



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: June 26, 2007
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VanRIMS No.: 02-3000-10
Meeting Date: July 12, 2007

TO: Standing Committee on City Services and Budgets

FROM: Director of Real Estate Services

SUBJECT: Rent Review and Lease Prepayment Schedule - False Creek Residential Leasehold Properties

RECOMMENDATION

- A. THAT Council approve the revised allocation of rental amounts set out in column B of Appendix B for strata subdivisions VR442 and VR466 to correct an oversight that ensures the lease calculations for these strata subdivisions are based on unit entitlement and not tax assessment ratios and that the Director of Real Estate Services give notice to the individual residential lessees in VR442 and VR466 of the revised rents.
- B. THAT the Director of Real Estate Services advise the individual residential lessees in the strata developments commonly referred to as VR419, VR442, VR466, VR514, VR551, VR552, and VR588 that the City remains prepared to consider counter proposals ("Counter Proposals") to alter the amounts of the ground rent as proposed by the City based on the research, data, and analyses as utilized and set out in the Grover, Elliot & Co. Ltd. appraisals, provided such Counter Proposals are based on errors or omissions in the appraisal reports as determined in accordance with the Canadian Uniform Standards of Professional Practice of the Appraisal Institute of Canada.
- C. THAT the City Manager, Director of Legal Services, and Director of Real Estate Services be authorized to negotiate the terms of any Counter Proposals with either individual lessees or by strata corporation for a period of one hundred twenty (120) days commencing August 1, 2007 (the "Counter Proposal Period").

- D. THAT failing agreement on a Counter Proposal that is acceptable to the City during the Counter Proposal Period, the Director of Real Estate Services advise the individual residential lessees in the strata developments commonly referred to as VR419, VR442, VR466, VR514, VR551, VR552, and VR588 who pay monthly rent to the City but have not accepted the revised ground rent proposed by the City that the City will now proceed to arbitration to settle the rental amounts, in accordance with the rent review provisions of the various relevant ground leases.
- E. THAT Council approve initial funding for the arbitration process in the amount of \$500,000 to cover the estimated costs pertaining to appraisals and legal counsel, source of funds to be the Property Endowment Fund (PEF).
- F. THAT the City Manager report back to Council with proposed terms of an optional prepayment programme for individual residential monthly payment ground leases in VR419, VR442, VR466, VR514, VR551, VR552, and VR588 once the market rents for these premises have been settled with the lessees; provided such prepayment amounts are calculated from an effective date of May 1, 2007, not October 1, 2006.

CITY MANAGER'S COMMENTS

The West False Creek leasehold renewal issue is a challenging matter for City Council to address. The City undertook a thorough process through the 1990's and early 2000's to afford leaseholders a "one time" prepayment option, in order to address concerns leaseholders brought to Council surrounding the rent review process that is now underway. The option to prepay ran from July 1, 1993 to June 30, 1995, was then extended from July 1, 1995 to June 30, 1997. As of July 1, 1997, the prepayment amounts were revised to account for market inflation and the prepayment program was again extended through December 2001 when it ended. Of the 276 residential leaseholders initially subject to the 2006 rent review, 158 prepaid their leases under that programme. Those who chose not to prepay continue to pay rents that have been for many years well below market: their rent today is roughly 13 percent of appraised market value.

An independent, reputable appraisal firm retained by the City completed an analysis of the current real estate market and has recommended to the Director of Real Estate Services rents that should be paid pursuant to the individual lease provisions. The average rent increases for those homeowners affected range from \$700 to \$900 per month. For example, a monthly leaseholder who currently pays \$100 - \$200 per month will pay between \$800 - \$900 per month. Many of the non-prepaid leaseholders are expressing an inability to remain in the community if the updated ground rents reflect these increases.

City Council therefore, has requested staff to consider this challenge further and report back to Council with terms of a prepayment option for Council to consider. The prepayment feature was a method to help leaseholders mitigate against the risk of an escalating real estate market and rising market rents. However, in the 7 leasehold developments that are the subject of the 2006 rent review, 118 of the 276 leaseholders chose not to prepay their lease. These leaseholders who did not prepay their leases were aware that their premises would be

subject to a future rent review to adjust rents to reflect market value. Until that time, however, the rents for these premises continue at amounts that have been well below market for the past several decades.

Staff concluded that it is most appropriate to establish the current market value for the individual ground leases before proposing a prepayment option. At this time, if the City cannot reach agreement with the individual leaseholders, it is recommended that the City go to arbitration in order to establish these fair market values. Whether by arbitration or agreement, once these values have been settled staff will report back to Council on a final prepayment plan.

COUNCIL POLICY

On October 3, 2006, Vancouver City Council unanimously approved new monthly rental rates for non-prepaid residential leases in the False Creek area as recommended by the City's independent appraisal firm, Grover Elliot Appraisers Inc.

PURPOSE

The purposes of this Administrative Report are:

- (1) to have Council approve the revised allocation of rental amounts for strata subdivisions VR 442 and VR 466 to correct a valuation oversight;
- (2) to establish a reasonable period of time, the Counter Proposal Period, for leaseholders who believe that errors or omissions exist with respect to the research, data, and analyses utilized and set out in the Grover, Elliot & Co. Ltd. appraisal report for their strata subdivision appraisal report to make Counter Proposals to the City as to the monthly ground rental amounts payable; and,
- (3) failing agreement on a Counter Proposal, to seek authority to proceed to arbitration to settle the revised monthly rents to be paid by those residential tenancies in strata developments VR419, VR442, VR466, VR514, VR551, VR552, and VR588 that have not prepaid their ground rent to the City and do not agree with the new rental amounts proposed by the City, all in accordance with the rent review provisions set out in the various leases; and,
- (4) to seek authority for a process to implement a new prepayment program for False Creek Leaseholders who have not prepaid the remaining term of their ground lease terms with the City. The new prepayment program was requested by Council when considering the impact of the Grover Elliot recommendations on the 118 units now up for rent review in West False Creek.

Once the revised monthly rents have been established pursuant to the terms of the lease, whether by agreement or arbitration, staff will prepare a prepayment programme for Council's further consideration.

BACKGROUND

The southwest shore of False Creek, between the Granville and Cambie Bridges, was developed in the 1970's and early 1980's. The City retained ownership of much of this land and leased it for terms up to 60 years. Ten market residential projects with 435 units were developed, with the first leases commencing in 1976. The original purchasers of the units were given several options by the developers of the project to prepay the lease in full or to select a periodic payment scheme; there were up to twelve different periodic payment schemes provided at inception. Subsequent purchasers were locked into the payment plan chosen by the original buyer. A total of 59 leaseholders originally opted to prepay their leases. Typically, the rents for the balance of the monthly leaseholders were set for the first 30 years of the lease, and subsequently, to be reviewed to market at 10 year intervals.

In the late 1980's, lessees of non-prepaid units began to experience difficulty in financing or selling their units. In 1992, City Council approved the concept of modifying the strata lot leases to permit prepayment. In May 1993, Council approved a voluntary lease prepayment option for the 376 non-prepaid units which was effective July 1, 1993 for two years. Two appraisal firms, Burgess Austin & Associates (now Burgess, Cawley, Sullivan & Associates), together with Nilsen Realty Research (now Altus Helyar), jointly prepared the prepayment formulas and calculations using a creative methodology as agreed to by the City, and recommended the prepayment amount schedule that was approved by Council. Much public consultation was undertaken by these appraisal firms and City staff at information meetings held with the lessees at that time. The voluntary prepayment program continued until December 31, 2001 at which time Council ended the program. A total of 157 lessees chose to take advantage of the voluntary prepayment program before the program ended.

On October 3, 2006, Council approved the recommendations set out in the Administrative Report (RTS 6109) dated September 19, 2006. Accordingly, staff sent out formal written notice to each non-prepaid leaseholder advising of the new ground rent amounts that would take effect on May 1, 2007, and advised each leaseholder of Council's decision to consider implementing a new prepaid lease option when City staff brought the matter back to Council in 2007. Staff also released copies of each of the Grover Elliot appraisal reports to each of the seven strata councils.

PRESENT SITUATION

In October 2006, staff advised Council that five major appraisal firms were asked to quote on providing independent market rental values for the seven strata corporations land leases that are up for rent review and as Grover Elliot Appraisals was the lowest complete quote, this firm was retained under City Manager approval authority.

