

OWNER'S POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

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, FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska 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:

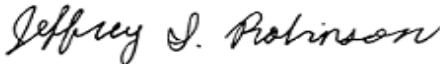
1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, 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.
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 protectionif 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.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

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. DEFINITIONS 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),

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:

(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. (Does not apply in Georgia or Kentucky)

Unless prohibited by applicable law, 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

"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

(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 to 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.

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 therefore 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 Attention: Claims Department, 1 First American Way, Santa Ana, California 92707, or to the office which issued this policy.

SCHEDULE A

First American Title Insurance Company

Name and Address of the issuing Title Insurance Company:

First American Title Insurance Company
3031 N. Rocky Point Drive West, Suite 550
Tampa, FL 33607

File No.: **NCS-936768-CAST**

Policy No.: **936768**

Address Reference: Southeast Corner of Morris Road and, GA State Route No. 120, Alpharetta, GA

Amount of Insurance: \$1,000,000.00

Date of Policy: December 27, 2018 at 11:53 A.M.

1. Name of Insured:

Piper Fund Holding, LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple and Easement

3. Title is vested in:

Piper Fund Holding, LLC, a Delaware limited liability company by virtue of that certain Warranty Deed in Lieu of Foreclosure from Atlanta Senior Care Services 2, LLC, a Georgia limited liability company, dated December 21, 2018, recorded December 27, 2018, and being recorded in Deed Book 59562, Page 618, Fulton County, Georgia records.

4. The Land referred to in this policy is described as follows:

See Schedule A attached hereto and made a part hereof

SCHEDULE A (Continued)

File No.: **NCS-936768-CAST**

Policy No.: **936768**

Fee Parcels:

Tract 1

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

To find the Point of Beginning, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road with the easterly right-of-way of Morris Road (30-foot right-of-way); thence South 18 degrees 22 minutes 52 seconds East 199.47 feet to a point, at the Point of Beginning; thence North 88 degrees 54 minutes 47 seconds West 16.15 feet to a closed top pipe found at the easterly right-of-way of Morris Road; thence South 17 degrees 45 minutes 20 seconds East along the easterly right-of-way of Morris Road 35.38 feet to a point; thence South 13 degrees 14 minutes 21 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 78 degrees 08 minutes 46 seconds East 259.05 feet to a point; thence North 00 degrees 23 minutes 44 seconds East 259.84 feet to a closed top pipe found; thence North 87 degrees 51 minutes 34 seconds West 88.90 feet to a point; thence North 88 degrees 54 minutes 47 seconds West 200.00 feet to a point, at The Point of Beginning.

Tract 2

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 855 and 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road (30-foot right-of-way) having State plane coordinate values NAD 27, of North equals 1479961.71 and East equals 468995.81 which point is the Point of Commencement; thence south 89 degrees 04 minutes 39 seconds east a distance of 15.88 feet to a point which is located at State plane coordinate values NAD 27, of north 1479961.45 and East equals 469011.69 which point is the POINT OF BEGINNING, thence North 83 degrees 29 minutes 51 seconds East along the southerly right-of-way of State Bridge Road 44.03 feet to a point; thence South 87 degrees 12 minutes 00 seconds East along the southerly right-of-way of State Bridge Road 4.87 feet to a point; thence northeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 33.60 feet (subtended by a chord North 88 degrees 17 minutes 26 seconds East 33.60); thence continuing southeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 117.50 feet (subtended by a chord South 85 degrees 29 minutes 23 seconds East 117.38 feet) to a point; thence South 18 degrees 33 minutes 22 seconds East 200.00 feet to a point; thence North 18 degrees 22 minutes 52 seconds West 199.47 feet to a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road, at the Point of Beginning.

Tract 3

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of State Bridge Road (State Route 120) having a 100-foot right-of-way and the easterly right-of-way of Morris Road, having a 60-foot right-of-way; thence South 18 degrees 00 minutes East, along the 60-foot right-of-way line of Morris Road for a distance of 200.00 feet to an iron pin; thence South 72 degrees 00 minutes West a distance of 15.0 feet to an iron pin; thence North 18 degrees 00 minutes West a distance of 205.2 feet to a point on the

southerly right-of-way line of State Bridge Road; thence South 89 degrees 00 minutes East a distance of 15.9 feet to an iron pin on said right-of-way and the point of beginning.
Less and Except that portion of subject property conveyed to the Department of Transportation, recorded in Deed Book 6889, Page 88, Fulton County Records; and that portion of subject property taken by Declaration of taking in favor of Department of Transportation recorded in Deed Book 17843, Page 323, Fulton County Records.

