

APPENDIX K

Real Estate Appraisal Report

WATERSTONE REAL ESTATE APPRAISALS, INC.

8 Maple Street Lawrence J. Panico, President
Greenwood Lake, NY 10925 NYS Certified General Appraiser
Phone & Fax (845)-477-2580 wera@optonline.net

10/23/08

Development Impact Analysis
Scenic Development, LLC
193.59 Acres Vacant Residential Land
SW Corner Route 202 and Route 306
Town of Ramapo, Rockland County, New York

Dear Sir/Madam

In response to your request, I have endeavored to determine if large-scale high-density multiple residence development, in the subject's market area, has a discernable impact on property values of the surrounding single-family neighborhoods.

I am a NYS Certified General Real Estate Appraiser with 20 years experience in the Rockland County market. I am familiar with residential land development and property value trends in the area, having appraised 38 subdivision land parcels in the County since 2000.

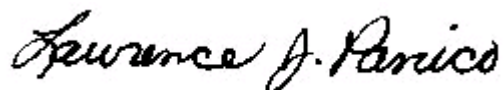
The following impact analysis is based on a study of property values in the residential neighborhoods adjacent to Crystal Hill, a 312 unit Townhouse Condominium and Garden Apartment Complex constructed along Route 202 in the Pomona portion of Haverstraw, approximately 3 miles from the subject.

The annual value trends for single-family dwellings in the impact area for the years prior during and after the project construction are similar to the county wide value trends, reported through the local Multiple Listing Service, for the corresponding years.

In conclusion, the adjacent single-family neighborhood was not impacted by large scale multiple residence construction nearby.

The data, analyses and reasoning leading to the value conclusion are presented in the summary consultation, transmitted with this letter. The consultation report is prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Sincerely yours,



Lawrence J. Panico NYS Certified General Appraiser 46-19308

Impact Analysis
Scenic Development ,LLC Property
Route(s) 202 and 306
Town of Ramapo

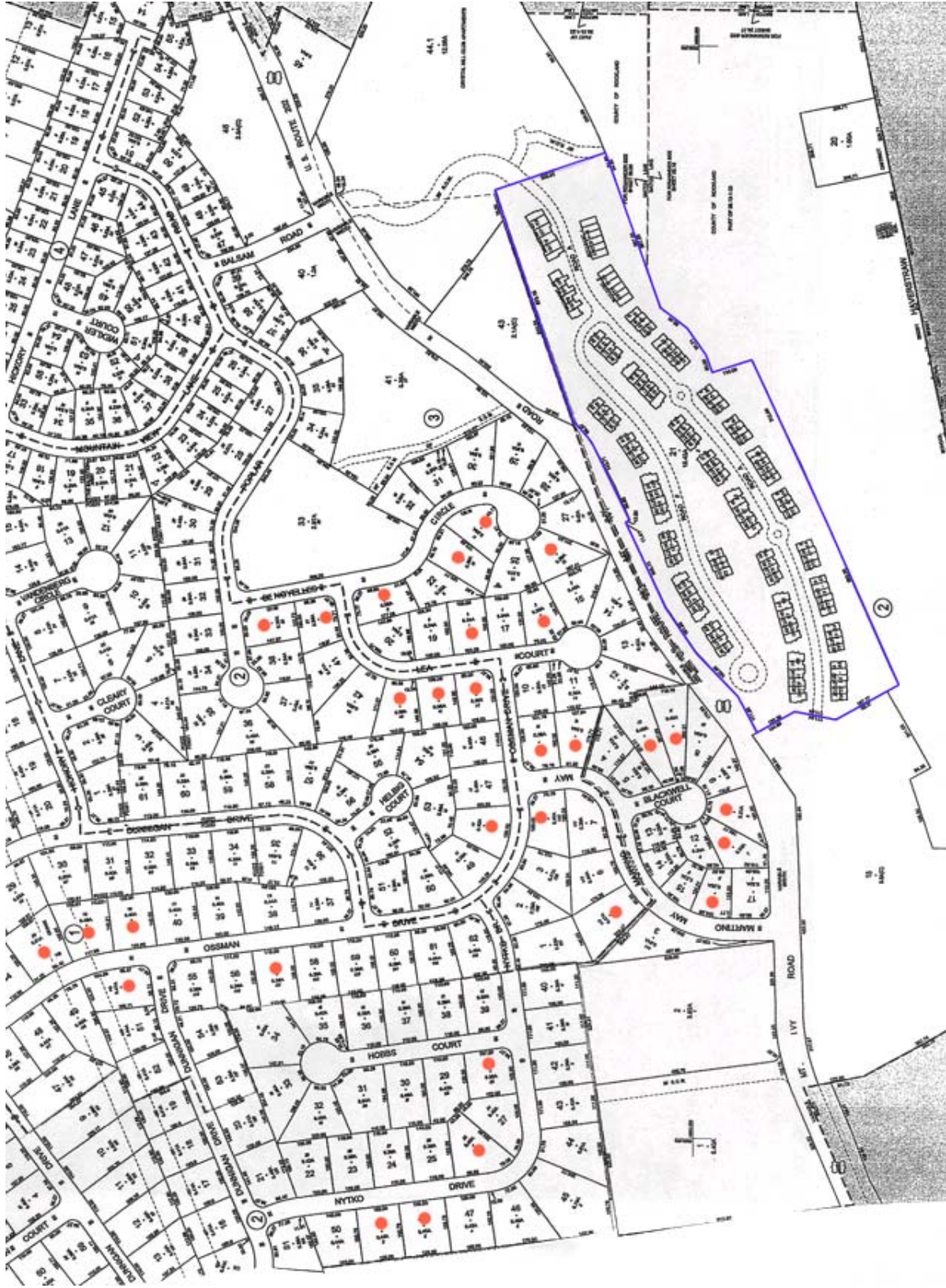
The potential impact of large-scale, high-density residential construction such as proposed for Scenic Development, LLC can be measured through analysis of similar properties in the market area. Market research uncovered one such property 3-miles east of the subject along Route 202 in the Pomona area of the neighboring Town of Haverstraw.

