

UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF OKLAHOMA

U.S. COMMODITY FUTURES)
TRADING COMMISSION and)
OKLAHOMA DEPARTMENT OF)
SECURITIES *ex rel.* IRVING L. FAUGHT,)
)
Plaintiffs,)
)
v.) Case No. 09-cv-1284 (DLR)
)
PRESTIGE VENTURES CORP., a)
Panamanian corporation, FEDERATED)
MANAGEMENT GROUP, INC., a Texas)
corporation, KENNETH WAYNE LEE, an)
individual, and SIMON YANG (a/k/a XIAO)
YANG a/k/a SIMON CHEN), an individual,)
)
Defendants;)
and)
)
SHEILA M. LEE, an individual, DAVID A.)
LEE, an individual, and DARREN LEE, an)
individual,)
)
Relief Defendants.)

**REPORT OF RECEIVER REGARDING SALE OF 2676 PALMETTO
HALL BLVD., MT. PLEASANT, SOUTH CAROLINA**

Stephen J. Moriarty, as Receiver (“Receiver”) for Prestige Ventures Corp., Federated Management Group, Inc., Kenneth Wayne Lee, Simon Yang, Sheila M. Lee, David A. Lee and Darren Lee (collectively the “Prestige Defendants”) hereby makes his report to the Court regarding the sale of 2676 Palmetto Hall Blvd., Mt. Pleasant, South Carolina.

BACKGROUND

1. On November 20, 2009, U.S. Commodities Futures Trading Commission and Oklahoma Department of Securities ex rel. Irving L. Faught (collectively "Plaintiffs") commenced this action alleging that the Prestige Defendants, acting directly or through their agents, employees or officers, fraudulently solicited and accepted at least \$8.7 million from at least 140 members of the general public (the "Investors") to participate in commodity pools for trading commodity futures contracts and other financial instruments, including stocks, stock options, and foreign currency. *Doc. # 4.*

2. On November 20, 2009, this Court entered a Statutory Restraining Order and Order appointing Receiver for the Prestige Defendants (the "Order"). *Doc. # 9*, as amended on March 4, 2010 by *Doc. # 36*. Pursuant to the Order, Receiver was directed to (a) take possession of all assets of the Prestige Defendants, (b) secure the residential and business assets of the Prestige Defendants, and (c) initiate any action to preserve or increase the assets of the Prestige Defendants. *Id., at par. 27 (b), (c) and (h).*

3. On November 29, 2010, this Court entered an order finding that the Darren Lee residence, street address 2676 Palmetto Hall Blvd., Mt. Pleasant, South Carolina (the "Darren Lee Residence"), was purchased with funds received by the Prestige Enterprise from investors and is an asset of the Prestige Enterprise (the "November 29, 2010 Order"). *Doc. # 131 at p. 3, par. 7.* The Court ordered that Receiver was authorized to take possession of, market and sell the Darren Lee Residence and to take all actions necessary to close such sale including, but not limited to, (a) retention of real estate professionals, brokers and/or auctioneers, (b) execution of a deed, bill of sale or other conveyance document and (c) payment of a reasonable real estate commission and/or auctioneer fee. *Id., at p. 7, par. 1.* Finally, the November 29, 2010 Order

directed that Darren Lee vacate the Darren Lee Residence within twenty (20) days. *Id.*, at p. 8, par. 2.

4. On November 30, 2010, Receiver entered into a Listing Agreement with Keller Williams regarding the Darren Lee Residence. A copy of the Listing Agreement is attached hereto as Exhibit "A". Though the Darren Lee Residence was listed for sale, it could not be shown until Darren Lee vacated the premises.

5. On December 8, 2010, Darren Lee filed a Motion to Reconsider the November 29, 2010 Order. *Doc. # 134.*

6. On December 9, 2010, Darren Lee filed a Notice of Appeal from the November 29, 2010 Order. *Doc. # 139.*

7. On December 13, 2010, Darren Lee filed a Motion to Stay the November 29, 2010 Order. *Doc. # 142.*

8. On January 13, 2011, the Court entered an Order denying Darren Lee's Motion to Stay the November 29, 2010 Order. *Doc. # 160.*

9. On January 13, 2011, the Court entered an Order denying Darren Lee's Motion to Reconsider the November 29, 2010 Order. *Doc. # 161.*

10. On January 13, 2011, Receiver notified Darren Lee, in writing, of the need to vacate the Darren Lee Residence on or before February 2, 2011. A copy of the letter is attached hereto as Exhibit "B".

11. On January 27, 2011, Darren Lee filed a Motion to Stay Judgment and Receivership with the 10th Circuit Court of Appeals.

12. On January 31, 2011, the 10th Circuit Court of Appeals denied the Motion to Stay Judgment and Receivership.

13. On February 2, 2011, Darren Lee filed a Motion to Reconsider the 10th Circuit Court of Appeals denial of their Motion to Stay Judgment and Receivership.

14. On February 4, 2011, the 10th Circuit Court of Appeals denied the Motion to Reconsider the denial of the Motion to Stay Judgment and Receivership.

15. Receiver continued to work to get Darren Lee to voluntarily vacate the Darren Lee Residence. Copies of an e-mail chain between Receiver and Darren Lee is attached hereto as Exhibit "C". Finally, Darren Lee agreed to vacate the Darren Lee Residence on February 20, 2011 and Receiver took possession of the Darren Lee Residence on February 21, 2011.

16. When the Receiver took possession of the Darren Lee Residence it had been defaced and vandalized. Pictures of the damage to the Darren Lee Residence were submitted to this Court as part of the Receiver's Status Report filed on February 23, 2011. *Doc. # 166*. As detailed in the Status Report, the damage to the Darren Lee Residence was significant and materially affected the value of the property.

EFFORTS TO SELL THE DARREN LEE RESIDENCE

17. The Darren Lee Residence was shown to prospective buyers on 35 separate occasions. A copy of the Showing Report is attached hereto as Exhibit "D".

18. The highest and best offer for the Darren Lee Residence was submitted by Timothy and Julia Richards in the amount of \$192,500.00 (the "Richards Contract"). A copy of the Richards Contract is attached hereto as Exhibit "E".

19. Through the efforts of Keller Williams and Steve Parsons (the listing agent), the Richards Contract was prepared and delivered to Receiver. Keller Williams and Steve Parsons believe the offer of John Marcus Richards and Lori Richards to purchase the Darren Lee Residence for \$192,500.00 was fair and reasonable.

20. The Richards Contract was the product of arms-length negotiations and its acceptance was in the best interest of the Investors.

21. Receiver accepted the Richards Contract.

22. On April 27, 2011, the sale of the Darren Lee Residence was closed. A copy of the HUD-1 Settlement Statement is attached hereto as Exhibit "F".

23. Receiver is in possession of the net proceeds from the sale (\$177,900.81) and has deposited them in a Prestige Defendants account pending further order of this Court.

DATED APRIL 29, 2011

/s/ Stephen J. Moriarty
Stephen J. Moriarty, OBA #6410
FELLERS, SNIDER, BLANKENSHIP,
BAILEY & TIPPENS, P.C.
100 North Broadway, Suite 1700
Oklahoma City, Oklahoma 73102
Main Phone: (405) 232-0621
Facsimile: (405) 232-9659

RECEIVER

CERTIFICATE OF SERVICE

I hereby certify that on April 29, 2011, I electronically transmitted the attached document to the Clerk of Court using the ECF System for filing and transmittal of a Notice of Electronic Filing to the following ECF registrants: James Holl, Patricia A. Labarthe, Katherine S. Driscoll and Terra S. Bonnell.

I hereby certify that on April 29, 2011, a true and correct copy of the above and foregoing document was mailed by regular first class mail, postage prepaid, to:

SimonYang
1912NW176thTerrace
Edmond, OK 73012

Darren Lee
2676 Palmetto Blvd.
Mount Pleasant, SC 29466

Kenneth Lee
1660 Jorrington Street
Mount Pleasant, SC 29466

David Lee
2676 Palmetto Blvd.
Mount Pleasant, SC 29466

Sheila Lee
1660 Jorrington Street
Mount Pleasant, SC 29466

Darren Lee
2216 Kings Gate
Mt. Pleasant, SC 29466

/s/ Stephen J. Moriarty
Stephen J. Moriarty

563878

EXHIBIT "A"



EXCLUSIVE RIGHT TO SELL AGREEMENT LISTING AGREEMENT

In consideration of the covenants herein contained, Stephen J. Moriarty, Esq., Sole Property Owner(s) (hereinafter called "OWNER") and Keller Williams Real Estate Company (hereinafter called "BROKER"), agree as follows:

For the period of time beginning on November 30, 2010, and ending at midnight on October 31, 2011, Owner hereby grants to Broker the sole and exclusive right to sell the real property known as:

Lot na Block na Section na Subdivision Dunes West

Address 2676 Palmetto Blvd.