Tracts 1, 2 and 3 being more particularly described as follows:

All that lot, tract or parcel of land containing 2.4529 Acres (106,848 square feet) lying and being in Land Lots 855 & 856 of the 1st District, 2nd Section of Fulton County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southern right-of-way of State Bridge Road, also known as Old Milton Parkway and GA State Route No. 120 (having a variable width right-of-way) and the eastern right-of-way of Morris Road (having a 30 foot right-of-way); thence proceed along said southern right-of-way of State Bridge Road, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST a distance of 15.87 feet to a point; thence NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST a distance of 44.03 feet to a point; thence SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST a distance of 4.87 feet to a concrete monument found; thence along a curve turning to the right with an arc length of 33.60 feet having a radius of 6402.63 feet and being subtended by a chord bearing of NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST a distance of 33.60 feet to a point; thence along a curve turning to the right with an arc length of 117.50 feet having a radius of 768.51 feet and being subtended by a chord bearing of SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST a distance of 117.38 feet to an iron pin found (1/2 inch rebar); thence departing said right-of-way of State Bridge Road, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST a distance of 200.00 feet to an iron pin set; thence SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST a distance of 89.06 feet to an iron pin found (1/2 inch rebar), located on the eastern land lot line of land lot 856; thence along said land lot line SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST a distance of 259.91 feet to an iron pin set; thence departing said land lot line NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST a distance of 259.20 feet to an iron pin found (1 inch crimp top pipe) located on the eastern right-of-way of Morris Road; thence along the eastern right-of-way of Morris Road NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST a distance of 185.27 feet to a point; thence NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST a distance of 35.38 feet to an iron pin found (1 inch crimp top pipe); thence NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST a distance of 199.27 feet to an iron pin set at the intersection of the southern right-of-way of State Bridge Road, said iron pin being the POINT OF BEGINNING.

North Parcel:

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, within the city of Alpharetta, and being more particularly described as follows:

Commencing at a 1/2-inch rebar found at the Land Lot Corner common to Land Lots 852, 853, 856 and 857; Thence along the Land Lot Line common to Land Lots 853 and 856, North 00 degrees 49 minutes 38 seconds East, a distance of 139.81 feet to a point; Thence North 00 degrees 49 minutes 38 seconds East, a distance of 21.66 feet to a 1/2-inch rebar found; Thence departing said Land Lot Line, North 89 degrees 10 minutes 22 seconds West, a distance of 274.47 feet to a 5/8-inch rebar set located on the Easterly right-of-way line of Georgia Highway 400 (a variable width, controlled access right-of-way); Thence along said right of way, North 23 degrees 30 minutes 00 seconds East, a distance of 165.49 feet to a point; Thence North 28 degrees 45 minutes 18 seconds East, a distance of 449.83 feet to a concrete monument found; Thence North 28 degrees 50 minutes 14 seconds East, a distance of 110.24 feet to a concrete monument found; Thence North 29 degrees 00 minutes 20 seconds East, a distance of 51.73 feet to a point, said point being the TRUE POINT OF BEGINNING; Thence continue along said right-of-way, North 29 degrees 00 minutes 20 seconds East, a distance of 295.10 feet to a point; Thence North 39 degrees 52 minutes 17 seconds East, a distance of 376.34 feet to a concrete monument found located at the intersection with the Southerly right-of-way line of Old Milton Parkway, a.k.a. Georgia Hwy 120 (variable right-of-way); Thence along said right-of-way, North 84 degrees 21 minutes 39 seconds East, a distance of 246.19 feet to a concrete monument found; Thence North 02 degrees 05 minutes 52 seconds

