

**LIMITED LIABILITY COMPANY INTEREST
SALE AND ASSIGNMENT AGREEMENT**

by and among

TPAM II, LLC,

FEDERAL DEPOSIT INSURANCE CORPORATION,

**AS RECEIVER WITH RESPECT TO THE SEPARATE RECEIVERSHIPS FOR
EACH OF THE VARIOUS FAILED BANKS LISTED ON SCHEDULE I
HERETO**

and

2010-2 SFR VENTURE, LLC

Dated as of June 25, 2010

**LIMITED LIABILITY COMPANY INTEREST
SALE AND ASSIGNMENT AGREEMENT**

THIS LIMITED LIABILITY COMPANY INTEREST SALE AND ASSIGNMENT AGREEMENT (this "**Agreement**") is made as of June 25, 2010, by and among TPAM II, LLC, a Delaware limited liability company (the "**Private Owner**"), and the Federal Deposit Insurance Corporation (in any capacity, the "**FDIC**"), in its separate capacities as receiver with respect to the Failed Banks (as defined below) and including its successors and assigns thereto (collectively, the "**Initial Member**"), and 2010-2 SFR Venture, LLC, a limited liability company organized and existing under the Laws of Delaware (the "**Company**"). Capitalized terms used and not defined in this Agreement shall have the respective meanings set forth in the LLC Operating Agreement (as hereinafter defined).

RECITALS

WHEREAS, the FDIC has separately been appointed receiver for each of the various failed financial institutions listed on Schedule I hereto (the "**Failed Banks**"); and

WHEREAS, the Initial Member formed the Company by causing the Certificate of Formation of the Company to be filed with the Secretary of State of the State of Delaware on June 15, 2010, holds the sole limited liability company interest (as such term is defined in the Act) in the Company (an "**LLC Interest**"), and has entered into that certain Agreement dated as of June 15, 2010, with the Company as the "limited liability company agreement" (as such term is defined in the Act) of the Company (the "**Original LLC Operating Agreement**"); and

WHEREAS, the Initial Member and the Company have entered into a Mortgage Loan Contribution and Sale Agreement dated of even date hereof (the "**Contribution Agreement**"), pursuant to which the Initial Member has contributed in part and sold in part to the Company all of the Initial Member's right, title and interest in and to the Mortgage Loans (as defined in the Contribution Agreement, and as so defined, the "**Mortgage Loans**"); and

WHEREAS, after conducting a sealed bid sale for a fifty percent (50%) LLC Interest (the "**Transferred LLC Interest**"), the FDIC selected Turning Point Asset Management, LP (the "**Sponsor**") as the successful bidder pursuant to the bid submitted by it (the "**Bid**") and, in accordance with the instructions governing the sealed bid sale, the Sponsor has deposited \$2,750,000.00 (the "**Earnest Money Deposit**") with the FDIC and in accordance with a letter agreement dated as of June 2, 2010, by and between the FDIC and the Sponsor, the Sponsor has deposited an additional amount equal to \$2,750,000.00 (the "**Additional Earnest Money Deposit**" and together with the Earnest Money Deposit, the "**Total Earnest Money Deposit**") with the FDIC, and

WHEREAS, following its selection as the successful bidder, the Sponsor formed the Private Owner as a Qualified Transferee; and

WHEREAS, the Initial Member desires to transfer the Transferred LLC Interest to the Private Owner (upon which the Initial Member will retain a fifty percent (50%) LLC Interest (the “**Initial Member’s LLC Interest**”)) and enter into the Amended and Restated Limited Liability Company Operating Agreement among the Company, the Private Owner and the Initial Member dated as of the date hereof and attached hereto as **Exhibit A** (the “**LLC Operating Agreement**”), and the Private Owner desires to acquire the Transferred LLC Interest and enter into the LLC Operating Agreement; and