Tax Map # 594-10-00-273 City Mount Pleasant Zip 29466

County of Charleston, State of South Carolina.

The real estate described herein includes all improvements, fixtures, appurtenances, and the additional property, if any, described here. Stove, Dishwasher

1. CONSENT TO DISCLOSED DUAL AGENCY/DESIGNATED AGENCY: (INITIAL APPLICABLE CHOICES)

Owner acknowledges receiving an explanation of the types of agency relationships that are offered by brokerage and an Agency Disclosure Form at the first practical opportunity at which substantive contact occurred between the Broker and Owner.

Owner acknowledges that after entering into this written agency contract, Broker might request a modification in order to act as a dual agent or a designated agent in a specific transaction.

If asked:

- NA Permission to act as a dual agent will not be considered.
A Permission to act as a dual agent may be considered at the time I am provided with information about the other party to a transaction. If Owner agrees, Owner will execute a separate written Dual Agency Agreement.
NA Permission to act as a designated agent will not be considered.
A Permission to act as a designated agent may be considered at the time I am provided with information about the other party to a transaction. If Owner agrees, Owner will execute a separate written Designated Agency Agreement.

2. COMPENSATION TO OTHER AGENTS

Broker has advised Owner of Broker's general company policy regarding cooperating with and compensating other agents. Owner authorizes the Broker to cooperate and to compensate the following: (CHECK ALL APPLICABLE CHOICES)

Subagents Buyer Agents Dual Agents Designated Agents None (If this box is checked, property cannot be placed in the multiple listing service.)

3. TERMS: As follows:

A. Broker agrees to employ Broker's best efforts to sell or to secure a contract for the sale of the property for a price of Two Hundred Thirty-Nine Thousand Dollars (\$ 239,000.00) and in return Owner agrees to pay Broker a fee of \$ na or a commission of 6.000 % of gross sales price if Broker, Owner, another broker, or any other person or company produces a Buyer who is ready, willing, and able to purchase the property on the terms described above or on any terms acceptable to Owner. Owner understands that Broker shall pay cooperating agents a fee of \$ na or a commission of 3.000 % of gross sales price. Owner and Broker agree that there shall be no variation or exception in the amount of the fee or commission to be paid, unless specified under Paragraph 25. The brokerage fee shall be earned, due and payable when an agreement to purchase, option, exchange, lease or trade is signed by Owner. However, if Owner shall fail or refuse to sell the described property for the price and terms set forth herein, or if Owner shall fail or refuse to complete the sale of such property under any written Agreement to Buy and Sell Real Estate to which Owner has agreed, Broker's full fee shall be due and payable by Owner.

OWNER, OWNER, AND BROKER HAVE READ THIS PAGE.

Form 220 PAGE 1 OF 5

LOCK BOX AUTHORIZATION ADDENDUM

The undersigned (SELLER) having entered into a listing agreement with Keller Williams Realty (BROKER) dated 11-30-10 pertaining to the sale of 2676 Palmetto Blvd. Mt. Pleasant SC 29466 (PREMISES) hereby authorizes BROKER to use a SentiLock lock box. SELLER acknowledges:

1. A lock box is designated as a repository of a key to the above Premises, permitting access to the interior of the Premises by Participants of the Charleston Trident Multiple Listing Service, Inc. (MLS), and their authorized licensees. Entry by unauthorized persons is possible due to circumstances beyond the control of BROKER or MLS.
2. BROKER advises and requests SELLER safeguarding or removal of valuables now located within said Premises.
3. It is not a requirement of MLS or BROKER that a SELLER allow use of a lockbox. The decision to utilize the lockbox is made solely by the SELLER.
4. Where a tenant/lessee occupies the property, the tenant/lessee consent is required.

SELLER further acknowledges that neither the listing BROKER, any subagent of the Listing BROKER, or any other cooperating broker, the Charleston Trident Association of REALTORS®, or the MLS is an insurer against the loss of SELLER'S personal property; SELLER is advised to verify the existence of, or obtain personal property insurance through SELLER'S insurance agent. SELLER releases BROKER, the MLS and the Charleston Trident Association of REALTORS® from any responsibility for loss of, or damage to property resulting from use of the lockbox.

Receipt of a copy is hereby acknowledged.

Date 11-30-10
SELLER [Signature]

Date _____
SELLER _____

TENANT The TENANT and BROKER have discussed the safeguarding and assuring during the listing period of personal property and valuables located within said PREMISES. The undersigned approves the above provisions and authorizes placement of a lockbox on the PREMISES. TENANT releases BROKER, the MLS and the Charleston Trident Association of REALTORS® from any responsibility for loss of, or damage to, property resulting from use of the lockbox.

Receipt of a copy is hereby acknowledged.

Date _____
TENANT: _____

Date 11-30-10
BROKER [Signature]

FACSIMILE: The parties agree that this document may be communicated by use of a fax and the signatures, initials, and hand written or typewritten modifications to any of the foregoing shall be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party.



Copyright Pending



EXHIBIT "B"



FELLERS SNIDER
ATTORNEYS AND COUNSELLORS AT LAW
FELLERS SNIDER BLANKENSHIP BAILEY & TIPPENS, P.C.

OKLAHOMA CITY ■ TULSA

STEPHEN A. MORIARTY
SHAREHOLDER
ATTORNEY AT LAW

smoriarty@fellerssnider.com

January 13, 2011

(VIA E-MAIL TO dalee26@yahoo.com
and by REGULAR U.S. MAIL)

Darren Lee
2676 Palmetto Hall Blvd.
Mt. Pleasant, SC 29466

Re: *CFTC, et al., v. Prestige Ventures Corp.*, USDC, WDOK, Case N. 09-cv-1284
Court Order of November 29, 2010
Court Order of January 13, 2011 Denying Motion to Reconsider (enclosed)
Court Order of January 13, 2011 Denying Motion for Stay (enclosed)

Dear Mr. Lee:

The Court has denied your Motion to Reconsider and your Motion for Stay. Pursuant to the terms of the November 29, 2010 Order, you are to vacate 2676 Palmetto Hall Blvd. (the "Premises") on or before February 2, 2011.

This is to advise you that I will take physical possession of the Premises on February 3, 2011. I would ask that you remove your personal possessions from the Premises prior to that time. Anything left on the premises will be considered abandoned. On February 3, 2011, I will be changing the locks and you will not have further access to the Premises.

If you have not vacated the Premises by February 2, 2011, I will be compelled to ask the U.S. Marshall to remove you on February 3, 2011.

If you should have any questions regarding the foregoing, please feel free to contact the undersigned.

Very truly yours,

Stephen J. Moriarty, Receiver for
Prestige Ventures Corp., Federated
Management Group, Kenneth and
Sheila Lee, Darren Lee and David Lee

62510;WD550084

EXHIBIT "C"

Stephen Moriarty

From: Stephen Moriarty
Sent: Saturday, February 12, 2011 2:42 PM
To: 'Ken'; 'darren lee'
Subject: FW: CFTC v. Prestige, et al.

Please confirm that you will vacate the properties on or before 2/20/2011. I would hope that the properties would be timely vacated and that I would not have to involve third parties to secure your removal. I am trying not to make this any more difficult.

Stephen J. Moriarty, Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens, P.C.
100 N. Broadway Ave., Suite 1700
Oklahoma City, OK 73102
Main: 405/232-0621
Direct : 405/239-7251
Fax: 405/232-9659

e-mail: smoriarty@fellerssnider.com

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From: Stephen Moriarty
Sent: Wednesday, February 09, 2011 10:27 AM
To: 'Ken'
Subject: RE: CFTC v. Prestige, et al.

I'm sorry but the date cannot be extended. You will need to be out of the property by 2/20/11.

Stephen J. Moriarty, Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens, P.C.
100 N. Broadway Ave., Suite 1700
Oklahoma City, OK 73102
Main: 405/232-0621
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e-mail: smoriarty@fellerssnider.com

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From: Ken [<mailto:klee88@prestigeventures.com>]
Sent: Wednesday, February 09, 2011 10:26 AM
To: Stephen Moriarty
Subject: Re: CFTC v. Prestige, et al.

I have to ask that we be allowed to stay a little longer. My wife is on the verge of a nervous breakdown and I am trying to get enough funds to pay for storage. When I say we have no funds, I mean "0".

Please do all that you can for us.

----- Original Message -----

From: Stephen Moriarty
To: 'Ken'; 'darren lee'
Sent: Monday, February 07, 2011 10:15 AM
Subject: RE: CFTC v. Prestige, et al.

I will accommodate your request.

