

**Borrower's Final Closing Statement**  
File 88434

5/5/08 4:52 PM

**Stewart Title of California, Inc. (408) 232-2700**

**Borrower's Final Closing Statement**

Borrower(s)	Sapphire Park House Corporation, 3206 Baumberg Avenue, Hayward, CA 94545		
Lender	Wachovia Mortgage, 4101 Wiseman Blvd Bldg 203, San Antonio, TX 78251-4200		
Property	23-29 Abbey Street, San Francisco, CA 94114		
Closing date	04/30/2008	Proration date	None
Bank	SJOCOM - Comerica Bank		
Escrow Unit	2905 - SC - Milpitas (Demello-Martin)		
Escrow Officer	Donna Demello		

	Debit	Credit
<b>New Loan:</b>		
Principal amount of <u>new loan(s)</u> from Wachovia Mortgage.....		1,110,000.00
<b>Additional Credits:</b>		
Closing Fund from Sapphire Park House Corporation.....		47,000.23
<b>Payoffs:</b>		
Payoff Borrower 1st loan to Sequoia Mortgage Capital.....	1,100,844.92	
Principal Balance Good Thru 5/1/2008.....	\$1,085,000.00	
Accrued Interest Good Thru 5/1/2008.....	\$10,701.37	
Interest Good Thru 5/6/2008 @\$356.71000/day.....	\$1,783.55	
late charges.....\$3,250.00 other fees.....\$110.00		
<b>New Loan Charges:</b>		
Loan Origination fee to Sequoia Mortgage Capital.....	11,800.00	
Appraisal Fee to Wachovia Mortgage.....	425.00	
Credit Report to Wachovia Mortgage POCL \$7.30.....		
Tax Service fee to Wachovia Mortgage.....	61.00	
Document Fee to Wachovia Mortgage.....	50.00	
Funding Fee to Wachovia Mortgage.....	50.00	
Flood Zone Ongoing to Wachovia Mortgage.....	9.00	
Flood Zone Initial Determination fee to Wachovia Mortgage.....	3.00	
<u>Yield Spread Premium to Sequoia Mortgage Capital POCL \$11,100.00</u> .....		
Processing fee to Wachovia Mortgage.....	407.00	
<b>Interest Charges:</b>		
Prepaid interest to Wachovia Mortgage		
From 4/30/2008 to 5/1/2008 @ \$228.08000/day.....		228.08
<b>Title Charges:</b>		
<u>Settlement or closing fee to Stewart Title of California, Inc.</u> .....		250.00
Notary fees /Signing fee to Bahareh Shamlou.....		150.00
Title Insurance to Stewart Title of California, Inc. \$1,601.00.....		
<u>Lender's coverage to Stewart Title of California, Inc.</u>		
Liability amount \$1,110,000.00.....		1,601.00
Endorsement fees: to Stewart Title of California, Inc. ....		50.00

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**Recording Fees/Transfer Charges:**

Recording fees: to Stewart Title of California, Inc.

Mortgage \$59.00.....	59.00
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**Additional Charges:**

Property Taxes to Bureau of Delinquent Revenue.....	41,162.23
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processing fee to City and County of San Francisco.....	50.00
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Subtotal:	1,157,000.23	1,157,000.23
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**Balance due to Borrower:**

Totals:	1,157,000.23	1,157,000.23
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The parties herein have been advised that the foregoing amounts are estimates only. We therefore, authorize Stewart Title to change estimated amounts to final amounts owing, to satisfy the items authorized, and to close escrow.

Sapphire Park House Corporation

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By:

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By: