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RECORDED AS PRESENTED
MICHAEL B BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019-072605

Prepared by:
Oak Hill Advisors, L.P.
1114 Avenue of the Americas,
27th Floor
New York, NY 10036

2019 October 23

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Limited Power of Attorney and Ratification



Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust ("WSFS"), having an office at 500 Delaware Avenue, 11th Floor, Wilmington, Delaware 19801, not in its individual capacity but solely as trustee ("Trustee") for each entity listed on Exhibit A (each a "Trust," collectively the "Trusts") does hereby appoint Meridian Asset Services, LLC ("Meridian"), having an office at 3201 34th Street South Suite 310, Saint Petersburg, FL 33711, as Trustee's true and lawful attorney-in-fact to take the following designated actions with respect to any mortgage loan or real estate owned property subject to the Master Services Agreement (as amended, restated, supplemented or otherwise modified from time to time, the "Agreement"), dated as of January 24, 2017 between Meridian and Oak Hill Advisors, L.P. as trust administrator for the Trusts:

1. To execute and deliver any documentation with respect to mortgage/trust deed assignments including but not limited to the execution of assignments to correct errors or to perfect the chain of assignment;
2. To execute and deliver documentation with respect to mortgage note endorsements and/or allonges;
3. To execute and/or deliver documents of correction including but not limited to affidavits and/or quit claim deeds; and
4. To correct ambiguities and errors in documents necessary to effect or undertake any of the items or powers set forth in items (1) to (3) above.

The rights, powers and authority of Meridian as attorney-in-fact under this instrument shall commence on the date of execution hereof (the "Effective Date") and shall not be assigned to any third party by Meridian without the written prior consent of Trustee and Oak Hill Advisors, L.P. Notwithstanding the Effective Date, Trustee, through this Limited Power of Attorney and Ratification, hereby expressly ratifies any and all actions taken by Meridian as attorney in fact for Trustee that were performed between July 12, 2017 and the Effective Date that, but for the date of the action was performed, would have otherwise been authorized under this instrument.

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This instrument is to be construed and interpreted as a limited power of attorney. The enumeration of specific items, acts, rights and powers is not intended to, nor does it give rise to and it is not to be construed as a general power of attorney. Notwithstanding anything herein to the contrary, use of this Limited Power of Attorney and Ratification is restricted to use in connection with the Mortgage Loans as defined in the Agreement and is limited to those actions reasonable and necessary for Meridian to fulfill the provisions of the Agreement in accordance with the terms thereof.

Through its acknowledgment of this Limited Power of Attorney and Ratification, Oak Hill Advisors, L.P., as trust administrator for the Trusts, hereby agrees that the Trusts will indemnify and hold Meridian and its directors, employees, and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgements, suits, cost, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by Meridian of the powers granted to it hereunder. Provided however: (i) the Trusts shall have no duty to indemnify and hold harmless from and against any liabilities, obligations, losses, damages, penalties, actions, judgements, suits, cost, expenses or disbursements that result from the gross negligence or willful misconduct of Meridian or its directors, employees or agents; and (ii) the indemnity provided by each Trust is limited to liabilities, obligations, losses, damages, penalties, actions, judgements, suits, cost, expenses or disbursements incurred by reason or result of or in connection with the exercise by Meridian of the powers granted to it relating to that particular Trust.

