

**AMENDMENT NO. 3 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG BUNGALOW, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 3 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Bungalow, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated March 26, 2013 (as amended, the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. On January 21, 2016, the County and Buyer entered into a First Amendment to said Agreement to add and amend the Parcels described therein;

C. On June 6, 2017, the County and Buyer entered into an Amendment No. 2 to said Agreement to add and amend the Parcels described therein;

D. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

E. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Bungalow East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building

permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 7/17/2018

APPROVED AS TO FORM:

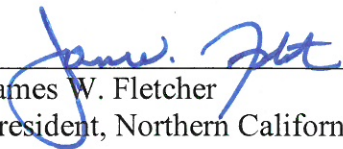
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Bungalow, LLC**

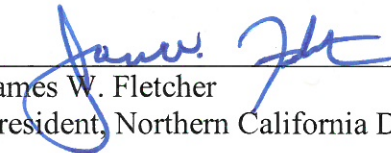
Date: 6/20/18

  
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James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Bungalow Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 972 through 980, 982 through 986, 990 through 993, 1000 through 1003 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No. 2007-03370, Official Records, Monterey County.



**AMENDMENT NO. 3 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG GARDEN, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 3 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Garden, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated March 26, 2013 (as amended, the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. On January 21, 2016, the County and Buyer entered into a First Amendment to said Agreement to add and amend the Parcels described therein;

C. On June 6, 2017, the County and Buyer entered into an Amendment No. 2 to said Agreement to add and amend the Parcels described therein;

D. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

E. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Garden East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building

permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 7/17/2018

APPROVED AS TO FORM:


Brian Briggs  
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Garden, LLC**

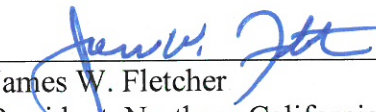
Date: 6/20/18

  
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James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Garden Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 836 through 852, 859, 867 through 868, 876 through 877, 885 through 886, 894 through 907, 916 through 921, 930 through 935, 944 through 945, 950 through 959, 981, 987 through 989 as shown on that certain map entitled “Tract No. 1532, East Garrison Phase Three”, filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the “Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California”, executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No. 2007-03370, Official Records, Monterey County.



**AMENDMENT NO. 1 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG BLUFFS, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 1 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Bluffs, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated November 30, 2015 (the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

C. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Bluffs East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer



will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

Date:

7/17/2018

COUNTY:

COUNTY OF MONTEREY

APPROVED AS TO FORM:

Brian Briggs

Deputy County Counsel


Date:

6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Bluffs, LLC**

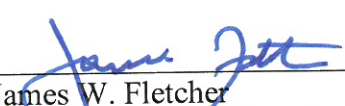
Date: 6/20/18

  
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James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Bluff Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 963 through 971 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No. 2007-03370, Official Records, Monterey County.

**AMENDMENT NO. 1 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG TOWNS, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 1 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Towns, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated July 26, 2016 (the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

C. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Towns East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer

will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

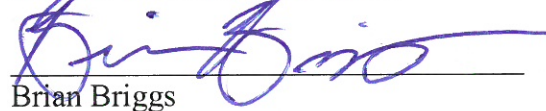
IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

Date:

7/17/2018

COUNTY:  
COUNTY OF MONTEREY

APPROVED AS TO FORM:



Brian Briggs  
Deputy County Counsel

Date:

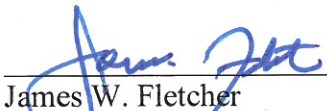
6-28-18

[signatures continued on next page]



**BUYER:**  
**BMC EG Towns, LLC**


Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Towns Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots M3.1 and M3.2 as shown on that certain map entitled “Tract No. 1532, East Garrison Phase Three”, filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the “Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California”, executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No. 2007-03370, Official Records, Monterey County.

**AMENDMENT NO. 2 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG GROVE, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 2 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Grove, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated January 21, 2016 (as amended, the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. On June 6, 2017, the County and Buyer entered into an Amendment No. 1 to said Agreement to add and amend the Parcels described therein;

C. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

D. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Grove East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional

Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 7/17/2018

APPROVED AS TO FORM:

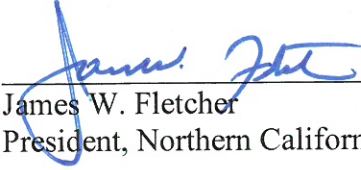
  
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Grove, LLC**

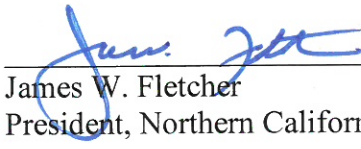
Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division



## **EXHIBIT 1-B**

### **Legal Description East Garrison – Grove Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 812 through 829, 860 through 866, 869 through 875, 878 through 884, 887 through 893, 908 through 915, 922 through 929, 936 through 943, 946 through 949, 960 through 962, 994 through 999, 1004 through 1015 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No, 2007-03370, Official Records, Monterey County.

