

LAND SALE NUMBER ONE

Location: Terminus of McNeil Drive just north of RR 2222 and just east of River Place Blvd., Austin, Travis County, Texas 78734.

Map Grid: 492H/MD33 (MAPSCO)

Date of Sale: September 29, 2006

Recording Data: Document No. 2006189642 (Special Warranty Deed)

Legal Description: 111.852 acres (Tract 1); 8.843 acres (Tract 2); and, 5.279 acres (Tract 3) of land out of the S.P.R.R. Co. Survey No. 1, Abstract No. 750, situated in Travis County, Texas, being a portion of that certain 428.069 acre tract of land conveyed to Lumberman's Investment Corporation by deed of record in Document No. 2006070955 of the Official Public Records of Travis County, Texas.

Parcel #: 01-5127-0123

Grantor: FARRO 3, L.P. (General Partner: Forestar USA Real Estate Group, Inc., formerly Lumberman's Investment Corporation)

Grantee: Leander Independent School District

Size: 125.974 acres

Consideration: \$25,043,570 (confirmed)

Unit Price: \$198,800/acre; \$4.56/SF; \$7.67/SF Impervious Cover (see comments)

Terms: Cash to seller

Zoning: PUD - Planned Unit Development

Topography: Substantial sloping along the east side of the site toward the east; the topography provides for panoramic hill-country views.

Shape: Irregular

Frontage/Access: The site will have frontage and access with the extension of McNeil Drive.

Utilities: Water, wastewater and electricity available from the City of Austin; telephone service from SBC; cable service available from Time Warner Cable.

Flood Plain: None noted.

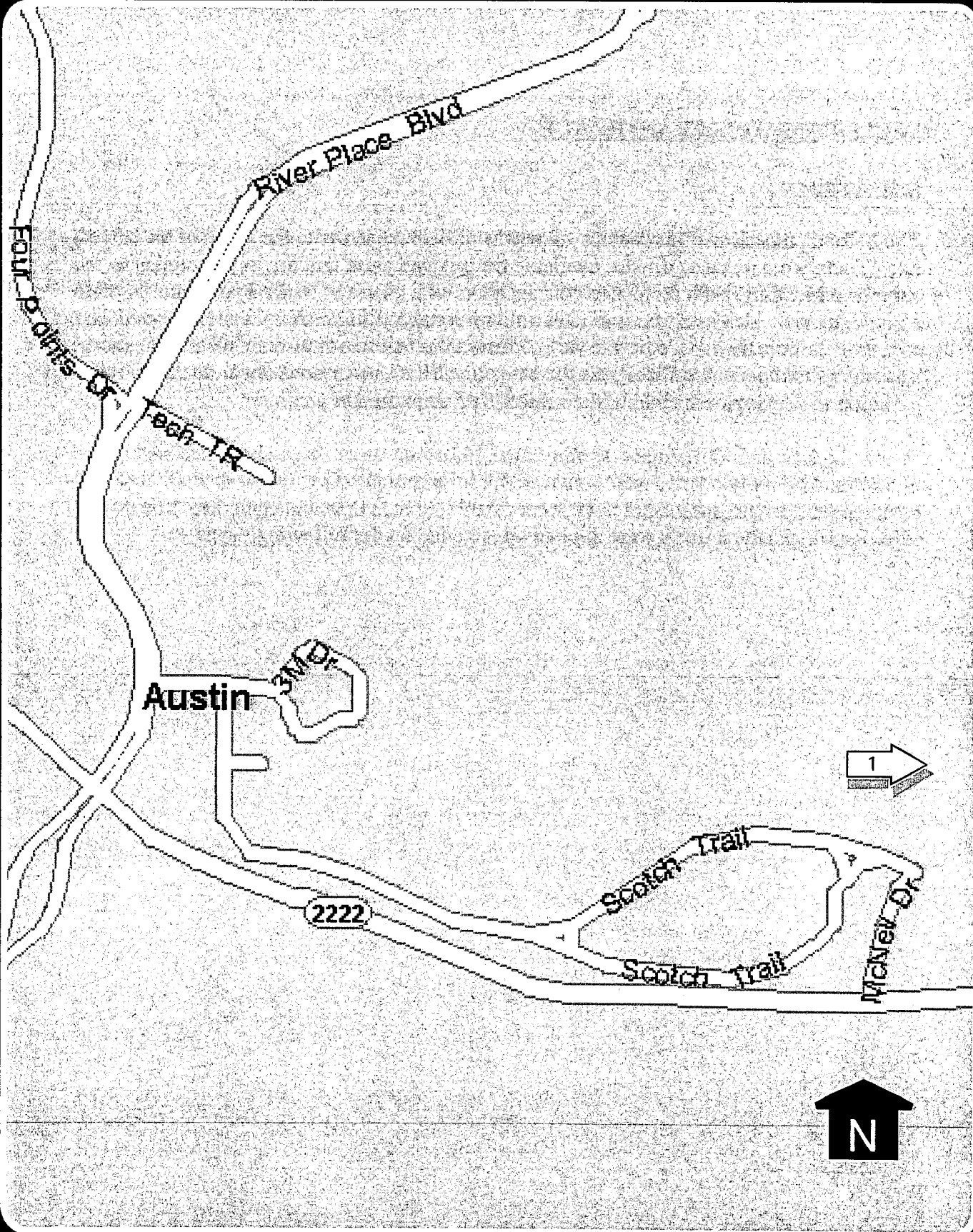
Intended Use: Middle school and high school facilities.

Present Use: Vacant land.

Comments: This conveyance represents the purchase of a portion of a 428.069-acre tract preliminarily planned for mixed-use development. The planned uses were to include single family residential, multi-family, town homes, and office. Due to numerous environmental features, the project has been encumbered by restrictive covenants and preserve set asides. As a result, approximately 189 acres are available for site development with impervious cover limits of approximately 67% of the buildable areas. Buildable area for this purchase was limited to Tract 1 (111.852 acres). Therefore, the maximum impervious cover allowance was estimated at 74.94 acres (3,264,423 SF), 59.5% of total site area. Leander Independent School District purchased the site for middle school and high school facilities, including ball fields.

Confirmation: Jim Boles (broker) by Terry Moorman assistant, 512-244-9707; 08/07; CRS

Deed Reviewed: 08/07; CRS



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