

**DEVELOPMENT AGREEMENT
PARKSIDE ESTATES PHASE II**

ENT 21588;2000 PG 1 of 68
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Mar 17 4:54 pm FEE 164.00 BY SS
RECORDED FOR FIRST AMERICAN TITLE CO

This Development Agreement is entered into as of this 7 day of March, 2000, by and among the owners and developers of the Parkside Estates Phase II(hereinafter "Developer") and Lehi City Corporation (the "City") as it relates to the development of a residential subdivision of real property within the corporate Limits of Lehi City, Utah County, Utah.

RECITALS

Whereas, the Developer has sought approval of a 20 lot Planned Residential Design Project designated as Parkside Estates Phase II, a copy of which plat is attached hereto as Exhibit A; and ,

Whereas, the City Council has authorized the negotiation and adoption of Development Agreements under appropriate circumstances where the proposed development contains various features which advance the policies, goals and objectives of the City's General Land Use Plan, Capital Improvements Plan, Parks and Open Space Plan, and other land use objectives as well as the Capital Improvements Plan; and

Whereas, the developer is willing to modify the design of the project and voluntarily agrees to dedicate open space for the preservation of natural areas, parks and related purposes and other considerations in order to promote the policies, goals and objectives of the City; and

Whereas, the City acting pursuant to its authority under Chapter 9 of Title 10 of the Utah Code, and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations has made certain determinations with respect to the density of the Planned Residential Design Project of Parkside Estates Phase II, and in

the exercise of its legislative discretion, has elected to approve this Development Agreement.

Now therefore, in consideration of the mutual covenants, conditions and consideration as more fully set forth below, the Developer and the City hereby agree as follows:

1. The Developer shall comply with all requirements, designs and specifications set forth in the construction drawings as well as the Development Guidelines and CC&R's attached hereto as Exhibit B, which are incorporated herein by reference and recorded together with this Development Agreement and the subject subdivision plat. The City shall be considered a beneficiary of CC&R's and is hereby authorized to enforce the terms and provisions of the same through whatever means available and to the extent determined appropriate by the City. However, this agreement shall not be construed as placing a responsibility upon the City to enforce any of the CC&R's or requirements contained therein. Such enforcement shall be at the sole discretion of the City.

2. The Developer has previously dedicated by warrantee deed, free and clear of liens and encumbrances, at no cost to the City, those areas designated on Exhibit C to be used in perpetuity for public parks or other open space amenities in furtherance of the policies, goals and objectives of the City. The developer has also agreed to construct certain improvements to the park property incident to the approval of Parkside Estates Phase II consisting of perimeter fencing and park access fencing between Lots 205 and 206, automatic sprinkler system and seed of the area of the park designated to have sprinkler system and seed as identified and described on attached Exhibit G. These improvements are shown on the Phase II construction drawings.

3. All homes in this development will have a perimeter drain system

constructed around the perimeter of the foundation as shown on attached Exhibit D. A minimum of four clean outs will be provided to access each perimeter drain system for preventative maintenance. One will be located on the front of the home at the point the drain system discharges to the lateral line and the others will be located on the corners of the home. The Developer will provide a 2 year warranty from an independent homebuilding warranty company for all delivery systems, including the perimeter drain, plus an 8 year warranty for the perimeter drain which will take effect at the end of the 2 year warranty period.

4. The Developer will require each buyer of a lot in this development to sign an Acknowledgment and Release form (See Exhibit E attached hereto), the original of which shall be filed with the Lehi City Building Inspection Office.

5. The Developer will include the High Water Table Notice (See Exhibit F attached hereto) as part of the standard Woodside Homes disclosure statement provided to every buyer of a Woodside Homes lot. Additionally, the first paragraph of said notice will be printed on the subdivision milar recorded with the office of the Utah County Recorder.

6. Nothing in this agreement shall limit the City's future exercise of police power in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this agreement.

7. The developer expressly acknowledges and agrees that nothing in this Development Agreement shall be deemed to relieve the Developer from the obligation to comply with all applicable requirements of the City necessary for approval and recordation of subdivision plats and site plans for the project, including the payment of fees in compliance with all other applicable ordinances, resolutions, regulations, policies and

procedures of the City including but not limited to the City's Development Code ordinances and Design Standards and Public Improvement Specifications.