This will confirm your commitment that the houses will be voluntarily vacated on or before 2/20/11. As of 2/21/11 you will no longer have access to the houses and any property remaining will be deemed abandoned.

Stephen J. Moriarty, Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens, P.C.
100 N. Broadway Ave., Suite 1700
Oklahoma City, OK 73102
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From: Ken [mailto:klee88@prestigeventures.com]
Sent: Monday, February 07, 2011 9:11 AM
To: Stephen Moriarty
Subject: Re: CFTC v. Prestige, et al.

I as that you give us until the 20th as I will have my Social Security check by then to pay for storage and some place to live.

----- Original Message -----

From: Stephen Moriarty
To: 'darren lee'; 'Ken Lee'
Sent: Monday, February 07, 2011 9:42 AM
Subject: RE: CFTC v. Prestige, et al.

Please vacate the houses on or before 2/13/11. I will be taking possession and changing the locks on 2/14/11. At that time you will no longer have access to the properties.

Stephen J. Moriarty, Esq.
Fellers, Snider, Blankenship,
Bailey & Tippens, P.C.
100 N. Broadway Ave., Suite 1700
Oklahoma City, OK 73102
Main: 405/232-0621
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From: darren lee [mailto:dalee26@yahoo.com]
Sent: Friday, February 04, 2011 4:01 PM
To: Stephen Moriarty
Subject: RE: CFTC v. Prestige, et al.

It will take around a week for me to move those two houses.

--- On Wed, 2/2/11, Stephen Moriarty <SMORIARTY@fellerssnider.com> wrote:

From: Stephen Moriarty <SMORIARTY@fellerssnider.com>
Subject: RE: CFTC v. Prestige, et al.
To: "Ken Lee" <klee88@prestigeventures.com>, "dalee26@yahoo.com" <dalee26@yahoo.com>
Date: Wednesday, February 2, 2011, 12:58 PM

As I stated in my prior e-mail, I am not agreeable to an extension of "weeks". Please identify for my consideration a date specific by which you will have vacated the properties.

Stephen J. Moriarty, Esq.

Fellers, Snider, Blankenship,

Builey & Tippens, P.C.

100 N. Broadway Ave., Suite 1700

Oklahoma City, OK 73102

Main: 405/232-0621

Direct : 405/239-7251

Fax: 405/232-9659

e-mail: smoriarty@fellerssnider.com

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From: Ken Lee [mailto:klee88@prestigeventures.com]
Sent: Wednesday, February 02, 2011 11:37 AM
To: Stephen Moriarty
Subject: Re: CFTC v. Prestige, et al.

I thank you for any consideration. We are trying now to do something. If you can give me an extra week or two I hope to be able to find some place to move to.

Thank you and I do appreciate your consideration.

----- Original Message -----

From: Stephen Moriarty
To: 'Ken'; 'dalee26@yahoo.com'
Sent: Wednesday, February 02, 2011 10:23 AM
Subject: RE: CFTC v. Prestige, et al.

Real estate taxes are past due on both properties.

I have requested, but have never received proof of current insurance. I assume there is no insurance in place.

I need immediate access to the properties as we are entering a "selling" season.

While I **MIGHT** be willing to consider an extension of a couple of days, your requested extension of "weeks" is not acceptable. You have known for over two months (since the Court Order of 11/29/10) that this day would come. You have had over two months to accumulate the funds to pay for a relocation.

Please advise when you will voluntarily vacate the premises. If I do not hear back from you by 5:00 p.m. CDT on Friday, February 4, 2011 I will assume you will not voluntarily vacate and I will be forced to take appropriate action.

Stephen J. Moriarty, Esq.

Fellers, Snider, Blankenship,

Bailey & Tippens, P.C.

100 N. Broadway Ave., Suite 1700

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From: Ken [mailto:kleee88@prestigeventures.com]
Sent: Monday, January 31, 2011 4:12 PM
To: Stephen Moriarty
Subject: Re: CFTC v. Prestige, et al.

I just received the message about the motion being denied.

I am destitute have absolutely no funds to move or even find a place to live. I know this is not your problem, but I do ask that we have an extension to be able to make some sort of arrangements about getting out.

Can you give us a couple more weeks or so to vacate. At least I will have a social security check that we can use to find some place to live.

When I say we have no funds, I mean absolutely no funds to live on or pay any sort of rent.

Please do all that you can for us

Thank you,

----- Original Message -----

From: Stephen Moriarty

To: 'kleee88@prestigeventures.com'

Sent: Monday, January 31, 2011 4:06 PM

Subject: FW: CFTC v. Prestige, et al.

The 10th Circuit Court of appeals has denied your request for a stay of execution of the judgment (see attached). I will give you until Monday, February 7, 2011 to vacate the premises. Please advise as to your compliance.

Stephen J. Moriarty, Esq.

Fellers, Snider, Blankenship,

Bailey & Tippens, P.C.

100 N. Broadway Ave., Suite 1700

Oklahoma City, OK 73102

Main: 405/232-0621

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From: Stephen Moriarty
Sent: Thursday, January 13, 2011 1:49 PM
To: 'klee88@prestigeventures.com'
Subject: CFTC v. Prestige, et al.

Please see attached correspondence and attachments.

Stephen J. Moriarty, Esq.

Fellers, Snider, Blankenship,

Bailey & Tippens, P.C.

100 N. Broadway Ave., Suite 1700

Oklahoma City, OK 73102

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related penalties or promoting, marketing or recommending any tax

related matter to another person.

EXHIBIT "D"

Stephen Moriarty

From: autoemail@showings.com
Sent: Saturday, March 26, 2011 1:54 AM
To: Stephen Moriarty
Subject: Showing Report :: 2676 PALMETTO HALL BLVD

CENTRALIZED SHOWING SERVICE
MORE SHOWINGS MORE FEEDBACK MORE EFFICIENT

SHOWING REPORT :: 2676 PALMETTO HALL BLVD

Listing Information

1030372
2676 PALMETTO HALL BLVD
MOUNT PLEASANT, SC 29466

This is your Listing Showing Report. A showing was generated recently on your listing. Below is the list of showings this property has had.

Total number of Showings: 35



Showings

Friday, Mar 25, 2011 10:30 AM-11:30 AM

SHOWING TYPE & RESULT: Showing / Cancelled by Agent
SECOND SHOWING? No

FEEDBACK: No feedback given.

Wednesday, Mar 23, 2011 10:30 AM-11:30 AM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:
Homes needs much work. Buyer likes home, but would want to get estimates first and home has gone to contract. Call me if contract falls through.

Tuesday, Mar 22, 2011 11:00 AM-12:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:
Well, what can I say except it needs soooo much. Second day out looking for out of town buyers. They would prefer a home with a bedroom down and not as much updating. They have decided there are many choices on the market that do not need updating to choose from and that they are not "fixer upper" buyers.

Monday, Mar 21, 2011 4:30 PM-5:30 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Thanks for allowing my clients to view this home again. After viewing it again as well as the redone bank owned home a few houses away (1524 Sweet Myrtle)that needs no work, has new appliances, carpet, paint and so forth for only 5k more...they feel they will move forward with that one. Thanks again. Michele

Monday, Mar 21, 2011 12:00 PM-1:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Client liked with the understanding that carpet being replaced and walls being repaired. New stove too? On the list of his favorites. Thanks.

Sunday, Mar 20, 2011 11:00 AM-12:00 PM

SHOWING TYPE & RESULT: Showing / Could not Contact Seller
SECOND SHOWING? No

FEEDBACK: No feedback given.

Saturday, Mar 19, 2011 11:00 AM-12:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

VEry nice home. Incredible price. They think location is too far from work. Thanks for all your help. This should go pretty quick.

Friday, Mar 18, 2011 11:30 AM-1:30 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

sorry, we did not make the appointment. I will try and reschedule.

Friday, Mar 18, 2011 11:15 AM-12:15 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Thanks for the message on this house Steve. My client can see the potential but not sure he wants to move forward on anything yet.

Thursday, Mar 17, 2011 5:45 PM-6:45 PM

SHOWING TYPE & RESULT: Showing / Cancelled by Agent
SECOND SHOWING? No

FEEDBACK: No feedback given.

Thursday, Mar 17, 2011 2:00 PM-3:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Hey Steve, I showed this house to two different buyers today. this 2nd showing went well. This house is in the top 3. Not sure if we're going to go out again before he makes an offer on something?

Thursday, Mar 17, 2011 9:00 AM-10:00 AM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Nice little house. Needs some TLC but seems to be mainly cosmetic. This was the first time buyer's

first time out. We are going to keep searching but this home may stay on the list if it's not sold by time they take a next step.

Wednesday, Mar 16, 2011 1:30 PM-2:30 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK: No feedback given.

