

MVF DEVELOPMENT, LLC

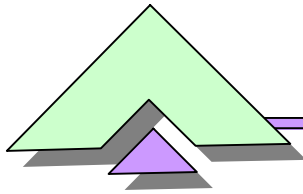
"ANOTHER QUALITY PROJECT FROM BY DESIGN CONSTRUCTION"



mill valley farms

AXIOM
ARCHITECTS
2048 WASHINGTON STREET
HANOVER, MASSACHUSETTS 02339
(781) 871-2101 FAX (781) 781-7809

Phase I Offering Pre-Construction Pricing



MVF DEVELOPMENT, LLC

"ANOTHER QUALITY PROJECT FROM BY DESIGN CONSTRUCTION"

Mill Valley Farms Dartmouth, MA

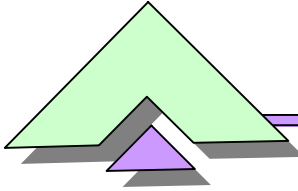
MILL VALLEY FARMS are beautifully crafted, modern luxury town home condominiums located 60 miles south of Boston and 30 miles east of Providence in Dartmouth, MA. Close enough to the city but with the benefits of quiet suburban life and all the amenities. Minutes from shopping and major routes and highways, this location is ideal for the commuter or the homebody just alike.

The project comprises of 58 total units constructed in four (4) Phases. Fourteen (14) units will be offered in Phase I with late fall occupancy.

Each townhouse has been designed for the **active adult** providing complete living on the 1st floor which encompasses a separate Master Bedroom suite with a "Great Room". The highlights are:

- **Master Bedroom Suite**
 - Oversized Bedroom with "tray" ceilings
 - Bathroom includes Jacuzzi, double sink, 4' shower unit
 - Large walk-in closet
- **Great Room**
 - State of the art Kitchen
 - Granite counters, upgraded cabinetry
 - Stainless GE Profile gas stove, microwave, dishwasher
 - (2) story window wall
 - Cathedral ceilings
 - Overlook from above
- **Laundry/Mud Room on 1st floor**
- **Two car garage**
- **2nd Floor ("A" Unit Only)**
 - Oversized 2nd Bedroom with walk-in closet
 - Guest Bathroom, tile floor
 - Large loft/Den area
 - Two large closets

Mill Valley Farms Development is a joint venture between the Aghai family (Markland Real Estate) and the Giacchetto group (By Design Construction). The Aghai family is a well respected local real estate owner and developer. Chuck and Tom Giacchetto and company have developed both residential and medical projects for 17 years."



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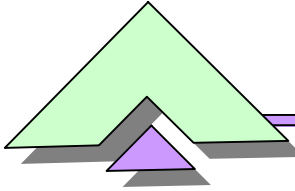
*Photos are **not** of actual units*

KITCHEN'S include Hardwood Flooring (or tile), Stainless Steel Appliances & Granite Countertops



*Photos are **not** of actual units*

DINING RM/KITCHEN areas are very open to take advantage of all available space



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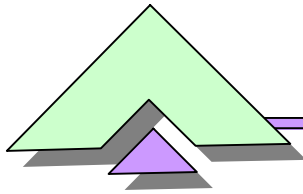
MASTER BATHROOM includes Jacuzzi bath and granite vanity

*Photos are **not** of actual units*



ENTRY FOYER includes hanging chandelier to add lighting to the overall "openness"

*Photos are **not** of actual units*



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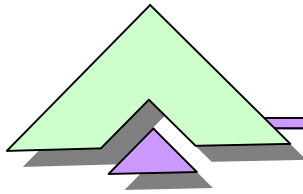
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Phase I Price List

