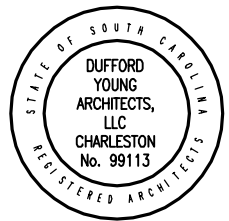
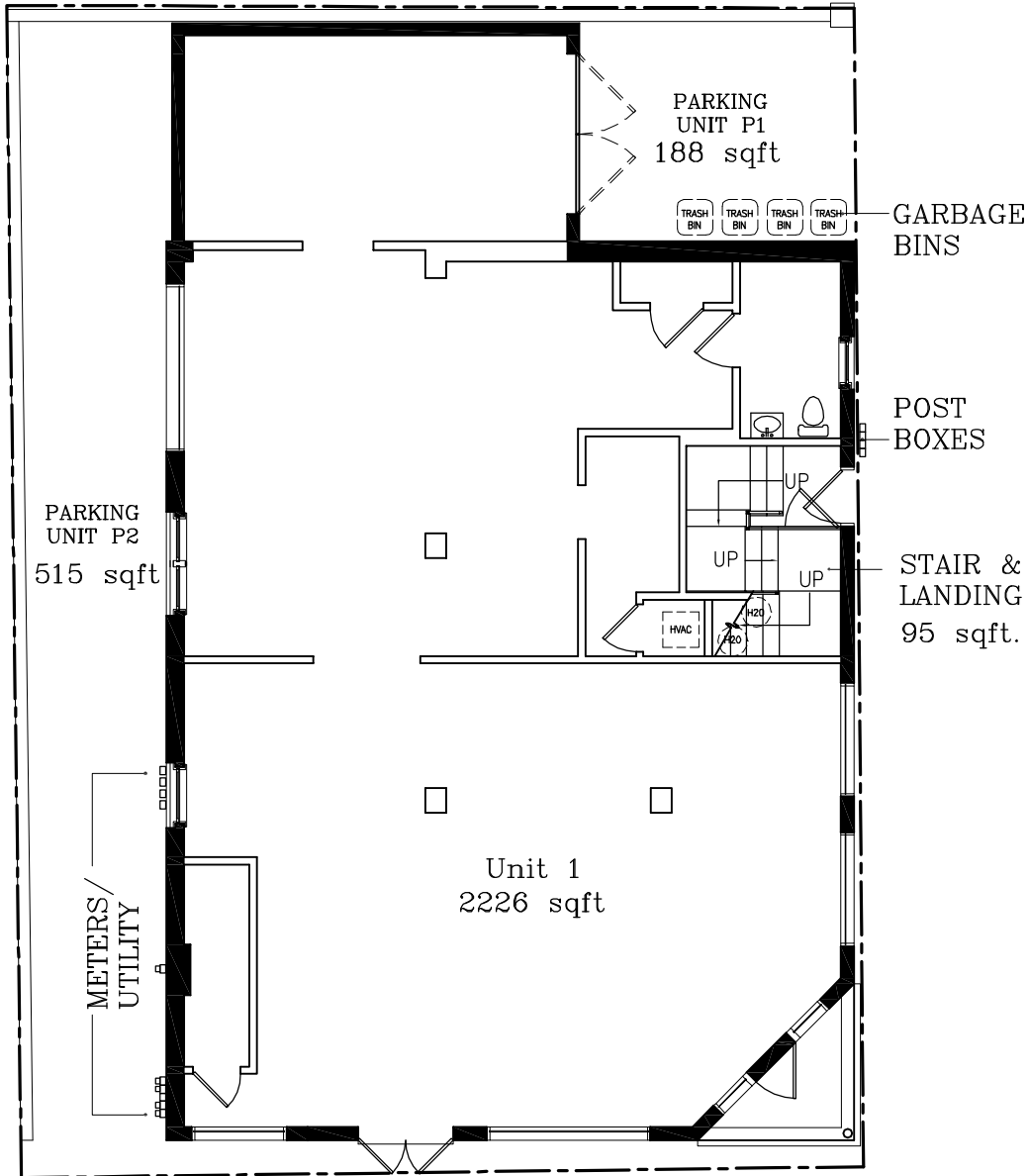