Grover Elliot completed the 7 appraisals to determine, in their expert opinion, the total market rental value of the lots comprising each of the 7 strata complexes being VR419, VR442, VR466, VR514, VR551, VR552, and VR588 - as shown on the location map attached as Appendix A. A total of 118 leaseholders (out of 276 (43%)) have not prepaid their leasehold interests and were therefore, subject to the market rent increase. Grover Elliot did not apportion the individual strata lots up for rent review as the leases provide a methodology for allocating the individual strata lot lease payment based on the rent payment for the entire strata corporation.

Real Estate Services staff, using the methodology as set out in the lease to allocate unit apportionment of total complex ground rent to individual units, calculated each unit up for rent review and summarized the new monthly payment for Council as set out in column A in Appendix B. The Director of Real Estate Services was questioned by several strata owners in complexes VR442 and VR466 as to the methodology used for their specific complexes and it was discovered that not all seven (7) strata project ground leases were written identically for the clauses that pertained to market rental value unit allocation. The Director of Real Estate Services investigated this concern and confirmed that five of the seven agreements were structured the same way to allocate total complex ground rent to each leaseholder based on *"the same proportion of the market rental value of the said lands as the current assessed value of the strata lot bears to the aggregate current assessed values of all the strata lots at the date which shall be six (6) months prior to September 30, 2006..."*. The leases for VR442 and VR466 are unique in that the market rental value is to be calculated as *"that part of the said lands comprised in the strata lot and in its share of the common property as at the date which shall be six (6) months prior to the thirtieth (30th) anniversary of the said date...."*. The Director of Real Estate Service has concluded that the formula for VR442 and VR466 for allocating total complex ground rent to individual units should have been based on unit entitlement, not assessed value.

As all the calculations set out in column A of Appendix B were based on a ratio of taxable value over the aggregate taxable values or all the units in each of the strata complexes, the Director of Real Estate Services has revised the calculations for strata subdivisions VR442 and VR466 to reflect each leasehold owners proper unit entitlement, and Council is requested to correct this oversight by approving the substitution amounts set out in column B of Appendix B. Once approved, staff will send out a notice of correction to each non-prepaid leaseholder in the two affected strata subdivisions. This corrected methodology will also be brought to the attention of any arbitration panel for these two strata developments to ensure this nuance is addressed properly in the arbitrators' deliberations.

DISCUSSION

Since the Council meeting of October 3, 2006, the Director of Real Estate Services has received copies of all leaseholder correspondence to Council and has responded personally to every telephone and email inquiry regarding this matter. Many other letters from leaseholders and members of the public were also received for consideration by the City that conveyed many suggestions to Council as to how the City should address the leasehold renewal process together with thoughts and ideas around different prepayment methodologies, and this report summarizes many of the leaseholder concerns and sentiments on the matter.

In summary, it is clear that many leaseholders are frustrated and angry that they must face rental increases. Many leaseholders do not agree with or understand why the rental increases are so high. In order for Council to have a complete understanding of the sentiments being expressed, it is important to summarize leaseholder concerns as follows:

1. Lack of Process:

Almost all leaseholders corresponding with the City feel they have not been offered an opportunity to fairly comment on how the rental increases would impact their lives. Many leaseholders were angry that they did not have an opportunity to view or discuss the

appraisals and recommended rental increases before the information was presented by the Director of Real Estate Services to Council on October 3, 2006, and therefore were precluded from participating in the Council decision when the amounts were first approved.

Staff explained that the rent review process had just started and that City protocol is such that no information could be released or proposed to the leaseholders without approval to do so from Council first, as Council may have wished the matter to have been dealt with differently.

2. Failure to Negotiate Rental Increase:

Most leaseholders feel that their lease language obligates the City to negotiate with each leaseholder on what their individual increases should be.

The language in the leases (noting a slight variation in VR442 and VR466) states that: *"The Lessee shall pay for and during such subsequent ten (10) year period of the Term commencing on 1 October 2006, such annual sum as may be agreed upon in writing by and between the Lessor and the Lessee, provided that if the Lessor and the Lessee do not agree in writing upon the Basic Rent for any of the subsequent ten (10) year periods of the Term at least six (6) months prior to 30 September, 2006, or the end of any ten (10) year period (as the case may be) of the Term next preceding the ten (10) year period of the Term in respect of which the Basic Rent has not been agreed upon, the Basic Rent for each year of the last-mentioned ten (10) year period of the Term shall be...."*

Although the City has advised each non-prepaid leaseholder in writing of what the City believes the new rental amounts should be, subject to arbitration, almost all leaseholders who have responded to the City's notice advising of the proposed new rentals have refused to accept the increase. Some leaseholders want the monthly rates to remain unchanged, while others believe a 50% to 100% increase would be acceptable to them. Other more recent owners have "heard from their realtors that the market expected an increase of 200% to 300%, not 500% to 1000%". Those residing in the area for the past decade were warned in FLAC (False Creek Landlease Action Committee) articles dating back to the mid 1990's of impending 500% increases. In summary, most non-prepaid leaseholders acknowledge that a large rent increase is due, they just do not agree with the amounts proposed by the City.

3. Date for Implementation of Rent Increases:

Some leaseholders are upset that the timeline stipulated in the lease was not met by the City. The timelines for rent review in the lease required the City to determine what the market values would be at least six (6) months prior to the rent review date of September 30, 2006.

Although the City did not meet the timeline proposed, the City was not in breach of the lease as other lease provisions prevailed while the appraisers completed their report. The market information upon which the rents are to be reviewed is correctly based on historical transaction data occurring prior to April 2006. Despite the timing delay, the City has in good faith extended the period for which the rent increase would take effect from October, 2006 to May, 2007. Furthermore, as an arbitration process could take many months to complete, the rental increases would only be retroactive back to May 2007, not October 2006 as technically provided for in the leases. The Council decision to delay the implementation date, therefore, has ensured that no leaseholder was unfairly impacted by not meeting the original

six month provision as all leaseholders benefited from the decision to defer the rent increase commencement date to May 2007.

Some leaseholders have expressed upset that the City refused to advise them on what the rent increases would be when they called into the City to specifically inquire about the matter. Some recent purchasers who contacted the City as part of the due diligence period under their sales contracts were particularly angry and advised that had they known what the increases would be, or if the information was available in March 2006 as set out in the lease, they would never have bought their non prepaid units for the prices they did. The City simply did not have the information being sought, no increase had yet been approved by Council, and staff were not going to speculate on information that potential purchasers would specifically rely on.

4. Social Diversity in False Creek:

Almost all correspondence the City has received references the need for social diversity in the community. Some long term residents advise that they cannot afford to stay, and want Council to affirm the mixed income and demographic principles endorsed originally by the Council of the day who launched the redevelopment of this area of False Creek. The notion to have a balanced community of mixed incomes continues to be advanced

It is important to note that all 118 leaseholders who are subject to the rent review live in market units and conducted market based transactions. These market units were never intended to further social diversity objectives of the City. Rather, the City has an extensive program prompting social diversity in False Creek through the provision of non-market housing and co-ops.

Other taxpayers in the City have expressed a desire not to subsidize the residents who have lived and have benefited from a 30 year, below market and inflation free tenure. Many people have recognized the fact that waterfront living in the heart of downtown is expensive. The reality is that the ground rents as determined 30 years ago are very low in comparison to today's market; rents are averaging about seven times the rents set 30 years ago. It is the opinion of the Director of Real Estate Services that these updated rents are not out of line with Vancouver land value increases over the last 30 years and especially the last 3 years.

The sale last year of the False Creek Olympic site for \$193,000,000 represents just how much Vancouver land values have risen. It is safe to say that no one had expected land prices to escalate in the manner the Vancouver market has. Accordingly, it is understandable that those affected by the May 1, 2007 increase feel that market timing has worked against them as the City is at the peak of a current real estate boom. However, the original leases were never intended to protect leaseholders from the risk of even dramatic rent increases.

5. Market Instability:

The public nature of the Council process to approve the new False Creek rents and prepayment option has attracted much interest from the real estate industry and media. Much like the Musqueam decision in 1998, public awareness of the unique nature of leasehold ownership has similarly created uncertainty in False Creek. Accordingly, this attention has impacted the marketability of non-prepaid leasehold property as interested purchasers are waiting out the conclusion of the rent review process.

