

**MAUI LANI VILLAGE CENTER
ESCROW AGREEMENT**

THIS ESCROW AGREEMENT (this "Agreement") is dated as of July 11, 2008, 2008. It is between MAUI LANI VILLAGE CENTER, INC, a Hawaii corporation (the "Seller"), and FIRST AMERICAN TITLE COMPANY, INC., a Hawaii corporation ("Escrow"). The Seller's address is 1100 Alakea Street, Suite 2200, Honolulu, Hawaii 96813. Escrow's address is 1177 Kapiolani Blvd., Honolulu, Hawaii 96814.

1. BACKGROUND:

1.1 Terms Used In This Agreement. The following terms, whenever used in this Agreement, shall have the following meanings:

- (a) "Buyer" means the person or persons buying a Lot from the Seller.
- (b) "Deed" shall refer to the document by which the Seller's fee interest in a Lot is transferred to a Buyer.
- (c) "Director" means the Director of the Department of Commerce and Consumer Affairs of the State of Hawaii.
- (d) "Federal subdivision law" means the Interstate Land Sales Full Disclosure Act, 15 U.S.C. § 1701, et seq. and the regulations promulgated pursuant thereto.
- (e) "Ground Lease" shall refer to the ground lease document by which the Seller's leased fee interest in a Lot is transferred to a Buyer.
- (f) "Lot" shall refer to one of the approximately 76 mixed-use (commercial/residential) lots in the Project.
- (g) "Person" shall refer to an individual, corporation, partnership, limited liability entity, association or other legal entity.
- (h) "Project" shall refer to the Maui Lani Village Center subdivision project.
- (i) "Property Report" means the Property Report covering the Project, prepared in accordance with the Federal Subdivision Law.
- (j) "Public Offering Statement" means the Public Offering Statement covering the Project, prepared in accordance with the State Subdivision Law.
- (k) "Reservation Agreement" means a reservation agreement, a registration of interest, or other such document entered into by prospective Buyers and, possibly, the Seller.

(i) "Sales Contract" refers to either a Fee Simple Purchase Agreement for a Lot or a Leasehold Purchase Agreement for a Lot, made between the Seller and prospective Buyers.

(m) "Seller's Mortgagee" means the lender or lenders who have loaned the Seller money for or related to acquisition, construction and/or development of the Project.

(n) "State Subdivision Law" means the Uniform Land Sales Practices Act, Chapter 484, Hawaii Revised Statutes, as amended, and all rules and regulations adopted pursuant thereto.

1.2 Information About the Project. The Project is a mixed-use (commercial/residential) subdivision Project located or to be located in Kahului on the Island of Maui, County of Maui, State of Hawaii. The land on which the Project is located is currently covered by tax map key number (2) 3-8-7:151 (por.). The Project will consist of approximately 76 Lots and associated roadway and utility/common area lots. As each Lot purchase is completed, the Buyer will be given a Deed or Ground Lease from the Seller.

1.3 The Purpose of this Agreement. The Seller is the developer of the Project and plans to sell Lots in the Project. Escrow has agreed to act as the escrow agent for the Project and hold all payments made by each Buyer in accordance with this Agreement, the Federal Subdivision Law and the State Subdivision Law. This Agreement explains what Escrow will do with the Buyer's payments, and, in the event a Sales Contract is entered into, how it will assist the Seller and each Buyer to complete the sales of Lots. In the event of any conflict between the terms of this Agreement and the terms of a Sales Contract, the terms of the Sales Contract shall control.

2. DEPOSIT WITH ESCROW OF RESERVATION AGREEMENTS, SALES CONTRACTS AND BUYERS' DEPOSITS:

2.1 Reservation Agreements and Deposits. As and when a Buyer and, if applicable, the Seller enter into a Reservation Agreement, the Seller will give Escrow a signed copy of the Reservation Agreement and the Buyer's deposit (if any), which will be applied toward the purchase price of a Lot only if the Seller and Buyer subsequently enter into a Sales Contract. At any time until a Buyer and the Seller enter into a Sales Contract for the purchase and sale of a Lot, a deposit received by Escrow in connection with a Reservation Agreement shall be refundable in full to the Buyer at the option of the Buyer or the Seller upon Escrow's receipt of a written notice of the Buyer's or the Seller's decision to cancel the Reservation Agreement. Seller shall accept no cash payments.