West, a distance of 31.93 feet to a concrete monument found; Thence North 80 degrees 14 minutes 30 seconds East, a distance of 21.89 feet to a point; Thence North 61 degrees 48 minutes 01 seconds East, a distance of 100.89 feet to a concrete monument found; Thence North 88 degrees 02 minutes 29 seconds East, a distance of 149.83 feet to a concrete monument found; Thence South 04 degrees 43 minutes 07 seconds West, a distance of 60.72 feet to a concrete monument found; Thence North 88 degrees 08 minutes 06 seconds East, a distance of 36.33 feet to a 5/8-inch rebar set located on the Westerly right-of-way line of Morris Road (30-foot right-of-way); Thence along said right-of-way and following along a curve to the left having an arc length of 30.01 feet, with a radius of 304.51 feet, being subtended by a chord bearing of South 18 degrees 19 minutes 22 seconds East, for a distance of 30.00 feet to a point; Thence South 21 degrees 08 minutes 46 seconds East, a distance of 76.85 feet to a point; Thence along a curve to the right having an arc length of 150.30 feet, with a radius of 916.67 feet, being subtended by a chord bearing of South 16 degrees 26 minutes 56 seconds East, for a distance of 150.13 feet to a point; Thence South 11 degrees 45 minutes 06 seconds East, a distance of 161.05 feet to a point; Thence along a curve to the right having an arc length of 173.59 feet, with a radius of 528.17 feet, being subtended by a chord bearing of South 02 degrees 20 minutes 49 seconds East, for a distance of 172.81 feet to a point; Thence South 07 degrees 04 minutes 06 seconds West, a distance of 90.36 feet to a point; Thence South 07 degrees 04 minutes 06 seconds West, a distance of 96.26 feet to a point; Thence along a curve to the left having an arc length of 87.20 feet, with a radius of 420.87 feet, being subtended by a chord bearing of South 01 degrees 07 minutes 58 seconds West, for a distance of 87.05 feet to a point; Thence departing said right-of-way of Morris Road, North 84 degrees 48 minutes 54 seconds West, a distance of 478.40 feet to a point; Thence North 69 degrees 18 minutes 21 seconds West, a distance of 575.25 feet to a point, said point being the TRUE POINT OF BEGINNING.

Easement parcels:

Non-Exclusive Access Easement as set forth in Access Easement Agreement recorded in Deed Book 56721, page 514, as amended in First Amendment to Access Easement Agreement recorded in Deed Book 58496, page 191, Fulton County, Georgia Records.

And

Non-Exclusive Access Easement as set forth in Access, Parking and Storm Water Easement Agreement recorded in Deed Book 56925, page 627, as amended in First Amendment to Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58496, page 169, Fulton County, Georgia Records.

SCHEDULE B

File No.: **NCS-936768-CAST**

Policy No.: **936768**

EXCEPTIONS FROM COVERAGE

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. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachments, encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land or that could be ascertained by an inspection of the Land.
5. Any minerals or mineral rights leased, granted or retained by current or prior owners.
6. Taxes and assessments for 2019 and subsequent years a lien, not yet due and payable.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest covered by this Policy.
8. 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.
9. No insurance is afforded as to the amount of acreage or square footage contained in the Land.
10. Rights of upper and lower riparian owners in and to the waters of any creek or stream that bounds or traverses the Land, free from increase, decrease or pollution.
11. Rights of tenants in possession, as tenants only, under unrecorded occupancy agreements.
12. Easement Rights from Mancino Enterprises, a general partnership composed of Albert F. Mancino and Carol E. Mancino, individually to Department of Transportation, dated January 30, 1994, filed for record February 24, 1994, and recorded in Deed Book 17843, Page 323, Fulton County, Georgia records. (as to Tracts 1, 2 & 3)
13. Easements as conveyed in Right-of-Way Deed from The Russel Corporation; Benjaming J. Bowden, as Agent of BancBoston Financial Co.; BancBoston Financial Co., individually to Department of Transportation dated January 20, 1994, filed for record April 29, 1994 and recorded in Deed Book 18232 Page 58, aforesaid records. (as to Tracts 1, 2 & 3)

