

# stewart title®

Stewart Title of Albuquerque, LLC  
6759 Academy Road NE  
Albuquerque, NM 87109  
(505) 828-1700 Phone  
(505) 821-6065 Fax

February 07, 2014

Sandoval County Courthouse  
Attn: Patrick F. Trujillo, Sandoval County Attorney  
PO Box 40  
Bernalillo, NM 87004

RE: File No.: 01147-5715  
Property: xxx Crick Avenue SE, Albuquerque, NM

Dear Mr. Trujillo,

In connection with your purchase of the above referenced property, enclosed are the following:

ALTA Title Insurance Policy  
Original recorded Special Warranty Deed (Mesa Del Sol to Sandoval County)  
Copy of recorded Special Warranty Deed (Sandoval County to SLO)  
Original recorded Exchange Patent  
Fully Executed Hud-1 Settlement Statement

Your title policy contains important information about the real estate transaction you have just completed. It is your guarantee of ownership. Please remember that our company now has a complete and permanent file for this property and can easily assist you with your title insurance needs in the future should you wish to sell or obtain a loan on your property.

Caution: Before you add any structure to your property, be sure it does not encroach into utility easements or other reserved areas, as it may impair a future sale of your property.

If you have any questions or need further assistance, please feel free to contact our office.

Sincerely,



Michele Leyba for  
Gail Torino  
Escrow Officer

Enclosures

**FINAL**

**A. Settlement Statement**

**U.S. Department of Housing and Urban Development**

OMB Approval No. 2502-0265

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins.	6. File Number: 01147-5715	7. Loan Number:	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	<input type="checkbox"/> Other			

**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 "(POC)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

**D. Name & Address of Borrower:** Sandoval County, P.O. Box 40, Bernalillo, NM 87004

**E. Name & Address of Seller:** Mesa Del Sol, LLC, 5700 University West Blvd., SE, Suite 200, Albuquerque, NM 87106

**F. Name & Address of Lender:**

**G. Property Location:** xxx Crick Avenue SE Albuquerque, New Mexico  
Tract H, Mesa Del Sol Innovation Park II (recorded in NM RE records on 8/8/2008, Book 2008C, Page 175)

**H. Settlement Agent:** Stewart Title of Albuquerque, LLC, 6759 Academy Road NE, Albuquerque, NM 87109, (505) 828-1700  
**Place of Settlement:** 6759 Academy Road NE, Albuquerque, NM 87109

**I. Settlement Date:** 12/6/2013      **Proration Date:** 12/6/2013      **Disbursement Date:** 12/6/2013

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
<b>100. Gross Amount Due from Borrower</b>		<b>400. Gross Amount Due to Seller</b>	
101. Contract sales price	\$525,000.00	401. Contract sales price	\$525,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$297.50	403.	
104.		404.	
105.		405.	
<b>Adjustments for items paid by seller in advance</b>		<b>Adjustments for items paid by seller in advance</b>	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
<b>120. Gross Amount Due from Borrower</b>	<b>\$525,297.50</b>	<b>420. Gross Amount Due to Seller</b>	<b>\$525,000.00</b>
<b>200. Amounts Paid by or in Behalf of Borrower</b>		<b>500. Reductions in Amount Due to Seller</b>	
201. Deposit or earnest money		501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	\$43,756.11
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to PNC	\$478,086.85
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
<b>Adjustments for items unpaid by seller</b>		<b>Adjustments for items unpaid by seller</b>	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513. Pay 2013 Property Taxes to Bernalillo County Treasu	\$3,157.04
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
<b>220. Total Paid by/for Borrower</b>	<b>\$0.00</b>	<b>520. Total Reduction Amount Due Seller</b>	<b>\$525,000.00</b>
<b>300. Cash at Settlement from/to Borrower</b>		<b>600. Cash at Settlement to/from Seller</b>	
301. Gross amount due from borrower (line 120)	\$525,297.50	601. Gross amount due to seller (line 420)	\$525,000.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amount due seller (line 520)	(\$525,000.00)
<b>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</b>	<b>\$525,297.50</b>	<b>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</b>	<b>\$0.00</b>

**ADDENDUM TO HUD-1**

File No.: 01147-5715

Property: xxx Crick Avenue SE, Albuquerque, NM, Tract H, Mesa Del Sol Innovation Park II

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.

The Seller's and Purchaser's/Borrower's signatures hereon acknowledge their approval and signify their understanding that tax and insurance pro-rations and reserves are based on figures for the preceding year or supplied by others or estimated for the current year, and in the event of any change for the current year, all necessary adjustments will be made between Purchaser/Borrower and Seller directly. Any deficit in delinquent taxes or mortgage payoffs will be promptly reimbursed to the Settlement Agent by the Seller.

The Settlement Agent does not warrant or represent the accuracy of information provided by third parties, including that information provided on the last page of this HUD form or POC items, and the parties hold harmless the settlement agent as to any inaccuracy of such matter.

The parties have read the above sentences, recognize that the recitations herein are material, agree to same, and recognize Title Company is relying on the same.

MESA DEL SOL, LLC, a New Mexico limited liability company

By: FC Covington Manager, LLC, a New Mexico limited liability company, Member

By: Forest City NM, LLG, a New Mexico limited liability company, Member

By: *Brian Fennelly*  
Brian Fennelly  
Authorized Signatory

SANDOVAL COUNTY, a political subdivision of the State of New Mexico

By: *Phillip Rio's*  
Name: *Phillip Rio's*  
Title: *County Manager*

The HUD-1 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.

Settlement Agent: *Gail Torino*  
Gail Torino

Date: December 06, 2013

**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 fine and imprisonment. For details, see: Title 18 U.S. Code Sections 1001 and 1010.