“Only when the tide goes out do you discover who’s been swimming naked.”

– Warren Buffett
STATED FINANCIAL POSITION VS. REALITY
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UDF DEFAULT, SUBSEQUENT REPAYMENT OF CREDITOR

TIMELINE OF KEY EVENTS

• On July 2, 2014, UDF IV was issued a $35 million loan from an affiliate of Waterfall Asset Management; the interest rate on the loan was 10% per annum. The proceeds of the loan were used to buy back shares through a tender offer, effectively to back-stop and create a market for UDF IV’s shares upon listing on the Nasdaq Global Select Market.
• Borrowing debt at 10% to facilitate a share repurchase, through a tender offer or otherwise, is not only atypical of public companies, it is inconsistent with sound corporate finance principles and is a red flag in and of itself.
• On May 17, 2016, UDF IV entered into a forbearance agreement with Waterfall Asset Management related to this loan, through which it acknowledged that certain events of default had occurred, effective as of March 4, 2016.
• As of the date of the forbearance agreement, the outstanding balance on this loan exceeded the balance which should have remained outstanding had UDF IV timely made the scheduled amortization payments per the terms of its credit agreement.
• As part of the forbearance agreement, the lender agreed to forbear from exercising any of its default-related rights until August 4, 2016.
• On August 4, 2016, a balance on the loan remained outstanding and the lender agreed to enter into an amendment and extension of the forbearance agreement until September 30, 2016, further evidencing that UDF IV was unable to timely pay its creditor.
• On October 3, 2016, UDF IV disclosed that it had repaid the remaining amount owed on this loan as of September 29, 2016.
• While UDF IV struggled to repay certain creditors, the default raises more questions than the ultimate repayment answers given UDF’s latest stated financial position in its Form 10-Q for the period ended September 30, 2015.
• The following pages will analyze how the circumstances surrounding the default do not seem to square with how UDF IV last described its financial position in this public filing: $684 million of purported assets (book value) and only $171 million of debt.
• There are a number of red flags suggesting that the public filing may not have accurately reflected UDF IV’s economic reality; subsequent to the filing, UDF IV’s external management has attempted to obfuscate the economic reality by deflecting blame away from the financial troubles of its purported borrowers, and instead casting blame toward certain events related to any or all of Hayman, the resignation of its auditor, and the federal investigations.

Source: UDF IV SEC Filings.
STATED FINANCIAL POSITION VERSUS REALITY
$684 MILLION OF “ASSETS,” $81 MILLION IN “INTEREST” INCOME, DEFAULT ON $35 MILLION LOAN

- Recently, after (i) acknowledging certain events of default occurred; (ii) entering into a forbearance agreement; and (iii) requiring an extension of that forbearance agreement, UDF IV finally repaid the relatively small $35 million loan which caused these problems.
- Any auditor would recognize that the event of default was completely inconsistent with UDF’s stated financial position; pre-dating the default, UDF’s latest filed financial statements showed $684 million in total assets (of which $626 million are purported loans with an average interest rate of 13% which equates to $81 million in annual interest income). Furthermore, of these loans, $416 million were scheduled to mature in the twelve months subsequent to the latest filing for the period ended September 30, 2015 based on UDF’s financial disclosures. As of the latest filing, UDF only had $171 million in total debt. Despite this, UDF IV defaulted on a $35 million loan with $3 million monthly amortization payments (prior to the default date, $250 million in UDF IV loans were scheduled to mature).
- In light of the material number of red flags that existed, was UDF IV’s latest stated financial position (including its financial disclosures) consistent with the economic reality of a default within six months of its filing?

**Assets vs. Debt Obligations (9/30/15 – 12 Months Ago)**

![Graph showing assets vs. debt obligations](source)

**Interest Income vs. Interest Expense**

![Graph showing interest income vs. expense](source)

*Source: UDF IV SEC Filing (Form 10-Q), Hayman estimates.*
STATED FINANCIAL POSITION VERSUS REALITY
UDF IV BALANCE SHEET

- **UDF IV’s stated financial position as of September 30, 2015**: $684 million in assets including $626 million in “interest”-bearing loans (gross basis, excluding $8 million in reserves) and $36 million in accrued interest receivable, compared to $171 million in debt and total liabilities of $174 million.
- **Economic reality**: default on $35 million loan within six months of filing.

![UDF IV Form 10-Q (September 30, 2015)](chart)

Source: UDF IV SEC Filing (Form 10-Q).
OBFUSCATING ECONOMIC REALITY
ATTRIBUTING ISSUES TO OUTSIDE SCRUTINY, RATHER THAN FINANCIAL TROUBLES OF BORROWERS

• Since Whitley Penn, LLP resigned in late November 2015 as the independent registered public accounting firm of UDF III, UDF IV, UDF V and United Mortgage Trust (all externally managed by the same group of related individuals), UDF’s external management has irresponsibly propagated, through various public filings and non-public correspondence with investors, the notion that outside scrutiny or other events such as its auditor’s resignation has led to its inability to meet its financial obligations (see pages 18 and 23).

• UDF’s public affiliates all purport to be in the business of lending and its principal purported borrowers are clearly in financial distress as evidenced by the extensive public record (detailed at length by Hayman previously as well as on the pages to follow).

• Despite this reality, UDF’s external management has deflected blame away from the financial troubles of its purported borrowers, and has instead cast blame toward certain events related to any or all of Hayman, the resignation of its auditor, and the federal investigations.

• How could the legitimate scrutiny facing UDF or its public affiliates, all public lenders, impact “unrelated” private borrowers’ ability to repay loans as the loans matured in the normal course? Furthermore, why would the legitimate scrutiny facing UDF or its public affiliates, rather than the known financial issues of UDF’s “unrelated” borrowers, ever be blamed for the financial issues of UDF or its public affiliates?

The material number of red flags that existed should prompt a reasonable auditor to ask common-sense questions concerning how UDF IV’s latest publicly disclosed financial position could be consistent with the economic reality of a default within six months of its filing.

Source: UDF III, UDF IV, UMT SEC Filings.
UDF’S TWO LARGEST BORROWERS APPEAR TO BE EXPERIENCING SIGNIFICANT FINANCIAL DIFFICULTIES AND LIQUIDITY ISSUES

UDF’s two largest groups of non-related borrowers – collectively affiliates of Centurion American and collectively affiliates of a private real estate developer in Austin, Texas whose principal executive is Thomas Buffington – represented over two-thirds of the outstanding loan balances for UDF III and UDF IV as of September 30, 2015. Both of these borrowers appear to be experiencing significant financial difficulties and liquidity issues based on extensive evidence in the public record as detailed on the following pages and in the appendices.

