

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE

In re:

WOODBIDGE GROUP OF COMPANIES,  
LLC, et al.,<sup>1</sup>

Debtors.

Chapter 11

Case No. 17-12560 (KJC)

(Jointly Administered)

Ref. Docket Nos. 2754, 2755, 2882

**ORDER (I) AUTHORIZING THE SALE OF 6287 MEMORIAL DRIVE, STONE MOUNTAIN, GEORGIA PROPERTY OWNED BY THE DEBTORS FREE AND CLEAR OF LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS; (II) APPROVING RELATED PURCHASE AGREEMENT; AND (III) GRANTING RELATED RELIEF**

Upon the motion (the "Motion")<sup>2</sup> filed by the above-captioned debtors and debtors in possession (collectively, the "Debtors") in these chapter 11 cases (the "Chapter 11 Cases") for entry of an order (i) authorizing the sale (the "Sale") of real property owned by the Debtor Bellflower Funding, LLC (the "Seller") located at 6287 Memorial Drive, Stone Mountain, Georgia (the "Land"), together with Seller's right, title, and interest in and to the buildings located thereon and any other improvements and fixtures located thereon (collectively, the "Improvements" and together with the Land, the "Real Property"), and any and all of the Seller's right, title, and interest in and to the tangible personal property and equipment remaining on the Real Property as of the date of the closing of the Sale (collectively, the "Personal Property" and, together with the Real Property, the "Property") on an "as is, where is" basis, free and clear of

<sup>1</sup> The last four digits of Woodbridge Group of Companies, LLC's federal tax identification number are 3603. The mailing address for Woodbridge Group of Companies, LLC is 14140 Ventura Blvd #302, Sherman Oaks, California 91423. Due to the large number of debtors in these cases, which are being jointly administered for procedural purposes only, a complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of this information may be obtained on the website of the Debtors' noticing and claims agent at [www.gardencitygroup.com/cases/WGC](http://www.gardencitygroup.com/cases/WGC), or by contacting the undersigned counsel for the Debtors.

<sup>2</sup> Capitalized terms used but not defined herein have the meaning assigned to such terms in the Motion.

any and all liens, claims, encumbrances, and other interests to 2018 Longterm RE, LLC (together with any assignee, the "Purchaser") pursuant to the terms and conditions of that certain Seller's Counteroffer dated as of September 28, 2018 (as may be amended, supplemented, or otherwise modified from time to time, the "Purchase Agreement") by and between the Seller and the Purchaser, a copy of which is attached as Exhibit 1 hereto; (ii) authorizing and approving the terms of the Purchase Agreement, and (iii) granting certain related relief; and the Court having jurisdiction to consider the Motion and the relief requested therein in accordance with 28 U.S.C. §§ 157 and 1334; and the Court having found that the legal and factual bases set forth in the Motion and the *Declaration of Bradley D. Sharp in Support of Debtors' Motion to Sell 6287 Memorial Drive, Stone Mountain, Georgia Property* establish good and sufficient cause for granting the Motion; and it appearing that the relief requested in the Motion is appropriate in the context of these Chapter 11 Cases and in the best interests of the Debtors and their respective estates, their creditors, and all other parties-in-interest; and it appearing that notice of the Motion was adequate and proper under the circumstances of these Chapter 11 Cases, and that no other or further notice need be given; and after due deliberation and sufficient cause appearing therefor,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED as set forth herein.
2. The Purchase Agreement is authorized and approved in its entirety.
3. Pursuant to sections 105 and 363 of the Bankruptcy Code, the Debtors are authorized, in their discretion and in the exercise of their business judgment, to sell the Property pursuant to the Purchase Agreement free and clear of all liens, claims, interests, and encumbrances, to perform all obligations under the Purchase Agreement (including payment of the Broker Fee and the Other Closing Costs out of the proceeds of the Sale), and to take any

other reasonable actions that may be necessary in the Debtors' good faith business judgment to effectuate closing of the Sale, and that any actions taken by the Debtors necessary or desirable to consummate such transactions prior to the entry of this Order are hereby ratified.

4. The Debtors and any intermediary financial institution, title company, and closing attorney participating in the closings of the Sale are authorized to transfer title and deed property, and take any other actions as may be necessary to transfer ownership of the Property to the Purchaser.

5. All persons and entities holding liens, claims, interests or encumbrances with respect to the Property are hereby barred from asserting such liens, claims, interests or encumbrances against the Purchaser, its successors or assigns, or the Property.

6. All proceeds of the Sale (net of the Broker Fee and Other Closing Costs) shall be paid to the Debtors into the general account of Debtor Woodbridge Group of Companies, LLC, and such net proceeds shall be disbursed and otherwise treated by the Debtors in accordance with the *Final Order on Debtors' Motion for Entry of Interim and Final Orders (I) Pursuant to 11 U.S.C. §§ 105, 361, 362, 363, 364, 507, and 552 Authorizing Debtors to (A) Obtain Postpetition Secured Financing, (B) Use Cash Collateral, (C) Grant Adequate Protection to Prepetition Secured Parties; (II) Modifying the Automatic Stay; (III) Scheduling a Final Hearing Pursuant to Bankruptcy Rules 4001(b) and 4001(c); and (IV) Granting Related Relief* [D.I. 724].

7. The Debtors are authorized and empowered to pay the Broker Fee to Newmark in an amount up to 6% of the gross Sale proceeds.

8. The Purchase Agreement is undertaken by the Debtors and Purchaser in good faith and that, pursuant to section 363(m) of the Bankruptcy Code, the reversal or modification

on appeal of any sale consummated pursuant to the terms of this Order shall not affect the validity of such sale unless such sale was stayed pending appeal.

9. Filing of a copy of this Order in the county in which the Property is situated may be relied upon by all title insurers in order to issue title insurance policies on the Property.

10. Any title insurer, escrow agent, or other intermediary participating in a closing of the Sale of the Property is authorized to disburse all funds at the closing of the Sale pursuant to the applicable settlement statement or escrow instructions provided by the parties to such Sale.

11. The Debtors shall be authorized and empowered to take any necessary actions to implement and effectuate the terms of this Order.

12. The terms and conditions of this Order shall be immediately effective and enforceable upon its entry notwithstanding any applicability of Bankruptcy Rule 6004(h).

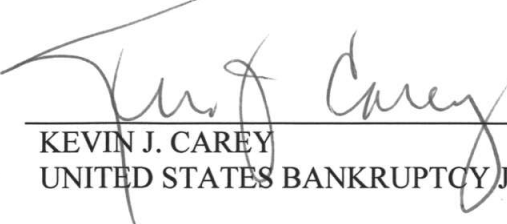
13. The terms and provisions of this Order and any actions taken pursuant hereto shall (i) survive entry of any order converting the Debtors' cases to chapter 7 or dismissing the Debtors' cases (or any of them), and (ii) continue in this or any superseding case under the Bankruptcy Code of any of the Debtors.

14. The provisions of this Order shall be binding upon the Debtors and their successors and assigns, including, without limitation, any trustee or other fiduciary hereafter appointed as legal representative of the Debtors or with respect to property of the estates of the Debtors, whether under chapter 11 of the Bankruptcy Code, any confirmed plan, or any subsequent chapter 7 case.

15. Notice of the Motion as provided therein shall be deemed good and sufficient notice of such motion and to have satisfied Bankruptcy Rule 6004(a).

16. This Court shall retain jurisdiction and power with respect to all matters arising from or related to the interpretation and implementation of this Order.

Dated: Oct 25, 2018  
Wilmington, Delaware

  
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KEVIN J. CAREY  
UNITED STATES BANKRUPTCY JUDGE

**Exhibit 1**

**Purchase Agreement**

## SELLER'S COUNTEROFFER

THIS COUNTEROFFER (this "Counter-Offer" or "Agreement"), dated as of September 28, 2018, is intended to set forth the terms and conditions of a contract for the purchase and sale to 2018 LONGTERM RE LLC, a Delaware limited liability company ("Buyer"), from BELLFLOWER FUNDING, LLC, a Delaware limited liability company ("Seller") with respect to that certain property located at 6287 Memorial Dr., in the City of Stone Mountain, County of DeKalb, State of Georgia and identified by Tax Identification Number 18-091-04-004 (the "Property"). This Agreement is a Counter-Offer to any prior offers received by Seller from Buyer. When mutually executed by Buyer and Seller, this Agreement will constitute the complete agreement between Buyer and Seller with respect to the purchase and sale of the Property and will supersede and replace, in their entirety, all prior negotiations and written offers and counteroffers between Buyer and Seller with respect to the Property including. Buyer and Seller may be referred to herein each individually as a "Party" and collectively as the "Parties". The effective date (the "Effective Date") of this Agreement shall be the last date that this Agreement is executed by either Buyer or Seller (if the Parties do not execute this Agreement on the same date), as set forth next to the signatures on the signature page hereof.

## RECITALS

- A. Seller is the owner of the Property.
- B. Buyer desires to purchase the Property from Seller and Seller desires to sell the Property to Buyer on the terms and conditions set forth herein.
- C. Seller is currently the subject of bankruptcy proceedings pending in the United States Bankruptcy Court for the District of Delaware (the "Bankruptcy Court") under case number 17-12560 (KJC) (the "Bankruptcy Proceedings") and, therefore, this Agreement is subject to the approval of the Bankruptcy Court as more specifically set forth herein.

## AGREEMENT

NOW, THEREFORE, IN CONSIDERATION of the foregoing and the mutual covenants and agreements herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

### ARTICLE I SALE

- 1.1 Seller hereby agrees to sell the Property to Buyer, and Buyer hereby agrees to purchase the Property from Seller, subject to the terms and conditions set forth herein.

### ARTICLE II PURCHASE PRICE

- 2.1 Purchase Price. The purchase price for the Property shall be the sum of Two Hundred Sixty-Five Thousand and No/100 Dollars (\$265,000.00) (the "Purchase Price"). The Purchase Price shall be subject to the closing adjustments as set forth in Section 5.4 hereof.

2.2 Payment of Purchase Price. Buyer shall pay the Purchase Price to Seller as follows:

(a) Deposit. Within two (2) business days following the Effective Date, Buyer shall deliver to Fidelity National Title ("Escrow Holder"), the sum of Thirteen Thousand Two Hundred Fifty and No/100 Dollars (\$13,250.00) by wire transfer or cashier's check (the "Deposit"). Escrow Holder's contact information is as follows:

Fidelity National Title  
915 Wilshire Blvd., Suite 1920  
Los Angeles, CA 90017  
Attention: Bobbie Purdy  
Phone No. (213) 452-7104  
Fax No.: (213) 452-7148  
Email address: bobbie.purdy@fnf.com

If the Deposit is not received by Escrow Holder on or before the date required herein, Seller shall have the right to terminate this Agreement whereupon neither Party shall have any further rights or obligations hereunder other than those matters which expressly survive the termination hereof. The Deposit shall be non-refundable to Buyer except in the event the sale of the Property is not consummated (i) solely because of Seller's breach or default under this Agreement, or (ii) failure to obtain Bankruptcy Court approval of this Agreement in accordance with Section 4.3 below. If the sale of the Property as contemplated hereunder is consummated, the Deposit shall be credited towards payment of the Purchase Price at the Closing.

