

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: Sellers: Thor Ranch, LLC

Purchasers / Borrowers: Fort Bend County

From: Stewart Title Company

Date: December 22, 2011

File No.: 1115733276

Property Address (Subject Property): 8.99 Acres of Land, Fort Bend, TX

This is to give you notice that Stewart Title Company and/or its associates have a business relationship with the settlement service providers listed below.

Stewart Title Company and/or its associates hold a 100% ownership interest in Professional Real Estate Tax Service and an officer of Stewart Title Company and certain of its affiliates owns a minority interest in Morris, Lendais, Hollrah & Snowden, P.C. Because of these relationships, these referrals may provide Stewart Title Company and/or its associates a financial or other benefit.

Set forth below is the **estimated charge or range of charges** for the settlement services listed. You are NOT required to use the listed providers as a condition for the settlement of your loan on, or the purchase, sale, or refinance of, the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND BEST RATE FOR THESE SERVICES.

Provider and Settlement Service	Charge or Range of Charges
Professional Real Estate Tax Service tax certificate(s)	\$22.50 to \$90.00
Morris, Lendais, Hollrah & Snowden, P.C. document preparation	\$50 to \$300 per document

ACKNOWLEDGEMENT

I/We have read this disclosure, and understand that Stewart Title Company and/or its associates is referring me/us to purchase the above described settlement service(s) and may receive a financial or other benefit as the result of these referrals.

Seller(s):

THOR RANCH, LLC

BY: _____

-

NAME: _____


-

TITLE: _____

-

Purchaser(s)/Borrower(s):

FORT BEND COUNTY



Judge Robert E. Hebert
County Judge

After signing, please return to Monroe A Ashworth, 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478, Fax: _____, Email: monroe.ashworth@stewart.com

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: 1115733276	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: Fort Bend County

E. Name & Address of Seller: Thor Ranch, LLC, 25 West 39th Street, 10th Floor, New York, NY 10018

F. Name & Address of Lender:

G. Property Location:
 Tract 1:
 Being 5.308 acres of land located in the I & GNRR Co. Survey, Abstract 365, Fort Bend County, Texas; and being more particularly described by metes and bounds.

 Tract 2:
 Being 3.682 acres of land located in the I & GNRR Co. Survey, Abstract 365, Fort Bend County, Texas; and being more particularly described by metes and bounds.

H. Settlement Agent: Stewart Title Company, 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478, (281)491-7050
Place of Settlement: 14100 Southwest Freeway, Suite 200, Sugar Land, TX 77478

I. Settlement Date: 12/22/2011 **Proration Date:** 12/22/2011 **Disbursement Date:** 12/22/2011


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	\$2,055,921.00	401. Contract sales price	\$2,055,921.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	\$10,691.95	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
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.	
120. Gross Amount Due from Borrower	\$2,066,612.95	420. Gross Amount Due to Seller	\$2,055,921.00
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)	\$9,924.65
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan to International Bank of	\$2,006,516.88
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513. 2011 Property Taxes for Tract 1 1/1/2011 to 12/22/20	\$23,310.13
214.		514. 2011 Property taxes for Tract 2 1/1/2011 to 12/22/20	\$16,169.54
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	\$0.00	520. Total Reduction Amount Due Seller	\$2,055,921.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	\$2,066,612.95	601. Gross amount due to seller (line 420)	\$2,055,921.00
302. Less amounts paid by/for borrower (line 220)	\$0.00	602. Less reductions in amount due seller (line 520)	(\$2,055,921.00)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$2,066,612.95	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$0.00

L Settlement Charges			
		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700.	Total Sales/Broker's Commission		
	Division of commission (line 700) as follows:		
701.			
702.			
703.	Commission paid at settlement		
704.			
800. Items Payable In Connection with Loan			
801.	Loan origination fee		
802.	Loan discount		
803.	Appraisal fee		
804.	Credit report		
805.	Lender's inspection fee		
806.	Mortgage insurance application fee		
807.	Assumption fee		
808.			
809.			
810.			
811.			
812.			
813.			
900. Items Required by Lender to Be Paid in Advance			
901.	Interest from		
902.	Mortgage insurance premium for		
903.	Hazard insurance premium for		
904.			
905.			
1000. Reserves Deposited with Lender			
1001.	Hazard insurance		
1002.	Mortgage insurance		
1003.	City property taxes		
1004.	County property taxes		
1005.	Annual assessments		
1006.			
1007.			
1008.			
1009.			
1100. Title Charges			
1101.	Settlement or closing fee to Stewart Title Company	\$250.00	
1102.	Abstract or title search		
1103.	Title examination		
1104.	Title insurance binder		
1105.	Document preparation		
1106.	Notary fees		
1107.	Attorney's fees to Zimmerman, Axelrad, Meyer, Stern & Wise		\$9,924.65
	Includes above item numbers:		
1108.	Title Insurance to Stewart Title Company	\$10,284.00	
	Includes above item numbers:		
1109.	Lender's coverage		
1110.	Owner's coverage	\$2,055,921.00	\$10,284.00
1111.	Tax Certificate to Stewart Title Company		\$64.95
1112.	State Policy Fee to Stewart Title Policy Gty Fee		\$5.00
1113.	Document Delivery Fee to Stewart Title Company		\$24.00
1200. Government Recording and Transfer Charges			
1201.	Recording fees: Deed	\$64.00	
1202.	City/county tax/stamps:		
1203.	State tax/stamps:		
1204.			
1205.			
1206.			
1300. Additional Settlement Charges			
1301.	Survey		
1302.	Pest inspection		
1303.			
1304.			
1305.			
1306.			
1307.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$10,691.95	\$9,924.65

Items marked "POC" were paid outside the closing by: Borrower (POCB), Lender (POCL), Mortgage Broker (POCM), Other (POCO), Real Estate Agent (POCR), or Seller (POCS).

CERTIFICATION: 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 HUD-1 Settlement Statement. The Settlement Agent does not warrant or represent the accuracy of information provided by any party, including information concerning POC items and information supplied by the lender in this transaction appearing on this HUD-1 Settlement Statement pertaining to "Comparison of Good Faith Estimate (GFE) and HUD-1 Charges" and "Loan Terms", and the parties hold harmless the Settlement Agent as to any inaccuracies in such matters.

FORT BEND COUNTY



Judge Robert E. Hebert
County Judge

THOR RANCH, LLC

BY: _____

NAME: _____

TITLE: _____

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Monroe A Ashworth

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 fine and imprisonment. For details see: Title 18: U.S. Code Section 1001 and Section 1010.