



**First American Title Insurance Company
National Commercial Services**

1737 North First Street, Suite 100 • San Jose, CA 95112

Borrower's Estimated Settlement Statement

Property: 3045 Eastern Avenue, Sacramento, CA

File No: NCS-117786-SC

Officer: Rob Tidd/rt

Settlement Date: 10/05/2004

Disbursement Date: 10/05/2004

Borrower: Eastern Gardens Cooperative, Inc.

Address: 3045 Eastern Avenue, Sacramento, CA 95821

Charge Description	Borrower Charge	Borrower Credit
New Loan(s):		
Lender: GMAC Commercial Mortgage		
New Loan Amount		1,251,100.00
MIP Fee	6,256.00	
Prepaid Interest (14 days @ \$232.16/day)	5,784.21	
Deposit to Replacement Reserves	572,430.37	
Financing Fee	12,511.00	
Placement Fee	10,000.00	
Real Estate Tax Escrow	10,218.88	
Property Insurance Escrow	5,349.15	
Liability Insurance Escrow	1,146.24	
MIP Escrow	976.98	
Loan Payoff	631,402.57	
Title/Escrow Charges to:		
Policy-Extended ALTA 1992 Lender's - First American Title Insurance Company	2,078.00	
Endorsements - First American Title Insurance Company	480.00	
Closing-Escrow Fee (1) - First American Title Insurance Company	1,750.00	
Fed Ex/Wire Fees (Estimated) - First American Title Insurance Company	60.00	
Recording Fees (Estimated) - First American Title Insurance Company	250.00	
Disbursements Paid:		
UCC Filing Fees (Estimated) to GKL Corporate/Search, Inc.	150.00	
Professional Services Rendered to Levy, Levy & Levy	8,400.00	
Cash Due From Borrower (Estimated)		18,143.40
	1,269,243.40	1,269,243.40

BORROWER(S):

Eastern Gardens Cooperative, Inc., a
California non-profit corporation

BY: _____

NAME: _____

ITS: _____

Initials: _____