8. This Development Agreement shall be recorded against the property as described in Exhibit A hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developer in the ownership or development of any portion of the property. Additionally, due to issues of shared road and utility access and construction in Phase II and IV, both phases must be recorded and constructed simultaneously.

9. Neither this Development Agreement nor any provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Development Agreement and without the prior written consent of the City, which shall not be unreasonably withheld. Said consent requirement shall not apply to the sale of approved and plated lots within the subject subdivision.

10. This Development shall not create any joint venture, partnership, undertaking or business arrangement between the parties hereto, nor any rights or benefits to third parties.

11. If this Development Agreement or any of the exhibits hereto are breached, the party at fault agrees to pay attorney's fees and all costs of enforcement of the non-breaching party.

DATED: 2/29/00

Parkside Estates Phase II

Pondola Development LC by
its managing partner woods, le hene

By: [Signature]

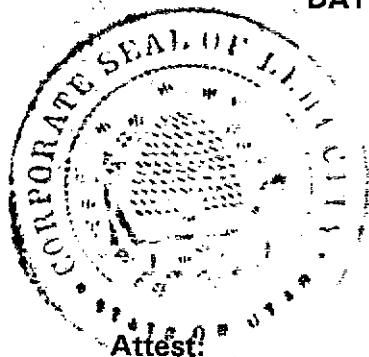
Its: President

DATED: 3-7-2000

Lehi City Corporation

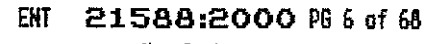
By: [Signature]

Kenneth J. Greenwood, Mayor



Attest:

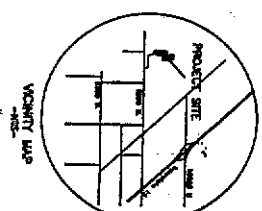
[Signature]
Connie J. Ashton, City Recorder



Case	Age	Sex	Occupation	Duration of illness	Site of lesion	Pathological changes	Microscopic findings	Diagnosis
1	25	M	Student	1 year	Right eye	Choroid	Choroidal melanoma	Choroidal melanoma
2	35	F	Housewife	6 months	Left eye	Retina	Retinal melanoma	Retinal melanoma
3	45	M	Teacher	3 years	Right eye	Choroid	Choroidal melanoma	Choroidal melanoma
4	55	F	Retiree	1 year	Left eye	Retina	Retinal melanoma	Retinal melanoma
5	65	M	Farmer	2 years	Right eye	Choroid	Choroidal melanoma	Choroidal melanoma
6	75	F	Housewife	1 year	Left eye	Retina	Retinal melanoma	Retinal melanoma
7	85	M	Retiree	6 months	Right eye	Choroid	Choroidal melanoma	Choroidal melanoma
8	95	F	Housewife	3 months	Left eye	Retina	Retinal melanoma	Retinal melanoma
9	105	M	Retiree	1 year	Right eye	Choroid	Choroidal melanoma	Choroidal melanoma
10	115	F	Housewife	6 months	Left eye	Retina	Retinal melanoma	Retinal melanoma

- NOTE:
- 1) ALL LOTS WITHIN THE SUBDIVISION ARE SMALL, TYPICALLY 100'X150'X100'
- 2) IMPROVED LOT BOUNDING SURVEYS ARE ESTABLISHED AT (1) 100' FRONT LOT FRONT, (2) 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 3) CORNER LOT BOUNDING SURVEYS ARE ESTABLISHED AT (1) 100' FRONT LOT FRONT, (2) 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 4) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 5) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 6) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 7) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 8) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 9) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 10) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 11) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.
- 12) 100' FRONT LOT FRONT, 100' REAR LOT FRONT, AND (3) DON'T FEEL POINT.

CURVE 17 IS FOR THE ENTIRE LENGTH OF THE CURVE CONTAINING INTO PHASE CURVE 18 IS THE CURVE FROM THE PC TO THE PHASE BOUNDARY LINE



SOUTHEAST CORNER
SECTION 1
ROADWAY 3 SOUTH, ROWE 1 WEST
SALT LAKE BASIN AND NEIGHBORHOOD

LEWIS CITY PLUMBING COMMISSION
APPROVED THIS _____ DAY OF _____ 19____
PLUMBER, COLUMBIA COUNTY

RECEIVED
DEC 8 1999
LEH CITY 127

WOODSIDE HOMES
1600 SALT LAKE CITY, UTAH 84102

SURVEYOR'S CERTIFICATE

[illegible]

BOUNDARY DESCRIPTION

[illegible]

OWNER'S DEDICATION

[illegible]

ACKNOWLEDGMENT

STATE OF UTAH S.S.
COUNTY OF UTAH

ON RE DAY OF , A.D. PERSONALLY APPEARED MOTION
TO ME JUDGE OF THE SAID COURT AND HE DECLARED THAT THE SIGNERS OF THE FOREGOING PETITION WERE FULLY ADVERSELY AFFECTED BY THE SAID DECISION AND THAT THEY DESIRE TO BRING AN HABEAS CORPUS ACTION IN THIS COURT TO ENFORCE THEIR RIGHTS.