Crystal Hills is a large-scale townhouse condominium and rental apartment development located along the northerly side of Route 202, opposite a conventional residential neighborhood. The development density was obtained through litigation, based on out-dated zoning regulations, resulting in a higher unit yield than permitted at the time of approval. The property sold in 1998 and 1999 with approvals for 168 garden apartments and 144 townhouse condominiums, which were subsequently constructed and successfully marketed between 2000 and 2002. The majority of the townhouses sold between September 1, 2000 and November 1, 2002 at an average price of \$341,000 and an average absorption rate of 5.5 per month. The construction of the development precipitated the significant widening of Route 202 and installation of a traffic signal, along with the expansion of the neighborhood population and number of households.

The adjacent single-family residential neighborhood is comprised of mostly 1988 thru 1993 vintage dwellings that range in size from 2,000 to 3,800 sq ft gross living area.

Research of the impact area enumerates 33 dwelling sales, between 1991 and through 2007, which are shown on the following exhibit map and accompanying sales list.

Exhibit Map



Crystal Hills Condominiums is outlined in **BLUE**
RED dots indicate single family dwelling sales within Impact Zone

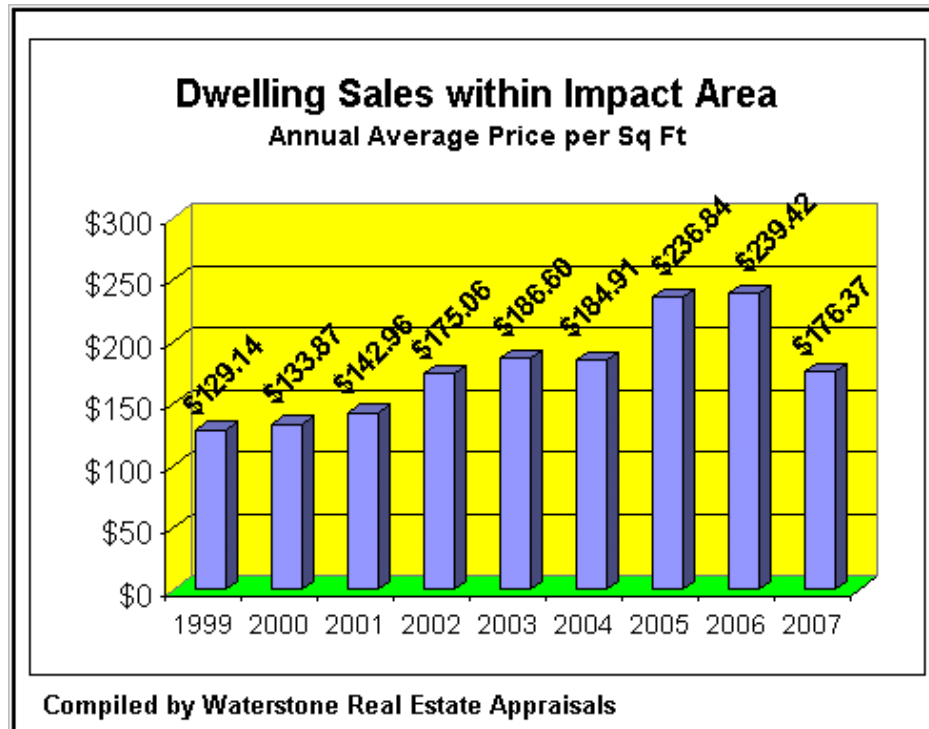
Dwelling Sales within Impact Area

Street #	Address	Tax Map	Sale Date	Dwelling Style	Sale Price	GLA	Price per Sq Ft
7	Blackwell Ct.	25.20-2-10	1/13/99	Colonial	\$287,000	2,191	\$130.99
5	Blackwell Ct.	25.20-2-11	1/26/99	Colonial	\$285,000	2,239	\$127.29
26	Ossman Dr.	25.16-1-42	7/13/00	Colonial	\$285,000	2,126	\$134.05
16	Martino Way	25.16-3-8	9/29/00	Colonial	\$417,500	3,123	\$133.69
15	Lea Ct.	25.16-3-16	1/12/01	Colonial	\$445,000	2,847	\$156.30
