

TERMS OF SALE

Seller: Pulte Homes Corporation

Close of Escrow:

Buyer's close of assignment from Pulte no later than December 30, 2006.
Buyer's close of escrow with Dorn will be the earlier of: July 30, 2010 or one year and one day after Dorn takes possession of the property.

99 Paper Lots:

Purchase Price: Offers shall be based on a gross acreage of 35 acres and Buyer will be responsible for the Tentative Map and lot count variation from the 99-lot version included herein

Assignment Price: Replace \$600,000 investment and deposits to date (non-refundable, applicable to purchase price) Balance of purchase price to be paid upon completion of the Tentative Map or creation of legal parcel for Dakuzaku remainder in accordance with underlying Agreement between Dorn/Dakuzaku.

Entitlements:

Community Plan Approval anticipated December 2007 and Tentative Map to follow 9 to 12 months later.

Engineering:

The engineer may be contacted for development questions.

- MacKay & Soms Engineering; Holger Fuerst 1-916-929-6092

Buyer's Conditions:

- Buyer will assume all responsibilities and obligations under the Tentative Map application and participation with Florin/Vineyard Owner's Group.

Title/Escrow:

Stewart Title Company, Carolyn Wolfram 1425 River Park Drive, Suite 110
Sacramento, CA 95815 Phone: (916) 925-6204, Fax: (916) 925-6248, E-Mail:
cwolfram@stewartsac.com