

TICOR TITLE COMPANY OF CALIFORNIA

1500 Quail Street, 3rd Floor, Newport Beach, CA 92660

Phone: (714) 289-3300    Fax: (714) 289-3368

Buyers/Borrowers Settlement Statement  
AMENDED

Escrow No: 00894594 - 021 DN3	Close Date:	Proration Date: 07/27/2022	Disbursement Date:
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Buyer(s)/Borrower(s): One on 4th ST, LLC, a Delaware limited liability company

Lender:BankPlus, a Mississippi banking corporation

Property:713 West 4th Avenue  
Stillwater, OK 74074

Brief Legal:

Loan #:

Description	Debit	Credit
TOTAL CONSIDERATION:		
Total Consideration	52,000,000.00	
Deposit - VERSITY INVEST, LLC ACQUISITIONS		350,000.00
Deposit - VERSITY INVEST, LLC ACQUISITIONS		350,000.00
Deposit - VERSITY INVEST, LLC ACQUISITIONS		100,000.00
Deposit - VERSITY INVEST, LLC ACQUISITIONS		2,048,759.83
Deposit - VERSITY EQUITY CO II LLC		21,020,955.87
NEW AND EXISTING ENCUMBRANCES:		
New Loan from BankPlus, a Mississippi banking corporation		27,500,000.00
NEW LOAN CHARGES: - BankPlus, a Mississippi banking corporation		
Origination Fee to BankPlus, a Mississippi banking corporation	178,750.00	
Flood Fee to BankPlus, a Mississippi banking corporation	15.00	
Appraisal Fee to BankPlus, a Mississippi banking corporation	3,000.00	
Reserve to One on the 4th LeaseCo, LLC	400,000.00	
ESCROW AND TITLE CHARGES:		
Escrow Fee to Ticor Title Company of California	10,400.00	
Extended Coverage for \$52,000,000.00 to Commercial Title & Escrow	20,800.00	
Owner Endorsements to Commercial Title & Escrow	51,490.00	
Lenders Policy for \$27,500,000.00 to Commercial Title & Escrow	190.00	
Coordination Fee to Commercial Title & Escrow	250.00	
Lender Endorsement to Commercial Title & Escrow	190.00	
RECORDING FEES:		
Mortgage Tax & Certificate Fee to Commercial Title & Escrow	27,505.00	
Recording Fees - EST to Commercial Title & Escrow	300.00	
ADDITIONAL CHARGES:		
Loan Origination Fee to Berkadia Commercial Mortgage LLC	206,250.00	
Ltd Plumbing and Electrical Assessment to Partner Engineering and Science, Inc.	7,500.00	
Visual Façade Assessment and Roof Eval to Partner Engineering and Science, Inc.	4,250.00	
ALTA Survey to Keystone Engineering & Surveying	4,500.00	
Tax Estimate to Paradigm Tax Group	1,000.00	
Appraisal to CBRE, Inc - Valuation & Advisory Services	6,500.00	
Legal fees to Mosley LLP	69,290.00	
Legal fees to Sorenson Entity Services, LLC	5,034.59	
Insurance to Alliant Insurance Services, Inc	106,141.00	
Lender legal fees to Hand Arendall Harrison Sale	23,425.00	
legal fees to Irvine Venture Law Firm	3,885.00	
legal fees to Crowe & Dunlevy	3,000.00	
Legal fees to Law Offices of Eric A. Heinz, P.C.	3,800.00	
REFUNDABLE PAD	2,500.00	
legal fees to Higier Allen & Lautin	10,582.50	
Zoning Letter to Partner Engineering and Science, Inc	75.00	
legal fees to Akin Gump Struss Hauer & Feld LLP	13,129.00	
PRORATIONS AND ADJUSTMENTS:		
Corrective Work (p/2nd Amendment)		1,375,000.00
EST 2022 Property taxes @ \$310,844.00 yr (bsd on 7/27 COE)		178,240.19
Residential Rent Collected @ \$215,478.15 mo (bsd 7/27 COE)		34,754.54
Prepaid Rent - Residential@ \$139,298.55 mo (bsd 7/27 COE)		139,298.55
Security Deposits - Residential (bsd on 7/27 COE)		49,701.25
Contracts - Paid by Slr for July services @ \$32,596.86 mo (bsd 7/27 COE)	10,132.67	
Utilities @ \$43,867.80 (bsd on 7/27 COE)		28,877.62
Turn Co - Turn 2022: Engagement Fee	5,000.00	
Sub Totals	53,178,884.76	53,175,587.85
Balance Due From Buyer /Borrower		3,296.91
Totals	53,178,884.76	53,178,884.76