(b) Balance of Purchase Price. The Purchase Price less the sum of the Deposit (the "Purchase Price Balance") shall be deposited with Escrow Holder by Buyer in immediately available funds no later than one (1) business day prior to the Closing in accordance with Section 5.2(a) below.

### ARTICLE III ESCROW

3.1 Deposit with Escrow Holder and Escrow Instructions. Within two (2) business days following the Effective Date, each Party shall promptly deposit an executed copy of this Agreement with Escrow Holder with instructions to open an escrow for the transaction hereunder (the "Escrow"). This Agreement shall serve as the instructions to Escrow Holder for the consummation of the transaction contemplated hereby. The Parties shall execute such additional and supplementary escrow instructions as may be appropriate to enable Escrow Holder to comply with the terms of this Agreement; provided, however, that in the event of any conflict or inconsistency between the terms and provisions of this Agreement and the terms and provisions of any such additional or supplementary escrow instructions, the terms and provisions of this Agreement shall control, notwithstanding that any such additional or supplemental escrow instructions constitute a later signed writing between the Parties.

3.2 Proof of Funds. Within two (2) business days following the Effective Date, Buyer shall deliver to Seller proof of committed funds available to Buyer sufficient to enable Buyer to



consummate the acquisition of the Property pursuant to this Agreement, which proof shall be in the form of a letter of credit, loan commitment, bank statement, or other form acceptable to Seller in Seller's sole discretion. If (i) Buyer fails timely to provide such proof of committed funds, or (ii) Seller determines, in Seller's sole discretion, that the proof of funds provided to Seller by Buyer is unacceptable, then Seller shall have the right, at Seller's option, to provide written notice to Buyer that this Agreement is terminated. If Seller exercises such termination right, then this Agreement shall be deemed terminated effective as of the date that Seller delivers written notice of termination to Buyer, whereupon (I) the Deposit (if theretofore deposited with the Escrow Holder) shall be returned to Buyer, and (II) Buyer and Seller shall each be relieved of any further obligations under this Agreement.

3.3 Closing. The closing hereunder (the "**Closing**") shall mean the recording, in the official records of DeKalb County, of a Limited Warranty Deed conveying title to the Property from Seller to Buyer (the "**Deed**"). The Closing shall take place as soon as practicable after the entry of an order by the Bankruptcy Court approving the sale of the Property pursuant to this Agreement (the "**Sale Order**"), but no later than fifteen (15) days following the entry of the Sale Order (or the first business day thereafter, if such 15<sup>th</sup> day is not a business day) (the "**Closing Date**"), or on such later date as Buyer and Seller may mutually agree in writing; provided, however, Seller shall have the right to extend the Closing Date by up to an additional five (5) business days upon delivery of written notice to Buyer. Subject to the provisions of ARTICLE VIII hereof, if the Closing does not occur on or before the Closing Date (as the same may be extended hereunder), then Escrow Holder shall, unless it is notified by both Parties to the contrary within five (5) days after the Closing Date, return to the depositor thereof items which may have been deposited hereunder. Any such return or termination, shall not, however, relieve either Party of any liability it may have under the terms of this Agreement for its wrongful failure to close.

3.4 Title. Seller shall cause Fidelity National Title Company or another title company of Seller's choice (the "**Title Company**") to issue to Buyer at Closing a CLTA owner's policy of title insurance, insuring fee title to the Property vested in Buyer as of the Closing Date, with coverage in the amount of the Purchase Price and subject to no monetary liens or encumbrances, other than a lien for property taxes not yet delinquent; provided, however, that Seller shall have no obligation to remove or cure any exceptions to title other than with respect to the aforementioned monetary liens and encumbrances.

#### **ARTICLE IV CONTINGENCIES AND CONDITIONS TO CLOSING**

4.1 No Inspection Contingencies. Buyer acknowledges and agrees that (i) Buyer has, prior to the Effective Date, independently verified the value of the Property and the viability of the Property for Buyer's intended use, (ii) Buyer is purchasing the Property based solely upon such independent verification of value and viability and not in reliance upon any representations by Seller or any party representing Seller in connection with this transaction including, without limitation, Broker (defined in Section 9.2 below), and (iii) Buyer's obligation to purchase the Property is not subject to any due diligence contingencies.

4.2 Intentionally Omitted.

4.3 **Bankruptcy Sale.** Buyer acknowledges that (i) Seller is currently a “debtor-in-possession” in the Bankruptcy Proceedings, and (ii) this Agreement is subject to notice to creditors and the approval of the Bankruptcy Court. Buyer acknowledges that, in order to obtain Bankruptcy Court approval of this Agreement, Seller must demonstrate that it has taken reasonable steps to obtain the highest or otherwise best offer possible for the Property. Buyer further acknowledges and agrees that Seller may decide not to seek the Bankruptcy Court’s approval of this Agreement, if Seller determines that to do so would be inconsistent with its fiduciary duties, and, upon such determination, Seller may terminate this Agreement. If Seller is not able to obtain Bankruptcy Court approval of this Agreement, then Seller shall have the right to terminate this Agreement by delivering written notice of termination to Buyer. Upon any termination of this Agreement pursuant to this Section, Escrow Holder shall return the Deposit to Buyer and neither Party shall have any further rights, duties or obligations hereunder.

**ARTICLE V  
CLOSING AND ESCROW**

5.1 **Delivery by Seller.** Not later than one (1) business day prior to the Closing Date, Seller shall deposit with Escrow Holder the following:

- (a) The original Deed, duly executed and acknowledged by Seller, in recordable form, and ready for recordation on the Closing Date;
- (b) Seller’s estimated settlement statement in form and content consistent with this Agreement and otherwise reasonably satisfactory to Seller;
- (c) An affidavit of Seller’s residence, an affidavit of Seller’s gain or an affidavit of exemption, whichever is applicable pursuant to O.C.G.A. §48-7-128, in form reasonably agreed upon by Seller and Buyer or otherwise in customary form, duly executed by Seller;
- (d) A Non-Foreign Affidavit, duly executed by Seller and satisfying the requirements set forth in Section 1445 of the Internal Revenue Code of 1986, as amended; and
- (e) Any other documents or instruments reasonably required by Escrow Holder, the Title Company or the Bankruptcy Court in order to convey the Property to Buyer at the Closing.

5.2 **Delivery by Buyer.** Not later than one (1) business day prior to the Closing Date, Buyer shall deposit with Escrow Holder the following:

- (a) The Purchase Price Balance, together with Buyer’s share of the closing adjustments pursuant to Section 5.4 below, for disbursement in accordance with the terms and provisions of this Agreement, to be held by Escrow Holder pursuant to disbursement instructions mutually acceptable to Buyer and Seller;
- (b) Buyer’s estimated settlement statement in form and content consistent with this Agreement and otherwise reasonably satisfactory to Buyer; and

(c) Any other documents or instruments reasonably required by Escrow Holder, the Title Company or the Bankruptcy Court in order to convey the Property to Buyer at the Closing.

5.3 Other Instruments. In addition to the documents and instruments to be delivered as herein provided, each of the Parties shall, from time to time at the request of the other Party, execute and deliver to the other Party such other instruments of transfer, conveyance and assignment and shall take such other action as may be reasonably required to effectively carry out the terms of this Agreement; provided that no such document or act will impose additional obligations on either Party that are not already contemplated by this Agreement.

5.4 Prorations and Adjustments.

(a) Taxes. Real property taxes and assessments shall be prorated as of the Closing Date, and any required payments or credits shall be made by the applicable Party through Escrow upon receipt of said proration.

(b) Utilities. All charges and payments for utility services shall be prorated as of the Closing Date, all of which shall be read promptly before Closing, unless Seller elects to close its own applicable account, in which event Buyer shall open its own account and the respective charges shall not be prorated. Seller shall not assign to Buyer any deposits which Seller has with any utility companies servicing the Property.

(c) Insurance. Buyer shall be responsible for obtaining appropriate insurance covering the Property on and after the Closing Date; accordingly there shall be no proration of the same.

(d) Survival. If any of the foregoing cannot be apportioned at the Closing because of the unavailability of the amounts which are to be apportioned, such items shall be apportioned by the Parties outside escrow as soon as practicable after the Closing Date. The post-Closing covenants of the Parties set forth in this Section 5.4 shall survive the Closing.

5.5 Costs and Expenses.

(a) Seller shall pay, through the Escrow at the Closing, all transfer taxes attributable to this transaction.

(b) Buyer shall pay, through the Escrow at the Closing, all closing costs other than those payable by Seller hereunder including, without limitation, (i) the premium for the Buyer's owner's policy of title insurance and any endorsements thereto, (ii) all recording fees, and (iii) Escrow Holder's fee. *if buyer desires a policy. EC  
(in any event, not to exceed \$400.00)*

(c) Notwithstanding anything contained herein to the contrary, except as otherwise specifically set forth herein, each Party shall be responsible for its own legal and accounting expenses incurred in connection with the subject matter of this Agreement.

**ARTICLE VI  
ACCEPTANCE OF PROPERTY AS IS, WHERE IS**

BUYER ACKNOWLEDGES AND AGREES THAT (I) SELLER ACQUIRED THE PROPERTY BY FORECLOSURE AND HAS NEVER OCCUPIED OR OPERATED THE PROPERTY AND, AS SUCH, SELLER IS NOT VESTED WITH KNOWLEDGE OF THE PROPERTY ORDINARILY EXPECTED OF A SELLER OF REAL PROPERTY, (II) PRIOR TO THE EFFECTIVE DATE, BUYER HAS HAD A SUFFICIENT OPPORTUNITY TO COMPLETE ALL INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY THAT BUYER DEEMS NECESSARY, AND (III) BUYER WILL BE CONCLUDING THE PURCHASE OF THE PROPERTY BASED SOLELY UPON BUYER'S OWN INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, AND ON AN "AS IS, WHERE IS" BASIS, WITH ALL FAULTS, LATENT AND PATENT. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, BUYER ACKNOWLEDGES AND AGREES THAT NEITHER SELLER NOR ANY OF SELLER'S AGENTS OR REPRESENTATIVES HAS MADE, AND SELLER HEREBY EXPRESSLY DISCLAIMS AND NEGATES, ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EITHER EXPRESS OR IMPLIED, ON WHICH BUYER IS RELYING AS TO ANY MATTER CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, MATTERS RELATING TO THE ZONING, LAND-USE OR OTHER ENTITLEMENTS, THE ENVIRONMENTAL CONDITION OF THE PROPERTY, AND/OR SOILS, SEISMIC, GEOTECHNICAL AND/OR OTHER MATTERS RELATING TO THE CONDITION OF THE PROPERTY.