Monday, Mar 14, 2011 2:00 PM-3:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:
My client felt there was too much work to be done. He is not interested. Good luck with the offer you have received. Marty Belk

Sunday, Mar 13, 2011 1:00 PM-3:00 PM

SHOWING TYPE & RESULT: Showing / Cancelled by Agent
SECOND SHOWING? No

FEEDBACK: No feedback given.

Sunday, Mar 13, 2011 12:00 PM-2:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:
Steve, thanks for your voicemail. My clients are first time buyers and are having a hard time seeing past the little things in houses we are viewing. The mother-in-law could see the potential but they were very having a hard time with it.

Friday, Mar 11, 2011 4:00 PM-4:30 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:
Thanks for allowing my clients to view this home. The floor plan was nice. They felt they would need to redo the kitchen and the guest bathroom, replace the carpet and do exterior work. They have place an offer with the thoughts that these things need to be done to put the house in line with others that have sold. That is were they came up with the number 180k. Thanks, Michele

Friday, Mar 11, 2011 3:15 PM-5:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK: No feedback given.

Thursday, Mar 10, 2011 6:45 PM-8:00 PM

SHOWING TYPE & RESULT: Showing / Rescheduled by Seller
SECOND SHOWING? No

FEEDBACK:
Could not get in...will reschedule showing.

Thursday, Mar 10, 2011 1:00 PM-3:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:
Thanks for letting me show. The house needs more work than my buyer is willing to put into it. It's a great layout, though the other issue, is she is looking for a staircase which is not straight down, she was looking for an angled staircase.

Tuesday, Mar 8, 2011 4:45 PM-5:45 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

My client thought the property could have potential, but is concerned it may need too much work for her budget to get it how she would like. I'll keep you posted if she has further interest. Thanks for allowing me to show.

Saturday, Mar 5, 2011 12:00 PM-1:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK: No feedback given.

Saturday, Feb 26, 2011 3:30 PM-4:30 PM

SHOWING TYPE & RESULT: Showing / Declined By Seller
SECOND SHOWING? No

FEEDBACK: No feedback given.

Saturday, Feb 26, 2011 1:30 PM-2:30 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK: No feedback given.

Saturday, Feb 26, 2011 12:00 PM-1:00 PM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Buyer did not care for floor plan.

Saturday, Feb 26, 2011 9:00 AM-10:00 AM

SHOWING TYPE & RESULT: Showing / Setup
SECOND SHOWING? No

FEEDBACK:

Clearly has potential. Will probably go back tomorrow once it's cleaned. Please keep me posted on other interest/activity/offers. I believe my folks will probably put in an offer tomorrow. Thanks for all your help. You and Cheryl have been great! Beth

Monday, Feb 21, 2011 5:15 PM-6:15 PM

SHOWING TYPE & RESULT: Showing / Showing Inst. Restriction
SECOND SHOWING? No

FEEDBACK: No feedback given.

Friday, Feb 11, 2011 4:45 PM-5:45 PM

SHOWING TYPE & RESULT: Showing / Declined By Seller
SECOND SHOWING? No

FEEDBACK: No feedback given.

Monday, Feb 7, 2011 11:00 AM-12:00 PM

SHOWING TYPE & RESULT: Showing / Declined By Seller
SECOND SHOWING? No

FEEDBACK: No feedback given.

Tuesday, Jan 25, 2011 12:00 PM-1:00 PM

SHOWING TYPE & RESULT: Showing / Showing Inst. Restriction
SECOND SHOWING? No

FEEDBACK: No feedback given.

Sunday, Jan 23, 2011 12:00 PM-1:00 PM

SHOWING TYPE & RESULT: Showing / Showing Inst. Restriction
SECOND SHOWING? No

FEEDBACK: No feedback given.

Tuesday, Jan 4, 2011 3:00 PM-5:00 PM

SHOWING TYPE & RESULT: Showing / Showing Inst. Restriction
SECOND SHOWING? No

FEEDBACK: No feedback given.

Wednesday, Dec 29, 2010 10:00 AM-12:00 PM

SHOWING TYPE & RESULT: Showing / Declined By Seller
SECOND SHOWING? No

FEEDBACK: No feedback given.

Wednesday, Dec 29, 2010 10:00 AM-12:00 PM

SHOWING TYPE & RESULT: Showing / Showing Inst. Restriction
SECOND SHOWING? No

FEEDBACK: No feedback given.

Tuesday, Dec 14, 2010 1:00 PM-2:00 PM

SHOWING TYPE & RESULT: Showing / Showing Inst. Restriction
SECOND SHOWING? No

FEEDBACK: No feedback given.

For information regarding this email, contact the listing agent.
This email was generated on 3/26/2011 12:53 AM CT and sent to SMORIARTY@fellerssnider.com.

EXHIBIT "E"

Mar. 22. 2011 3:07PM

No. 2316 P. 1



AGREEMENT TO BUY AND SELL REAL ESTATE RESIDENTIAL



1. PARTIES: This legally binding Agreement entered into on March 20th, 2011 between, Buyer(s), Timothy D. & Julia A. Richards (hereinafter called "BUYER"), and Seller(s), Stephen J. Moriarty, Court appointed Receiver for Prastige Ventures Corp. and Darren E. Lee (hereinafter called "SELLER"). The property shall be deeded in the name(s) of:

THE BUYER SELLER IS LICENSED UNDER THE LAWS OF SOUTH CAROLINA AS A REAL ESTATE LICENSEE.

2. PROPERTY TO BE SOLD: Subject to terms and conditions herein, Seller agrees to sell and Buyer agrees to buy the following described property with improvements and fixtures thereon:

Lot 165 Block Section Subdivision Dunes West Address 2676 Palmetto Hall Blvd. Tax Map # 594-10-00-273 City Mt. Pleasant Zip 29466 County of Charleston, State of South Carolina.

Seller represents that the property is connected to Public sewer system or to septic tank or to public water or to well system or to other

No personal property will convey as a part of this sale, except as described: Refrigerator to convey along with all appliances in house.

3. CONVEYANCE SHALL BE MADE: Conveyance shall be made subject to all easements as well as covenants of record (provided they do not make the title unmarketable) and to all governmental statutes, ordinances, rules and regulations. Seller agrees to convey by marketable title and deliver a proper general warranty deed, if applicable, free of encumbrances, except as herein stated. Seller agrees to pay all statutory deed recording fees. The deed shall be delivered at the stipulated place of closing, and transaction closed on or before April 29th, 2011, not later than 9:00 p.m. Time is of the essence. Seller and Buyer authorize their respective attorneys and the settlement agent to furnish to Listing Broker and Selling Broker copies of the final HUD-1 settlement statement for the transaction for their review prior to closing.

4. POSSESSION: Possession of said property will be given to Buyer at the time of closing. Seller agrees to deliver property free of debris and in a clean condition. The property, including but not limited to, landscaping and lawn, shall be maintained in the same condition from the effective date of this agreement until possession is delivered, ordinary wear and tear excepted. Possession by Buyer before closing or by Seller after closing shall be subject to the terms and conditions of a separate agreement to be executed prior to closing or occupancy.

5. PURCHASE PRICE shall be \$ 192,500 One hundred ninety two thousand five hundred dollars.

6. METHOD OF PAYMENT: Purchase price shall be paid as follows: Cash; or Subject to Financing. Financing to be obtained by Conventional Seller VA FHA Other terms:

7. EARNEST MONEY: This offer is accompanied by an earnest money deposit of \$ 1500.00 Buyer and Seller authorize Carolina One R.E. as Escrow Agent, to hold and disburse earnest money according to the terms of this agreement. Earnest money paid by Cash. Check, or Other. Broker does not guarantee payment of a check or checks accepted as earnest money. All escrow money received shall be deposited as required by South Carolina law and South Carolina Real Estate Commission Rules and Regulations. At the consummation of this sale, the earnest money deposit shall be credited to the Buyer.

BUYER BUYER SELLER SELLER HAVE READ THIS PAGE FORM 310-PAGE 1 of 8

Mar. 22. 2011 8:07PM

No. 2318 P. 2

THE PARTIES UNDERSTAND THAT, UNDER ALL CIRCUMSTANCES, INCLUDING DEFAULT, THE ESCROW AGENT HOLDING THE EARNEST MONEY DEPOSIT WILL NOT DISBURSE IT TO EITHER PARTY UNTIL BOTH PARTIES HAVE EXECUTED AN AGREEMENT AUTHORIZING THE DISBURSEMENT OR UNTIL A COURT OF COMPETENT JURISDICTION HAS DIRECTED A DISBURSEMENT.