10	De Noyelles Cr.	25.16-3-23	1/30/01	Contemporary	\$397,500	3,601	\$110.39
9	Lea Ct.	25.16-3-18	2/1/01	Colonial	\$400,000	3,486	\$114.74
28	Ossman Dr.	25.16-1-43	2/21/01	Colonial	\$275,000	2,180	\$126.15
6	De Noyelles Cr.	25.16-3-21	5/16/01	Colonial	\$387,996	2,528	\$153.48
2	Ossman Dr.	25.16-2-45	8/2/01	Colonial	\$475,000	3,168	\$149.94
12	De Noyelles Cr.	25.16-3-24	9/7/01	Colonial	\$367,500	2,700	\$136.11
8	Nytko Dr.	25.15-2-28	10/18/01	Colonial	\$412,000	2,091	\$197.03
3	Martino Way	25.16-3-5	12/14/01	Split level	\$392,500	2,754	\$142.52
8	Ossman Dr.	25.16-2-48	1/28/02	Contemporary	\$440,000	2,754	\$159.77
5	Blackwell Ct.	25.20-2-11	6/7/02	Colonial	\$400,000	2,202	\$181.65
4	De Noyelles Cr.	25.16-2-39	11/21/02	Colonial	\$469,145	2,618	\$179.20
21	Ossman Dr.	25.16-1-57	11/26/02	Colonial	\$422,500	2,352	\$179.63
2	Lea Ct.	25.16-2-40	1/23/03	Ranch	\$450,000	3,840	\$117.19
23	Nytko Dr.	25.15-2-49	6/27/03	Colonial	\$525,000	2,404	\$218.39
15	Blackwell Ct.	25.20-2-6	7/15/03	Colonial	\$485,000	2,204	\$220.05
27	Ossman Dr.	25.16-1-50	7/18/03	Colonial	\$489,900	2,510	\$195.18
8	Lea Ct.	25.16-2-43	11/20/03	Contemporary	\$540,000	2,964	\$182.19
16	De Noyelles Cr.	25.16-3-26	4/19/04	Colonial	\$500,000	2,704	\$184.91
17	Nytko Dr.	25.15-2-46	8/11/05	Contemporary	\$629,900	2,336	\$269.65
5	Ossman Dr.	25.16-3-4	10/14/05	Split level	\$580,000	2,750	\$210.91
10	Lea Ct.	25.16-2-44	10/14/05	Colonial	\$700,000	3,044	\$229.96
12	Nytko Dr.	25.16-2-26	3/31/06	Colonial	\$590,000	2,344	\$251.71
18	Martino Way	25.16-3-9	6/8/06	Colonial	\$680,000	2,720	\$250.00
4	Martino Way	25.20-2-16	7/27/06	Colonial	\$525,000	2,164	\$242.61
21	Nytko Dr.	25.15-2-48	8/9/06	Colonial	\$632,500	2,352	\$268.92
24	Ossman Dr.	25.16-1-41	11/9/06	Colonial	\$510,000	2,774	\$183.85
2	Lea Ct.	25.16-2-40	6/29/07	Ranch	\$620,000	3,840	\$161.46
13	Blackwell Ct.	25.20-2-7	9/5/07	Colonial	\$605,000	3,163	\$191.27