BUYER ACKNOWLEDGES AND AGREES THAT (I) ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY BY OR ON BEHALF OF SELLER WAS OBTAINED FROM A VARIETY OF SOURCES, (II) SELLER HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION, (III) ALL SUCH INFORMATION HAS BEEN AND SHALL BE PROVIDED SOLELY AS AN ACCOMMODATION TO BUYER, (IV) SELLER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY, TRUTHFULNESS OR COMPLETENESS OF SUCH INFORMATION, AND (V) SELLER IS NOT, AND SHALL NOT BE, LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENT, REPRESENTATION OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION OR CONDITION THEREOF, FURNISHED BY OR ON BEHALF OF SELLER OR ANY CONSULTANT, ADVISOR, ATTORNEY, REAL ESTATE BROKER, CONTRACTOR, AGENT, EMPLOYEE, OR OTHER PERSON. AS PART OF BUYER'S AGREEMENT TO PURCHASE AND ACCEPT THE PROPERTY "AS-IS, WHERE-IS," AND "WITH ALL FAULTS", AND NOT AS A LIMITATION ON SUCH AGREEMENT, BUYER HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVES ANY AND ALL ACTUAL OR POTENTIAL CLAIMS OR RIGHTS AGAINST THE SELLER PARTIES (AS HEREINAFTER DEFINED) ARISING OUT OF THE INACCURACY OR INCOMPLETENESS OF ANY MATERIALS SO FURNISHED, ARISING OUT OF ANY ALLEGED DUTY OF THE SELLER PARTIES TO ACQUIRE, SEEK OR OBTAIN SUCH MATERIALS, ARISING OUT OF OR IN CONNECTION WITH THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND ANY AND ALL ACTUAL OR POTENTIAL CLAIMS OR RIGHTS BUYER MIGHT HAVE REGARDING ANY FORM OF REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, OF ANY KIND OR TYPE,

RELATING TO THE PROPERTY. SUCH WAIVER IS ABSOLUTE, COMPLETE, TOTAL AND UNLIMITED IN ANY WAY. SUCH WAIVER INCLUDES, BUT IS NOT LIMITED TO, A WAIVER OF EXPRESS WARRANTIES, IMPLIED WARRANTIES, WARRANTIES OF FITNESS FOR A PARTICULAR USE, WARRANTIES OF MERCHANTABILITY, WARRANTIES OF HABITABILITY, STRICT LIABILITY RIGHTS, AND CLAIMS, LIABILITIES, DEMANDS OR CAUSES OF ACTION OF EVERY KIND AND TYPE, WHETHER STATUTORY, CONTRACTUAL OR UNDER TORT PRINCIPLES, AT LAW OR IN EQUITY, INCLUDING, BUT NOT LIMITED TO, CLAIMS REGARDING DEFECTS WHICH MIGHT HAVE BEEN DISCOVERABLE, CLAIMS REGARDING DEFECTS WHICH WERE NOT OR ARE NOT DISCOVERABLE, PRODUCT LIABILITY CLAIMS, PRODUCT LIABILITY TYPE CLAIMS, ALL OTHER EXISTING OR LATER CREATED OR CONCEIVED STRICT LIABILITY OR STRICT LIABILITY TYPE CLAIMS AND RIGHTS, AND ANY AND ALL CLAIMS RELATING TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY AND ALL CLAIMS UNDER CERCLA AND RCRA.

EFFECTIVE UPON THE CLOSING DATE, AND TO THE FULLEST EXTENT PERMITTED BY LAW, BUYER HEREBY RELEASES, DISCHARGES AND FOREVER ACQUITS SELLER AND EVERY ENTITY AFFILIATED WITH SELLER AND ALL OF ITS AND THEIR RESPECTIVE PARTNERS, MEMBERS, MANAGERS, SUBSIDIARIES, AFFILIATES, OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, ATTORNEYS AND INDEPENDENT CONTRACTORS AND THE SUCCESSOR OF EACH AND EVERY ONE OF THEM (COLLECTIVELY, THE "SELLER PARTIES") FROM ALL DEMANDS, CLAIMS, LIABILITIES, OBLIGATIONS, COSTS AND EXPENSES WHICH BUYER MAY SUFFER OR INCUR RELATING TO THE PROPERTY. SPECIFICALLY, AND NOT BY WAY OF LIMITATION, BUYER HEREBY RELEASES, DISCHARGES AND FOREVER ACQUITS THE SELLER PARTIES FROM ALL DEMANDS, CLAIMS, LIABILITIES, OBLIGATIONS, COSTS AND EXPENSES ARISING OUT OF OR OTHERWISE RELATING TO THE CONDITION OF THE PROPERTY. AS PART OF THE PROVISIONS OF THIS ARTICLE, BUT NOT AS A LIMITATION THEREON, BUYER HEREBY AGREES, REPRESENTS AND WARRANTS THAT THE MATTERS RELEASED HEREIN ARE NOT LIMITED TO MATTERS WHICH ARE KNOWN OR DISCLOSED, AND BUYER HEREBY WAIVES ANY AND ALL RIGHTS AND BENEFITS WHICH IT NOW HAS, OR IN THE FUTURE MAY HAVE CONFERRED UPON IT, BY VIRTUE OF THE PROVISIONS OF FEDERAL, STATE OR LOCAL LAWS, RULES OR REGULATIONS.

IN THIS CONNECTION AND TO THE FULLEST EXTENT PERMITTED BY LAW, BUYER HEREBY AGREES, REPRESENTS AND WARRANTS THAT BUYER REALIZES AND ACKNOWLEDGES THAT FACTUAL MATTERS NOW UNKNOWN TO BUYER MAY HAVE GIVEN OR MAY HEREAFTER GIVE RISE TO CAUSES OF ACTION, CLAIMS, DEMANDS, DEBTS, CONTROVERSIES, DAMAGES, COSTS, LOSSES AND EXPENSES WHICH ARE PRESENTLY UNKNOWN, UNANTICIPATED AND UNSUSPECTED, AND BUYER FURTHER AGREES, REPRESENTS AND WARRANTS THAT THE WAIVERS AND RELEASES HEREIN HAVE BEEN NEGOTIATED AND AGREED UPON IN LIGHT OF THAT REALIZATION AND THAT BUYER NEVERTHELESS HEREBY INTENDS TO RELEASE, DISCHARGE AND ACQUIT THE SELLER PARTIES FROM ANY SUCH UNKNOWN CAUSES OF ACTION, CLAIMS, DEMANDS, DEBTS, CONTROVERSIES,

DAMAGES, COSTS, LOSSES AND EXPENSES WHICH MIGHT IN ANY WAY BE INCLUDED IN THE WAIVERS AND MATTERS RELEASED AS SET FORTH IN THIS ARTICLE. THE PROVISIONS OF THIS ARTICLE ARE MATERIAL AND INCLUDED AS A MATERIAL PORTION OF THE CONSIDERATION GIVEN TO SELLER BY BUYER IN EXCHANGE FOR SELLER'S PERFORMANCE HEREUNDER. SELLER HAS GIVEN BUYER MATERIAL CONCESSIONS REGARDING THIS TRANSACTION IN EXCHANGE FOR BUYER AGREEING TO THE PROVISIONS OF THIS ARTICLE. BUYER HAS INITIALED THIS ARTICLE TO FURTHER INDICATE ITS AWARENESS AND ACCEPTANCE OF EACH AND EVERY PROVISION HEREOF.

EC  
BUYER'S INITIALS

**ARTICLE VII  
LOSS BY FIRE OR OTHER CASUALTY; CONDEMNATION**

If, prior to the Closing, the Property is destroyed or materially damaged, or if condemnation proceedings are commenced against a material portion of the Property (each, a "Material Loss"), Buyer shall have the right, at its option, exercisable by giving written notice of such decision to Seller within five (5) business days after receiving written notice from Seller that the Property has suffered a Material Loss, to either: (a) terminate this Agreement, in which case Escrow Holder shall return the Deposit to Buyer and, except for those matters which expressly survive any termination hereof, neither Party shall have any further rights or obligations hereunder, or (b) accept the Property in its then condition with no reduction of the Purchase Price. Buyer's failure to give written notice of its election within such timeframe shall be deemed to be Buyer's election not to terminate this Agreement and to accept the Property in its then condition in accordance with clause (b) of the immediately preceding sentence. If Buyer elects to accept (or is deemed to have accepted) the Property in its then condition, all proceeds of insurance or condemnation awards payable by reason of such damage, destruction or condemnation, if any, shall be paid or assigned to Buyer at the Closing. If the damage or condemnation does not result in a Material Loss, then (i) Buyer shall have no right to terminate this Agreement, and (ii) Seller shall assign to Buyer at the Closing all proceeds of insurance or condemnation awards payable by reason of such damage or condemnation, if any. As used in this ARTICLE VII, "destroyed" means complete destruction of the improvements upon the Property, and "material" damage, or the loss of a "material portion" of the Property, means any damage or loss that: (I) results in repair or restoration costs in excess of twenty percent (20%) of the Purchase Price; or (II) results in Buyer not being able to occupy the Property for a period in excess of six (6) months following the Closing.

