

**EXHIBIT A**

Preston Gateway Partners  
Response for Additional Information  
December 18, 2007

Description	Total Build Out		Total Construction Costs		2008		2009		2010		2011		2012		2013		2014		2015	
	Quantity	Unit	Cost/unit	Estimated Cost	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs
<b>SUMMARY</b>																				
Residential - Single Family	82	Units	\$573,750	\$47,047,500	0	\$0	8	\$4,590,000	48	\$27,540,000	26	\$14,917,500	0	\$0	0	\$0	0	\$0	0	\$0
Residential - Condominiums/Apartments	556	Units	\$122,400	\$68,054,400	0	\$0	0	\$0	0	\$0	0	\$0	125	\$15,300,000	134	\$16,401,600	134	\$16,401,600	163	\$19,951,200
Residential - Garden Courts	58	Units	\$382,500	\$22,185,000	0	\$0	0	\$0	28	\$10,710,000	30	\$11,475,000	0	\$0	0	\$0	0	\$0	0	\$0
Residential - Town Homes	498	Units	\$306,000	\$152,388,000	0	\$0	16	\$4,896,000	71	\$21,726,000	123	\$37,638,000	139	\$42,534,000	75	\$22,950,000	37	\$11,322,000	37	\$11,322,000
Residential - Senior Housing	155	Units	\$122,400	\$18,972,000	0	\$0	50	\$6,120,000	50	\$6,120,000	55	\$6,732,000	0	\$0	0	\$0	0	\$0	0	\$0
Hotel - Full Service	225	Room	\$240,000	\$54,000,000	0	\$0	0	\$0	125	\$30,000,000	100	\$24,000,000	0	\$0	0	\$0	0	\$0	0	\$0
Hotel - Timeshare	225	Room	\$240,000	\$54,000,000	0	\$0	0	\$0	0	\$0	125	\$30,000,000	100	\$24,000,000	0	\$0	0	\$0	0	\$0
Office Space	296,053	Sq.Ft.	\$240	\$71,052,720	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	100,000	\$24,000,000	100,000	\$24,000,000	96,053	\$23,052,720
Retail - Medium Format	424,000	Sq.Ft.	\$200	\$84,800,000	0	\$0	74,000	\$14,800,000	150,000	\$30,000,000	200,000	\$40,000,000	0	\$0	0	\$0	0	\$0	0	\$0
Retail - Inline	144,000	Sq.Ft.	\$200	\$28,800,000	0	\$0	0	\$0	0	\$0	0	\$0	72,000	\$14,400,000	72,000	\$14,400,000	0	\$0	0	\$0
Restaurants/Entertainment (20% of Total Retail)	142,000	Sq.Ft.	\$200	\$28,400,000	0	\$0	16,000	\$3,200,000	50,000	\$10,000,000	40,000	\$8,000,000	18,000	\$3,600,000	18,000	\$3,600,000	0	\$0	0	\$0
Golf Course	18	Hole	\$700,000	\$12,600,000	30%	\$3,780,000	40%	\$5,040,000	30%	\$3,780,000	0%	\$0	0	\$0	0	\$0	0	\$0	0	\$0
Golf Course - Club House	1	Each	\$4,000,000	\$4,000,000	20%	\$800,000	50%	\$2,000,000	30%	\$1,200,000	0%	\$0	0	\$0	0	\$0	0	\$0	0	\$0
				<b>\$646,299,620</b>		<b>\$4,580,000</b>		<b>\$40,646,000</b>		<b>\$141,076,000</b>		<b>\$172,762,500</b>		<b>\$99,834,000</b>		<b>\$81,351,600</b>		<b>\$51,723,600</b>		<b>\$54,325,920</b>
<b>Soft Costs</b>				<b>\$190,642,345</b>		<b>\$66,775,500</b>		<b>\$37,134,800</b>		<b>\$22,809,300</b>		<b>\$21,785,825</b>		<b>\$15,818,100</b>		<b>\$11,198,480</b>		<b>\$8,519,980</b>		<b>\$6,600,360</b>
<b>Total</b>				<b>\$836,941,965</b>		<b>\$71,355,500</b>		<b>\$77,780,800</b>		<b>\$163,885,300</b>		<b>\$194,548,325</b>		<b>\$115,652,100</b>		<b>\$92,550,080</b>		<b>\$60,243,580</b>		<b>\$60,926,280</b>

