

A-2019-3013871



Chicago Title Insurance Company
 609 Main Street, Ste 2350
 Houston, TX 77002
 Phone: 713-229-8484 Fax: 713-229-0004

CHICAGO TITLE INSURANCE COMPANY

CLOSING STATEMENT

SETTLEMENT DATE: **May 19, 2021** ORDER NO.: **3711001337**
 LOAN NUMBER:
 PURCHASER: **LEGACY EAGLE VIEW, LLC, a Delaware limited liability company** SELLER: **INSITE DEVELOPMENT, LLC, a Pennsylvania limited liability company**
 LENDER: **BDS IV MORTGAGE CAPITAL G LLC**
 PROPERTY: **Eagle View Manufactured Housing Community**
113 Eagle Drive, Hanover, PA - Adams

RECEIVED

JAN 12 2023

**PA PUBLIC UTILITY COMMISSION
 SECRETARY'S BUREAU**

DESCRIPTION	PURCHASER		SELLER	
	Charges	Credits	Charges	Credits
Purchase Price	\$13,250,000.00			\$13,250,000.00
REAL ESTATE COMMISSIONS				
Broker Fee To Mueller & Hoffman LLC	\$232,500.00			
Loan Broker Fee To Jones Lang Lasalle Americas Inc.	\$94,810.00			
LOAN CHARGES To BDS IV MORTGAGE CAPITAL G LLC, a Delaware limited liability company				
Short Term Interest	\$13,174.38			
Origination Fee	\$94,810.00			
Underwriting Fee	\$30,000.00			
Site Inspection Fee	\$3,000.00			
Reserves and Escrow To WELLS FARGO				
Tax Escrow Deposit (\$3,602.31/mo. x 3 mos.)	\$10,806.93			
Insurance Escrow Deposit (\$1,190.68/mo. x 2 mos.)	\$2,381.36			
TITLE PREMIUM To Chicago Title Insurance Company				
Owner's Policy (Coverage \$13,250,000.00)/Loan Policy (Coverage \$9,481,000.00)	\$31,092.50			
301 - Owner's Survey Exception	\$6,218.50			
1100 - Waiver of Arbitration	\$200.00			
1032 - Covenants, Conditions and Restrictions - Improved Land (ALTA 9.2-06)	\$1,554.63			
1271 - Same As Survey (ALTA 25-06)	\$200.00			
1230 - Single Tax Parcel (ALTA 18-06)	\$200.00			
1201 - Access and Entry (ALTA 17-06)	\$3,109.25			

11/19/23

Purchaser/Seller understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

Purchaser/Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes Chicago Title Insurance Company to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

Purchaser:

LEGACY EAGLE VIEW, LLC, a Delaware limited liability company

SEE ATTACHED

By: _____

Printed Name: _____

Title: _____

Seller:

INSITE DEVELOPMENT, LLC, a Pennsylvania limited liability company

By: 

Printed Name: DOUGLAS H. PERWINS

Title: GOLF HEADMAN

Closing or Escrow Agent
Sonia Hernandez

DESCRIPTION	PURCHASER		SELLER	
	Charges	Credits	Charges	Credits
LOAN PAYOFF (Loan No. 46273540 To First National Bank				
Principal Balance			\$1,377,502.78	
Interest through 5/20/2021			\$1,191.43	
LOAN PAYOFF (Loan No. 47362779) To First National Bank				
Principal Balance			\$103,573.29	
Interest thru 5/20/2021			\$89.94	
Satisfaction/Release Fee			\$65.75	
Assignment of Rents Release Fee			\$65.75	
Breakage Fee as of 5/13/2021			\$0.52	
ADJUSTMENTS / PRORATIONS				
2021 School Taxes (paid in advance by seller)	\$3,718.41			\$3,718.41
2021 RE County & Township Taxes	\$6,603.40			\$6,603.40
Rents (May 2021)		\$23,137.49	\$23,137.49	
Propane Charge due to seller	\$18,127.61			\$18,127.61
Final Propane in Tank	\$10,449.00			\$10,449.00
Earnest Money		\$550,000.00		
Loan Amount From BDS IV MORTGAGE CAPITAL G LLC		\$9,481,000.00		
Refund of Loan Good Faith Deposit From BDS IV MORTGAGE CAPITAL G LLC		\$100,000.00		
Sub Totals:	\$15,988,409.27	\$10,154,137.49	\$4,730,768.50	\$13,288,898.42
Amount Owed by Purchaser	\$5,834,271.78			
Amount Due to Seller				\$8,558,129.92

Signatures to follow on next page

[SIGNATURE PAGE]

LEGACY EAGLE VIEW, LLC,
a Delaware limited liability company

By: **LGC MHC II REIT, LLC,**
a Delaware limited liability company,
its Managing Member

By: **Legacy Communities II, LLC,**
a Delaware limited liability company,
its Manager

