

DECLARATION OF ANTONY MITCHELL

I, Antony Mitchell, being over twenty-one years of age and of sound mind, hereby state as follows:

1. I am the Managing Partner of Maverick Enterprises Group, Inc. d/b/a Stone Brook Partners, LLC (“SBP”).

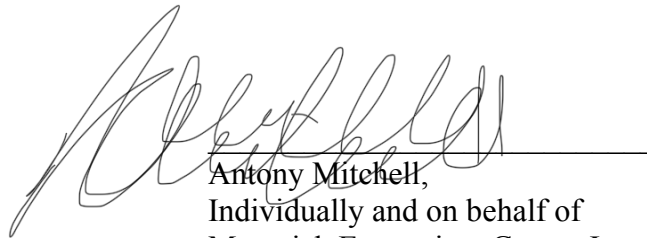
2. I make this affidavit based upon my personal knowledge and authority in my capacity as the Managing Partner of SBP.

3. In resolution of the Civil Investigative Demand dated July 8, 2024 issued to SBP and myself as Managing Partner of SBP by the North Carolina Department of Justice, and in connection with those certain Right of First Offer (“ROFO”) Agreements executed by SBP with consumers in the State of North Carolina, myself and SBP hereby agree to the following:

- a. SBP will submit terminations to the applicable recorders’ offices for recording for all North Carolina ROFO Agreements by June 3, 2025;
- b. SBP will make no further effort to collect any consideration provided to consumers in connection with the North Carolina ROFO Agreements;
- c. SBP voluntarily and unconditionally waives all rights, privileges, and legal obligations arising out of the North Carolina ROFO Agreements;
- d. SBP has not and will not assign or otherwise transfer its rights and interests in the North Carolina ROFO Agreements to any third party;
- e. SBP agrees to conduct no further business in the State of North Carolina going forward, other than that necessary to accomplish that agreed to herein; and
- f. Antony Mitchell agrees to conduct no new for-profit consumer-facing residential real estate business in the State of North Carolina going forward in a professional

capacity, other than that necessary to accomplish that agreed to herein. However, Mr. Mitchell retains the right to conduct personal real estate transactions in the State of North Carolina at any time in the future, including but not limited to buying, selling, and rental of his own property for personal use.

I declare under penalty of perjury under the laws of North Carolina, N.C. G.S. 7A-98, that the foregoing is true and correct. Executed on this 30th day of May, 2025.

A handwritten signature in black ink, appearing to read 'Antony Mitchell', is written over a horizontal line.

Antony Mitchell,
Individually and on behalf of
Maverick Enterprises Group, Inc. d/b/a Stone Brook
Partners, LLC