### Loan Concentration (% of total loan balance)

<table>
<thead>
<tr>
<th></th>
<th>UDF III</th>
<th>UDF IV</th>
<th>UDF V</th>
</tr>
</thead>
<tbody>
<tr>
<td>Centurion</td>
<td>43%</td>
<td>67%</td>
<td>62%</td>
</tr>
<tr>
<td>Buffington</td>
<td>25%</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>UDF Related</td>
<td>22%</td>
<td>11%</td>
<td></td>
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</tbody>
</table>

### Loan Concentration of Top 3 Borrowers

- **UDF III**: 90%
- **UDF IV**: 88%

**UDF III, IV and V are all subject to the same credit risk**

Source: Forms 10-Q and Forms 10-K filed with the SEC for UDF III, UDF IV and UDF V
SUMMARY:

EVIDENCE OF CENTURION AMERICAN-RELATED FINANCIAL DIFFICULTIES

EVIDENCE RANGES FROM DEFAULT LETTERS, FORECLOSURE SALE NOTICES, DELINQUENT TAX LAWSUITS AND NUMEROUS TAX LIEN CONTRACTS NEEDED TO FINANCE PROPERTY TAXES
CENTURION AMERICAN APPEARS TO BE EXPERIENCING SIGNIFICANT FINANCIAL DIFFICULTIES AND LIQUIDITY ISSUES

CENTURION AFFILIATES WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

- Evidence of financial issues facing a number of Centurion affiliates includes a lawsuit filed by a local school district related to delinquent taxes, default notices, modification and extension agreements which suggest an inability to timely pay creditors and numerous tax lien contracts which suggest an inability to timely self-fund tax payments to various local jurisdictions.

- This evidence is only that which has been filed publicly and does not include any potential non-public issues addressed privately with other creditors.

- Why is a residential land developer in North Texas struggling to timely pay a considerable number of relatively small debts given the economic environment?

- As of September 30, 2015, this developer owed approximately $615 million in loans to UDF III, UDF IV and UDF V, collectively, through numerous affiliates. The average annual interest on these loans is approximately 13% which equates to roughly $80 million in annual interest cost. How is this debt being serviced?

<table>
<thead>
<tr>
<th>Centurion Affiliate Entity Name</th>
<th>Public Record Type</th>
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<tbody>
<tr>
<td>CTMGT Alpha Ranch, LLC</td>
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<td>CTMGT AR II, LLC</td>
<td>Lender action in deed record / default letter</td>
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<tr>
<td>FH 295, LLC</td>
<td>School district delinquent tax lawsuit</td>
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<td>CTMGT Frisco 122, LLC</td>
<td>Substitute trustee appoint / default notice</td>
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<td>CTMGT Granbury, LLC</td>
<td>Modification &amp; Extension Agreement</td>
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<td>CTMGT Resort at Eagle Mountain Lake FL-1, LLC</td>
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<td>The Resort at Eagle Mountain Lake, L.P.</td>
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<td>CADG 2026 Commerce, LLC</td>
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<td>Siena Homes, LLC</td>
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<td>Crescent Estate Custom Homes, L.P.</td>
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<td>CADG Lewis Park, LLC</td>
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<td>CTMGT Lakeshore, LLC</td>
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<td>Tax lien contract</td>
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<td>MMM Holdings, L.P.</td>
<td>Tax lien contract</td>
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<tr>
<td>Centurion Acquisitions, L.P.</td>
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</table>

Source: Dallas County, Denton County, Collin County, and Tarrant County, Texas public records.
SUMMARY:

EVIDENCE OF BUFFINGTON-RELATED FINANCIAL DIFFICULTIES

EVIDENCE RANGES FROM BANKRUPTCIES, LAWSUITS AND UDF’S SEC FILINGS
BUFFINGTON-RELATED ENTITIES APPEAR TO BE EXPERIENCING SIGNIFICANT FINANCIAL DIFFICULTIES AND LIQUIDITY ISSUES
BUFFINGTON AFFILIATES WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

- Evidence of financial issues facing a number of Buffington affiliates includes multiple bankruptcy filings, a lawsuit filed by a third-party development partner and numerous delinquent loans owed to UDF III and UDF IV.

- This evidence is only that which has been filed publicly and does not include any potential non-public issues addressed privately with other creditors.

- Why is a residential land developer in Central Texas (Austin area) struggling to timely pay a considerable number of loans and filing multiple entities for bankruptcy protection given the economic environment?

- As of September 30, 2015, this developer owed approximately $168 million in loans to UDF III, and UDF IV, collectively, through numerous affiliates. The average annual interest on these loans is approximately 13% which equates to roughly $21 million in annual interest cost. How is this debt being serviced?

- UDF’s auditor should ask for any reports conducted or provided by the auditors of Buffington-related or affiliated entities over the past five years.

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<tr>
<th>Buffington Affiliate Entity Name</th>
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<tr>
<td>Buffington Mason Park, Ltd.</td>
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<tr>
<td>Buffington Land, LTD</td>
<td>Delinquent UDF IV loan**</td>
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<tr>
<td>BHM Highpointe, LTD</td>
<td>Lawsuit, delinquent UDF IV loan**</td>
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<tr>
<td>BHM Highpointe, LTD</td>
<td>Lawsuit, separate delinquent UDF IV loan**</td>
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<td>PH SPM2B, LP</td>
<td>Delinquent UDF IV loan**</td>
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<td>PH SLII, LP</td>
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<td>PH Park at BC, LP</td>
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<td>BLD Crystal Springs, LLC</td>
<td>Delinquent UDF IV loan**</td>
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<tr>
<td>Buffington Land, LTD</td>
<td>Delinquent UDF III loan**</td>
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</tbody>
</table>

** Delinquent loan defined as a loan that had matured as of the date of UDF III or UDF IV’s latest disclosed financials but which remained outstanding and had not been timely repaid.

See appendix for supporting detail

Source: Travis County, Williamson County, Texas public records, U.S. Bankruptcy Courts and SEC filings.
SUPPORTING DETAIL:

DISCLOSURES THAT INDICATE UDF IV BORROWERS ARE NOT TIMELY REPAYING LOANS

UDF IV LOANS THAT WERE SCHEDULED TO MATURE ON OR BEFORE SEPTEMBER 30, 2016 = $416 MILLION
IF UDF IV BORROWERS HAD THE ABILITY TO TIMELY REPAY LOANS, UDF IV NEVER WOULD HAVE DEFAULTED BUT IT DID LOANS SCHEDULED TO MATURE ON OR BEFORE SEPTEMBER 30, 2016

- UDF IV last filed financial statements with the SEC for the quarter ended September 30, 2015. Subsequent to September 30, 2015, UDF IV had $416 million (~67% of total loans) worth of outstanding loan balances (loans owed to UDF IV) that should have matured between 9/30/15 and 9/30/16. This is based on the disclosed maturity date included in the Form 10-Q filed on November 11, 2015 for each loan and includes loans that had already matured as of 9/30/15 but had not been repaid (e.g. a loan with a maturity date of 3/31/16 as of 9/30/15 should have matured and been repaid in the interim period). The table below discloses the loans (and maturity dates) that should have matured and were scheduled to be repaid prior to 9/30/16:

<table>
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<tr>
<th>Reference</th>
<th>Borrower</th>
<th>Loan Type</th>
<th>Lender</th>
<th>Location</th>
<th>Interest Rate</th>
<th>Issue Date</th>
<th>Maturity Date</th>
<th>9/30/2015 Balance</th>
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Source: UDF IV SEC Filing (Form 10-Q).
IF UDF IV BORROWERS HAD THE ABILITY TO TIMELY REPAY LOANS, UDF IV NEVER WOULD HAVE DEFAULTED BUT IT DID LOANS SCHEDULED TO MATURE ON OR BEFORE SEPTEMBER 30, 2016 (CONTINUED)

<table>
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<tr>
<th>Reference</th>
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UDF IV defaulted on a loan due to Waterfall Asset Management effective March 4, 2016 (this loan was amortizing at only $3 million per month). Prior to the effective default date (March 4, 2016), approximately $250 million of UDF IV loans were scheduled to mature and to be repaid. Given these dynamics, if UDF IV borrowers had timely repaid loans, would UDF IV ever have defaulted?