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Description	Total Build Out		Total Estimated Costs		2008		2009		2010		2011		2012		2013		2014		2015	
	Quantity	Unit	Cost/Unit	Estimated Cost	% Complete	Estimated Costs	% Complete	Estimated Costs	% Complete	Estimated Costs	% Complete	Estimated Costs	% Complete	Estimated Costs	% Complete	Estimated Costs	% Complete	Estimated Costs	% Complete	Estimated Costs
Engineering and Architectural Fees	<b>1%</b>			\$8,580,000	30%	\$ 2,574,000	20%	\$ 1,716,000	20%	\$ 1,716,000	12%	\$ 1,029,600	9%	\$ 772,200	4%	\$ 343,200	3%	\$ 257,400	2%	\$ 171,600
Real Estate Commissions (For Sale Properties)	<b>5%</b>			\$15,432,345		\$ -		\$ 780,300.00		\$ 3,304,800.00		\$ 3,538,125.00		\$ 2,891,700.00		\$ 1,967,580.00		\$ 1,386,180.00		\$ 1,563,660.00
Legal Fees	<b>1%</b>			\$7,130,000	30%	\$ 2,139,000	20%	\$ 1,426,000	20%	\$ 1,426,000	12%	\$ 855,600	9%	\$ 641,700	4%	\$ 285,200	3%	\$ 213,900	2%	\$ 142,600
Construction																				
<i>Remediation and Demolition</i>	1	Each		48,000,000	75%	\$ 36,000,000	25%	\$ 12,000,000												
<i>Infrastructure</i>	1	Each		97,000,000	25%	\$ 24,250,000	20%	\$ 19,400,000	15%	\$ 14,550,000	15%	\$ 14,550,000	10%	\$ 9,700,000	7%	\$ 6,790,000	5%	\$ 4,850,000	3%	\$ 2,910,000
<i>Misc. and Contingency (10%)</i>				14,500,000	13%	\$ 1,812,500	13%	\$ 1,812,500	13%	\$ 1,812,500	13%	\$ 1,812,500	13%	\$ 1,812,500	13%	\$ 1,812,500	13%	\$ 1,812,500	13%	\$ 1,812,500
<b>Infrastructure and Soft Cost Totals</b>				\$190,642,345		\$ 66,775,500		\$ 37,134,800		\$ 22,809,300		\$ 21,785,825		\$ 15,818,100		\$ 11,198,480		\$ 8,519,980		\$ 6,600,360

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	Quantity	Unit	Cost/unit	Estimated Cost	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs
Real Estate Commissions (For Sale Properties)	5%			\$5,993,775		\$0		\$780,300		\$2,417,400		\$1,816,875		\$979,200		\$0		\$0		\$0
<b>Phase 1 - (2008 to 2012)</b>																				
Residential - Single Family	82	Units	\$573,750	\$47,047,500	0	\$0	8	\$4,590,000	48	\$27,540,000	26	\$14,917,500	0	\$0						
Residential - Condominiums/Apartments		Units	\$122,400	\$0																
Residential - Garden Courts		Units	\$382,500	\$0																
Residential - Town Homes	176	Units	\$306,000	\$53,856,000	0	\$0	16	\$4,896,000	48	\$14,688,000	48	\$14,688,000	64	\$19,584,000						
Residential - Senior Housing	155	Units	\$122,400	\$18,972,000	0	\$0	50	\$6,120,000	50	\$6,120,000	55	\$6,732,000								
Hotel - Full Service	225	Room	\$240,000	\$54,000,000	0	\$0	0	\$0	125	\$30,000,000	100	\$24,000,000								
Hotel - Timeshare	225	Room	\$240,000	\$54,000,000	0	\$0	0	\$0	0	\$0	125	\$30,000,000	100	\$24,000,000						
Office Space		Sq.Ft.	\$240																	
Retail - Medium Format	424,000	Sq.Ft.	\$200	\$84,800,000	0	\$0	74,000	\$14,800,000	150,000	\$30,000,000	200,000	\$40,000,000								
Retail - Inline		Sq.Ft.	\$200																	
Restaurants/Entertainment (20% of Total Retail)	106,000	Sq.Ft.	\$200	\$21,200,000	0	\$0	16,000	\$3,200,000	50,000	\$10,000,000	40,000	\$8,000,000								
Golf Course	18	Hole	\$700,000	\$12,600,000	30%	\$3,780,000	40%	\$5,040,000	30%	\$3,780,000										
Golf Course - Club House	1	Each	\$4,000,000	\$4,000,000	20%	\$800,000	50%	\$2,000,000	30%	\$1,200,000										
				<b>\$350,475,500</b>		<b>\$4,580,000</b>		<b>\$40,646,000</b>		<b>\$123,328,000</b>		<b>\$138,337,500</b>		<b>\$43,584,000</b>						

