

Kimberly,

Please see the attached Title to the land. Our land attorney has stated that "we had no exceptions for a cemetery" when he researched the land when purchasing, and it would be listed on the attached document.

Zach Daugherty
Acquisitions & Development
Garden Street Communities Southeast, L.L.C.
149 US Hwy 70 West
Garner, NC 27529
O: 919.233.6747
C: 910.548.8433

Morehead Title Company
225 E. Worthington Avenue Charlotte, NC 28203
704-716-1230 Fax: 704-716-1231

Esplanade Communities of Florida, LLC
via email to atty office

Order No: 21-2970
Owner ID: 3155400-06158624
Loan ID:
Cmt ID: 21-2970

Owner: Esplanade Communities of Florida, LLC, a Florida limited liability company
Property: Lot , 151.61 Total Acres" ("150.60 Acres Excluding

Clinton C. Chandler
Hunter & Chandler Law Group, PLLC
10800 Sikes Place, Suite 105
Charlotte , NC 28277

(704)849-8649 / (704)849-9278

Loan No.:

Owners Coverage: \$1,840,332.00

Total: \$2,790.89
Amount Paid: \$2,790.89
Amount Due: \$0.00

Loan Coverage:

Premium:

To Agent: \$2,232.71
To Insurer: \$558.18



OWNER'S POLICY OF TITLE INSURANCE

SCHEDULE A

Name and Address of Title Insurance Company:
WFG National Title Insurance Company
12909 SW 68th Parkway, Suite 350, Portland, OR 97223

File No.: 21-2970

Policy No.: 3155400-06158624

Address Reference: 151.61 ac, New Hill, NC 27562

Amount of Insurance: \$1,840,332.00

Premium: \$2,775.89

Date of Policy: August 31, 2020 at 08:58 AM

1. The Insured in whom title to the Fee Simple estate or interest in the land is vested at the Policy Date is:

Esplanade Communities of Florida, LLC, a Florida limited liability company
2. The Land referred to in this policy is described as follows:

Being all of that certain tract of land shown containing "151.61 Total Acres" ("150.60 Acres Excluding RIW"), more or less, on a Boundary Survey, TC&I Timber Company LLC recorded in Plat Book 2020-121 of the Chatham County Registry, to which plat reference is hereby made for a more particular description.

Office: **Morehead Title Company**
225 E. Worthington Avenue, Charlotte, NC 28203 704-716-1230/

File ID: **21-2970** Issued: 08/23/2021 ID: 21-2970 08/23/2021/CGross

21-2970

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Policy No.: 3155400-06158624

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes for the year 2022 and subsequent years, not yet due and payable.
2. Exceptions as shown in deed recorded in Book 2141, Page 174, Chatham County Registry.
3. Building restriction lines, easements and other matters shown on plat recorded in Plat Slides 2020, 121, Chatham County Registry.
4. The Company does not insure the calculation of the acreage or square footage of the land.
5. Rights of tenant(s) in possession under unrecorded lease(s).
6. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.



Claudia Gross
Authorized Signatory

Office: **Morehead Title Company**
225 E. Worthington Avenue, Charlotte, NC 28203 704-716-1230/

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ALTA ENDORSEMENT 39-06 (POLICY AUTHENTICATION)

Attached to Policy No.: 3155400-06158624

Issued by

WFG NATIONAL TITLE INSURANCE COMPANY

When the policy is issued by the Company with a policy number and Date of Policy, the Company will not deny liability under the policy or any endorsements issued with the policy solely on the grounds that the policy or endorsements were issued electronically or lack signatures in accordance with the Conditions.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

WFG NATIONAL TITLE INSURANCE COMPANY

BY:



President

ATTEST:

Secretary



Office: **Morehead Title Company**
225 E. Worthington Avenue, Charlotte, NC 28203 704-716-1230/

File ID: **21-2970** Issued: 08/23/2021 ID: 21-2970 08/23/2021/CGross

21-2970



OWNER'S POLICY OF TITLE INSURANCE
Issued By
WFG NATIONAL TITLE INSURANCE COMPANY

POLICY NUMBER: 3155400-06158624 FILE NUMBER: 21-2970

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, WFG NATIONAL TITLE INSURANCE COMPANY, a South Carolina corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.