Source: UDF IV SEC Filing (Form 10-Q).
IF UDF IV BORROWERS HAD THE ABILITY TO TIMELY REPAY LOANS, UDF IV NEVER WOULD HAVE DEFAULTED BUT IT DID LOANS SCHEDULED TO MATURE ON OR BEFORE SEPTEMBER 30, 2016 (CONTINUED)

<table>
<thead>
<tr>
<th>Reference</th>
<th>Borrower</th>
<th>Loan Type</th>
<th>Lender</th>
<th>Location</th>
<th>Interest Rate</th>
<th>Issue Date</th>
<th>Maturity Date</th>
<th>9/30/2015 Balance</th>
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Table continued on next page...
IF UDF IV BORROWERS HAD THE ABILITY TO TIMELY REPAY LOANS, UDF IV NEVER WOULD HAVE DEFAULTED BUT IT DID LOANS SCHEDULED TO MATURE ON OR BEFORE SEPTEMBER 30, 2016 (CONTINUED)

<table>
<thead>
<tr>
<th>Reference</th>
<th>Borrower</th>
<th>Loan Type</th>
<th>Lender</th>
<th>Location</th>
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</table>

Total loan balances that matured prior to, or scheduled to mature subsequent to, UDF IV's latest 10-Q based on disclosed maturity dates in SEC filing: $416,499,470

UDF IV had $416 million in outstanding loans (67% of total loans owed to UDF IV) that were scheduled to mature prior to September 30, 2016 as disclosed in UDF IV's latest Form 10-Q for the period ended September 30, 2015. Despite this, UDF IV defaulted on a relatively small loan owed to an affiliate of Waterfall Asset Management in March 2016. In light of the material number of red flags that existed and when applying basic common sense principles, was UDF IV’s latest stated financial position (including its financial disclosures) consistent with the economic reality of a default within six months of its filing?
SUPPORTING DETAIL:

RED FLAGS RELATED TO UDF III

AND HOW THESE RED FLAGS RELATE TO UDF IV’S INABILITY TO TIMELY PAY CREDITORS
UDF III LETTER TO INVESTORS
MARCH 23, 2016

• Despite the fact that UDF III is a public SEC-filing entity, UDF III did not file this letter to UDF III’s “Limited Partner” publicly with the SEC. — Red Flag I

• In the letter, UDF III referenced a letter dated March 7, 2016 to UDF III’s investors. This earlier letter was also not filed publicly with the SEC — Red Flag II

• In the letter, UDF III references “certain events which have disrupted the normal course of operations of UDF III.” The letter goes on to indicate that “at present, we feel it is prudent for UDF III to preserve cash as we continue to work with UDF III’s borrowers to determine their capital requirements. Therefore, we are not forecasting limited partner distributions at this time.”

• UDF III is a lender and virtually all of its capital is, and has been, placed. As such, it is unclear how “certain events” would impact its third-party borrowers’ ability to repay loans in the normal course. — Red Flag III

• UDF III is a lender, with virtually all of its capital placed and with 35% of its loan portfolio having matured without being repaid, yet it attributes its decision to shut-off partner distributions to its borrowers’ “capital requirements.” — Red Flag IV

Source: UDF III investor letter.
UDF III BALANCE SHEET ANALYSIS
SEPTEMBER 30, 2015

• Similar to UDF IV, UDF III’s book value of assets are far in excess of its liabilities, and notably its debt.

• These assets are primarily in the form of high interest bearing loans; notably UDF III had $374 million in loans, net of $24 million of reserves as of September 30, 2015 compared to only $19 million in total liabilities and only $10 million in debt.

• The average interest payable on UDF III’s loans is 13%, similar to UDF IV.

• Despite these facts and circumstances, UDF III determined that it was prudent to stop paying distributions to its investors, a financial obligation which its investors reasonably expected and relied upon.

• Similar to UDF IV, was UDF III’s inability to timely meet financial obligations consistent with its latest stated financial position, as filed with the SEC, given the material number of red flags?

• Furthermore, UDF management’s explanations as to the reasons why it is unable to meet its obligations seem to be inconsistent with the business of lending, which an auditor would likely consider a red flag, in and of itself.

• UDF III is a public non-traded entity and there is not any actively traded market for its shares. Hayman is not short any shares of UDF III. The mere fact of raising concerns related to UDF should have no bearing on UDF III’s borrowers’ ability to pay; yet coincidentally, like UDF IV, still UDF III is unable to timely meet its financial obligations.

Source: UDF III Form 10-Q.
UDF III BALANCE SHEET ANALYSIS (CONTINUED)
SEPTEMBER 30, 2015

• As of 12/31/14, UDF III had $36.9 million of loans that had matured but not been repaid; this amount increased to $139.9 million by 9/30/15 (representing 35% of UDF III’s loans).

• As of 12/31/14, $368 million of UDF III’s total loans (94%) had either matured or were scheduled to mature in 2015.

• As of 12/31/14, $293 million of UDF III’s non-related loans had either matured or were scheduled in 2015 (98% of UDF III’s non-related loans); as of 12/31/14, $0 non-related loans were scheduled to mature in 2016.

• Then as of 9/30/15, UDF III had $164.5 million in non-related loans (41% of total loans) scheduled to mature in 2016 likely indicating loans were extended from 2015 to 2016.

• This indicates that (i) the percentage of UDF III’s loans which have matured and not been repaid increased dramatically over the course of 2015 and (ii) that a significant percentage of UDF III’s loans due to be repaid in 2015 were likely extended to 2016.

• Consequently, was UDF III unable to timely pay its financial obligations to investors because its borrowers are not timely paying loans owed to UDF III, rather than UDF management’s explanation related to evaluating the capital requirements of its borrowers or certain events that disrupted the normal course? Similarly, was UDF IV not able to timely pay its creditors because its borrowers are not timely paying loans due to UDF IV, rather than any outside scrutiny it has faced?

UDF III Form 10-Q
September 30, 2015

RECALL THAT UDF III AND UDF IV’S 3 LARGEST BORROWERS ARE THE SAME (CENTURION, BUFFINGTON, RELATED) & ACCOUNT FOR 90% OF TOTAL LOANS FOR EACH

Source: UDF III Form 10-Q.
SUPPORTING DETAIL:

RED FLAGS RELATED TO UNITED MORTGAGE TRUST (UMT)

AND HOW THESE RED FLAGS RELATE TO UDF IV’S INABILITY TO TIMELY PAY CREDITORS
UMT BALANCE SHEET ANALYSIS
SEPTEMBER 30, 2015

- Approximately 85% of total UMT assets are attributed to related parties ($155 million in loans owed by entities owned, or controlled by, or related to UDF management) – Red Flag I

- Approximately 41% of total assets are attributed to deficiency notes or recourse obligations ($75 million) – related parties account for 97% of these assets. – Red Flag II

- UMT explains deficiency notes: “When principal and interest on an underlying loan is due in full, at maturity or otherwise, the corresponding obligation owed by the originating company to the Company is also due in full. If the borrower or the Company foreclosed on property securing an underlying loan, or if the Company foreclosed on property securing a purchased loan, and the proceeds from the sale were insufficient to pay the loan in full, the originating company had the option of (1) [...] or (2) delivering to the Company an unsecured deficiency note in the amount of the deficiency.”