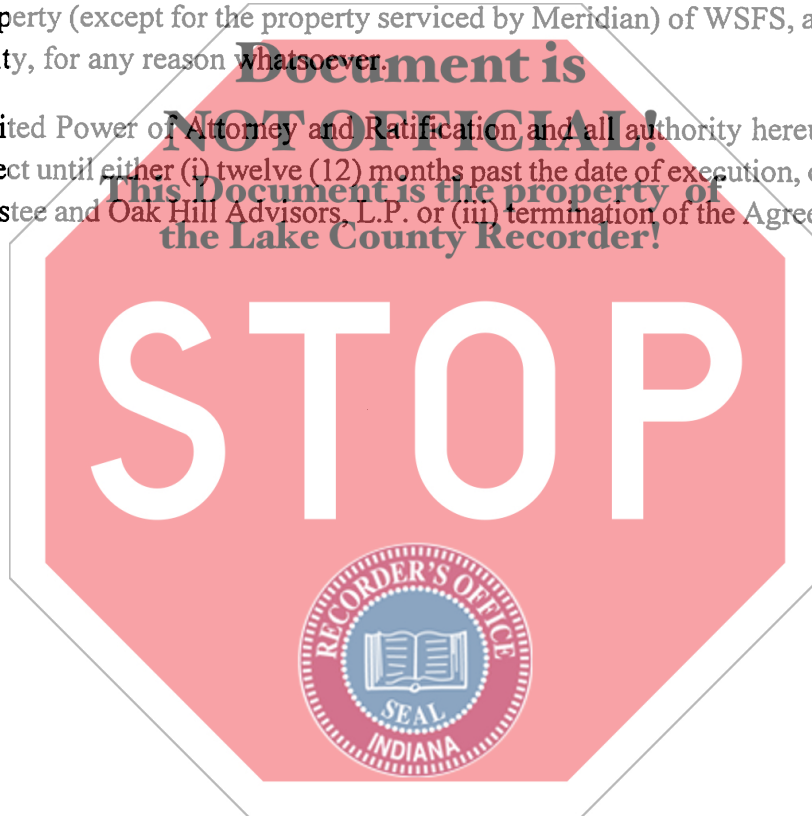
Through its acknowledgment of this Limited Power of Attorney and Ratification, Meridian hereby agrees to indemnify and hold Trustee, and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgements, suits, cost, expenses or disbursements of any kind or nature whatsoever incurred by reason or result of the negligent use of this Limited Power of Attorney and Ratification by Meridian or its directors, employees or agents. The foregoing indemnity shall survive the termination of this Limited Power of Attorney and Ratification.

It is expressly understood and agreed by Meridian and any person relying on this Limited Power of Attorney and Ratification that (a) this Limited Power of Attorney and Ratification is executed and delivered by WSFS, not individually or personally, but solely as Trustee of the Trusts, in the exercise of the powers and authority conferred and vested in it, (b) each of the representations, undertakings and agreements made in this Limited Power of Attorney and Ratification on the part of the Trustee or the Trusts is made and intended not as personal representations, undertakings and agreements by WSFS but is made and intended for the purpose of binding only the Trusts, (c) nothing herein contained shall be construed as creating any liability on WSFS, individually or personally, to perform any covenant either expressed or implied contained herein of the Trustee, the Trusts or Meridian, all such liability, if any, being expressly waived by Meridian and any person relying on this Limited Power of Attorney and Ratification and by any person claiming by, through or under Meridian or such person, (d) WSFS has made no

investigation as to the accuracy or completeness of any representations and warranties made herein and (e) under no circumstances shall WSFS be personally liable for the payment of any indebtedness or expenses of the Trustee, the Trusts or Meridian or be liable for the breach or failure of any obligation, representation, warranty or covenant made or undertaken by the Trustee, the Trusts or Meridian under this Limited Power of Attorney and Ratification or any other related documents executed pursuant to this Limited Power of Attorney and Ratification.


Notwithstanding anything herein to the contrary, this Limited Power of Attorney and Ratification does not, and is not intended to, and will not be construed to, grant any authority to the Meridian to (i) expand, increase, incur, or otherwise impose any duties, liabilities or obligations of or on WSFS, as Trustee or in its individual capacity, or (ii) provide any guaranty, indemnity or property (except for the property serviced by Meridian) of WSFS, as Trustee or in its individual capacity, for any reason whatsoever.

This Limited Power of Attorney and Ratification and all authority hereunder, shall be in full force and effect until either (i) twelve (12) months past the date of execution, or (ii) termination in writing by Trustee and Oak Hill Advisors, L.P. or (iii) termination of the Agreement, whichever is earlier.