Affected leasehold owners have expressed a wish for a quick resolution to this matter so that a climate of certainty, market confidence, and liquidity return to the False Creek marketplace. The City is committed to achieving this objective.

6. Failure to Prepay:

Many owners have pleaded with the City to recognize the financial hardships faced by many of the strata subdivisions resulting from costs to repair building envelope failure. Special assessments have run into the tens of thousands of dollars per unit and some leaseholders simply did not have the financial ability to prepay their leases on top of paying monthly mortgage debt, taxes, strata fees, ground rent, and special assessments. These leaseholders feel economically disadvantaged in that many have expressed a willingness to have taken the prepayment option at that time, but simply did not have the cash flow to carry the prepayment costs. Many other non-prepaid leaseholders have expressed disappointment that the prepayment option was not afforded to them after 2001 as the timing of their acquisitions was subsequent to this date.

7. Contaminated Land:

A recurring objection that has been raised by many False Creek Leasehold owners pertains to the City's position regarding the treatment of contaminated land. It is unknown whether or not some of the strata subdivisions have been constructed on sites that would not meet the City or Provincial contaminated sites legislation today. Leaseholders want this potential risk factored into their rental valuations. Many leaseholders were upset that the City specifically instructed the real estate appraisers not to adjust appraised market values for risk associated with potential soils contamination.

Staff would agree that the real estate market normally operates in a manner whereby a willing purchaser of a property would discount an offer he/she is prepared to make for a contaminated site by discounting the purchase price by the amount it would cost the purchaser to remediate the contamination from a property, if in fact the risk associated with remediation became the purchaser's responsibility. It is this latter proviso that has informed the City's position on the matter as the leases do not provide that it is the lessees' responsibility to remediate the lands. Therefore the leaseholders' argument to be compensated is not valid in ascertaining the value of the market rent.

PROCESS MOVING FORWARD - NEXT STEPS:

Staff believes it is in the City's best interest to establish the new amounts of the monthly ground rent as soon as possible. It is critical to determine the monthly ground rent amounts in accordance with the lease contracts as these amounts will first and foremost inform the payment structure moving forward for all non-prepaid leaseholders for the next ten years; and second, will serve as the baseline for which a prepayment option can be developed.

In order to move this process forward, staff has met with the South False Creek Leaseholders Steering Committee to review the substantive issues addressed in this report and staff continues to liaise regularly with its appointed representatives. Staff has further agreed to review concerns regarding the appraisals in advance of heading immediately into an arbitration process. It is important for leaseholders to have the opportunity to express any

concerns or faults in the appraisal methodology employed by Grover, Elliot & Co Ltd. and the South False Creek Leaseholders Steering Committee has expressed a strong desire to have an opportunity to set out its rationale for why the City's position regarding the amount of ground rent should be revisited. Subject to Council approval, staff recommends a one hundred twenty day (120) Counter Proposal Period be established during which any non-prepaid leaseholder, or the South False Creek Leaseholders Steering Committee on their behalf, could prepare an argument challenging the appraisal conclusions based on the Canadian Uniform Standards of Professional Practice of the Appraisal Institute of Canada.

It should be stressed, however, that this step is not negotiation. It is an opportunity for residents to discuss with City staff the application of the Grover and Elliot methodology to their particular property. Acceptable counter proposals must be founded in the Grover and Elliot methodology and reflect market value in a manner that is consistent with that methodology.

Assuming there remain leaseholders who do not agree with the final City position on rent (assuming adjustments following leaseholder Counter Proposals have been made), the parties would then proceed to arbitration. This would then empower three arbitrators, one chosen by the lessor, one by the lessee and the third by the two so chosen; with the third arbitrator being the chairman to ascertain the amounts of the new rent. The lease agreements provide that the arbitration panels' decisions will be final. It is important to note that the arbitration process requires the arbitrators to be bound by the methodology set out in the lease, and no consideration is expected to be given to any hardship arguments related to the socio-economic or ability to pay concerns expressed earlier in this report. It is the Director of Real Estate's opinion that the arbitrators will support the reasoned conclusions put forward by Grover Elliott, and as a consequence, the market will re-price non prepaid leasehold property and the demographic make-up of this neighbourhood could change over the next few years as units are sold off to new owners. Despite the outcome, staff will keep Council fully advised with further reporting as arbitration decisions and awards are determined.

Once the revised monthly rents have been established pursuant to the terms of the lease, whether by agreement or arbitration, staff will prepare a prepayment programme for Council's consideration.

PREPAYMENT:

As with the prepayment plan that was offered to leaseholders during the 1990's it is important to note in bringing forward a new prepayment plan for Council's consideration:

- (i) as there is no contractual right to prepay, there is no predetermined formula for establishing the amount which might be payable and therefore the methodology used in any prepayment plan will be outside the terms set out in the lease documents;
- (ii) any leaseholder decision to prepay their lease is strictly voluntary - the City cannot require prepayment; and

Although staff would not necessarily advocate that the methodology used in the past for prepayment be repeated in 2007 it will be important for Council to understand the rationale informing the last prepayment option. Staff will outline the detailed methodology used at

that time when reporting back to Council. This understanding will offset the risk that those who prepaid under the earlier program will not be compromised by a new prepayment program.

FINANCIAL IMPLICATIONS

There are significant financial implications to the City resulting from the rent review process. The City can expect significantly higher monthly rents to be returned to the City as the False Creek leases are normalized to 2006 market conditions. Once the matter has been settled, either by agreement or arbitration, Council will be in an informed position to offer a new prepayment option. Although the City's new scheduled prepayment amounts would total many millions of dollars, it is very hard to estimate how many leaseholders would actually prepay their leases vs. continuing on with the new monthly payments. Assuming the Grover Elliot appraisal opinions are upheld, total monthly rent accruing to the City in the PEF would increase annually from just under \$200,000 per year to just over \$1,300,000 per year.

The arbitration process will also be an expensive and timely undertaking for the City. Given the related appraisal and legal work to be completed to address the concurrent rent reviews for the commercial strata developments and non-market rental housing projects in False Creek, the total costs of arbitration, real estate appraisals, and legal consultation are expected to approach \$500,000 over the next year. Staff will report back to Council with an updated budget once actual costs are known. These expenses would be funded from the PEF.

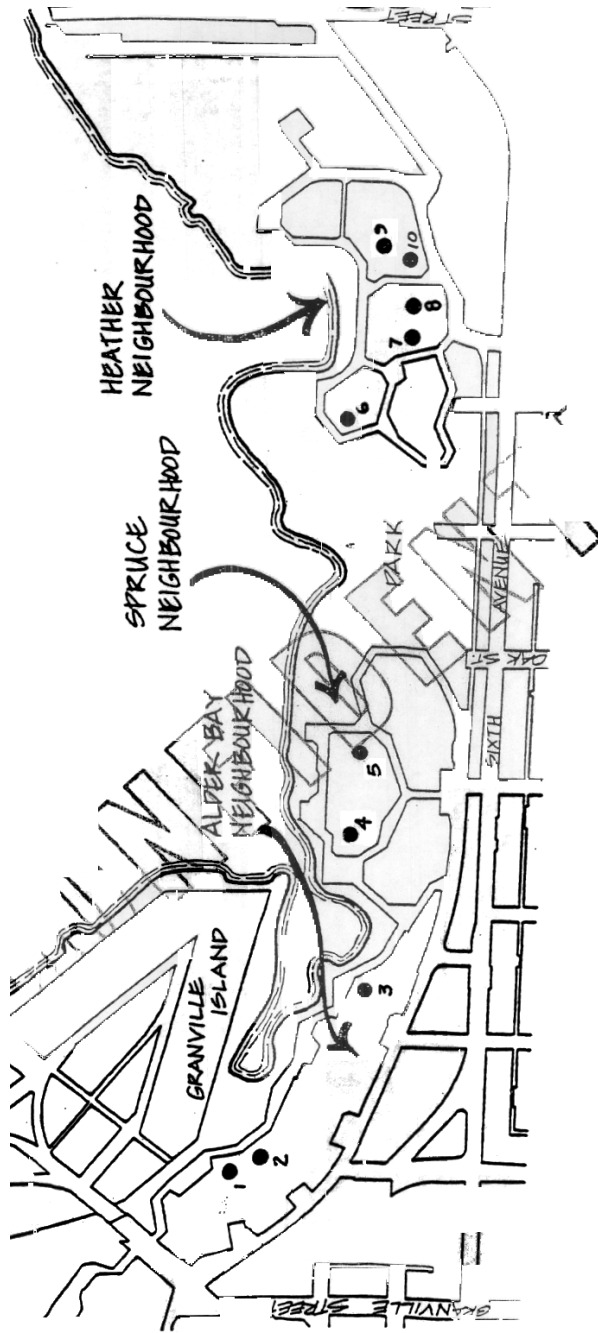
CONCLUSION

The City is the lessor of seven (7) strata ground leases which contain rent review provisions that came due in October, 2006, and a further 3 which come due between 2010 and 2012. Staff provided Council with an independent appraiser's opinion of the market rents to be charged for the 118 units now up for rent review in West False Creek and Council approved these new rents for the next ten (10) years. As the amounts of the rent increases were significant, Council directed staff to report back to Council with a strategy for determining a new prepayment option.

