

After recording, return to:
Novare National Settlement Service, LLC
320 Commerce Street, Suite 150
Irvine, California 92602
Attention: Alan Petner

SUBSTITUTION OF TRUSTEE

KNOW ALL MEN BY THESE PRESENTS: JPMBB 2015-C28 IN WA WI PROPERTIES, LLC, a Delaware limited liability company ("**Holder**"), having a mailing address of c/o LNR Partners, LLC, 2340 Collins Avenue, Suite 700, Miami Beach, Florida 33139, the record owner and holder of the Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated February 17, 2015, executed by BFO Factory Shoppes LLC, a Delaware limited liability company ("**Borrower**"), in favor of Land Title and Escrow Company, as trustee for the benefit of Starwood Mortgage Capital LLC, a Delaware limited liability company ("**Original Lender**"), recorded February 20, 2015, as Document No. 201502200046 in the Real Property Records of Skagit County, Washington ("**Records**"), (a) as assigned to Starwood Mortgage Funding II LLC, a Delaware limited liability company ("**Starwood Mortgage Funding**") by the Assignment of Security Instrument dated February 18, 2015, recorded February 20, 2015, as Document No. 201502200049, in the Records; (b) as modified by the Recorded Documents Modification Agreement ("**Modification**"), between Starwood Mortgage Funding and Borrower dated April 2, 2015, recorded April 17, 2015, as Document No. 201504170102, in the Records; (c) as further assigned to Wilmington Trust, National Association, as Trustee for the benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2015-C28, Commercial Mortgage Pass-Through Certificates, Series 2015-C28, and in its capacity as "Lead Securitization Note Holder" ("**Wilmington Trust**") by the Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated April 23, 2015, recorded August 13, 2015, as Document No. 201508130045, in the Records; (d) as substituted trustee appointed by the Appointment of Successor Trustee ("**Appointment**"), by Borrower and in favor of LPSL Corporate Services, Inc., as Successor Trustee for the benefit of Wilmington Trust dated July 16, 2020, recorded July 16, 2020, as Document No. 202007160031, in the Records; (e) as further assigned to Holder by the Assignment of Deed of Trust, Assignment of Leases and Rents, Security

MIAMI 9360594.2 72496/302393

Grantor" JPMBB 2015-C28 In WA WI Properties, LLC
Grantee: Chicago Title Company of Washington

Agreement and Fixture Filing dated April 30, 2021, recorded June 1, 2021, as Document No. 202106010162, in the Records (as amended and assigned, "**Deed of Trust**"), as a lien and encumbrance on the real property described on the attached **Exhibit A**, hereby appoints and substitutes **Chicago Title Company of Washington** as the new Substituted Trustee under the Deed of Trust in accordance with the terms and provisions contained therein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

The undersigned has caused this instrument to be executed as of November ____, 2022.

BENEFICIARY:

Witnesses:

JPMBB 2015-C28 IN WA WI PROPERTIES, LLC, a Delaware limited liability company

By: Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2015-C28, Commercial Mortgage Pass-Through Certificates, Series 2015-C28, its sole member

By: LNR Partners, LLC, a Florida limited liability company, its attorney-in-fact

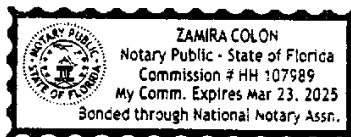
Signature: [Signature]
Print Name: Lynette S. Sinker

Signature: [Signature]
Print Name: Maria Chavarri

By: [Signature]
Name: Steven D. Ferreira
Title: Vice President

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of November, 2022 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, attorney-in-fact for Wilmington Trust, National Association, as Trustee for the Benefit of the Registered Holders of JPMBB Commercial Mortgage Securities Trust 2015-C28, Commercial Mortgage Pass-Through Certificates, Series 2015-C28, as sole member of **JPMBB 2015-C28 IN WA WI PROPERTIES, LLC**, a Delaware limited liability company, on behalf of the company. He ☒ is personally known or ☐ has produced a driver's license as identification.



[Signature]
Notary Public
Print Name: Zamira Colon
Serial No. (if any): _____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL "A":

Lot 3, City of Burlington Short Plat No. 1-92 as approved July 18, 1989, and recorded July 27, 1992, in Volume 10 of Short Plats, page 105, under Auditor's File No. 9207270058, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.,

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

Parcel B, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

Parcel A, City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "D":

An easement for drainage, as acquired by document recorded under Auditor's File No. 8811230046, records of Skagit County, Washington, over and across the following described property:

The West 20 feet of Lot 3, City of Burlington Short Plat No. 37-76 as approved August 2, 1976, and recorded August 5, 1976, in Volume 1 of Short Plats, page 156, under Auditor's File No. 840316, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 6, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

An easement acquired by instruments recorded November 23, 1988, under Auditor's File No. 8811230048, records of Skagit County, Washington, for ingress, egress, and utilities, over, under, and across a 36.00 foot strip of land lying 18.00 feet each side of the following described centerline:

Beginning at the Northeast corner of Section 7, Township 34 North, Range 4 East, W.M.; thence South $01^{\circ}34'38''$ East, along the East line of said Section 7 a distance of 13.73 feet; thence South $86^{\circ}59'04''$ West, 40.01 feet to the true point of beginning; thence continuing South $86^{\circ}59'04''$ West, 56.99 feet to the beginning of a curve to the left having a radius of 170.00 feet; thence Southwesterly along said curve through a central angle of $66^{\circ}32'00''$, an arc distance of 197.41 feet; thence South $20^{\circ}27'04''$ West, 124.00 feet to the beginning of a curve to the right, having a radius of 273.00 feet; thence Southwesterly along said curve through a central angle of $71^{\circ}07'06''$, an arc distance of 338.86 feet; thence North $88^{\circ}25'50''$ West, 150.00 feet to the terminus point of said centerline. (Said easement being appurtenant to Parcels "B" and "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "F":

An easement for ingress, egress, and utilities over, under, and across that area delineated as "Access and Utility Easement" on the Easterly portion of Parcel "B" of City of Burlington Short Plat No. B-1-92 as approved June 2, 1992, and recorded June 11, 1992, in Volume 10 of Short Plats, pages 88 and 89, under Auditor's File No. 9206110001, records of Skagit County, Washington. (Said easement is appurtenant to Parcel "C".)

Situate in the City of Burlington, County of Skagit, State of Washington.