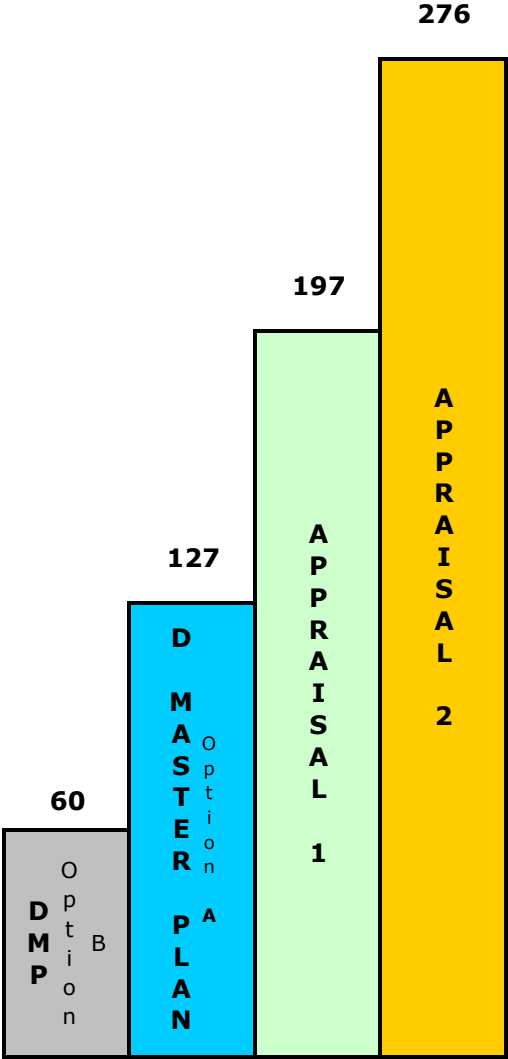


FIGURE 1. BASIS FOR THE TWO APPRAISALS
(No. of Development Units)



Value of The Ashwell Property Under THE MASTER PLAN	\$2.4 million
Proposed Purchase Price	\$3.6 million
PARKING SUBSIDY	Not Considered, Yet