



215 North Marengo Avenue, Suite 130 • Pasadena, CA 91101 • (626) 795-5050 • FAX: (626) 449-3552

**SELLER'S ESTIMATED SETTLEMENT STATEMENT**

**PROPERTY:** 16033 East San Bernardino Road **DATE:** May 9, 2018  
 Covina, CA 91722

**SELLER:** California Association for Bilingual Education, a California Non-profit Public Benefit Corporation **CLOSING DATE:** May 15, 2018  
**ESCROW NO.:** 59514LS

|  | <u>DEBITS</u>          | <u>CREDITS</u>         |
|--|------------------------|------------------------|
| <b>FINANCIAL CONSIDERATION</b>                                       |                        |                        |
| Total Consideration  |                        | 1,000,000.00           |
| <b>PAYOFF CHARGES - Bank of the West *ESTIMATE DEMAND NOT IN*</b>    |                        |                        |
| <b>[Total Payoff \$84.00]</b>  |                        |                        |
| Recording Fee  | 9.00                   |                        |
| Statement Fee  | 30.00                  |                        |
| Reconveyance Fee   | 45.00                  |                        |
| <b>PRORATIONS/ADJUSTMENTS</b>  |                        |                        |
| County Taxes at \$832.98/semi-annually from 05/15/2018 to 07/01/2018 |                        | 212.87                 |
| <b>COMMISSION CHARGES</b>  |                        |                        |
| Lee & Associates   | 25,000.00              |                        |
| Vosberg Associates   | 25,000.00              |                        |
| <b>OTHER DEBITS/CREDITS</b>  |                        |                        |
| First American Natural Hazard Disclosures for NHD Report             | 123.95                 |                        |
| <b>TITLE/TAXES/RECORDING CHARGES - First American Title Company</b>  |                        |                        |
| Title - Owner's Title Insurance (optional)                           | 2,403.00               |                        |
| Title - Messenger Fee  | 50.00                  |                        |
| Title - Sub Escrow Fee   | 62.50                  |                        |
| Title - Wire Fee   | 30.00                  |                        |
| Recording Grant Deed   | 50.00                  |                        |
| Recording Trust Deed   | 125.00                 |                        |
| Transfer Tax - County to Los Angeles County                          | 1,100.00               |                        |
| <b>ESCROW CHARGES - Seright Escrow, Inc.</b>                         |                        |                        |
| Title - Escrow Fee   | 1,000.00               |                        |
| Title - Processing Demands   | 50.00                  |                        |
| Title - Drawing Grant Deed   | 50.00                  |                        |
| Title - Messenger Fee  | 85.00                  |                        |
| Title - Wire Fee (if requested)                                      | 45.00                  |                        |
| Title - Audit Fee  | 25.00                  |                        |
| <b>Net Proceeds</b>  | 944,929.42             |                        |
| <b>TOTAL</b>   | <b>\$ 1,000,212.87</b> | <b>\$ 1,000,212.87</b> |

**THIS IS AN ESTIMATE ONLY AND FIGURES ARE SUBJECT TO CHANGE**

California Association for Bilingual Education, a California Non-profit Public Benefit Corporation

By: \_\_\_\_\_  
 Jan Gustafson-Corea, Chief Executive Officer