Staff has concluded that it is not possible to implement a new prepayment option at this time without settling the market value of the leaseholds (that is, without determining the current market rents) as these new rents will have a direct impact on the methodology informing the prepayment option.

Once the new schedule of rents is finalized, this information will be brought back to Council, together with a prepayment methodology, and leaseholders can freely choose whether or not they wish to prepay their leases at that time; failing which, the new rental amounts as determined by agreement or arbitration will govern.

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- 1. VR 1112 - FOUNTAIN TERRACE
- 2. VR 1157 - HARBOUR TERRACE
- 3. YR 691 - ALDER BAY PLACE
- 4. VR 514 - SPRUCE VILLAGE
- 5. YR 442 - MARINE MEWS
- 6. VR 419 - HEATHER POINT

- 7. VR 466
- 8. VR 508

		<u>Column A</u>		<u>Column B</u>	
		New Rents based on Grover Elliott Appraisal Rents based upon apportionment of assessed value (incorrect)		New Rents based on Grover Elliott Appraisal Rents based upon unit entitlement (info from legal strata plan) (correct)	
Lot	Unit Address	per year	per month	per year	per month
VR466					
24	722 Millyard	\$ 8,692.61	\$ 724.38	\$ 8,298.40	\$ 691.53
26	726 Millard	\$ 8,999.24	\$ 749.94	\$ 8,298.40	\$ 691.53
48	786 Millbank	\$ 10,143.34	\$ 845.28	\$ 8,298.40	\$ 691.53
56	770 Millbank	\$ 10,190.50	\$ 849.21	\$ 8,298.40	\$ 691.53
34	742 Millyard	\$ 8,043.88	\$ 670.32	\$ 8,427.20	\$ 702.27
12	699 Moberly	\$ 8,326.95	\$ 693.91	\$ 8,648.00	\$ 720.67
20	714 Millyard	\$ 8,291.57	\$ 690.96	\$ 8,648.00	\$ 720.67
52	778 Millbank	\$ 12,054.06	\$ 1,004.50	\$ 8,648.00	\$ 720.67
32	738 Millyard	\$ 8,350.55	\$ 695.88	\$ 8,666.40	\$ 722.20
30	734 Millyard	\$ 8,315.17	\$ 692.93	\$ 8,703.20	\$ 725.27
50	782 Millbank	\$ 11,971.47	\$ 997.62	\$ 8,703.20	\$ 725.27
38	750 Millyard	\$ 8,586.45	\$ 715.54	\$ 8,795.20	\$ 732.93
55	768 Millbank	\$ 9,860.27	\$ 821.69	\$ 8,970.00	\$ 747.50
4	683 Moberly	\$ 8,610.02	\$ 717.50	\$ 9,190.80	\$ 765.90
27	728 Millyard	\$ 8,409.54	\$ 700.79	\$ 9,586.40	\$ 798.87
53	772 Millbank	\$ 11,051.49	\$ 920.96	\$ 9,623.20	\$ 801.93
1	677 Moberly	\$ 8,539.25	\$ 711.60	\$ 9,715.20	\$ 809.60
25	724 Millard	\$ 8,633.62	\$ 719.47	\$ 9,825.60	\$ 818.80
39	752 Millyard	\$ 8,916.69	\$ 743.06	\$ 10,764.00	\$ 897.00
11	697 Moberly	\$ 8,881.31	\$ 740.11	\$ 10,782.40	\$ 898.53
19	712 Millyard	\$ 9,471.05	\$ 789.25	\$ 10,782.40	\$ 898.53
51	776 Millbank	\$ 13,127.35	\$ 1,093.95	\$ 10,782.40	\$ 898.53
29	732 Millyard	\$ 9,730.52	\$ 810.88	\$ 10,920.40	\$ 910.03
9	693 Moberly	\$ 9,341.29	\$ 778.44	\$ 11,288.40	\$ 940.70
43	792 Millbank	\$ 12,348.91	\$ 1,029.08	\$ 11,288.40	\$ 940.70
16	706 Millyard	\$ 10,662.27	\$ 888.52	\$ 11,408.00	\$ 950.67
22	718 Millyard	\$ 10,202.29	\$ 850.19	\$ 11,408.00	\$ 950.67
46	790 Millbank	\$ 14,625.25	\$ 1,218.77	\$ 11,472.40	\$ 956.03
54	774 Millbank	\$ 14,129.88	\$ 1,177.49	\$ 11,472.40	\$ 956.03

VR442					
15	1043 Scantlings	\$ 7,188.30	\$ 599.03	\$ 6,508.81	\$ 542.40
19	1037 Scantlings	\$ 9,412.96	\$ 784.41	\$ 8,466.97	\$ 705.58
37	1030 Ironwork Psg	\$ 9,322.96	\$ 776.91	\$ 8,466.97	\$ 705.58
16	1045 Scantlings	\$ 9,464.39	\$ 788.70	\$ 9,197.06	\$ 766.42
23	1000 Ironwork Psg	\$ 10,634.60	\$ 886.22	\$ 9,407.74	\$ 783.98
25	1006 Ironwork Psg	\$ 11,110.38	\$ 925.87	\$ 9,407.74	\$ 783.98
3	1067 Scantlings	\$ 7,651.24	\$ 637.60	\$ 9,648.29	\$ 804.02
5	1065 Scantlings	\$ 7,561.23	\$ 630.10	\$ 9,648.29	\$ 804.02
9	1057 Scantlings	\$ 7,882.70	\$ 656.89	\$ 9,648.29	\$ 804.02
13	1047 Scantlings	\$ 9,001.46	\$ 750.12	\$ 9,763.21	\$ 813.60
21	1031 Scantlings	\$ 10,608.87	\$ 884.07	\$ 10,329.37	\$ 860.78
1	1073 Scantlings	\$ 8,744.30	\$ 728.69	\$ 10,675.26	\$ 889.60
49	1075 Scantlings	\$ 8,191.32	\$ 682.61	\$ 10,723.14	\$ 893.59
11	1051 Scantlings	\$ 9,181.50	\$ 765.12	\$ 10,751.87	\$ 895.99
18	1039 Scantlings	\$ 11,997.67	\$ 999.81	\$ 11,635.18	\$ 969.60
20	1035 Scantlings	\$ 11,997.67	\$ 999.81	\$ 11,635.18	\$ 969.60
28	1010 Ironwork Psg	\$ 13,797.98	\$ 1,149.83	\$ 11,635.18	\$ 969.60
30	1012 Ironwork Psg	\$ 13,797.98	\$ 1,149.83	\$ 11,635.18	\$ 969.60
36	1026 Ironwork Psg	\$ 14,801.00	\$ 1,233.42	\$ 11,635.18	\$ 969.60
38	1028 Ironwork Psg	\$ 13,875.13	\$ 1,156.26	\$ 11,635.18	\$ 969.60
43	1089 Scantlings	\$ 9,721.59	\$ 810.13	\$ 11,711.80	\$ 975.98
24	1002 Ironwork Psg	\$ 15,161.04	\$ 1,263.42	\$ 12,710.60	\$ 1,059.22
26	1004 Ironwork Psg	\$ 15,585.40	\$ 1,298.78	\$ 12,710.60	\$ 1,059.22
14	1049 Scantlings	\$ 12,216.29	\$ 1,018.02	\$ 12,863.82	\$ 1,071.99
6	1063 Scantlings	\$ 10,467.41	\$ 872.28	\$ 12,960.72	\$ 1,080.06
8	1061 Scantlings	\$ 10,712.15	\$ 892.68	\$ 12,960.72	\$ 1,080.06
42	1036 Ironwork Psg	\$ 16,189.80	\$ 1,349.15	\$ 13,065.50	\$ 1,088.79
22	1033 Scantlings	\$ 14,723.84	\$ 1,226.99	\$ 13,459.27	\$ 1,121.61
2	1071 Scantlings	\$ 11,161.81	\$ 930.15	\$ 13,958.39	\$ 1,163.20
12	1053 Scantlings	\$ 12,846.38	\$ 1,070.53	\$ 14,035.00	\$ 1,169.58
33	1020 Ironwork Psg	\$ 16,189.80	\$ 1,349.15	\$ 14,880.01	\$ 1,240.00
34	1022 Ironwork Psg	\$ 15,919.75	\$ 1,326.65	\$ 14,880.01	\$ 1,240.00

