

March 17, 2023

RE: Foreclosure Proposal | Gold Rock, LLC – Loan 5219

Dear Investor,

We are writing to provide you with an update regarding the above-referenced. As you may recall, this loan is collateralized by 24 acres of land in Cave Creek, Arizona and matured on March 5, 2023.

The borrower paid the January interest that was due February 1, 2023 late, along with the associated late fees, but has now failed to pay the February interest that was due March 1, 2023. In addition, the loan is now matured and the borrower has not indicated that they are in a position to payoff the loan.

Given the fact that the borrower is unable to make the interest payment or payoff the loan at this time and does not have any clear resolution or timeline as to when they will be able to get the loan into good standing, Ignite Funding believes it is in the best interest of investors to start the clock toward resolution by filing a Notice of Default on the property now. This would start the foreclosure process which takes a minimum of 120 days in the state of Arizona. During this time, the borrower will still be able to bring the loan current and pay off the loan; however, if the borrower is unable to bring the loan current during this time, Ignite Funding, on behalf of the investors, would take ownership of the property and market the property for sale.

The alternative to foreclosure is to take no action against the borrower and allow the loan to continue past the maturity date and not require the borrower to keep interest current, but without the pressure of foreclosure, the borrower may not be as compelled to resolve the delinquency which may result in a longer period in which investors would wait for a final resolution.

YOUR IMMEDIATE BALLOT RESPONSE IS REQUIRED. Please return the attached ballot to Ignite Funding by Wednesday, March 22, 2023. Executed ballots may be mailed to Ignite Funding, may be e-signed, maybe faxed to 702.739.7735, may be texted to 702.630.1313 or may be emailed to clientservices@ignitefunding.com. The mailing address is:

Ignite Funding, LLC
6700 Via Austi Pkwy #300
Las Vegas, NV 89119

We will continue to keep you informed regarding the status of the property, including ballot results, through additional correspondence.

Sincerely,

Ignite Funding

March 17, 2023

Re: Gold Rock, LLC – Loan 5219

Please return your ballot (e-signed, texted, faxed, or emailed) by March 22, 2023

Executed ballots may be mailed to Ignite Funding, may be e-signed, may be faxed to 702.739.7735, may be texted to 702.630.1313 or may be emailed to clientservices@ignitefunding.com.

- I/we agree to accept** the current Foreclosure proposal on the above-referenced property as described in the attached letter dated March 17, 2023 and proceed with a Notice of Default on the property.

- I/we wish to reject** the current Foreclosure proposal on the above-referenced property as described in the attached letter dated March 17, 2023 and take no action at this time against the borrower. I understand that this may delay an inevitable foreclosure process if the borrower continues to be unable to pay interest current or pay off the loan.

By my/our signature(s) below I/we do hereby acknowledge my/our understanding of this proposal and my/our decision of acceptance or refusal as marked above. I/we do further agree and acknowledge that Ignite Funding, LLC hereby provides no guarantees regarding the performance and outcome of the proposed action.

Investor Acknowledgement:		
_____	_____	_____
Print Name	Signature	Date

Investor Acknowledgement:		
_____	_____	_____
Print Name	Signature	Date

Thank you,

Ignite Funding