

L.E. ESCROW

7677 Oakport Drive, Suite 600, Oakland, CA 94621
(510) 686-2182

SELLERS ESTIMATED CLOSING STATEMENT

Seller: 1402 Alta Vista Partners LLC

Escrow No: 00002279-001 LR

Close Date:

Proration Date:

Date Prepared: 08/11/2006

Property: 401 Oasis Drive
Ridgecrest, CA

Description	Debit	Credit
TOTAL CONSIDERATION:		
Total Consideration		20,950,000.00
PAYOFFS:		
Payoff to First Regional Bank	11,689,621.99	
11,689,621.99 Principal Balance		
PRORATIONS AND ADJUSTMENTS:		
County Taxes From 07/01/06 To 08/14/06	19,486.49	
Based on the Semi - Annual amount of \$81,571.36		
Deposit 6/7/6	450,000.00	
Deposit 7/25/6	600,000.00	
Deposit 8/7/6	600,000.00	
Extension penalty From 07/21/06 To 08/14/06		115,000.00
Based on the Daily amount of \$5,000.00		
Security deposits (rental)	143,109.67	
See Attached for Breakdown	88,401.13	
COMMISSIONS:		
Commission	628,500.00	
\$314,250.00 to Marcus & Millichap		
\$314,250.00 to Logan Pierre		
TITLE CHARGES		
Escrow Fee to L.E. Escrow	3,000.00	
Document Preparation to L.E. Escrow	300.00	
ESCROW CHARGES:		
Owners Policy to Chicago Title Company C	16,482.68	
Courier Services to Estimated	150.00	
RECORDING FEES:		
County Transfer Tax to Chicago Title Company C	23,045.00	
Sub Totals	14,262,096.96	21,065,000.00
Proceeds Due Seller	6,802,903.04	
Totals	\$21,065,000.00	\$21,065,000.00

1402 Alta Vista Partners LLC

X
Jeffrey Greene

AUG. 11. 2006 11:12AM

HILTOP FINANCIAL

NO. 975 P. 2/2

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Additional Prorations/Rent Schedule

Escrow No: 00002279-001 LR

Description	Debit	Credit
Rent Based on the Monthly amount of \$156,002.00	88,401.13	
Total as shown on Settlement Statement	88,401.13	0.00

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