

Exhibit I

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Sample Lookback Calculation - Haven on Main

Total Development Costs	Projected		Actual		Difference
	Amount	Pct.	Amount	Pct.	Amount
Acquisition Costs	1,700,000	8.0%	1,700,000	8.1%	0
Construction Costs	14,482,450	68.4%	14,180,000	67.9%	(302,450)
Professional Services	1,690,000	8.0%	1,690,000	8.1%	0
Financing Costs	1,337,500	6.3%	1,337,500	6.4%	0
Developer Fee	1,470,000	6.9%	1,470,000	7.0%	0
Cash Accounts/Escrows/Reserves	507,000	2.4%	507,000	2.4%	0
Total	21,186,950	100%	20,884,500	100%	(302,450)

Lookback Reduction Calculation

Projected Total Development Cost	21,186,950
Actual Total Development Cost	20,884,500
Total Development Cost Decrease	302,450
Amount of decrease exceeding \$100,000	202,450
50% of decrease exceeding \$100,000	101,225
Original Monetary Obligation	575,000
(less) adjustment	(101,225)
Revised Monetary Obligation	473,775