

**Exhibit C**  
**Qualified Pre-Agreement Costs**  
**Hunters Point Shipyard**  
*September 29, 2003*

<b>CATEGORY</b>	<b>TOTAL</b>
<u>Infrastructure</u>	
<i>A'B' to 10 - 35%/L.U. Modeling</i>	\$1,102,000
<i>A' to 35% - 100% (incl Peer Review)</i>	\$130,000
<i>SUBTOTAL</i>	\$1,232,000
<u>Planning &amp; Entitlements</u>	\$117,500
<u>Subdivision</u>	\$68,500
<u>Miscellaneous Legal Costs</u>	\$56,500
<b>Total</b>	<b>\$1,474,500</b>

Note: An independent accounting firm is in the process of auditing pre-agreement costs. When costs are audited and approved, this exhibit may be updated. Total costs are capped at \$1,474,500 million, per the DDA.