By: _____
Patrick O'Malley, a manager

Name	Employer ID Number	
INSITE DEVELOPMENT LLC	25-1859631	
Other Current Assets:	Beginning of tax year	End of tax year
LETTER OF CREDIT HELD BY S&T BANK HELD FOR BENEFIT HAMPDEN TWP	75,892.	
Total to Form 1065, Schedule L, line 6 ▶	75,892.	
Other Investments:	Beginning of tax year	End of tax year
EAGLE VIEW LAND LEASE 175 LOTS (120 LEASED, 65 BUILT NOT LEASED YET)	3,409,902.	3,409,902.
EAGLE VIEW EXPANSION LAND (PHASE 3, SUMMIT CONDOS)	640,000.	640,000.
HERD 8 ACRES		
ROST LAND 52 ACRES		
DENGLER PROP 4 ACRES		
HAUCK LANDING IMPROV ALFA & BL CONST CO		
Phase II 2007 costs EAGLE VIEW		
Phase I 2007 costs of 16 lots (Hawks Landing)		
Phase I 2000 to 2003 costs Diller Inc (eagle view)		
See Other Investments		
Total to Form 1065, Schedule L, line 8 ▶	4,049,902.	4,049,902.
Other Assets:	Beginning of tax year	End of tax year
Total to Form 1065, Schedule L, line 13 ▶		



Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
 Harrisburg, PA 17105-3265
GENERAL ASSESSMENTS INVOICE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2020	20-1722727
Fiscal Year	
July 1, 2020 to June 30, 2021	

PAST DUE

- Read carefully Notice of Assessment
- Use return envelope provided
- Make check payable to:
Commonwealth of Pennsylvania
- If you desire confirmation of receipt, use a mailing service that provides one, such as USPS-Return Receipt, or overnight delivery with receipt confirmation

This is a PAYMENT REMINDER. If you have already submitted this payment, please call 717-265-7548 and do not send payment again.

Reported assessable miles (2.4) x \$242.00	\$581.00
PAY THIS AMOUNT WITHIN 30 DAYS	\$581.00

TO RECEIVE PROPER CREDIT FOR YOUR PAYMENT,
 REMOVE THE BOTTOM PART OF THIS INVOICE AT
 THE PERFORATION AND RETURN WITH YOUR
 REMITTANCE

MAIL PAYMENT TO:
 PA PUC
 BAS - FISCAL SECTION
 PO BOX 3265
 HARRISBURG, PA 17105-3265

*check 1015
 11-19-20*

FORN AND CUT HERE



Commonwealth of Pennsylvania
 Pennsylvania Public Utility Commission
 Harrisburg, PA 17105-3265

GENERAL ASSESSMENTS INVOICE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2021	21-1722727
Fiscal Year	
July 1, 2021 to June 30, 2022	

- Read carefully Notice of Assessment
- Use return envelope provided
- Make check payable to:
Commonwealth of Pennsylvania
- If you desire confirmation of receipt, use a mailing service that provides one, such as USPS-Return Receipt, or overnight delivery with receipt confirmation

Reported assessable miles (2.4) x \$355.00	\$852.00
PAY THIS AMOUNT WITHIN 30 DAYS	\$852.00

TO RECEIVE PROPER CREDIT FOR YOUR PAYMENT,
 REMOVE THE BOTTOM PART OF THIS INVOICE AT
 THE PERFORATION AND RETURN WITH YOUR
 REMITTANCE

MAIL PAYMENT TO:
 PA PUC
 BAS - FISCAL SECTION
 400 NORTH STREET
 HARRISBURG, PA 17120

*LETTER NOTIFICATION
 9-12-21*

FOLD AND CUT HERE

RETURN THIS PORTION WITH YOUR REMITTANCE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2021	21-1722727
Fiscal Year	
July 1, 2021 to June 30, 2022	

PAY THIS AMOUNT WITHIN 30 DAYS	\$852.00
---------------------------------------	-----------------



Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission

Harrisburg, PA 17105-3265

GENERAL ASSESSMENTS INVOICE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2021	21-1722727
Fiscal Year	
July 1, 2021 to June 30, 2022	

- Read carefully Notice of Assessment
- Use return envelope provided
- Make check payable to:
Commonwealth of Pennsylvania
- If you desire confirmation of receipt, use a mailing service that provides one, such as USPS-Return Receipt, or overnight delivery with receipt confirmation

Reported assessable miles (2.4) x \$355.00	\$852.00
PAY THIS AMOUNT WITHIN 30 DAYS	\$852.00

TO RECEIVE PROPER CREDIT FOR YOUR PAYMENT,
 REMOVE THE BOTTOM PART OF THIS INVOICE AT
 THE PERFORATION AND RETURN WITH YOUR
 REMITTANCE