8. LOAN PROCESSING AND APPLICATION: Buyer's obligation under this agreement is contingent on Buyer obtaining said loan. Buyer shall apply for a maximum 75 % loan (loan-to-value ratio) within 7 consecutive days from the execution of this Agreement and shall provide Seller with written satisfactory loan approval within 30 consecutive days that contains no credit, income, or asset conditions, unless otherwise set forth in this contract. Time is of the essence. Should the Buyer fail to make loan application or receive approval within said period, and to diligently pursue the application, the Seller shall have the option to terminate this Agreement, with written notice. Buyer also agrees to provide all documents or information requested by the lending company in a prompt and timely manner. Buyer will take any action that is needed or requested by Lender to process the loan application. Buyer further hereby gives permission to Lender to disclose pertinent information concerning the Buyer's credit-worthiness or any other information needed for the loan processing to the listing or cooperating broker(s) or agent(s). If Buyer fails to comply with these above contingencies, Buyer shall be in default of this agreement subject to the terms of paragraph 16. FHA Mortgage Insurance will will not be added to the mortgage. VA funding fee will will not be added to the mortgage.

9. CLOSING COSTS: Unless otherwise agreed, closing costs, including all loan charges and prepaid recurring items, shall be paid as follows:

(a) SELLER shall provide or pay for preparation of deed, any recording charge based on value of property, and all costs necessary to deliver a marketable title, including recording of satisfactions and property taxes to the day of closing.

(b) BUYER shall pay, unless otherwise agreed herein, the cost of the Buyer's credit report, property insurance, appraisal, survey, cost of obtaining loan, discount points, title examination, escrow deposits, and prepaid expenses. The Buyer shall also pay, if applicable, interim interest and mortgage insurance premium or VA funding fee. Buyer's hazard insurance policy shall provide coverage as required by lender. Other terms: _____

10. HOME PROTECTION PLAN COVERAGE: Both parties understand that a third party home warranty Plan will will not be issued at closing. If applicable, the warranty premium will be paid at closing by the Buyer or Seller not to exceed \$ _____.

11. EXPIRATION OF OFFER: The offer from Buyer shall be withdrawn at 3:00 o'clock P M. on March 23rd 2011 unless accepted or countered by Seller in written form prior to such time. Time is of the essence.

12. EXTENSION AGREEMENT: If the transaction has not closed within the stipulated time limit because a contingency has not been satisfied through no fault of either party, then both parties agree to extend this agreement for a period not to exceed 7 consecutive days from the original closing date. Closing shall occur within this time extension, but in no event shall closing occur later than the above extension date. Time is of the essence.

13. ADJUSTMENTS: Taxes, water, all sewer assessments, sewer charges, fuel oil, rents as when collected, insurance premiums, if applicable, and other assessments, including homeowner's association fees, shall be adjusted as of the date of closing. Tax prorrations pursuant to this Agreement are to be based on the tax information available on the date of closing, and are to be prorated on that basis. **BUYER TO BE RESPONSIBLE FOR APPLYING FOR ANY APPLICABLE TAX EXEMPTIONS.** The Buyer or the Seller shall pay for the cost of any Certificate of Assessment, or other similar document, made available, if applicable. Property taxes and rent, as well as other expenses and income of the property, if applicable, shall be apportioned to the date of closing. Annual expenses or income shall be apportioned using 365 days. Monthly property expenses or income shall be apportioned by the number of days in month of closing. Prorrations at closing shall be final.

14. NON-RESIDENT TAX: Seller covenants and agrees to comply with the provisions of South Carolina Code Section 12-8-580 (as amended) regarding withholding requirements of sellers who are not residents of South Carolina as defined in the said statute.

15. RISK OF LOSS OR DAMAGE: In case the property herein referred to is destroyed wholly or partially by fire or other casualty prior to delivery of deed, Buyer or Seller shall have the option for ten (10) days thereafter of proceeding hereunder, or of terminating this Agreement.

BUYER BUYER SELLER SELLER HAVE READ THIS PAGE

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Mar. 22. 2011 8:02PM

No. 2319 P. 3

16. **DEFAULT:** If Buyer or Seller fails to perform any covenant of this Agreement, the other may elect to seek any remedy provided by law, including but not limited to attorney fees and actual costs incurred (as defined in paragraph 17), or terminate this Agreement with a five day written notice. If terminated, both parties shall execute a written release of the other from this contract and both shall agree to hold the Escrow Agent harmless. If either Buyer or Seller refuses to execute release, Escrow Agent will hold the earnest money in trust until said releases are executed or until a court of competent jurisdiction dictates legal disposition.

17. **ACTUAL COST INCURRED** shall include all costs and expenses incurred or obligated for by Buyer, Seller or Broker in an effort to consummate this sale. Such costs shall include, but are not limited to, cost of credit report, appraisal, survey, inspections and reports, title examination, and Broker's fee or commission for this sale.

18. **SURVEY, TITLE EXAMINATION, AND INSURANCE:** The Listing and Cooperating Broker(s) and their Agent(s) recommend that Buyer have a survey of the subject property made, have examination as to the title to the property, obtain owner's title insurance, and that Buyer obtain appropriate hazard insurance coverage effective with the time of closing. All hazard insurance to be canceled and new policies furnished by Buyer at closing unless otherwise stipulated in this Agreement. Flood insurance, if required by Lender at Buyer's option, shall be assigned to Buyer with permission of carrier, and premium prorated to date of closing.

19. **CONDITION OF PROPERTY:**

(A) **Seller's Property Condition Disclosure Statement:** (check one)

Buyer and Seller agree that Seller will not complete nor provide Buyer a Seller's Property Condition Disclosure statement in accordance with South Carolina Code of Laws, as amended, Section 27-50-30, Paragraph (13).

Buyer and Seller agree that a Seller's Property Condition Disclosure statement, as required by South Carolina Code of Laws, as amended, Section 27-50-10, et seq., has been provided to Buyer by Seller prior to the ratification of this agreement. If the Seller discovers, after his delivery of a disclosure statement to a Buyer, a material inaccuracy in the disclosure statement or the disclosure is rendered inaccurate in a material way by the occurrence of some event or circumstance, the Seller shall correct promptly the inaccuracy by delivering a corrected disclosure statement to the Buyer or make reasonable repairs necessitated by the occurrence before closing. Buyer understands that the Seller's Property Condition Disclosure statement is not intended to replace a professional home inspection. Buyer understands and agrees that the Seller's Property Condition Disclosure statement contains statements made solely by the Seller. The Buyer and Seller agree that the Listing and Selling Broker and all affiliated agents are not responsible for the accuracy of any information contained in the Seller's Property Condition Disclosure statement. The Buyer and Seller understands and agrees that the Listing and Selling Broker and all affiliated agents have fully met the requirements of Section 27-50-70 of the South Carolina Code of Laws, as amended.

(B) **Inspection:** Buyer at Buyer's expense shall have the privilege and responsibility of inspecting the structure, square footage, environmental concerns including but not limited to mold, radon gas, lead-based paint and lead-based paint hazards, wetlands study, appurtenant buildings, heating, air conditioning, electrical and plumbing systems as well as built-in appurtenant equipment or appliances. All inspections shall be completed by within 7 days of ratified contract. In the event repairs are necessary to place the heating system, air conditioning, plumbing, and electrical system to be conveyed in operative condition and to make the roof free of leaks, and the dwelling structurally sound, the Seller shall be notified in writing of the specific defects or deficiencies within 48 hours after the inspection date mentioned above. Time is of the essence. If Buyer fails to notify Seller within this time, Buyer shall have waived any and all rights under the terms of this paragraph. If Lender's commitment requires any additional inspections or certifications, these are to be provided by Buyer.

(C) **Maintenance:** After any inspection by Buyer and after repairs, if any, made as a result of any such inspection, the Seller agrees to maintain the heating, air conditioning, plumbing, and electrical systems, as well as all appliances to be conveyed in operative condition, normal wear and tear excepted, until the day of closing or the day possession is given, whichever occurs first. Seller agrees to maintain the property, including lawn, shrubbery and grounds until the day of closing or possession, whichever occurs first.

(D) **Wood Infestation Report:** If the property to be sold has been previously occupied, The Buyer The Seller shall, at their expense, have the property inspected and shall obtain a current Wood Infestation Report (CL 100) from a licensed and bonded pest control operator, on or before within 7 days of ratified contract. Time is of the essence. If Buyer is responsible for having the property inspected as indicated above, but fails to have the property inspected by this date, Buyer shall have waived any and all rights under the terms of this paragraph. The Seller makes no warranties with regard to matters covered by such report or any other improvement unless specifically stated in this agreement. If the infestation report reveals the presence of or damage by termite infestation or other wood destroying organisms, Seller shall

BUYER BUYER SELLER SELLER HAVE READ THIS PAGE

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No. 2318 P. 4

remedy such deficiencies, subject to section (E) below, and shall furnish Buyer with a report of a qualified inspector that property is free from infestation or damage herein mentioned or that infestation or damage has been treated and/or repaired as appropriate in a workmanlike manner on or before closing.

