

B. Type of Loan

<input type="radio"/> 1. FHA	<input type="radio"/> 2. FmHA	<input type="radio"/> 3. Conv. Unins.	6. File Number 13-173	7. Loan Number ID:	8. Mortg. Ins. Case Num.
<input type="radio"/> 4. V.A.	<input type="radio"/> 5. Conv. Ins.				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER:	Florida Holding 4800 LLC., a Florida limited liability company				
Address of Borrower:	3710 N.W. 19th Street, Coconut Creek, Florida 33066				
E. NAME OF SELLER:	Lauderhill Mall Investment, LLC, a Florida limited liability company				
Address of Seller:	696 N.E. 125th Street, North Miami, Florida 33161				
F. NAME OF LENDER:	Lauderhill Mall Investment, LLC, a Florida limited liability company				
Address of Lender:	696 N.E. 125th Street, North Miami, Florida 33161				
G. PROPERTY LOCATION:	4200 N.W. 16 Street, Florida				
H. SETTLEMENT AGENT:	Gary Silberman, P.A.				
Place of Settlement:	2665 S. Bayshore Drive, #725, Coconut Grove, Florida 33133				
I. SETTLEMENT DATE:	5/17/13				
DISBURSEMENT DATE: 5/17/13					

J. Summary of borrower's transaction		K. Summary of seller's transaction	
100. Gross amount due from borrower:		400. Gross amount due to seller:	
101. Contract sales price	4,800,000.00	401. Contract sales price	4,800,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (Line 1400)	124,003.16	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance:		Adjustments for items paid by seller in advance:	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross amount due from borrower:	4,924,003.16	420. Gross amount due to seller:	4,800,000.00
200. Amounts paid or in behalf of borrower:		500. Reductions in amount due to seller:	
201. Deposit or earnest money	460,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	228,285.70
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204. Principal amount of second mortgage		504. Payoff of first mortgage loan	2,533,824.28
205.		505. Payoff of second mortgage loan	
206.		506. Deposits held by seller	
207. Principal amt of mortgage held by seller	1,920,000.00	507. Principal amt of mortgage held by seller	1,920,000.00
208.		508.	
209.		509. Utility Escrow	2,500.00
Adjustments for items unpaid by seller:		Adjustments for items unpaid by seller:	
210. City/town taxes		510. City/town taxes	
211. County taxes from 01/01/13 to 05/17/13	38,579.09	511. County taxes from 01/01/13 to 05/17/13	38,579.09
212. Fire Rescue Assessments from 01/01/13 to 05/17/13	9,277.06	512. Fire Rescue Assessments from 01/01/13 to 05/17/13	9,277.06
213. Credit for Security Deposit	19,087.23	513. Credit for Security Deposit	19,087.23
214. Credit for Advance Rent	2,450.00	514. Credit for Advance Rent	2,450.00
215. Prorate May, 2013 rent from 05/17/13 to 05/31/13	45,996.64	515. Prorate May, 2013 rent from 05/17/13 to 05/31/13	45,996.64
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total paid by/for borrower:	2,495,390.02	520. Total reductions in amount due seller:	4,800,000.00
300. Cash at settlement from/to borrower:		600. Cash at settlement to/from seller:	
301. Gross amount due from borrower (line 120)	4,924,003.16	601. Gross amount due to seller (line 420)	4,800,000.00
302. Less amount paid by/for the borrower (line 220)	(2,495,390.02)	602. Less total reductions in amount due seller (line 520)	(4,800,000.00)
303. Cash (<input checked="" type="checkbox"/> From <input type="checkbox"/> To) Borrower:	2,428,613.14	603. Cash (<input type="checkbox"/> To <input type="checkbox"/> From) Seller:	0.00

Substitute Form 1099 Seller Statement: The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

Seller Instructions: If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6262 and/or Schedule D (Form 1040).

Borrower's Initial(s):

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Seller's Initial(s):