Appendix C

Lot	Column A		Column B		Column C		Column D		Negotiated Settlement		NEW		OLD		Rent Increase /month
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%) A	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment E E=F x D	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10% G G=F x (1+int) ⁿ 5yrs	Estimated Prepayment based upon Grover Elliott estimate less 25% H H=75 x A	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	
VR588															
24	\$113,307	\$60,326	\$58,970	\$84,980	\$6,663.31	\$555.28	\$86.75	\$1,041.00	\$468.53						
27	\$116,512	\$63,390	\$61,649	\$87,384	\$6,851.79	\$570.98	\$90.67	\$1,088.04	\$480.31						
25	\$122,921	\$63,053	\$61,953	\$92,191	\$7,228.69	\$602.39	\$91.08	\$1,092.96	\$511.31						
26	\$126,583	\$63,984	\$63,024	\$94,937	\$7,444.05	\$620.34	\$99.42	\$1,193.04	\$520.92						
17	\$157,257	\$87,274	\$85,140	\$117,942	\$9,247.87	\$770.66	\$125.17	\$1,502.04	\$645.49						
19	\$157,257	\$87,274	\$85,140	\$117,942	\$9,247.87	\$770.66	\$125.17	\$1,502.04	\$645.49						
21	\$157,257	\$87,274	\$85,140	\$117,942	\$9,247.87	\$770.66	\$125.17	\$1,502.04	\$645.49						
22	\$157,257	\$87,274	\$85,140	\$117,942	\$9,247.87	\$770.66	\$125.17	\$1,502.04	\$645.49						
10	\$252,938	\$118,319	\$120,305	\$189,703	\$14,874.66	\$1,239.55	\$187.75	\$2,253.00	\$1,051.80						
11	\$253,167	\$124,735	\$124,595	\$189,876	\$14,888.15	\$1,240.68	\$190.67	\$2,288.04	\$1,050.01						
30	\$209,905	\$103,888	\$102,372	\$157,428	\$12,343.97	\$1,028.66	\$192.08	\$2,304.96	\$836.58						
VR552															
6	combined with SL11														
6&11	\$413,614	\$186,772	\$140,035	\$310,211	\$24,323.69	\$2,026.97	\$121.50	\$1,458.00	\$1,905.47						
13	\$201,103	\$150,676	\$100,837	\$150,827	\$11,826.35	\$985.53	\$123.25	\$1,479.00	\$862.28						
5	\$326,328	\$150,517	\$114,227	\$244,746	\$19,190.55	\$1,599.21	\$170.33	\$2,043.96	\$1,428.88						
VR551															
13	\$230,527	\$140,842	\$104,596	\$172,896	\$13,556.75	\$1,129.73	\$76.35	\$916.20	\$1,053.38						
24	\$154,786	\$89,884	\$66,901	\$116,090	\$9,102.61	\$758.55	\$81.92	\$983.04	\$676.63						
8	\$142,840	\$87,480	\$65,259	\$107,130	\$8,400.09	\$700.01	\$83.17	\$988.04	\$616.84						
21	\$148,433	\$92,675	\$68,125	\$111,324	\$8,728.95	\$727.41	\$83.50	\$1,002.00	\$643.91						
17	\$180,965	\$98,229	\$74,224	\$135,724	\$10,642.12	\$886.84	\$91.25	\$1,095.00	\$795.59						
3	\$160,378	\$101,845	\$74,156	\$120,283	\$9,431.43	\$785.95	\$102.62	\$1,231.44	\$683.33						
15	\$187,065	\$124,222	\$89,863	\$140,299	\$11,000.84	\$916.74	\$110.17	\$1,322.04	\$806.57						
23	\$193,928	\$139,244	\$100,063	\$145,446	\$11,404.40	\$960.37	\$127.42	\$1,529.04	\$822.95						
20	\$229,002	\$138,956	\$103,148	\$171,752	\$13,467.06	\$1,122.26	\$132.75	\$1,593.00	\$989.51						
16	\$241,457	\$142,549	\$106,274	\$181,093	\$14,199.49	\$1,183.29	\$137.92	\$1,655.04	\$1,045.37						
34	\$223,411	\$155,923	\$113,140	\$167,558	\$13,138.25	\$1,094.85	\$138.83	\$1,665.96	\$956.02						
18	\$216,040	\$150,712	\$108,949	\$162,030	\$12,704.78	\$1,068.73	\$139.58	\$1,674.96	\$919.15						
37	\$307,539	\$167,919	\$128,388	\$230,654	\$18,085.63	\$1,507.14	\$180.33	\$2,163.96	\$1,326.81						
VR514															
34	\$100,624	\$77,505	\$74,480	\$75,468	\$5,917.47	\$493.12	\$76.08	\$912.96	\$417.04						
15	\$143,692	\$50,154	\$52,567	\$107,769	\$8,450.18	\$704.18	\$82.08	\$984.96	\$622.10						
1	\$182,791	\$63,608	\$64,651	\$137,093	\$10,749.48	\$895.79	\$102.75	\$1,233.00	\$793.04						
3	\$179,814	\$64,064	\$64,844	\$134,860	\$10,574.41	\$881.20	\$103.08	\$1,236.96	\$778.12						