UNIT 1	C Style	1550 Square Feet	\$495,000	Golf Course, End Unit
UNIT 2	C Style	1550 Square Feet	\$475,000	Golf Course
UNIT 3	C Style	1550 Square Feet	\$475,000	Golf Course
UNIT 4	A Style	2100 Square Feet	\$550,000	Golf Course
UNIT 5	A Style	2100 Square Feet	\$550,000	Golf Course
UNIT 6	A Style	2100 Square Feet	\$575,000	Golf Course
UNIT 7	A Style	2100 Square Feet	\$575,000	Golf Course
UNIT 8	A Style	2100 Square Feet	\$595,000	Golf Course, End Unit
UNIT 9	A Style	2100 Square Feet	\$565,000	Walk Out, End Unit
UNIT 10	A Style	2100 Square Feet	\$550,000	Walk Out
UNIT 11	A Style	2100 Square Feet	\$550,000	Walk Out
UNIT 12	A Style	2100 Square Feet	\$550,000	Walk Out
UNIT 13	C Style	1550 Square Feet	\$450,000	Walk Out
UNIT 14	C Style	1550 Square Feet	\$475,000	Walk Out, End Unit

The gross area of each unit is measured to the exterior surface of exterior walls and the center of party walls. Condominium unit area will differ and be lower based on measurement to interior wall surfaces.

The economic forces that effect the pricing of our new home products are constantly changing. MVF Development LLC reserves the right to change this pricing without notice or obligation, as our material and labor price changes. By Design Construction continually strives to improve its new home product and reserves the right to modify or change any standard specification and pricing when necessary without notice or obligation. All features are not standard in all plans. Review your plan with a representative to determine which features are included in your house.



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Mill Valley Farms Dartmouth, MA

Specifications and Interior Finishes

Doors

- All doors to be two (2) panel solid-core painted with brushed nickel Schlage Hardware.

Molding

- 8" Speed base painted.
- Doors and windows include the larger 3 1/2" casing.

Fireplace

- Gas-fired unit in Living Room.
- Custom-built painted wood mantel.
- Black fieldstone hearth.
- Polished granite surround.

Closets

- Painted wood shelves and pole.
- Master suite walk-in closets.
- All closets with lights.

Systems

- 200-Amp electric service per residence.
- Two zoned central heating and air conditioning 92% efficiency.
- Cable TV/High Speed Internet Service and telephone in Kitchen, both Bedroom & Den.
- Security; Pre-Wired entry door, Garage and motion detectors.
- Hardwired smoke and heat detectors.
- Gas-fired domestic 50-gallon hot water high capacity, quick recovery water tank.

Paint

- One coat of primer plus two coats of finish on walls, flat on ceiling and semi gloss latex on trim and moldings.
- Builder allows three wall colors and one trim color.

Ceiling

- All ceilings to be textured.

Laundry/Mud Room

- Ceramic tile flooring (Buyer's choice). *
- Electric dryer connection (gas is an option).

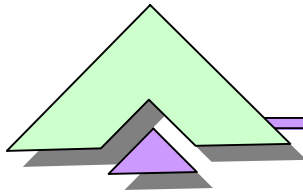
Master Bathroom

- Ceramic tile flooring (Buyer's choice). *
- Vanity to be custom wood cabinetry with granite countertop (to match Kitchen).
- Whirlpool Jacuzzi brand 5' tub with ceramic tile around ("A" unit only).
- Kohler brand Caxton under mount sink.
- ToTo brand Cotton toilet (white).
- 4' shower unit with glass doors ("A" unit only).
- Full mirror above counter.

Powder Room

- Tile floor (buyer's choice). *
- ToTo brand Bristol one-piece toilet (white).
- ToTo brand Dartmouth pedestal sink (white).
- Two light sconces.
- Mirror not provided.

** Buyer has choice from **standard** selection provided by Builder.*



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"ANOTHER QUALITY PROJECT FROM BY DESIGN CONSTRUCTION"

Mill Valley Farms Dartmouth, MA

Specifications and Interior Finishes (Cont'd)

Guest Bathroom

- Ceramic tile floors (Buyer's Choice). *
- ToTo brand Cotton toilet.
- 5' tub and shower (white).
- Custom wood cabinetry with solid surface top with sink.

Kitchen

- Flooring 3/4" select white oak with satin finish or ceramic tile (Buyer's Choice). *
- Cabinets—custom wood (allowance provided).
- GE Profile stainless gas stove.
- GE Profile stainless dishwasher.
- GE Profile under cabinet microwave.
- Franke brand under mount stainless sink.
- Franke brand continuous feed disposal.
- Franke brand faucet with spray.