14. Sewer Easement from Mrs. C. A. Simpson to Fulton County, Georgia, dated September 8, 1975, filed for record September 30, 1975, and recorded in Deed Book 6350, Page 333, aforesaid records. (as to North Parcel)
15. Conveyance of access rights as contained in that certain Right of Way Deed from Mrs. C. A. Simpson and Jacquelyn B. Treadway to City of Alpharetta, dated October 21, 1993, filed for record October 27, 1993, and recorded in Deed Book 17394, Page 160, aforesaid records. (as to North Parcel)
16. Easement from Mrs. C. A. Simpson to Sawnee Electric Membership Corporation Electric Membership Corporation dated February 7, 1995, filed for record March 14, 1995, and recorded in Deed Book 19357, Page 286, aforesaid records. (as to North Parcel)
17. Terms and provisions of that certain Access Easement Agreement, by and between Mrs. C. A. Simpson and Ms. Jacquelyn Treadway and Southern Communication Services, Inc., a Delaware corporation, dated October 29, 1997, filed for record November 17, 1997, and recorded in Deed Book 23452, Page 287, aforesaid records. (as to North Parcel)
18. Terms and provisions of that certain Access Easement Agreement, by and between Atlanta Senior Care Services, LLC, a Georgia limited liability company and Sam's Real Estate Holding's-Georgia, LLC, a North Carolina limited liability company, dated September 26, 2016, filed for record October 06, 2016, and recorded in Deed Book 56721, Page 514, aforesaid records; and as amended by that certain First Amendment to Access Easement Agreement from Sam's Real Estate Holding's-Georgia, LLC, a North Carolina limited liability company to Atlanta Senior Care Services, LLC, a Georgia limited liability company and Atlanta Senior Care Services 2, LLC, a Georgia limited liability company, dated February 21, 2018, filed February 26, 2018, and recorded in Book 58496, Page 191, aforesaid records.
19. Terms and provisions of that certain Access, Parking and Storm Water Easement Agreement, by and between Atlanta Senior Care Services, LLC, a Georgia limited liability company and Waffle House, Inc., a Georgia corporation, dated January 15, 2016, filed for record December 2, 2016, and recorded in Deed Book 56925, Page 627, aforesaid records; and as amended by that certain First Amendment to Access, Parking and Storm Water Easement Agreement from Sam's Real Estate Holding's-Georgia, LLC, a North Carolina limited liability company to Atlanta Senior Care Services, LLC, a Georgia limited liability company and Atlanta Senior Care Services 2, LLC, a Georgia limited liability company, dated February 21, 2018, filed February 26, 2018, and recorded in Book 58496, Page 202, aforesaid records.
20. Terms and provisions of that certain Access Easement Agreement as to Right of Way, by and between Atlanta Senior Care Services 2, LLC, a Georgia limited liability company and Atlanta Senior Care Services, LLC, a Georgia limited liability company, dated February 21, 2018, filed for record February 26, 2018, and recorded in Deed Book 58496, Page 169, aforesaid records.
21. Terms and provisions of that certain Access Easement Agreement, by and between Atlanta Senior Care Services 2, LLC, a Georgia limited liability company and Atlanta Senior Care Services, LLC, a Georgia limited liability company, dated February 21, 2018, filed for record February 26, 2018, and recorded in Deed Book 58496, Page 179, aforesaid records.
22. Utility Easement from Atlanta Senior Care Services 2, LLC, a Georgia limited liability company to Atlanta Senior Care Services, LLC, a Georgia limited liability company, dated February 21, 2018, filed for record February 26, 2018, and recorded in Deed Book 58496, Page 213, aforesaid records.
23. Deed to Secure Debt, Security Agreement and Assignment of Leases and Rents from Atlanta Senior Care Services 2, LLC, a Georgia limited liability company to Piper Jaffray Senior Living Fund I, L.P., a Delaware limited partnership, in the original principal amount of 4,830,000.00, dated January 11, 2016, filed January 12, 2016, and recorded in Deed Book 55756, Page 271, Fulton County, Georgia

records; ;and as affected by that certain Deed to Secure Debt Modification and Spreader Agreement, dated February 21, 2018, filed October 10, 2018, recorded in Book 59299, Page 4, aforesaid records.

24. UCC Financing Statement showing Atlanta Senior Care Services 2, LLC as Debtor, and Piper Jaffray Senior Living Fund I, L.P. as Secured Party, filed for record January 12, 2016, and recorded in Deed Book 55756, page 300, aforesaid records.
25. UCC Financing Statement No. 0602016-00270, showing Atlanta Senior Care Services 2, LLC as Debtor, and Piper Jaffray Senior Living Fund I, L.P., as Secured Party, filed for record January 12, 2016, in the Centralized UCC Indices for the State of Georgia.
26. This item has been intentionally deleted.

End of Schedule B



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.