

## SETTLEMENT AGREEMENT AND MUTUAL RELEASE

**THIS SETTLEMENT AGREEMENT AND MUTUAL RELEASE** ("Settlement Agreement") is entered into and made effective as of the date of the final signature appearing below ("Effective Date"), by and between the Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB ("FDIC") and Trust One Mortgage Corporation ("Trust One"). The FDIC and Trust One may hereinafter be referred to individually as a "Party" or collectively as the "Parties."

### RECITALS

**1.1** Plaintiff alleges that on or about June 17, 2005, IndyMac Bank, F.S.B. ("IndyMac") and Trust One entered into a business relationship governed by a Seller Contract and e-MITS™ User Agreement (hereinafter "Contract").

**1.2** Plaintiff alleges that Trust One sold and/or delivered mortgage loans to IndyMac pursuant to the Contract. A dispute has arisen between the Parties with respect to outstanding demands for repurchase and/or indemnity relating to those loans.

**1.3** On or about April 16, 2010, the FDIC filed a lawsuit entitled *FEDERAL DEPOSIT INSURANCE CORPORATION as Receiver for INDYMAC BANK, FSB v. TRUST ONE MORTGAGE CORPORATION, a California Corporation* in the United States District Court, Central District of California, Case No. CV10-00474 (hereinafter "Action") seeking damages arising from the following seven mortgage loans identified in Exhibit "A" to the Settlement Agreement and Exhibit "B" to the Complaint (collectively, the "Loans").

**1.4** Without admitting liability, the Parties desire to and have agreed to settle the Action upon the terms and conditions hereinafter set forth.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties, intending to be legally bound, agree as follows:

**1.5 Recitals.** The Recitals set forth above are incorporated into the body of this Settlement Agreement as though fully set forth herein.

**1.6 Payment of the Settlement Funds.** Trust One shall pay the total sum of \$300,000 (Three Hundred Thousand Dollars) (the "Settlement Funds") to the FDIC. The

Settlement Funds shall be payable as follows:

a. The sum of \$10,000 (Ten Thousand Dollars) a month for eighteen months. The monthly payments shall be paid on the first day of the month beginning June 1, 2011 and continue thereafter.

b. The remaining balance of \$120,000 shall be paid on December 1, 2012.

c. Payments shall be made by wire transfer made payable to "Mortgage Recovery Law Group Trust Account," Account Number: [REDACTED] Routing Number: [REDACTED] Reference: Trust One Settlement.

(b)(4)

(b)(4)

d. In the event that the first of any month during the payment term falls on a Saturday, Sunday or holiday, the payment will be due the next business day.

**1.7** Concurrently with the signing and delivery of this Settlement Agreement, Trust One shall execute a Stipulation for Entry of Judgment in the amount of \$300,000 (Three Hundred Thousand Dollars) in the form attached hereto as Exhibit 1. The Stipulation for Entry of Judgment is incorporated by reference herein and their terms are made a part of this Settlement Agreement.

**1.8** In the event Trust One defaults by failing to make a timely payment as set forth in this Settlement Agreement, the FDIC shall give notice of the default and notice of its intent to enter Judgment (Pursuant to Stipulation) via mail and email to Benjamin Morton, Esq. Gordon & Rees, LLP, 101 W. Broadway, Suite 2000, San Diego, CA 92101, F: [REDACTED] and to TRUST ONE via mail, c/o Brady Bunte at 108 Pacifica, Suite 300, Irvine, CA 92618, or any other address that TRUST ONE shall so advise the FDIC's counsel in writing.

(b)(4),(b)(6)

**1.9** Trust One shall have ten (10) calendar days from date of the notice to cure the default. In the event Trust One fails to cure the default within ten (10) days, the FDIC shall retain all consideration it received, and it may, in its sole discretion, seek to enter the Judgment (Pursuant to Stipulation) against Trust One, and enforce said Judgment against Trust One. Judgment may be entered by ex parte application (without testimony or trial and Trust One waives the right to a court and/or jury trial) with notice given to Trust One as set forth above. The FDIC shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, including, but not limited to, attorneys' fees and costs incurred in collecting all sums owing.

**1.10** Within five (5) business days of the FDIC's counsel's receipt of the fully

executed Settlement Agreement, the FDIC's counsel shall file a Stipulation for Dismissal of the Action With Prejudice.