Lighting Package

- Foyer pendant.
- Dining Room chandelier.
- Kitchen pendant over island.
- Two (2) wall mounted sconces at Fireplace.
- Bathroom Fixtures.
- Recessed fixtures throughout as per plan.
- Upgrade Packages Available

Landscaping

- Extensive plantings in front of each unit.
- Entire site fully landscaped per plans.
- Underground irrigation system.
- Stone entrance sign.

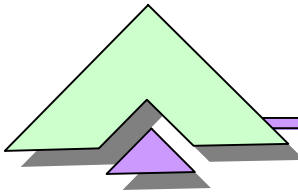
Parking

- Two car garage at ground level.
- Automatic garage door openers.

Exterior Finishes

- Decking: Mahogany planking with PVC rails for easy maintenance.
- Roofing: Certified Landmark 30 year shingles driftwood.
- Entrance Doors: Vinyl entry doors with side lights.
- Garage Doors: Vinyl doors.

** Buyer has choice from **standard** selection provided by Builder.*



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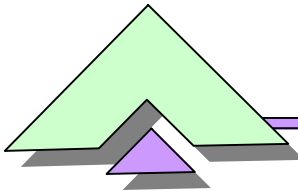
MILL VALLEY FARMS



TYPICAL UNIT A FIRST FLOOR PLAN

TOTAL LIVING AREA= 2051 SQ. FT.
FIRST FLOOR LIVING AREA= 1240 SQ. FT.
SECOND FLOOR LIVING AREA= 811 SQ. FT.

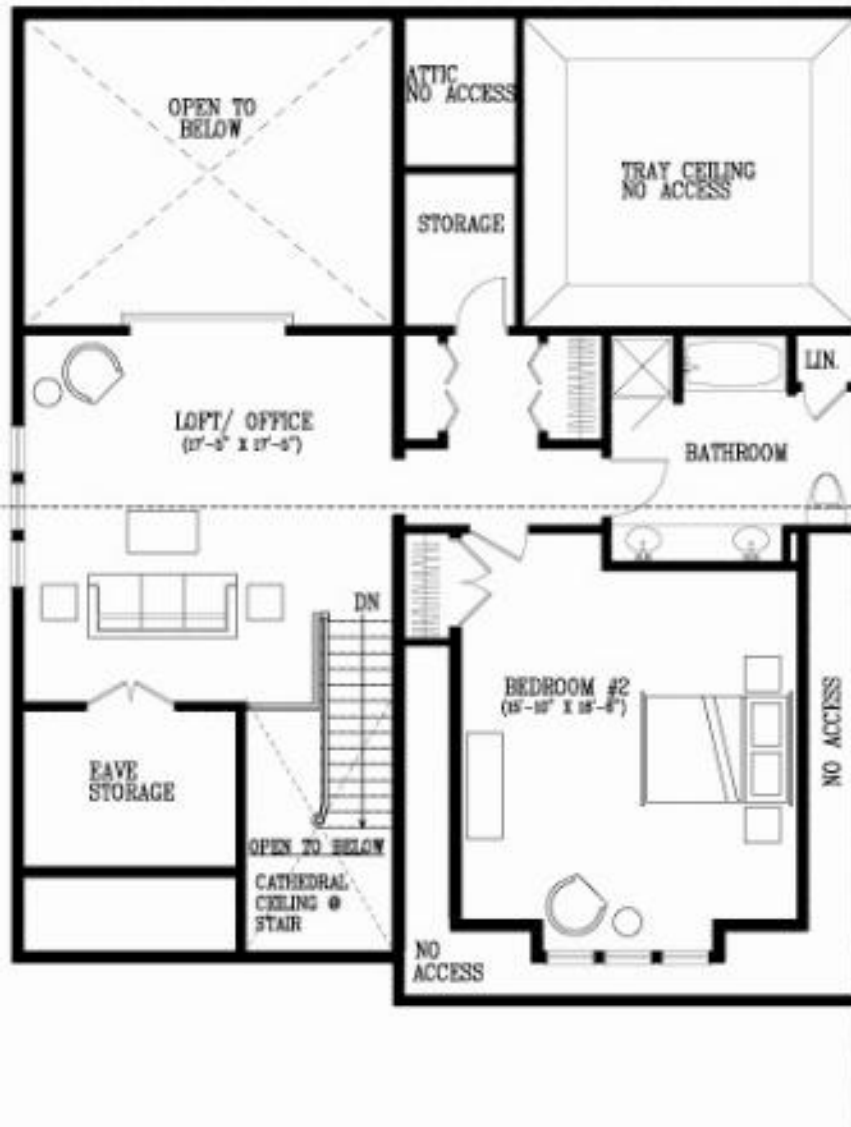
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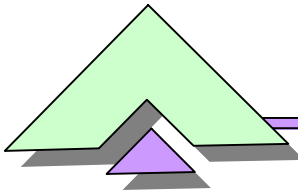
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MILL VALLEY FARMS



