

CHICAGO TITLE COMPANY

4041 MacArthur Blvd., Suite 400, Newport Beach, CA 92660

Phone: (949) 724-3100 Fax: (949) 258-5103

Sellers Settlement Statement

Final

Escrow Nb: 00081527 - 002 KAH **Close Date:** 11/16/2017 **Proration Date:** 11/16/2017 **Disbursement Date:**

Seller(s): Life Care Residences, Inc., a California corporation
That Certain Revocable Trust Agreement executed February 25, 1997,
by John E. Gamble Jr., and Firouzeh Gamble for the benefit of the
Gamble Family

Propertie
Address: 612, 622, 632, 642, 652, 662 Tranquility Glen
1353, 1385 Oak Hill Drive
Escondido, CA 92027

Address: 1353 Oak Hill Drive
Escondido, CA 92027

Address: 1385 Oak Hill Drive
Escondido, CA 92027

Description	Debit	Credit
TOTAL CONSIDERATION		
Total Consideration		18,540,000.00
ESCROW AND TITLE CHARGES:		
Escrow Charge to Chicago Title Company	4,040.00	
Doc Prep Fee to Chicago Title Company	350.00	
Demand Processing Fee to Chicago Title Company	133.00	
Courier Fee to Chicago Title Company	50.00	
Recording Service Fee to Chicago Title Company	20.00	
Owners Policy for \$18,540,000.00 to Chicago Title Company	16,686.00	
RECORDING FEES:		
Recording Fee-Estimate to Chicago Title Company	331.00	
County Transfer Tax to Chicago Title Company	20,394.00	
ADDITIONAL CHARGES:		
Acquisition Fee to Torrey Pines Development	540,000.00	
Traveling Notary-Invoice no. 54082 to Mobile Signing Services, LLC	150.00	
Net Proceeds to Life Care Residences, Inc., a California corporation	4,000,000.00	
Net Proceeds to Life Care Residences, Inc., a California corporation	9,891,174.29	
PRORATIONS AND ADJUSTMENTS		
Real Property Taxes APN 230-511-22-612 Tranquility from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN 230-511-23-622 Tranquility from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN 230-511-24-632 Tranquility from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN-230-511-25-642 Tranquility from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN-230-511-26-652 Tranquility from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN-230-511-27-662 Tranquility from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN-230-610-55-1353 Oak Hill from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$15.42	3.86	
Real Property Taxes APN-230-511-11-1385 Oak Hill from 11/16/2017 to 1/1/2018 based on the Semi-Annual amount of \$987.06	246.77	
COMMISSIONS		
\$390,000.00 (0% of \$18,540,000.00) to JCH Group	390,000.00	
\$150,000.00 (0% of \$18,540,000.00) to Matthew Parks	150,000.00	
PAYOFFS:		
Ocwen Loan Servicing-612 Tranquility		466,223.03
Principal balance	464,666.90	
Interest From 11/01/2017 through 11/17/2017	1,481.13	
Satisfaction Cost	45.00	
Payoff Fee	30.00	
Ocwen Loan Servicing-622 Tranquility		505,298.72
Principal balance	503,618.44	
Interest From 11/01/2017 through 11/17/2017	1,605.28	
Satisfaction Cost	45.00	
Payoff Fee	30.00	
Chase-632 Tranquility		501,688.84
Principal balance	499,988.50	
Interest From 11/16/2017 through 11/17/2017	184.92	
Interest from 11/1/2017-11/16/2017	1,479.42	
Recording Fee	36.00	
Chase-642 Tranquility		466,249.67
Principal balance	464,666.90	
Interest From 11/15/2017 through 11/17/2017	257.79	
Interest from 11/1/2017 to 11/15/2017	1,288.98	
Recording Fee	36.00	
Ocwen Loan Servicing-652 Tranquility		517,763.42