2.2 Sales Contracts and Payments. As and when the Seller and a Buyer enter into a Sales Contract, the Seller will give Escrow a signed copy of the Sales Contract and the Buyer's deposit towards the purchase price of a Lot; provided, however, the Seller or its agents may hold the deposit until the expiration of the seven-day rescission period or any longer cancellation period provided to the Buyer in the Sales Contract, if the payment made by the Buyer is in the form of a check made payable to Escrow. The Sales Contract will require the Buyer to pay to

Escrow all other payments of the purchase price required under the Sales Contract. If the Buyer gets a mortgage loan, the money from the loan will be delivered to Escrow, along with the lender's mortgage for recording. The Sales Contract will show the name and address of each Buyer, as presented to the Seller by the Buyer. Seller shall accept no cash payments.

2.3 Collection Notices. When additional payments are required under a Sales Contract, Escrow will write to the Buyer and ask for those payments to be made to Escrow. The Buyer will be asked to make all payments to Escrow on the date designated in the written notice or not later than five business days after the Buyer has received Escrow's written notice. Escrow shall collect from each Buyer, prior to closing, the costs and fees to be paid by the Buyer at closing as stated in the Sales Contract. Escrow will also collect any fees or documents required by the Buyer's permanent lenders, including the Seller if it offers financing.

2.4 What Escrow Will Do With the Buyer's Payments. All funds and instruments received from Buyers or prospective Buyers shall be held by Escrow in accordance with the State Subdivision Law and the Federal Subdivision Law. Escrow will, likewise, disburse all payments in accordance with the State Subdivision Law and the Federal Subdivision Law.

(a) Deposits. Escrow will put all of the money it gets from the Buyer in one or more special accounts (the "trust fund"). Unless otherwise directed by the Seller, the trust fund will be deposited with First Hawaiian Bank, provided this institution continues to operate in Hawaii as a bank insured by the federal government. Unless any of the Reservation Agreements or Sales Contracts show different instructions, the Seller will get all of the interest earned on the trust fund; provided that, if Escrow is requested to establish a separate account for a Buyer, then the Buyer shall pay Escrow a fee of \$25.00 for each such separate account and shall furnish Escrow with the Buyer's social security or federal identification number, the Buyer shall provide Escrow with those document(s) and information required by Escrow to establish the account, and any interest earned on funds deposited in such account shall accrue to the credit of the Buyer. As instructed by Seller, Escrow will deposit the payments it gets from the Buyer into the trust fund one or more times each calendar week; provided, however, if Escrow is instructed to make such deposits more frequently than once each calendar week, Seller shall, if requested by Escrow, pay to Escrow a service charge not to exceed \$25.00 for each additional deposit made during such week; provided, further, however, that if at any time Escrow holds \$100,000.00 or more in what banks call "valid funds," Escrow will deposit the monies into the trust fund right away without any added service charge. Escrow shall not be liable to either Seller or any Buyer for loss or diminution in funds invested in accordance with such instructions, unless such loss is caused by Escrow's negligence or misconduct. The Seller may ask the bank about the trust fund without first asking Escrow.

(b) When the Buyer's Funds May Be Disbursed from the Trust Fund. No Buyer's funds may be disbursed from the trust fund to or on behalf of the Seller until:

(i) The Director has entered a final order registering the Project ("final order of registration") pursuant to the State Subdivision Law; and

(ii) The Buyer has been given a copy of the Public Offering Statement, together with a receipt and notice of right to rescind form ("receipt and notice") which complies with Section 484-7 of the State Subdivision Law; and

(iii) The applicable requirements of Hawaii Revised Statutes §§484-8.6(b) and (c) and 484-8.7 have been met; and

(iv) A copy of the receipt and notice, signed by the Buyer, has been given to Escrow; and

(v) Seven days have elapsed since the Buyer signed the Sales Contract, or such extended period as may be required as a condition to the final order of registration or as provided in the Sales Contract has elapsed, without the Buyer having rescinded the Sales Contract by giving notice to the Seller and Escrow; and

(vi) Closing is complete for the Buyer's purchase, in accordance with Section 4 of this Agreement.

