



WHITTIER HEIGHTS

April 30, 2009

Whittier Heights lots offered by the David Bagwell Company enjoy the benefits of its Ensemble collaboration of select designers and builders.

Block A	Area	Lot Price
2	IHN	\$148,300
3	IHN	\$148,300
8	IHN	\$143,300
12	IHN	NFS
19	IHN/MH/VH	\$203,050
20	IHN/MH/VH	\$220,050
21	IHN/MH/VH	\$238,300
22	IHN/MH/VH	\$250,800
23	IHN/MH/VH	\$245,800
24	IHN/MH/VH	\$203,050
25	MH	\$195,050
26	MH	\$195,050
27	MH	\$195,050
31	MH	\$193,050
34	MH/RV	*
37	MH/RV	\$243,300
39	MH/RV	\$233,300
40	MH/VH	\$202,800

Block B	Area	Lot Price
1	CD	\$153,300
2	CD	\$158,900
5	CD	\$160,800
6	CD	\$163,300
7	CD	\$160,800

Block C	Area	Lot Price
12	IHN	\$168,300

Block D	Area	Lot Price
12	RV	\$192,800
13	RV	\$192,800
14	RV	\$192,800
15	RV/MH/VH	\$218,300
17	RV/MH/VH	\$218,300
18	RV	\$195,800

Block E	Area	Lot Price
1	VH/MH	\$218,300
6	VH/MH	\$248,300
10	MH	\$193,300

Block F	Area	Lot Price
1	CD	NFS
2	CD	NFS
3	CD	NFS
4	CD	NFS
5	CD	NFS
6	CD	NFS
7	CD	NFS

Aesthetic areas with special building and landscaping requirements:
 IHN In Harmony with Nature CD Classic Designs
 MH Masterpiece Homes VH Verandah Homes
 RV Room with a View

TERMS

- Prices are valid for lots contracted by April 30, 2009.
- Prices of lots closed (funded) after Noon, April 30, 2009 increase at \$65.00 daily. Deduct \$25.00 per day from the price of a lot closed (funded) before Noon, February 28, 2009.
- FIFTEEN PERCENT FORFEITABLE EARNEST MONEY PAID TO SELLER REQUIRED AT SIGNING OF LOT PURCHASE AGREEMENT.
- Lots are subject to prior sale or withdrawal from market.
- Ensemble Services facilitates house and landscape plan development, as well as exterior materials and fixtures selections and architectural control committee approval, for which Purchaser pays Ensemble Services a \$3,500.00 fee upon entering a lot purchase agreement with Seller.
- Purchaser is required to employ a builder, subcontractors, designers, and architects approved for Whittier Heights. All house and landscape plans, materials, fixtures, and other elements of the house and landscape improvement proposal must receive approval from the Whittier Heights Architectural Control Committee prior to starting construction.
- At Seller's option, Purchaser's irrigation installation and planting will be done by The GardenWright, an affiliate of Seller, at prices competitive for similar premier quality work.
- Mineral rights are retained by Seller.

Retaining wall considerations:

1. Lot owner is responsible for building any downhill side retaining wall and fence required.
2. If a lot owner's site utilization requires that more than one side retaining wall be built, that owner will be reimbursed the cost of its uphill side retaining wall and fence by the owner of the adjacent lot when construction starts on that lot.
3. Lot owner builds retaining walls required by owner's site utilization prior to the start of construction on the lot.