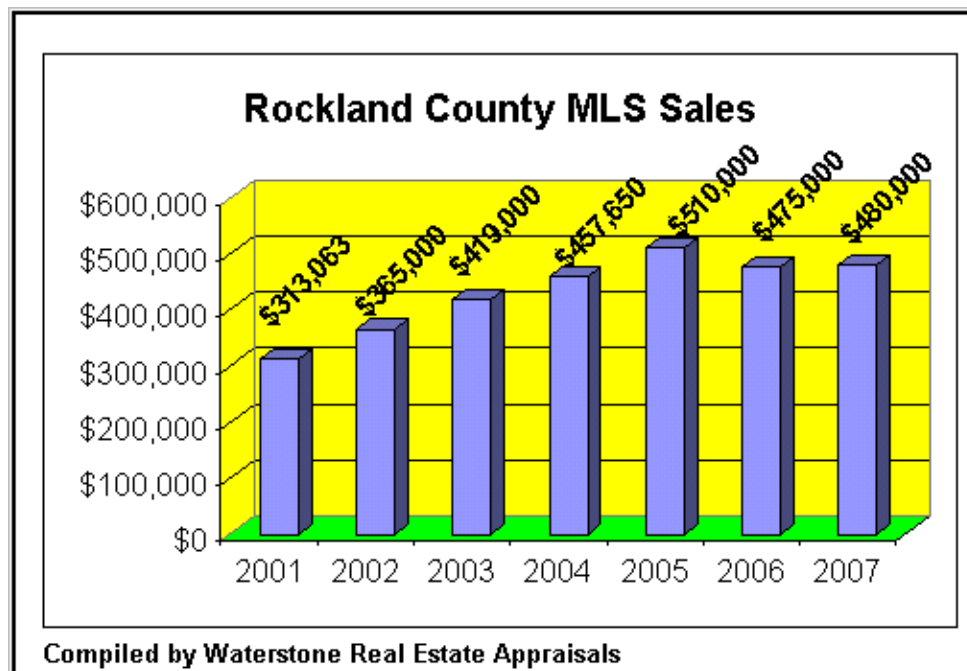
Total Number of Sales 33

Overall Averages \$473,362 2,699 \$178.52

The sales are graphed on a price per sq ft unit of comparison to determine if there are any fluctuations in pricing.



The local neighborhood performance is generally consistent with MLS published value trends for single-family dwellings, countywide.



There is no negative fluctuation in pricing during and / or after the build out of Crystal Hills.

In conclusion, the adjacent single-family neighborhood was not impacted by large scale multiple residence construction nearby.