(c) Seller's Funds. Escrow may pay out any of the Seller's funds at any time, unless the Seller's Mortgagee must approve any payment of the Seller's funds.

2.5 Refunds to Buyers.

(a) When Refunds Will Be Made Under Reservation Agreements. At any time until a Buyer and the Seller enter into a Sales Contract for the purchase and sale of a Lot, a deposit received by Escrow from a Buyer who has entered into a Reservation Agreement shall be refundable in full at the option of the Buyer or the Seller. Such refund of a deposit made by a Buyer who has entered into a Reservation Agreement, but who has not entered into a Sales Contract, shall be made by Escrow immediately upon Escrow's receipt of a written notice that such Buyer or the Seller cancels the Reservation Agreement and would like the deposit refunded to the Buyer. Upon a Buyer and the Seller subsequently entering into a Sales Contract, the provisions of this Agreement governing the holding, refunding and disbursement of deposits made pursuant to the Sales Contract shall control any deposits made pursuant to a Reservation Agreement.

(b) When Refunds Will Be Made Under Sales Contracts. The Sales Contract states when refunds of deposits may be made to the Buyer. If either the Seller or a Buyer notifies Escrow in writing that the Seller or the Buyer is exercising any option to cancel or rescind the Sales Contract pursuant to any valid right of cancellation or rescission available to the canceling or rescinding party, then, Escrow shall immediately refund the Buyer's deposits to the Buyer; provided that if a buyer exercises an option to cancel or rescind the Sales Contract, then Escrow shall immediately give the Seller written notice of Escrow's intent to make such refund to the Buyer. Monies of the Buyer that are held by Escrow shall be returned to the Buyer if title to the Lot is not delivered to the Buyer in accordance with the terms of the Sales Contract. In all other

circumstances, no refund will be made to any Buyer who asks for it unless Escrow receives written approval from the Seller or from an arbitrator or court of competent jurisdiction.

(c) Interest on Refunds. The refunds will be made without any interest unless the Reservation Agreement or Sales Contract contains different instructions.

(d) When Escrow May Subtract Cancellation Fees From Refunds. The words "cancellation fees" mean Escrow's cancellation fees which are described in the Sales Contract and are described later in this Agreement. Fees for cancellation may also be charged by the lender who has agreed to lend the Buyer money to buy the Lot. The Sales Contract states the instances when Escrow is to subtract cancellation fees from the amount to be refunded unless the Seller tells Escrow not to charge the cancellation fees. Cancellation fees shall not be charged to the Buyer if the Buyer properly and effectively exercises its right to rescind the Sales Contract pursuant to the Sales Contract and the State Subdivision Law and/or the Federal Subdivision Law.

(e) Written Notice of Refunds. Escrow shall give each Buyer who is to get a refund written notice of the refund. Escrow will send this notice to the Buyer personally, by certified mail or by commercial courier service at the address shown on the Buyer's Reservation Agreement or Sales Contract or to the last address that the Buyer may have given to Escrow in writing.

(f) Unclaimed Funds. Escrow shall give each Buyer entitled to a return of funds notice thereof personally, by certified or regular mail, postage prepaid, or by commercial courier service, addressed to such Buyer at the Buyer's address shown on the Sales Contract or any address later made known in writing to Escrow by such Buyer. If such Buyer shall not have claimed such refund within 60 days, Escrow shall deposit such funds into a special account in a bank or other depository selected by Escrow, in the name of the bank or depository, as trustee for the benefit of such Buyer. After notifying the Buyer of all such facts at the Buyer's address as described herein, Escrow shall thereupon be released from any further duties or liability hereunder with respect to such funds and such Buyer.