WHEREAS, the Initial Member and the Private Owner desire, as capital contributions to the Company pro rata in accordance their proportionate LLC Interests (after giving effect to the transfer of the Transferred LLC Interest), to fund the Liquidity Account with an aggregate amount of \$784,376.12 (such sum, the “**Liquidity Account Deposit**”);

WHEREAS, the Initial Member’s pro rata share of such Liquidity Account Deposit is \$392,188.06 (the “**Initial Member Liquidity Account Deposit**”) and Private Owner’s pro rata share of such Liquidity Account Deposit is \$392,188.06 (the “**Private Owner Liquidity Account Deposit**”);

WHEREAS, the Initial Member has agreed to fund from the Transferred LLC Interest Sale Price the Interest Reserve Account and the Special Reserve Account, both as required under the provisions of the LLC Operating Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and agreements hereinafter contained, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Initial Member, the Private Owner and the Company hereby agree as follows:

1. **Sale and Assignment; Purchase Price; Funding of Liquidity Account; Closing.**

(a) **Sale and Assignment.** Subject to the terms and conditions of this Agreement, the Initial Member hereby sells to the Private Owner, and the Private Owner hereby purchases from the Initial Member, all of the Initial Member’s right, title and interest in and to the Transferred LLC Interest for a purchase price of \$27,500,000.00 (the “**Transferred LLC Interest Sale Price**”). On the date hereof, in satisfaction of its obligation to pay the Transferred LLC Interest Sale Price, the Private Owner shall (i) remit to the Initial Member, by wire transfer of immediately available funds, to such account as the Initial Member may direct in writing, an amount (the “**Purchase Price Payment**”) equal to the positive difference (if any) between (x) the Transferred LLC Interest Sale Price and (y) the sum of (A) the Total Earnest Money Deposit, (B) the Initial Member Liquidity Account Deposit, (C) the Interest Reserve Target and (D) the Required Special Reserve Amount, and (ii) (x) remit to the Paying Agent, on behalf of the Initial Member, by wire transfer of immediately available funds, (A) an amount equal to the Initial Member Liquidity Account Deposit for credit to the Liquidity Account, (B) an amount equal to the Interest Reserve Target for credit to the Interest Reserve Account and

(C) an amount equal to the Required Special Reserve Amount for credit to the Special Reserve Account, and (y) remit, on its own behalf, by wire transfer of immediately available funds, an amount equal to the Private Owner Liquidity Account Deposit to the Paying Agent for credit to the Liquidity Account.

(b) Closing Procedure. Upon (i) the receipt by the Initial Member of (x) the Purchase Price Payment, (y) evidence of the establishment of (A) the Liquidity Account in accordance with the provisions of Section 3.6 of the Custodial and Paying Agency Agreement, (B) the Interest Reserve Account in accordance with the provisions of Section 3.4 of the Custodial and Paying Agency Agreement and (C) the Special Reserve Account in accordance with the provisions of Section 3.5 of the Custodial and Paying Agency Agreement, and (z) confirmation of receipt of the Initial Member Liquidity Account Deposit, the Interest Reserve Target amount, the Required Special Reserve Amount, and the Private Owner Liquidity Account Deposit by the Paying Agent, (ii) the delivery of the executed LLC Operating Agreement by the parties thereto (as required by Section 2), (iii) the delivery of the completed Mortgage Loan Value Schedule, in the form attached hereto as Exhibit B, allocating the Transferred LLC Interest Sale Price among the Mortgage Loans (the “Mortgage Loan Value Schedule”), which shall be appended to the Contribution Agreement as the Mortgage Loan Value Schedule thereunder, (iv) the delivery of the executed Transferee Acknowledgment and Certification, in the form attached hereto as Exhibit C, and (v) the delivery of the executed Joinder and Consent Agreement, in the form attached hereto as Exhibit D, the sale and assignment of the Transferred LLC Interest to the Private Owner and the closing of the other transactions contemplated hereby (collectively, the “Closing”) shall be effective.

