

EXHIBIT "C"
 SCHEDULE OF BASIC VALUES
 OF
 XANADU
 HORIZONTAL PROPERTY REGIME

Basic Values of Xanadu Horizontal Property Regime - \$3,628,000

<u>Apartment Number</u>	<u>Basic Value</u>	<u>Undivided Percentage Interest in Common Elements:</u>
A-1	\$58,500	1.612
A-2	24,500	.675
A-3	48,500	1.337
A-4	54,500	1.502
A-5	58,500	1.612
A-6	36,500	1.006
A-7	48,500	1.337
A-8	62,500	1.723
A-9	58,500	1.612
A-10	36,500	1.006
A-11	48,500	1.337
A-12	62,500	1.723
A-13	58,500	1.612
A-14	36,500	1.006
A-15	48,500	1.337
A-16	62,500	1.723
A-17	58,500	1.612
A-18	36,500	1.006
A-19	48,500	1.337
A-20	62,500	1.723
B-1	\$58,500	1.612
B-2	24,500	.675
B-3	48,500	1.337
B-4	54,500	1.502
B-5	58,500	1.612
B-6	36,500	1.006
B-7	48,500	1.337
B-8	62,500	1.723
B-9	58,500	1.612
B-10	36,500	1.006
B-11	48,500	1.337
B-12	62,500	1.723
B-13	58,500	1.612
B-14	36,500	1.006
B-15	48,500	1.337
B-16	62,500	1.723

1466'

<u>Apartment Number</u>	<u>Basic Value</u>	<u>Undivided Percentage Interest In Common Elements:</u>
C-1	\$58,500	1.612
C-2	24,500	.675
C-3	48,500	1.337
C-4	54,500	1.502
C-5	58,500	1.612
C-6	36,500	1.006
C-7	48,500	1.337
C-8	62,500	1.723
C-9	58,500	1.612
C-10	36,500	1.006
C-11	48,500	1.337
C-12	62,500	1.723
C-13	58,500	1.612
C-14	36,500	1.006
C-15	48,500	1.337
C-16	62,500	1.723
D-1	\$58,500	1.612
D-2	24,500	.675
D-3	48,500	1.337
D-4	54,500	1.502
D-5	58,500	1.612
D-6	36,500	1.006
D-7	48,500	1.337
D-8	62,500	1.723
D-9	58,500	1.612
D-10	36,500	1.006
D-11	48,500	1.337
D-12	62,500	1.723
D-13	58,500	1.612
D-14	36,500	1.006
D-15	48,500	1.337
D-16	62,500	1.723
D-17	58,500	1.612
D-18	36,500	1.006
D-19	48,500	1.337
D-20	62,500	1.727