**1.11** Each Party agrees that Section 664.6 of the Code of Civil Procedure of the State of California shall apply to this Settlement Agreement and requests the court retain jurisdiction over the Parties to enforce this Settlement Agreement and, if necessary, the Judgment (Pursuant to Stipulation).

**1.12** The Parties shall bear their own costs and attorneys' fees incurred in the Action.

### **RELEASE**

**1.13 Unknown Claims.** Each Party acknowledges that this Settlement Agreement applies to all claims for injuries, damages, or losses of any type or nature (whether those injuries, damages, or losses are known or unknown, foreseen or unforeseen, patent or latent) which that Party may have against the other Party arising from the Action, and the obligation to repurchase and/or indemnify for losses associated with the Loans. Each Party hereby expressly waives application of *California Civil Code §1542* and any other similar statute or rule with respect to the Loans as provided for herein.

**1.14** Each Party certifies that they have read and understood the following provisions of *California Civil Code §1542*, which states in pertinent part as follows:

“A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.”

**1.15** Each Party understands and acknowledges that the significance and consequence of its waiver of *California Civil Code §1542* is that even if any Party should eventually suffer additional damages arising out of the Action, the obligation to repurchase and/or indemnify for losses associated with the Loans, the claims and causes of action that were or could have been asserted relating to the obligation to the repurchase and/or indemnify for losses associated with the Loans, or any facts or circumstances related to the obligation to repurchase and/or indemnify for losses associated with the Loans, that Party will not be able to make any claim against the other Party for those damages. Furthermore, each Party acknowledges that it consciously intends these consequences even as to claims for damages that may exist as of the date of this release

but which that Party does not know exists, and which, if known, would materially affect that Party's decision to execute this release, regardless of whether that Party's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause.

**1.16** Each Party hereby fully, finally, and forever releases and discharges the other Party, and any and all of its respective past, present, and future affiliates, employees, members, partners, joint venturers, independent contractors, attorneys, insurers, investors, successors, assigns, representatives, officers, directors, brokers, shareholders, predecessors, successors and assigns, and any corporation, partnership or limited liability company which was or is at any time the parent or wholly owned subsidiary of such entity, and any such corporation's, partnership's or limited liability company's officers, directors, employees, or any corporation, partnership or limited liability company which was or is an affiliate of such entity by virtue of common ownership or control, and any such corporation's, partnership's or limited liability company's, officers, directors, and/or employees of and from any and all actions, causes of action, claims, demands, damages, debts, losses, costs, expenses, attorney fees or other liabilities of every kind and nature whatsoever, whether legal or equitable and whether known or unknown, arising out of, resulting from, or relating to, in any manner, the Action, the obligation to repurchase and/or indemnify for losses associated with the Loans, the claims and causes of action that were or could have been asserted relating to the obligation to repurchase and/or indemnify for losses associated with the Loans, or any facts or circumstances related to the obligation to repurchase and/or indemnify for losses associated with the Loans. It is expressly understood that Trust One is not releasing other parties (i.e. beyond the FDIC and its released persons and entities) related to the Loans, including but not limited to the borrowers, loan brokers, appraisers, escrow companies, insurance and title companies involved with the Loans.

**1.17** Notwithstanding any other provision in this Settlement Agreement, the FDIC does not release, and expressly preserves fully and to the same extent as if the Settlement Agreement had not been executed any action taken by any other federal agency. In addition, this Settlement Agreement does not purport to waive, or intent to waive, any claims which could be brought by the United States through either the Department of Justice or the United States Attorney's Office for any federal judicial district. In addition, the FDIC specifically reserves the right to seek court ordered restitution pursuant to the relevant provisions of the Victim and Witness Protection Act, 18 U.S.C. § 3663, *et seq.*, if appropriate.

**1.18** Notwithstanding any other provision in this Settlement Agreement, the FDIC does not release, and expressly preserves fully and to the same extent as if the Settlement Agreement had not been executed any claims against Trust One arising out of existing or failed financial institutions other than IndyMac.

**1.19 Conditions of Execution.** Each Party acknowledges and warrants that its

execution of this Settlement Agreement is free and voluntary.

**1.20 No Admission.** It is agreed that no Party hereto admits liability or wrongdoing of any nature, and that this Settlement Agreement is made as a compromise of disputed claims.