In Witness Whereof, WFG NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

WFG NATIONAL TITLE INSURANCE COMPANY

By:

Steve Ozonlan, President/CEO

ATTEST:

Joseph V. McCabe, EVP/General Counsel/Secretary



4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protection
 if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
 - (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
- 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) the term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured, (2) if the grantee wholly owns the named Insured, (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) with regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "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 insured by this policy.

- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of

loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the

Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

- (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
- (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by 10%, and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a

reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover

until after the Insured Claimant shall have recovered its loss.

- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the

policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the

terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 12909 SW 68th Parkway, Suite 350, Portland, OR 97223. WFG National Title Insurance Company's telephone number is (800) 334-8885. Email address: claims@wfgnationaltitle.com



ABOUT YOUR PRIVACY

At WFG, we believe it is important to protect the privacy and confidences of our customers. This notice is intended to explain how we collect, use, and protect any information that we may collect. It will explain the choices you may make about the use of that information.

What Information Do We Collect About You?

We collect certain types of information about you. This may consist of:

- Your name, address, and telephone number.
- Your email address.
- Your social security or government ID numbers.
- Your financial information.

We collect this information from:

- The application or other forms you fill out with us.
- The correspondence you and others direct to us.
- Our transactions with you.
- Others involved in your transaction, including the real estate agent or lender.

In some cases, we collect information from third parties. For instance, we may receive real estate information from local assessor's offices.

How Do We Use This Information?

We use the information we collect to respond to your requests. **WE DO NOT SHARE** your information with other companies.

How Can You "Opt Out?"

We do not share your information so there is no need to opt out.

The information We Collect About You On Our Website

When you enter our website, we automatically collect and store certain information. This consists of:

- Your IP Address
- (Internet Protocol Address) and domain name.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.

If you register with us or fill out an on online survey, we will collect additional personal information, such as your name, telephone number, email address and mailing address.

Cookie Usage

In order to provide you with customized service, we make use of "cookies." Cookies are essentially files that help us identify your computer and respond to it. You may disable cookies on your own computer, but you may not be able to download online documents unless cookies are enabled.

How We Use Information

The information we collect concerning:

- Your browser
- The time and date of your visit
- The web pages or services you accessed

is used for administrative and technical purposes. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you here, assess how our advertisements on other sites are working, and to help with maintenance.

We use information contained in your emails only for the purpose of responding to those emails. If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

Your Right to See and Correct Information

If you wish to see the information collected about you, please contact your settlement agent.

Children's Policy

We do not knowingly collect information from children under the age of 18. We delete any information that we discover has been provided by children.

Security

--Generally

We make every effort to protect the integrity of your information. Any personal information you enter into online forms or surveys will be encrypted to ensure it remains private. We limit the right of access to your information to employees that need to use the information to respond to or process your request or transaction. We also take industry standard (IPSEC) measures to protect our sites from malicious intrusions or hacking.

--Phishing and Pretexting

As you know, consumers are increasingly targeted by unscrupulous persons attempting to acquire sensitive personal or financial information, by impersonating legitimate businesses. We will never send you an unsolicited email or other communication requesting your private information. If you receive a communication directing you to enter your personal information, please disregard the instruction and contact us immediately at Compliance@wfgnationaltitle.com.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt out of tracking their internet access (Do Not Track or DNT), we do not currently respond to the various DNT signals.