**ARTICLE VIII  
DEFAULT; REMEDIES**

**8.1 Seller's Remedies: Liquidated Damages. IF THE TRANSACTION CONTEMPLATED HEREBY IS NOT CONSUMMATED BECAUSE OF A DEFAULT UNDER THIS AGREEMENT ON THE PART OF BUYER, AS SELLER'S SOLE AND EXCLUSIVE REMEDY BY REASON OF SUCH DEFAULT BY BUYER, THE AMOUNT OF THE DEPOSIT SHALL BE PAID TO AND RETAINED BY SELLER AS LIQUIDATED DAMAGES. THE PARTIES ACKNOWLEDGE AND AGREE THAT, IN**

THE EVENT THE TRANSACTION CONTEMPLATED HEREBY IS NOT CONSUMMATED BECAUSE OF A DEFAULT UNDER THIS AGREEMENT ON THE PART OF BUYER, SELLER'S ACTUAL DAMAGES BY REASON OF SUCH DEFAULT BY BUYER WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. THEREFORE, BY PLACING THEIR INITIALS BELOW, THE PARTIES ACKNOWLEDGE THAT THE AMOUNT OF THE DEPOSIT HAS BEEN AGREED UPON, AFTER NEGOTIATION, AS THE PARTIES' REASONABLE ESTIMATE OF SELLER'S DAMAGES IN THE EVENT THE TRANSACTION CONTEMPLATED HEREBY IS NOT CONSUMMATED BECAUSE OF A DEFAULT UNDER THIS AGREEMENT ON THE PART OF BUYER. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS SECTION 8.1, IF BUYER BRINGS AN ACTION AGAINST SELLER FOR AN ALLEGED BREACH OR DEFAULT BY SELLER OF ITS OBLIGATIONS UNDER THIS AGREEMENT, RECORDS A LIS PENDENS OR ENJOINS OR RESTRICTS SELLER'S ABILITY TO SELL AND TRANSFER THE PROPERTY OR REFUSES TO CONSENT TO OR INSTRUCT ESCROW HOLDER WITH REGARD TO THE RELEASE OF THE DEPOSIT TO SELLER IF REQUIRED BY ESCROW HOLDER (EACH, A "BUYER'S ACTION"), SELLER SHALL NOT BE RESTRICTED BY THE PROVISIONS OF THIS SECTION 8.1 FROM BRINGING AN ACTION AGAINST BUYER SEEKING EXPUNGEMENT OR RELIEF FROM ANY IMPROPERLY FILED LIS PENDENS, INJUNCTION OR OTHER RESTRAINT, AND/OR RECOVERING FEES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES) WHICH SELLER MAY SUFFER OR INCUR AS A RESULT OF ANY BUYER'S ACTION, BUT ONLY TO THE EXTENT THAT SELLER IS THE PREVAILING PARTY; AND THE AMOUNT OF ANY SUCH FEES, COSTS AND EXPENSES AWARDED TO SELLER SHALL BE IN ADDITION TO THE LIQUIDATED DAMAGES SET FORTH HEREIN. NOTHING IN THIS AGREEMENT SHALL BE DEEMED TO LIMIT BUYER'S LIABILITY TO SELLER FOR DAMAGES OR INJUNCTIVE RELIEF FOR BREACH OF BUYER'S INDEMNITY OBLIGATIONS UNDER THIS AGREEMENT OR FOR ATTORNEYS' FEES AND COSTS AS PROVIDED IN SECTION 9.9 BELOW.

  
SELLER'S INITIALS

"EC"  
BUYER'S INITIALS

8.2 Buyer's Remedies.

(a) If the transaction contemplated by this Agreement is not consummated by the Closing Date because of a default hereunder on the part of Seller, then Buyer's sole and exclusive remedy by reason of such default by Seller shall be to terminate this Agreement, in which event neither Party shall have any further rights, duties or obligations under this Agreement and the Deposit shall be returned to Buyer. Buyer hereby expressly waives any and all rights to claim specific performance of this Agreement and to record a lis pendens upon the Property.

(b) If the Closing of the transactions hereunder shall have occurred, Seller shall have no liability to Buyer (and Buyer shall make no claim against Seller) for a breach of any alleged representation or warranty, failure to disclose, or any other covenant,

agreement or obligation of Seller, or for indemnification under this Agreement or any document executed by Seller in connection with this Agreement.

8.3 The provisions of this ARTICLE VIII shall survive the Closing.

**ARTICLE IX  
MISCELLANEOUS**

9.1 Notices. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and sent by United States mail, registered or certified mail, postage prepaid, return receipt requested, or by facsimile, or by personal delivery (by overnight courier or otherwise), or by electronic mail (email) and addressed as follows:

If to Seller:                   Bellflower Funding, LLC  
  c/o Woodbridge Group of Companies, LLC  
  14140 Ventura Blvd, Suite 302  
  Sherman Oaks, CA 91423  
  Attn: Frederick Chin, CEO  
  E-mail: fchin1@gmail.com

With a copy to:               Glaser Weil LLP  
  10250 Constellation Boulevard, 19th Floor  
  Los Angeles, California 90067  
  Attn: Saul Breskal, Esq.  
  Fax No.: (310) 843-2644  
  Email: sbreskal@glaserweil.com

And a copy to:               Klee, Tuchin, Bogdanoff & Stern, LLP  
  1999 Avenue of the Stars, 39<sup>th</sup> Floor  
  Los Angeles, California 90067  
  Attention: David A. Fidler, Esq. and Jonathan M. Weiss, Esq.  
  Fax No.: (310) 407-9090  
  Email: dfidler@ktbslaw.com; jweiss@ktbslaw.com

If to Buyer:                   2018 Longterm RE LLC  
  PO Box 573036  
  Houston, Texas 77257-3036  
  Attn: Elizabeth Carrillo and Scott Wizig  
  Fax No: (832) 831-2747  
  Email: ElizabethC@swehomes.com; Scott@swehomes.com

With a copy to:               2018 Longterm RE, LLC  
  PO Box 573036  
  Houston, Texas 77257-3036

If to Escrow Holder: At the address specified in Section 2.2(a) above.



or such other address as either Party may from time to time specify in writing to the other in the manner aforesaid. If sent by United States mail, registered or certified mail, postage prepaid, return receipt requested, such notices or other communications shall be deemed delivered upon delivery or refusal to accept delivery as indicated on the return receipt. If sent by personal delivery (by overnight courier or otherwise), such notices or other communications shall be deemed delivered upon delivery, or refusal thereof. If sent by facsimile or email, such notices or other communications shall be deemed delivered upon delivery, provided such fax or email is sent prior to 5:00 p.m. Pacific Time on such date (otherwise such fax or email shall be deemed to be delivered and effective as of the next business day), and provided further that delivery is also made promptly thereafter by mail or overnight courier as provided above.

9.2 Brokers and Finders. In connection with the transaction under this Agreement Seller is represented by Jacob Minkley of Newmark Knight Frank ("Broker"), and Buyer represents and warrants that it is not represented by a broker in connection with the transaction under this Agreement. Subject to Bankruptcy Court approval, Seller will pay a real estate broker's commission equal to 6% of the Purchase Price of the property to Broker pursuant to a separate Listing Agreement between Seller and Broker. No commission or compensation shall be due or payable by Seller to any brokers, including Broker, in connection with this Agreement or the sale of the Property, unless the Escrow closes in accordance with this Agreement. Buyer shall indemnify and defend Seller against any claims by third parties for payments of a finder's fee, commission or other similar compensation in connection herewith if such third party claims that it represented Buyer in connection with the transaction under this Agreement. The provisions of this Section 9.2 shall survive the execution and delivery (or termination) of this Agreement and the Closing.

9.3 Successors and Assigns. This Agreement shall be binding upon, and inure to the benefit of, the Parties and their respective successors, heirs, administrators and assigns, except that Buyer shall not assign its interests under this Agreement, whether voluntarily, involuntarily, by operation of law or otherwise, without the prior written consent of Seller. Notwithstanding the foregoing, Buyer shall have the right to assign its rights under this Agreement to (i) any entity controlling, controlled by or under common control (directly or indirectly) with Buyer which assumes Buyer's obligations hereunder in writing, provided Buyer shall not be relieved from any liability or obligations under this Agreement as a result of such assignment; and (ii) a qualified intermediary in connection with a tax deferred exchange under Internal Revenue Code Section 1031 in accordance with Section 9.17 hereof.

9.4 Amendments. This Agreement may be amended or modified only by a written instrument executed by both Buyer and Seller.

9.5 Interpretation. Whenever used herein, the term "including" shall be deemed to be followed by the words "without limitation." Words used in the singular number shall include the plural, and vice-versa, and any gender shall be deemed to include each other gender. The captions and headings of the Articles and Sections of this Agreement are for convenience of reference only, and shall not be deemed to define or limit the provisions hereof

9.6 Governing Law. This Agreement shall be interpreted and enforced pursuant to the laws of the State of Georgia and the United States of America including the Bankruptcy Code, Title 11, United States Code.

9.7 Venue. The Bankruptcy Court shall have sole and exclusive jurisdiction to interpret and enforce the terms of this Agreement and the Parties hereby consent and submit to such exclusive jurisdiction.

9.8 Merger of Prior Agreements. This Agreement, including the exhibits hereto, constitutes the entire agreement between the Parties with respect to the transaction contemplated hereby and supersedes all prior agreements and understandings between the Parties relating to the subject matter hereof.

9.9 Attorneys' Fees. If either Buyer or Seller brings any suit or other proceeding with respect to the subject matter or enforcement of this Agreement, the prevailing Party (as determined by the court, agency, or other authority before which such suit or proceeding is commenced) shall, in addition to such other relief as may be awarded, be entitled to recover reasonable attorneys' fees, expenses and costs of investigation (including, without limitation, reasonable attorneys' fees, expenses and costs).

9.10 Time of the Essence. Time is of the essence of this Agreement.

9.11 Election of Remedies. Except as otherwise provided in this Agreement, no right or remedy conferred upon Buyer or Seller in this Agreement is intended to be exclusive of any other right or remedy contained herein or now or hereafter available to Buyer or Seller at law or in equity, and every such right and remedy shall be cumulative and shall be in addition to every other right or remedy contained in this Agreement or now or hereafter available to Buyer or Seller at law or in equity.

9.12 Authority. The individuals signing below represent and warrant that they have the requisite authority to bind the entities on whose behalf they are signing.

9.13 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute one and the same instrument. In order to expedite matters, electronic signatures may be used in place of original signatures on this Agreement. The Parties intend to be bound by the signatures on the electronic document, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the use of an electronic signature; provided, however, that the Parties hereby agree to execute and provide to each other original signatures, upon the request made by either Party to the other.

9.14 No Third Parties Benefited. This Agreement is made and entered into for the benefit of Seller and Buyer, their successors and permitted assigns, and no other person or entity shall have any rights hereunder.

9.15 Severability. The invalidity or unenforceability of any one or more of the provisions of this Agreement shall not affect the validity of enforceability of any of the other provisions of this Agreement.

9.16 Multiple Parties. If more than one person or entity is named herein as either Buyer or Seller, the obligations of such multiple parties shall be the joint and several responsibility of all persons or entities named herein as such Buyer or Seller.