MAIL PAYMENT TO:
 PA PUC
 BAS - FISCAL SECTION
 400 NORTH STREET
 HARRISBURG, PA 17120

*LETTER NOTIFICATION
 9-12-21*

FOLD AND CUT HERE

RETURN THIS PORTION WITH YOUR REMITTANCE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2021	21-1722727
Fiscal Year	
July 1, 2021 to June 30, 2022	

PAY THIS AMOUNT WITHIN 30 DAYS	\$852.00
---------------------------------------	-----------------



Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
 Harrisburg, PA 17105-3265

GENERAL ASSESSMENTS INVOICE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2021	21-1722727
Fiscal Year	
July 1, 2021 to June 30, 2022	

- Read carefully Notice of Assessment
- Use return envelope provided
- Make check payable to:
Commonwealth of Pennsylvania
- If you desire confirmation of receipt, use a mailing service that provides one, such as USPS-Return Receipt, or overnight delivery with receipt confirmation

Reported assessable miles (2.4) x \$355.00	\$852.00
PAY THIS AMOUNT WITHIN 30 DAYS	\$852.00

TO RECEIVE PROPER CREDIT FOR YOUR PAYMENT,
 REMOVE THE BOTTOM PART OF THIS INVOICE AT
 THE PERFORATION AND RETURN WITH YOUR
 REMITTANCE

MAIL PAYMENT TO:
 PA PUC
 BAS - FISCAL SECTION
 400 NORTH STREET
 HARRISBURG, PA 17120

*LETTER NOTIFICATION
 9-12-21*

FOLD AND CUT HERE

RETURN THIS PORTION WITH YOUR REMITTANCE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2021	21-1722727
Fiscal Year	
July 1, 2021 to June 30, 2022	

PAY THIS AMOUNT WITHIN 30 DAYS	\$852.00
---------------------------------------	-----------------



Commonwealth of Pennsylvania
Pennsylvania Public Utility Commission
 Harrisburg, PA 17105-3265
GENERAL ASSESSMENTS INVOICE

INSITE RESERVES LLC
 DONALD ERWIN
 1809 TALL PINE DRIVE
 HARRISBURG PA 17110

Invoice Date	Invoice Number
9/10/2020	20-1722727
Fiscal Year	
July 1, 2020 to June 30, 2021	

PAST DUE

- Read carefully Notice of Assessment
- Use return envelope provided
- Make check payable to:
Commonwealth of Pennsylvania
- If you desire confirmation of receipt, use a mailing service that provides one, such as USPS-Return Receipt, or overnight delivery with receipt confirmation

This is a PAYMENT REMINDER. If you have already submitted this payment, please call 717-265-7548 and do not send payment again.

Reported assessable miles (2.4) x \$242.00	\$581.00
PAY THIS AMOUNT WITHIN 30 DAYS	\$581.00

TO RECEIVE PROPER CREDIT FOR YOUR PAYMENT,
 REMOVE THE BOTTOM PART OF THIS INVOICE AT
 THE PERFORATION AND RETURN WITH YOUR
 REMITTANCE

MAIL PAYMENT TO:
 PA PUC
 BAS - FISCAL SECTION
 PO BOX 3265
 HARRISBURG, PA 17105-3265

*check 1015
 11-19-20*

FOLD AND CUT HERE

☰ Gmail

To: *Victoria White* in:sent

X ☰ ()

1 of 6,767

- 99+ Compose
- Mail
- Inbox
- Chat Snoozed
- Spaces Important
- Meet Sent
- Drafts
- Categories
- More

500



donald erwin <insitedhe@gmail.com> to Victoria

Fri, Dec 30, 2022, 10:12 AM (5 days ago)

Victoria. The asset was sold as per the attached. The asset was leased to Insite Reserves, LLC ; However owned by Insite c as shown in the 2020 tax return. Insite reserves, LLC has been terminated upon the sale of Eagle View the community in w asset was a part of and the settlement sheet reflects. Thank you for your attention to this matter. Don Erwin, Sole Member c Insite Reserves.

12 Attachments - Scanned by Gmail

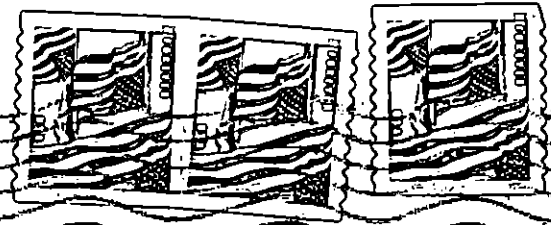


Labels

- [Gmail]Spam
- [Gmail]Trash

[Handwritten Signature]
MEMBER INSITE RESERVES, LLC

ERWIN
1809 Tall Pine Dr.
HRC. PA. 17110



HARRISBURG P&DC 171
WED 04 JAN 2023 PM

VICTORIA WHITE
PUBLIC UTILITY COMMISSION
COMMONWEALTH KEYSTONE BLDG, 3RD FLOOR
400 NORTH ST.
HARRISBURG, PA. 17120

Received by fiscal
1/10/2023
8:25 am