WITNESS MY HAND AND SEAL OF OFFICE AT SALT LAKE CITY, UTAH, THIS _____ DAY OF _____, 19____.

Judge of the Court

Notary Public for Utah

ACCEPTANCE BY LEGISLATIVE BODY

[illegible]

5		Maryland Public Seal Criminal Division Seal Clerk - Records Seal
---	---	--

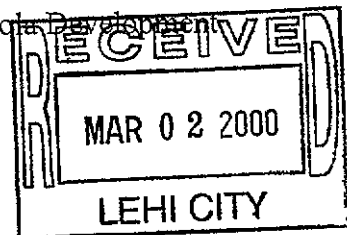
Parkside Estates

a Planned Residential Design in Lehi, Utah

Development Guidelines and CC&R's

(Revised as approved by City Council and Legal Staff on March 1, 1999)

Prepared by Woodside Homes Corporation as Agent for Portola Development
March 1, 1999



GENERAL PURPOSE:

The purpose of the development agreement is to facilitate the development of a residential community of superior quality, design and uniqueness. It is the intention of Portola Development and Lehi City to define the improvements, standards, restrictive covenants and other related items for the proposed Parkside Subdivision on 1500 North in Lehi.

Certain aspects of this agreement shall be the responsibility of the Builder/Developer and others shall be the responsibility of the future home owners. All requirements relating to future home owners shall be included as part of the community covenants, conditions and restrictions (CCR's). The CCR's shall be recorded on each phase concurrently with the community plat.. A copy of the proposed CCR's are included as part of this proposal.

The uniqueness of this community begins with the design and variety of lot sizes that are proposed. These lot sizes from 6,000 square feet to 3 acres will create a unique blend of home sizes and styles. Additional proposals included in this document provide additional levels of uniqueness.

ARCHITECTURAL STANDARDS:

All lots shall be used for the building of single family dwellings. These proposed Architectural Standards will help promote the quality and uniqueness of the community.

Homes Sizes:

The minimum house size shall not be less than 1000 square feet of finished floor space. The finished space shall be above ground. Basements, garages and or unfinished areas shall not be included in the finished square footage.

Set Back Requirements:

In order to create variety and uniqueness front set backs will be required to vary with a minimum of 20' and a maximum of 25'. To insure the intent of this agreement no one individual set back shall comprise more than 30% of the total lots in the community. Lots exceeding one (1) acre shall not be restricted to a maximum of 25' front set back. It is not the intent of this section to create a pattern but rather to create the ability to avoid any specific pattern.

Side Yards:

The minimum side yards shall be as follows:

<8,000 square foot lot	8 feet per side
>8,000 square foot lot	10 feet per side

Rear Yards

The rear yard set backs shall be as follows:

<10,000 square foot lot	20 feet
>10,000 square foot lot	25 feet

Corner side yards shall be a minimum of 25 feet on the front, 20 feet on the side, with one side street setback of 25 feet.

Exterior Materials and Uniqueness

In order to create uniqueness and avoid unbalanced repetition the builder/ developer shall offer no less than 25 homes styles. Each home style shall include three (3) differing elevations. Home styles shall include ranch, two story, split entry and multi-level plans. Front brick and vinyl siding shall be standard on every home. Brick locations will vary in size and location depending on the individual elevation. In addition, each home will be readily priced and offer the following exterior options:

1. Brick 3' high down both sides of the house.
2. Full Brick
3. Front Stucco with brick veneer
4. Full Stucco with brick veneer

Buyers shall be encouraged to choose these unique elevations through a variety of ways. These options shall be priced as affordable as possible. The model home will include a minimum of Front Stucco with brick veneer and sales literature shall include homes demonstrated with these different elevations and exterior material options.

