT EXHIBIT A

Attached to and being a part of UCC-1 Financing Statement from Debtor to Secured Party.

Legal Description

Parcel 1:

Lot 8 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

The North one-half of Lot 9 in Block 1 of HOMES ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3:

The Westerly 116.0 feet of the Southerly 72.7 feet of Lot 7 in Block 1, Home Acres, according to the official plat, thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 4:

Lots 6, 7 and 8 in Block 7 of Original Town of Linkville, new City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 5:

A tract of land in the NW1/4NE1/4 of Section 32, Township 38 South Range 9 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Beginning at a point North 56°4′ West 60 feet from the most Westerly corner of Block 9 of Original Town of Klamath Falls; thence North 56°15′ West 400 feet to a point on the Southeasterly boundary of an alley dedicated in the plat of First Addition to the City of Klamath Falls; thence North 38°45′ East along said alley 189 feet, more or less, to a point 71 feet Southwesterly of the most Northerly corner of Block 51, First Addition to the City of Klamath Falls as measured along the Southeasterly boundary of said alley; thence South 56°15′ East along a line 71 feet Southwesterly when measured at right angles to the Northeasterly boundary of said Block 51 of First Addition to the City of Klamath Falls, 400 feet to a point on the Northwesterly boundary of High Street; thence South 38°56′ West along High Street 189 feet, more or less, to the point of beginning.

For informational purposes only:

Tax Parcel Numbers: R525649 Map No. R-3909-003BA-02300-000

R525649 Map No. R-3909-003BA-02400-000 R475809 Map No. R-3809-032AC-07900-000 R475818 Map No. R-3809-032AC-08000-000 R412486 Map No. R-3809-032AB-11000-000

Addresses: Cimarron Apartments (1920 Arthur Street, Klamath Falls, OR 97603)

Maverick Apartments (220 N. 4th Street, Klamath Falls, OR 97601)

Granvue Apartments (East Building) (321 N. 5th Street, Klamath Falls, OR

97601)

Granvue Apartments (West Building) (345 N. 5th Street, Klamath Falls, OR

97601)

FINANCING STATEMENT EXHIBIT B

(Revised 7-17-2014)

All of Debtor's present and future right, title and interest in and to all of the following:

- (1) "Fixtures," which means all property owned by Debtor which is attached to the real property described in Exhibit A ("Land") and/or the improvements located on the Land ("Improvements") ("Property" means the Land and/or the Improvements.) so as to constitute a fixture under applicable law, including: machinery, equipment, engines, boilers, incinerators and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air or light; antennas, cable, wiring and conduits used in connection with radio, television, security, fire prevention or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment.
- (2) "Personalty," which means all of the following:
 - (i) Accounts (including deposit accounts) of Debtor related to the Property.
 - (ii) Equipment and inventory owned by Debtor, which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, including furniture, furnishings, machinery, building materials, goods, supplies, tools, books, records (whether in written or electronic form) and computer equipment (hardware and software).
 - (iii) Other tangible personal property owned by Debtor which is used now or in the future in connection with the ownership, management or operation of the Property or is located on the Land or in the Improvements, including ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances (other than Fixtures).
 - (iv) Any operating agreements relating to the Land or the Improvements.
 - (v) Any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land or the Improvements.

- (vi) All other intangible property, general intangibles and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all governmental permits relating to any activities on the Land and including subsidy or similar payments received from any sources, including a "Governmental Authority" (defined as any board, commission, department, agency or body of any municipal, county, state or federal governmental unit, or any subdivision of any of them, that has or acquires jurisdiction over the Property, or the use, operation or improvement of the Property, or over Debtor).
- (vii) Any rights of Debtor in or under any letter of credit required under the terms of the Multifamily Loan and Security Agreement ("Loan Agreement") evidencing and securing the loan secured by this financing statement ("Loan").
- (3) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights of way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated.
- (4) All proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirement.
- All awards, payments and other compensation made or to be made by any Governmental Authority with respect to the Land, or if Debtor's interest in the Land is pursuant to a ground lease, the ground lease and the leasehold estate created by such ground lease ("Leasehold Estate"), the Improvements, the Fixtures, the Personalty or any other part of the Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Property under the power of eminent domain or otherwise and including any conveyance in lieu of such a taking.
- (6) All contracts, options and other agreements for the sale of the Land, or the Leasehold Estate, as applicable, the Improvements, the Fixtures, the Personalty or any other part of the Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations.
- (7) All "Rents," which means all rents (whether from residential or non-residential space), revenues and other income of the Land or the Improvements, parking fees, laundry and vending machine income and fees and charges for food, health care and other services provided at the Property, whether now due, past due or to become due, and deposits forfeited by tenants, and, if Debtor is a cooperative housing corporation or association, maintenance fees, charges or assessments payable by shareholders or residents under proprietary leases or occupancy agreements, whether now due, past due or to become due.

- (8) All "Leases," which means all present and future leases, subleases, licenses, concessions or grants or other possessory interests in force now or after the date this financing statement is recorded or filed, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals.
- (9) All earnings, royalties, accounts receivable, issues and profits from the Land, the Improvements or any other part of the Property, and all undisbursed proceeds of the Loan.
- (10) All "Imposition Reserve Deposits," which means all amounts deposited by the Debtor in connection with the Loan for (a) hazard insurance premiums or other insurance premiums required by Secured Party, (b) taxes or payments in lieu of taxes, (c) water and sewer charges that could become a lien on the Property, (d) ground rents, and (e) assessments or other charges that could become a lien on the Property.
- (11) All refunds or rebates of Imposition Reserve Deposits by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which this financing statement is recorded or filed).
- (12) All tenant security deposits which have not been forfeited by any tenant under any Lease and any bond or other security in lieu of such deposits.
- (13) All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property (subject to the terms of the Loan Agreement).
- (14) All interest rate cap agreements, interest rate swap agreements and other interest rate hedging contracts and agreements, if any (collectively, "Cap Agreements"), obtained by Debtor (or obtained by Secured Party in the name of Debtor) pursuant to the Loan Documents (as defined in the Loan Agreement) or as a condition to Secured Party's making the loan that is the subject of such Loan Documents, together with all of the following:
 - (i) Any and all moneys (collectively, "Cap Payments") payable from time to time pursuant to any Cap Agreement by the interest rate cap provider or other counterparty to a Cap Agreement, or any guarantor of the obligations of any such cap provider or counterparty ("Cap Provider").
 - (ii) All rights of the Debtor under any Cap Agreement, and all rights of the Debtor to all Cap Payments, including contract rights and general intangibles, existing or arising after the date this financing statement is recorded or filed.

- (iii) All rights, liens and security interests or guarantees existing or following the date this financing statement is recorded, granted by a Cap Provider or any other person to secure or guaranty payment of any Cap Payment.
- (iv) All documents, writings, books, files, records and other documents arising from or relating to any of the items listed in items 14(i) through (iii), whether existing now or created after the date this financing statement is recorded or filed.
- (v) All cash and non-cash proceeds and products of any of the items listed in items 14(i) through (iv).
- (15) Reserved.
- (16) All other assets of Debtor, whether now owned or acquired after the date this financing statement is recorded or filed.
- (17) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.