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May 1, 1998

Stephen J. Duczynski
Vice President, Director of Development & Construction
Schostak Brothers & Co.
25800 Northwestern Highway
Suite 750
Southfield, Michigan 48075

Re: Real estate development network models

Dear Steve:

Enclosed are two sets of network models showing development sequences I have prepared over a period of time. I am not enclosing a disk of these since you may already have copies of the networks. If you don't have copies, let me know and I will send you disk copies, or bring them with me when I meet with Mike at Wonderland, Tuesday May 12, 1998.

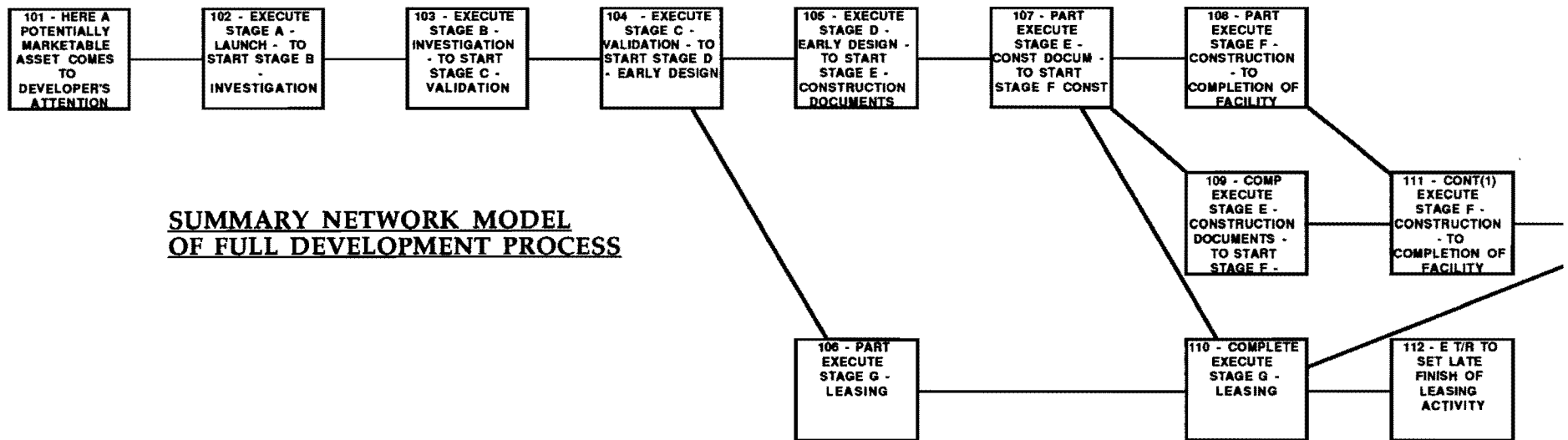
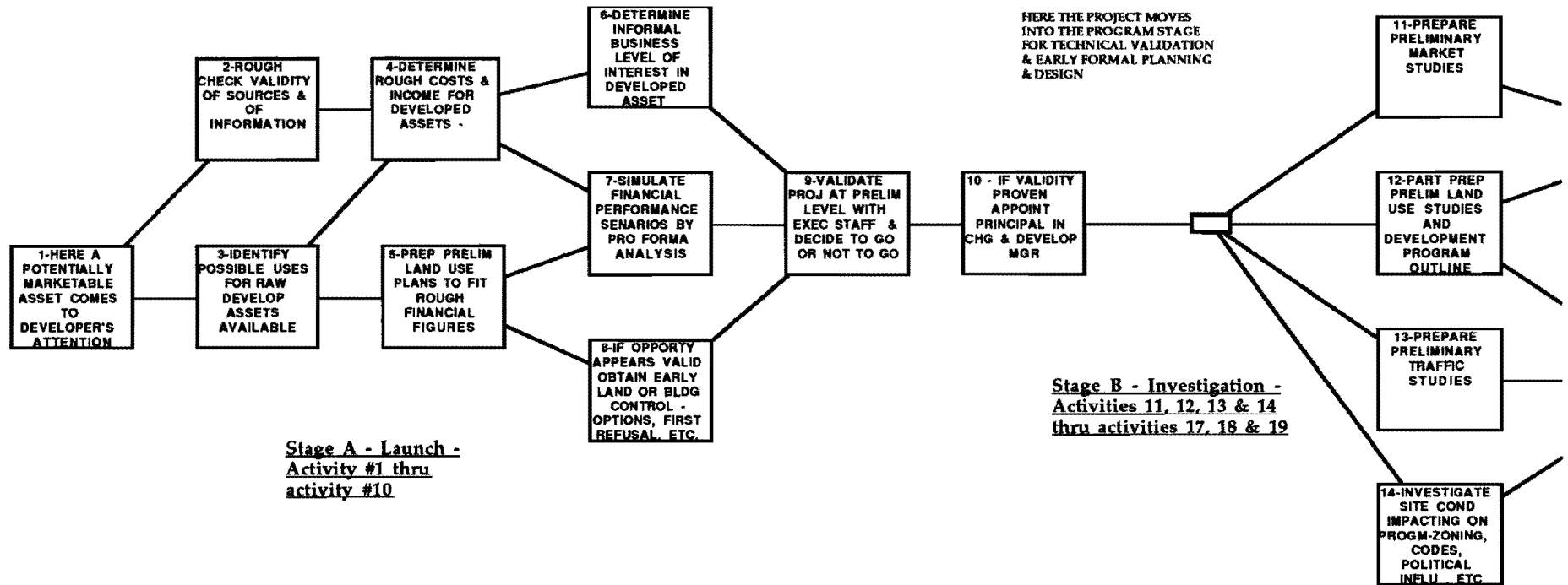
The first network, labeled A, is a template I prepared from several projects and discussions with various development organizations. It offers a good starting point for almost any real estate, planning, programming, design and construction project.