The restrictive covenants of the community shall prohibit the same house with the same elevation from being built within 3 lots of one another or directly across the street. All vinyl siding elevations shall include shutters on front windows where the construction of the elevation will permit them.

LANDSCAPING AND FENCING

Community entry and street side along 1500 North

All lots backing onto 1500 North shall include a white vinyl fence installed by developer at time of construction; fence will feature landscaped alcoves every 30 feet. The white vinyl fence shall connect to the entry statement. All fencing shall be maintained by the buyer as required by the CCR's. See attached street scape and fence design for specific details.

The park strip area running along 1500 North shall be landscaped at the expense of the developer with 2" caliper Bradford Pears spaced at 30' on center, automatic sprinkler system and sod.

The entrance statement, see attached proposal, shall be designed and installed by the developer. The entry statement shall include trees, sod and a variety of other plantings.

In order to provide a funding source so that these improvements may be maintained by Lehi City, the developer shall record a lien on the community that will require that each buyer purchasing a home from the builder/developer shall pay \$100.00 at closing to the city. This will provide the city with \$17,100.00 with which to maintain these improvements. The lien shall be such that another assessment may be made after 10 years. The developer will maintain the improvements for the first two years and then will turn the improvements over to the city. A sample of the specifications to be used in regards to these improvements is included as part of this proposal.

Interior Subdivision Landscaping

The builder/developer shall provide and have planted within one year of closing on each lot a minimum of 2-2" caliper Bradford Pear trees on each street frontage. (Corner lots will include trees on both street frontages) Individual property owners will be required in the CCR's to maintain these trees and replace them if they are not maintained properly.

All property owners shall be required, in the CCR's, to install front yard landscaping within one (1) year of closing on the new home. Rear yard landscaping shall be installed within two (2) years of closing. Specific landscaping requirements are included as part of the CCR's attached to this proposal.

For all lots over 1 acre, pasture provided for grazing of livestock shall constitute landscaping. All pasture shall be maintained so as to not allow over growth of weeds or grasses through maintenance or grazing.

Additional requirements for landscaping and the exterior look of homes are located in the proposed CCR's.

Fencing:

Perimeter fencing along 1500 North shall be decorative white vinyl fence, not to exceed 6' in height. This fence shall include landscaped alcoves every 30 feet along the fence and shall connect to the entrance statement of the community. The fence is to be installed at time of construction.

All homes that abut the community park shall have a white vinyl fence; fence to be installed by developer at the time of construction on the particular phase.

The developer shall install, as applicable phases are developed, a 6' high chain link fence with wire top rail along the west and north property line of the community. This shall include the park property with the exception of the portion of park the borders residential homes.

Individual property owners shall not be required to install fences. In the event that buyers choose to fence their properties, they will be required to install vinyl, block, brick or chain-link. Fences that require long term extensive maintenance shall not be permitted. No fencing will be permitted in the Front yards within the front yard set back requirements; except on lots of 1 acre or larger. If desired, buyers may utilize landscaping to define front yard boundaries.

Community park development:

The development of a community park requires the efforts and resources of both the developer and the city. We have been unable to conclude discussions with the city staff in regards to the improvements and/or design of the park area. The following is the information that we have available:

1. The Developer will dedicate, as part of the community, a 15.06 acre park.
2. By ordinance the developer is required to dedicate to the city a total of 13.458 acres. The developer is proposing to dedicate 1.6 acres more than is required.
3. Other communities being developed in the area are requesting that they pay the city a fee in lieu of dedicating a city park. These funds could be used towards the development of this park.
4. We understand that Lehi City has contacted the property owner(s) to the west of the proposed park site and may be in negotiations to purchase additional property to enlarge and enhance the proposed park.
5. Permission has been obtained, verbally, to access the Utah County trail system located west of the proposed park site.
6. Lehi city assesses a park fee of \$700.00 on all new residential building permits. The proposed Parkside Estates will generate \$119,000.00 with these fees.

The developer would like to discuss with staff the actual design of the park improvements, what part the developer will play in those improvements and the timing of said improvements. A proposal from the developer can be created once the input from the city is received. Proper planning of the park, its design and improvements will help conserve the resources available and not cause work to be completed and then torn out and redesigned in future years.

SECTION 10

LANDSCAPING AND SPRINKLING SYSTEMS

ENT 21588:2000 PG 15 of 68

GENERAL DESCRIPTION

Sprinkler systems shall be constructed to the sizes, grades and locations as stated herein. Locations of all sprinkler heads, shrub heads, etc., shall be subject to the approval of the Lehi City Parks Department.