2. LLC Operating Agreement. Contemporaneously with the execution and delivery of this Agreement, the Private Owner shall execute and deliver to the Company and the Initial Member the LLC Operating Agreement.

3. [Reserved]

4. Representations and Warranties of Private Owner. The Private Owner hereby represents and warrants separately to each of the Initial Member and the Company as follows:

(a) The Private Owner is a “Qualified Transferee,” as such term is defined in the LLC Operating Agreement, and as such, represents and warrants that each item included in such definition is true and correct in all respects as of the date hereof as if set forth herein.

(b) All information and documents provided to the Initial Member or its agents by or on behalf of the Private Owner or any Affiliate thereof (including the Sponsor) in connection with this Agreement and the transactions contemplated hereby, including, but not limited to, the Purchaser Eligibility Certification, the Bid Certification, the Structured Transaction Qualification Request, the Bidder Qualification Request and

the Confidentiality Agreement, are true and correct in all respects as of the date hereof and do not fail to state any fact necessary to make the information contained therein not misleading.

5. **Exclusivity of Representations.** THE TRANSFERRED LLC INTEREST IS SOLD "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION, WARRANTY, GUARANTY OR RECOURSE WHATSOEVER, INCLUDING AS TO ITS VALUE (OR THE VALUE, COLLECTABILITY OR CONDITION OF THE MORTGAGE LOANS HELD BY THE COMPANY OR ANY OF THE COLLATERAL FOR SUCH MORTGAGE LOANS), FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, FITNESS FOR A SPECIFIC PURPOSE OR ANY OTHER MATTER, WHETHER EXPRESS OR IMPLIED OR BY OPERATION OF LAW OR OTHERWISE, AND INITIAL MEMBER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE TRANSFERRED LLC INTEREST, THE MORTGAGE LOANS, OR THE COLLATERAL SECURING THE MORTGAGE LOANS.

6. **Assignment.** This Agreement and all of the provisions hereof shall be binding upon and inure to the benefit of the parties hereto and their respective heirs (in the case of any individual), successors and permitted assigns; provided, however, that the Private Owner may not assign this Agreement or any of its rights, interests or obligations hereunder. Any purported assignment or delegation in violation of this Agreement shall be null and void *ab initio*.

7. **Beneficiaries.** This Agreement shall inure to the benefit of, and may be enforced by, the Initial Member, the Private Owner and the Company and their respective successors and assigns. Except for the FDIC (in its corporate capacity), which shall be considered a third party beneficiary to this Agreement, there shall be no other third party beneficiaries hereunder.

8. **Waivers and Amendments.** No amendment or waiver of any provision of this Agreement shall be effective unless the same shall be in writing and executed by the Initial Member, the Private Owner, the Company and the FDIC (in its corporate capacity).

9. **Failure to Consummate Transaction.** If for any reason, without fault of the Initial Member, the Private Owner fails to consummate the purchase of the Transferred LLC Interest upon the terms and conditions set forth in this Agreement, the Initial Member's liquidated damages, and sole and exclusive remedy, shall be to retain the Earnest Money Deposit. The Private Owner and the Initial Member agree that the failure or refusal of the Initial Member to alter or modify, in any way, the terms or conditions of this Agreement, the LLC Operating Agreement or any Ancillary Document shall not constitute fault on the part of the Initial Member. The Private Owner shall not be liable for any of the foregoing damages if the Private Owner is forced to withdraw its Bid after award as the result of a supervisory directive given by the FDIC or any other

federal or state financial regulatory agency, provided that the Initial Member shall be satisfied that such supervisory directive is legally effective. In such event, the Initial Member shall refund the Earnest Money Deposit.

10. **Governing Law.** THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF NEW YORK, EXCLUDING ANY CONFLICT-OF-LAWS RULE OR PRINCIPLE THAT MIGHT REFER THE GOVERNANCE OR THE CONSTRUCTION OF THIS AGREEMENT TO THE LAW OF ANOTHER JURISDICTION. Nothing in this Agreement shall require any unlawful action or inaction by any party hereto.

