



DEVELOPER'S CONTINUING INFORMATION

April 3, 2006

Mr. Keenan Rice
MuniCap, Inc
8340 Governor Ridgely Lane
Ellicott City, MD 21043

Ref: Marina Shores at Dune Harbor
Special Improvement District Bonds – Series 2005

Dear Mr. Rice:

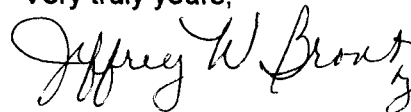
Pursuant to the requirements outlined in Article 5.3 of the Agreement for Public Improvements for the above-referenced project, this letter will serve as a status notification to date as detailed below:

1. Sales of Single Family Lots, Condominiums, and Boat Slips (Please note that no closings have occurred as of this update)
 - a. Single Family Lot Sales – 3 Waterfront Lots
 - b. Cottage Home Lot Sales – 4 Lot Sales; Home Plan TBD by Buyers; 2 Lots have been reserved by the Developer for model homes.
 - c. Condominium Sales – 4 Harbor Pointe; 4 Bayshore; 2 Williamsport
 - d. Boat Slip Rentals – 5 Executed Boat Slip Lease Agreements
2. Lot, Condominium and Slip Construction Status
 - a. Single Family and Cottage Home Lots – All underground infrastructure is complete for the single family area. All streets with the single family and public parking area are stoned and curbed. Asphalt paving is scheduled to begin April 15, 2006. The developer has begun construction on two Cottage Homes as well as one single family home.
 - b. Condominiums – Sanitary and storm sewers are 80% complete. Water mains are 50% complete. The developer has received a foundation releases from the State of Indiana for the "Harbor Pointe" (4-unit) and Bayshore (8-Unit) condominiums.
 - c. Marina – The marina was fully flooded the first week of February. The western most docks are installed, and fabrication continues on the remaining piers.

3. Recap of Closings with Respective Sales Prices – n/a
 - a. Single Family Lots
 - b. Cottage Home Lots
 - c. Condominiums
 - d. Boat Slip Rentals
4. Pending Litigation – none
5. Structure or Ownership Change – None
6. Status of Property Taxes and Special Assessments – Due May, 2006
7. Denial or Termination of Credit – n/a
8. Event of Bankruptcy – n/a
9. Land Use Entitlement Changes – n/a
10. Government – Imposed Precondition Delays – n/a
11. Legislative Development Changes – n/a
12. Material Changes to Development Progress – n/a

We are pleased to present this updated information to you regarding the progress at Marina Shores at Dune Harbor. If you have any questions, please do not hesitate to contact us. Thank you.

Very truly yours,



Jeffrey W. Brant
Manager

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