The construction of sprinkler systems shall include the furnishing, installing and pressure testing of mains, and furnishing and installing of sprinkler heads, gate valves, control valves, automatic valves, automatic controllers, and the electrical connection. The removal and/or restoration of existing improvements, excavation and backfill, and all other work shall be in accordance with Lehi City standards and specifications.

The contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damage, injury, or loss due to his acts or neglect.

The contractor shall, at all times during construction, maintain safe pedestrian ways around all areas of construction. This may require proper and adequate signs, fences, barricades or other approved devices as required by the Public Works Department or Parks Department.

The contractor shall not allow or cause any of the work to be covered or enclosed until it has been inspected, tested and approved by the Parks Department. Should any of the work be enclosed or covered before inspection and test, the contractor shall uncover the work at his/her own expense and after it has been inspected, tested and approved shall make all repairs with like materials to bring the work to acceptable standards if necessary.

GENERAL CONDITIONS

ORDINANCES AND REGULATIONS All local, Municipal and State laws and rules and regulations governing or relating to any portion of this work are to be incorporated into and made a part of all plans and specifications and their provisions shall be carried out by the Landscape Architect/Engineer and contractors. Anything contained in these specifications shall not be constructed to conflict with any of the ordinances and regulations of the City of Lehi. However, these specifications take precedence over the requirement of said rules and regulations when they describe materials, workmanship, or construction of a higher standard or larger size.

BONDING AND INSPECTION The sprinkler system and landscape planting will be bonded as part of the entire development project. Bond releases will be handled through the Public Works Department.

MATERIALS Whenever any material is specified by name and/or number, such specifications shall be deemed to be used for the purpose of facilitation a description of the materials, and establishing quality. No substitution will be permitted unless approved by the Parks Department.

INSPECTIONS AND PROCEDURES

ENT 21588:2000 PG 16 of 68

- a. The irrigation contractor shall set up an inspection schedule with the Public Works and Parks Department. Prior to each inspection date, the contractor shall give twenty four (24) hours notice to the Department.
- b. In the event the contractor requests inspection of work and said work is substantially incomplete, the contractor shall be responsible for reinspection fees.
- c. The developer, after installing the irrigation system, shall request from the City, the first final inspection and approval.
- d. From the date the project is termed "satisfactory" by the inspector, the developer shall maintain, replace, and install the irrigation system for a period of thirty (30) days.
- e. At the end of one (1) year the City Parks Department will, upon satisfactory inspection, release the contractor and developer from the one (1) year guarantee of the irrigation system and any other landscape items on the project.
- f. The developers shall obtain written approval from the Parks Department that the City has officially assumed maintenance and that all work has been performed satisfactorily.

RECORD DRAWINGS The Landscape Architect will furnish the Parks Department with five (5) preliminary sets of blueline prints for review, showing all sprinkler work required. After initial review by the City, the Landscape Architect/Engineer shall make all noted corrections as discussed with staff. The Landscape Architect/Engineer shall submit five (5) final sets of blueline prints.

Upon completion of installation the contractor/developer will submit to the Parks Department an as-built set of plans. The City Public Works Department and Parks Department shall receive a corrected set of as-built plans prior to accepting the project.

EXCAVATION AND BACKFILL

Trenches for irrigation pipe (plastic, brass, and/or galvanized) sprinkler lines shall be excavated either by hand or machine and shall be sufficient width to permit proper handling and installation of the pipe and fittings. The backfill shall be thoroughly compacted and evened off with the adjacent soil level. Selected fill dirt or sand shall be used if soil conditions are rocky or

obstructive. Trenching depth shall be two (2) inches below normal trench depth to allow for proper bedding.

ENT 21588:2000 PG 17 of 68

Fill dirt or sand shall be used in filling four (4) inches above the pipe. The remainder of the backfill shall contain no lumps or rocks larger than two (2) inches. The top six (6) inches of backfill shall be free of rocks over one (1) inch. Pipe depth for all plastic pipe shall be 18-24 inches on main lines and 12-18 inches on lateral lines with the appropriate fill as above.

PIPE AND TUBE

GENERAL REQUIREMENTS All piping under paving shall be installed in Schedule 40 PVC sleeves (See Details). Piping under the road to the water meter box, must be poly.