9.17 IRC Section 1031 Exchange Cooperation. Seller agrees to accommodate Buyer in effecting a tax-deferred exchange under Internal Revenue Code Section 1031. Buyer shall have the right, expressly reserved here, to elect a tax-deferred exchange at any time before the Closing Date; however, Seller and Buyer agree that the consummation of this Agreement is not predicated or conditioned on any such exchange by Buyer. If Buyer elects to effect a tax-deferred exchange, Seller agrees to execute additional escrow instructions, documents, agreements, or instruments to effect such exchange; provided, however, that Seller shall not be required to incur additional costs, expenses, or liabilities in this transaction as a result of or connected with an exchange by Buyer. Buyer agrees to hold Seller harmless from and against any and all claims, liabilities, losses, costs, damages and/or expenses (including, without limitation, reasonable attorneys' fees and expenses), that may arise from Buyer's participation in such an exchange.

9.18 Counting of Days. Unless expressly specified herein, any reference to "days" shall mean calendar days. As used in this Agreement, "business day" shall be deemed to be any day other than a Saturday, Sunday or other day upon which banks in the state of California shall be permitted or required to close. To the extent the last day for any act under this Agreement is not a business day, then the last day for such act shall be extended to the next business day.

9.19 Confidential. Buyer shall not disclose or permit to be disclosed to any third party, the terms or existence of this Agreement or the underlying transaction, any of the reports or any other documentation or information provided to or obtained by Buyer which relate to the Property (collectively, the "Confidential Information") in any way without Seller's prior written consent, which may be granted or withheld (i) in Seller's sole and absolute discretion prior to the Closing, or (ii) in Seller's reasonable discretion after the Closing. Notwithstanding the foregoing, Buyer shall have a right to disclose the Confidential Information: (i) to Buyer's lenders, accountants, employees, attorneys and other agents upon whom Buyer will rely upon or consult with in making acquisition decisions in connection with the transaction contemplated herein, provided that (A) such parties have been advised of the confidential nature of the same and Buyer shall be responsible for such parties' breach of the confidentiality restrictions set forth herein, and (B) all such Confidential Information shall be used by such parties solely in connection with the transaction contemplated hereby; and (ii) if obligated by law or legal process to make such disclosure, in which case Buyer shall provide Seller with written notice prior to any such disclosure. The provisions of this Section shall survive the termination of this Agreement for any reason.

9.20 Expiration of Counter-Offer. This Counter-Offer shall expire if not accepted by Buyer by delivering a copy hereof, fully signed and initialed by Buyer, to Seller on or before close of business on October 15, 2018.

*[Signature Page Follows]*

IN WITNESS WHEREOF, Seller and Buyer have executed this Counter-Offer as of the respective dates set forth below.

**SELLER:**

BELFLOWER FUNDING, LLC,  
a Delaware limited liability company

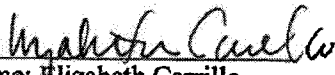
By:   
Name: Bradley Stang  
Title: CEO

Date: 10-8-18

**AGREED AND ACCEPTED:**

**BUYER:**

2018 LONGTERM RE LLC,  
a Delaware limited liability company

By:   
Name: Elizabeth Carrillo  
Title: Authorized Agent

Date: 10/5/18

**EXHIBIT B**

**BROKER AGREEMENT**

**EXCLUSIVE LISTING AGREEMENT**

(Sales)

THIS EXCLUSIVE LISTING AGREEMENT (this "Agreement") is made this        day of February, 2017 by and between **Bellflower Funding, LLC** ("Owner"), and **Newmark Southern Region, LLC dba Newmark Grubb Knight Frank** (the "Broker"), a Corporation with a place of business at 3424 Peachtree Road, Ste. 800, Atlanta, GA 30326

WITNESSETH

WHEREAS, Owner is the owner of the real property and improvements located at **6287 Memorial Drive, Stone Mountain, GA 30083** (the "Property");

WHEREAS, Owner desires to sell the Property; and

WHEREAS, Owner desires to engage the services of Broker in connection with the sale of the Property, and Broker desires to provide such services to Owner, upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual covenants and representations herein contained, intending to be legally bound hereby, Owner and Broker agree as follows:

1. Exclusivity. Broker shall have the sole and exclusive right to serve as Owner's listing agent to locate a prospective buyer (each, a "Buyer"; collectively, "Buyers") and negotiate the sale of the Property during the Term (as defined herein) subject to and in accordance with the provisions of this Agreement. Broker's initial representative for this Agreement shall be Jacob Minkley, whom Broker represents and warrants is a reputable, licensed real estate sales agent. Broker may change its representative from time to time to any other reputable, licensed real estate sales agent acceptable to Owner upon written notice to Owner.
2. Term. This Agreement shall be for a term of six months (6) (the "Term"), commencing on **FEBRUARY 24, 2017** and ending on **JULY 31, 2017** (the "Expiration Date"), unless sooner terminated in accordance with the terms of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, at any time during the Term, Owner shall have the right to terminate this Agreement for any reason whatsoever upon thirty (30) days' prior written notice to Broker, and in the event of such termination neither Owner nor Broker shall have any further rights or obligations hereunder, except for any such rights or obligations that expressly survive the expiration or earlier termination of this Agreement.
3. Services. During the Term, Broker shall use its best efforts to sell the Property. In furtherance, and not in limitation, of the foregoing, Broker agrees to perform and provide the following services to Owner (collectively the "Services"):
  - (a) Broker shall actively, diligently and continuously promote the Property as Owner's listing agent and locate and solicit Buyers to which Owner may sell the Property upon terms and conditions acceptable to Owner;
  - (b) Subject to Section 3(c) below, Buyer shall market the Property for sale provided that Owner must approve the form of all marketing and other advertisement materials;
  - (c) Broker shall consult with Owner regarding the means of marketing the Property

respects in accordance with the information provided by Owner. Such marketing plan and budget shall be subject to the prior written approval of Owner. Broker shall provide copies of all published or distributed advertisements, marketing materials, and other sales materials to Owner. Broker also shall provide Owner with a list of publications in which advertisements will appear. Broker shall not use Owner's name in any advertising or promotional material without Owner's express prior written consent in each instance. Broker shall be responsible for all statements made in publications. Broker shall pay for all expenditures incurred by Broker for advertising, marketing, marketing materials, mailings, signs and other such marketing expenditures as are approved by Owner for the marketing of the Property for sale;

- (d) Broker shall at all times keep Owner fully apprised of (i) the identity and status of any and all potential Buyers, (ii) the existence, status and course of any oral and/or written offers or negotiations pertaining to the sale of all or any portion of the Property and (iii) any issues which arise in connection with the attempted sale of the Property to any potential Buyer or Buyers. In furtherance, and without limitation, of the foregoing sentence, Broker shall submit to Owner, at least once a month during the Term, a written report, in a format acceptable to Owner, setting forth in detail the above information, including, without limitation, the names, addresses and telephone numbers of all prospective Buyers, together with similar information concerning all third-party procuring brokers (each, a "Third-Party Broker"; collectively, "Third-Party Brokers") who have contacted Broker (each, a "Monthly Report"; collectively, "Monthly Reports"), and allow Owner access to all correspondence with such prospective Buyers and Third-Party Brokers;
  - (e) Broker shall attempt to prequalify all prospective Buyers by obtaining financial information, references or other relevant materials; and
  - (f) Broker shall perform all such other services as are reasonably requested by Owner in furtherance of selling the Property.
4. Obligations. During the Term, in addition to providing the Services and complying with all other provisions of this Agreement, Broker, at Broker's sole cost and expense, shall comply with the following obligations (collectively, the "Obligations"):
- (a) Broker shall comply with all applicable federal, state and local laws, ordinances, rules, regulations, orders, covenants, conditions and restrictions now or hereafter in effect pertaining to the performance and provision of the Services and Broker's other obligations under this Agreement. Broker shall take all measures necessary to promptly remedy any and all violation(s) of any such laws, ordinances, rules, regulations or orders;
  - (b) Broker shall comply with all reasonable procedures prescribed by Owner for coordinating Broker's performance of the Services and the Obligations with the functions, activities and operations of Owner;
  - (c) Broker shall not discriminate against any person interested in purchasing the Property because of such person's race, color, sex, sexual or affectional preference, age, religion, national or ethnic origin, or handicap;
  - (d) Broker shall obtain and maintain all licenses, permits and approvals required to lawfully serve as Owner's listing broker for the sale of the Property;
  - (e) Broker shall submit all records pertaining to the Property and this Agreement for

inspection by the auditing staff of Owner promptly after receipt of reasonable prior notice from Owner. Such inspection may be conducted where the records are located or at the office of Owner or its agent and shall be paid for by Owner;

- (f) Broker shall not engage in any activity that could create or be deemed to create a conflict of interest with Owner; and
  - (g) Broker shall accompany any prospective Buyer who wishes to physically inspect the Property, and Broker shall take reasonable precautions to safeguard the Property and its contents from theft or harm during any such inspection and to avoid disruption of the operation of the Property. Notwithstanding anything to the contrary contained herein, Broker shall not show or enter secured areas of the Property or appurtenant systems used in connection therewith without the prior written consent of Owner, which consent may be withheld in Owner's sole and absolute discretion. If the Property is unoccupied, Broker shall have the right to enter the Property to show the Property to a prospective Buyer at all reasonable times. If the Property is occupied, Broker shall have the right to enter the Property to show the Property to a prospective Buyer at all reasonable times upon two (2) business days' prior notice to Owner.
5. Terms of Sale. Owner, in Owner's sole discretion, shall determine the purchase price at which Broker shall offer the Property for sale to prospective Buyers. List price will be (\$598,000.00) Owner may modify such purchase price from time to time by written notice (including, without limitation, e-mail correspondence) to Broker. All negotiations to sell all or any portion of the Property shall be conducted by Broker or by Owner as Owner shall determine in its sole and absolute discretion. Owner shall have the sole and exclusive right to accept or reject any offer. Owner shall not be deemed to have accepted any offer unless such offer and Owner's acceptance thereof are memorialized in a formal written agreement of sale ("Agreement of Sale") executed by a duly authorized officer of Owner. Owner, in its sole and absolute discretion, may enter into or refuse to enter into any proposed Agreement of Sale. (FIVE HUNDRED NINETY FIVE DOLLARS)
6. Insurance. During the Term, Broker, at Broker's sole cost and expense, shall maintain all insurance coverages as required by federal or state law, including worker's compensation insurance and any additional insurance amounts and coverages sufficient to cover Broker's obligations and liabilities under and arising out of this Agreement and in compliance with the following minimum insurance amounts:
- (a) Comprehensive General Liability: \$2,000,000 per occurrence and \$4,000,000 annual aggregate - bodily injury, property damage, blanket contractual liability, products and completed operations, and personal and advertising injury with coverage at least as broad as the most recently issued ISO liability form;
  - (b) Employer's Liability: \$1,000,000/per person/disease/accident;
  - (c) Worker's Compensation: Statutory - as required by laws of state(s) in which work is performed, and state(s) where workers are furnished, and state of the principal place of business of Broker;
  - (d) Commercial Automobile Liability: \$2,000,000 combined single limit - bodily injury, property damage and/or death arising out of the ownership, maintenance or use of all owned, non-owned and hired motor vehicles including loading and unloading;
  - (e) Umbrella/Excess Liability: \$3,000,000 per occurrence and annual aggregate; and



- (f) Professional Liability: \$2,000,000 per act, error or omission for any liability or alleged liability.