UNIT A SECOND FLOOR PLAN

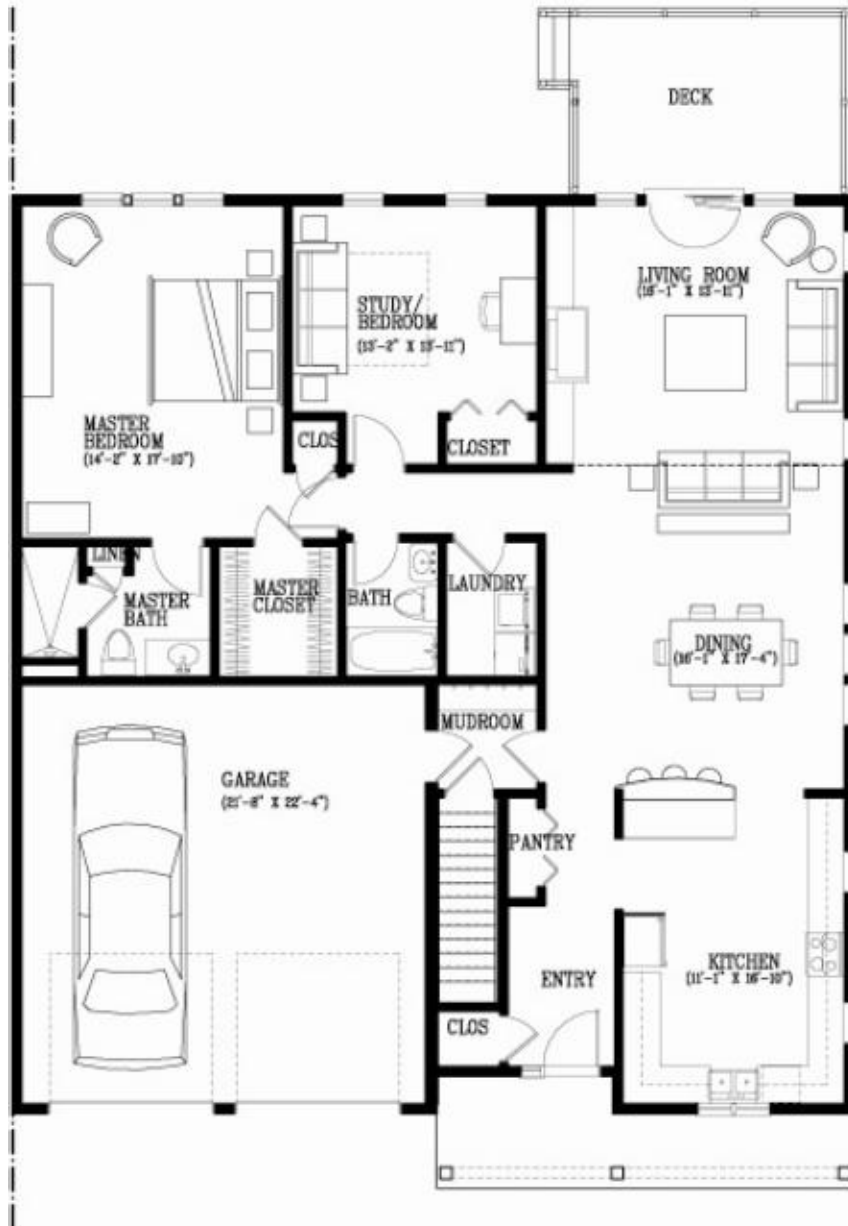
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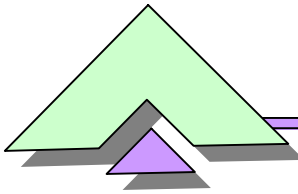
MILL VALLEY FARMS