Piping under paving shall be installed by jacking, boring or hydraulic driving. Cutting or breaking of sidewalks and/or concrete work is not permitted unless no other alternative is possible. Piping shall be located in such a way that a minimum of pipe will be located under paving.

PLASTIC PIPE AND TUBING Plastic pipe shall be extruded from PVC 1120-1220 compound and shall be so labeled. All PVC pipe shall be Schedule 40.

PLASTIC PIPE FITTINGS AND CONNECTIONS All plastic pipe fittings shall be suitable for either solvent weld or screwed connection. Fittings shall be factory assembled fittings or appropriate alternate. All fittings shall be Schedule 40 PVC.

When connection is plastic to metal, Schedule 80 female adapters shall be used. The female adapter shall be hand tightened, plus one turn with a strap wrench. All threaded joints are to be wrapped with Teflon tape.

All PVC slip joints shall be primed prior to being glued. Burrs at cut ends shall be removed prior to installation to necessitate a smooth unobstructed water flow.

FLUSHING AND TESTING After all new sprinkler piping and risers are in place and connected, and all the necessary work has been completed prior to the installation of sprinkler heads, control valves shall be opened and a full head of water used to flush out the system. Sprinkler main lines shall be tested before backfilling for a period of not less than one hour, and shall show no leakage or loss of pressure.

WIRING All wiring, pull box details shall be in accordance with the following:

- a. National Electric Code
- b. Utah State Uniform Building Code

- c. Recommendations by the Parks Department and the Public Works Department
- d. All wiring to be continuous
- e. If splices are necessary they are to be in a valve box with a dry splice or approved equivalent.
- f. All wiring under payment or asphalt to be in conduct (See Details).

It shall be the Landscape Architect's/Engineer's and Contractor's responsibility to call out any conflict between the above listed codes.

ENT 21588:2000 PG 18 of 68

SPRINKLER HEADS, GATE VALVES AND QUICK COUPLERS

All sprinkler heads, valves and quick couplers shall be commercial grade brand products as currently deemed acceptable by Lehi City Public Works Department. All products must be approved prior to installation. This is done for standardization purposes and inventory control.

SPRINKLER HEADS All sprinkler heads shall be set to grade and perpendicular to the finished grades unless otherwise specified. Heads adjacent to curbs and walks shall be from 1/2" to 1" away from the curb or walkway. All nozzles on shall be tightened and adjusted for the proper radius, arc, and gallonage.

GATE VALVES All gate valves shall be resilient wedge with square key or domestic manufacture non rising steam. 2001b water, oil, gas rated. All gate valves shall be installed with valve boxes. Six (6) inch or twelve (12) inch extensions shall be added when necessary to bring the valve boxes level with finish grade.

QUICK COUPLING VALVES A quick coupling valve shall be installed on all main lines immediately after the backflow prevention device. In addition a quick coupling valve shall be installed at every valve box or valve box cluster (See Details). All quick coupler valves shall be installed in a 10" round valve box .

QUICK COUPLING VALVE KEYS All quick coupling valve keys shall have a hose swivel attached to the key. One key to be turned over to the Parks Department at completion of the project.

SPRINKLER RISERS All rotor pop-up sprinklers shall have an adjustable riser assembly (double swing joint) (See Details). Spray pop-up sprinkler heads shall have a double swing joint risers constructed of funny pipe, barbed fittings and marlex street ells on the head side (See Details).

IRRIGATION CONTROLLER

ENT 21588:2000 PG 19 of 68

Irrigation controller shall be pedestal or wall mounted. All controllers shall be mounted on a stable wall, power rack, or a formed and constructed concrete based pedestal mount. All controllers shall be mounted in vandal proof and weather proof boxes.

The contractor/developer is responsible for 110 electrical service, this service must be metered. This connection shall be inspected and approved by the City Department of Building and Safety.

All 110 wires will be in conduit and buried at least 24 inches deep. All control wire will run in the main line trench and be taped to the main line every ten (10) feet.

All local, State and National Codes shall take precedence in the furnishing and connecting a 110 volt electrical service to the controller.

ELECTRIC REMOTE-CONTROL VALVES

Valves shall be as specified on drawings and approved as per the Parks Department. Remote-control valves shall be installed in 17" x 11.75" valve box (Note: this is the minimum size). No more than two valves per box and valves must be positioned such that the tops-of the valve can be removed without removing the valve box.