11. **Jurisdiction; Venue and Service.**

(a) Each of the Private Owner and the Company, in each case on behalf of itself and its Affiliates, hereby irrevocably and unconditionally:

(i) consents to the jurisdiction of the United States District Court for the Southern District of New York and to the jurisdiction of the United States District Court for the District of Columbia for any suit, action or proceeding against it or any of its Affiliates commenced by the Initial Member arising out of, relating to, or in connection with this Agreement or any Ancillary Document, and waives any right to:

(A) remove or transfer such suit, action or proceeding to any court or dispute-resolution forum (other than the court in which the Initial Member files the action, suit or proceeding) without the consent of the Initial Member;

(B) assert that venue is improper in either the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia; or

(C) assert that the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia is an inconvenient forum;

(ii) consents to the jurisdiction of the Supreme Court of the State of New York, County of New York, for any suit, action or proceeding against it or any of its Affiliates commenced by the Initial Member arising out of, relating to, or in connection with this Agreement or any Ancillary Document (other than the LLC Operating Agreement), and waives any right to:

(A) remove or transfer such suit, action or proceeding to any other court or dispute-resolution forum without the consent of the Initial Member);

(B) assert that venue is improper in the Supreme Court of the State of New York, County of New York; or

(C) assert that the Supreme Court of the State of New York, County of New York is an inconvenient forum;

(iii) agrees to bring any suit, action or proceeding by it or any of its Affiliates against the Initial Member arising out of, relating to, or in connection with this Agreement or any Ancillary Document (other than the LLC Operating Agreement) in only the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia, and waives any right to remove or transfer such suit, action or proceeding to any other court or dispute-resolution forum without the consent of the Initial Member, and agrees to consent thereafter to transfer of the suit, action or proceeding to either the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia at the option of the Initial Member; and

(iv) agrees, if the United States District Court for the Southern District of New York and the United States District Court for the District of Columbia both lack jurisdiction to hear a suit, action or proceeding falling within Section 11(a)(iii), to bring that suit, action or proceeding in only the Supreme Court of the State of New York, County of New York, and waives any right to remove or transfer such suit, action or proceeding to any other court or dispute-resolution forum without the consent of the Initial Member.

(b) Each of the Private Owner and the Company, in each case on behalf of itself and its Affiliates, hereby irrevocably and unconditionally agrees that any final judgment entered against it in any suit, action or proceeding falling within Section 11(a) may be enforced in any court of competent jurisdiction.

(c) Subject to the provisions of Section 11(d), each of the Private Owner and the Company, in each case on behalf of itself and its Affiliates, and the Initial Member, hereby irrevocably and unconditionally agrees that service of all writs, process and summonses in any suit, action or proceeding pursuant to Section 11(a) or Section 11(b) may be effected by the mailing of copies thereof by registered or certified mail, postage prepaid, to it at its address for notices pursuant to this Section 11 (with copies to such other Persons as specified therein); provided, however, that nothing contained in this Section 11(c) shall affect the right of any party to serve process in any other manner permitted by Law.

(d) Nothing in this Section 11 shall constitute consent to jurisdiction in any court by the FDIC, other than as expressly provided in Section 11(a)(iii) and Section 11(a)(iv), or in any way limit the FDIC's right to remove, transfer, seek to dismiss, or otherwise respond to any suit, action, or proceeding against the FDIC in any forum.

12. Waiver of Jury Trial. EACH OF THE PRIVATE OWNER AND THE COMPANY, FOR ITSELF AND ITS AFFILIATES, AND THE INITIAL MEMBER, HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY OF ANY DISPUTE ARISING OUT OF OR

RELATING TO THIS AGREEMENT AND AGREES THAT ANY SUCH DISPUTE SHALL BE TRIED BEFORE A JUDGE SITTING WITHOUT A JURY.

