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CLERK OF THE NAPA SUPERIOR COURT
BY _____ DEPUTY

Exempt from fees pursuant to Govt. Code § 6103

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF NAPA

INSURANCE COMMISSIONER OF THE STATE OF CALIFORNIA,

Applicant,

v.

FIRST AMERICAN TITLE COMPANY OF NAPA; and CAL LAND TITLE COMPANY, A DIVISION OF FIRST AMERICAN TITLE COMPANY OF NAPA, AN UNDERWRITTEN TITLE COMPANY

Respondents.

Case No. 25CV002569

[~~PROPOSED~~] ORDER AUTHORIZING SALE

Date: December 9, 2025
Dept.: B
Judge: Hon. Joseph J. Solga
Trial Date: None Set
Action Filed: December 9, 2025

Date of Hearing: 07/30/26

The Application of the Insurance Commissioner of the State of California, in his capacity as Conservator of First American Title Company of Napa ("Napa Title"), for an order approving and authorizing the consummation of (1) the Asset Purchase Agreement and (2) the interdependent Servicing Agreement, each between the Conservator and First American Title Insurance Company ("First American"), came on for hearing on [date] in Department B before the Honorable Joseph J. Solga.

The Court, having considered the Application, the supporting Memorandum of Points and

Authorities, the Declaration of Scott D. Pearce and the exhibits thereto and the records and files in this action, and good cause appearing, FINDS and ORDERS as follows:

1. The Application is GRANTED.

2. The Asset Purchase Agreement between the Conservator and First American is APPROVED. Pursuant to Insurance Code section 1037, subdivision (d), the Court grants the Conservator permission to sell the Assets, to First American on the terms set forth in the Asset Purchase Agreement, and authorizes the Conservator to execute and deliver all documents and to take all actions necessary to consummate the sale.

3. The Servicing Agreement between the Conservator and First American is APPROVED, and the Conservator is authorized to perform thereunder.

4. The storage lease dated August 8, 2016 for the premises at 1941 Iroquois Street, Suite D, Napa, is among the Assets to be conveyed under the Asset Purchase Agreement. Pursuant to Insurance Code section 1037, subdivision (d), the Conservator is authorized to assume and assign that lease to First American as part of the transaction, subject to landlord consent.

5. The Court retains exclusive jurisdiction to enforce and interpret the Asset Purchase Agreement and the Servicing Agreement and to resolve any dispute relating to the Assets or the transactions approved by this Order.

IT IS SO ORDERED.

7/30/26

Hon. Joseph J. Solga
Judge of the Superior Court