In addition, if Broker will hold funds in escrow or have access to Owner's cash, negotiable instruments or confidential information pursuant to this Agreement, then Broker shall maintain a crime/fidelity bond of at least \$2,000,000.

Broker shall name Owner and its successors, affiliates, subsidiaries and/or assigns as an additional insured on each policy, as applicable. All of Broker's policies shall provide coverage on an "occurrence basis" (where "occurrence basis" is a commercially accepted standard) and on a primary and noncontributory basis. Broker shall deliver certificates of insurance evidencing such policies to Owner simultaneously with the execution of this Agreement. In addition, Broker shall deliver to Owner certificates of insurance evidencing renewals of such policies at least ten (10) days prior to the expiration of any such policy and upon request from Owner from time to time. All policies of Broker shall contain a waiver of subrogation in favor of Owner, where permitted by law. Each policy of Broker shall contain a full separation of insureds (or severability) clause, with the exception of payment of premium, which will be the responsibility of the First Named Insured. All insurance policies shall provide that no change or cancellation of such policies shall be made without thirty (30) days' prior written notice to Owner.

Broker shall maintain insurance with financially stable insurance carriers with the following minimum ratings with a minimum policy holder surplus of \$200 million (or for carriers domiciled outside of the United States, the local equivalent): (i) Moody's - A3 (7th highest), which is defined as "good", (ii) S&P - A- (7th highest), which is defined as "strong", (iii) Fitch - A- (7th highest), which is defined as "strong" or (iv) A.M. Best - A- (4th highest), which is defined as "excellent".

7. Commissions.

(a) During the Term

i. If (1) the Property is in fact conveyed to Buyer or its nominee under such Agreement of Sale, and title passes to such Buyer (3) such Buyer (or its nominee) accepts and records the deed delivered to Buyer (or its nominee) pursuant to such Agreement of Sale and (4) the entire purchase price payable under such Agreement of Sale (the "Purchase Price") is actually received by Owner in good and immediately available funds in accordance with the Agreement of Sale, then Owner shall pay to Broker the commission set forth in Exhibit A attached hereto.

ii. Broker shall pay or cause to be paid any Third-Party Broker a portion of the commission due to Broker as agreed between Broker and the Third-Party Broker; provided, however, that in no event shall any commission or fee payable by Owner under this Agreement be increased as a result of the participation of any Third-Party Broker. BROKER SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ANY COMMISSION DUE AND OWING TO ANY THIRD-PARTY BROKER AND HEREBY INDEMNIFIES OWNER AGAINST ANY LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING, WITHOUT LIMITATION, THE COST OF COUNSEL TO DEFEND ANY CLAIMS BY THE THIRD-PARTY BROKER) ARISING FROM BROKER'S FAILURE TO PAY SUCH COMMISSION AND/OR ANY OTHER CLAIMS OR OTHER MATTERS RELATING TO THE INVOLVEMENT OF SUCH THIRD-PARTY BROKER IN SUCH TRANSACTION.

iii. If Buyer is represented by more than one broker, Owner shall only pay such sums to Buyer's brokers as agreed to in writing among all parties prior to the execution of the Agreement of Sale.

(b) If, as, and when Title to the Property passes to such Buyer as procured by Broker.

- (c) Time for Payment. Commissions earned by Broker under this Agreement shall become due and payable upon the satisfaction of all of the conditions set forth in Section 6(a) or Section 6(b) hereof, as applicable.
  - (d) Additional Fees. Owner shall have no obligation or liability for payment of any sums other than commissions earned by Broker under this Agreement. Broker shall bear all other costs Broker incurs under this Agreement, including, without limitation, the costs of Broker's listing, marketing and showing of the Property.
  - (e) Deposits: Specific Performance. Notwithstanding anything to the contrary contained in this Agreement, if a Buyer secured by Broker and, if applicable, any Third-Party Broker forfeits the earnest money deposit under the Agreement of Sale, then Owner shall have no obligation to pay Broker or such Third-Party Broker any portion of such earnest money deposit. In addition, Owner shall have no obligation to seek specific performance under any Agreement of Sale in the event that Buyer defaults under such Agreement of Sale.
  - (f) No Commission. Notwithstanding anything to the contrary contained in this Agreement, neither Broker nor any Third-Party Broker shall receive a commission if (1) the Property is (i) transferred as part of a bulk sale of all or a part of Owner's assets, (ii) transferred in connection with a merger, consolidation, stock sale or other corporate restructuring involving Owner, (iii) transferred to an affiliate of Owner or an entity in which Owner holds an ownership interest, (iv) transferred to Broker or any affiliate of Broker, (v) transferred to a third party which Broker has not submitted to Owner in a Monthly Report, (vi) donated, (vii) transferred in connection with a condemnation or eminent domain proceeding, (viii) transferred pursuant to an auction or similar proceeding, or (ix) leased; (2) an Agreement of Sale is terminated pursuant to a right granted therein or by the mutual agreement of Owner and Buyer; or (3) the actual closing and conveyance in fact and of record of the Property (or any portion thereof) and the consummation of the purchase and sale fails to close for any reason whatsoever, including, but not limited to, the default of either Owner or Buyer under the applicable Agreement of Sale.
8. Assignment. Broker shall have no right to assign or otherwise transfer this Agreement or delegate its duties under this Agreement without the prior written consent of Owner, which consent may be withheld, conditioned or delayed in Owner's sole and absolute discretion.
9. Broker's Authority. Broker's authority shall be derived solely from this Agreement. Broker has no authority to act for or represent Owner except as herein expressly provided. Nothing in this Agreement shall be construed to create a relationship of employer and employee between Broker and Owner, it being the intent of the parties hereto that the relationship created herein is, in fact and intent, that of an independent contractor.
10. Indemnification. Broker shall indemnify, defend (with counsel reasonably acceptable to Owner) and hold harmless Owner, its successors, assigns, trustees, directors, officers, employees and agents, from and against all actions, causes of action, claims and demands whatsoever, and from all costs, damages, expenses, charges, debts and liabilities whatsoever (including, without limitation, reasonable attorneys' fees and court costs) (collectively, "Losses"), whether known or unknown, present or future, that arise from or are connected with the provision of the Services, the performance of the Obligations and/or the negotiation, execution and performance of this Agreement; provided, however, that the foregoing indemnification shall not apply to any Losses caused by the sole negligence of Owner. The provisions of this Section shall survive the expiration or earlier termination of this Agreement.

11. Termination. Upon the termination of this Agreement for any reason, the authority of Broker under this Agreement shall immediately cease and Broker shall have no further right to act for Owner. *Seller may terminate this agreement, at any time, with 10 day written notice.*
12. Confidentiality; Publicity. Before, during and after the Term, Broker shall keep confidential, and shall use commercially reasonable efforts to have Broker's partners, employees, officers, directors, shareholders, agents, legal counsel, auditors, affiliates and other advisors keep confidential, all information pertaining to this Agreement, the Property or Owner, except to the extent that (i) such information is already public information, (ii) Owner consents in writing to the release of such information, (iii) it is necessary for Broker to divulge such information in working with legal counsel, auditors or other advisors or (iv) Broker is required to divulge such information by any law, regulation, ordinance, court order or subpoena. Further, before, during and after the Term, Broker shall not, without the consent of Owner (which consent may be withheld, conditioned or delayed in Owner's sole and absolute discretion), issue or post any press release or other publicity of any kind whatsoever with respect to this Agreement, the Property, Owner, Owner's logo or any of the transactions contemplated hereby. In the event that Broker breaches the terms of this Section, Owner shall have full recourse against Broker and any other person or entity who breaches this Section and shall have the ability to seek and obtain any money or other judgment against Broker and/or any of the foregoing persons or entities with respect to any such breach. Any breach of this Section may result in immediate and irreparable injury to Owner and, as a result, Owner shall be entitled to equitable relief upon demonstration of the likelihood of or actual breach of this Section by Broker and/or any other person or entity, including, without limitation, injunctive relief and specific performance, without necessity of posting bond, in addition to all other remedies available at law. The provisions of this Section shall survive the expiration or earlier termination of this Agreement. This Section is not intended to prohibit the marketing of the Property for sale as permitted hereunder.
13. Default. In the event that Broker neglects or fails to perform or observe any of the terms, covenants or conditions of this Agreement, such neglect or failure shall constitute a breach of this Agreement and Owner shall be entitled to exercise, without further notice to Broker, any and all legal and/or equitable rights and remedies (including, but not limited to, the remedies of specific performance and termination of this Agreement) available to Owner.
14. Limitation on Liability. Broker agrees to look solely to Owner's interest in the Property for the satisfaction of any liability or obligation of Owner arising under this Agreement or the transactions contemplated hereby, or for the performance of any of the covenants, warranties, obligations or other agreements contained herein, and further agrees not to sue or otherwise seek to enforce any such liability, obligation or performance against (i) any asset(s) of Owner other than Owner's interest in the Property or (ii) any asset(s) of Owner's past, present or future affiliates, shareholders, directors, officers, employees, agents or representatives, with respect to any matters arising out of or in connection with this Agreement or the duties and obligations contemplated hereby.
15. OFAC Compliance. Broker makes the following representations, warranties and covenants and acknowledges that Owner shall rely on such representations, warranties and covenants:
  - (a) no Prohibited Person (as defined herein) will benefit directly or indirectly through any payment of a commission or fee (or any other compensation) to Broker hereunder;
  - (b) none of Broker or any subsidiary of Broker or, to the best of Broker's knowledge, any affiliate of Broker (i) is a Prohibited Person, (ii) is directly or indirectly controlled

by a Prohibited Person, (iii) has more than an insubstantial portion of its assets located in Prohibited Persons, (iv) derives more than an insubstantial portion of its operating income from investments in, or transactions with, Prohibited Persons, (v) is acting hereunder or will act hereunder for or on behalf of a Prohibited Person or (vi) is providing or will provide material, financial or technological support or other services to or in support of acts of terrorism of a Prohibited Person; (c) the transactions contemplated by this Agreement are not designed for the purpose of concealing funds or avoiding any applicable reporting requirements; and (d) Broker is not and, to Broker's actual knowledge, its affiliates are not, in violation of any laws relating to terrorism or money laundering, including, without limitation, any money laundering crime prohibited under the Money Laundering Control Act, 18 U.S.C. 1956, 1957, or the Bank Secrecy Act, 31 U.S.C. 5311 *et seq.* and any amendments or successors thereto and any applicable regulations promulgated thereunder (collectively, the "Terrorism, Laundering and Secrecy Acts"). To the extent requested by Owner, Broker agrees to promptly cooperate with Owner and provide all information required by Owner in connection with compliance by Owner and evidencing compliance by Broker under or with respect to any or all of the Terrorism, Laundering and Secrecy Acts, the OFAC Rules or the Patriot Act (each as defined herein). For purposes of this Section 15, the term "Prohibited Person" means a person either listed on the specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Asset Control, U.S. Department of the Treasury or otherwise blocked or banned under laws, regulations or executive orders, including Executive Order No. 13224, administered by the Office of Foreign Asset Control, U.S. Department of the Treasury (collectively, the "OFAC Rules"), or under or pursuant to the USA Patriot Act (Title III of Pub. L. 107-56, signed into law October 26, 2001) (the "Patriot Act").