13. **Notices.** All notices, requests, demands and other communications required or permitted to be given or delivered under or by reason of the provisions of this Agreement shall be in writing and shall be given by certified or registered mail, postage prepaid, by delivery by hand or by nationally recognized courier service, or by electronic mail, in each case mailed or delivered to the applicable address or electronic mail address specified in, or in the manner provided in, this Section 13 below. All such notices, requests, demands and other communications shall be deemed to be given or made upon the earlier to occur of (i) actual receipt (or refusal thereof) by the relevant party hereto and (ii) (A) if delivered by hand or by nationally recognized courier service, when signed for (or refused) by or on behalf of the relevant party hereto; (B) if delivered by mail, when delivered (or refused), and (C) if delivered by electronic mail (which form of delivery is subject to the provisions of this paragraph), when delivered and capable of being accessed from the recipient's office computer, provided, that any notice, request, demand or other communication that is received other than during regular business hours of the recipient shall be deemed to have been given at the opening of business on the next business day of the recipient. In no event shall a voice mail message be effective as a notice, communication or confirmation hereunder. From time to time, any party may designate a new address for purposes of notice to it hereunder by notice to such effect to the other parties hereto in the manner set forth in this Section 13.

If to the Initial Member, to:

Manager, Capital Markets & Resolutions
Federal Deposit Insurance Corporation
550 17th Street, NW (Room F-7014)
Washington, D.C. 20429-0002
Attention: Ralph Malami
Email Address: Rmalami@fdic.gov

with a copy to:

Senior Counsel
FDIC Legal Division
Litigation and Resolutions Branch, Receivership Section
Special Issues Unit
3501 Fairfax Drive (Room E-7056)
Arlington, Virginia 22226
Attention: David Gearin
Email Address: Dgearin@fdic.gov

If to the Private Owner or to the Company, to:

2010 SFR Venture, LLC
2180 Garnet Avenue, Suite 2E
San Diego, CA 92109
Attention: [REDACTED]
Email Address: [REDACTED]

with a copy to:

TPAM II, LLC
800 Menlo Avenue, Suite 210
Menlo Park, CA 94025
Attention: [REDACTED]
Email Address: [REDACTED]

14. **Counterparts; Facsimile Signatures.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which shall together constitute one and the same instrument. It shall not be necessary for any counterpart to bear the signature of all parties hereto. This Agreement and any amendments hereto, to the extent signed and delivered by facsimile or other electronic means, shall be treated in all manner and respects as an original agreement and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person. No signatory to this Agreement shall raise the use of a facsimile machine or other electronic means to deliver a signature or the fact that any signature or agreement was transmitted or communicated through the use of a facsimile machine or other electronic means as a defense to the formation or enforceability of a contract and each such Person forever waives any such defense.

15. **Headings.** Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provisions hereof. All Section and paragraph references contained herein shall refer to Sections and paragraphs in this Agreement unless otherwise specified.

16. **Compliance with Law; Rules of Construction.** Except as otherwise specifically provided herein, each party to this Agreement shall, at its own cost and expense, obey and comply with all Laws, as they may pertain to such party's performance of its obligations hereunder. Section 1.2 of the Contribution Agreement (Construction) is hereby incorporated by reference into this Agreement.

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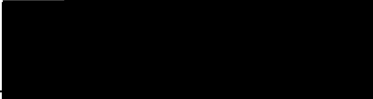
IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

PRIVATE OWNER:

TPAM II, LLC
a Delaware limited liability company

By: Turning Point Asset Management, LP,
a Delaware limited partnership

By: Turning Point Asset Management, LLC,
a Delaware limited liability company

By: 
Name: Matthew Fistonich
Title: Manager

INITIAL MEMBER:

**FEDERAL DEPOSIT INSURANCE
CORPORATION, IN ITS SEPARATE
CAPACITIES AS RECEIVER WITH
RESPECT TO THE SEPARATE
RECEIVERSHIPS FOR EACH OF THE
VARIOUS FAILED BANKS LISTED
ON SCHEDULE I HERETO**