Crystal Hills Build-out

Ginsberg Development

Crystal Hill

Grantee	Street	Address	Tax Map #	Sale Date	Deed Reference	Sale Price	GLA	Price per Sq Ft
Kansky	107	Crystal Hill Dr	25.20-2-21 .A620	10/31/02	2002-66705	\$381,885	2,846	\$134.11
Wielenga	42	Underhill Dr	25.20-2-21 .1410	10/24/02	2002-66318	\$404,080	2,634	\$153.41
Cordova	6	Crystal Hill Dr	25.20-2-21 .10	10/18/02	2002-66404	\$410,886	2,634	\$155.99
Tempongko	40	Underhill Dr	25.20-2-21 .1420	10/11/02	2002-67487	\$315,085	2,019	\$156.06
McCullough	109	Crystal Hill Dr	25.20-2-21 .A610	10/10/02	2002-66343	\$409,047	2,951	\$138.61
Hackmeyer	38	Underhill Dr	25.20-2-21 .1430	9/23/02	2002-56952	\$342,673	2,091	\$163.88
Lee	36	Underhill Dr	25.20-2-21 .1440	9/19/02	2002-62897	\$432,550	2,634	\$164.22
Temnikov	7	Crystal Hill Dr	25.20-2-21 .1110	9/12/02	2002-58040	\$405,000	2,846	\$142.30
Hammonds	124	Crystal Hill Dr	25.20-2-21 .A600	9/9/02	2002-54906	\$388,492	2,634	\$147.49
Carlton	105	Crystal Hill Dr	25.20-2-21 .A630	9/4/02	2002-58098	\$364,661	2,634	\$138.44
Rogers	103	Crystal Hill Dr	25.20-2-21 .A640	8/29/02	2002-54894	\$381,706	2,846	\$134.12
Luukkonen	112	Crystal Hill Dr	25.20-2-21 .A540	8/29/02	2002-55744	\$400,116	2,634	\$151.90
Tannenbaum	97	Crystal Hill Dr	25.20-2-21 .A670	8/28/02	2002-59772	\$418,903	2,951	\$141.95
Rosenthal	101	Crystal Hill Dr	25.20-2-21 .A650	8/27/02	2002-53030	\$362,120	2,846	\$127.24
Adversario	99	Crystal Hill Dr	25.20-2-21 .A660	8/22/02	2002-50898	\$426,726	2,951	\$144.60
Regis	122	Crystal Hill Dr	25.20-2-21 .A590	8/14/02	2002-56282	\$315,776	2,634	\$119.88
Ovedia	120	Crystal Hill Dr	25.20-2-21 .A580	8/8/02	2002-50292	\$311,074	2,019	\$154.07
Lerman	5	Crystal Hill Dr	25.20-2-21 .1120	7/26/02	2002-46497	\$435,336	2,951	\$147.52
Lee	9	Crystal Hill Dr	25.20-2-21 .1100	7/22/02	2002-47890	\$378,386	2,846	\$132.95
Straus	114	Crystal Hill Dr	25.20-2-21 .A550	7/20/02	2002-46989	\$394,106	2,634	\$149.62
Malla	118	Crystal Hill Dr	25.20-2-21 .A570	7/19/02	2002-44990	\$311,926	2,019	\$154.50
Matthys	116	Crystal Hill Dr	25.20-2-21 .A560	7/17/02	2002-48948	\$315,189	2,019	\$156.11
Etinoff	106	Crystal Hill Dr	25.20-2-21 .A510	7/12/02	2002-47316	\$382,274	2,634	\$145.13
Caminez	104	Crystal Hill Dr	25.20-2-21 .A500	6/26/02	2002-39397	\$395,259	2,634	\$150.06
Rigolosi	110	Crystal Hill Dr	25.20-2-21 .A530	6/18/02	2002-38879	\$305,364	2,019	\$151.25
Cacs	108	Crystal Hill Dr	25.20-2-21 .A520	6/17/02	2002-39876	\$300,698	2,019	\$148.93
Shapiro	100	Crystal Hill Dr	25.20-2-21 .A480	6/13/02	2002-38791	\$303,376	2,019	\$150.26
Phillips	102	Crystal Hill Dr	25.20-2-21 .A490	6/13/02	2002-37370	\$328,504	2,019	\$162.71
Ragone	96	Crystal Hill Dr	25.20-2-21 .A460	5/29/02	2002-33956	\$311,860	2,019	\$154.46
Friedman	87	Crystal Hill Dr	25.20-2-21 .A720	5/24/02	2002-32090	\$419,439	2,951	\$142.13
Imperato	94	Crystal Hill Dr	25.20-2-21 .A450	5/22/02	2002-32761	\$410,893	2,634	\$156.00
Rolando	95	Crystal Hill Dr	25.20-2-21 .A680	5/17/02	2002-31564	\$340,500	2,846	\$119.64
Imperato	37	Underhill Dr	25.20-2-21 .1300	5/15/02	2002-32783	\$364,598	2,951	\$123.55