3. DEFAULTS AND TERMINATIONS:

3.1 Procedure on the Buyer's Default or Breach. Escrow will notify the Seller, and the Buyer promptly if to the knowledge of Escrow, the Buyer fails to make a payment under the Sales Contract. The Seller will have the right, but not the obligation, to notify Escrow in writing if a Buyer has defaulted, breached or not done something that the Buyer promised to do in the Sales Contract. If the writing is sent by the Seller to Escrow, then the Seller will (a) tell Escrow in the same writing that, because the Buyer has defaulted or breached, the Seller is canceling (or intends to cancel) the Sales Contract, (b) will give Escrow a copy of the letter that the Seller sent or delivered to the Buyer telling the Buyer of the default and cancellation (or intent to cancel), and (c) give Escrow a copy of a receipt signed by the Buyer, the certified mail return receipt, the commercial courier return receipt or other evidence that a reasonable attempt was made to deliver the letter and receipt to the Buyer. If the writing is sent by the Seller to Escrow, then

Escrow will then send a letter to the Buyer personally, by certified mail or by commercial courier service, informing the Buyer that the Seller intends to cancel or has canceled (as appropriate) the Sales Contract because of the Buyer's default or breach. Upon the Seller's cancellation of the Sales Contract, Escrow may then deduct its cancellation fee from the Buyer's funds and shall treat the Buyer's funds that are left as belonging to the Seller.

3.2 Return of Documents. If a Reservation Agreement or a Sales Contract is properly canceled, Escrow will keep the Reservation Agreement or Sales Contract and mark it "canceled," meaning that the reservation is terminated or the sale is not going to be completed. If requested in writing, Escrow will return to the Seller the Deed or Ground Lease for the Buyer and will return to the Buyer's lender any mortgage documents that were going to be used.

4. CLOSING PROCEDURES:

4.1 Documents.

(a) Documents and Coordination. Escrow will set the time (in accordance with the Sales Contract and the Seller's interest to pre-close) for taking in all money from each Buyer and for the signing of all of the documents that each Buyer must sign to complete the purchase, except for the mortgage documents, which may be signed at the lender's place of business. The conveyance tax certificates, preliminary closing statements, escrow instructions and final closing statements will be prepared by Escrow, and Escrow will do all of the escrow acts required under this Agreement or any other written agreements between the Seller, the Buyer and Escrow. Escrow will coordinate with the Buyer's lender, the title companies and all others who are a part of the purchase so that closing will occur as contemplated in the Sales Contract. Escrow agrees to close all of the sales at the same time or individually from time to time, as directed by the Seller. "Closing" is complete when all necessary conveyance and financing documents to complete a purchase are recorded in the appropriate Hawaii recording office.

(b) Corporate and Partnership Documents. Escrow will request from any Buyer that is a corporation, partnership, limited liability company or trust, any resolutions, agreements or certificates that are necessary for the proper signing of all documents. Escrow need not decide whether these papers are needed or whether those signing the closing documents have the power to do so.

4.2 Closing Obligations. After all documents have been signed, Escrow will close on the closing date as agreed to in the Sales Contract only if:

- (a) the required money has been paid to Escrow; and
- (b) all necessary documents can be recorded, as appropriate; and
- (c) all mortgages having to do with the purchase can be recorded, following the lender's instructions; and

(d) all necessary releases can be recorded so that the Lot is conveyed free and clear of blanket mortgage lien(s) in favor of the Seller's Mortgagee.

If all of these things have not happened by the closing date, then the closing may, with the Seller's consent, be put off until a later date. If any documents need correcting in order to be filed or recorded, Escrow will notify the Seller promptly and will, pursuant to the Seller's instructions, make whatever corrections it can make or will request that the Seller and/or the Buyer make such corrections. As soon as the corrections have been made and it is possible to close, Escrow will act with dispatch and diligence, within two business days, to close the sale by delivering the fully executed Ground Lease to the Seller or by recording the Deed, and by recording all necessary releases and any appropriate mortgage. If it is determined that the necessary documents cannot be corrected so as to permit closing, then that particular escrow shall, upon the Seller's written instruction, be canceled. After closing, Escrow will deliver the Deed (with a copy to the Seller) or the Ground Lease to the Buyer, the releases or partial releases, if any, to the Seller and the Seller's Mortgagee, if any, the mortgage, if any, to the Buyer's lending institution, and all purchase funds to the Seller after deduction of the Seller's share of closing costs.