Appendix C

Lot	Column A		Column B		Column C		Column D		NEW		OLD		Rent Increase /month	
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%)	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment	Estimated Prepayment based upon 2001 Prepayment Amount at 10%	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at	Negotiated Settlement	Estimated Prepayment based upon Grover Elliott estimate less 25%	H	H=75 x A	Annual Rent	Monthly Rent	Monthly Rent	Annual Rent		
	A	E	G	F					Annual Rent	Monthly Rent	Monthly Rent	Annual Rent		
		E=F x D	G=F x (1+int)^5yrs						Annual Rent	Monthly Rent	Monthly Rent	Annual Rent		
7	\$204,623	\$64,142	\$64,844	\$153,467					\$12,033.36	\$1,002.78	\$103.08	\$1,236.96	\$899.70	
9	\$186,959	\$64,421	\$64,844	\$140,219					\$10,994.58	\$916.22	\$103.08	\$1,236.96	\$813.14	
11	\$195,295	\$64,531	\$64,844	\$146,471					\$11,484.79	\$957.07	\$103.08	\$1,236.96	\$853.99	
31	\$158,181	\$76,959	\$76,374	\$118,636					\$9,302.22	\$775.19	\$108.17	\$1,298.04	\$667.02	
35	\$159,768	\$79,512	\$77,190	\$119,826					\$9,395.57	\$782.96	\$108.33	\$1,299.96	\$674.63	
19	\$183,982	\$69,166	\$69,326	\$137,986					\$10,819.51	\$901.63	\$110.92	\$1,331.04	\$790.71	
23	\$190,928	\$96,275	\$95,833	\$143,196					\$11,228.02	\$935.67	\$123.00	\$1,476.00	\$812.67	
27	\$203,233	\$112,652	\$111,839	\$152,425					\$11,951.64	\$995.97	\$134.25	\$1,611.00	\$861.72	
4	\$268,133	\$108,011	\$110,074	\$201,100					\$15,768.23	\$1,314.02	\$138.75	\$1,665.00	\$1,175.27	
33	\$174,653	\$114,064	\$119,675	\$130,990					\$10,270.93	\$855.91	\$141.92	\$1,703.04	\$713.99	
22	\$315,567	\$114,437	\$116,367	\$236,675					\$18,557.73	\$1,546.48	\$188.67	\$2,264.04	\$1,357.81	
VR466														
24	\$141,111	\$46,160	\$48,555	\$105,833					\$8,692.61	\$724.38	\$104.68	\$1,256.16	\$619.70	
26	\$141,111	\$48,250	\$51,064	\$105,833					\$8,999.24	\$749.94	\$104.68	\$1,256.16	\$645.26	
48	\$141,111	\$57,361	\$61,100	\$105,833					\$10,143.34	\$845.28	\$104.68	\$1,256.16	\$740.60	
56	\$141,111	\$57,542	\$61,100	\$105,833					\$10,190.50	\$849.21	\$104.68	\$1,256.16	\$744.53	
34	\$143,301	\$49,583	\$51,857	\$107,476					\$8,043.88	\$670.32	\$106.31	\$1,275.72	\$564.01	
12	\$147,056	\$48,337	\$50,601	\$110,292					\$8,326.95	\$693.91	\$109.09	\$1,309.08	\$584.82	
20	\$147,056	\$50,638	\$53,214	\$110,292					\$8,291.57	\$690.96	\$109.09	\$1,309.08	\$581.87	
52	\$147,056	\$59,542	\$63,673	\$110,292					\$8,120.54	\$690.50	\$109.09	\$1,309.08	\$585.41	
32	\$147,369	\$53,336	\$55,949	\$110,527					\$8,350.55	\$695.88	\$109.33	\$1,311.96	\$586.55	
30	\$147,995	\$53,672	\$56,186	\$110,996					\$8,315.17	\$692.93	\$109.79	\$1,317.48	\$583.14	
50	\$147,995	\$59,925	\$64,081	\$112,169					\$11,971.47	\$997.62	\$109.79	\$1,317.48	\$587.83	
38	\$149,559	\$53,992	\$56,780	\$114,399					\$8,586.45	\$715.54	\$110.95	\$1,331.40	\$604.59	
55	\$152,531	\$59,765	\$63,332	\$114,399					\$9,860.27	\$821.69	\$113.16	\$1,357.92	\$708.53	
4	\$156,286	\$51,622	\$53,777	\$117,215					\$8,610.02	\$717.50	\$115.94	\$1,391.28	\$601.56	
27	\$163,013	\$53,881	\$56,091	\$122,260					\$8,409.54	\$700.79	\$120.93	\$1,451.16	\$579.86	
53	\$163,639	\$64,215	\$67,944	\$123,902					\$11,051.49	\$920.96	\$121.40	\$1,456.80	\$799.56	
1	\$165,203	\$51,659	\$53,907	\$123,902					\$8,539.25	\$711.60	\$122.56	\$1,470.72	\$689.04	
25	\$167,081	\$55,392	\$57,490	\$125,310					\$8,633.62	\$719.47	\$123.95	\$1,487.40	\$595.52	
39	\$183,038	\$60,616	\$62,982	\$137,278					\$8,916.69	\$743.06	\$135.79	\$1,629.48	\$607.27	
11	\$183,351	\$57,695	\$59,829	\$137,513					\$8,881.31	\$740.11	\$136.02	\$1,632.24	\$604.09	
19	\$183,351	\$57,571	\$59,829	\$137,513					\$9,471.05	\$789.25	\$136.02	\$1,632.24	\$653.23	
51	\$183,351	\$71,605	\$76,129	\$137,513					\$13,127.35	\$1,093.95	\$136.02	\$1,632.24	\$957.93	
29	\$185,697	\$61,224	\$63,897	\$139,273					\$9,730.52	\$810.88	\$137.76	\$1,653.12	\$673.12	
9	\$191,955	\$60,408	\$62,638	\$143,966					\$9,341.29	\$778.44	\$142.40	\$1,708.80	\$636.04	
43	\$191,955	\$75,607	\$79,701	\$143,966					\$12,348.91	\$1,029.08	\$142.40	\$1,708.80	\$886.68	
16	\$193,989	\$67,198	\$70,199	\$145,492					\$10,662.27	\$888.52	\$143.91	\$1,726.92	\$744.61	
22	\$193,989	\$66,220	\$70,199	\$145,492					\$10,202.29	\$850.19	\$143.91	\$1,726.92	\$706.28	

Appendix C

Lot	Column A		Column B		Column C		Column D		NEW			OLD			Rent Increase /month
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%)	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment	Estimated Prepayment based upon 2001 offer indexed by 2001 Prepayment Amount at 10%	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10%	Negotiated Settlement	H	H=75 x A	Annual Rent	Monthly Rent	Monthly Rent	Monthly Rent	Annual Rent	Annual Rent	Rent	
46	\$195,084	\$79,006	\$84,454	\$84,454	\$146,313	\$146,313	\$14,625.25	\$1,218.77	\$144.61	\$144.61	\$1,735.32	\$1,735.32	\$1,074.16		
54	\$195,084	\$79,289	\$84,454	\$84,454	\$146,313	\$146,313	\$14,129.88	\$1,177.49	\$144.61	\$144.61	\$1,735.32	\$1,735.32	\$1,032.88		
VR442															
15	\$110,680	\$35,309	\$35,417	\$35,417	\$83,010	\$83,010	\$7,188.30	\$599.03	\$70.27	\$70.27	\$843.24	\$843.24	\$528.76		
19	\$143,978	\$48,274	\$48,526	\$48,526	\$107,983	\$107,983	\$9,412.96	\$784.41	\$91.41	\$91.41	\$1,096.92	\$1,096.92	\$693.00		
37	\$143,978	\$55,334	\$55,886	\$55,886	\$107,983	\$107,983	\$9,322.96	\$776.91	\$91.41	\$91.41	\$1,096.92	\$1,096.92	\$685.50		
16	\$156,392	\$52,505	\$52,709	\$52,709	\$117,294	\$117,294	\$9,464.39	\$788.70	\$99.30	\$99.30	\$1,191.60	\$1,191.60	\$689.40		
23	\$159,975	\$61,431	\$62,129	\$62,129	\$119,981	\$119,981	\$10,634.60	\$866.22	\$101.57	\$101.57	\$1,218.84	\$1,218.84	\$784.65		
25	\$159,975	\$61,238	\$62,096	\$62,096	\$119,981	\$119,981	\$11,110.38	\$925.87	\$101.57	\$101.57	\$1,218.84	\$1,218.84	\$824.30		
3	\$164,066	\$53,302	\$52,499	\$52,499	\$123,049	\$123,049	\$7,651.24	\$637.60	\$104.17	\$104.17	\$1,250.04	\$1,250.04	\$533.43		
5	\$164,066	\$54,405	\$52,499	\$52,499	\$123,049	\$123,049	\$7,561.23	\$630.10	\$104.17	\$104.17	\$1,250.04	\$1,250.04	\$525.93		
9	\$164,066	\$54,982	\$52,499	\$52,499	\$123,049	\$123,049	\$7,892.70	\$656.89	\$104.17	\$104.17	\$1,250.04	\$1,250.04	\$552.72		
13	\$166,020	\$53,604	\$53,126	\$53,126	\$124,515	\$124,515	\$9,001.46	\$750.12	\$105.41	\$105.41	\$1,264.92	\$1,264.92	\$644.71		
21	\$175,647	\$59,096	\$59,201	\$59,201	\$131,735	\$131,735	\$10,608.87	\$884.07	\$111.52	\$111.52	\$1,338.24	\$1,338.24	\$772.55		
1	\$181,529	\$59,899	\$58,088	\$58,088	\$136,147	\$136,147	\$8,744.30	\$728.69	\$115.25	\$115.25	\$1,383.00	\$1,383.00	\$613.44		
49	\$182,343	\$57,163	\$55,166	\$55,166	\$136,757	\$136,757	\$8,191.32	\$682.61	\$115.77	\$115.77	\$1,389.24	\$1,389.24	\$566.84		
11	\$182,831	\$59,931	\$58,507	\$58,507	\$137,124	\$137,124	\$9,181.50	\$765.12	\$116.08	\$116.08	\$1,392.96	\$1,392.96	\$649.04		
18	\$197,852	\$69,929	\$70,056	\$70,056	\$148,389	\$148,389	\$11,997.67	\$999.81	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$874.19		
20	\$197,852	\$69,929	\$70,056	\$70,056	\$148,389	\$148,389	\$11,997.67	\$999.81	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$874.19		
28	\$197,852	\$78,921	\$80,168	\$80,168	\$148,389	\$148,389	\$13,797.98	\$999.81	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$1,024.21		
30	\$197,852	\$78,921	\$80,168	\$80,168	\$148,389	\$148,389	\$13,797.98	\$999.81	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$1,024.21		
36	\$197,852	\$78,970	\$80,168	\$80,168	\$148,389	\$148,389	\$14,801.00	\$1,149.83	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$1,107.80		
38	\$197,852	\$78,710	\$80,168	\$80,168	\$148,389	\$148,389	\$14,801.00	\$1,149.83	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$1,107.80		
43	\$199,155	\$62,406	\$60,628	\$60,628	\$148,389	\$148,389	\$13,875.13	\$1,156.26	\$125.62	\$125.62	\$1,507.44	\$1,507.44	\$1,030.64		
24	\$216,139	\$85,964	\$87,576	\$87,576	\$162,104	\$162,104	\$9,721.59	\$810.13	\$126.45	\$126.45	\$1,517.40	\$1,517.40	\$683.68		
26	\$216,139	\$86,026	\$87,576	\$87,576	\$162,104	\$162,104	\$15,161.04	\$1,263.42	\$137.23	\$137.23	\$1,646.76	\$1,646.76	\$1,126.19		
14	\$218,744	\$74,317	\$73,726	\$73,726	\$164,058	\$164,058	\$15,585.40	\$1,298.78	\$137.23	\$137.23	\$1,646.76	\$1,646.76	\$1,161.55		
6	\$220,392	\$77,020	\$74,277	\$74,277	\$165,294	\$165,294	\$12,216.29	\$1,018.02	\$138.88	\$138.88	\$1,666.56	\$1,666.56	\$879.14		
8	\$220,392	\$76,198	\$74,277	\$74,277	\$165,294	\$165,294	\$10,467.41	\$872.28	\$139.93	\$139.93	\$1,679.16	\$1,679.16	\$732.35		
42	\$222,174	\$87,027	\$90,023	\$90,023	\$166,630	\$166,630	\$10,712.15	\$892.68	\$139.93	\$139.93	\$1,679.16	\$1,679.16	\$752.75		
22	\$228,870	\$80,576	\$81,036	\$81,036	\$171,652	\$171,652	\$16,189.80	\$1,349.15	\$141.06	\$141.06	\$1,692.72	\$1,692.72	\$1,208.09		
2	\$237,357	\$82,249	\$79,999	\$79,999	\$178,018	\$178,018	\$14,723.84	\$1,226.99	\$145.31	\$145.31	\$1,743.72	\$1,743.72	\$1,081.68		
12	\$238,660	\$81,839	\$80,439	\$80,439	\$178,995	\$178,995	\$11,161.81	\$930.15	\$150.70	\$150.70	\$1,808.40	\$1,808.40	\$779.45		
33	\$253,029	\$100,713	\$102,525	\$102,525	\$189,772	\$189,772	\$12,846.38	\$1,070.53	\$151.53	\$151.53	\$1,818.36	\$1,818.36	\$919.00		
34	\$253,029	\$101,856	\$102,525	\$102,525	\$189,772	\$189,772	\$16,189.80	\$1,349.15	\$160.65	\$160.65	\$1,927.80	\$1,927.80	\$1,188.50		
							\$15,919.75	\$1,326.65	\$160.65	\$160.65	\$1,927.80	\$1,927.80	\$1,166.00		