O'Sullivan	93	Crystal Hill Dr	25.20-2-21 .A690	5/10/02	2002-29285	\$366,998	2,846	\$128.95
Naar	8	Crystal Hill Dr	25.20-2-21 .A20	5/7/02	2002-30852	\$351,921	2,019	\$174.30
Koppelman	91	Crystal Hill Dr	25.20-2-21 .A700	5/6/02	2002-30419	\$357,000	2,846	\$125.44
Torres	92	Crystal Hill Dr	25.20-2-21 .A440	5/3/02	2002-34934	\$376,763	2,634	\$143.04
Hutmacher	89	Crystal Hill Dr	25.20-2-21 .A710	4/30/02	2002-29436	\$352,839	2,846	\$123.98
Posma	78	Crystal Hill Dr	25.20-2-21 .A370	4/29/02	2002-29455	\$376,509	2,634	\$142.94
Johnston	86	Crystal Hill Dr	25.20-2-21 .A410	4/26/02	2002-29396	\$383,132	2,634	\$145.46
Abbatine	47	Underhill Dr	25.20-2-21 .1350	4/25/02	2002-25879	\$315,224	2,846	\$110.76
Fatato	39	Underhill Dr	25.20-2-21 .1310	4/23/02	2002-27732	\$380,589	2,951	\$128.97
Ferrante	90	Crystal Hill Dr	25.20-2-21 .A430	4/18/02	2002-28319	\$314,839	2,019	\$155.94
Munusamy	88	Crystal Hill Dr	25.20-2-21 .A420	4/12/02	2002-24084	\$304,434	2,019	\$150.78
Gaber	51	Underhill Dr	25.20-2-21 .1370	4/9/02	2002-23043	\$369,876	2,951	\$125.34
Capundag	49	Underhill Dr	25.20-2-21 .1360	4/8/02	2002-22816	\$370,913	2,951	\$125.69
Bararaky	66	Crystal Hill Dr	25.20-2-21 .A310	4/1/02	2002-30903	\$386,769	2,634	\$146.84
Halligan	57	Underhill Dr	25.20-2-21 .1400	4/1/02	2002-21001	\$363,377	2,951	\$123.14
Esposito	55	Underhill Dr	25.20-2-21 .1390	3/27/02	2002-21339	\$325,978	2,761	\$118.07
Shanler	53	Underhill Dr	25.20-2-21 .1380	3/25/02	2002-20614	\$332,599	2,761	\$120.46
Tedesco	45	Underhill Dr	25.20-2-21 .1340	2/27/02	2002-13388	\$344,917	2,761	\$124.92
Lehrfeld	85	Crystal Hill Dr	25.20-2-21 .A730	2/5/02	2002-8965	\$407,759	2,951	\$138.18
Jacobs	73	Crystal Hill Dr	25.20-2-21 .A790	1/30/02	2002-7643	\$358,301	2,761	\$129.77
Pavia	79	Crystal Hill Dr	25.20-2-21 .A760	1/22/02	2001-6107	\$407,630	2,951	\$138.13
Monaco	77	Crystal Hill Dr	25.20-2-21 .A770	1/14/02	2002-8087	\$393,049	2,951	\$133.19
Catignani	75	Crystal Hill Dr	25.20-2-21 .A780	1/8/02	2002-5224	\$346,238	2,761	\$125.40
Williams	35	Crystal Hill Dr	25.20-2-21 .1290	1/7/02	2002-2127	\$319,120	2,761	\$115.58
Monaco	71	Crystal Hill Dr	25.20-2-21 .A800	12/27/01	2002-2589	\$352,950	2,761	\$127.83
Ralph	69	Crystal Hill Dr	25.20-2-21 .A810	12/21/01	2002-1027	\$356,274	2,761	\$129.04
Martin	64	Crystal Hill Dr	25.20-2-21 .A300	12/20/01	2002-4306	\$387,611	2,634	\$147.16
Delloio	33	Underhill Dr	25.20-2-21 .1280	11/29/01	2001-60951	\$328,774	2,761	\$119.08
Tubman	31	Underhill Dr	25.20-2-21 .1270	11/28/01	2001-61596	\$374,020	2,951	\$126.74
Butera	76	Crystal Hill Dr	25.20-2-21 .A360	11/21/01	2001-58145	\$374,354	2,634	\$142.12
Siedler	67	Crystal Hill Dr	25.20-2-21 .A820	11/19/01	2001-63836	\$399,139	2,951	\$135.26
Samsa	84	Crystal Hill Dr	25.20-2-21 .A400	11/19/01	2001-58144	\$406,800	2,634	\$154.44
Lobozzo	82	Crystal Hill Dr	25.20-2-21 .A390	11/14/01	2001-56152	\$297,044	2,019	\$147.12
Bruntrager	80	Crystal Hill Dr	25.20-2-21 .A380	11/8/01	2001-56421	\$304,446	2,019	\$150.79
Wilson	21	Underhill Dr	25.20-2-21 .1220	11/1/01	2001-55918	\$307,986	2,761	\$111.55
Jacobson	74	Crystal Hill Dr	25.20-2-21 .A350	10/22/01	2001-53925	\$311,008	2,019	\$154.04