4.3 Reports by Escrow. Twice each month, Escrow will give the Seller a report that will tell the Seller the status of each Sales Contract in Escrow at that time, and the status of receipts, interest bearing deposits and disbursements.

4.4 Escrow's Compensation. For its services, Escrow will be paid the following fees in addition to those already mentioned in this Agreement:

(a) Escrow Fee. For each sale or ground lease of a Lot closed by Escrow, and based on the sale price of the Lot, Escrow shall be paid the applicable fee set forth in Exhibit "A", plus Hawaii general excise tax, which amount shall be charged to the Buyer at Closing in accordance with the Sales Contract. If, through no fault of its own, and after a preliminary closing or closing for the Project has started, Escrow shall be required to change the form or figures of any closing statement or document that the Seller has already approved, then Escrow may charge the Buyer an added fee of \$30.00 for each statement or document that is changed.

(b) Cancellation Fees. If a sale is canceled by a Buyer, Escrow's cancellation fee will be at least \$25.00 or a fee reasonable for the amount of work Escrow has already done on that sale, but not more than \$250.00. If a Buyer defaults or backs out of the purchase of a Lot, then Escrow will add out-of-pocket costs of Escrow, the Buyer's lender and the Seller (for example, fees for credit reports, document preparation, long distance telephone calls, and so forth) to the Buyer's cancellation fee. In the event a Buyer exercises its option to rescind its Sales Contract pursuant to State Subdivision Law or Federal Subdivision Law, Escrow's cancellation fees, if any, shall be paid by Seller.

(c) Title Fees. For each sale or ground lease of a Lot closed by Escrow, and based on the sale price of the Lot, Escrow will arrange for the issuance, at the Buyer's expense, of a policy of title insurance for the applicable fee set forth in Exhibit "A". Such premium may be subject to change if reinsurance rates change or if special endorsements or additional title

services are requested. An additional fee of \$150.00 shall be charged to the Buyer for any simultaneously issued lender's title policy as may be required by a lender of the Buyer.

5. ESCROW PROTECTION:

5.1 Escrow's Liability. Escrow will not be liable to anyone as long as Escrow acts in accordance with this Agreement or in accordance with written instructions signed by Escrow, the Seller and the Buyer under the applicable Sales Contract, and Escrow has closed the Sales Contract according to escrow instructions signed by the Seller, the Buyer and Escrow. Escrow need not decide whether the Sales Contracts are true and correct or conform with law or can be enforced. Escrow need not give out to any Buyer any truth-in-lending statement or notice of rescission. Escrow will do all things required by this Agreement as well as all other things customarily done by escrow companies in the State of Hawaii and will do all those things diligently in a reasonable and responsible manner.

5.2 Escrow Will Not Decide Disputes. Escrow does not have to determine who is right or do anything else if the Seller, any real estate agent who is working on a sale in the Project, or any Buyer should disagree among themselves or with Escrow or insist that Escrow do certain things. Escrow may wait until the dispute is settled or Escrow can file an "interpleader" action to have the disagreement settled by the courts. In an interpleader action, the escrow deposit is given to the court for the court to decide the correct action to be taken. Escrow will deposit in court all funds and documents that the court requires. After that, Escrow will let all of those who are part of the dispute know in writing of the actions Escrow has taken, and Escrow will not have to do anything more to settle the dispute. The Seller and the Buyer will be jointly and severally liable to Escrow for all costs and reasonable attorneys' fees that Escrow must pay because of any interpleader action. As between the Seller and the Buyer, the party that wins an interpleader action will be entitled to recover from the losing party all costs and attorneys' fees, if any, paid by the winning party to Escrow after payment to Escrow of its reasonable attorney's fees and costs in accordance with applicable law. The foregoing notwithstanding, the filing of an interpleader action by Escrow shall not affect any obligation of the Seller and the Buyers under the Sales Contract to submit any disputes they may have to the alternative dispute resolution procedure set forth in the Sales Contract.

