

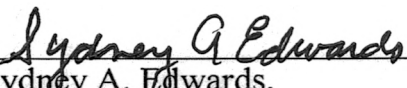
**RATIFICATION OF PURCHASE AND SALE AGREEMENT
AND CONFIRMATION OF SUPPORT FOR ENTITLEMENTS
BY UB VALLEY VILLAGE, LLC, AS APPLICANT**

This subject property is commonly described as 5303 and 5305 North Hermitage Avenue, Valley Village, Los Angeles, California, 91607; APN 2347-025-010 (the "Property").

The undersigned, Sydney A. Edwards, as Trustee of the Edwards Living Trust dated June 27, 1989, and Marta Lathrop, individually and as Executor of the Estate of Clinton Lathrop, Deceased, the owners of record and the sellers of the Property, hereby ratify their Purchase Agreement dated on or about February 25, 2015, with Urban Blox, LLC, and the assignment to UB Valley Village, LLC, as Assignee and Buyer.

The undersigned further confirm full support for the application of UB Valley Village, LLC (the "Applicant") for a small-lot subdivision of 26 units, as set forth in Case Nos. VTT-73704, DIR 2015-2697-SPP, and ENV-2015-2618-MND (the "Entitlements"). There can be no legitimate question about the ownership of the Property and the right of UB Valley Village, LLC, as the Applicant in escrow to purchase, to apply for the Entitlements on behalf of the undersigned owners of record, who fully support the Entitlements and in this regard continue to affirm the Owner's and Beneficiary's Statement provided to the Applicant, a copy of the counterparts of which is attached as Exhibit 1.

Dated effective as of October 26, 2016



Sydney A. Edwards,
as Trustee of the Edwards Living Trust
dated June 27, 2016

Marta Lathrop,
individually and as Executor of the
Estate of Clinton Lathrop, Deceased

**RATIFICATION OF PURCHASE AND SALE AGREEMENT
AND CONFIRMATION OF SUPPORT FOR ENTITLEMENTS
BY UB VALLEY VILLAGE, LLC, AS APPLICANT**

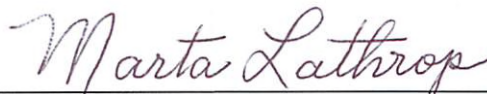
This subject property is commonly described as 5303 and 5305 North Hermitage Avenue, Valley Village, Los Angeles, California, 91607; APN 2347-025-010 (the "Property").

The undersigned, Sydney A. Edwards, as Trustee of the Edwards Living Trust dated June 27, 1989, and Marta Lathrop, individually and as Executor of the Estate of Clinton Lathrop, Deceased, the owners of record and the sellers of the Property, hereby ratify their Purchase Agreement dated on or about February 25, 2015, with Urban Blox, LLC, and the assignment to UB Valley Village, LLC, as Assignee and Buyer.

The undersigned further confirm full support for the application of UB Valley Village, LLC (the "Applicant") for a small-lot subdivision of 26 units, as set forth in Case Nos. VTT-73704, DIR 2015-2697-SPP, and ENV-2015-2618-MND (the "Entitlements"). There can be no legitimate question about the ownership of the Property and the right of UB Valley Village, LLC, as the Applicant in escrow to purchase, to apply for the Entitlements on behalf of the undersigned owners of record, who fully support the Entitlements and in this regard continue to affirm the Owner's and Beneficiary's Statement provided to the Applicant, a copy of the counterparts of which is attached as Exhibit 1.

Dated effective as of October 26, 2016

Sydney A. Edwards,
as Trustee of the Edwards Living Trust
dated June 27, 2016


Marta Lathrop,
individually and as Executor of the
Estate of Clinton Lathrop, Deceased

OWNER'S AND BENEFICIARY'S STATEMENT:

I, Sydney A. Edwards and Marta Lathrop, the undersigned, being the Authorized signor(s) of the properties located at; 5303 & 5305 N. Hermitage Avenue, Valley Village CA 91607 (Legal Description; Lot 9, Tract No. 9237, Map Book, 126, page 78, record of Los Angeles County), and 12301 Weddington Street, Valley Village CA 91607 (Legal Description; Portion of Lot 7, Tract No. 1487, Map Book 20, page 28, records of Los Angeles County) agree that UB Valley Village, LLC, the owner in Escrow, is permitted and allowed to file for small lot subdivision for the aforementioned property, furthermore the UB Valley Village, LLC is responsible for all City fees related to filing of the subdivision case for the project.

By:

Sydney A Edwards 7/2/15
Sydney A. Edwards Date Marta Lathrop Date
Trustee of the Edwards Living Trust, dated June 27, 1989 Executor of the Estate of Clinton J. Lathrop

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On July 2, 2015 before me, DANIALE PERRY Notary Public
(Insert Name of Notary Public and Title)
personally appeared SYDNEY A. EDWARDS,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in
his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Daniale Perry (Seal)

