

FOR IMMEDIATE RELEASE

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MILLROC PORTSMOUTH NH LLC. AND COHEN PORTSMOUTH HOTELS LLC. ANNOUNCE THEIR JOINT PURCHASE OF THE HAMPTON INN PORTSMOUTH, NEW HAMPSHIRE

Houston, Texas, October 31, 2002 – Millroc Portsmouth NH LLC and Cohen Portsmouth Hotels LLC rec announced their joint acquisition of the Hampton Inn Portsmouth, New Hampshire. The hotel is loc approximately 1 mile west of the Portsmouth traffic circle off Exit 4 of Interstate 95 in Portsmouth, NH. The proj has 123 guest rooms and a conference room to accommodate up to 40 people. Peter Coutis, General Man: has been at the hotel since it originally opened in June,1997. Vista Host of Houston, Texas has been appointer management company for the hotel. The hotel is a member of the Hilton Hotels family of hotels.