How to Contact Us

If you have any questions about our privacy policy, please contact WFG:

- By email: Compliance@wfgnationaltitle.com

- By telephone: 800-385-1590
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- In person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

Oregon Residents

We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE
COMPANY

WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH,
LLC

WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC

WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY

UNIVERSAL TITLE PARTNERS, LLC

VALUTRUST SOLUTIONS, LLC

WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC

WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL
TITLE INLAND PROFESSIONAL TITLE, LLC





Morehead Title Company

PRIVACY POLICY NOTICE

I. The Company shares your concern about privacy. Our Company is committed to respecting the privacy of our policy holders. Therefore, in accordance with Federal and State laws and regulations, we are providing you with this notice of how we might use the information about you that we gather in the process of issuing our policy of title insurance. Title V of the Gramm-Leach-Bliley Act (GLBA) and the laws of the State in which you reside generally prohibit us from sharing nonpublic, personal information about you with a third party unless we provide you with this notice of our privacy policies and practices, such as the type of information that we collect about you and the categories of persons or entities to whom that information may be disclosed. In compliance with the GLBA and the laws of this State, we are providing you with this document, which notifies you of the privacy policies and practices of Information we collect and sources from which we collect it:

We do not collect any nonpublic, personal information about you other than the following:

- A. Information we receive from you or from your attorney or other representative on applications, and in other communications to us, whether in writings, in person, by telephone or any other means.
- B. Information about your transactions with us, our affiliates, or our agents.
- C. Other nonpublic, personal information about you from individuals and companies other than those proposed for coverage.
- D. Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional information will be collected about you.

II. Information we disclose to third parties:

In the course of our general business practices, we may share the information we collect (as described above) about you or others without your permission with our affiliates, such as insurance companies, agents and other real estate settlement service providers. We may also disclose the following information:

- A. To a third party contractor or service provider who provide services or perform marketing or other functions on our behalf, such as surveying, real estate tax research or municipal data firm if the disclosure will enable that party to perform a business, professional, or insurance function for us.
- B. To agents, brokers, or representatives to provide you with services you have requested.
- C. To an insurance institution, agent, broker, representative, or credit reporting agency for either The Company or the entity to which we disclose the information to perform a function in connection with an insurance transaction involving you.
- D. To an insurance regulatory authority, law enforcement, or other governmental authority in order to protect our interests in preventing or prosecuting fraud, or if we believe that you have conducted illegal activities.
- E. To an actuarial or research organization for the purpose of conducting actuarial or research studies.

F. To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

The disclosures described above are permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH AFFILIATES OR NON-AFFILIATED THIRD PARTIES FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

III. Your right to access and amend your personal information:

You have the right to request access to the personal information that we record about you. Your right includes the right to know the sources of the information and the identity of the persons, institutions or types of institutions to whom we have disclosed such information within two (2) years prior to your request. Your right includes the right to view such information and copy it in person, or request that a copy of it be sent to you by mail (for which we may charge you a reasonable fee to cover our costs). Your right also includes the right to request corrections, amendments or deletions of any information in our possession. The procedures that you must follow to request access to or an amendment of your information are as follows:

TO OBTAIN ACCESS TO YOUR INFORMATION

You should submit a request in writing to Morehead Title Company, 1805 East Boulevard, Charlotte, North Carolina, 28203. This request should include your name, address, policy number, telephone number and the information to which you would like access.

The request should state whether you would like access in person or a copy of the information sent to you by mail. Upon receipt of your request, we will contact you within thirty (30) business days to arrange providing you with access in person or the copies that you have requested.

TO CORRECT, AMEND OR DELETE ANY OF YOUR INFORMATION: You should submit a request in writing to the address referenced directly above. The request should include your name, address, policy number, telephone number and the specific information in dispute, and the identity of the document or record that contains the disputed information. Upon receipt of your request, we will contact you within thirty (30) business days to notify you either that we have made the correction, amendment or deletion, or that we refuse to do so and the reasons for the refusal that you will have an opportunity to challenge.

IV. Our practices regarding information confidentiality and security:

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

V. Our policy regarding dispute resolution:

Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

VI. Reservation of the right to disclose information in unforeseen circumstances:

In connection with the potential sale or transfer of its interests, The Company and their respective affiliates reserve the right to sell or transfer your information (including, but not limited to your name, address, age, sex, zip code, state and county of residency and other information that you provide through our communications) to a third party entity that (1) concentrates its business in a similar practice or service; (2) agrees to be a successor in interest of The Company with regard to the maintenance and protection of the information collected; and (3) agrees to the obligations of this privacy statement.