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L. Settlement charges				Borrower POC Seller POC	Paid from Borrower's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales/Brokers Com. based on price	\$4,800,000.00	@	4.0000 % =	192,000.00		
701. 192,000.00	4.0000 % to	Marcus & Millichap				
702.	% to					
703. Commission paid at settlement						192,000.00
704.	to					
800. Items payable in connection with loan:				Borrower POC Seller POC		
801. Loan origination fee	1.0000 % to	Lauderhill Mall Investment, LLC, a Florida limited liability company			19,200.00	
802. Loan discount	% to					
803. Appraisal fee	to	Clobus, McLemore & Duke, Inc.		5000.00		
804. Credit report	to					
805. Lender's inspection fee	to					
806. Mortgage insurance application fee	to					
807. Assumption Fee	to					
808.	to					
809.	to					
810.	to					
811.	to					
900. Items required by lender to be paid in advance:				Borrower POC Seller POC		
901. Interest from	to	@	/day			
902. Mortgage insurance premium for	months to					
903. Hazard insurance premium for	12 years to	Advanced Insurance Underwriters			66,562.66	
904. Flood insurance premium for	years to					
905.	years to					
1000. Reserves deposited with lender:				Borrower POC Seller POC		
1001. Hazard insurance	months @	per month				
1002. Mortgage insurance	months @	per month				
1003. City property taxes	months @	per month				
1004. County property taxes	months @	per month				
1005. Annual assessments	months @	per month				
1006. Flood insurance	months @	per month				
1007.	months @	per month				
1008.	months @	per month				
1009. Aggregate accounting adjustment						
1100. Title charges:				Borrower POC Seller POC		
1101. Settlement or closing fee	to Gary Silberman, P.A.				1,500.00	
1102. Abstract or title search	to Attorney's Title Fund Services, LLC					250.00
1103. Title examination	to					
1104. Title insurance binder	to					
1105. Document preparation	to					
1106. Attorney's fees	to					
1107. Attorney's Fees	to Gary Silberman, P.A.				5,000.00	
(includes above item numbers:)			
1108. Title Insurance	to Old Republic Nat. Title/Gary Silberman				14,600.00	
(includes above item numbers:)			
1109. Lender's coverage (Premium):	\$1,920,000.00 (\$25.00)					
1110. Owner's coverage (Premium):	\$4,800,000.00 (\$14,575.00)					
1111. Endorse: 8.1-25;F9-1,460.00					1,485.00	
1112. Lien Search	to Florida Property Search					659.00
1113.	to					
1200. Government recording and transfer charges:						
1201. Recording fees	Deed	\$18.50 Mortgage(s)	\$256.50 Releases	\$105.00	275.00	105.00
1202. City/county tax/stamps	Deed	Mortgage(s)	\$3,840.00		3,840.00	
1203. State tax/stamps	Deed	\$33,600.00 Mortgage(s)	\$6,720.00		6,720.00	33,600.00
1204. Record Amendment to Parking Easement	to	Board of County Commissioners				44.00
1205. Record Notice of Termination	to	Board of County Commissioners				37.00
1300. Additional settlement charges:				Borrower POC Seller POC		
1301. Survey	to				2,500.00	
1302. Pest Inspection	to					
1303. Property Condition Assessment	to	Property Consulting Group	1000.00		1,400.00	
1304. Phase I Environmental Site Assmt	to	Property Consulting Group	1000.00		600.00	
1305. Outstanding Water-Account #0416533	to	City of Lauderhill				66.56
1306. Outstanding Water-Account #0416534	to	City of Lauderhill				1,037.64
1307. Courier/recording/payoffs	to	Federal Express			85.00	40.00
1308. Wire Fees	to	City National Bank			40.00	20.00
1309. Additional expenses	(See Attached Addendum)				195.50	426.50
1400. Total settlement charges:						
(Enter on lines 103, Section J and 502, Section K)					124,003.16	228,285.70

Borrower's Initial(s):

Seller's Initial(s):

HUD-1 SETTLEMENT STATEMENT ADDENDUM

FILE NUMBER:	13-173
NAME OF BORROWER:	Florida Holding 4800 LLC., a Florida limited liability company
Address of Borrower:	3710 N.W. 19th Street, Coconut Creek, Florida 33066
NAME OF SELLER:	Lauderhill Mall Investment, LLC, a Florida limited liability company
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SETTLEMENT AGENT:	Gary Silberman, P.A.
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	DISBURSEMENT DATE: 5/17/13

Itemization of Additional HUD Line Items

<u>Description</u>	<u>Payee</u>	<u>Borrower POC</u>	<u>Seller POC</u>	<u>Borrower</u>	<u>Seller</u>
Electronically Storage Fee	Life in Colors			35.00	
Record Assignment of Leases	Board of County Commissioners			86.50	
Record UCC-1/County	Board of County Commissioners			27.00	
Record UCC-1/State	Florida UCC, Inc.			47.00	
Record Member's certificate & resolution	Board of County Commissioners				426.50
Total HUD Line 1309 Expense:		0.00	0.00	195.50	426.50

This addendum is attached to a HUD-1 Settlement Statement executed by the aforementioned parties and is attached to said HUD Statement for the purpose of itemizing expenses reflected on line 1309 of page 2 thereof.

Borrower's Initial(s):

Seller's Initial(s):

HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 13-173

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Borrower(s)

Florida Holding 4800 LLC.
a Florida Limited Liability Company

By: _____
Harry Dorvillier
as Managing Member

(Corporate Seal)

Seller(s)

Lauderhill Mall Investment, LLC

By: Lauderhill Members, LLC, a Florida Limited Liability Company

By: _____
Yoram Ishak
its Manager

(Corporate Seal)

Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Gary Silberman, P.A.

By: _____

Date: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.