

Heritage Title Company of Austin, Inc.

401 Congress Avenue, Ste. 1500
Austin, TX 78701
(512) 505-5000

BUYERS / BORROWERS CLOSING STATEMENT FINAL

Buyer: **Mueller Hospitality L.P.**

Escrow No: 00101247-001-BKH
Close Date: 11/04/2010
Proration Date: 11/04/2010
Date Prepared: 11/03/2010

Property Address: **Marriott / Mueller
Austin, TX**

Description	Debit	Credit
TOTAL CONSIDERATION:		
Total Consideration	1,853,000.00	
Deposit/Earnest Money		100,000.00
PRORATIONS AND ADJUSTMENTS:		
Tax Proration From 11/4/2010 To 12/31/2010	3,834.90	
Loan Partic. Funds-Johnson		400,000.00
Loan Funds-Hartstein Trust		1,388,000.00
ADDITIONAL CHARGES:		
Offsite Detention Facility to Master Developer	12,000.00	
Compliance Deposit to Master Developer	10,000.00	
Working Capital Fee to Mueller Master Association	4,280.00	
Legal Fees to Dale Parsons, PC	3,800.00	
TITLE CHARGES:		
Title Insurance Fees to	100.00	
State of Texas Policy Guaranty to Heritage Policy Guaranty Fee Acct	5.00	
Escrow Fee to Heritage Title Company of Austin, Inc.	225.00	
RECORDING FEES:		
Filing Fees to Heritage Recording Account	125.00	
Sub Totals	1,887,369.90	1,888,000.00
Balance Due Buyer/Borrower	630.10	
Totals	1,888,000.00	1,888,000.00

← Money In

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Buyer/Borrower 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. Any real estate agent or lender involved may be furnished a copy of this statement.

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

The undersigned hereby authorizes the HERITAGE TITLE COMPANY OF AUSTIN, INC. to make expenditures 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 receipt of a copy of this Statement.

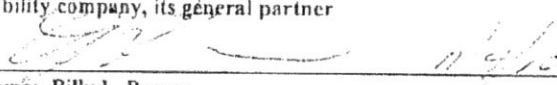
Heritage Title Company of Austin, Inc. - Escrow Agent

By: 

Brenda K. Hindsman

Mueller Hospitality, L.P., a Texas limited partnership

By: Medical Hospitality MH GP, LLC, a Texas limited liability company, its general partner


Name: Billy L. Brown
Title: Manager