

**ATTACHMENT A**

**Consideration (First and Second Closing)**

Summary Purchase Price - Cash and Stock Consideration

<b>SRL &amp; SRLA Consideration - First Closing</b>	
Escrow at Signing:	\$ 3,000,000
Closing Indemnity Escrow:	\$ 500,000
Closing Cash Payment:	\$ 2,500,000
<b>Total Consideration</b>	<b>\$ 6,000,000</b>

Principal Interests in Target Assets - First Closing

Property	% Interest	Value	Cash 20%	Class B Shares (\$15/b)	89%
<b>Virgin Gorda (73%)</b>					
Powers - CI A	1.68%	\$25,723	\$5,145	1,372	
Powers - CI B	9.12%	\$14,643	\$2,929	781	
Rhoades - CI A	1.86%	\$28,512	\$5,702	1,521	
Rhoades - CI B	10.11%	\$16,231	\$3,246	866	
Olaszewski - CI A	1.46%	\$22,342	\$4,468	1,192	
Olaszewski - CI B	7.92%	\$12,719	\$2,544	678	
<b>Village Coy (3.3%)</b>					
Powers - CI A	0.77%	\$14,274	\$2,855	761	
Powers - CI B	9.12%	\$30,752	\$6,150	1,640	
Rhoades - CI A	0.85%	\$15,821	\$3,164	844	
Rhoades - CI B	10.11%	\$34,085	\$6,817	1,818	
Olaszewski - CI A	0.67%	\$12,398	\$2,480	661	
Olaszewski - CI B	7.92%	\$26,710	\$5,342	1,425	
<b>Simpson Bay (100%)</b>					
Powers - CI A	1.39%	\$60,683	\$12,137	3,236	
Powers - CI B	9.12%	\$207,141	\$41,428	11,048	
Rhoades - CI A	1.54%	\$67,260	\$13,452	3,587	
Rhoades - CI B	10.11%	\$229,592	\$45,918	12,245	
Olaszewski - CI A	1.20%	\$52,707	\$10,541	2,811	
Olaszewski - CI B	7.92%	\$179,915	\$35,983	9,595	

Total Consideration \$1,051,408 \$210,302 \$6,080,43

Powers	\$70,643	18,838
Rhoades	\$78,300	20,880
Olaszewski	\$61,358	16,362

Tender Offers for Target Assets - Second Closing

Property	100% Tendered		50% Tendered		25% Tendered	
	Cash 30%	Class B Shares (\$20/b) 70%	Cash 30%	Class B Shares (\$20/b) 70%	Cash 30%	Class B Shares (\$20/b) 70%
Virgin Gorda	\$ 471,324	54,988	\$1,571,080	102,327	\$117,831	13,747
Village Coy	\$617,296	72,018	\$2,057,654	36,009	\$154,324	18,004
Simpson Bay	\$1,754,177	204,654	\$5,847,255	\$877,088	\$438,544	51,163
<b>Total</b>	<b>\$2,842,797</b>	<b>331,660</b>	<b>\$9,475,989</b>	<b>\$1,421,398</b>	<b>\$710,699</b>	<b>82,915</b>

Total Consideration \$2,842,797 331,660 \$ 9,475,989 \$1,421,398 165,830 \$4,737,995 \$710,699 82,915 \$2,368,997