

REDUCED PRICING

UNIT #	TOTAL AREA ACRES	DRAINAGE AREA ACRES	NET AREA ACRES	NET AREA SQ FT	\$ Per Net Sq Ft	UNIT PRICING	\$ Per Net Sq Ft	REDUCED UNIT PRICING
Chum's Village Phase I								
1	1.476	0.15	1.326	57760.6	2.40	\$ 138,625	\$ 1.50	\$ 86,641
2	1.005	0.10	0.905	39421.8	2.10	\$ 82,786	\$ 1.50	\$ 59,133
3	0.968	0.10	0.868	37810.1	2.10	\$ 79,401	\$ 1.50	\$ 56,715
4	1.158	0.12	1.038	45215.3	2.10	\$ 94,952	\$ 1.50	\$ 67,823
5	1.519	0.11	1.409	61376.0	2.10	\$ 128,890	\$ 1.50	\$ 92,064
6	1.845	0.21	1.635	71220.6	2.10	\$ 149,563	\$ 1.50	\$ 106,831
10	1.037	0.10	0.937	40815.7	2.10	\$ 85,713	\$ 1.50	\$ 61,224
11	0.958	0.10	0.858	37374.5	2.10	\$ 78,486	\$ 1.50	\$ 56,062
12	0.900	0.09	0.810	35283.6	2.10	\$ 74,096	\$ 1.50	\$ 52,925
13	0.896	0.10	0.796	34673.8	2.10	\$ 72,815	\$ 1.50	\$ 52,011
14	1.522	0.13	1.392	60635.5	2.60	\$ 157,652	\$ 1.50	\$ 90,953
15	1.522	0.13	1.392	60635.5	2.70	\$ 163,716	\$ 1.50	\$ 90,953
16	0.889	0.19	0.699	30448.4	2.30	\$ 70,031	\$ 1.50	\$ 45,673
17	0.824	0.15	0.674	29359.4	2.30	\$ 67,527	\$ 1.50	\$ 44,039
18	0.672	0.00	0.672	29272.3	2.30	\$ 67,326	\$ 1.50	\$ 43,908
19	0.657	0.00	0.657	28618.9	2.30	\$ 65,824	\$ 1.50	\$ 42,928
20	0.730	0.00	0.730	31798.8	2.00	\$ 63,598	\$ 1.50	\$ 47,698
45	2.103	0.12	1.983	86379.5	3.00	\$ 259,138	\$ 1.50	\$ 129,569
48	1.339	0.00	1.339	58326.8	2.70	\$ 157,482	\$ 1.50	\$ 87,490
49	1.088	0.00	1.088	47393.3	2.70	\$ 127,962	\$ 1.50	\$ 71,090
50	1.591	0.29	1.301	56671.6	2.70	\$ 153,013	\$ 1.50	\$ 85,007
51	3.027	0.00	3.027	131856.1	2.20	\$ 290,083	\$ 1.50	\$ 197,784
52	3.462	0.64	2.822	122926.3	2.10	\$ 258,145	\$ 1.50	\$ 184,389

Chum's Village Phase II

A	19.390			844628.4	2.10	\$ 1,773,720	\$ 0.95	\$ 802,397
B	3.640			158558.4	3.00	\$ 475,675	\$ 0.95	\$ 150,630

Chum's Corners Retail Center

A	8.060			351093.6	6.83	\$ 2,396,214	\$ 5.00	\$ 1,755,468
B	2.767			120530.5	3.15	\$ 379,671	\$ 1.50	\$ 180,796
C	1.364			59415.8	3.15	\$ 187,160	\$ 1.50	\$ 89,124

Price includes water benefits - Buyer assumes sewer assessment