- The primary interest rate on deficiency notes is 1.75%. The U.S. 10-year treasury yield is 1.71% as of this date. – Red Flag III

Source: UMT Form 10-Q.
UMT CORRESPONDENCE WITH SHAREHOLDERS
MAY 27, 2016

• “Several important events have transpired since our last communication [...] and will have an immediate impact on your distributions.”

• UMT purports to be in the business of lending and the vast majority of all of its loans are owed by related parties, and a material percentage of these assets are deficiency notes or recourse obligations.

• The letter goes on to state that its auditor resigned, a search warrant had been executed at its headquarters and that Hayman made misleading statements, referring to the accurate information provided by Hayman as an “attack,” which UDF responded to by issuing a misleading Form 8-K.

• While the letter mentions the fact that its remaining assets are primarily deficiency notes (see following page), it attributes its inability to pay distributions to the “events presented above” — that is, any or all of Hayman’s accurate research, the resignation of the auditor, and the execution of the search warrant — rather than UDF’s own poor financial condition. — Red Flag IV

Letter continued on next page...

Source: UMT investor letter filed in Form 8-K.
“Prior to March 2016, [UMT] made distributions on a monthly basis. The events presented above have interrupted the normal course of operations making it difficult to predict future cash flow and ascertain the amount and timing of future distributions.”

UMT purports to be in the business of lending and the vast majority of all of its loans are owed by related parties, and a material percentage of these assets are deficiency notes or recourse obligations.

Management’s refusal to accept responsibility and its attempt to deflect blame for its shortcomings, given the state of UMT’s reported balance sheet, should be a red flag, in and of itself, to UMT’s new auditor.

Never once in this letter does UMT state that entities related to, or controlled by, management account for 85% of the loans, deficiency notes and recourse obligations owed to UMT. – Red Flag V
APPENDIX:

EVIDENCE OF BUFFINGTON-RELATED FINANCIAL DIFFICULTIES

DETAILED EXAMPLES OF BUFFINGTON-RELATED ENTITIES
BUFFINGTON-RELATED AFFILIATES WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

• UDF III filed an involuntary bankruptcy petition related to Lennar Buffington Stonewall Ranch, L.P. on November 30, 2015.

• On May 24, 2016, a joint plan of reorganization was entered by UDF I, UDF III and Lennar Buffington Stonewall Ranch, L.P. UDF I and UDF III each had claims junior in priority to a senior lender.

• **Lennar Buffington Stonewall Ranch, L.P. is a Buffington-related affiliate.**

• Buffington-related affiliates represent the second largest non-affiliated group of related borrowers for each of UDF III and UDF IV, accounting for approximately 25% and 11% of total outstanding loans, respectively, as of the latest public disclosures dating back to September 30, 2015.

Source: U.S. Bankruptcy Court for the Western District of Texas.
BUFFINGTON-RELATED AFFILIATES
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

• Buffington Mason Park, Ltd. filed for bankruptcy protection in the United States Bankruptcy Court for the Western District of Texas on or before April 6, 2016.

• The summary of assets list an estimated value of $3.0 million and the summary of liabilities list $145.5 million of claims.

• Both UDF I and UDF III are listed as creditors with claims of $32.7 million and $110.3 million, respectively.

• **Buffington Mason Park, Ltd. is a Buffington-related affiliate.**

Source: U.S. Bankruptcy Court for the Western District of Texas.
BUFFINGTON-RELATED AFFILIATES
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES
(BUFFINGTON MASON PARK, LTD. CONTINUED)

- As of September 30, 2014, UDF IV disclosed in its Form 10-Q that it was owed a loan by Buffington Mason Park, Ltd. with an outstanding balance of $1.5 million. In the subsequent Form 10-K for the period ended December 31, 2014, this loan did not appear in the list of loans disclosed by UDF IV. However, in this subsequent filing, UDF IV disclosed that it had acquired a participation interest in UMT Home Finance III, L.P.’s (UMTHFIII) loan to Buffington Mason Park, Ltd. UMTHFIII is a wholly-owned subsidiary of United Mortgage Trust (UMT), which is a public affiliate of UDF IV. As of December 31, 2014, UDF IV’s participation interest in UMTHFIII’s loan to Buffington Mason Park, Ltd. was $1.6 million, an amount approximately equal to the loan disclosed in the prior quarter issued directly to Buffington Mason Park, Ltd. (see following page).

<table>
<thead>
<tr>
<th>Borrower</th>
<th>Lender (1)</th>
<th>Location</th>
<th>Collateral (2)</th>
<th>Interest Rate</th>
<th>Original Note Date</th>
<th>Maturity Date (3)</th>
<th>Maximum Loan Amount (3)</th>
<th>Principal Balance</th>
<th>2014 Cash Receipts</th>
<th>2013 Cash Receipts</th>
<th>2012 Cash Receipts</th>
<th>Unfunded Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLG Plantation, LLC</td>
<td>UDF IV FV</td>
<td>Houston, TX</td>
<td>1st lien; 33 finished lots; 50 paper lots</td>
<td>13%</td>
<td>11/26/2012</td>
<td>11/26/2015</td>
<td>$4,095,000</td>
<td>$1,901,219</td>
<td>$847,180</td>
<td>$108,837</td>
<td>$</td>
<td>$1,237,764</td>
</tr>
<tr>
<td>CTMGT Regatta II, LLC</td>
<td>UDF IV FV</td>
<td>Denton County, TX</td>
<td>1st and 2nd lien and reimbursements; 30.97 acres and 516 acres</td>
<td>13%</td>
<td>12/27/2012</td>
<td>10/25/2015</td>
<td>8,351,100</td>
<td>7,906,630</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>450,470</td>
</tr>
<tr>
<td>CTMGT Rancho Del Lago, LLC</td>
<td>UDF IV FV</td>
<td>San Antonio, TX</td>
<td>1st and 2nd lien; 284,889 acres and 341 acres</td>
<td>13%</td>
<td>12/21/2012</td>
<td>12/31/2016</td>
<td>24,048,794</td>
<td>21,425,059</td>
<td>3,894,103</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>CTMGT Rockwall 38, LLC</td>
<td>UDF IV</td>
<td>Rockwall County, TX</td>
<td>2nd lien; 72 finished lots</td>
<td>13%</td>
<td>2/4/2013</td>
<td>2/4/2016</td>
<td>1,800,000</td>
<td>1,578,401</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>221,599</td>
</tr>
<tr>
<td>BLG Hawkes, LLC</td>
<td>UDF IV FV</td>
<td>Austin, TX</td>
<td>2nd lien and pledge of equity; 312 paper lots</td>
<td>13%</td>
<td>1/25/2013</td>
<td>12/25/2016</td>
<td>10,565,880</td>
<td>3,925,480</td>
<td>30,530</td>
<td>-</td>
<td>-</td>
<td>6,609,869</td>
</tr>
<tr>
<td>CTMGT Verandah, LLC</td>
<td>UDF IV AC</td>
<td>Hunt County, TX</td>
<td>1st lien; 84 finished lots</td>
<td>13%</td>
<td>4/15/2013</td>
<td>4/15/2015</td>
<td>3,084,300</td>
<td>2,434,998</td>
<td>650,438</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>BLD Scenic Loop, LLC</td>
<td>UDF IV AC</td>
<td>San Antonio, TX</td>
<td>1st lien and pledge of equity; 35 finished lots</td>
<td>13%</td>
<td>4/19/2013</td>
<td>4/19/2016</td>
<td>4,603,900</td>
<td>3,681,009</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>922,891</td>
</tr>
<tr>
<td>Buffington Mason Park, Ltd</td>
<td>UDF IV</td>
<td>Houston, TX</td>
<td>1st lien and reimbursements; 4 finished lots; 166 paper lots</td>
<td>13%</td>
<td>4/26/2013</td>
<td>4/26/2016 (4)</td>
<td>$6,650,000</td>
<td>1,516,768</td>
<td>480,058</td>
<td>397,922</td>
<td>-</td>
<td>4,255,253</td>
</tr>
</tbody>
</table>

(4) Loan acquired from a senior lender. Original Note Date represents date of acquisition.