By: _____
Name:
Title:

[Signature Page to LLC Interest Sale Agreement]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

PRIVATE OWNER:

TPAM II, LLC
a Delaware limited liability company


By: Turning Point Asset Management, LP,
a Delaware limited partnership

By: Turning Point Asset Management, LLC,
a Delaware limited liability company

By: _____
Name: Matthew Fistonich
Title: Manager

INITIAL MEMBER:

**FEDERAL DEPOSIT INSURANCE
CORPORATION, IN ITS SEPARATE
CAPACITIES AS RECEIVER WITH
RESPECT TO THE SEPARATE
RECEIVERSHIPS FOR EACH OF THE
VARIOUS FAILED BANKS LISTED
ON SCHEDULE I HERETO**


By: 
Name: Ralph Malami
Title: Attorney-in-Fact

[Signature Page to LLC Interest Sale Agreement]

COMPANY:

2010-2 SFR VENTURE, LLC

By: Federal Deposit Insurance Corporation,
as Receiver for Each of the Various Failed
Banks Listed on Schedule I Hereto

By: 
Name: Ralph Malami
Title: Attorney-in-Fact

[Signature Page to LLC Interest Sale Agreement]

SCHEDULE I

List of Failed Financial Institutions
Multibank Structured Transaction SFR 2010-2

<u>Bank Name</u>	<u>City</u>	<u>State</u>	<u>Fund</u>	<u>Closing Date</u>
IndyMac Federal Bank, FSB	Pasadena	CA	10007	July 11, 2008
New Frontier Bank	Greeley	CO	10050	April 10, 2009
American Southern Bank	Kennesaw	GA	10053	April 24, 2009
First Bank of Beverly Hills	Calabasas	CA	10054	April 24, 2009
First Bank of Idaho	Ketchum	ID	10055	April 24, 2009
Michigan Heritage Bank	Farmington Hills	MI	10056	April 24, 2009
America West Bank	Layton	UT	10057	May 1, 2009
Citizens Community Bank	Ridgewood	NJ	10058	May 1, 2009
Silverton Bank, N.A.	Atlanta	GA	10059	May 1, 2009
Westsound Bank	Bremerton	WA	10060	May 8, 2009
Bank of Lincolnwood	Lincolnwood	IL	10064	June 5, 2009
Community Bank of West Georgia	Villa Rica	GA	10068	June 26, 2009
Integrity Bank	Jupiter	FL	10095	July 31, 2009
Community Bank of Nevada	Las Vegas	NV	10100	August 14, 2009
Union Bank, National Association	Gilbert	AZ	10102	August 14, 2009
Corus Bank, N.A.	Chicago	IL	10117	September 11, 2009

LLC Operating Agreement

[See Tab B.7]

Mortgage Loan Value Schedule

[See Tab K.2]

[FORM OF TRANSFEREE ACKNOWLEDGMENT AND CERTIFICATION]
TRANSFEREE ACKNOWLEDGMENT AND CERTIFICATION

Reference is made to the Limited Liability Company Interest Sale and Assignment Agreement dated June 25, 2010 (the "**Transferred LLC Interest Sale Agreement**") by and among TPAM II, LLC, a Delaware limited liability company (the "**Private Owner**"), the Federal Deposit Insurance Corporation, as receiver for the various Failed Banks on Schedule I hereto (including its successors and assigns thereto, the "**Initial Member**"), and 2010-2 SFR Venture, LLC, a Delaware limited liability company (the "**Company**"). Capitalized terms used and not otherwise defined in this Transferee Acknowledgment and Certification have the meanings given in the Transferred LLC Interest Sale Agreement.

