

NOTICE OF DISPOSITION OF COLLATERAL

To Debtor: Presidio183 LLC
a Texas limited liability company (“Debtor”)

c/o Presidio183 LLC
405 State Highway 121 Bypass, Ste. C-140
Lewisville, Texas 75067

c/o Presidio183 LLC
2600 Dallas Pkwy, Ste. 500
Frisco, Texas 75034

From Secured Party: Pretium Cedar Park Lender, LLC
a Texas limited liability company (“Secured Party”)

c/o Civitas Capital Group
1722 Routh Street, Ste. 800
Dallas, Texas 75201
Attention: Austin Khan and Zoe Xing
Telephone number: +1 214.572.2332

UCC Foreclosure

PLEASE TAKE NOTICE that subject to the terms herein and the Terms of Sale (defined herein), Secured Party will offer for sale at a public auction (the “Public Sale”) the Collateral (defined herein) at the following date, time and place (the “Disposition”):

Date: Tuesday, October 7, 2025
Time: 11:30 a.m. Central Standard Time
Place: Online via the designated Zoom credentials set forth below:

Zoom Meeting URL:
<https://us04web.zoom.us/j/73244379121?pwd=qSWwUapeTAnI7m1F3pf3RaeI4nqH1F.1>

Zoom Meeting ID: 732 4437 9121

Zoom Meeting Password: 1qp5gU

Zoom Meeting Dial-in Number: +1-646-568-7788.
International participants follow the URL below to find your local dial-in number:
<https://us06web.zoom.us/j/kncNax0Nv>

The term “Collateral” consists of all the following described property, whether now owned or hereafter acquired and wherever located, together with all replacements and substitutions therefor and all cash and non-cash proceeds (including insurance proceeds and any title or UCC insurance

proceeds) and products thereof, and, in the case of tangible property, together with all additions, attachments, accessions, parts, equipment and repairs now or hereafter attached or affixed thereto or used in connection therewith, excluding, however, any and all “consumer goods,” as defined in the Texas Uniform Commercial Code, known as “Collateral” as such term is defined in that certain Deed of Trust, dated August 24, 2022, recorded in Document No. 2022100402, Williamson County, Texas (the “Deed of Trust”) as modified by that certain Loan Modification Agreement by and among Debtor, Lender, and Guarantors dated as of April 23, 2024 and that certain Pledge and Security Agreement, dated as of August 24, 2022, made by Debtor for the benefit of Secured Party (the “Pledge Agreement”) and that certain Security Agreement, dated August 24, 2022 (“Security Agreement”), save and except the real property identified as the Land and Improvements in the Deed of Trust, which is being handled by a separate foreclosure sale.

The Disposition is made pursuant to Section 9-610 and other applicable sections of the Uniform Commercial Code ("UCC") as adopted in the State of Texas, as well as other applicable law, and the provisions of the Deed of Trust, Pledge Agreement, Security Agreement and Loan Agreement, dated August 24, 2022 (“Loan Agreement”) made by Debtor and Secured Party. The Collateral secures Debtor's indebtedness to Secured Party in the original principal amount of \$9,825,000, plus, without limitation, any and all unpaid interest (base and default interest), protective advances, prepayment premium, servicing fees, late charges, attorneys' fees and other costs, fees and charges including the costs to sell the Collateral (collectively, the "Debt").

The Public Sale will be held by Diana Peterson, principal auctioneer for AW Properties Global, through its auction division AuctionWorks, online via the aforementioned Zoom meeting access details that will be made available to "qualified bidders" (as described more particularly in the Terms of Sale) who, among other requirements, execute the NDA (as defined herein and in the Terms of Sale).

The Secured Party reserves the right to determine which bidders qualify for participation in the Public Sale, to reject any bid or all bids at the Public Sale, to announce such other terms at the Public Sale as may be commercially reasonable in the Secured Party's sole discretion or to accept non-conforming bids. Further, the Secured Party reserves the right to cancel, postpone or adjourn the Public Sale by announcement made at the Public Sale, either before or after the commencement of bidding, and without written notice or further publication. The Secured Party reserves the right to credit bid any portion of its Debt then outstanding at the Public Sale. The Secured Party reserves the right to implement such other terms or conditions at the Public Sale or regarding the Public Sale procedures as the Secured Party, in its sole discretion, determines to be commercially reasonable under the circumstances.

The Secured Party's understanding, without making any representation or warranty as to accuracy or completeness, is that (a) the principal asset of the Pledged Entity is 100% of the limited liability company interests in the Debtor, together with: (i) all rights, powers, privileges, benefits, options, claims, title, and remedies of any kind or nature in connection therewith, whether now existing or hereafter created; (ii) all tangible and intangible property, products, or instruments of any description issued or issuable in connection therewith; and (iii) all Proceeds (as hereinafter defined) derived from any of the foregoing.

The sale of the Collateral will be subject to all applicable third-party consents and regulatory approvals, if any, as well as the terms of sale prepared by the Secured Party (the "Terms of Sale"). The Terms of Sale will provide additional information about the bidding process, including bidder qualifications, deposit information, Public Sale participation and determination of any winning bid. Without limitation to the foregoing, please take notice that there are specific requirements for any potential successful bidder in connection with obtaining information and bidding on the Collateral, including, but not limited to, execution of the NDA.