Crystal Hill(cont.)

Grantee	Street	Address	Tax Map #	Sale Date	Deed Reference	Sale Price	GLA	Price per Sq Ft	
Giannattasio	72	Crystal Hill Dr	25.20-2-21	.7340	10/18/01	2001-52468	\$301,357	2,019	\$149.26
Kellermueller	70	Crystal Hill Dr	25.20-2-21	.7330	10/12/01	2001-50237	\$281,029	2,019	\$139.19
Giresunlu	68	Crystal Hill Dr	25.20-2-21	.7320	10/4/01	2001-49957	\$318,421	2,019	\$157.71
Choi	19	Underhill Dr	25.20-2-21	.11210	10/1/01	2001-51208	\$357,557	2,951	\$121.16
Block	11	Crystal Hill Dr	25.20-2-21	.1090	9/24/01	2001-50303	\$340,000	2,761	\$123.14
Tarnowski	60	Crystal Hill Dr	25.20-2-21	.7280	9/21/01	2001-48098	\$312,125	2,019	\$154.59
Saunders	62	Crystal Hill Dr	25.20-2-21	.7290	9/20/01	2001-47105	\$308,790	2,019	\$152.94
McGuire	7	Underhill Dr	25.20-2-21	.1160	9/10/01	2001-45415	\$364,120	2,951	\$123.39
Woo	63	Crystal Hill Dr	25.20-2-21	.7840	9/7/01	2001-48676	\$337,451	2,761	\$122.22
Kendall	58	Crystal Hill Dr	25.20-2-21	.7270	9/6/01	2001-47653	\$371,847	2,634	\$141.17
Greenblatt	65	Crystal Hill Dr	25.20-2-21	.7830	8/30/01	2001-46755	\$428,331	2,951	\$145.15
Streva	9	Underhill Dr	25.20-2-21	.11170	8/22/01	2001-42776	\$350,552	2,761	\$126.97
Charnews	61	Crystal Hill Dr	25.20-2-21	.7850	8/21/01	2001-43839	\$324,689	2,761	\$117.60
Lipetz	59	Crystal Hill Dr	25.20-2-21	.7860	8/15/01	2001-43726	\$392,798	2,951	\$133.11
Sherman	29	Underhill Dr	25.20-2-21	.11260	8/9/01	2001-39926	\$385,331	2,951	\$130.58
Surdak	27	Underhill Dr	25.20-2-21	.11250	8/6/01	2001-39177	\$321,213	2,761	\$116.34
Baek	30	Crystal Hill Dr	25.20-2-21	.1130	8/2/01	2001-41177	\$369,335	2,634	\$140.22
Doorish	25	Underhill Dr	25.20-2-21	.11240	7/30/01	2001-38153	\$319,699	2,761	\$115.79
Seltzer	23	Underhill Dr	25.20-2-21	.11230	7/24/01	2001-35545	\$319,458	2,761	\$115.70
Davis	56	Crystal Hill Dr	25.20-2-21	.7260	7/17/01	2001-36344	\$359,629	2,634	\$136.53
Sentlowitz	52	Crystal Hill Dr	25.20-2-21	.7240	7/13/01	2001-36830	\$271,761	2,019	\$134.60
Ledford	54	Crystal Hill Dr	25.20-2-21	.7250	7/2/01	2001-31624	\$271,146	2,019	\$134.30
Martinez	15	Underhill Dr	25.20-2-21	.11190	6/27/01	2001-31634	\$320,392	2,761	\$116.04
Umrichin	50	Crystal Hill Dr	25.20-2-21	.7230	6/26/01	2001-31588	\$395,569	2,634	\$150.18
Bosecker	17	Underhill Dr	25.20-2-21	.11200	6/21/01	2001-32563	\$345,175	2,951	\$116.97
Cesaretti	11	Underhill Dr	25.20-2-21	.1180	6/12/01	2001-28629	\$324,226	2,761	\$117.43
Sims	3	Underhill Dr	25.20-2-21	.1140	6/8/01	2001-27849	\$324,262	2,761	\$117.44
McCabe	5	Underhill Dr	25.20-2-21	.1150	6/7/01	2001-40162	\$299,363	2,761	\$108.43
Quinn	1	Underhill Dr	25.20-2-21	.1130	5/31/01	2001-28956	\$369,569	2,951	\$125.24
Napoli	57	Crystal Hill Dr	25.20-2-21	.7870	5/25/01	2001-29379	\$390,832	2,951	\$132.44
Murphy	53	Crystal Hill Dr	25.20-2-21	.7890	5/18/01	2001-24182	\$334,439	2,761	\$121.13
Imperato	55	Crystal Hill Dr	25.20-2-21	.7880	5/17/01	2001-26077	\$311,369	2,761	\$112.77
Alpert	51	Crystal Hill Dr	25.20-2-21	.7900	5/7/01	2001-22289	\$387,996	2,951	\$131.48
Moschella	49	Crystal Hill Dr	25.20-2-21	.7910	5/4/01	2001-20868	\$339,900	2,951	\$115.18