The second network, labeled B, is one I prepared for the Justice Center program in Kalamazoo, Michigan in 1994. It is a little more specific than network A and also offers a good point of beginning for development planning.

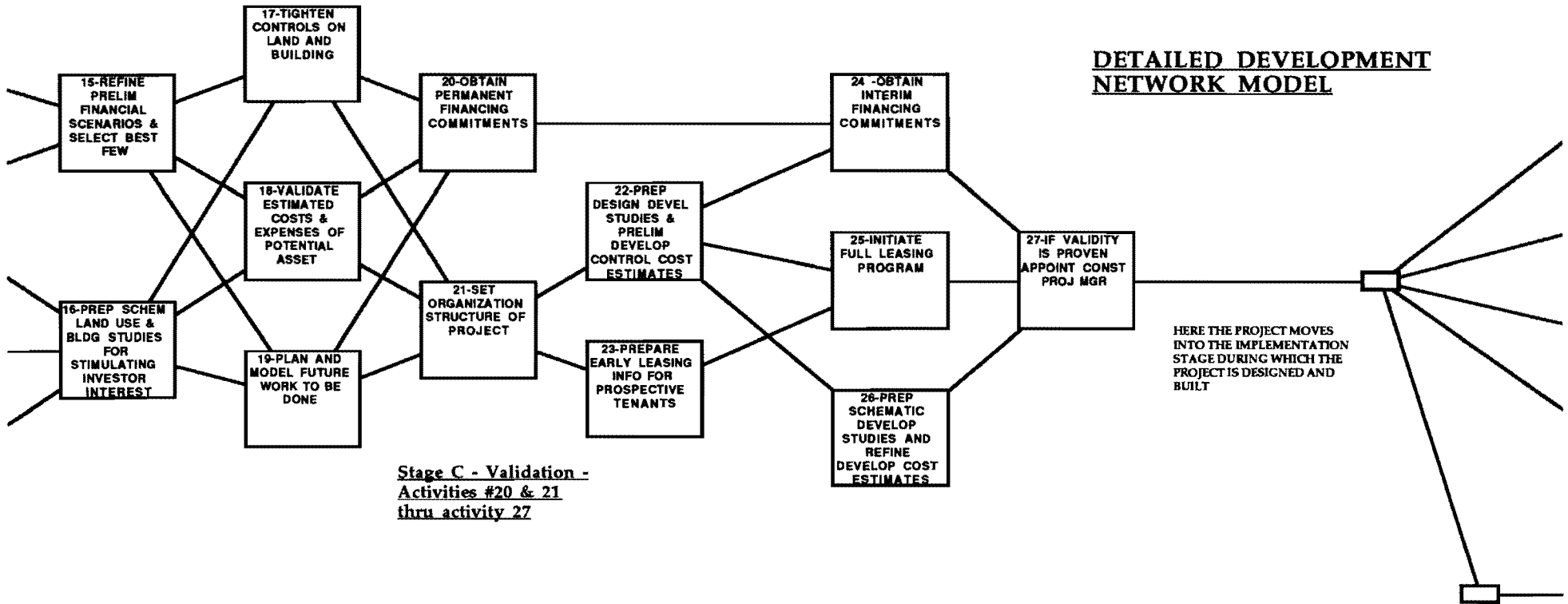
Please let me know if you can use the information