16. Miscellaneous.

- (a) Notices. All notices or other communications required or permitted under this Agreement shall be deemed duly given if in writing and (i) delivered personally, (ii) sent by registered or certified mail, return receipt requested, postage prepaid or (iii) sent by nationally recognized overnight courier service, to the parties at the following addresses:

Owner: Riverdale Funding, LLC  
207 Mockingbird Lane, Suite 402  
Johnson City, TN 37604  
Attn: Richard Harbin

Broker: Newmark Grubb Knight Frank  
3424 Peachtree Road Suite 800  
Atlanta, GA 30326  
770.552.2457  
jminkley@ngkf.com  
Attn: Jacob Minkley

Notices shall be deemed given on the date of delivery in the case of personal delivery, on the second day after being sent by registered or certified mail or on the next business day after deposit with a nationally recognized overnight courier service. Either party may change its notice address by giving the other party written notice of such change.

- (b) Binding Effect. The covenants, conditions, terms and provisions of this

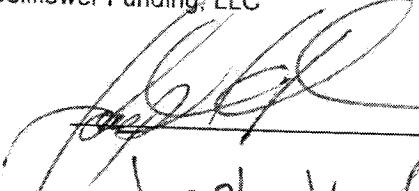
Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and, subject to the provisions of Section 8 of this Agreement, each of their respective personal representatives, successors and assigns.

- (c) **Governing Law.** This Agreement is governed by, and must be interpreted under, the internal laws of the state or commonwealth in which the Property is located.
- (d) **WAIVER OF JURY TRIAL.** TO THE EXTENT PERMITTED BY APPLICABLE LAW, THE PARTIES HERETO KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE ANY RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREIN, OR ARISING OUT OF, UNDER OR IN CONJUNCTION WITH THIS AGREEMENT, OR ANY OTHER AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONNECTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENT (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY.
- (e) **Entire Agreement; Amendments.** This Agreement (including, without limitation, all exhibits hereto) contains the entire agreement between the parties and is intended to be an integration of all prior agreements between them regarding the subject matter hereof. The parties hereto shall not be bound by any agreements, conditions, representations or warranties relating to the subject matter hereof, oral or written, express or implied, not contained herein. No cancellation of, or modification or amendment to, this Agreement shall be binding unless and until such cancellation, modification or amendment is evidenced by a written instrument executed by Owner.
- (f) **Severability.** In the event that, for any reason whatsoever, any clause or provision of this Agreement (or the application of such clause or provision to a particular set of circumstances) is held or declared to be invalid, illegal or unenforceable, such holding or declaration shall not in any way affect the validity or enforceability of any other clause or provision of this Agreement (or the application of the clause or provision in question to a different set of circumstances). Such clause or provision shall be deemed to be modified to the minimum extent required to be in compliance with all applicable laws.
- (g) **Headings.** The headings of the sections of this Agreement are included for convenience only and are not intended to and shall not be deemed to modify or explain any of the terms of this Agreement.
- (h) **Counterparts.** This Agreement may be executed in multiple counterparts. For purposes of the foregoing, facsimile signatures or signatures transmitted by e-mail or PDF shall have the same force and effect as original signatures.
- (i) **Cooperation in Event of Lawsuit.** In the event that any claim, demand, suit or other legal proceeding arising out of any matter relating to this Agreement is made or instituted by any person against Owner, Broker shall, at its own cost and expense, provide Owner with all reasonable information and assistance in the defense or other disposition thereof.
- (j) **Waiver of Default.** No failure by Owner to insist upon the strict performance of any term, covenant, agreement or provision of this Agreement or to exercise any right or remedy consequent upon a breach thereof, and no acceptance by Owner of Services during the continuance of any such breach, shall constitute a waiver of any such breach or of any such term, covenant, agreement or provision of this Agreement. No term, covenant, agreement or provision of this Agreement, and no breach thereof, shall be waived, except by a written instrument executed by the parties hereto. No waiver of any breach shall affect this Agreement, but each and every term, covenant, agreement and provision of this

IN WITNESS WHEREOF, Owner and Broker have caused this Agreement to be executed as of the day and year first above written.

**OWNER:**

Bellflower Funding, LLC

  
VP  
By: Joseph Hughes vp  
Name: \_\_\_\_\_  
Title: vice president

**BROKER:**

Newmark Southern Region, LLC dba Newmark Grubb  
Knight Frank

\_\_\_\_\_  
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A**

**Commission**

Six percent (6%) of the Purchase Price

**Exhibit B**

**Reduced Commission Buyers**



**SECOND AMENDMENT TO EXCLUSIVE LISTING AGREEMENT  
FOR SALE OF REAL PROPERTY**

This Agreement made this   <sup>th</sup> day of September, 2018 between **Bellflower Funding, LLC** (hereinafter referred to as "Seller") and **Newmark Southern Region, LLC dba Newmark Knight Frank** (hereinafter referred to as "Broker").

**WITNESETH**

WHEREAS, the Seller and Broker entered into an Exclusive Listing Agreement, dated February 24, 2017 for 6287 Memorial Drive, Stone Mountain, GA:

NOW, THEREFORE, pursuant to the provisions of the Exclusive Listing Agreement the Seller and Broker mutually agree as follows:

- a.) Asking price of the property (6287 Memorial Drive, Stone Mountain, GA) will be \$349,000.
- b.) Listing Agreement shall be extended through **December 31, 2018**.

IN WITNESS WHEREOF, of the parties hereto have duly executed and sealed this agreement as of the dates and year first above stated.

**BROKER**

**SELLER**

**Newmark Southern Region, LLC  
dba Newmark Knight Frank**

**Bellflower Funding, LLC**

By: 

By: 

Broker License #

Date: 9/25/18

Date: 9/25/2018

**Brett Hunsaker**

**EVP, Regional Managing Director**

**License #133489**

**Firm License #144908**

3424 Peachtree Road, N.E.

Suite 800

Address

Atlanta, GA 30326

City, State, Zip

207 Mockingbird Ln, Suite 402

Address

Johnson City, TN 37604

City, State, Zip

Telephone: (770) 552-2400

Telephone: (423) 430-8900

Fax No: (770) 552-2401

Fax No:

**EXHIBIT C**

**TITLE REPORT**

File #:20221GA

**COMMITMENT FOR TITLE INSURANCE  
ISSUED BY  
Fidelity National Title Insurance Company**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

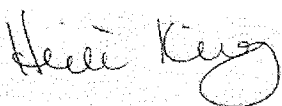
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued by:  
Novare National Settlement Service, LLC  
3180 Curlew Road, Suite 108  
Oldsmar, FL 34677



By: \_\_\_\_\_  
Authorized Signatory

**Fidelity National Title Insurance Company**

By: 

ATTEST  Secretary

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*  
**27C165B10**

File #:20221GA

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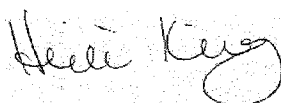
**Transaction Identification Data for reference only:**

Issuing Agent: Novare National Settlement Service, LLC  
Issuing Office: 3180 Curlew Road, Suite 108, Oldsmar, FL 34677  
Loan ID Number:  
Issuing Office File Number: 20221GA  
Property Address:6287 Memorial Drive, Stone Mountain, GA 30083

**SCHEDULE A**

1. Commitment Date: April 10, 2018 at 10:01AM
2. Policy to be issued:
  - (a) 2006 ALTA® Owner's Policy  
Proposed Insured: Bellflower Funding, LLC  
Proposed Policy Amount:
  - (b) 2006 ALTA® Loan Policy  
Proposed Insured:  
Proposed Policy Amount:
3. The estate or interest in the Land described or referred to in this Commitment is: FEE SIMPLE
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
  
BELLFLOWER FUNDING LLC, recorded in Deed Book 25565, Page 298, Dekalb County, Georgia records
5. The Land is described as follows: See attached "Exhibit A – Legal Description"

Issued by:  
Novare National Settlement Service, LLC  
3180 Curlew Road, Suite 108  
Oldsmar, FL 34677



By: \_\_\_\_\_  
Authorized Signatory

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**27C165B10**

File #:20221GA

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. Pay all taxes and/or assessments, levied and assessed against the land, which are due and payable.
2. We find no open deeds of trust. Escrow please confirm before closing.
3. POSSIBLE LIEN V. PRIOR vs. PRIOR OWNER: Department of Justice Notice of Lien, United States Attorney for Northern District of Georgia vs. Richard Williams, in the amount of \$102,403.00, recorded September 03, 2008, in Lien Book 822, Page 416, Dekalb County, Georgia records.
4. Fifa for Sanitation Charges to Dekalb County at 6287 Memorial Dr., in the amount of \$1,705.88, recorded June 17, 2014, in Lien Book 1532, Page 325, Dekalb County, Georgia records.
5. Evidence must be submitted of both the determination and payment of all other taxes, assessments, bonds and charges now due, and which may become due prior to the effective date of the policy anticipated by this Commitment. These taxes, assessments, bonds and charges include, but are not limited to State Tax, County Tax, Town Tax, Solid Waste Fee, water charges or other sanitary sewer service charges, public or private, through and including the effective date of said policy.
6. The current owner of the property must execute and deliver to the Company affidavits which in the Company's judgment are sufficient in both form and content to identify:
  - A. rights or claims of parties in possession and tenants not shown by the public records;
  - B. easements, or claims of easements, not shown by the public records; or;
  - C. the occurrence of any event which could give rise to any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not shown by the public records

Note: Matters disclosed by the affidavits which in the Company's judgment constitute defects in title to the property will be shown as exceptions to coverage under the proposed policy, replacing the general exceptions currently shown on this Commitment in Schedule B, Section II, Paragraph No. 2 A, B, and C.
7. BUYER REQUIREMENT: A plat or survey, must be submitted which has been made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS effective 2/23/16, and which meets the accuracy requirements of the appropriate classification of cadastral survey. Matters disclosed by the survey which in the Company's judgment constitute defects in title to the property will be shown as exceptions to coverage under the proposed policy, replacing the general survey exception currently shown on this Commitment in Schedule B, Section II, Paragraph 2D.
8. Proof satisfactory to the Company that no improvements or repairs were made upon the land within the 95 days preceding the filing for record of the instrument creating the interest to be insured, or in the event such improvement or repairs were made, that they are completed and that all costs incurred in connection therewith have been fully paid; that there are no easements or claims of easement which do not appear of public record; and that there are no parties in possession or with a right to possession of the subject property.

