



WHITTIER HEIGHTS

June 30, 2008

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	\$140,000
3	IHN	\$140,000
8	IHN	\$138,500
12	IHN	\$155,000
19	IHN/MH/VH	\$198,000
20	IHN/MH/VH	\$215,000
21	IHN/MH/VH	\$230,000
22	IHN/MH/VH	\$240,000
23	IHN/MH/VH	\$230,000
24	IHN/MH/VH	\$195,000
25	MH	\$190,000
26	MH	\$190,000
27	MH	\$190,000
31	MH	\$187,500
34*	MH/RV	\$195,000
37	MH/RV	\$235,000
39	MH/RV	\$225,000
40	MH/VH	\$195,000

Block B	Area	Lot Price
1	CD	\$150,000
2	CD	\$155,000
5	CD	\$155,000
6	CD	\$157,500
7	CD	\$155,000

Block C	Area	Lot Price
12	IHN	\$163,000

Block D	Area	Lot Price
12	RV	\$187,000
13	RV	\$187,000
14	RV	\$187,000
15	RV/MH/VH	\$210,000
17	RV/MH/VH	\$210,000
18	RV	\$192,500

Block E	Area	Lot Price
1	VH/MH	\$199,000
6	VH/MH	\$235,000
10	MH	\$188,000

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

<i>Aesthetic areas with special building and landscaping requirements:</i>		
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 June 30, 2008.
- Prices of lots closed (funded) after Noon, by June 30, 2008 increase at \$65.00 daily. Deduct \$40.00 per day from the price of a lot closed (funded) before Noon, by June 30, 2008.
- 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.
- Seller pays the cost up to \$7,500 for development of preliminary house and landscape plans prepared by approved designers. Purchaser pays the cost of final house and landscape plans based on approved preliminary plans.
- 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 \$2,000 fee upon entering a lot purchase agreement with Seller.
- 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 remain with 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.

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