5.3 Reimbursement of Escrow. The Seller and the Buyer will be jointly and severally liable to Escrow for all losses, costs, damages or money owed, including reasonable attorneys' fees, that Escrow must pay as a result of this Agreement. If Escrow has the right to collect these amounts from any other person, then that right shall belong to the Seller after the Seller pays Escrow. The foregoing notwithstanding, neither the Seller nor the Buyer has to pay to Escrow any losses, costs, damages, money owed or attorneys' fees if Escrow has done something wrong or doesn't do something it is supposed to do and that act or failure to act is not reasonable or responsible.

6. **ASSIGNMENT TO SELLER'S MORTGAGEE.** At the request of the Seller and the Seller's Mortgagee, Escrow will provide a letter from Escrow to the Seller's Mortgagee consenting to an assignment to the Seller's Mortgagee of the Seller's rights under this Agreement, including the Seller's rights to sales proceeds, and agreeing to verify to the Seller's Mortgagee the status of Sales Contracts and deposits held under this Agreement.

7. **MISCELLANEOUS:**

7.1 **Notices.** Written notices under this Agreement to a Buyer may be delivered in person to the Buyer or mailed, with the postage already paid, or sent by commercial courier service, to the Buyer at the address shown in the Buyer's Reservation Agreement or Sales Contract or to the last address that the Buyer may have given to Escrow in writing.

7.2 **Statutory Provisions Control.** If there should be any difference between what is required in this Agreement and what the State Subdivision Law or the Federal Subdivision Law requires, the State Subdivision Law and the Federal Subdivision Law shall be followed. Wherever the State Subdivision Law is mentioned in this Agreement, it will also include any changes to the State Subdivision Law. Wherever the Federal Subdivision Law is mentioned in this Agreement, it will also include any changes to the Federal Subdivision Law.

7.3 **How A Court Should Read This Agreement.** This Agreement was written in plain language so that it would be easier to read and understand. It uses words that may be less accurate than the words that arbitrators and courts are used to seeing. It also does not include additional sentences sometimes used to prevent arbitrators and courts from reading words too narrowly. If any arbitrator or court is asked to interpret this Agreement, the Seller and Escrow ask that the arbitrators and court keep these facts in mind and interpret this contract as common sense would require in order to carry out the parties' intentions.

7.4 **Application of this Agreement.** The requirements of this Agreement shall be followed by the Seller and by Escrow and shall be binding on the Seller and Escrow and each of those who legally follow them in their business or to whom they assign this Agreement. However, before Escrow can assign its rights and duties under this Agreement, the Seller must agree in writing. Changes in this Agreement can be made only in writing and must be signed by both Escrow and the Seller, provided, however, that Escrow agrees to make such modifications and amendments as counsel to any construction lender of Seller's may reasonably require, including without limitation, any assignment of escrow proceeds for security for the benefit of any lender of Seller's.

7.5 **Termination.** Escrow and the Seller each may end this Agreement if they tell the other of their wishes in writing fifteen days before ending it, but only if they agree that all escrows that have been started by the requirements of the Agreement shall be completed by those requirements.

7.6 **Counterparts.** This Agreement may be executed in any number of counterparts and by different parties in separate counterparts, each of which when so executed shall be

deemed to be an original, and all of which taken together shall constitute one and the same Agreement.

Escrow and the Seller have each signed this Agreement as of the date shown on the first page of this Agreement.

MAUI LANI VILLAGE CENTER, INC.

By Stacey Takaba
Name: Stacey Takaba
Title: President
"Seller"

FIRST AMERICAN TITLE COMPANY, INC.

By Patsy K. Saiki
Name: Patsy K. Saiki
Title: Sr. Vice President
By Neville Bowler
Name: Neville Bowler
Title: Vice President & Title Manager
"Escrow"

EXHIBIT "A"