Regards,

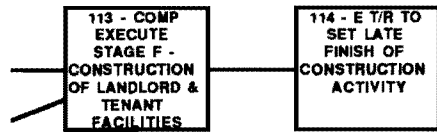




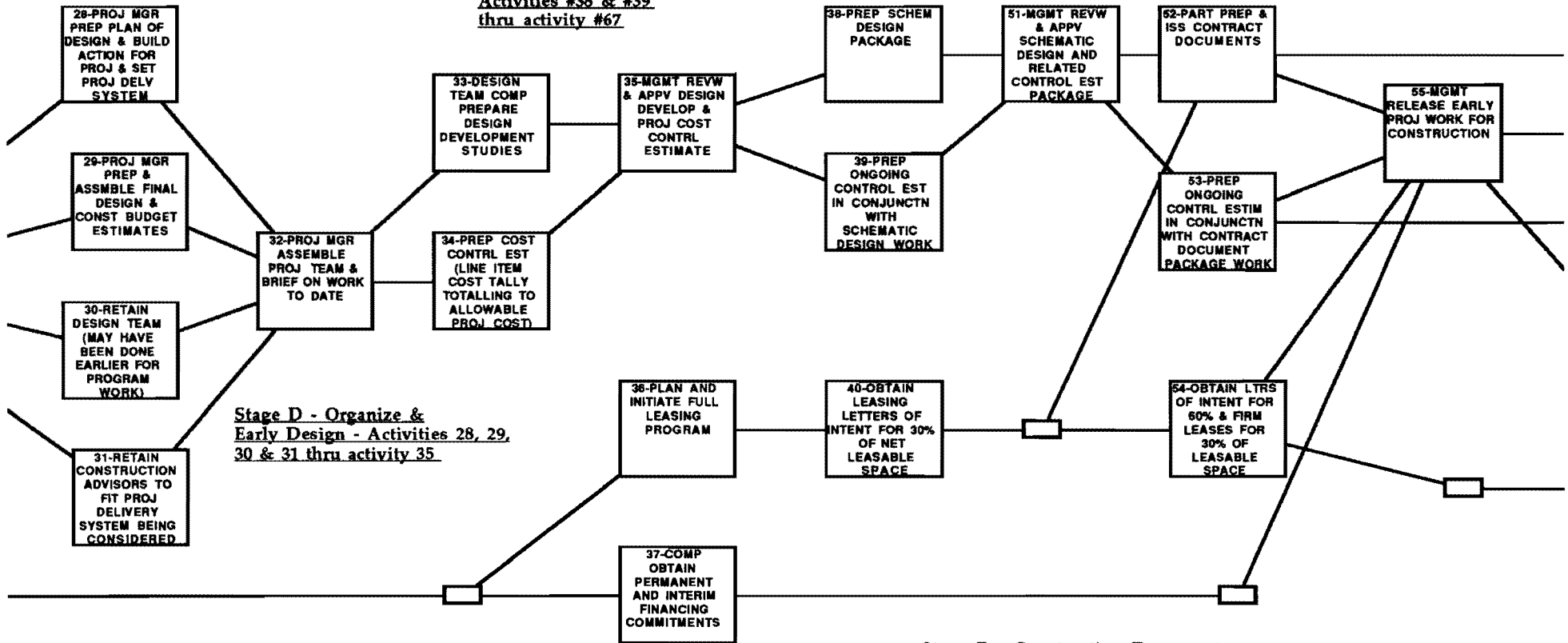
DETAILED DEVELOPMENT NETWORK MODEL



Stage C - Validation -
Activities #20 & 21
thru activity 27

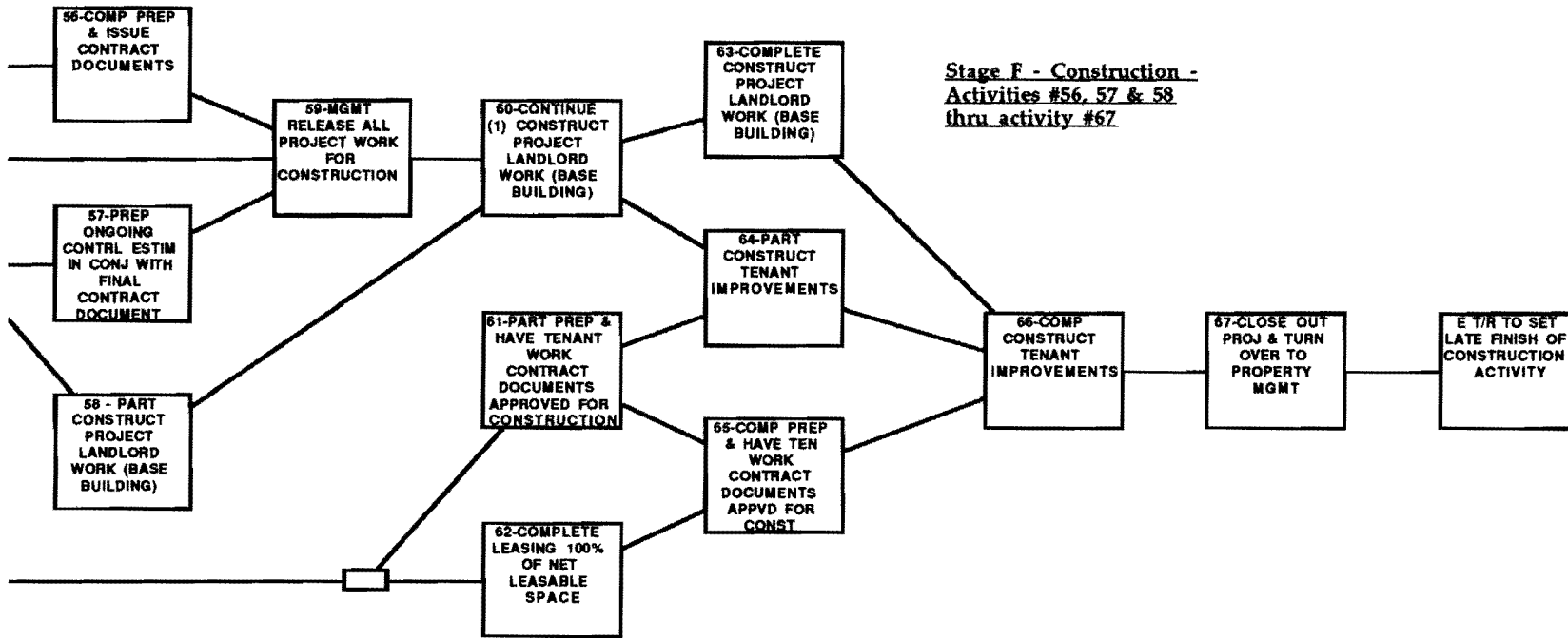


Stage G - Leasing -
Activities #38 & #39
thru activity #67



Stage D - Organize &
Early Design - Activities 28, 29,
30 & 31 thru activity 35

Stage E - Construction Documents -
Activities #38 & #39 thru activity #55



EARLY START DURATION
EARLY FINISH

128 - FILE FOR VARIANCE ON CROSS ACCESS AGREEMENT (1, 5) - 10

- ACTIVITY NUMBER
- ACTIVITY DESCRIPTION
- THOSE RESPONSIBLE ()
- ACTIVITY DURATION IN ESTIMATED ELAPSED WORKING DAYS

LATE START LATE FINISH

RESERVED ACTIVITY NUMBERS

41 46
42 47
43 48
44 49
45 50

Issue #1 - July 21, 1992
Issue #2 - August 4, 1996
ho 344 develop tmplt
disk 162 - Laser 92/46%

ho #344

DEVELOPMENT PROCESS
FLOW CHART

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**SHEET
#D-1**