

Three options to purchase Phase 1 and Phase 2 (does not include 1D)

1 of Three Options: Close Phase 1, with guaranteed close of Phase 2 within 6-9 months. Buyer's Deposit for Phase 2 forfeited to seller at closing of Phase 1, but applies toward sales price.

	Acre	\$/SqFt	\$
Phase 1 (includes 1C, not 1D)	9.81	\$10.40	\$4,444,165
Phase 2:	11.87	\$10.98	\$5,677,288
Total/Avg \$/SqFt	21.68	\$10.72	\$10,121,453

2nd of Three Options: Phase 1 only with an option to purchase Phase 2 within 6-9 months

Phase 1 (includes 1C, not 1D)	9.81	\$10.40	\$4,444,165
Phase 2	11.87	\$11.15	\$5,765,188
Total/Avg \$/SqFt	21.68	\$10.81	\$10,209,353

3rd of Three Options. One closing for Phase 1 and 2, less 1D

Phase 1 & 2	21.68	\$10.40	\$9,821,560
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NOTES:

B18 retains the ability to sell one additional outparcel (probably 1B or 1C) prior to achieving a Purchase Agreement on any of the above options.

B18 retains sign servitude at _____ and _____

At the above prices, B18 provides:

\$200,000 contribution for RI/RO

ROW for Entrance, N/S Road & E/W Road with Buyer installing road and driving lanes at buyer's expense.

Servitude for driving lanes between 1C/1D, Phase 1, other necessary servitudes.

Numerous due diligence items: Drainage Study, Soil Study, Traffic Impact

Site plans from previous developer.

Title commitments to Buyer in the amount of the respective Purchase Prices for

Buyer pays for:

N/S and E/W road. Road to be completed no later than 5 months after closing of Driving Lanes

Wetland mitigation credits (\$70,000) and Traffic mitigation.