Settlement Statement

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

Type of Loan	6. File Number	7. Loan Number	8. Mortgage Insurance Case Number
1 FHA 2.☐ FmHA 3.☒ Conv. Unins 1 VA 5.☐ Conv. Ins.	BCCC		LDE01132

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.

NAME OF BORROWER: BARBARA CHAMBERS CHILDREN'S CENTER

ADDRESS OF BORROWER: 1470 Irving Street, N.W., Washington, DC 20010

NAME OF SELLER: CAPITAL CITY PUBLIC CHARTER SCHOOL, INC.

ADDRESS OF SELLER: 3029 14th Street, N.W., Washington, DC 20009

NAME OF LENDER: CITY FIRST BANK OF D.C., N.A.

ADDRESS OF LENDER: 2400 14th Street, N.W., Suite B, Washington, D.C. 20009

PROPERTY LOCATION: 1470 Irving Street, N.W.
Washington, DC 20010

SETTLEMENT AGENT: ALAN DRANITZKE, ESQ., LIOTTA, DRANITZKE & ENGEL, LLP

PLACE OF SETTLEMENT: 1666 CONNECTICUT AVENUE, NW, SUITE 250, WASHINGTON, DC 20009

SETTLEMENT DATE: 01/03/2002

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	925,000.00	401. Contract sales price	925,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	279,393.00	403.	
104. Reimbursement 1/2 Appraisal, Survey, Environ.	6,638.00	404. Reimbursement 1/2 Appraisal, Survey, Environ	6,638.00
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109. Rent 01/01/2002 to 01/03/2002	469.00	409. Rent 01/01/2002 to 01/03/2002	469.00
110. to		410. to	
111. to		411. to	
112. to		412. to	
120. GROSS AMOUNT DUE FROM BORROWER ▶	**1,211,500.00**	420. GROSS AMOUNT DUE TO SELLER ▶	**932,107.00**
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT DUE TO SELLER	
201. Deposit or earnest money	7,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	960,000.00	502. Settlement charges to seller(line 1400)	743.75
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
		504. Payoff of first mortgage loan	925,000.00
		City First Bank of D.C.	
		505. Payoff of second mortgage loan	
206. Principal amount of seller financing		506. Principal amount of seller financing	
207. Reimbursement Parking Lot	1,500.00	507. Reimbursement Parking Lot	1,500.00
208.		508.	
209.		509.	
		509a	
		509b	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213. to		513. to	
214. to		514. to	
215. to		515. to	
216. to		516. to	
217. to		517. to	
218. to		518. to	
219. to		519. to	
220. TOTAL AMOUNTS PAID BY OR IN BEHALF OF BORROWER ▶	**968,500.00**	520. TOTAL REDUCTIONS IN AMOUNT DUE SELLER ▶	**927,243.75**
300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT TO/FROM SELLER	
301. Gross amount due from borrower (line 120)	1,211,500.00	601. Gross amount due to seller (line 420)	932,107.00
302. Less amounts paid by/for borrower (line 220)	968,500.00	602. Less reductions in amount due seller (line 520)	927,243.75
303. CASH ☒ From ☐ To BORROWER ▶	**243,000.00**	603. CASH ☒ To ☐ From SELLER ▶	**4,863.25**