Lauren Norris-Heflin

From: Jim and Bev Wiggins <jimerly@embarqmail.com>
Sent: Wednesday, August 12, 2020 13:10
To: Lauren Norris-Heflin
Cc: CCHA; Kimberly Tyson; Jason Sullivan; Sydni Law; Susan Morrison
Subject: Re: Historical Association Review Request - Savannah Ridge, Moncure, NC

Lauren--

Thank you for including the letter from the property owner and my comments as part of the EIA for the county. It is disappointing that no on-site cultural resources investigation was completed, given the indications that this area was the likely location of an early Chatham County plantation. We hope that an on-site investigation will be completed before the project proceeds.

Thank you,
Beverly Wiggins
CCHA

From: "Lauren Norris-Heflin" <Lauren.Norris-Heflin@timmons.com>
To: "CCHA" <history@chathamhistory.org>
Cc: "Kimberly Tyson" <kimberly.tyson@chathamnc.org>, "jimerly" <jimerly@embarqmail.com>, "Jason Sullivan" <jason.sullivan@chathamnc.org>, "Sydni Law" <Sydni.Law@timmons.com>, "Susan Morrison" <Susan.Morrison@timmons.com>
Sent: Wednesday, August 12, 2020 8:36:03 AM
Subject: RE: Historical Association Review Request - Savannah Ridge, Moncure, NC

Beverly,

Please find attached the updated document with the letter added as an attachment and referenced in the report.

If graves and/or human remains are discovered during construction, work will halt and SHPO and the County medical examiner will be contacted immediately.

The site inspection completed for the site was a general site inspection for the Environmental Impact Assessment (EIA), no formal on-site cultural resources investigation was completed. We will provide your comments and the updated report to SHPO and include it in the Chatham County EIA.

Best,

Lauren Norris-Heflin
Senior Environmental Scientist
Office: 919.866.4943 | Cell: 919.607.1723

From: history@chathamhistory.org <history@chathamhistory.org>
Sent: Tuesday, August 11, 2020 4:22 PM
To: Lauren Norris-Heflin <Lauren.Norris-Heflin@timmons.com>
Cc: kimberly.tyson@chathamnc.org; jimerly@embarqmail.com; jason.sullivan@chathamnc.org; Sydni Law

<Sydni.Law@timmons.com>; Susan Morrison <Susan.Morrison@timmons.com>

Subject: Re: Historical Association Review Request - Savannah Ridge, Moncure, NC

Good afternoon, Lauren--

Thank you for the additional information. Would it be possible to include Ms. Harrington's letter and a statement indicating that there was a site inspection to look for evidence of graves in your report and for these to be made a part of the official documentation on the development? Details regarding the procedure and specific area examined during the site inspection would be helpful. We understand that the cemetery might not be located on the parcel being developed. However, if any evidence of graves is found during surveying or site preparation, we would request that the Chatham County Historical Association and Chatham County Planning Office be notified immediately and all work that could impact the site be discontinued until measures to protect the site can be put into place.

If the site inspection also examined the tract for evidence of structural ruins, old roads, wells, etc., please also include a statement to that effect in your report, for the record, and note any that should be brought to our attention. Again, a brief procedure statement--to indicate the extent of the investigation--would be helpful to have in the report. We look forward to following up on any resources that are identified.

Thank you,

Beverly Wiggins

Chatham County Historical Association

On 2020-08-11 14:02, Lauren Norris-Heflin wrote:

Good afternoon Beverly, thank you for your comments.

We consulted with the property owner, Brenda Harrington, who is a descendant of the Minter family. Ms. Harrington provided the attached letter verifying that she is not aware of any graves or cemeteries on the property. Additionally, during the site inspection no evidence of graves or a cemetery were observed.

