

**Exhibit "C"**  
**Calaveras Proposed Rehabilitation**

**LOWELL NEIGHBORHOOD PROJECT**  
**PROPOSED BREAKDOWN OF CONSTRUCTION COSTS**

|                                                               | Cost per unit | Unit | Total Cost       |
|---------------------------------------------------------------|---------------|------|------------------|
| Hazardous Material Abatement                                  | 7,000         | 22   | 154,000          |
| New heating/cooling                                           | 12,000        | 30   | 360,000          |
| Hardi-Board Plank Flooring                                    | 7,500         | 30   | 225,000          |
| Interior and Exterior Paint                                   | 10,000        | 30   | 300,000          |
| Demo/ Site Clearance                                          | 75,000        | 1    | 75,000           |
| Earthwork                                                     | 50,000        | 1    | 50,000           |
| Covered parking                                               | 150,000       | 1    | 150,000          |
| Site concrete                                                 | 75,000        | 1    | 75,000           |
| Insulation                                                    | 6,000         | 30   | 180,000          |
| Dry Wall Interior                                             | 7,500         | 30   | 225,000          |
| Interior and Exterior Electrical                              | 9,000         | 30   | 270,000          |
| Plumbing/ Bathroom appliances                                 | 5,000         | 30   | 150,000          |
| Site utilities (e.g. site lighting)                           | 50,000        | 1    | 50,000           |
| Rough Carpentry                                               | 7,000         | 30   | 210,000          |
| Finish Carpentry                                              | 5,000         | 30   | 150,000          |
| Corian countertops                                            | 1,800         | 30   | 54,000           |
| Cabinets                                                      | 3,830         | 30   | 114,904          |
| Exterior & Interior doors/frames                              | 1,500         | 30   | 45,000           |
| Door Hardware                                                 | 500           | 30   | 15,000           |
| Windows                                                       | 1,000         | 30   | 30,000           |
| Mirrors                                                       | 600           | 30   | 18,000           |
| Bathroom accessories                                          | 1,300         | 30   | 39,000           |
| Kitchen Appliances                                            | 2,000         | 30   | 60,000           |
| Roofing patchwork/gutters                                     | 75,000        | 1    | 75,000           |
| Entry element                                                 | 20,000        | 2    | 40,000           |
| Stair Railings and Plates and Stain                           | 15,000        | 2    | 30,000           |
| Landscaping/irrigation/site furnishings                       | 150,000       | 1    | 150,000          |
| Subtotal                                                      |               |      | 3,294,904        |
| General Contractor Overhead and Profit and general conditions |               |      | 461,287          |
| <b>Total Construction Cost</b>                                |               |      | <b>3,756,190</b> |