EXHIBIT C1



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60 CALHOUN
 HORIZONTAL PROPERTY REGIME
 CHARLESTON, SC

date
 9/29/06

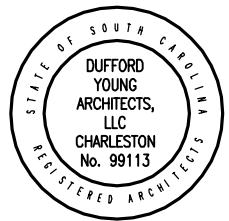
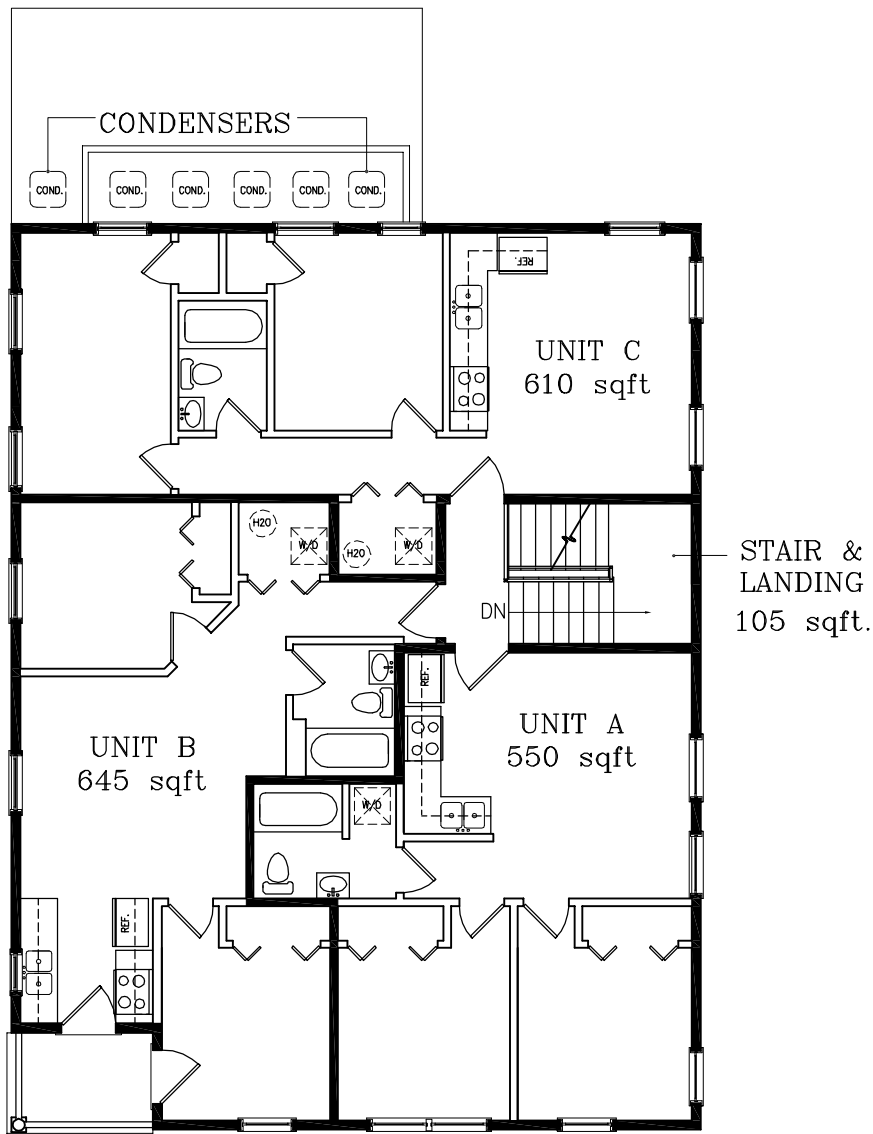
drawn
 DJH

SCALE: 3/32" = 1'-0"



