

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. 'Adjustments for items Unpaid By Seller' are based on estimated amounts, and are subject to adjustment by Borrower(s) and Seller(s) when actual amounts become available.

D. Name and Address of Borrower:
 The City of Hallandale Beach, a Florida municipal corporation
 400 South Federal Highway, Hallandale Beach, FL, 33009

E. Name and Address of Seller:
 Benjie Steven Sperling
 3661 N. 47th Avenue, Hollywood, FL 33021

F. Name and Address of Lender:

G. Property Location:
 609-611 Foster Road, Hallandale, FL 33009 County: Broward Foster Park Block 2 Lot 5 and 6

H. Settlement Agent Name and Address
 Bay Title Company
 2450 NE Miami Gardens Drive, 2nd Floor
 North Miami Beach, FL 33180

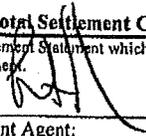
I. Settlement Date:
 February 25, 2011
 Disbursement Date:
 February 25, 2011

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	\$19,000.00	401. Contract sales price	\$19,000.00
102.		402.	
103. Settlement charges to borrower (line 1400)	\$1,177.75	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. from to		406. from to	
107. from to		407. from to	
108. from to		408. from to	
109. from to		409. from to	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due From Borrower	\$20,177.75	420. Gross Amounts Due To Seller	\$19,000.00
200. Amounts Paid By Or In Behalf Of Borrower		500. Reductions In Amount Due To Seller	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$2,174.01
203. Existing loan(s) taken subject to		503. Existing loan (s) taken subject to	
204. Principal amount of 2nd loan		504. Payoff of loan to	
205. Interim Interest (1st loan) from to		505. Payoff of loan to	
206. Interim Interest (2nd loan) from to		506. Payoff of loan to	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. County Property Taxes from 1/1/2011 to 2/25/2011	\$85.80	510. County Property Taxes from 1/1/2011 to 2/25/2011	\$85.80
211. from to		511. from to	
212. from to		512. from to	
213. from to		513. from to	
214. Assumption #1 interest from to		514. Assumption #1 interest from to	
215. Assumption #2 interest from to		515. Assumption #2 interest from to	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	\$85.80	520. Total Reduction Amount Due Seller	\$2,259.81
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross amount due from borrower (line 120)	\$20,177.75	601. Gross amount due to seller (line 420)	\$19,000.00
302. Less amounts paid by/for borrower (line 220)	\$85.80	602. Less reductions in amt. due seller (line 520)	\$2,259.81
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$20,091.95	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$16,740.19

L. Settlement Charges			
700. Total Sales/Broker's Comms. based on price: \$19,000.00 at 0.0%			
Division of Commission (line 700) as follows:			
	Outside Of Closing	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
701. to			
702. to			
703. Commission paid at settlement			
704. to			
800. Items Payable In Connection With Loan			
801. Loan Origination Fee @ to			
802. Loan Discount Fee @ to			
803. Your Adjusted Origination Charges (1st Mortgage) to			
804. to			
805. to			
806. to			
807. to			
808. to			
809. to			
810. to			
811. to			
812. to			
813. to			
814. to			
815. Loan Origination Fee for 2nd Mortgage @ to			
816. Loan Discount Fee for 2nd Mortgage @ to			
817. to			
818. to			
819. to			
820. to			
900. Items Required By Lender To Be Paid In Advance			
901. Interest from to @ per diem			
902. Mortgage Ins. Premium for months to			
903. Hazard Ins. Premium for months to			
904. Flood Ins. Premium for months to			
905. to			
906. Interest from to @ per diem			
1000. Reserves Deposited with Lender			
1001. Hazard Insurance for months @ per month			
1002. Mortgage Insurance for months @ per month			
1003. Flood Insurance for months @ per month			
1004. for months @ per month			
1005. for months @ per month			
1006. for months @ per month			
1007. for months @ per month			
1008. Aggregate Accounting Adjustment			
1100. Title Charges			
1101. Settlement/ Closing Fee to Bay Title Company		\$925.00	
1102. Abstract or Title Search to Bay Title Company			\$250.00
1103. Title Examination to			
1104. Title Insurance Binder to			
1105. Document Preparation to Bay Title Company			\$350.00
1106. Notary Fees to			
1107. Attorney's Fees to			
1108. Title Insurance to Bay Title Company		\$109.25	
1109. Lender's Coverage:			
1110. Owner's Coverage: \$19,000.00			
1111. to			
1112. to			
1113. to			
1114. to			
1115. to			
1116. to			
1117. to			
1118. to			
1119. to			
1120. to			
1200. Government Recording and Transfer Charges			
1201. Recording Fees: Deed = \$18.50 ; Mortgage(s) = ; Release(s) =		\$18.50	
1202. State tax/stamps: Deed = \$133.00; Mortgage(s) =			\$133.00
1203. City/County/stamps: Deed = ; Mortgage =			
1204. Stamps on Note(s):			
1205. Recording Fee - Affidavit to Board of County Commissioners			\$18.50
1206. to			

1300. Additional Settlement Charge			
1301. to			
1302. to			
1303. to			
1304. to			
1305. File Storage Fee & Copies to Bay Title Company		\$75.00	
1306. Courier Fees to Bay Title Company		\$50.00	
1307. 2009 Real Estate Taxes to Broward County Tax Collector			\$718.58
1308. 2010 Real Estate Taxes to Broward County Tax Collector			\$568.93
1309. Courier Fees to Bay Title Company		\$50.00	
1310. O & E/ Information Report to Stewart Title			\$85.00
1311. to			
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1344. to			
1345. to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$1,177.75	\$2,174.01

This 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.



Date: 2/25/2011

Settlement Agent:

I have carefully this 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 this.

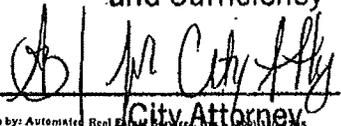
SELLER ALSO UNDERSTANDS THAT THIS IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE ON FORM 1099-S. IF SELLER IS REQUIRED TO FILE A RETURN, A NEGLIGENCE PENALTY OR OTHER SANCTION WILL BE IMPOSED ON SELLER IF THIS ITEM IS REQUIRED TO BE REPORTED AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED.

The City of Hallandale Beach,
a Florida municipal corporation

By: 
Print Name: Mark Antonio
Title: City Manager


Benjie Steven Sperling

Approved as to Form
and Sufficiency


City Attorney