

SETTLEMENT AND RELEASE AGREEMENT

This Settlement and Release Agreement (“Agreement”) is made by, between, and among the following undersigned parties:

The Plaintiff Federal Deposit Insurance Corporation as Receiver for Turnberry Bank (“FDIC-R”), and Martin I. Bodzin, individually (“Bodzin”), Trans-State Title Insurance Agency, Inc. and Trans-State Title Insurance Agency, LLC (“Trans-State”), and First American Title Insurance Company (“First American”) (collectively Bodzin, Trans-State, and First American are the “Settling Defendants”) (individually, the FDIC-R and the Settling Defendants may be referred to herein as “Party” and collectively as the “Parties”).

RECITALS

WHEREAS:

Prior to July 16, 2010, Turnberry Bank (“Bank”) was a depository institution organized and existing under the laws of the United States;

On July 16, 2010, the Office of Thrift Supervision closed the Bank and pursuant to 12 U.S.C. § 1821(c), the Federal Deposit Insurance Corporation was appointed Receiver. In accordance with 12 U.S.C. § 1821(d), the FDIC-R succeeded to all rights, titles, powers and privileges of the Bank, including those with respect to its assets.

Among the assets to which the FDIC-R succeeded were all of the Bank’s claims, demands, and causes of action that are the subject of this Agreement. The FDIC-R represents that it is the current owner of, and has not assigned, sold, or transferred any interest in, the claims released pursuant to this Agreement, and that it has the authority to release such claims as hereinafter provided;

On October 5, 2009, the Bank filed a complaint for money damages against the Settling Defendants. Those claims for damages are now pending in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, in *Turnberry Bank, N.A., et al. v. First American Title Ins. Co., et al.*, Case No. 09-73037 CA 31 (“Action”). The FDIC-R was

substituted as Plaintiff in the Action on May 7, 2013. The Settling Defendants have denied liability in the Action.

In connection with the loan transaction that is the subject of the Action (“ (b)(4),(b) Loan”), Trans-State issued a title insurance commitment to Turnberry numbered (b)(4) (“Title Commitment”) as issuing agent for First American. The Title Commitment committed First American to issue to Turnberry a lender’s policy of title insurance in connection with the

(b)(4),(b) Loan.

(b)(4),(b) In connection with the Loan. Trans-State issued a Florida Promulgated Closing (b)(4) Service Letter to Turnberry numbered (“CPL”) as issuing agent for First American, pursuant to which First American agreed to indemnify Turnberry according to the terms, provisions, and conditions of the CPL.

(b)(4),(b) In connection with the Loan, First American issued a title insurance policy to (b)(4) Turnberry numbered (“Policy”), which provided coverage according to the terms, provisions, and conditions of the Policy.

The undersigned Parties deem it in their best interests to enter into this Agreement to avoid the uncertainty and expense of further litigation.

NOW, THEREFORE, in consideration of the promises, undertakings, payments, and releases stated herein, the sufficiency of which consideration is hereby acknowledged, the undersigned Parties agree, each with the other, as follows:

SECTION I: Payment to FDIC-R

A. As an essential covenant and condition to this Agreement, on or before thirty (30) calendar days following the date the FDIC-R executes this Agreement, the Settling Defendants, jointly and severally, agree to pay the FDIC-R the sum of two hundred forty-five thousand dollars (\$245,000) (“the Settlement Payment”).

B. The Settling Defendants shall deliver the Settlement Payment to the FDIC-R by direct wire transfer into an account designated by FDIC-R by notice to the attorneys for the

Settling Defendants or by certified or cashier's check drawn upon a depository institution acceptable to FDIC-R.

In the event that the Settlement Payment is not delivered to the FDIC-R (or its counsel) by thirty (30) calendar days following the date on which the FDIC-R executes this Agreement, interest shall accrue on all unpaid amounts at the rate of 5% per annum from thirty (30) calendar days following the date on which the FDIC-R executes the Agreement until the date of payment.

C. If the FDIC-R does not receive the Settlement Payment in full on or before the date determined by subsection A above, then the FDIC-R, in its sole discretion, shall have the right at any time prior to receipt of the Settlement Payment in full (including all accrued interest) to:

1. Extend the period of time for the Settlement Payment, including interest accruing from the date determined by subsection A above, through the date of payment at a rate calculated in accordance with 26 U.S.C. § 6621(a)(3); or

2. Enforce this Agreement, in which event the Settling Defendants agree to jurisdiction in the Circuit Court of the Eleventh Judicial Circuit in and for Miami-Dade County, Florida, and to pay all of the FDIC-R's reasonable attorney's fees and costs expended in enforcing the terms of this Agreement; or