**AMENDMENT NO. 3 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG GARDEN, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 3 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Garden, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated March 26, 2013 (as amended, the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. On January 21, 2016, the County and Buyer entered into a First Amendment to said Agreement to add and amend the Parcels described therein;

C. On June 6, 2017, the County and Buyer entered into an Amendment No. 2 to said Agreement to add and amend the Parcels described therein;

D. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

E. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Garden East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building

permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 6/28/2018

APPROVED AS TO FORM:


  
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Garden, LLC**

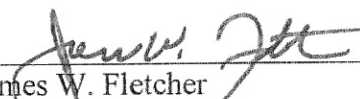
Date: 6/20/18

  
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James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Garden Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 836 through 852, 859, 867 through 868, 876 through 877, 885 through 886, 894 through 907, 916 through 921, 930 through 935, 944 through 945, 950 through 959, 981, 987 through 989 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No, 2007-03370, Official Records, Monterey County.



**AMENDMENT NO. 3 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG BUNGALOW, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 3 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Bungalow, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated March 26, 2013 (as amended, the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. On January 21, 2016, the County and Buyer entered into a First Amendment to said Agreement to add and amend the Parcels described therein;

C. On June 6, 2017, the County and Buyer entered into an Amendment No. 2 to said Agreement to add and amend the Parcels described therein;

D. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

E. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Bungalow East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building

permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

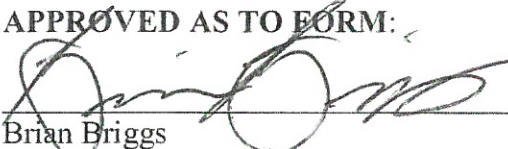
4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 6/28/2018

APPROVED AS TO FORM:

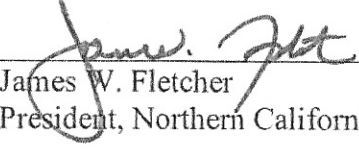
  
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Bungalow, LLC**

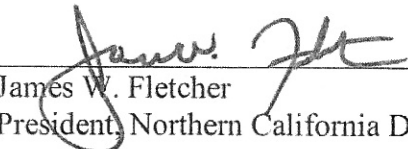
Date: 6/20/18

  
James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Bungalow Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 972 through 980, 982 through 986, 990 through 993, 1000 through 1003 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No. 2007-03370, Official Records, Monterey County.



**AMENDMENT NO. 1 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG BLUFFS, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 1 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Bluffs, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated November 30, 2015 (the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

C. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Bluffs East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer



will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 6-23-2018

APPROVED AS TO FORM:

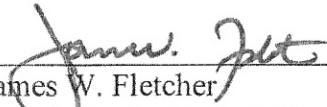
  
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

[signatures continued on next page]

**BUYER:**  
**BMC EG Bluffs, LLC**

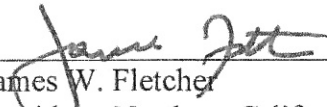
Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Bluff Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 963 through 971 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No. 2007-03370, Official Records, Monterey County.

**AMENDMENT NO. 2 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG GROVE, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 2 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Grove, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated January 21, 2016 (as amended, the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. On June 6, 2017, the County and Buyer entered into an Amendment No. 1 to said Agreement to add and amend the Parcels described therein;

C. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

D. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. **Additional Parcels.** The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. **Payment of Funds.** Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Grove East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. **Buyer Obligations.** The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional

Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

COUNTY:  
COUNTY OF MONTEREY

Date: 6/20/2018

APPROVED AS TO FORM:

  
Brian Briggs  
Deputy County Counsel

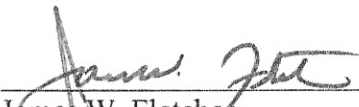
Date: 6-28-18

[signatures continued on next page]



**BUYER:**  
**BMC EG Grove, LLC**


Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
\_\_\_\_\_  
James W. Fletcher  
President, Northern California Division

## **EXHIBIT 1-B**

### **Legal Description East Garrison – Grove Lots, Phase 3**

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots 812 through 829, 860 through 866, 869 through 875, 878 through 884, 887 through 893, 908 through 915, 922 through 929, 936 through 943, 946 through 949, 960 through 962, 994 through 999, 1004 through 1015 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No, 2007-03370, Official Records, Monterey County.

**AMENDMENT NO. 1 TO  
ADVANCE FUNDING AGREEMENT  
BETWEEN BMC EG TOWNS, LLC AND  
THE COUNTY OF MONTEREY  
FOR PREVAILING WAGE COMPLIANCE  
AT THE EAST GARRISON PROJECT AT FORT ORD**

**THIS AMENDMENT NO. 1 TO ADVANCE FUNDING AGREEMENT** (this "Amendment") is entered into as of 7/17/2018, 2018 (the "Execution Date") by and between the County of Monterey ("County"), BMC EG Towns, LLC a Delaware limited liability company ("Buyer"), and UCP East Garrison, LLC. The Buyer and County may each be referred to herein as a "Party" or collectively as the "Parties".