Prospective bidders will be required to represent in writing to the Secured Party that they are purchasing the Collateral for their own account and not acquiring the Collateral with a view toward the sale or distribution thereof and will not resell the Collateral unless pursuant to a valid registration under applicable federal and/or state securities laws, or a valid exemption from the registration thereunder. The Collateral has not been registered under such securities laws and cannot be sold by the winning bidder(s) without registration or application of a valid exemption. The Collateral will be offered for sale at the Public Sale "AS-IS, WHERE-IS", and there are no express or implied warranties or representations of any kind or nature whatsoever, including without limitation, relating to title, possession, quiet enjoyment, merchantability, fitness, or the like as to the Collateral. The sale of the Collateral is specifically subject to all taxes, liens (other than those of Secured Party), claims, assessments, liabilities and encumbrances, if any, that may exist against the Collateral under the UCC or other applicable law. The winning bidder(s) will be responsible for the payment of all transfer taxes, stamp duties and similar taxes incurred in connection with the purchase of the Collateral.

All inquiries concerning this Notice of Disposition of Collateral and the Terms of Sale (including requirements to be a "qualified bidder") shall be made to: Diana Peterson of AW Properties Global, through its auction division AuctionWorks at dianap@awproperties.com. Any person making any inquiry or request must: (i) disclose the person or entity on whose behalf such information is being sought, (ii) execute the Confidentiality and Non-Disclosure Agreement (the "NDA"), which can be accessed via the website:

<https://auctions.awproperties.com/product/ucc-sale-of-all-personal-property-located-at-14022-us-highway-183-austin-tx-78717/> and (iii) maintain the confidentiality of the information provided. Interested parties who do not contact Ms. Peterson and register before the Public Sale will not be permitted to participate in bidding at the Public Sale.

Debtor is entitled to an accounting of the unpaid Debt (as defined above) secured by the Collateral which Secured Party intends to sell. Secured Party 's charge for an accounting shall be in an amount equal to its costs and expenses (including attorney fees) incurred as a result of providing such accounting. Debtor may request an accounting by emailing Zoe Xing at zoe.xing@civitascapital.com and/or calling her at +1 214.572.2332.

NOTICE OF PUBLIC SALE OF COLLATERAL

PLEASE TAKE NOTICE THAT the "Collateral", as such term is defined in that certain Deed of Trust, dated August 24, 2022, recorded in Document No. 2022100402, Williamson County, Texas (the "Deed of Trust"), that certain Security Agreement ("Security Agreement"), dated August 24, 2022, and that certain Pledge and Security Agreement (the "Pledge Agreement"), dated as of August 24, 2022, each made by Presidio183 LLC, a Texas limited liability company ("Debtor") for the benefit of Pretium Cedar Park Lender, LLC, a Texas limited liability company ("Secured Party"), will be offered for sale at a public auction and sold to the highest "qualified bidder" on October 7, 2025, at 11:30 a.m. Central Time. The sale does not include the real property identified as the Land and Improvements in the Deed of Trust, which is being handled by a separate foreclosure sale.

The sale is held to enforce the rights Secured Party, as secured party under (A) that certain Deed of Trust made as of August 24, 2022 by and between Secured Party and Debtor as modified by that certain Loan Modification Agreement by and among Debtor, Lender, and Guarantors dated as of April 23, 2024 (as modified, the "Loan Agreement"), (B) that certain Security Agreement, and (C) that certain Pledge and Security Agreement, dated as of August 24, 2022 (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "Pledge Agreement" and together with the Loan Agreement and all other agreements entered into by the parties pursuant to the Loan Agreement or the Pledge Agreement, the "Loan Documents"), executed by Debtor in favor of Secured Party.

The Collateral is offered **"AS IS, WHERE IS"**, with all faults, and Secured Party makes no guarantee, representation, or warranty, including without limitation any representation or warranty of merchantability or fitness for use (express or implied), of any kind or nature whatsoever.

Secured Party will be permitted to bid at the sale, and notwithstanding any requirement herein that the sale of the Collateral be for cash, Secured Party may credit bid all or any portion of the outstanding balance of the amounts due under the Loan Documents. Secured Party reserves the right, in its sole and absolute discretion (for any reason or no reason), to (a) reject all bids and terminate, or adjourn to another date and time, the sale as the Secured Party may deem proper, by announcement at the place and on the date of such sale, and any subsequent adjournment thereof,

without further publication, and (b) impose any other commercially reasonable conditions upon the sale of the Collateral as Secured Party may deem proper in its sole and absolute discretion.

Interested parties who desire additional information regarding the Collateral, the Property or the terms of the public sale (including the requirements to be a "qualified bidder") shall execute the NDA (as defined above), which can be accessed via the website:

<https://auctions.awproperties.com/product/ucc-sale-of-all-personal-property-located-at-14022-us-highway-183-austin-tx-78717//>

For questions and inquiries, please contact Diana Peterson of AW Properties Global, through its auction division AuctionWorks at dianap@awproperties.com.