Source: https://www.sec.gov/Archives/edgar/data/1440292/000114420414068545/v392736_10q.htm.
BUFFINGTON-RELATED AFFILIATES
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES
(BUFFINGTON MASON PARK, LTD. CONTINUED)

• This disclosure from UDF IV’s Form 10-K for the period ended December 31, 2014 related to the participation interest acquired by UDF IV on October 6, 2014 details the nature of the transaction related to its affiliate (UMT) and Buffington Mason Park, Ltd. but there is no mention of the loan previously disclosed by UDF IV to Buffington Mason Park, Ltd. as of the quarter ended September 30, 2014.

Source: https://www.sec.gov/Archives/edgar/data/1440292/000114420415016256/v402469_10k.htm.
BUFFINGTON-RELATED AFFILIATES
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES
(BUFFINGTON MASON PARK, LTD. CONTINUED)

• In subsequent disclosures, as of June 30, 2015, the balance of UDF IV’s participation interest in UMTHFIII’s loan to Buffington Mason Park had grown to $1.8 million.

• Subsequent to the June 30, 2015 disclosure, the balance of this participation interest was reduced to $0 as of September 30, 2015.

• How did an entity which would soon file for bankruptcy repay UDF IV’s $1.8 million loan, if that is in fact what happened, as there is no explanation provided by UDF IV as to how the loan balance was reduced to $0.

A reasonable auditor would likely question these series of transactions given the red flags and would also likely question whether UDF IV received a preference payment given the timing of the bankruptcy filing.
### BUFFINGTON-RELATED AFFILIATES
**WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES**

- As of September 30, 2015, there were six Buffington-related entities which owed loans to UDF IV that had matured but had not been repaid. While UDF IV disclosed that, as of September 30, 2015, it had eight matured loans with an unpaid principal balance of $35.3 million, it did not disclose that six of these loans were all related to one group of related borrowers (Buffington) which in total accounts for approximately 11% of total UDF IV outstanding loans.

<table>
<thead>
<tr>
<th>Borrower (Buffington-related affiliates)</th>
<th>Loan Type</th>
<th>Lender</th>
<th>Location</th>
<th>Interest Rate</th>
<th>Issue Date</th>
<th>Maturity Date</th>
<th>9/30/2015 Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>BHM Highpointe LTD</td>
<td>Notes Receivable - Non-Related Parties</td>
<td>UDF IV FIV</td>
<td>Travis County, TX</td>
<td>13</td>
<td>11/16/2010</td>
<td>11/30/2014</td>
<td>$2,38,128</td>
</tr>
<tr>
<td>PHPark at BC, LP</td>
<td>Notes Receivable - Non-Related Parties</td>
<td>UDF IV FIVI</td>
<td>Travis County, TX</td>
<td>11</td>
<td>9/3/2013</td>
<td>12/30/2011</td>
<td>23,3654</td>
</tr>
<tr>
<td>BLD Crystal Springs, LLC</td>
<td>Notes Receivable - Non-Related Parties</td>
<td>UDF IV FVIII</td>
<td>Williamson County, TX</td>
<td>13</td>
<td>7/19/2011</td>
<td>12/31/2014</td>
<td>14,538,228</td>
</tr>
<tr>
<td>BHM Highpointe LTD</td>
<td>Notes Receivable - Non-Related Parties</td>
<td>UDF IV FIII</td>
<td>Travis County, TX</td>
<td>13</td>
<td>8/7/2012</td>
<td>12/31/2014</td>
<td>11,116</td>
</tr>
<tr>
<td>Buffington Land, LTD</td>
<td>Notes Receivable - Non-Related Parties</td>
<td>UDF IV</td>
<td>Travis County, TX</td>
<td>13</td>
<td>12/26/2011</td>
<td>11/30/2015</td>
<td>16,607,627</td>
</tr>
<tr>
<td>PHSPM26, LP</td>
<td>Notes Receivable - Non-Related Parties</td>
<td>UDF IV FIII</td>
<td>Travis County, TX</td>
<td>12</td>
<td>6/26/2012</td>
<td>6/30/2015</td>
<td>520,290</td>
</tr>
</tbody>
</table>

**Subtotal** $34,167,093

Maturity dates as of 9/30/15 – all prior to 9/30/15

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**Given the material nature of this related group of borrowers, a reasonable auditor would likely question the selective and potentially incomplete disclosure.**

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**Source:** [https://www.sec.gov/Archives/edgar/data/1440292/000114420415063906/i423157_10q.htm](https://www.sec.gov/Archives/edgar/data/1440292/000114420415063906/i423157_10q.htm)
BUFFINGTON-RELATED AFFILIATES
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

• As referenced on the prior page, as of September 30, 2015, BHM Highpointe, Ltd. owed loans to UDF IV that had matured as of the filing date but had not been repaid.

• In the referenced lawsuit related to BHM Highpointe, Ltd., the plaintiff, a third-party development partner, alleged that defendants transferred valuable property and/or property rights from BHM Highpointe, Ltd. to Buffington Land Group, Ltd. (Buffington Land) “with the actual intent to hinder, delay or defraud Plaintiff, and/or in return for less than reasonably equivalent value at a time during which BHM Highpointe was insolvent or was rendered insolvent by the transfer.”

• **BHM Highpointe, Ltd. is a Buffington-related affiliate.**

• While the plaintiffs in the complaint have chosen not to pursue the case further, the plaintiffs have also not rescinded the allegations in their complaint as unfounded; it is the allegations, rather than the complaint itself, which are most relevant to the financial standing of Buffington-related affiliates given the broader pattern of financial issues.

Given (i) the material nature of this related group of borrowers; (ii) the fact that Buffington-related entities owe loans to multiple UDF entities; and (iii) allegations made regarding UDF IV contained in the suit, a reasonable auditor would likely question whether representations and disclosures made by UDF IV management are complete and reliable.