If the property to be sold has not been previously occupied, Seller shall certify that the dwelling has been treated by soil poisoning for the prevention of termites and other wood destroying organisms and shall provide the Buyer, at closing, a written certification from a licensed pest control operator.

(E) Repairs: The cost of all repairs to heating system, air conditioning, plumbing, and electrical system to be conveyed, and to make the roof free of leaks, to address environmental concerns and to make the dwelling structurally sound and provide wood infestation treatment, if any, required by section (B) and (D) above, to be paid by Seller. If the Seller refuses to make these repairs and treatment, the Buyer shall have the option to (1) accept the property in its present condition, (2) negotiate with the Seller for the payment of these repairs and treatment, or (3) terminate this Agreement, subject to paragraph 7. The repairs to any other items are the sole responsibility of Buyer. The obligations of Seller under paragraph 19 terminate on the day of closing or on the day possession is given, whichever occurs first.

(F) Residential Dwellings Built before 1978: (check one of the following)

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards which shall be done, at the Buyer's expense, by midnight on the tenth day after ratification of this contract or by midnight on _____ (Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information). This contingency will terminate at the above predetermined deadline unless the Buyer (or Buyer's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report. The Seller may, at the Seller's option, within _____ days after Delivery of the addendum, elect in writing whether to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Buyer with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs or if the Seller makes a counter-offer, the Buyer shall have _____ days to respond to the counter-offer or remove this contingency and take the property in "as-is" condition or this contract shall become void. Upon such termination, the earnest money deposit of Buyer shall be returned to Buyer and neither party shall have any further rights hereunder. The Buyer may remove this contingency at any time without cause; or

Buyer waives the opportunity to conduct a risk assessment or inspection for lead-based paint and/or lead-based paint hazards.

(G) Megan's Law: The Buyer and Seller agree that the Listing and Selling Broker and all affiliated agents are not responsible for obtaining or disclosing any information contained in the South Carolina Sex Offender Registry. The Buyer and Seller agree that no course of action may be brought against the Listing and Selling Broker and all affiliated agents for failure to obtain or disclose any information contained in the South Carolina Sex Offender Registry. The Buyer and Seller agree that the Buyer and Seller have the sole responsibility to obtain any such information. The Buyer and Seller understand that Sex Offender Registry information may be obtained from the local sheriff's department or other appropriate law enforcement officials.

(H) Disclaimer: The Buyer acknowledges the Seller, except as provided in subparagraphs (B), (C), (D), and (E) of this section, gives no guarantee or warranty of any kind, expressed or implied, as to the physical condition of the property or to the conditions of or existence of improvements, services, appliances or system thereto, or as to merchantability or fitness for a particular purpose as to the property or improvements thereof, and any implied warranty is hereby disclaimed by the Seller.

Neither Buyer nor Seller will hold Cooperating or Listing Broker responsible for any act of negligence or intent by any inspection or repair company employed by Seller or Buyer for the purposes of this agreement. The Seller is not required to make any repairs under any circumstances until Purchaser's financing has been approved.

20. APPRAISED VALUE: (check one)

This agreement is not contingent on the lot or parcel with building and improvements thereon, if any, appraising, according to the lenders appraisal or other appraisal as agreed, for the selling price.

This agreement is contingent on the lot or parcel with building and improvements thereon, if any, appraising, according to the lender's appraisal or other appraisal as agreed, for the selling price or more; if the lot or parcel with building and improvements thereon appraises for less than the selling price, the seller may elect to sell for the appraised value. In such case, the Buyer agrees to proceed with the consummation of this sale at the reduced price. However, if Seller does not agree to sell at the appraised value, the Buyer shall have the option of

BUYER BUYER SELLER SELLER HAVE READ THIS PAGE

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APR 22 2011 0:59PM

No. 2312 P. 5

proceeding with the consummation of the Agreement without regard to the amount of the appraised valuation, or terminate the agreement without penalty.

21. **DISCLAIMER BY BROKERS AND AGENTS:** The parties acknowledge that the Listing and Cooperating Broker(s) and their Agent(s): (1) Give no guaranty or warranty of any kind, express or implied, as to the physical condition of the property or as to condition of or existence of improvement services or systems, thereto, included but not limited to termite damage, roof, basement, appliances, heating and air conditioning systems, plumbing, sewage, electric systems, and to the structure; (2) Give no warranty, express or implied, as to the merchantability or fitness for a particular purpose as to the property or such improvements thereto and any implied warranty hereby disclaimed; (3) Give no warranty as to title; (4) Give no guaranty or warranty concerning (a) any certification or inspection concerning the condition of the property, (b) any matters which would be reflected by current survey of the property, and (c) the accuracy of the published square footage of the property; (5) Buyer acknowledges that Seller and Seller's Agents have not made any oral or written commitments to Buyer regarding (a) projected income or economic benefit for Buyer from rentals; (b) rental arrangements except that Buyer may rent the unit if Buyer so desires or (c) other economic benefits to the Buyer.

22. **COASTAL TIDELANDS & WETLANDS ACT:** In the event the property is affected by the provisions of the South Carolina Coastal Tidelands & Wetlands Act (Section 48-39-10, et seq., South Carolina Code of Laws), an Addendum will be attached to this Agreement incorporating the required disclosures at Buyer's Seller's expense.

23. **MEDIATION CLAUSE.** Any dispute or claim arising out of or relating to this Agreement, the breach of this Agreement or the services provided in relation to this Agreement, shall be submitted to mediation in accordance with the Rules and Procedures of the Dispute Resolution System of the NATIONAL ASSOCIATION OF REALTORS®. Disputes shall include representations made by the Buyer(s), Seller(s) or any real estate broker or other person or entity in connection with the sale, purchase, financing, condition or other aspect of the property to which this Agreement pertains, including without limitation allegations of concealment, misrepresentation, negligence and/or fraud. Any agreement signed by the parties pursuant to the mediation conference shall be binding.

This mediation clause shall survive for a period of 120 days after the date of the closing. The following matters are excluded from mediation hereunder: (a) judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or land contract; (b) an unlawful detainer action; (c) the filing or enforcement of a mechanic's lien; (d) any matter which is within the jurisdiction of a probate court; (e) the filing of a interpleader action to resolve earnest money disputes. The filing of a judicial action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the right to mediate under this provision, nor shall it constitute a breach of the duty to mediate.

24. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, it shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

25. **ENTIRE BINDING AGREEMENT:** This written instrument, including the additional terms and conditions set forth on any documents intended by the parties to be included, expresses the entire agreement and all promises, covenants, and warranties between the Buyer and Seller. It can be changed only by a subsequently written instrument signed by both parties. Both Buyer and Seller hereby acknowledge that they have not received or relied upon any statements or representations by either Broker or their agents which are not expressly stipulated herein. The benefits and obligations shall inure to and bind the parties hereto and their heirs, assigns, successors, executors, or administrators. Whenever used, singular includes plural, and use of any gender shall include all.

26. **FACSIMILE AND OTHER ELECTRONIC MEANS:** The parties agree that the offer, any counteroffer and/or acceptance of any offer or counteroffer may be communicated by use of a fax or other secure electronic means, including but not limited to electronic mail and the internet, and the signatures, initials and handwritten or typewritten modifications to any of the foregoing shall be deemed to be valid and binding upon the parties as if the original signatures, initials and handwritten or typewritten modifications were present on the documents in the handwriting of each party.

27. **TRUST ACCOUNT INTEREST/CHARITABLE CONTRIBUTION:** According to the rules and regulations of the South Carolina Real Estate Commission and the Code of Laws of South Carolina, 1976, as amended, any interest earned on Buyer's earnest money deposit would belong to Buyer until the closing of the transaction referenced in this agreement. It is understood that Broker may may not place deposited earnest monies into an interest bearing trust account. If Buyer's earnest money deposit is deposited into an interest bearing trust account, Broker will retain all interest earned in said account.

BUYER BUYER SELLER SELLER HAVE READ THIS PAGE

FORM 310 PAGE 5 of 6

Ms. 22. 2011 0:14 PM

No. 2313 P. 6

except as set forth herein. Parties have fully read and understand this Agreement and the meaning of its provisions. Parties are legally competent to enter into this agreement and to fully accept responsibility. Parties have been advised to consult with counsel before entering into this agreement and have had the opportunity to do so.

28. CONTINGENCIES: These stipulations shall preempt printed matter herein: (attach and reference addendum if necessary) (1) This contract is contingent on buyers satisfaction with all inspections. (2) Seller to remove concrete fire pit in back. (3) Seller to provide copy of covenants & restrictions within 7 days.

