

Skamania County, WA

Total: \$306.50 Pgs=4

POA

Request of: MERIDIAN ASSET SERVICES

eRecorded by: Simplifile

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11/04/2025 09:10 AM

Prepared by:

Adam Blitzner

Marathon Asset Management

One Bryant Park, 38th Floor

New York, New York 10036

LIMITED POWER OF ATTORNEY

Whereas, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-JR2 TRUST ("Seller") having an office for the conduct of business at 500 DELAWARE AVENUE, 11TH FLOOR, WILMINGTON, DE 19801 has sold certain mortgage loans ("Loans") to BP-JR2 Loan Trust ("Purchaser"), having an address of 1011 Centre Road, Suite 203, Wilmington, Delaware 19805, pursuant to that certain Agreement dated September 25, 2024 ("Agreement"). This Limited Power of Attorney is given in connection with, and relates solely to, the Agreement under the terms of which Seller sold such Loans to Purchaser. Each of the Loans comprises a promissory note evidencing a right to payment and performance secured by a security interest or other lien on real property evidenced by one of more mortgages, deeds of trust, deeds to secure debt, or other forms of security instruments.

Now, therefore, Seller does hereby constitute and appoint Meridian Asset Services, LLC ("Designee"), having an address at 140 Fountain Parkway N., Suite 100, St. Petersburg, FL 33716, to be the true and lawful attorney-in-fact of Seller, and hereby grants Designee the authority and power, through its duly authorized officers, and in the Seller's name, place and stead, for the following, and only to prepare and execute any (i) assignment of mortgage or (ii) allonges or endorsements to any Mortgage Note, in each case, solely to the extent necessary to transfer to, or vest in Purchaser the Loans from the Seller;

Except as provided herein, nothing contained herein shall be construed to grant the Designee the power to (i) initiate or defend any suit, litigation, or proceeding in the name of Seller or be construed to create a duty of Seller to initiate or defend any suit, litigation, or proceeding in the name of Designee or (ii) incur or agree to any liability or obligation in the name of or on behalf of Seller. This Limited Power of Attorney is entered into and shall be governed by the laws of the State of New York without regard to conflict of laws principles of such state. If the Designee receives any notice of suit, litigation or proceeding in the name of Wilmington Savings Fund Society, FSB, as trustee or in its individual capacity, then the Designee shall promptly forward a copy of the same to such party so long as legally permissible.

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This Limited Power of Attorney shall be effective as of the date hereof and shall remain in full force and effect from the date hereof and this Limited Power of Attorney shall expire on the one-year anniversary of the date hereof. The expiration or revocation of the period of agency hereunder shall in no way affect the validity of any actions of said attorney-in-fact during said period.

Sellers further grants to Designee as its attorney-in-fact full authority to act in any manner both proper and necessary to exercise the foregoing powers, and ratifies every act that Designee may lawfully perform in exercising those powers by virtue thereof.

Designee hereby agrees to indemnify and hold Wilmington Savings Fund Society, FSB, in its individual capacity and in its capacity as trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses or disbursements of any kind or nature whatsoever ("Expenses") by reason or result of the use or misuse of this Limited Power of Attorney by the Designee (including, without limitation, the Expenses incurred in connection with the enforcement of any indemnification right hereunder). The foregoing indemnity shall survive the termination of this Limited Power of Attorney and the related agreements or the earlier resignation or removal of the trustee. Designee shall not be responsible for any Expenses that were the result of Wilmington Savings Fund Society, FSB's gross negligence or willful misconduct.

All actions taken by Designee pursuant to this Limited Power of Attorney must be in accordance with Federal, State and local laws and procedures, as applicable and no power is granted hereunder to take any action that would be either adverse to the interests of or be in the name of Wilmington Savings Fund Society, FSB, in its individual capacity.

It is expressly understood and agreed by the Servicer and any person relying on this Limited Power of Attorney that (a) this Limited Power of Attorney is executed and delivered on behalf of the Seller by Wilmington Savings Fund Society, FSB, not individually or personally, but solely as trustee, in the exercise of the powers and authority conferred and vested in it, (b) each of the representations, covenants, undertakings and agreements made in this Limited Power of Attorney or in any document executed pursuant to or in connection with this Limited Power of Attorney on the part of the Seller is made and intended not as personal representations, covenants, undertakings and agreements by Wilmington Savings Fund Society, FSB but is made and intended for the purpose of binding only the Seller, (c) nothing in the Agreement, in any document executed pursuant to this Power of Attorney or herein contained shall be construed as creating any liability on Wilmington Savings Fund Society, FSB, individually or personally, to perform any covenant either expressed or implied, all such liability, if any, being expressly waived by the Designee and any person relying on this Limited Power of Attorney and by any person claiming by, through or under the Designee or such person, (d) Wilmington Savings Fund Society, FSB has not verified or made any investigation as to the accuracy or completeness of any representations and warranties made herein or in any document executed pursuant to the Limited Power of Attorney and (e) under no circumstances shall Wilmington Savings Fund Society, FSB be personally liable for the payment of any indebtedness or expenses of the Seller, or be liable for the breach or failure of any

obligation, duty (including fiduciary duty, if any), representation, warranty or covenant made or undertaken by the Seller under this Limited Power of Attorney or any other related documents.

Notwithstanding anything herein to the contrary, this Limited Power of Attorney does not, and is not intended to, and will not be construed to, grant any authority to the Designee to (i) expand, increase, incur, or otherwise impose any duties, liabilities or obligations of or on Wilmington Savings Fund Society, FSB, as trustee or in its individual capacity, (ii) waive any right or release any claim of Wilmington Savings Fund Society, FSB, as trustee or in its individual capacity, or (iii) provide any guaranty, indemnity or property of Wilmington Savings Fund Society, FSB, as trustee or in its individual capacity, for any reason whatsoever.

IN WITNESS WHEREOF, Seller has executed this Limited Power of Attorney this 3rd day of January, 2025.

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-JR2 TRUST

By: 

Name: Mary Emily Pagano

Title: Vice President

Witness: 

By:

Name: Nicholas Martelli

Witness: 

By:


Name: Nathan Potts

State of Delaware

County of New Castle

On the 3rd day of January in the year 2025 before me, the undersigned, personally appeared Mary Emily Pagano, as Vice President of Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of CSMC 2021-JR2 TRUST personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument, who then signed the within instrument in my presence and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument voluntarily for its stated purpose and that such individual(s) made such appearance before the undersigned.

Signed and delivered in the presence of:



Notary Public: Leonardo Diomede

Commission Expires: October 28, 2026