Source: [https://www.sec.gov/Archives/edgar/data/1440292/000114420415063906/v423157_10q.htm](https://www.sec.gov/Archives/edgar/data/1440292/000114420415063906/v423157_10q.htm)
BUFFINGTON-RELATED AFFILIATES
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

- As of UDF III’s latest Form 10-Q filed for the period ended September 30, 2015, UDF III had $139.7 million of loans outstanding to non-related parties which had matured but had not been repaid which represent 35% of UDF III’s portfolio ($398 million total).
- Of these loans, five loans which matured in 2009 or 2010 (FIVE TO SIX YEARS PRIOR) remained outstanding but had not been repaid; one additional loan, classified as a “non-related” loan, with an outstanding balance of $99.4 million matured in 2015 and had not been repaid (this one loan represents 25% of UDF III’s total portfolio).
- Recall that (i) Buffington Land, Ltd., comprises 25% of UDF III’s total loan portfolio, (ii) affiliates of Centurion American comprise 43% and (iii) UDF-related parties comprise 22%. As a result, all other parties only account for the remaining 10% of UDF III’s portfolio. Given the one loan that matured in 2015 was classified as “non-related” and accounts for 25% of the portfolio, this loan must be related to either Buffington or Centurion American.
- Given (i) the pattern detailed at length by Hayman of loans related to Centurion American being repeatedly extended upon maturity and (ii) the loans related to Buffington which matured in 2014 and 2015 but were not repaid and remained outstanding, this loan of $99.4 million which matured in 2015, and which was not extended, is most likely related to Buffington; however if not, by process of elimination, it would be related to Centurion American and would be better placed in the section on the financial difficulties of the latter.
APPENDIX:

EVIDENCE OF CENTURION AMERICAN-RELATED FINANCIAL DIFFICULTIES

DETAILED EXAMPLES OF CENTURION AMERICAN-RELATED ENTITIES
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

• CTMGT AR II, LLC, missed a scheduled principal payment and interest payment on a first lien, senior loan with priority over UDF IV’s loan in November 2014; following the missed payment, the lender sent a default letter and later agreed to modify the loan.

• While this is the earliest evidence in the public record that suggests Centurion affiliates have had difficulty paying financial obligations, it is far from the only instance that supports this reality.

• **CTMGT AR II, LLC is an affiliate of Centurion American.**

• Affiliates of Centurion American represent the largest group of related borrowers for each of UDF III, UDF IV and UDF V, accounting for 43%, 67% and 62% of total outstanding loans, respectively, as of the latest public disclosures dating back to September 30, 2015.

• Despite the apparent financial troubles and the material nature of this related group of borrowers, UDF has not disclosed any of these specific issues to any of its unique public shareholder groups.

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**LOAN MODIFICATION AGREEMENT**

This Loan Modification Agreement (the “Agreement”) is made and entered into as of December 23, 2014 (the “Effective Date”), by and between W.R. Rose Investments, Inc., Trustee, a Texas corporation acting as Trustee, (“Lender”), and CTMGT AR II, LLC, a Texas limited liability corporation (“Borrower”).

WITNESSETH

WHEREAS, Lender is the owner and holder of the Promissory Note (the “Note”) dated November 14, 2012, in the original principal amount of $3,800,000.00 from Borrower to Lender (the “Loan”) which matures on November 14, 2017;

WHEREAS, this Note is secured by a Deed of Trust (“Deed of Trust”) to John A. Wise, Trustee, recorded as Document Number 2012-131097 of the Real Property Records of Denton County, Texas, encumbering the hereinafter described property (“Property”) (the Note, the Loan and the Deed of Trust are collectively referred to herein as the “Loan Documents”), to-wit:

Being more fully described in Exhibit “A” attached hereto and incorporated herein by reference.

WHEREAS, Borrower failed to make the payment in the amount of $442,696.00 due under the Note on November 14, 2014, resulting in Lender’s default letter dated December 1, 2014 and Lender’s letter dated December 1, 2014 accelerating the debt and providing notice of foreclosure sale on January 6, 2015;

WHEREAS, Borrower and Lender have agreed to modify certain provisions of the Loan subject to the terms and conditions set forth herein.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

• CTMGT Alpha Ranch, LLC entered into a short-term (3-month) loan modification and extension agreement which called for (i) a $250k non-refundable fee if lender was not able to repay the loan on the amended extension date and (ii) an increase in the interest rate from 12% to 15% per annum.

• The short-term nature of the amendment, the higher rate of interest during the extension and the punitive contemplated penalty suggest this was not just an ordinary course extension.

CTMGT Alpha Ranch, LLC is an affiliate of Centurion American.

LOAN MODIFICATION AGREEMENT
(First)

STATE OF TEXAS

COUNTY OF DENTON

COUNTY OF WISE

KNOW ALL PERSONS BY THESE PRESENTS:

That this LOAN MODIFICATION AGREEMENT (First) (this "Agreement") is executed by and between CTMGT ALPHA RANCH, LLC, a Texas limited liability company (herein called "Borrower"), and 1122 ALPHA SENDERA PARTNERS, LTD., a Texas limited partnership (herein called "Lender").

RECITALS

The following provisions are a part of and form the basis for this Agreement:

A. Borrower executed and delivered payable to the order of Lender that certain Promissory Note (the "Note"), dated as of July 31, 2012, in the stated principal amount of $7,750,000.00, evidencing a loan (the "Loan") of like amount, the terms of which are evidenced by the Note and the First lien Deed of Trust (herein defined).

B. The Note is secured by, among other collateral, the liens and security interests created and evidenced by that certain First Lien Deed of Trust, Security Agreement and Assignment of Rents dated of even date with the Note (the "First Lien Deed of Trust") executed by Borrower for the benefit of Lender, recorded as Instrument No. 2012-85301 of the Real Property Records of Denton County, Texas, and as Instrument No. 330-9546 of the Real Property Records of Wise County, Texas covering the real property more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (the "Property").

BORROWER:

CTMGT ALPHA RANCH, LLC,
a Texas limited liability company

By: Centumae Texas, LLC,
a Texas limited liability company

By: CTMGT, LLC,
a Texas limited liability company

By: Mehrdad Moayedi, Manager

EXECUTED to be effective as of the 31st day of July, 2014.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES

- The Frisco Independent School District (Denton County) sued FH 295, LLC for failure to timely pay taxes (total claim amount = ~$229k); the suit was filed on September 9, 2016.

- **FH 295, LLC is an affiliate of Centurion American.**

- As of September 30, 2015, UDF IV had an “unsecured” loan outstanding to, and owed by, this Centurion affiliate.

Source: Denton County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- CTMGT Frisco 122, LLC, defaulted on a 1st lien loan in June 2015; when a loan secured by real estate is in default, the lender often appoints a substitute trustee to enforce its deed of trust, which is exactly what happened.

- A copy of the “Appointment of Substitute Trustee” is included on this page.

- The notice reads: “Default has been made in the payment of the indebtedness secured by the Deed of Trust [...]”

- **CTMGT Frisco 122, LLC is an affiliate of Centurion American.**

- This document was executed on June 10, 2015, just over two years after the loan was originally issued. At the time, UDF IV also had a 2nd lien loan outstanding to, and owed by, this Centurion entity, which at least as of the last Form 10-Q filed with the SEC, was still outstanding and owed to UDF IV.

- The first lien lender took action to enforce its rights as a creditor while UDF IV (in a subordinate position) took no such similar action upon maturity; instead, UDF IV has rolled short-term maturity dates on multiple occasions despite the fact that development activities had not begun.