UNIT C FIRST FLOOR PLAN

TOTAL LIVING AREA= 1548 SQ. FT.
FIRST FLOOR LIVING AREA= 1548 SQ. FT.

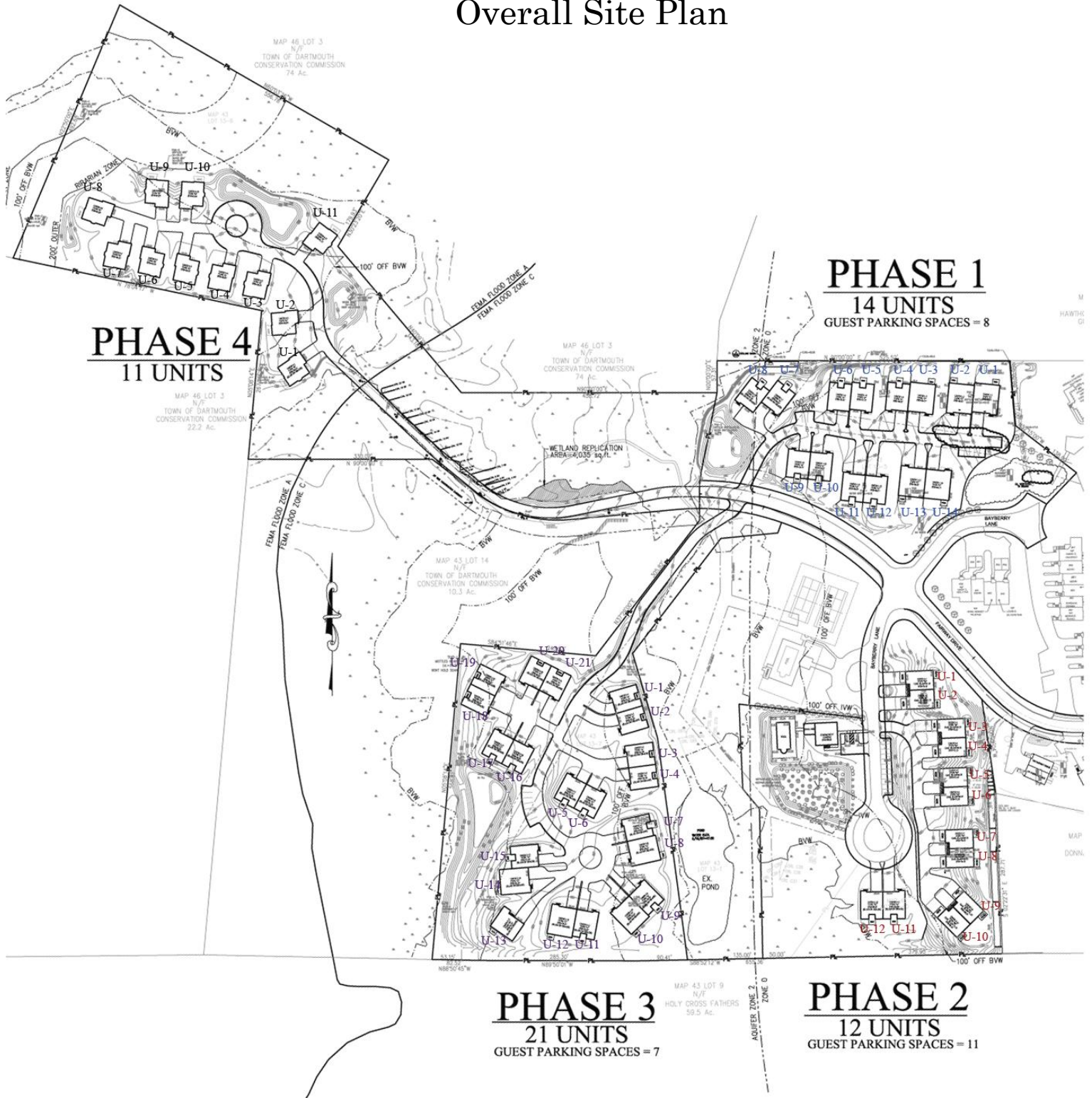
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jcd@axiomarchitects.com