The undersigned, the Private Owner, hereby acknowledges and certifies to the Initial Member that it has read and understands, and is prepared to cause the Company to comply with, the obligations imposed upon the Company under the Contribution Agreement and the Ancillary Documents (as defined in the Agreement of Common Definitions). Without limiting the foregoing, and subject to the provisions of the Contribution Agreement and the Ancillary Documents, the Private Owner is aware of and prepared to cause the Company to comply with the obligations as specified in the Contribution Agreement (i) to remove the Initial Member and the Failed Bank as a party to any litigation or actions with respect to the Mortgage Loans (as defined in the Agreement of Common Definitions) (including without limitation the actions on the List (as defined below)), and to substitute the Company as the real party-in-interest in any such litigation or actions and (ii) to take all actions necessary to file (x) proofs of claims in pending bankruptcy cases involving any Mortgage Loans for which the Initial Member or the Failed Bank has not already filed a proof of claim, and (y) all documents required by Rule 3001 of the Federal Rules of Bankruptcy Procedure and to take all such similar actions as may be required in any relevant jurisdiction in any pending bankruptcy or insolvency case or proceeding in such jurisdiction involving any Mortgage Loans in order to evidence and assert the Company's rights.

Attached hereto as Schedule II is a list of litigation made available with respect to the Mortgage Loans (the "**List**"). The undersigned acknowledges that the Initial Member makes no representation or warranty as to the completeness or accuracy of the List or the information contained or referred to therein and that (without limitation of the foregoing) there may be additional litigation or bankruptcy actions pending against any Failed Bank or the Initial Member with respect to the Mortgage Loans or with respect to other parties with respect to the Mortgage Loans.

TPAM II, LLC, a Delaware limited liability
company, as Private Owner

By: Turning Point Asset Management, LP,
a Delaware limited partnership

By: Turning Point Asset Management, LLC,
a Delaware limited liability company

By: _____
Name: Matthew Fistonich
Title: Manager

**SCHEDULE I TO TRANSFEREE ACKNOWLEDGEMENT AND
CERTIFICATION**

**LIST OF FAILED FINANCIAL INSTITUTIONS
Multibank Structured Transaction SFR 2010-2**

<u>Bank Name</u>	<u>City</u>	<u>State</u>	<u>Fund</u>	<u>Closing Date</u>
IndyMac Federal Bank, FSB	Pasadena	CA	10007	July 11, 2008
New Frontier Bank	Greeley	CO	10050	April 10, 2009
American Southern Bank	Kennesaw	GA	10053	April 24, 2009
First Bank of Beverly Hills	Calabasas	CA	10054	April 24, 2009
First Bank of Idaho	Ketchum	ID	10055	April 24, 2009
Michigan Heritage Bank	Farmington Hills	MI	10056	April 24, 2009
America West Bank	Layton	UT	10057	May 1, 2009
Citizens Community Bank	Ridgewood	NJ	10058	May 1, 2009
Silverton Bank, N.A.	Atlanta	GA	10059	May 1, 2009
Westsound Bank	Bremerton	WA	10060	May 8, 2009
Bank of Lincolnwood	Lincolnwood	IL	10064	June 5, 2009
Community Bank of West Georgia	Villa Rica	GA	10068	June 26, 2009
Integrity Bank	Jupiter	FL	10095	July 31, 2009
Community Bank of Nevada	Las Vegas	NV	10100	August 14, 2009
Union Bank, National Association	Gilbert	AZ	10102	August 14, 2009
Corus Bank, N.A.	Chicago	IL	10117	September 11, 2009

**SCHEDULE II TO TRANSFEREE ACKNOWLEDGEMENT AND
CERTIFICATION**

LIST OF LITIGATION

The Initial Member makes no representation or warranty as to the completeness or accuracy of this List or the information contained or referred to herein. Without limitation of the foregoing, there may be additional litigation or bankruptcy actions pending against any Failed Bank or the Initial Member with respect to the Mortgage Loans or with respect to other parties with respect to the Mortgage Loans.

