

**LOOK HERE:
\$49,500 to Carolina One
\$99,000 Total Commission**

Harvey & Vallini, LLC
497 Bramson Court
Suite 201
Mount Pleasant, SC 29464
(843) 388-8883

EXHIBIT
Number 12

ALTA Seller's Settlement Statement

File #: HVSEH-19-4759 Property: 21.31 acres Foster Creek and Williams Lane Hanahan, SC 29410 Settlement Date: 02/19/2021 Disbursement Date: 02/19/2021
Prepared: 02/17/2021
Attorney: Steven E. Harvey
Buyer: Heron Preserve, LLC
572 Savannah Highway
Charleston, SC 29407
Seller: City of Hanahan
1255 Yeamans Hall Road
Hanahan, SC 29410
Lender:

Description	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$1,650,000.00
Excess Deposit	\$100,000.00	
Closing Extension fee fr Buyer		\$25,000.00
Government Recording and Transfer Charges		
City/County tax/stamps Deed Register of Deeds	\$1,815.00	\$1,815.00
State tax/stamps Deed \$4,290.00 Mortgage \$ to Berkeley County Register of Deeds	\$4,290.00	
Commissions		
--\$49,500.00 to Carolina One Real Estate		
--\$49,500.00 to Crescent Homes Realty		
Commission paid at settlement	\$99,000.00	
Title Charges		
Courier/Wires to Harvey & Vallini, LLC	\$45.00	
Seller's Attorney Fees to Reed Law, PA	\$600.00	
	Debit	Credit
Subtotals	\$205,750.00	\$1,675,000.00
Due to Seller	\$1,469,250.00	
Totals	\$1,675,000.00	\$1,675,000.00

Acknowledgement
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.
We/I authorize Harvey & Vallini, LLC to cause the funds to be disbursed in accordance with this statement.
City of Hanahan

By: _____ Date: _____
Michael A. Cochran, City Administrator

Settlement Agent _____ Date _____

EXHIBIT
Number 13

Minutes from February 9, 2021
Hanahan Council Meeting - 6:30PM
Debbie Lewis Municipal Chambers
1255 Yeamans Hall Road Hanahan, SC 29410