THIS IS A LEGALLY BINDING AGREEMENT. BOTH BUYER AND SELLER SHALL SEEK FURTHER ASSISTANCE IF THE CONTENTS ARE NOT UNDERSTOOD. BOTH BUYER AND SELLER ACKNOWLEDGE RECEIPT OF A COPY OF THIS AGREEMENT. BOTH BUYER AND SELLER ACKNOWLEDGE RECEIVING, READING, AND UNDERSTANDING THE SOUTH CAROLINA REAL ESTATE COMMISSION'S AGENCY DISCLOSURE FORM.

ALL TERMS AND CONDITIONS OF THIS AGREEMENT DO NOT SURVIVE CLOSING UNLESS OTHERWISE SPECIFIED.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties.

BUYER: [Signature] Date March 22, 2011 Time _____

WITNESS: _____ Date _____ Time _____

BUYER: [Signature] Date March 22, 2011 Time _____

WITNESS: _____ Date _____ Time _____

SELLER: [Signature] Date 3/23/11 Time _____

WITNESS: _____ Date _____ Time _____

SELLER: _____ Date _____ Time _____

WITNESS: _____ Date _____ Time _____

LISTING AGENT AND COMPANY Steve Ramsey Keller Williams

SELLING AGENT AND COMPANY Bill Smith, Christine R.P.

SELLING AGENT IS PRESENTING THIS OFFER AS A BUYER'S AGENT OR SUBAGENT OF THE SELLER.

ESCROW AGENT ACKNOWLEDGMENT [Signature]

The foregoing form is available for use by the entire real estate industry. The use of the form is not intended to identify the user as a REALTOR®. REALTOR® is the registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. Expressly prohibited is the duplication or reproduction of such form or the use of the name "South Carolina Association of REALTORS®" in connection with any written form without the prior written consent of the South Carolina Association of REALTORS®. The foregoing form may not be edited, revised, or changed without the prior written consent of the South Carolina Association of REALTORS®.

EXHIBIT “F”



A. Settlement Statement (HUD-1)

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FHG	3. <input checked="" type="checkbox"/> Conv. Unins.	6. File Number: 2011-04-0045 RICHARD	7. Loan Number: 3001170915	8. Mortgage Insurance Case Number:
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.				

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

D. Name and Address of Borrower: Timothy D. Richards Julie A. Richards 2635 Magnolia Woods Drive Mount Pleasant, SC 29564	E. Name and Address of Seller: Darran A. Lee	F. Name and Address of Lender: RBC Bank (USA) Post Office Box 700 Rocky Mount, NC 27802
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G. Property Location: 2626 Palmetto Hill Blvd. Mount Pleasant, SC 29568 Charleston County, South Carolina	H. Settlement Agent: The Law Office of Charles S. Bryan, LLC 280 West Coleman Boulevard, Suite B Mt. Pleasant, SC 29564 Ph. (843)854-0478	I. Settlement Date: April 27, 2011
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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	182,500.00	401. Contract sales price	182,500.00
102. Personal property		402. Personal property	
103. Settlement Charges to Borrower (Line 1400)	3,616.68	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	to	406. City/Town Taxes	to
107. County Taxes	to	407. County Taxes	to
108. Assessments	to	408. Assessments	to
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	186,116.68	450. Gross Amount Due to Seller	182,500.00
200. Amount Paid by or in Behalf of Borrower		500. Reductions in Amount Due Seller:	
201. Escrow or earnest money	1,500.00	501. Excess deposit from instructions	
202. Principal amount of new mortgage	144,575.00	502. Settlement charges to Seller (Line 1400)	12,816.78
203. Existing liens taken subject to		503. Existing lien(s) taken subject to	
204. Credit for BPOC	450.00	504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506. Cash retained (if 1,000.00)	1,000.00
207.		507.	
208.		508.	
Adjustments for items unpaid by Seller:		Adjustments for items unpaid by Seller:	
210. City/Town Taxes	to	510. City/Town Taxes	to
211. County Taxes	01/01/11 to 04/28/11	511. County Taxes	01/01/11 to 04/28/11
212. Assessments	to	512. Assessments	to
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	148,510.41	520. Total Reductions Amount Due Seller	14,598.18
300. Cash at Settlement from/for Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from Borrower (line 120)	186,116.68	601. Gross amount due to Seller (line 450)	182,500.00
302. Less amount paid by/for Borrower (line 220)	(148,510.41)	602. Less reductions due Seller (line 520)	(14,598.18)
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	40,705.87	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	177,901.81

By signing this HUD-1 Settlement Statement, the signatories acknowledge receipt of a completed copy of page 1 of the two page attachment, Supplement Form 1099-E.

BELIEVERS IN O SOLICITATION: THE INFORMATION IN BLOCKS K, G, H, AND ON LINES 401, 406, 407 and 438 IS IMPORTANT TAX INFORMATION AND IS BEING FURNISHED TO THE INTERNAL REVENUE SERVICE. IF YOU ARE REQUIRED TO FILE A RETURN, A PENALTY OR OTHER SANCTION MAY BE IMPOSED ON YOU IF THIS ITEM IS REQUIRED TO BE REPORTED AND THE IRS DETERMINES THAT IT HAS NOT BEEN REPORTED. YOU ARE REQUIRED BY LAW TO PROVIDE THE SETTLEMENT AGENT WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER. IF YOU DO NOT PROVIDE THE IDENTIFICATION WITH YOUR CORRECT TAXPAYER IDENTIFICATION NUMBER, YOU MAY BE SUBJECT TO CIVIL OR CRIMINAL PENALTIES IMPOSED BY LAW.

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the Internal Revenue Service and must furnish the settlement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the 2011 Schedule D (Form 1040) instructions. If the real estate was not your main home, report the transaction on Form 4797, Sales of Business Property, Form 8949, Investment Sale Income, and/or Schedule D (Form 1040), Capital Gains and Losses. You may have to complete (see back) all or part of a Federal mortgage subsidy if at the following occur: (a) you received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage or sell certificate; (b) your original mortgage loan was provided after 1990, and; (c) the sold or disposed of your home at a gain during the first 90 days after you received the Federal mortgage subsidy. This will increase your tax. See Form 8322, Receipts of Federal Mortgage Subsidy on Form 542, Selling Your Home.

If you have already paid the real estate tax for the period that includes the sale date, subtract the amount on Lines 406, 407 & 438 from the amount already paid to determine your deductible real estate tax. If you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other Income" line of Form 1040. For more information, see Pub. 577, Department of the Treasury - Internal Revenue Service.

For Seller's Reductions See Notice, see the 2011 Instructions for Forms 1099, 1098, 8453, and W-92.

UNDER PENALTY OF PERJURY, I CERTIFY THAT THE NUMBER SHOWN BELOW ON THE STATEMENT IS MY CORRECT TAXPAYER IDENTIFICATION NUMBER.

Seller's Signature: [Signature] TaxID# [Number]
 Seller's Signature: [Signature] TaxID# [Number]
 Seller's Signature: [Signature] TaxID# [Number]
 Seller's Signature: [Signature] TaxID# [Number]

The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No credit will be given for an incorrect OMB disclosure if mandatory. This is designed to provide the parties to a RESA-covered transaction with information during the settlement process.

