

HU TO HPA PROFORMA SETTLEMENT STATEMENT

ITEM	HU AMOUNT	HPA AMOUNT
Cash in from HPA Trustee Series U-3		\$600,000.00
Cash in from HU	\$0.00	
Change Order Settlement Due by HPA to HU	\$592,291.04	-\$592,291.04 [Note 1]
Debt Adjustment Settlement Due by HU to HPA through 12/31/10	-\$599,014.00	\$599,014.00
Monthly Adjustment Due by HPA to HU through Closing	412,478.35	-412,478.35 [Note 2]
Debt Adjustment Due by HU to HPA 1/1/11 through 12/31/13	-\$1,575,000.00	\$1,575,000.00
Transfer Tax Due by HU to Recorder of Deeds	-\$280,012.00	
Recording Fees Due by HU for Declaration of Condo	-\$250.00	
Recording Fees Due by HPA for Deed		-\$100.00
Legal Fees Due by HPA to Pepper Hamilton for Change Order Settlement		-\$7,708.96 [Note 1]
Remove HPA's liability for Roof from Condo	\$100,000.00	-\$100,000.00
Alter Voting Rights in Condo Documents	\$100,000.00	-\$100,000.00
Termination of License and Option Agreement	\$249,506.61	-\$249,506.61
Note payable by HU to HPA	\$1,000,000.00	-\$1,000,000.00 [Note 3]
Net Cash Due To (+) or From (-)	\$0.00	\$311,929.04 [Note 4]

Note 1: These amounts total \$600,000, which is the amount of proceeds of Series U- issued to fund the change order settlement.

Note 2: This is an estimate. The Monthly Adjustment is the amount which HPA generates by re-letting HU's unused spaces.

Note 3: This is the amount which results in -0- net cash due to or from HU.

Note 4: The note will be subordinated and postponed to all obligations of HU in respect of HU's bonds and any reimbursement obligations to the County.