**RECITALS**

A. The County and Buyer entered into that certain Advance Funding Agreement dated July 26, 2016 (the "Agreement"), in order to provide funding to the County for certain reasonable and necessary costs of County staff and consultants in ensuring compliance with certain the prevailing wage requirements. Unless otherwise defined herein all capitalized terms shall have the meaning set forth in the Agreement.

B. The County and Buyer desire to amend the Agreement to add to and amend the Parcels described on Exhibit 1 attached thereto.

C. UCP is the current owner of the Additional Parcels (as defined below), and the Buyer is under contract to acquire from UCP all of the rights, title and interest to the property and development rights for the Parcels.

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES  
CONTAINED IN THIS AMENDMENT, COUNTY AND BUYER AGREE AS  
FOLLOWS:**

1. Additional Parcels. The parcels more particularly described in Exhibit 1-B attached hereto are hereby added to and incorporated into the Parcels described in the Agreement (the "Additional Parcels").

2. Payment of Funds. Notwithstanding the fact that the number of Parcels have been increased, the County does not require an increase in the deposit amount held in "BMC EG Towns East Garrison Prevailing Wage Services Fund," as described in Section 2.01 of the Agreement.

3. Buyer Obligations. The Parties acknowledge that (a) UCP is the current owner of the Additional Parcels, (b) Buyer is under contract with UCP to acquire the Additional Parcels from UCP, and UCP will convey the Parcels to Buyer, (c) some (but not all) of the building permits for the Parcels will be issued, and construction performed, prior to the conveyance of the Additional Parcels from UCP to Buyer, (d) UCP is responsible for delivering the certification of prevailing wage compliance prior to final inspection of a specific unit within the Additional Parcels until such time as the Additional Parcels are conveyed to Buyer, at which time Buyer

will assume all such responsibility, and (e) Buyer is responsible for all other obligations of Buyer hereunder, both prior to and after the conveyance by UCP.

4. General. Except as expressly amended or modified by this Amendment, all of the terms and conditions of the Agreement shall remain unchanged and in full force and effect. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and such counterparts together shall constitute only one agreement.

IN WITNESS WHEREOF, the County and Buyer have executed this Advance Funding Agreement as of the day and year written below.

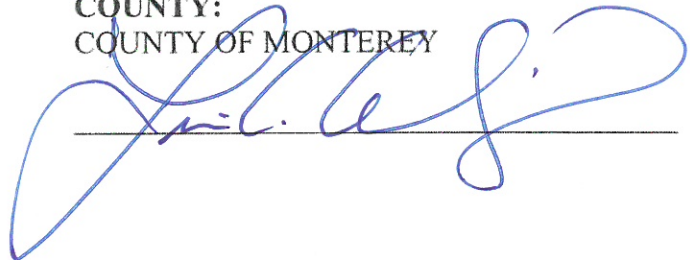
Date: 6/28/2018

APPROVED AS TO FORM:

  
Brian Briggs  
Deputy County Counsel

Date: 6-28-18

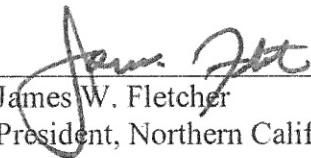
COUNTY:  
COUNTY OF MONTEREY



[signatures continued on next page]

**BUYER:**  
**BMC EG Towns, LLC**

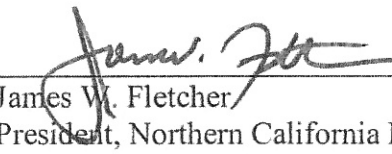
Date: 6/20/18

  
James W. Fletcher  
President, Northern California Division

**UCP:**

**UCP East Garrison, LLC**

Date: 6/20/18

  
James W. Fletcher  
President, Northern California Division



**EXHIBIT 1-B**

Legal Description  
East Garrison – Towns Lots, Phase 3

Real property in an unincorporated area, Monterey County, State of California, described as follows:

Lots M3.1 and M3.2 as shown on that certain map entitled "Tract No. 1532, East Garrison Phase Three", filed for record on December 26, 2017, in Volume 24 of Cities and Towns, at page 54, filed in the Office of the County Recorder, County of Monterey, State of California.

Excepting therefrom all mineral rights with the right of surface entry as reserved in the "Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California", executed by the United States of America, in favor of the Fort Ord Reuse Authority, recorded May 19, 2006, Instrument No. 2006-045190, Official Records, Monterey County. Said document was re-recorded and amended January 12, 2007, Instrument No, 2007-03370, Official Records, Monterey County.