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File #:20221GA

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9. The Georgia Commercial Real Estate Broker Lien Act applies to a sale, lease, option, loan or other transfer of commercial real estate. The Company must be provided proof, in affidavit form from the Seller and Purchaser, satisfactory to the Company, (a) of payment in full of any broker's services which have been engaged with regard to the management, sale, purchase, lease, option or other conveyance or proposed conveyance of any interest in the subject commercial real estate, together with a lien waiver or estoppel letter from any party determined by such affidavit to have a right to file a broker's lien, and (b) that no notice of lien for any such services has been received. In the event that said affidavit(s) contain any qualification with respect to any such services, proof of payment in full for all such services, together with a lien waiver or estoppel letter from such identified Broker(s) must be obtained.

Note: Where the possibility of a right to file a broker's lien is determined and no lien waiver or estoppel letter provided to the Company, the following exception will be included in the policy to be issued pursuant to this Commitment.

Any broker's lien, or right to a broker's lien, imposed by law.

10. Proof of payment of taxes and assessment for the year 2017, taxes for subsequent years, and taxes for prior years arising from reassessments or digest disputes.

Note: TAX CLAUSES PER REPORT GO HERE: 2017 taxes show PAID in the gross amount of \$9,115.73 for Tax Identification No. 18-091-04-004.

The tax information supplied with this commitment has been furnished for informational purposes only, and should be verified with appropriate taxing authority(s). The Company makes no warranties, expressed or implied concerning the accuracy or reliability of this data.

11. The following must be duly released of record, or the same will appear as exception(s) to coverage under the policy anticipated by this commitment:

- A. INSERT PAYOFF & RELEASE INFORMATION HERE
- B. INSERT PAYOFF & RELEASE INFORMATION HERE
- C. INSERT PAYOFF & RELEASE INFORMATION HERE

12. Immediately prior to disbursement of the closing proceeds, the search of the public records must be continued from the effective date hereof. The Company reserves the right to raise such further exceptions and requirements as an examination of the information revealed by such search requires, provided, however, that such exceptions or requirements shall not relieve the Company from its liability under this Commitment arising from the matters which would be revealed by such search, to the extent that Company, or its Agent countersigning this Commitment, has disbursed said proceeds.

13. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

14. Pay the agreed amount for the estate or interest to be insured.

15. Pay the premiums, fees and charges for the Policy to the Company.

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**27C165B10**

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File #:20221GA

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16. Documents satisfactory to the Company that convey the Title or create the mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records:
- A. Warranty Deed from to .
  - B. If applicable, Security Instrument from , securing indebtedness and obligations in favor of

- END OF SCHEDULE B - PART I -

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File #:20221GA

**SCHEDULE B, PART II  
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Standard Exceptions:
  - A. Any rights, interests or claims of parties in possession of the land not shown by the public records.
  - B. Easements or claims of easements, not shown by the public records
  - C. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
  - D. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Note: Upon receipt of a satisfactory Owners Affidavit and the ALTA/NSPS survey as noted in Schedule B-Section 1 hereof, exceptions A-D above will not appear in the final policies, or will be modified as required based on the facts disclosed in the affidavits and/or survey.

3. Rights of upper and lower riparian owner's in and to the waters of any creek or stream which bounds or traverses the land, free from increase, decrease or pollution.
4. Taxes or special assessments not shown as lien in the public records or in the records of the local tax collecting authority, at Date of Policy.
5. Any public reservation or conveyance, together with release of damage, of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel, in, on and under subject property.
6. All assessments, taxes and special assessments which are now a lien or payable or which may become due and payable, including, but not limited to water bills and sanitary bills.
7. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
8. Taxes and assessment for the year 2018, taxes for subsequent years, and taxes for prior years arising from reassessments or digest disputes.
9. Easement to H. Eugene Cott for water line, recorded October 23, 1950, in Deed Book 844, Page 277, Dekalb County, Georgia records.

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**27C165B10**



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10. Right of Way to State Highway Department of Georgia, recorded August 10, 1970, in Deed Book 2558, Page 243, Dekalb County, Georgia records.
11. Right of Way to State Highway Department of Georgia, recorded June 18, 1971, in Deed Book 2659, Page 13, Dekalb County, Georgia records.
12. Easement to Georgia Power Company, recorded August 09, 1984, in Deed Book 5041, Page 322, Dekalb County, Georgia records.
13. Notice of Filing of Declaration of Taking for easement to Dekalb County Georgia, recorded June 23, 2008, in Deed Book 21509, Page 218, Dekalb County, Georgia records.

- END OF SCHEDULE B – PART II –

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**27C165B10**

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File #:20221GA

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**EXHIBIT A**  
**Legal Description**

The Land referred to herein below is situated in the County of DeKalb, State of GA, and is described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 91 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A CONCRETE MONUMENT LOCATED AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE (110-FOOT RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST MOUNTAIN STREET, THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE FOR A DISTANCE OF 709.60 FEET TO THE IRON PIN FOUND AND THE POINT OF BEGINNING; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHEASTELY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE (110-FOOT RIGHT-OF-WAY) 100.00 FEET TO A POINT LOCATED ON THE SOUTHWESTERLY LINE OF PROPERTY NOW OR FORMERLY OWNED BY CATHERINE WADE; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG SAID WADE PROPERTY SOUTH 41 DEGREES 20 MINUTES 50 SECONDS EAST 195.00 FEET TO AN IRON PIN FOUND; THENCE SOUTH 43 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE NORTHWESTERLY PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY CONCH PROPERTIES, LTD., FOR A DISTANCE OF 100.00 FEET TO AN IRON PIN FOUND; THENCE CONTINUING ALONG SAID LINE SOUTH 43 DEGREES 40 MINUTES 40 SECONDS WEST 33.93 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY PROPERTY LINE OF PROPERTY NOW OR FORMERLY OWNED BY RICHARD A. WILLIAMS; THENCE ALONG SAID PROPERTY LINE NORTH 01 DEGREES 09 MINUTES 55 SECONDS EAST 50.02 FEET TO AN IRON PIN SET; THENCE CONTINUING ALONG SAID LINE NORTH 41 DEGREES 20 MINUTES 50 SECONDS WEST 161.07 FEET TO AN IRON PIN FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MEMORIAL DRIVE (110-FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING.

LESS AND EXCEPT:

ALL THAT PROPERTY DESCRIBED IN THAT CERTAIN NOTICE OF FILING OF DECLARATION OF TAKING RECORDED AT DEED BOOK 21509, PAGE 218, DEKALB COUNTY DEED RECORDS.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**27C165B10**

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File #:20221GA

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## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;

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- (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
  - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
  - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
  - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
  - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
  - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
  - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
- 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
  - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
  - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
  - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
  - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
  - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
- 7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**
- The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.
- 8. PRO-FORMA POLICY**
- The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

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**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

**How Information is Collected**

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

**Additional Ways Information is Collected Through the Website**

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser,

but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

**Web Beacons.** Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of certain online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at [www.aboutads.info](http://www.aboutads.info).
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at [www.youronlinechoices.com](http://www.youronlinechoices.com).
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

**Use of Personal Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, "Third Parties") who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF's, FNF's affiliates and third parties' products and services.

**When Information Is Disclosed By FNF**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

**Information From Children**

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

**Privacy Outside the Website**

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

**European Union Users**

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

**Choices With Your Personal Information**

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section "Additional Ways That Information Is Collected Through the Website," subsection "Third Party Opt Out."

#### **Access and Correction**

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

#### **Your California Privacy Rights**

Under California's "Shine the Light" law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2015 will receive information regarding 2014 sharing activities).

To obtain this information on behalf of FNF, please send an email message to [privacy@fnf.com](mailto:privacy@fnf.com) with "Request for California Privacy Information" in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the "Shine the Light" requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California's Online Privacy Protection Act requires us to disclose how we respond to "do not track" requests and other similar mechanisms. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

#### **FNF Compliance with California Online Privacy Protection Act**

For some websites which FNF or one of its companies owns, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer for fulfilling a service to that mortgage loan servicer. For example, you may access CCN to complete a transaction with your mortgage loan servicer. During this transaction, the information which we may collect on behalf of the mortgage loan servicer is as follows:

- First and Last Name
- Property Address
- User Name
- Password
- Loan Number
- Social Security Number - masked upon entry
- Email Address
- Three Security Questions and Answers
- IP Address

The information you submit is then transferred to your mortgage loan servicer by way of CCN.

**The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than those with which the mortgage loan servicer has contracted to interface with the CCN application.

All sections of the FNF Privacy Notice apply to your interaction with CCN, except for the sections titled Choices with Your Personal Information and Access and Correction. If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

#### **No Representations or Warranties**

By providing this Privacy Notice, Fidelity National Financial, Inc. does not make any representations or warranties whatsoever concerning any products or services provided to you by its majority-owned subsidiaries. In addition, you also expressly agree that your use of the Website is at your own risk. Any services provided to you by Fidelity National Financial, Inc. and/or the Website are provided "as is" and "as available" for your use, without representations or warranties of any kind, either express or implied, unless such warranties are legally incapable of exclusion. Fidelity National Financial, Inc. makes no representations or warranties that any services provided to you by it or the Website, or any services offered in connection with the Website are or will remain uninterrupted or error-free, that defects will be corrected, or that the web pages on or accessed through the Website, or the servers used in connection with the Website, are or will remain free from any viruses, worms, time bombs, drop dead devices, Trojan horses or other harmful components. Any liability of Fidelity National Financial, Inc. and your exclusive remedy with respect to the use of any product or service provided by Fidelity National Financial, Inc. including on or accessed through the Website, will be the re-performance of such service found to be inadequate.

#### **Your Consent To This Privacy Notice**

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you.

If you have additional questions or comments, please let us know by sending your comments or requests to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354  
[privacy@fnf.com](mailto:privacy@fnf.com)

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EFFECTIVE AS OF: MAY 1, 2015