[FORM OF JOINDER AND CONSENT AGREEMENT]

JOINDER AND CONSENT AGREEMENT

THIS JOINDER AND CONSENT AGREEMENT, dated as of _____, 20__, is delivered pursuant to Section 1(b) of the Limited Liability Company Interest Sale and Assignment Agreement, dated as of June 25, 2010, by and among TPAM II, LLC, a Delaware limited liability company (the "**Private Owner**"), the Federal Deposit Insurance Corporation (in any capacity, the "**FDIC**"), in its separate capacities as receiver with respect to the separate receiverships for each of the various Failed Banks listed on Schedule I hereto (including its successors and assigns thereto) (collectively, the "**Initial Member**"), and 2010-2 SFR Venture, LLC, a limited liability company organized and existing under the Laws of Delaware (the "**Company**") (the "**Transferred LLC Interest Sale Agreement**"). Capitalized terms used herein without definition are used as defined in the Transferred LLC Interest Sale Agreement.

By executing and delivering this Joinder and Consent Agreement, the Private Owner hereby becomes a party to the Mortgage Loan Contribution and Sale Agreement, dated as of the date of this Joinder and Consent Agreement, by and between the Initial Member and the Company (the "**Contribution Agreement**") with the same force and effect as if originally named as a party to the Contribution Agreement and, without limiting the generality of the foregoing, consents to and assumes all obligations and liabilities imposed upon the Private Owner pursuant to the Contribution Agreement. The Private Owner hereby agrees to be bound for all intents and purposes as a party to the Contribution Agreement.

(remainder of page blank)

IN WITNESS WHEREOF, the Private Owner has caused this Joinder and Consent Agreement to be duly executed and delivered as of the date first above written.

TPAM II, LLC, a Delaware limited liability company, as Private Owner

By: Turning Point Asset Management, LP,
a Delaware limited partnership

By: Turning Point Asset Management, LLC,
a Delaware limited liability company

By: _____
Name: Matthew Fistonich
Title: Manager

ACKNOWLEDGED AND AGREED as of the date first above written:

FEDERAL DEPOSIT INSURANCE CORPORATION, as receiver for Various Failed Banks listed on Schedule I hereto, as the Initial Member

By: _____
Name: Ralph Malami
Title: Attorney-in-Fact

2010-2 SFR VENTURE, LLC, as the Company

By: Federal Deposit Insurance Corporation as Receiver for Various Failed Banks Listed on Schedule I Hereto, as Sole Member and Manager

By: _____
Name: Ralph Malami
Title: Attorney-in-Fact

SCHEDULE I TO JOINDER AND CONSENT AGREEMENT

LIST OF FAILED FINANCIAL INSTITUTIONS

Multibank Structured Transaction SFR 2010-2

<u>Bank Name</u>	<u>City</u>	<u>State</u>	<u>Fund</u>	<u>Closing Date</u>
IndyMac Federal Bank, FSB	Pasadena	CA	10007	July 11, 2008
New Frontier Bank	Greeley	CO	10050	April 10, 2009
American Southern Bank	Kennesaw	GA	10053	April 24, 2009
First Bank of Beverly Hills	Calabasas	CA	10054	April 24, 2009
First Bank of Idaho	Ketchum	ID	10055	April 24, 2009
Michigan Heritage Bank	Farmington Hills	MI	10056	April 24, 2009
America West Bank	Layton	UT	10057	May 1, 2009
Citizens Community Bank	Ridgewood	NJ	10058	May 1, 2009
Silverton Bank, N.A.	Atlanta	GA	10059	May 1, 2009
Westsound Bank	Bremerton	WA	10060	May 8, 2009
Bank of Lincolnwood	Lincolnwood	IL	10064	June 5, 2009
Community Bank of West Georgia	Villa Rica	GA	10068	June 26, 2009
Integrity Bank	Jupiter	FL	10095	July 31, 2009
Community Bank of Nevada	Las Vegas	NV	10100	August 14, 2009
Union Bank, National Association	Gilbert	AZ	10102	August 14, 2009
Corus Bank, N.A.	Chicago	IL	10117	September 11, 2009