IN WITNESS WHEREOF, the undersigned has hereunto caused this Limited Power of Attorney and Ratification to be executed by its duly authorized representative on this 6th day of December, 2018.

Wilmington Savings Fund Society, FSB, D/B/A
Christiana Trust, not in its individual capacity but solely
as trustee for the Trusts


By: 

Name: Devon Almeida

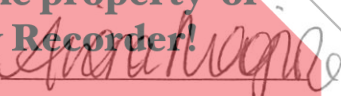
Title: Trust Officer

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Witness 

Name: Christopher Johnson

Witness 

Name: Ariana Maguire

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State of Delaware

County of New Castle



On the 6th day of December in the year 2018 before me, the undersigned, personally appeared Devon Almeida of Wilmington Savings Fund Society, FSB, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signed, sealed and delivered in the presence of: _____

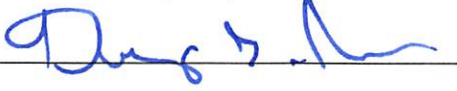


Notary Public: Ruth Ann Bradley
Commission Expires: March 13, 2019



Acknowledged and Agreed:

Oak Hill Advisors, L.P., as trust administrator for the Trusts

By: 

Name: Gregory S. Rubin
Title: Authorized Signatory

MeridianAsset Services, LLC

By: 

Name: Karen Ritter

Title: President

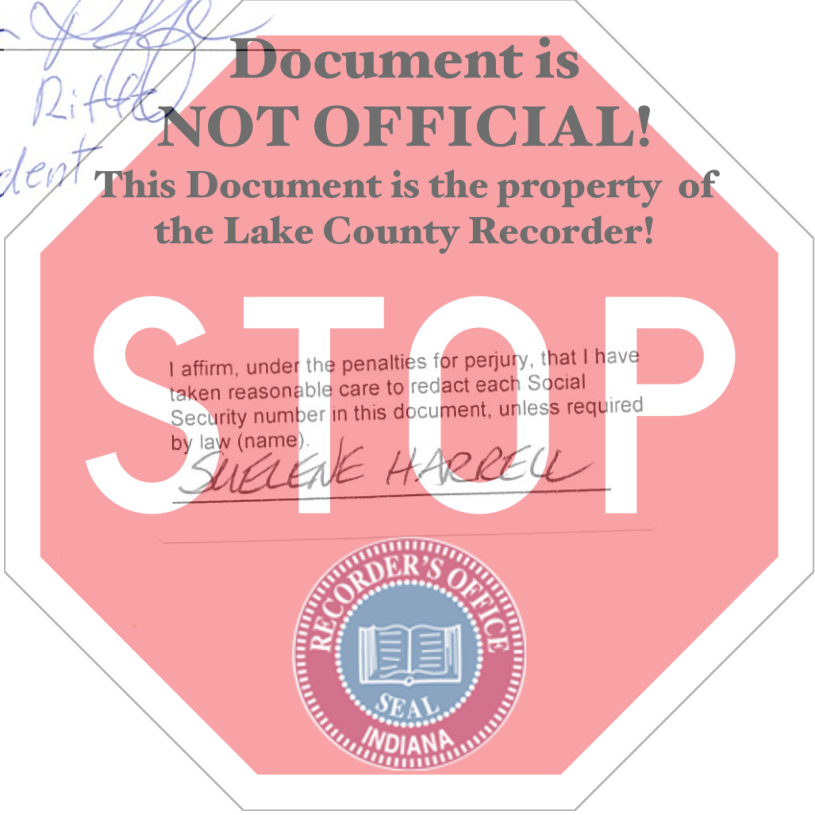


EXHIBIT A

Hilldale Trust

Ventures Trust 2013-II

Ventures Trust 2013-I-H-R

Ventures Trust 2013-I-NH

Ventures Trust 2013-I