**FIRST FLOOR
 PLAN**

EXHIBIT C2



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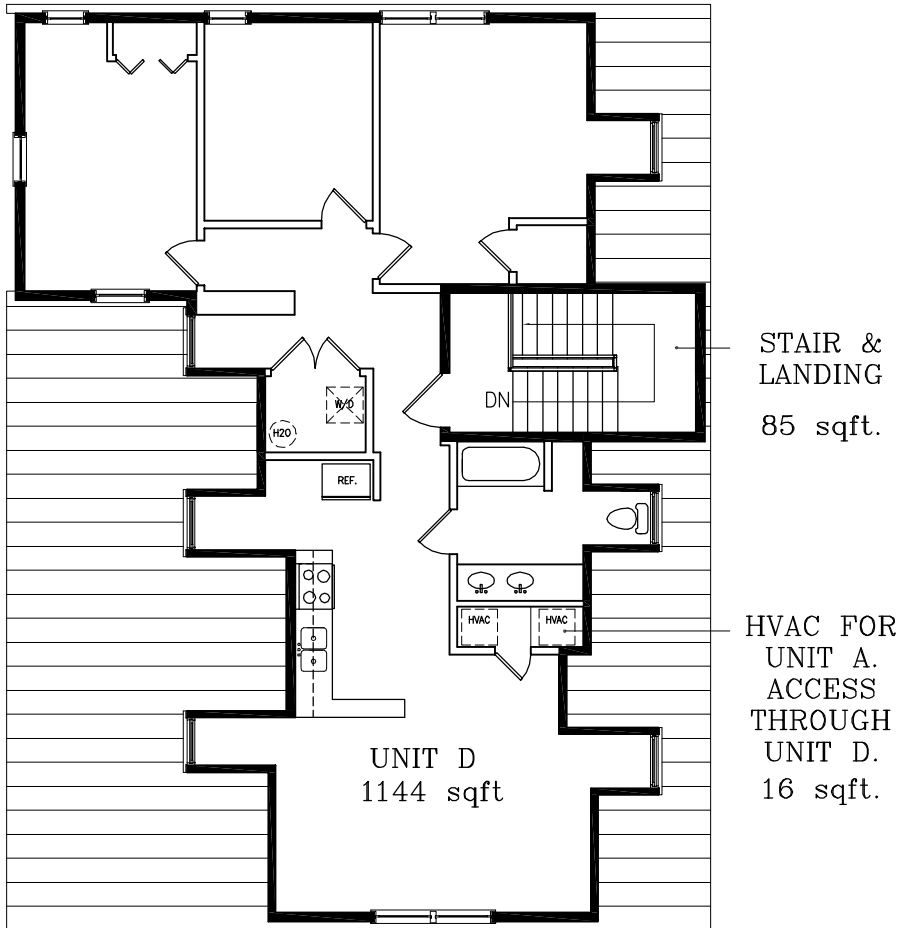
drawn
DJH

SCALE: 3/32" = 1'-0"

SECOND FLOOR
PLAN



EXHIBIT C3



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CHARLESTON, SC

date
9/29/06
drawn
DJH
SCALE: 3/32" = 1'-0"



THIRD FLOOR
PLAN

EXHIBIT C5



EAST ELEVATION



SOUTH ELEVATION



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date
9/29/06

drawn
DJH

SCALE: 3/32" = 1'-0"



ELEVATIONS

EXHIBIT C4



WEST ELEVATION



NORTH ELEVATION



DUFFORD YOUNG ARCHITECTS

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60 CALHOUN
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CHARLESTON, SC

date
9/29/06

drawn
DJH

SCALE: 3/32" = 1'-0"