L. Settlement Charges				Paid From	Paid From
700. Total Real Estate Broker Fees				Borrower's	Seller's
Division of commission (line 700) as follows:				Funds of	Funds of
				Borrower	Seller
701. \$ 6,775.00	to Keller Williams Realty				10,050.00
702. \$ 6,775.00	to Carolina One Realty				
703. Commission paid at settlement					
704. Dispersed Field By Salomon Asset	to Carolina One Realty	\$1500.00 (POC)			
705.					
800. Items Payable in Connection with Loan					
801. Origination charges including Origination Point (0.000% or \$ 0.00)		\$ 800.00	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen		\$ -183.46	(from GFE #2)		
803. Year adjusted origination charges			(from GFE #3)		378.84
804. Appraisal fee	to FBC Bank for Mortgage		(from GFE #3)		450.00
805. Credit Report	to FBC Bank for MCO income		(from GFE #3)		17.75
806. Text service	to FBC Bank for Mortgage		(from GFE #3)		16.00
807. Flood certification	to FBC Bank for Mortgage		(from GFE #3)		7.00
808.			(from GFE #3)		
809.			(from GFE #3)		
810.			(from GFE #3)		
811.			(from GFE #3)		
900. Items Received by Lender to Be Paid in Advance					
901. Daily interest charges from 04/27/11 to 08/01/11	4 @ \$21.050000/day		(from GFE #10)		84.30
902. Mortgage insurance premium for months to			(from GFE #9)		
903. Homeowner's insurance for 1.0 years to American Modern Insurance Co			(from GFE #11) 082-00-2688871		624.00
904.			(from GFE #11)		
905.			(from GFE #11)		
1000. Reserves Escrowed with Lender					
1001. Initial deposit for your escrow account			(from GFE #8)		458.06
1002. Homeowner's insurance	3,000 months @ \$ 71.17 per month	\$ 213.51			
1003. Mortgage insurance	months @ \$ per month	\$			
1004. Property taxes	6,000 months @ \$ 74.80 per month	\$			
1005.		\$			
1006.	months @ \$ per month	\$			
1007.	months @ \$ per month	\$			
1008.		\$			
1009. Aggregate Adjusted		\$ -371.08			
1100. Title Charges					
1101. Title services and lender's life insurance			(from GFE #4)		705.00
1102. Settlement or closing fee	to Weiss & Irvine, LLC	\$			495.00
1103. Owner's title insurance to Old Republic Title Insurance Company			(from GFE #5)		325.90
1104. Lender's title insurance to Old Republic Title Insurance Company		\$ 100.00			
1105. Lender's life policy limit	\$ 144,375.00				
1106. Owner's title policy limit	\$ 182,500.00				
1107. Agent's portion of the total title insurance premium	to The Law Office of Charles S. Bryan, LLC	\$ 375.00			
1108. Underwriter's portion of the total title insurance premium	to Old Republic Title Insurance Company	\$ 260.12			
1109.					
1110.					
1111.					
1112.					
1113.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges	to Charleston County Register of Deeds		(from GFE #7)		58.00
1202. Deed \$ 10.00	Mortgage \$ 25.00	Released \$	Other \$		
1203. Transfer taxes			(from GFE #6)		
1204. City/County tax/fees	Deed \$ 211.75	Mortgage \$			211.75
1205. State tax/fees	Deed \$ 500.50	Mortgage \$			500.50
1206.					
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #8)		
1302. MCA Transfer Fee	to Neighborhood Management Associates				100.00
1303. MCA Date thru 01/20/2012	to Dunes West POA	257.18			188.15
1304. 2010 Tax Bill	to Charleston County Treasurer				230.28
1305. See add'l inf. on bill	to				480.00
1306. Total Settlement Charges (letter on lines 103, Section J and 802, Section B)				\$ 3,818.02	13,813.78

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein:

Borrower

Timothy D. Richards

Julia A. Richards

Seller

Stephen J. Morley, Receiver for Prastige Ventures Corp. and Darren A. Lee w/k/a Darren Lee

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.

The Law Office of Charles S. Bryan, LLC, Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

ADDITIONAL DISBURSEMENTS EXHIBIT

Borrower: Timothy D. Richards and Julie A. Richards
Seller: Darren A. Lee
Lender: RBC Bank (USA)
Settlement Agent: The Law Office of Charles S. Bryan, LLC
 (843)884-0478
Place of Settlement: 280 West Coleman Boulevard, Suite B
 Mt. Pleasant, SC 29464
Settlement Date: April 27, 2011
Property Location: 2876 Palmetto Hall Blvd.
 Mount Pleasant, SC 29468
 Charleston County, South Carolina

<u>PAYEE/DESCRIPTION</u>	<u>NOTE/REF NO</u>	<u>BORROWER</u>	<u>SELLER</u>
Carol Cease Builders Removal of Fire Pk./Repairs			450.00
Homeland Protection Termite Letter	POC:85.00		
Total Additional Disbursements shown on Line 1305		\$ 0.00	\$ 450.00

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase			
	HUD-1 Line Number		
Our origination charge	# 801	590.00	590.00
Your credit or charge (points) for the specific interest rate chosen	# 802	-180.46	-180.46
Your adjusted origination charges	# 803	379.54	379.54
Transfer taxes	#1206		

Charges That in Total Cannot Increase More than 10%		Good Faith Estimate	HUD-1
Government recording charges	#1201	45.00	36.00
Appraisal fee	# 804	400.00	400.00
Credit report	# 805	17.75	17.75
Tax services	# 806	15.00	15.00
Flood certification	# 807	7.00	7.00
Total		484.75	474.76
Increase between GFE and HUD-1 Charges		\$ -10.00 or	-2.06%

Charges That Can Change		Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001	799.87	496.06
Daily interest charges	# 801 \$ 21.050000/day	189.45	84.20
Homeowner's insurance	# 808	1,200.00	854.00
Title services and lender's title insurance	#1101	1,263.00	706.00
Owner's title insurance to Old Republic Title Insurance Company	#1103		525.30

Loan Terms

Your initial loan amount is	\$ 144,375.00
Your loan term is	30 years
Your initial interest rate is	6.2500 %
Your initial monthly amount owed for principal, interest and any mortgage insurance is	\$ 797.24 Includes <input checked="" type="checkbox"/> Principal <input checked="" type="checkbox"/> Interest <input type="checkbox"/> Mortgage Insurance
Can your interest rate rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change again every _____ months after _____. Every change date, your interest rate can increase or decrease by _____%. Over the life of the loan, your interest rate is guaranteed to never be lower than _____% or higher than _____%.
Even if you make payments on time, can your loan balance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, it can rise to a maximum of \$ _____.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, the first increase can be on _____ and the monthly amount owed can rise to \$ _____. The maximum it can ever rise to is \$ _____.
Does your loan have a prepayment penalty?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, your maximum prepayment penalty is \$ _____.
Does your loan have a balloon payment?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, you have a balloon payment of \$ _____ due in _____ years on _____.
Total monthly amount owed including escrow account payments	<input type="checkbox"/> You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. <input checked="" type="checkbox"/> You have an additional monthly escrow payment of \$145.37 that results in a total initial monthly amount owed of \$942.61. This includes principal, interest, any mortgage insurance and any items checked below: <input checked="" type="checkbox"/> Property taxes <input checked="" type="checkbox"/> Homeowner's insurance <input type="checkbox"/> Flood insurance <input type="checkbox"/> <input type="checkbox"/>

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

HUD-1 Attachment - Continued

Courier Fee / Express Mail Fee	55.00	
to The Law Office of Charles S. Bryan, LLC		
Lender's title insurance	100.00	
to Old Republic Title Insurance Company		
Total	\$ 705.00	\$ 0.00

Settlement or Closing Fee Details	BORROWER	SELLER
Seller Attorney Fee		450.00
to Weeks & Irvine, LLC		
Courier Fee		35.00
to Weeks & Irvine, LLC		
Total	\$ 0.00	\$ 485.00

Owner's Title Insurance	BORROWER	SELLER
Owner's Policy Premium	525.30	
to Old Republic Title Insurance Company		
Total	\$ 525.30	\$ 0.00

Lender's Title Insurance	BORROWER	SELLER
<small>*fees also shown above in Title Services and Lender's Title Insurance Details</small>		
Lender's Policy Premium	100.00	
to Old Republic Title Insurance Company		
Total	\$ 100.00	\$ 0.00

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

HUD-1 Attachment

Borrower(s): Timothy D. Richards and Julie A. Richards
 2876 Palmetto Hall Blvd.
 Mount Pleasant, SC 29466

Seller(s): Darren A. Lee

Lender: RBC Bank (USA)
Settlement Agent: The Law Office of Charles S. Bryan, LLC
 (843)884-0476

Place of Settlement: 280 West Coleman Boulevard, Suite B
 Mt. Pleasant, SC 29464

Settlement Date: April 27, 2011

Property Location: 2876 Palmetto Hall Blvd.
 Mount Pleasant, SC 29466
 Charleston County, South Carolina

Additional Disbursements

Payee/Description	Note/Ref No.	Borrower	Seller
Carol Cease Builders Removal of Fire Pit /Repairs			450.00
Homeland Protection Terminle Letter	POC:85.00		
Total Additional Disbursements shown on Line 1305		\$ 0.00	\$ 450.00

Adjusted Origination Charge Details

Origination Charge		580.00
to RBC Bank (USA)		
Total	\$	580.00
Origination Credit/Charge (points) for the specific interest rate chosen		
Credit/Charge		-180.46
to RBC Bank (USA)		
Total	\$	-180.46
Adjusted Origination Charges	\$	379.54

Reserves Deposited with Lender

Homeowner's Insurance		213.51
3,000 at 71.17 per month		
County Taxes		593.80
8,000 at 74.20 per month		
Aggregate Adjustment		-371.06
month		
Total	\$	436.05

Title Services and Lender's Title Insurance Details

	BORROWER	SELLER
Attorney Fee	450.00	
to The Law Office of Charles S. Bryan, LLC		
Title Binder	100.00	
to The Law Office of Charles S. Bryan, LLC		

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.