

BILL OF SALE AND ASSIGNMENT OF LOAN DOCUMENTS

FOR VALUE RECEIVED, JPMORGAN CHASE BANK, N.A. ("Assignor") hereby grants, assigns, sets over and transfers to MCCORMICK 101, LLC, a Maryland limited liability company, with an address at 11350 McCormick Road, Suite 902, Hunt Valley, Maryland 21031 ("Assignee") all of Assignor's right, title, and interest under those certain Loan Documents as defined on Schedule A hereto.

THIS CONVEYANCE is made WITHOUT RECOURSE, WARRANTY OR REPRESENTATION.

IN WITNESS WHEREOF, the undersigned has executed this Bill of Sale and Assignment of Loan Documents as of 2 July, 2024.

(SIGNATURE PAGE TO FOLLOW)

ASSIGNOR:

JPMORGAN CHASE BANK, N.A.

By: 

Name: Joey Orr

Title: Managing Director

STATE OF TEXAS §

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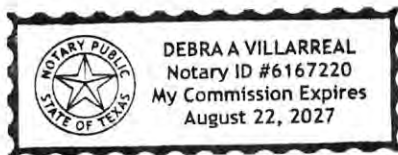
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2nd day of July, 2024, by Joey Orr, a managing director of JP Morgan Chase Bank N.A., a national association for the purposes and consideration therein stated.



Notary Public in and for the State of Texas

[Seal]



SCHEDULE A
Loan Documents

1. Promissory Notes
 - a. 3-28-2014: Amended and Restated Secured Term Promissory Note
 - b. 12-15-2014: Modification and Conditional Extension Agreement
 - c. 6-15-2016: Second Amended and Restated Secured Term Promissory Note
 - d. 1-1-2017: Third Amended and Restated Secured Term Promissory Note
 - e. 11-30-2023: Fourth Amended and Restated Secured Term Promissory Note
2. Guaranty Documents
 - a. 03-28-2014: Guaranty GSR LLC
 - b. 03-28-2014: Guaranty James C Justice Companies Catfish Bay
 - c. 03-28-2014: Guaranty James C Justice Companies Dials Bay
 - d. 03-28-2014: Guaranty Justice Holdings
 - e. 12-15-2014: Guaranty Greenbrier Hotel Corp
 - f. 03-28-2014: Guaranty Wintergreen Partners
 - g. 06-15-2016: Reaffirmation of guaranties
3. Forbearance Agreements
 - a. 3-29-2018: Forbearance Agreement
 - b. 4-30-2019: Amended and Restated Forbearance Agreement
 - c. 1-6-2020: Second Amended and Restated Forbearance Agreement
 - d. 11-16-2020: Third Amended and Restated Forbearance Agreement
 - e. 02-01-2021: Fourth Amended and Restated Forbearance Agreement
 - f. 12-27-2021: Fifth Amended and Restated Forbearance Agreement
 - g. 12-29-2023: Sixth Amended and Restated Forbearance Agreement
4. Deeds of Trust
 - a. Glade Springs: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing
 - b. Justice Holdings: Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filings‡
 - c. Greenbrier
 - i. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing
 - ii. 12-15-2014: Consent and Subordination Agreement (Greenbrier)
5. Title Policies
 - a. 12-17-2014: Title Policy (Greenbrier)
 - b. 4-2-2014: Title Policy (Glade Springs)
6. Lender Correspondence
 - a. Reservation of Rights Letter dated 4/2/2024 "Re: Reservation of Rights"
 - b. Reservation of Rights Letter dated 6/13/2024 "Re: Reservation of Rights"
 - c. Reservation of Rights Letter dated 6/27/2024 "Re: Response to June 2024 Telephone Call"