ELEVATIONS

60 Calhoun Street, HPR- 2008 Proposed Budget

I. Entire Regime - HPR1

<u>Income</u>	<u>2007 Budget</u>	<u>2007</u>		<u>2008 Budget</u>	<u>% Variance over 2007 Budget</u>	<u>Notes</u>
		<u>Projected Actuals</u>	<u>% Variance over 2007 Budget</u>			
Association Dues	\$ 29,675.00	\$14,837.49	-50%	\$ 32,870.00	11%	July-Dec.
Late Fees / Fines	\$ -	\$ -	0%	\$ -	0%	
HPR1 Total Income	\$ 29,675.00	\$14,837.49	-50%	\$ 32,870.00	11%	
Expenses (Full regime)-HPR1						
Administrative	\$ 150.00	\$ 5.00	-97%	\$ 50.00	-67%	
Postage	\$ 75.00	\$ 5.00	-93%	\$ 50.00	-33%	
Tax Return Preparation & Filing Fees	\$ 450.00	\$ -	-100%	\$ 575.00	28%	
Legal Fees	\$ -	\$ -	0%	\$ -	0%	
General Building Maintenance	\$ 2,000.00	\$ 490.00	-76%	\$ 1,500.00	-25%	
Termite Bond	\$ -	\$ -	0%	\$ -	0%	
Management Fee	\$ 7,200.00	\$ 3,600.00	-50%	\$ 7,560.00	5%	July-Dec.
Sewer & Water (CPW)	\$ -	\$ -	0%	\$ -	0%	
Electricity (SCE&G)	\$ -	\$ -	0%	\$ -	0%	
User Fee	\$ 300.00	\$ 300.00	0%	\$ 300.00	0%	
Insurance (P&C, Liability, D&O)	\$ 15,000.00	\$ 7,337.96	-51%	\$ 17,785.00	19%	
Flood Insurance	\$ 3,000.00	\$ 3,324.00	11%	\$ 3,500.00	17%	
Contingency	\$ 500.00	\$ -	-100%	\$ 500.00	0%	
Capital Reserve Fund	\$ 1,000.00	\$ 499.98	-50%	\$ 1,050.00	5%	
HPR1 Total Expenses	\$ 29,675.00	\$15,561.94	-48%	\$ 32,870.00	11%	

II. Residential Only - HPR2

<u>Income</u>						
HPR2 Income	\$ 2,400.00	\$ 1,200.00	-50%	\$ 2,800.00	17%	July-Dec.
Expenses (Residential)-HPR2						
Janitorial/Lightbulb Replacement (tri-weekly)	\$ 1,200.00	\$ 450.00	-63%	\$ 1,200.00	0%	July-Dec.
General Bldg. Maint. (Stairwell/Hall/Side Door)	\$ 1,200.00	\$ 309.19	-74%	\$ 600.00	-50%	Aug-Dec.
Sewer & Water (CPW)	\$ 1,600.00	\$ 410.04	-74%	\$ 1,000.00	-38%	Aug-Dec
Electricity (SCE&G)	\$ -	\$ -		\$ -	0%	
HPR 2 Total Expenses	\$ 2,400.00	\$ 1,169.23	-51%	\$ 2,800.00	17%	
HPR 1 & 2 Combined Expenses	\$ 32,075.00	\$16,731.17	-48%	\$ 35,670.00	11%	

Total Income (Contributions Per Unit Owner)							
	SF	HPR	HPR2	2007 Annual	2008 Monthly	2008 Annual	Variance over 2007
Unit 1	2226	41.7%	0%	\$ 12,377.45	\$ 1,142.48	\$ 13,709.76	11%
Unit P1	118	0.55%	0%	\$ 163.21	\$ 15.07	\$ 180.79	11%
Unit P2	515	2.41%	0%	\$ 715.17	\$ 66.01	\$ 792.17	11%
Unit A	550	10.30%	19%	\$ 3,503.38	\$ 325.58	\$ 3,906.94	12%
Unit B	645	12.08%	22%	\$ 4,108.78	\$ 381.84	\$ 4,582.07	12%
Unit C	610	11.43%	21%	\$ 3,887.45	\$ 361.27	\$ 4,335.24	12%
Unit D	1149	21.52%	39%	\$ 7,319.57	\$ 680.23	\$ 8,162.72	12%
Total Income		100%	100%	\$ 32,075.00	\$ 2,972.47	\$ 35,670.00	11%

Account Balances as of 10-23-07	
HPR Operating	\$ 227.33
HPR Reserve	\$ 33.69
HPR 2 Operating	\$ 144.79