Schacher	47	Crystal Hill Dr	25.20-2-21	.7920	4/30/01	2001-19396	\$308,517	2,761	\$111.74
Ingber	45	Crystal Hill Dr	25.20-2-21	.7930	4/26/01	2001-20462	\$347,711	2,761	\$125.94
Levenson	43	Crystal Hill Dr	25.20-2-21	.7940	4/24/01	2001-20114	\$297,827	2,761	\$107.87
Seiden	37	Crystal Hill Dr	25.20-2-21	.7970	4/23/01	2001-19736	\$387,480	2,951	\$131.30
Rohe	35	Crystal Hill Dr	25.20-2-21	.7980	4/19/01	2001-17663	\$311,080	2,761	\$112.67
Silverberg	39	Crystal Hill Dr	25.20-2-21	.7960	4/17/01	2001-18339	\$362,840	2,951	\$122.95
Kupferberg	41	Crystal Hill Dr	25.20-2-21	.7950	4/11/01	2001-17620	\$311,063	2,761	\$112.66
Duke	33	Crystal Hill Dr	25.20-2-21	.7990	4/3/01	2001-18297	\$289,844	2,761	\$104.98
Cleary	46	Crystal Hill Dr	25.20-2-21	.7210	4/3/01	2001-16141	\$296,281	2,019	\$146.75
Chamberlain	44	Crystal Hill Dr	25.20-2-21	.7200	3/30/01	2001-16027	\$264,827	2,019	\$131.17
Harris	48	Crystal Hill Dr	25.20-2-21	.7220	3/27/01	2001-15386	\$345,234	2,634	\$131.07
Schrager	42	Crystal Hill Dr	25.20-2-21	.1190	3/23/01	2001-14419	\$273,563	2,019	\$135.49
Wood	40	Crystal Hill Dr	25.20-2-21	.1180	3/20/01	2001-17580	\$264,827	2,019	\$131.17
Merbaum	31	Crystal Hill Dr	25.20-2-21	.1000	3/9/01	2001-11002	\$343,204	2,951	\$116.30
Weber	34	Crystal Hill Dr	25.20-2-21	.1150	2/26/01	2001-9750	\$250,025	2,019	\$123.84
Maynor	36	Crystal Hill Dr	25.20-2-21	.1160	2/20/01	2001-8252	\$310,854	2,634	\$118.02
Wendroff	38	Crystal Hill Dr	25.20-2-21	.1170	2/16/01	2001-10831	\$344,621	2,634	\$130.84
Lindholm	32	Crystal Hill Dr	25.20-2-21	.1140	1/17/01	2001-2983	\$273,167	2,019	\$135.30
Evans	25	Crystal Hill Dr	25.20-2-21	.1030	1/10/01	2001-1599	\$289,573	2,761	\$104.88
Licari	20	Crystal Hill Dr	25.20-2-21	.780	12/29/00	2001-1511	\$267,203	2,019	\$132.34
Casey	29	Crystal Hill Dr	25.20-2-21	.1010	12/20/00	2000-57198	\$321,811	2,951	\$109.05
Waxman	27	Crystal Hill Dr	25.20-2-21	.1020	12/14/00	2000-55629	\$285,379	2,761	\$103.36
Carpenter	23	Crystal Hill Dr	25.20-2-21	.1040	12/8/00	2000-55493	\$327,349	2,761	\$118.56
Mandel	21	Crystal Hill Dr	25.20-2-21	.1050	12/5/00	2000-53833	\$276,899	2,761	\$100.29
Jachimek	24	Crystal Hill Dr	25.20-2-21	.1100	12/1/00	2000-57104	\$251,291	2,019	\$124.46
Brown	19	Crystal Hill Dr	25.20-2-21	.1060	11/28/00	2001-313	\$339,701	2,951	\$115.11
Whiting	26	Crystal Hill Dr	25.20-2-21	.1110	11/27/00	2000-52804	\$252,251	2,019	\$124.94
Hibbard	28	Crystal Hill Dr	25.20-2-21	.1120	11/17/00	2000-51907	\$323,615	2,634	\$122.86
Stang	17	Crystal Hill Dr	25.20-2-21	.1070	10/30/00	2000-48518	\$333,256	2,951	\$112.93
Rosenberg	22	Crystal Hill Dr	25.20-2-21	.790	10/27/00	2001-3168	\$259,362	2,019	\$128.46
Bogusky	18	Crystal Hill Dr	25.20-2-21	.770	10/17/00	2000-48071	\$308,654	2,634	\$117.18
Thompson	12	Crystal Hill Dr	25.20-2-21	.740	10/11/00	2000-45338	\$239,650	2,019	\$118.70
Simon	14	Crystal Hill Dr	25.20-2-21	.750	9/29/00	2000-45759	\$264,706	2,019	\$131.11
Roper	15	Crystal Hill Dr	25.20-2-21	.1080	9/27/00	2000-43199	\$297,792	2,761	\$107.86

Averages # of sales 137 9/00-10/02 25 mo. per month 5.48 \$341,216 2,596 \$132.50