Appendix C

Lot	Column A		Column B		Column C		Column D		NEW		OLD		Rent Increase /month
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%) A	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment E E=F x D	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10% G G=F x (1+int)^5yrs	Estimated Prepayment based upon Grover Elliott estimate less 25% H H=75 x A	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent			
VR419													
41	\$149,336	\$43,788	\$59,542	\$112,002	\$8,782.09	\$731.84	\$103.13	\$1,237.56	\$628.71				
47	\$147,918	\$43,052	\$59,251	\$110,938	\$8,698.64	\$724.89	\$108.66	\$1,303.92	\$616.23				
5	\$186,529	\$50,779	\$69,258	\$139,897	\$10,969.28	\$914.11	\$124.23	\$1,490.76	\$789.88				
29	\$172,049	\$55,471	\$75,230	\$129,037	\$10,117.79	\$843.15	\$125.38	\$1,504.56	\$717.77				
7	\$193,910	\$51,017	\$69,725	\$145,432	\$11,403.40	\$950.28	\$127.87	\$1,534.44	\$822.41				
24	\$172,333	\$61,845	\$83,875	\$129,250	\$10,134.47	\$844.54	\$146.28	\$1,755.36	\$698.26				
25	\$181,701	\$71,615	\$96,883	\$136,276	\$10,685.44	\$890.45	\$157.83	\$1,893.96	\$732.62				
38	\$236,213	\$64,493	\$88,581	\$177,159	\$13,891.07	\$1,157.59	\$162.45	\$1,949.40	\$995.14				
10	\$256,088	\$68,099	\$93,680	\$192,066	\$15,059.83	\$1,254.99	\$169.98	\$2,039.76	\$1,085.01				
16	\$248,988	\$68,433	\$93,680	\$186,741	\$14,642.39	\$1,220.20	\$169.98	\$2,039.76	\$1,050.22				
12	\$342,111	\$54,821	\$75,481	\$256,583	\$20,118.72	\$1,676.56	\$172.73	\$2,072.76	\$1,503.83				
18	\$269,714	\$69,921	\$59,537	\$202,286	\$15,861.23	\$1,321.77	\$173.98	\$2,087.76	\$1,147.79				
22	\$204,698	\$69,349	\$94,542	\$153,524	\$12,037.81	\$1,003.15	\$205.09	\$2,461.08	\$798.06				
46	\$259,777	\$70,851	\$97,694	\$194,833	\$15,276.86	\$1,273.07	\$216.15	\$2,593.80	\$1,056.92				
27	\$178,012	\$79,365	\$107,601	\$133,509	\$10,468.40	\$872.37	\$216.50	\$2,598.00	\$655.87				
SUB													
TOTAL	\$22,386,559	\$9,136,994	\$8,958,674	\$16,789,919	\$1,327,760	\$110,647	\$14,916	\$178,996	\$95,730				
VR1112													
1	not appraised	\$168,459	\$81,030	not appraised	not appraised								
2	not appraised	PP	PP	not appraised	not appraised								
3	not appraised	\$174,988	\$81,023	not appraised	not appraised								
4	not appraised	\$174,988	\$81,023	not appraised	not appraised								
5	not appraised	\$163,313	\$68,063	not appraised	not appraised								
6	not appraised	PP	PP	not appraised	not appraised								
7	not appraised	PP	PP	not appraised	not appraised								
8	not appraised	PP	PP	not appraised	not appraised								
9	not appraised	PP	PP	not appraised	not appraised								
10	not appraised	PP	PP	not appraised	not appraised								
11	not appraised	PP	PP	not appraised	not appraised								
12	not appraised	PP	PP	not appraised	not appraised								
13	not appraised	PP	PP	not appraised	not appraised								
14	not appraised	\$208,303	\$94,218	not appraised	not appraised								
15	not appraised	PP	PP	not appraised	not appraised								
16	not appraised	PP	PP	not appraised	not appraised								
17	not appraised	PP	PP	not appraised	not appraised								