**TITLE AND ESCROW
FEE SCHEDULE**

\$350,000 and less	\$484	\$504
Over \$350,000 to \$375,000	\$515	\$524
Over \$375,000 to \$400,000	\$545	\$543
Over \$400,000 to \$425,000	\$574	\$565
Over \$425,000 to \$450,000	\$603	\$588
Over \$450,000 to \$475,000	\$632	\$610
Over \$475,000 to \$500,000	\$661	\$632
Over \$500,000 to \$525,000	\$678	\$655
Over \$525,000 to \$550,000	\$694	\$679
Over \$550,000 to \$575,000	\$720	\$702
Over \$575,000 to \$600,000	\$744	\$726
Over \$600,000 to \$625,000	\$769	\$749
Over \$625,000 to \$650,000	\$795	\$773
Over \$650,000 to \$675,000	\$819	\$796
Over \$675,000 to \$700,000	\$844	\$819
Over \$700,000 to \$725,000	\$872	\$843
Over \$725,000 to \$750,000	\$900	\$866
Over \$750,000 to \$775,000	\$929	\$890
Over \$775,000 to \$800,000	\$957	\$914
Over \$800,000 to \$825,000	\$985	\$937
Over \$825,000 to \$850,000	\$1,013	\$960
Over \$850,000 to \$875,000	\$1,041	\$984
Over \$875,000 to \$900,000	\$1,069	\$1,008
Over \$900,000 to \$925,000	\$1,097	\$1,031
Over \$925,000 to \$950,000	\$1,125	\$1,054
Over \$950,000 to \$975,000	\$1,153	\$1,078
Over \$975,000 to \$1,000,000	\$1,181	\$1,102
Over \$1,000,000 to \$1,050,000	\$1,203	\$1,125
Over \$1,050,000 to \$1,100,000	\$1,226	\$1,148
Over \$1,100,000 to \$1,150,000	\$1,248	\$1,172
Over \$1,150,000 to \$1,200,000	\$1,271	\$1,195
Over \$1,200,000 to \$1,250,000	\$1,293	\$1,219
Over \$1,250,000 to \$1,300,000	\$1,316	\$1,242
Over \$1,300,000 to \$1,350,000	\$1,338	\$1,265
Over \$1,350,000 to \$1,400,000	\$1,361	\$1,289
Over \$1,400,000 to \$1,450,000	\$1,383	\$1,312
Over \$1,450,000 to \$1,500,000	\$1,406	\$1,336
Over \$1,500,000 to \$1,550,000	\$1,428	\$1,359
Over \$1,550,000 to \$1,600,000	\$1,451	\$1,382

Over \$1,600,000 to \$1,650,000	\$1,473	\$1,406
Over \$1,650,000 to \$1,700,000	\$1,496	\$1,429
Over \$1,700,000 to \$1,750,000	\$1,518	\$1,453
Over \$1,750,000 to \$1,800,000	\$1,541	\$1,476
Over \$1,800,000 to \$1,850,000	\$1,563	\$1,499
Over \$1,850,000 to \$1,900,000	\$1,586	\$1,523
Over \$1,900,000 to \$1,950,000	\$1,608	\$1,546
Over \$1,950,000 to \$2,000,000	\$1,631	\$1,570
Over \$2,000,000 to \$2,050,000	\$1,653	\$1,593
Over \$2,050,000 to \$2,100,000	\$1,676	\$1,616
Over \$2,100,000 to \$2,150,000	\$1,698	\$1,640
Over \$2,150,000 to \$2,200,000	\$1,721	\$1,663
Over \$2,200,000 to \$2,250,000	\$1,743	\$1,687
Over \$2,250,000 to \$2,300,000	\$1,766	\$1,710
Over \$2,300,000 to \$2,350,000	\$1,788	\$1,733
Over \$2,350,000 to \$2,400,000	\$1,811	\$1,757
Over \$2,400,000 to \$2,450,000	\$1,833	\$1,780
Over \$2,450,000 to \$2,500,000	\$1,856	\$1,804
Over \$2,500,000 to \$2,550,000	\$1,878	\$1,827
Over \$2,550,000 to \$2,600,000	\$1,901	\$1,850
Over \$2,600,000 to \$2,650,000	\$1,923	\$1,874
Over \$2,650,000 to \$2,700,000	\$1,946	\$1,897
Over \$2,700,000 to \$2,750,000	\$1,968	\$1,921
Over \$2,750,000 to \$2,800,000	\$1,991	\$1,944
Over \$2,800,000 to \$2,850,000	\$2,013	\$1,967
Over \$2,850,000 to \$2,900,000	\$2,036	\$1,991
Over \$2,900,000 to \$2,950,000	\$2,058	\$2,014
Over \$2,950,000 to \$3,000,000	\$2,081	\$2,038
Over \$3,000,000 to \$3,050,000	\$2,103	\$2,061
Over \$3,050,000 to \$3,100,000	\$2,126	\$2,084
Over \$3,100,000 to \$3,150,000	\$2,148	\$2,108
Over \$3,150,000 to \$3,200,000	\$2,171	\$2,131
Over \$3,200,000 to \$3,250,000	\$2,193	\$2,155
Over \$3,250,000 to \$3,300,000	\$2,216	\$2,178
Over \$3,300,000 to \$3,350,000	\$2,238	\$2,201
Over \$3,350,000 to \$3,400,000	\$2,261	\$2,225
Over \$3,400,000 to \$3,450,000	\$2,283	\$2,248
Over \$3,450,000 to \$3,500,000	\$2,306	\$2,272
Over \$3,500,000 to \$3,550,000	\$2,328	\$2,295
Over \$3,550,000 to \$3,600,000	\$2,351	\$2,318
Over \$3,600,000 to \$3,650,000	\$2,373	\$2,342
Over \$3,650,000 to \$3,700,000	\$2,396	\$2,365
Over \$3,700,000 to \$3,750,000	\$2,418	\$2,389
Over \$3,750,000 to \$3,800,000	\$2,441	\$2,412
Over \$3,800,000 to \$3,850,000	\$2,463	\$2,435

