

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: 14766-13-00760			7. LOAN NUMBER:	
		8. MORTGAGE INS CASE NUMBER:				
C. NOTE: <i>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.</i>						
D. NAME AND ADDRESS OF BUYER: Town of Addison		E. NAME AND ADDRESS OF SELLER: ARI Forum LLC, a Delaware limited liability company 20951 Burbank Blvd., Suite B Woodland, CA 91367		F. NAME AND ADDRESS OF LENDER:		
G. PROPERTY LOCATION: Town of Addison's Parcel 25R/ 4002-4006 Bellline Road, Bellline Road Project - Phase 1 Addison, TX 00000 Dallas County, Texas SAC/Bellline Addn, Abst-273, TL Chenoweth Survey, Addison, Dallas County, TX		H. SETTLEMENT AGENT: 58-2451020 North American Title Company PLACE OF SETTLEMENT: 2813 S. Hulen St., Suite 100 Fl. Worth, TX 76109		I. SETTLEMENT DATE: June 5, 2015 DISBURSEMENT DATE: June 5, 2015		

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract sales price	14,756.00
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	14,756.00
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)	14,756.00
302. Less amount paid by/for Buyer (Line 220)	()
303. CASH FROM BUYER	14,756.00

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract sales price	14,756.00
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	14,756.00
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)	14,756.00
602. Less reductions due Seller (Line 520)	(0.00)
603. CASH TO SELLER	14,756.00

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.

[Signature]
North American Title Company, Settlement Agent

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$	@	%	Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
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	06/04/15	to	07/01/15	@ \$	/day (27 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		\$ 14,766.00		272.00	
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	;	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: ARI Forum LLC, a Delaware limited liability company
20951 Burbank Blvd., Suite B, Bellline Road Project - Phase 1
Woodland, CA 91367

Property Location: Town of Addison's Parcel 25R/ 4002-4006 Bellline Road, Bellline Road Project - Phase 1, Addisor

Settlement Agent: North American Title Company

Escrow No.: 14766-13-00760

Settlement Date: June 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: 

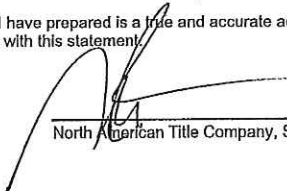
Seller ARI Forum, LLC, a Delaware limited liability company

BY: ARI North Dallas, LLC, a Delaware limited liability company
Its sole member

BY: Adler Realty Investments, Inc., a California corporation
Its manager

BY: 
Michael S. Adler, President

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