Appendix C

Lot	Column A		Column B		Column C		Column D		Negotiated Settlement						
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%)	A	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment	E	E=F x D	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10%	G	G=F x (1+int)^5yrs	H	H=75 x A	Estimated Prepayment based upon Grover Elliott estimate less 25%	NEW Annual Rent	Monthly Rent	OLD Annual Rent	Rent Increase /month
18	not appraised				\$106,515			\$53,913	not appraised						
19	not appraised				\$117,406			PP	not appraised						
20	not appraised				PP			PP	not appraised						
21	not appraised				prepaid initially			PP	not appraised						
22	not appraised				PP			PP	not appraised						
23	not appraised				\$243,807			\$101,515	not appraised						
24	not appraised				\$225,958			\$94,426	not appraised						
25	not appraised				PP			PP	not appraised						
26	not appraised				PP			PP	not appraised						
27	not appraised				\$164,639			\$80,775	not appraised						
28	not appraised				PP			PP	not appraised						
29	not appraised				prepaid initially			PP	not appraised						
30	not appraised				PP			PP	not appraised						
31	not appraised				\$136,551			\$69,800	not appraised						
32	not appraised				PP			PP	not appraised						
33	not appraised				\$177,113			\$83,838	not appraised						
34	not appraised				PP			PP	not appraised						
35	not appraised				PP			PP	not appraised						
36	not appraised				PP			PP	not appraised						
37	not appraised				\$187,663			\$86,568	not appraised						
38	not appraised				PP			PP	not appraised						
39	not appraised				\$165,964			\$80,732	not appraised						
40	not appraised				PP			PP	not appraised						
41	not appraised				\$247,630			\$131,794	not appraised						
42	not appraised				PP			PP	not appraised						
43	not appraised				\$168,435			\$82,284	not appraised						
44	not appraised				\$174,336			\$85,483	not appraised						
45	not appraised				PP			PP	not appraised						
46	not appraised				PP			PP	not appraised						
47	not appraised				PP			PP	not appraised						
48	not appraised				PP			PP	not appraised						
49	not appraised				\$210,415			\$131,228	not appraised						
50	not appraised				PP			PP	not appraised						
51	not appraised				\$197,815			\$100,939	not appraised						
52	not appraised				\$154,513			\$85,080	not appraised						
53	not appraised				\$243,330			\$141,276	not appraised						
54	not appraised				PP			PP	not appraised						
55	not appraised				PP			PP	not appraised						

VR1157

Appendix C

Lot	Column A		Column B		Column C		Column D		Negotiated Settlement						
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%)	A	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment	E	E=F x D	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10%	G	G=F x (1+int)^5yrs	H	H=75 x A	NEW Annual Rent	Monthly Rent	OLD Monthly Rent	Annual Rent	Rent Increase /month
1	not appraised			PP					not appraised						
2	not appraised		\$99,365	PP			\$49,924		not appraised						
3	not appraised			PP			PP		not appraised						
4	not appraised			PP			PP		not appraised						
5	not appraised			PP			PP		not appraised						
6	not appraised			PP			PP		not appraised						
7	not appraised			PP			PP		not appraised						
8	not appraised			PP			PP		not appraised						
9	not appraised			PP			PP		not appraised						
10	not appraised			PP			PP		not appraised						
11	not appraised			PP			PP		not appraised						
12	not appraised		\$232,635	PP			\$90,590		not appraised						
13	not appraised		\$172,336	PP			\$79,398		not appraised						
14	not appraised			PP			PP		not appraised						
15	not appraised			PP			PP		not appraised						
16	not appraised		\$195,853	PP			\$87,634		not appraised						
17	not appraised			PP			PP		not appraised						
18	not appraised		\$224,940	PP			\$118,131		not appraised						
19	not appraised			PP			PP		not appraised						
20	not appraised			PP			PP		not appraised						
21	not appraised		\$123,762	PP			\$60,291		not appraised						
22	not appraised		\$172,336	PP			\$79,398		not appraised						
23	not appraised		\$167,977	PP			\$79,189		not appraised						
24	not appraised			PP			PP		not appraised						
25	not appraised			PP			PP		not appraised						
26	not appraised		\$190,926	PP			\$87,634		not appraised						
27	not appraised			PP			PP		not appraised						
28	not appraised		\$148,230	PP			\$85,872		not appraised						
29	not appraised		\$190,926	PP			\$87,634		not appraised						
30	not appraised			PP			PP		not appraised						
31	not appraised			PP			PP		not appraised						
32	not appraised		\$167,977	PP			\$79,189		not appraised						
33	not appraised		\$123,579	PP			\$81,524		not appraised						
34	not appraised		\$125,759	PP			\$61,989		not appraised						
35	not appraised			PP			PP		not appraised						
36	not appraised			PP			PP		not appraised						
37	not appraised			PP			PP		not appraised						
38	not appraised			PP			PP		not appraised						
39	not appraised			PP			PP		not appraised						
40	not appraised			PP			PP		not appraised						

Appendix C

Lot	Column A		Column B		Column C		Column D						
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%)	A	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment	E	E=F x D	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10%	G	G=F x (1+int)^5yrs	H	NEW Annual Rent	Monthly Rent	OLD Annual Rent	Rent Increase /month
41	not appraised		PP	PP	PP	PP		H= 75 x A	not appraised				
42	not appraised		PP	PP	PP	PP			not appraised				
43	not appraised		PP	PP	PP	PP			not appraised				
44	not appraised		PP	PP	PP	PP			not appraised				
45	not appraised		PP	PP	PP	PP			not appraised				
46	not appraised		PP	PP	PP	PP			not appraised				
47	not appraised		PP	PP	PP	PP			not appraised				
48	not appraised		PP	PP	PP	PP			not appraised				
49	not appraised		\$152,434					\$83,643	not appraised				
50	not appraised								not appraised				
51	not appraised		PP	PP	PP	PP			not appraised				
52	not appraised		PP	PP	PP	PP			not appraised				
53	not appraised		PP	PP	PP	PP			not appraised				
54	not appraised		PP	PP	PP	PP			not appraised				
55	not appraised		PP	PP	PP	PP			not appraised				
56	not appraised		PP	PP	PP	PP			not appraised				
57	not appraised		PP	PP	PP	PP			not appraised				
58	not appraised		PP	PP	PP	PP			not appraised				
VR691													
1	not appraised		PP	PP	PP	PP			not appraised				
2	not appraised		\$90,664					\$88,514	not appraised				
3	not appraised		PP	PP	PP	PP			not appraised				
4	not appraised		PP	PP	PP	PP			not appraised				
5	not appraised		\$91,758					\$89,525	not appraised				
6	not appraised		PP	PP	PP	PP			not appraised				
7	not appraised		\$95,571					\$90,754	not appraised				
8	not appraised		PP	PP	PP	PP			not appraised				
9	not appraised		\$90,341					\$85,497	not appraised				
10	not appraised		\$96,735					\$91,992	not appraised				
11	not appraised		\$89,555					\$85,497	not appraised				
12	not appraised		PP	PP	PP	PP			not appraised				
13	not appraised		\$94,244					\$92,076	not appraised				
14	not appraised		\$56,779					\$56,909	not appraised				
15	not appraised		\$59,465					\$59,478	not appraised				
16	not appraised		\$65,208					\$65,322	not appraised				
17	not appraised		PP	PP	PP	PP			not appraised				
18	not appraised		\$65,208					\$65,322	not appraised				
19	not appraised		\$58,478					\$58,800	not appraised				
20	not appraised		PP	PP	PP	PP			not appraised				

Appendix C

Lot	Column A		Column B		Column C		Column D		Annual Rent	Monthly Rent	Annual Rent	Rent Increase /month
	Estimated Prepayment amount based upon Grover Elliott appraised rents (discounted at 7.5%)	Estimated Prepayment based upon 2001 offer indexed by 5-year average growth of land assessment	Estimated Prepayment based upon indexing the 2001 Prepayment Amount at 10%	Negotiated Settlement	Estimated Prepayment based upon Grover Elliott estimate less 25%	NEW	OLD					
A	E	D	G	H	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent	Monthly Rent
21	not appraised	PP	PP	H=75 x A	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
22	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
23	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
24	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
25	not appraised	\$59,465	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
26	not appraised	\$66,931	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
27	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
28	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
29	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
30	not appraised	\$53,309	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
31	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
32	not appraised	\$52,842	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
33	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
34	not appraised	\$78,819	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
35	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
36	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
37	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
38	not appraised	\$67,778	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
39	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
40	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
41	not appraised	\$76,973	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
42	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
43	not appraised	\$65,381	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
44	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
45	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
46	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
47	not appraised	PP	PP	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised	not appraised
SUB												
TOTAL	not appraised	\$7,776,685	\$4,551,354	not appraised	not appraised	not appraised	not appraised	not appraised	na	na	na	na
GRAND												
TOTAL	\$22,386,559	\$16,913,679	\$13,510,029	\$16,789,919	\$1,327,760	\$110,647	\$14,916	\$178,996	\$95,730			
	excl. VR 1112,1157,691			excl. VR 1112,1157,691								