Over \$3,850,000 to \$3,900,000	\$2,486	\$2,459
Over \$3,900,000 to \$3,950,000	\$2,508	\$2,482
Over \$3,950,000 to \$4,000,000	\$2,531	\$2,506
Over \$4,000,000 to \$4,050,000	\$2,553	\$2,529
Over \$4,050,000 to \$4,100,000	\$2,576	\$2,552
Over \$4,100,000 to \$4,150,000	\$2,598	\$2,576
Over \$4,150,000 to \$4,200,000	\$2,621	\$2,599
Over \$4,200,000 to \$4,250,000	\$2,643	\$2,623
Over \$4,250,000 to \$4,300,000	\$2,666	\$2,646
Over \$4,300,000 to \$4,350,000	\$2,688	\$2,669
Over \$4,350,000 to \$4,400,000	\$2,711	\$2,693
Over \$4,400,000 to \$4,450,000	\$2,733	\$2,716
Over \$4,450,000 to \$4,500,000	\$2,756	\$2,740
Over \$9,000,000 to \$9,050,000	\$4,803	\$4,963
Over \$9,050,000 to \$9,100,000	\$4,826	\$4,986
Over \$9,100,000 to \$9,150,000	\$4,848	\$5,009
Over \$9,150,000 to \$9,200,000	\$4,871	\$5,033
Over \$9,200,000 to \$9,250,000	\$4,893	\$5,056
Over \$9,250,000 to \$9,300,000	\$4,916	\$5,080
Over \$9,300,000 to \$9,350,000	\$4,938	\$5,103
Over \$9,350,000 to \$9,400,000	\$4,961	\$5,126
Over \$9,400,000 to \$9,450,000	\$4,983	\$5,150
Over \$9,450,000 to \$9,500,000	\$5,006	\$5,173
Over \$9,500,000 to \$9,550,000	\$5,028	\$5,197
Over \$9,550,000 to \$9,600,000	\$5,051	\$5,220
Over \$9,600,000 to \$9,650,000	\$5,073	\$5,243
Over \$9,650,000 to \$9,700,000	\$5,096	\$5,267
Over \$9,700,000 to \$9,750,000	\$5,118	\$5,290
Over \$9,750,000 to \$9,800,000	\$5,141	\$5,314
Over \$9,800,000 to \$9,850,000	\$5,163	\$5,337
Over \$9,850,000 to \$9,900,000	\$5,186	\$5,360
Over \$9,900,000 to \$9,950,000	\$5,208	\$5,384
Over \$9,950,000 to \$10,000,000	\$5,231	\$5,407