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\$0

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	Quantity	Unit	Cost/unit	Estimated Cost	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs
Real Estate Commissions (For Sale Properties)	5%			\$4,903,650		\$0		\$0		\$887,400		\$1,721,250		\$1,147,500		\$1,147,500		\$0		\$0
<b>Phase 2 - (2010 to 2013)</b>																				
Residential - Single Family		Units	\$573,750																	
Residential - Condominiums/Apartments		Units	\$122,400																	
Residential - Garden Courts	58	Units	\$382,500	\$22,185,000					28	\$10,710,000	30	\$11,475,000								
Residential - Town Homes	248	Units	\$306,000	\$75,888,000					23	\$7,038,000	75	\$22,950,000	75	\$22,950,000	75	\$22,950,000				
Residential - Senior Housing		Units	\$122,400																	
Hotel - Full Service		Room	\$240,000																	
Hotel - Timeshare		Room	\$240,000																	
Office Space		Sq.Ft.	\$240																	
Retail - Medium Format		Sq.Ft.	\$200																	
Retail - Inline	72,000	Sq.Ft.	\$200	\$14,400,000									72,000	\$14,400,000						
Restaurants/Entertainment (20% of Total Retail)	18,000	Sq.Ft.	\$200	\$3,600,000									18,000	\$3,600,000						
Golf Course		Hole	\$700,000																	
Golf Course - Club House		Each	\$4,000,000																	
				<b>\$116,073,000</b>						<b>\$17,748,000</b>		<b>\$34,425,000</b>		<b>\$40,950,000</b>		<b>\$22,950,000</b>				

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	Quantity	Unit	Cost/unit	Estimated Cost	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs	Units	Estimated Costs
Real Estate Commissions (For Sale Properties)	5%			\$2,717,280		\$0		\$0		\$0		\$0		\$765,000		\$820,080		\$566,100		\$566,100
<b>Phase 3 - (2012 to 2015)</b>																				
Residential - Single Family	0	Units	\$573,750	\$0																
Residential - Condominiums/Apartments	259	Units	\$122,400	\$31,701,600									125	\$15,300,000	134	\$16,401,600				
Residential - Garden Courts		Units	\$382,500	\$0																
Residential - Town Homes	74	Units	\$306,000	\$22,644,000													37	\$11,322,000	37	\$11,322,000
Residential - Senior Housing	0	Units	\$122,400	\$0																
Hotel - Full Service		Room	\$240,000	\$0																
Hotel - Timeshare		Room	\$240,000	\$0																
Office Space		Sq.Ft.	\$240	\$0																
Retail - Medium Format		Sq.Ft.	\$200	\$0																
Retail - Inline	72,000	Sq.Ft.	\$200	\$14,400,000											72,000	\$14,400,000				
Restaurants/Entertainment (20% of Total Retail)	18,000	Sq.Ft.	\$200	\$3,600,000											18,000	\$3,600,000				
Golf Course		Hole	\$700,000	\$0																
Golf Course - Club House		Each	\$4,000,000	\$0																
				<b>\$72,345,600</b>									<b>\$15,300,000</b>		<b>\$34,401,600</b>		<b>\$11,322,000</b>		<b>\$11,322,000</b>	

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