

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> Conv. Unins. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins. 6. FILE NUMBER: 14766-13-00757 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:
---	---

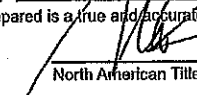
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 309 (14766-13-00757/40)

D. NAME AND ADDRESS OF BUYER: Town of Addison	E. NAME AND ADDRESS OF SELLER: PEG Office, LLC, a Delaware limited liability company 7920 Belt Line Road # 900 Dallas, TX 75254	F. NAME AND ADDRESS OF LENDER:
G. PROPERTY LOCATION: Parcel 20R Addison, TX 00000 Dallas County, Texas Part of Lot 1 Block 1, Belt Line - Marsh Business Par Addison, Dallas County, TX	H. SETTLEMENT AGENT: 58-2451020 North American Title Company PLACE OF SETTLEMENT: 2813 S. Hulst St., Suite 100 Ft. Worth, TX 76109	I. SETTLEMENT DATE: August 5, 2015 DISBURSEMENT DATE: August 5, 2015

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract sales price	8,013.00
102. Personal property	
103. Settlement charges to buyer (line 1400)	
104.	
105.	
<i>Adjustments for items paid by seller in advance</i>	
106. City/Town taxes	
107. County taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	8,013.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Seller Paid Owners Policy	
209. Seller paid Closing Costs	
<i>Adjustments for items unpaid by seller</i>	
210. City/Town taxes	
211. County taxes	
212. Assessments	
213.	
214.	
215. Option Fee Credit	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	0.00
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross amount due from Buyer (Line 120)	8,013.00
302. Less amount paid by/for Buyer (Line 220)	(0.00)
303. CASH FROM BUYER	8,013.00

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	8,013.00
402. Personal property	
403.	
404.	
405.	
<i>Adjustments for items paid by seller in advance</i>	
406. City/Town taxes	
407. County taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	8,013.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first mortgage loan	
505. Payoff of second mortgage loan	
506.	
507.	
508. Seller Paid Owners Policy	
509. Seller paid Closing Costs	
<i>Adjustments for items unpaid by seller</i>	
510. City/Town taxes	
511. County taxes	
512. Assessments	
513.	
514.	
515. Option Fee Credit	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	0.00
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross amount due to Seller (Line 420)	8,013.00
602. Less reductions due Seller (Line 520)	(0.00)
603. CASH TO SELLER	8,013.00

To the best of my knowledge, 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 received to be disbursed in accordance with this statement.


 North American Title Company, Settlement Agent

L. SETTLEMENT CHARGES						PAID FROM BUYER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price	\$	@	%				
Division of Commission (line 700) as Follows:							
701.	to						
702.	to						
703. Commission Paid at Settlement	The following persons, firms or corporations received a portion of the real estate commission amount shown above:						
704.	to						
800. ITEMS PAYABLE IN CONNECTION WITH LOAN							
801. Loan Origination Fee	%	to					
802. Loan Discount	%	to					
803. Appraisal fee		to					
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							
901. Interest From	08/04/15	to	09/01/15	@ \$	/day (28 days %)		
902. Mortgage insurance premium		for	month	to			
903. Hazard insurance premium		for	year	to			
904.		for	year	to			
905.		to					
1000. RESERVES DEPOSITED WITH LENDER							
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.	Months	@ \$			per Month		
1007.	Months	@ \$			per Month		
1008.	Months	@ \$			per Month		
1100. TITLE CHARGES							
1101. Settlement or closing fee		to	North American Title Company				
1102. Abstract or title search		to	North American Title Company				
1103. Title examination		to	North American Title Company				
1104. Title insurance binder		to	North American Title Company				
1105. Document preparation		to					
1106. Courtesy Signing Fee		to			(Third Party)		
1107. Attorney's fees		to	Winstead PC				
	(Includes above item numbers:)						
1108. Title Insurance		to	North American Title Company				
	(Includes above item numbers:)						
1109. Lender's coverage							
1110. Owner's coverage		\$ 8,013.00			238.00		
1111. Courier/Overnight Delivery		to					
1112. Document Download Fee		to					
1113. Tax Certificate		to					
1114. Court Copy Costs		to			Reimbursement		
1115. Escrow Fee		to	North American Title Company				
1116. E Record Fee		to	NATC fbo Simplifile		POC by NATC/\$4 per Doc		
1117. P-24 Premium Split Disclosure		to					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES							
1201. Recording fees: Deed ; Mortgage ; Releases							
1202. City/County tax/stamps: Deed ; Mortgage							
1203. State tax/stamps: Deed ; Mortgage							
1204.		to					
1205.		to					
1300. ADDITIONAL SETTLEMENT CHARGES							
1301. Survey		to					
1302. Pest Inspection		to					
1303.		to					
1304.		to					
1305.		to					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)						0.00	0.00

POC B = Paid Outside of Closing by Borrower/Buyer

POC S = Paid Outside of Closing by Seller

POC L = Paid Outside of Closing by Lender

Acknowledgement Of Receipt Of HUD-1

Buyer: Town of Addison

Seller: PEG Office, LLC, a Delaware limited liability company
7920 Belt Line Road # 900
Dallas, TX 75254

Property Location: Parcel 20R, Addison, TX 00000

Settlement Agent: North American Title Company

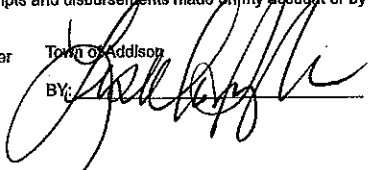
Escrow No.: 14766-13-00757

Settlement Date: August 4, 2015

The undersigned Buyer/Borrower hereby acknowledges receipt of a completed copy of pages 1, 2, & 3 of this HUD-1 Settlement Statement & any attachments referred to herein. The undersigned Seller(s) hereby acknowledges receipt of a completed copy of pages 1 & 2 of this HUD-1 Settlement Statement & any attachments referred to herein.

I have carefully reviewed this 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.

Buyer Town of Addison

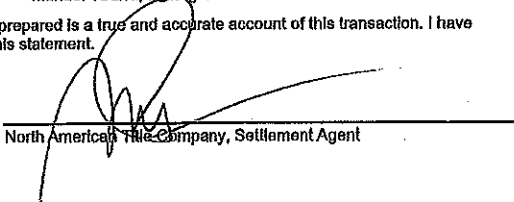
BY: 

Seller PEG Office, LLC, a Delaware limited liability company

BY: PEG Office Mezz, LLC, a Delaware limited liability company
its sole member

BY: 
Manuel Ybarra, Manager

To the best of my knowledge, 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 received to be disbursed in accordance with this statement.



North American Title Company, Settlement Agent