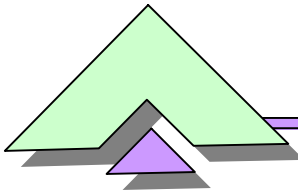


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Overall Site Plan



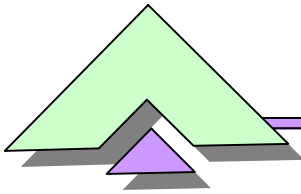


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Phase I Site Plan





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**Mill Valley Farms
Dartmouth, MA**

Information Sheet

NAME(S): _____

ADDRESS: _____

E-MAIL: _____

PHONE: _____

SOC. SEC: _____

THE MILL VALLEY FARMS CONDOMINIUM ASSOCIATION, INC.

RESERVATION DEPOSIT AGREEMENT

This ____ day of ____, 2006, the undersigned, as agent for Mill Valley Development, LLC, a Massachusetts limited liability company (the "Seller"), having a mailing address of 223 Worcester Street, Natick, MA 01760, hereby acknowledges receipt of One Thousand and 00/100 Dollars (\$1,000.00) as a deposit (the "Reservation Deposit"), paid to it by _____ (the "Buyer"), having a mailing address of _____ and hereby reserves for purchase by the Buyer at a purchase price of \$ _____ the Condominium Unit (the "Unit") known as Unit No. _____ at Mill Valley Farms, Dartmouth, Massachusetts. All checks shall be made payable to Mill Valley Development, LLC and shall be delivered, along with this Agreement, to:

Mill Valley Development, LLC
c/o By Design Construction
223 Worcester Street/Rt. 9
Natick, MA 01760

The Unit shall be conveyed together with an undivided interest in the common areas and facilities as provided in the Condominium Documents delivered to the Buyer herewith. By signing this Reservation, Buyer acknowledges receipt of the Condominium Documents for Mill Valley Farms.

This Reservation shall remain in effect until 5:00 PM on such date that is thirty (30) days from the date hereof (the "Reservation Period"), unless otherwise extended in writing by Seller. The Reservation Deposit shall be credited as a portion of the total purchase deposit of \$ _____ due under the Purchase and Sale Agreement.

During the Reservation Period, Buyer may, subject to the conditions contained in the Purchase and Sale Agreement, agree to purchase the above referenced Unit by signing and returning to Seller, *in triplicate*, the Purchase and Sale Agreement, together with the balance of the total purchase deposit described above.

If Buyer notifies Seller in writing prior to the expiration of the Reservation Period that Buyer will not execute the Purchase and Sale Agreement, and Buyer simultaneously returns the Purchase and Sale Agreement and all Condominium Documents to Seller, Seller shall, after allowing sufficient time to pass to ensure that Buyer's deposit has cleared the bank, refund the Reservation Deposit in full to Buyer without interest, and this Reservation Deposit Agreement shall thereupon become null and void without further recourse by either party and Seller shall have the right to sell the unit to any third party. Seller also reserves the right to increase the purchase price after the 30 day Reservation Period.

This Reservation and the Purchase and Sale Agreement are not transferable by Buyer. References to Seller contained herein shall include any successors, assigns or nominees of Seller.

Buyer(s) warrant and represent that they shall owner occupy the unit upon conveyance to Buyer(s).

Executed as a document under seal as of the date first written above.

Mill Valley Development, LLC

Buyer(s)

By: _____
(Seller)

Buyer(s)