**1.21 Fair Meaning.** The Parties hereto further agree that the language of all parts of this Settlement Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the Parties.

**1.22 Governing Law.** The Parties agree to submit to the Courts of the County of Orange, California, for any dispute arising out of this Settlement Agreement, or related thereto, and consent to the jurisdiction of said Courts and further agree that any and all matters of dispute shall be adjudicated, governed and controlled under California law.

**1.23 Attorneys' Fees.** Should any action be commenced to enforce, interpret, or seek damages, injunctive relief, or specific performance for violation of this Settlement Agreement, the prevailing party shall, in addition to any other available relief, be entitled to an award of reasonable attorney's fees and litigation expenses incurred in the prosecution or defense of the action, including any appeal.

**1.24 Severability.** The Parties hereto agree that if any provision of this Settlement Agreement is declared by any court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby, and such illegal or invalid part, term or provision shall be deemed not to be part of this Settlement Agreement.

**1.25 Binding Effect.** This Settlement Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, personal representatives, successors, and assigns.

**1.26 Review and Understanding.** The Parties have entered into this Settlement Agreement voluntarily, having fully read and fully understanding the meaning and effect of all of its terms and provisions, and fully understanding its and their costs and risks. Each of the Parties has consulted with legal counsel concerning this Settlement Agreement and has conducted such inquiry as they deem necessary and advisable prior to entering into this Settlement Agreement. The Parties enter into this Settlement Agreement understanding that facts or other circumstances may exist which are presently unknown or undisclosed, or which are different from or other than those which they believe to be the case, and the Parties voluntarily assume all risks attendant to such unknown, undisclosed, different, or additional facts or other circumstances.

**1.27 Number.** Whenever applicable, the singular shall include the plural, and

the plural shall include the singular.

**1.28 Counterparts/Execution.** This Settlement Agreement may be executed in one or more counterparts, all of which shall form a single agreement. A Party's signature on this Settlement Agreement by facsimile shall be valid and effective for all purposes as an original signature, provided, however, that the original signature shall be produced upon request.

**1.29 Waiver.** No term or condition of this Settlement Agreement shall be deemed to have been waived, nor shall there be an estoppel against the enforcement of any provision of this Settlement Agreement, except by written instruments signed by the Party charged with the waiver or estoppel. No written waiver shall be deemed a continuing waiver unless specifically stated therein, and the written waiver shall operate only as to the specific term or condition waived, and not for the future or as to any other act than that specifically waived.

**1.30 Headings.** The headings of paragraphs herein are intended solely for the convenience of reference and shall not control the meaning or interpretation of any of the provisions of this Settlement Agreement.

**1.31 Subsequent Agreements.** The Parties agree that, upon the reasonable request of the other Party, they shall execute, acknowledge, and deliver any additional instruments or documents that may reasonably be required to carry out the intentions of this Settlement Agreement, including such instruments as may be required by the laws of any jurisdiction, now in effect or hereinafter enacted, that may affect the rights of the Parties as between themselves or others with respect to their rights and obligations created by this Settlement Agreement.

**1.32 Entire Agreement.** The Parties hereto further agree and promise that this Settlement Agreement sets forth the entire agreement between and among the Parties and fully supersedes any and all prior negotiations, agreements or understandings made between or among the Parties. This Settlement Agreement shall not be modified except in a writing signed by the Parties or their authorized representatives.

**[SIGNATURES ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have executed this Settlement Agreement as of the date set forth in the opening paragraph of this Settlement Agreement.

**For: The Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB**

**For: Trust One Mortgage Corporation**

(b)(6)

By:

By: \_\_\_\_\_

Name: Jack S. Duncan

Name: \_\_\_\_\_

Title: Counsel

Title: \_\_\_\_\_

Date: 5/13/11

Date: \_\_\_\_\_

IN WITNESS WHEREOF, and intending to be legally bound hereby, the Parties have executed this Settlement Agreement as of the date set forth in the opening paragraph of this Settlement Agreement.

**For: The Federal Deposit Insurance Corporation as Receiver for IndyMac Bank, FSB**

**For: Trust One Mortgage Corporation**

By: \_\_\_\_\_

By: Brady Bunte

Name: \_\_\_\_\_

Name:

[Redacted Signature]

(b)(6)

Title: \_\_\_\_\_

Title: President

Date: \_\_\_\_\_

Date: 05/12/2011