Source: Denton County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- CTMGT Granbury, LLC, was unable to timely make debt payment on a $3.3 million loan and entered into a modification and extension in return for a fee in April 2016.
- “Maker will pay a loan extension fee of $30,000 on April 22, 2016.”
- “Maker will deposit $55,000 with lender on April 29, 2016 as a reserve for attorney’s fees, expenses and additional collateral.”
- **CTMGT Granbury, LLC is an affiliate of Centurion American.**
- Once again, UDF had a second lien loan outstanding to, and owed by, the same entity at the time of the modification and extension agreement.
- The underlying property had not been developed as of a site visit during 2015 and no activity in the Hood County deed records support any such development since then to date.

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**MODIFICATION AND EXTENSION AGREEMENT**

Date: April 11, 2016

Maker: CTMGT Granbury, LLC, a Texas limited liability company, 1221 N. I-35E, Suite 200, Carrollton, Texas 75006

Lender: Lowry Donkey Farm LP, a Texas limited partnership, 2715 Azcon Hwy., Granbury, Texas 76049.

Note: $3,300,000.00 Deed of Trust Note dated April 24, 2014 executed by Maker, and payable to the order of Lender

Deed of Trust: Deed of Trust executed by Maker and recorded in File No. 2014-0003721 of the Real Property Records of Hood County, Texas

Guarantor: Mehrdad Moayedi

For valuable consideration, the parties agree that as of the Date hereof:

1. The unpaid principal and all unpaid interest and fees on the Note are payable on May 1, 2017.
2. Maker will pay a loan extension fee of $30,000.00 on April 22, 2016.
3. Maker will pay a principal reduction payment of $300,000.00 on April 29, 2016.
4. Maker will deposit $55,000.00 with Lender on April 29, 2016 as a reserve for attorney’s fees, expenses and additional collateral. Lender may apply the funds as Lender chooses in its sole discretion. Lender will apply any remaining funds in the reserve when the Note is repaid to the principal balance.
5. As a material inducement to Lender to execute this Agreement, Maker and Guarantor acknowledge that as of this date:
   a. The lien of the Deed of Trust is valid against the real property described therein and that the lien is renewed in full force and effect to secure the payment of the Note and the obligations described in the Deed of Trust.
   b. There are no claims or offsets against, or defenses or counterclaims to, the Note or the other obligations secured by the Deed of Trust.
   c. The Guaranty remains in full force and effect.

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Source: Hood County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- CTMGT Resort at Eagle Mountain Lake FL-1, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, in the amount of $432k on May 20, 2016.

- As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

- **CTMGT Resort at Eagle Mountain Lake FL-1, LLC is an affiliate of Centurion American.**

- As of September 30, 2015, UDF IV had a loan outstanding to, and owed by, this Centurion affiliate.

- The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**Source:** Tarrant County, Texas public records.
AFFILIATES OF CENTURION AMERICAN WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

• The Resort at Eagle Mountain Lake, L.P. entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on May 20, 2016 in the amount of $85k.

• As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

• **The Resort at Eagle Mountain Lake, L.P. is an affiliate of Centurion American.**

• As of September 30, 2015, UDF IV had a loan outstanding to, and owed by, this Centurion affiliate.

• The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

<table>
<thead>
<tr>
<th>Date:</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Loan Number:</td>
<td>16056585</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>The Resort at Eagle Mountain Lake, L.P.</td>
</tr>
<tr>
<td>(whether one or more)</td>
<td>1806 Valley View Ln, Suite 300, Farmers Branch, TX 75234</td>
</tr>
<tr>
<td>Tax Lien Transferee:</td>
<td>Tax Ease Funding, LLC, 14800 Landsame Blvd, Suite 210, Dallas, TX 75254</td>
</tr>
<tr>
<td>Tax Payment Agreement:</td>
<td>Date: 05/20/2016</td>
</tr>
<tr>
<td>Tax Obligation: $140,000.00 (as initial amount)</td>
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</tr>
<tr>
<td>Property (including any improvements) located in Tarrant County, Texas and described as follows: SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.</td>
<td></td>
</tr>
<tr>
<td>Located at: SEE EXHIBIT A, TX</td>
<td></td>
</tr>
</tbody>
</table>

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay the Tax Obligation to Tax Lien Transferee to secure payment of the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and ensures the payment of all amounts previously or hereafter assessed, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, penalties, costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, pledges, and equitable interests on the taxing units paid, and the same are released and extended by this Contract and all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.09(c), Texas Tax Code. In accordance with section 32.09, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee obtain a writ of execution before initiating foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

Mehrdad Mousaee, Manager of CTS MGT LLC, Manager of Centambar Terres, L.L.C., General Partner of The Resort at Eagle Mountain Lake, L.P.

Source: Tarrant County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- Maple Wolf Stoneleigh, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on March 24, 2016 in the amount of $574k.

- As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

- **Maple Wolf Stoneleigh, LLC is an affiliate of Centurion American.**

- The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

Date: 03/24/2016

Loan Number: 16036391

Property Owner:
Maple Wolf Stoneleigh, LLC
1800 Valley View Ln, Suite 300
Farmers Branch, TX 75234

Tax Lien Transferee: Tax Ease Funding, LLC
14000 Landmark Blvd, Suite 400
Dallas, TX 75253

Tax Payment Agreement: Date: 03/24/2016
Tax Obligation: $574,440.47 (original amount)

Property (including any improvements) located in Dallas County, Texas and described as follows:

SEE EXHIBIT A

Located at: SEE EXHIBIT A, TX

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secured the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred liens(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are renewed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” in any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

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Source: Dallas County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

• CADG 2026 Commerce, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $37k.

• As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

• **CADG 2026 Commerce, LLC is an affiliate of Centurion American.**

• The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

**Date:** 06/29/2016

**Loan Number:** 16068811

**Property Owner:** CADG 2026 Commerce, LLC
1800 Valley View Ln, Suite 300
Farmers Branch, TX 75234

**Tax Lien Transferee:** Tax Ease Funding, LLC
14800 Landmark Blvd, Suite 400
Dallas, TX 75254

**Tax Payment Agreement:** Date: 06/29/2016

**Tax Obligation:** $37,278.56 (original amount)

**Property (including any improvements) located in Dallas County, Texas and described as follows:**

SEE EXHIBIT “A” WHICH IS ATTACHED HERETO.

**Located at:** SEE EXHIBIT A, , TX

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are renewed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

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Source: Dallas County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

• Siena Homes, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $42k.

• As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

• **Siena Homes, LLC is an affiliate of Centurion American.**

• The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

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<tr>
<td>Property Owner:</td>
<td>Siena Homes, LLC</td>
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<td>1800 Valley View Ln, Suite 300</td>
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<td>Farmers Branch, TX 75234</td>
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<tr>
<td>Tax Lien Transferee:</td>
<td>Tax Ease Funding, LLC</td>
</tr>
<tr>
<td></td>
<td>14800 Landmark Blvd, Suite 400</td>
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<tr>
<td></td>
<td>Dallas, TX 75254</td>
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<td>Tax Payment Agreement:</td>
<td>Date: 06/29/2016</td>
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<td></td>
<td>Tax Obligation: $42,445.96 (original amount)</td>
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**Property** (including any improvements) located in **Dallas County, Texas and described as follows**

**SEE EXHIBIT "A" WHICH IS ATTACHED HERETO.**

Located at: **SEE EXHIBIT A, TX**

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereto, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are renewed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

---

Source: Dallas County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- Crescent Estates Custom Homes, LP entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $24k.