3. Terminate the Agreement, move to vacate any dismissal order, to which the Settling Defendants agree to consent, and re-institute an action on the FDIC-R's claims. The Settling Defendants further agree to waive any defense based on any statute of limitations that would bar any of the FDIC-R's claims and waive all objections, defenses, claims or counterclaims, and covenant and agree not to assert any objections, defenses, claims or counterclaims that did not exist or were otherwise unavailable as of the date this Agreement was fully executed; and/or

4. Seek any other relief available to it in law or equity.

Any extension of time under Section I.C.1 for delivery of the Settlement Payment or acceptance of a portion of the Settlement Payment shall not prejudice the FDIC-R's rights to take

any of the actions set forth in Section I.C.2 through I.C.4 at any time prior to receipt of Settlement Payment (including all accrued interest) in full.

SECTION II: Stipulation and Dismissal

Within ten business days after the latter of (1) full execution of this Agreement by all of the Parties, and (2) receipt of the Settlement Payment, plus any accrued interest, the FDIC-R shall file a stipulation of dismissal with prejudice, executed by the attorneys for all Parties hereto, in the Action.

SECTION III: Releases

A. The FDIC-R's Releases.

Upon receipt of the Settlement Payment in full and except as provided in Section III.C, the FDIC-R, for itself and its successors and assigns, hereby releases and discharges the Settling Defendants and their respective heirs, executors, trustees, administrators, representatives, successors, and assigns, from any and all claims, demands, obligations, damages, actions, and causes of action, direct or indirect, in law or in equity, belonging to the FDIC-R, that arise from or relate to the Title Commitment, CPL, and/or Policy, including the causes of action alleged in the Action. As part of this release of First American, the FDIC-R agrees that the Title Commitment, CPL and Policy are hereby extinguished.

B. The Settling Defendants' Release.

Effective simultaneously with the release granted in Section III.A above, the Settling Defendants, on behalf of themselves individually, and their respective heirs, executors, trustees, administrators, agents, representatives, attorneys, successors, and assigns, hereby release and discharge the FDIC-R, and its employees, officers, directors, representatives, attorneys, successors and assigns, from any and all claims, demands, obligations, damages, actions, and causes of action, direct or indirect, in law or in equity, that arise from or relate to the Title Commitment, CPL, and/or Policy, including the causes of action alleged in the Action.

C. Exceptions from Releases by FDIC-R.

1. Notwithstanding any other provision of this Agreement, the FDIC-R does not release, and expressly preserves fully and to the same extent as if this Agreement had not been executed, any claims or causes of action:

a. Against the Settling Defendants or any other person or entity for liability, if any, incurred as the maker, endorser or guarantor of any promissory note or indebtedness payable or owed by them to FDIC-R, the Bank, other financial institutions, or any other person or entity, including without limitation any such claims acquired by FDIC-R as successor in interest to the Bank or any person or entity other than Bank; and

b. Against any person or entity not expressly released by the FDIC-R in this Agreement.

2. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall be construed or interpreted as limiting, waiving, releasing, or compromising the jurisdiction and authority of the Federal Deposit Insurance Corporation in the exercise of its supervisory or regulatory authority or to diminish its ability to institute administrative enforcement or other proceedings seeking removal, prohibition, or any other relief it is authorized to seek pursuant to its supervisory or regulatory authority against any person.

3. Notwithstanding any other provision of this Agreement, this Agreement does not purport to waive, or intend to waive, any claims that could be brought by the United States through the Department of Justice, the United States Attorney's Office for any federal judicial district, or any other department or agency of the United States as defined by 18 U.S.C. § 6. In addition, the FDIC-R specifically reserves the right to seek court-ordered restitution pursuant to the relevant provisions of the Mandatory Victims Restitution Act, 18 U.S.C. §§ 3322 and 3663 et. seq., if appropriate.

SECTION IV: Representations and Acknowledgements

A. Authorized Signatories. All of the undersigned persons represent and warrant that they are Parties hereto or are authorized to sign this Agreement on behalf of the respective Party,

and that they have the full power and authority to bind such Party to each and every provision of this Agreement. This Agreement shall be binding upon and inure to the benefit of the undersigned Parties and their respective heirs, executors, trustees, administrators, representatives, successors and assigns.

B. Advice of Counsel. Each Party hereby acknowledges that he, she, or it has consulted with and obtained the advice of counsel prior to executing this Agreement, and that this Agreement has been explained to that Party by his or her counsel.