RECEIVED
D.C. OFFICE OF ZONING
2007 JAN 26 PM 3:19

BZA
Case No. 16817
Exhibit No. 46

Board of Zoning Adjustment
District of Columbia
CASE NO.16817
EXHIBIT NO.46

L. Settlement Charges			Paid From Borrower's Funds At Settlement	Paid From Seller's Funds At Settlement
700. TOTAL SALES/BROKER'S COM. based on price	@	% =		
Division of Commission (line 700) as follows:				
701.	to			
702.	to			
703. Commission paid at Settlement				
704.	to			
800. Items Payable In Connection With Loan				
801. Loan Origination Fee 1.00 %	to	City First Bank of D.C. ($5,000 POC)	4,600.00	
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. Lender's Attorney's Fees	to	Ballard Spahr Andrews & Ingersoll	5,000.00	
808. UCC Search	to	City First Bank of D.C.	65.00	
809. Good Standing Certificate	to	City First Bank of D.C.	53.00	
810. Flood Certification Fee	to	City First Bank of D.C.	39.00	
811.	to			
812.	to			
813.	to			
814.	to			
815.	to			
900. Items Required By Lender To Be Paid In Advance				
901. Interest from 01/03/2002 to 01/10/2002	@	210.411 /day	1,683.28	
902. Mortgage Insurance Premium for months	to			
903. Hazard Insurance Premium for 1 years	to	Old Dominion Ins. <$7,000.00>	*P.O.C.*	
904. Credit Life Ins Premium years	to			
905. years	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		
1009. Lender Reserve Account			236,047.72	
1100. Title Charges				
1101. Settlement or closing fee	to	Liotta, Dranitzke & Engel, LLP	600.00	350.00
1102. Abstract or title search	to	Metro Abstracts	181.75	
1103. Title examination	to			
1104. Title insurance binder	to	Liotta, Dranitzke & Engel, LLP	35.00	
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to	Liotta, Dranitzke & Engel, LLP	6,000.00	
(includes above items numbers:				
1108. Title insurance *reissue rate: $1,310 credit*	to	Commonwealth Land Title Insurance Co.	2,000.00	
(includes above items numbers:				
1109. Lender's Coverage: 1,158.00		INS AMT: 960,000.00		
1110. Owner's Coverage: 842.00		INS AMT: 1,200,000.00		
1110a				
1111.	to			
1112.	to			
1113.	to			
1200. Government Recording and Transfer Charges				
1201. Recording Fees: Deed $35.00; L-Mortgage(s) $245.00; S-Mortgage(s) ; Releases $35.00			280.00	35.00
1202. City/county tax/stamps: Deed ; L-Mortgage(s) ; S-Mortgage(s)				
1203. Transfer Tax: Deed ; Recordation Tax ; Seller Note				
1204. Security Agreement		DC Treasurer	75.00	
1205. Recording Fees: Allocation Agreement		DC Treasurer	95.00	95.00
1300. Additional Settlement Charges				
1301. Survey	to	Ben Dyer Associates, Inc.	228.75	228.75
1302. Pest Inspection	to			
1303. Roof Inspection	to			
1304. Consulting Fees	to	Davis Development	15,000.00	
1305. messenger, copies	to	Liotta, Dranitzke & Engel, LLP	142.00	35.00
1306. Environmental Inspection	to	NuWorld Environ.	7,267.50	
1307.	to			
1308.	to			
1309.	to			
1400. **Total Settlement Charges** (enter on lines 103, Section J and 502, SectionK)			**279,393.00**	**743.75**

CERTIFICATION DATE: 01/03/2002

I have carefully reviewed the 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. I further certify that I have received a copy of the HUD - 1 Settlement Statement.

BARBARA CHAMBERS CHILDREN'S CENTER

By: _____ Borrower
Luis Marroquin, President

CAPITAL CITY PUBLIC CHARTER SCHOOL, INC.

By: _____ Seller
Karl Jentoft, Treasurer

_____ Borrower

By: _____ Seller
Rob Falk, Vice President

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

_____ Settlement Agent
ALAN DRANITZKE, ESQ. LIOTTA, DRANITZKE & ENGEL, LLP

01/03/2002 Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a

This page is attached to and made part of the SETTLEMENT STATEMENT in the matter of the conveyancing from the SELLER(S) to the PURCHASER(S), signatory below, the date and place, and of the property shown on page 1 of the two page form HUD-1 involving the undersigned.

DATE

Month Day Year
January 3, 2002

IN REFERENCE TO THE ABOVE CASE, we the undersigned, agree and understand:

1. The SELLER(S) hereby approve and accept the above statement as a correct presentation of my/our agreement with the PURCHASER(S). The SELLER(S) state under the penalties of perjury that there are no other deeds of trust, mortgages, special assessments levied or pending, or other liens or other unpaid bills affecting the property or judgments other than those shown on the Settlement Statement (and those listed are true and correct) and the SELLER(S) hereby guarantee prompt and immediate payment and release and full satisfaction of same.

2. The parties hereto hereby understand and agree that the accuracy of information furnished to LIOTTA, DRANITZKE & ENGEL, LLP the attorneys settling and closing this case, as to insurance, taxes, assessments, principal and interest of assumed deeds of trust, mortgages and other evidences of indebtedness, if any, water and sewer charges, escrow funds and similar items are not guaranteed by said attorneys or any of their employees, although every effort is made to ascertain this information accurately. It is understood and agreed that LIOTTA, DRANITZKE & ENGEL, LLP assume no liability, express or implied, for notices of and/or actual violations of governmental orders or requirements, if any issued by any departments, office, or other authority of local, State, County or Federal government as to occupancy, zoning and/or similar laws, regulations and/or ordinances.

3. The parties understand and agree that LIOTTA, DRANITZKE & ENGEL LLP may make subsequent proper adjustments in the event any information and/or items on the Settlement Statement furnished to them proves incorrect, or escrow or other funds prove insufficient and agree to pay and/or reimburse LIOTTA, DRANITZKE & ENGEL, LLP any further sums thus found to be due since all computations and adjustments are subject to final audit.

We, the undersigned, acknowledge receipt of a true, correct and conformed copy of the original Settlement Statement.

SELLER(S):
CAPITAL CITY PUBLIC CHARTER SCHOOL, INC.

By: Karl Jentoft, Treasurer

By: Rob Falk, V.P.

PURCHASER(S):
BARBARA CHAMBERS CHILDRENS CENTER

By: Luis Marroquin, Pres.

CERTIFIED TO BE A TRUE COPY
By:
ALAN DRANITZKE