- As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

**Crescent Estates Custom Homes, LP is an affiliate of Centurion American.**

- The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

Date: 06/29/2016  
Loan Number: 16066814  
**Property Owner:** Crescent Estates Custom Homes, LP (whether one or more)  
1800 Valley View Ln, Suite 300  
Farmers Branch, TX 75234  
**Tax Lien Transferee:** Tax Ease Funding, LLC  
14800 Landmark Blvd, Suite 400  
Dallas, TX 75254  
**Tax Payment Agreement:** Date: 06/29/2016  
Tax Obligation: $23,851.63 (original amount)  
**Property (including any improvements) located in Dallas County, Texas and described as follows:**

LOT 6, BLOCK C, OF COURTYARDS AT NORMANDY SOUTH, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP RE-PLAT THEREOF RECORDED UNDER INSTRUMENT NO. 201300190716, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Located at: 4511 Normandy Ave, Dallas, TX 75205

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are renewed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- CADG Lewis Park, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $69k.

- As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

- **CADG Lewis Park, LLC is an affiliate of Centurion American.**

- The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

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<thead>
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<tbody>
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<td>Loan Number:</td>
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<tr>
<td>Property Owner:</td>
<td>CADG Lewis Park, LLC</td>
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<tr>
<td>(whether one or more)</td>
<td>1800 Valley View Ln, suite 300 Farmers Branch, TX 75234</td>
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<tr>
<td>Tax Lien Transferee:</td>
<td>Tax Ease Funding, LLC</td>
</tr>
<tr>
<td>(whether one or more)</td>
<td>14800 Landmark Blvd, Suite 400 Dallas, TX 75254</td>
</tr>
<tr>
<td>Tax Payment Agreement: Date:</td>
<td>06/29/2016</td>
</tr>
<tr>
<td>Tax Obligation:</td>
<td>$68,811.99 (original amount)</td>
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</tbody>
</table>

**Property (including any improvements)** located in Collin County, Texas and described as follows:

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO.

Located at: SEE EXHIBIT A, TX

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are removed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose the tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

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Source: Collin County, Texas public records.
• CTMGT Lakeshore, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 21, 2016 in the amount of $92k.

• As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

• **CTMGT Lakeshore, LLC is an affiliate of Centurion American.**

• The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

---

Source: Collin County, Texas public records.
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

• Prosper Falls Development, LLC entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $99k.

• As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

• **Prosper Falls Development, LLC is an affiliate of Centurion American.**

• The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

- **Date:** 06/29/2016
- **Loan Number:** 16066811
- **Property Owner:** Prosper Falls Development LLC
- **Tax Lien Transferee:** Tax Ease Funding, LLC
- **Tax Payment Agreement:** 06/29/2016
- **Tobargain:** $99,010.26

**Property (including any improvements) located in Collin County, Texas and described as follows**

SEE EXHIBIT “A” WHICH IS ATTACHED HERETO.

Located at: See Exhibit A, Prosper, TX 75078

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.06, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred item(s). This Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges, as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are renewed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.060(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

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Mehrdad Moayedi, Manager of 2M Ventures, LLC, Manager of MMM Ventures, LLC, Manager of CADG Holdings, LLC, Sole Member of CADG Prosper Falls 85, LLC, Manager of Prosper Falls Development, LLC
AFFILIATES OF CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- MMM Holdings, L.P. entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $45k.

- As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

- **MMM Holdings, L.P. is an affiliate of Centurion American.**

- The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

Date: 06/29/2016
Loan Number: 16066812
Property Owner: MMM Holdings, LP
(whether one or more) 1800 Valley View Ln, Suite 300
Farmers Branch, TX 75234
Tax Lien Transferee: Tax Ease Funding, LLC
14900 Landmark Blvd, Suite 400
Dallas, TX 75254
Tax Payment Agreement: Date: 06/29/2016
Tax Obligation: $44,967.50 (original amount)

**Property** (including any improvements) located in Denton County, Texas and described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF.

Located at: SEE EXHIBIT A, , TX

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with § 32.06 and § 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, liens, remedies, and equities of the taxing units paid, and the same are renewed and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

Source: Denton County, Texas public records.
CENTURION AMERICAN
WITH PUBLIC RECORDS EVIDENCING SOME FORM OF FINANCIAL ISSUES (CONTINUED)

- Centurion Acquisitions, L.P. entered into a “Tax Lien Contract” with “Tax Ease Funding, LLC,” the tax lien transferee, on June 29, 2016 in the amount of $11k.

- As the contract states, the “Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation.”

- **Centurion Acquisitions, L.P. is an affiliate of Centurion American.**

- The nature of this contract is evidence that the Centurion affiliate was unable to timely self-fund its property tax obligations, a general sign of financial distress given the broader pattern.

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**TAX LIEN CONTRACT (“Contract”)**

- **Date:** 06/29/2016
- **Loan Number:** 16066823
- **Property Owner:** Centurion Acquisitions, L.P.
- **Tax Lien Transferee:** Tax Ease Funding, LLC
- **Tax Payment Agreement:** Date: 06/29/2016
- **Tax Obligation:** $10,610.33 (original amount)

**Property** (including any improvements) located in Denton County, Texas and described as follows:

***LOT 2, BLOCK A, OF LEWISVILLE WATERS EDGE, AN ADDITION TO THE CITY OF HICKORY CREEK, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET W, PAGE 625, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.***

Located at: 501 Waters Edge, Lake Dallas, TX 75065

1. Pursuant to § 32.06, Texas Tax Code, Property Owner by execution of a sworn document did authorize Tax Lien Transferee to pay ad valorem taxes, penalties, interest and costs due on the Property to certain taxing units. Such sworn authorization permits the taxing units to transfer the tax liens on the Property to Tax Lien Transferee to secure payment of the Tax Obligation. Property Owner also executed the Tax Payment Agreement, and under its terms Property Owner shall pay to Tax Lien Transferee the Tax Obligation. The terms of the Tax Payment Agreement are incorporated herein.

2. In compliance with §§ 32.06 and 32.065, Texas Tax Code, this Contract further secures the special tax lien against the Property transferred to Tax Lien Transferee for the Tax Obligation and secures the payment of all amounts previously or hereafter advanced, charged, or incurred in connection with transferred lien(s), this Contract, the Tax Payment Agreement, or modifications thereof, as agreed to by Property Owner, including taxes, penalties, interest, costs, fees, post-closing costs and fees, or other charges as permitted by law. Tax Lien Transferee is subrogated to rights, items, remedies, and equities of the taxing units paid, and the same are received and extended by this Contract until all obligations under the Tax Payment Agreement are satisfied and paid in full.

3. An “Event of Default” is any failure by Property Owner to perform under this Contract or the Tax Payment Agreement. Upon an Event of Default, Tax Lien Transferee may proceed to foreclose its tax lien under any method provided in § 32.06(c), Texas Tax Code. In accordance with section 32.06, Texas Tax Code, Property Owner hereby waives the requirement that Tax Lien Transferee wait one year from the date the tax lien transfer is recorded before instituting foreclosure following a default and acceleration. This Contract shall not restrict Tax Lien Transferee from pursuing any remedy to which it is otherwise entitled by law.

4. This Contract shall be recorded in each county in which the Property is located. When the context requires, singular nouns and pronouns include the plural.

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*Source: Denton County, Texas public records.*