SECTION V: Reasonable Cooperation

The Parties agree to cooperate in good faith to effectuate all the terms and conditions of this Agreement, including doing, or causing their agents and attorneys to do, whatever is reasonably necessary to effectuate the signing, delivery, execution, filing, recording, and entry, of any documents necessary to conclude the Action and to otherwise perform the terms of this Agreement.

SECTION VI: Other Matters

A. No Admission of Liability. The undersigned Parties each acknowledge and agree that the matters set forth in this Agreement constitute the settlement and compromise of disputed claims and defenses, that this Agreement is not an admission or evidence of liability or infirmity by any of them regarding any claim or defense, or an acknowledgement of any liability of First American under the Title Commitment, CPL or Policy and that this Agreement shall not be offered or received in evidence by or against any Party except to enforce its terms.

B. Execution in Counterparts. This Agreement may be executed in counterparts by one or more of the Parties and all such counterparts when so executed shall together constitute the final Agreement, as if one document had been signed by all Parties; and each such counterpart, upon execution and delivery, shall be deemed a complete original, binding the Parties subscribed thereto upon the execution by all Parties to this Agreement.

C. Choice of Law. This Agreement shall be interpreted, construed and enforced according to applicable federal law, or in its absence, the laws of the State of Florida.

D. Notices. Any notices required hereunder shall be sent by registered mail, first class, return receipt requested, and by email, to the following:

If to the FDIC-R: Vincent E. Damian, Jr., Salomon, Kanner, Damian & Rodriguez, P.A., 80 S.W. Eighth Street, Suite 2550, Miami, FL 33130; Tel: (305) 379-1681; Email:

(b)(6) [redacted]

If to First American: Neil P. Linden, GrayRobinson, P.A., 333 S.E. 2nd Avenue, Suite 3200, Miami, Florida 33131; Tel: (305) 416-6880; Email: [redacted] (b)(6)

If to Trans-State or Bodzin: John Rodriguez, Boyd Richards Parker & Colonnelli, P.L., 100 S.E. 2nd Street, Suite 2600, Miami, FL 33131; Tel: (786) 425-1045; Email:

(b)(6) [redacted]

E. Entire Agreement and Amendments. This Agreement constitutes the entire agreement and understanding between and among the undersigned Parties concerning the matters set forth herein and supersedes any prior agreements or understandings. This Agreement may not be amended or modified, nor may any of its provisions be waived, except in writing signed by the Parties bound thereby, or by their respective authorized attorney(s), or other representative(s).

F. Titles and Captions. All section titles and captions contained in this Agreement are for convenience only and shall not affect the interpretation of this Agreement.

G. No Confidentiality. The undersigned Parties acknowledge that this Agreement shall not be confidential and will be disclosed pursuant to the Federal Deposit Insurance Corporation's applicable policies, procedures, and other legal requirements.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by each of them or their duly authorized representatives on the dates hereinafter subscribed.

FEDERAL DEPOSIT INSURANCE CORPORATION AS
RECEIVER FOR TURNBERRY BANK

(b)(6)

Date: 3/24/2015

BY:

[Redacted Signature]

TITLE: Counsel, Legal Division

PRINT NAME: Samuel B. Lutz

FIRST AMERICAN TITLE INSURANCE COMPANY

Date: _____

BY: _____

TITLE: _____

PRINT NAME: _____

TRANS-STATE TITLE INSURANCE AGENCY, INC.

Date: 2-26-15

BY:

[Redacted Signature]

(b)(6)

TITLE: PRES.

PRINT NAME: GARY A. BODZIN

TRANS-STATE TITLE INSURANCE AGENCY, LLC

(b)(6)

Date: 2-26-15

BY:

[Redacted Signature]

TITLE: CEO

PRINT NAME: MARTIN I. BODZIN

(b)(6)

Date: 2-26-15

BY:

[Redacted Signature]

MARTIN I. BODZIN, individually

FEDERAL DEPOSIT INSURANCE CORPORATION AS
RECEIVER FOR TURNBERRY BANK

Date: _____

BY: _____

TITLE: _____

PRINT NAME: _____

FIRST AMERICAN TITLE INSURANCE COMPANY

(b)(6)

Date: 2-27-2015

BY: 

TITLE: Vice President - Sr. Claims Counsel

PRINT NAME: DOUGLAS J THIEL

TRANS-STATE TITLE INSURANCE AGENCY, INC.

Date: 2-26-15

BY: 

(b)(6)

TITLE: PRES.

PRINT NAME: GARY A. BODZIN

TRANS-STATE TITLE INSURANCE AGENCY, LLC

(b)(6)

Date: 2-26-15

BY: 

TITLE: CEO

PRINT NAME: MARTIN I. BODZIN

(b)(6)

Date: 2-26-15

BY: 

MARTIN I. BODZIN, individually