Best,

Lauren Norris-Heflin

Senior Environmental Scientist

Office: 919.866.4943 | Cell: 919.607.1723

From: history@chathamhistory.org <history@chathamhistory.org>

Sent: Monday, August 10, 2020 3:10 PM

To: Sydni Law <Sydni.Law@timmons.com>; Jay Sander <Jay.Sander@timmons.com>; Lauren Norris-Heflin <Lauren.Norris-Heflin@timmons.com>; Susan Morrison <Susan.Morrison@timmons.com>

Cc: kimberly.tyson@chathamnc.org; jimerly@embarqmail.com; jason.sullivan@chathamnc.org

Subject: Re: Historical Association Review Request - Savannah Ridge, Moncure, NC

I have reviewed the cultural resources report for the proposed Savannah Ridge subdivision and have several questions. We forwarded our concerns to the County Planning staff on 17 March 2020, for review at the TRC meeting, noting that location of the Minter cemetery should be an explicit part of any cultural resources inquiry. The cultural resources report does not indicate that any investigation was undertaken to determine whether the Minter cemetery is located on the property.

Local residents say that the old Minter homestead may have been located on parcel 11371. The project plan suggests that that parcel is included in the proposed project area. Is that correct? Has that parcel and surrounding area been examined for structural remains--old house sites, roads, wells? It is reasonable that the cemetery would have been in some proximity to the house site, so it would be prudent to have parcel 11371 and the area around it examined by someone with expertise before any disturbance. Old roads might also suggest areas to examine. House locations might be suggested by the 1933 soil map for the county. The report does not indicate that the 1933 map was consulted.

In short, we believe there may well be a very early cemetery on or near parcel 11371, per the will of Joseph Minter dated 25 September 1822, (Will Book B-108), which refers to "the graveyard where my father and mother's buried with others of the family, which is one eighth of an acre." [Joseph's father and mother were John O. and Elizabeth Morgan Minter.] Deed dated 4 November 1828, by John Farrar, Executor of Joseph Minter, deceased, to Charles J. Williams, gives the metes and bounds of 1,005 acres on the north side of Deep River "with the exception of the grave yard which occupies and is limited to one quarter of an acre," (Deed Book AB-401). Deed dated 31 December 1839, from Charles J. Williams to John A. Williams, gives the metes and bounds of 800 acres on the north side of Deep River "with the exception of the grave yard which occupies and is limited to one quarter of an acre," (Deed Book AE-464). I have spoken to one local resident who, as a child in the 1980s, visited the cemetery site, which he believes was on the property in question, though he cannot specify a location.

The Minters were very early settlers in that part of the county--owning vast tracts. As you know, gravesites of that age are likely to be marked only by fieldstones and be so overgrown that they are difficult to locate. The notation of the cemetery in several deeds, and reports of its existence as late as the mid 1900s suggests that a robust effort to locate it should be undertaken before any land disturbance. We would like to see the cultural resources report revised to reflect a serious effort to locate the cemetery so that it can be avoided during development activities.

In addition to the cemetery, if on-the-ground investigation identifies old house sites, wells, roads, or other evidence of human habitation older than 50 years, we request that these be mapped (or GPS coordinates recorded) and photographed. We also request an opportunity to visit such sites to evaluate and document them before they are destroyed.

Thank you,

Beverly Wiggins

Chatham County Historical Association

On 2020-08-10 11:32, Sydni Law wrote:

Good morning,

I am reaching out for a review request to satisfy the Chatham County Subdivision Ordinance requirements for First Plat submission. Please find attached the cultural resources report for the proposed Savannah Ridge subdivision located at 1021 Moncure School Road in Moncure, Chatham County, NC.

Please reach out to me at 252.414.6167 or sydni.law@timmons.com if you have any questions or need any additional information.

Thank you!

Best,

Sydni Law

Environmental Technician

TIMMONS GROUP | www.timmons.com

5410 Trinity Rd, Suite 102 | Raleigh, NC 27607

Office: (919) 532-3261 | Fax: (919) 859-5663

Mobile: (252) 414-6167

Sydni.Law@timmons.com

Your Vision Achieved Through Ours

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Jim and Beverly Wiggins
jimerly@embarqmail.com