CONNECTION

CONNECTION FEE The Contractor/Developer shall pay the appropriate Lehi City connection fee for the water meter, prior to any construction except as waived.

CONNECTION TO MAIN LINE Developer/contractor shall be responsible for constructing the tap to the City water main, including all applicable labor, materials, road cuts and road cut permits.

PLANTING SPECIFICATIONS

ENT 21588:2000 PG 20 of 68

NOTE: ALL SPRINKLER WORK SHALL BE INSPECTED AND APPROVED BY THE PARKS Department. PRIOR TO COMMENCING OF ANY LANDSCAPING WORK IN THIS SECTION, APPROVAL SHALL BE OBTAINED BY THE DEVELOPER IN WRITING FROM THE PARKS Department.

SCOPE OF WORK

The work consists of furnishing all equipment, labor and materials necessary for the planting of areas indicated on the plans.

Plant totals on the plant list shall be consistent with the illustrated quantities on the plans. The Parks Department shall approve all sizes and quantities.

The contractor shall, at all times during construction, maintain safe pedestrian ways around all areas of construction. This may require proper and adequate signs, fences, barricades or other approved devices as required by the Public Works Department.

DRAWINGS AND SPECIFICATIONS

The owner/contractor shall furnish the Parks Department with five (5) preliminary sets of blueline prints, showing all planting and concrete work required. After initial review, and corrections discussed and noted, the owner/contractor shall submit five (5) final sets of blueline prints.

In the event of any changes in locations other than shown, the contractor shall clearly notify the Parks Department and indicate such by signature of contractor and authorized city official such changes on all sets of plans.

OBSTRUCTIONS BELOW GROUND

Prior to excavation for planting or the driving or placing of stakes, the contractor shall locate all electrical cables, conduits and other utility lines so that proper precautions may be taken not to disturb or damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the Parks Department. Failure to follow this procedure places the responsibility and expense upon the contractor for making any and all repairs.

Remove rock, road base, or other underground obstructions, except utility lines or portions of project construction, to a minimum of 1' depth to permit proper installation of lawns and planting.

SPACING

When plant material is spaced in rows the total dimension shall be verified and the plants equally spaced within the designated area. Where plant material is shown in a "loose" pattern, the contractor shall space the material as shown at all times maintaining an unequal spacing as shown on the approved plan. Ground cover material shall be at the spacing indicated (a maximum distance of 8" on center).

PLANTS TO BE FURNISHED

The owner/contractor shall furnish plants as listed on the drawings and herein specified. All quantities and sizes shall be as follows:

- a. All shrubs shall be a minimum 5 gallon size unless written approval is obtained and variety, size and spacing is stated.
- b. All trees shall be a minimum of 2" caliper measured 20 inches above the planted ground level.

The developer shall pay the cost of installation of parkway trees. Parkway trees shall be installed on all streets, including the arterial streets as required by Planning and Zoning.

All plants delivered to the site must be first class representatives of their species or varieties, free from disfiguration, with well developed branch systems and vigorous and fibrous root systems. Plants not conforming to these requirements must be removed, whether in place or not and replaced with acceptable plant material.

All plant material must meet the specifications of Federal, State and County laws requiring inspection for plant disease and insect infestation. Tag all plants with name and size of the plants in accordance with Standard of Practice recommended by the American Association of Nurserymen. Final determination of plant species or variety will be made by the Parks' Department.

Root conditions of plants furnished in containers may be determined by the Parks Department. The selection of plants shall be made by the landscape architect with final approval reserved by the Parks and any plant rendered unsuitable as samples will not be accepted by the City and must be replaced at the owner's/contractor's expense.

SUBSTITUTIONS

No substitutions for the indicated plant materials will be permitted unless approved in advance by the Planning and Zoning Commission and Parks Department. Any substitutions shall be of a quality and size equal to that specified on the plans. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of these specifications.

Finish grading shall consist of the following:

- a. Planting areas shall conform to the uniform grade by floating or hand raking.
- b. It shall be the responsibility of the landscape contractor to insure proper drainage. Surface drainage shall be modeled to facilitate the natural runoff of water. Low spots and pockets must be graded to drain properly.
- c. Finish grade of all lawn areas shall be 1/2" below grade of adjacent pavement of any kind. Roll all lawn areas with a water fill roller to obtain uniform compaction and level surfaces (50 pounds minimum weight).
- d. Import a minimum of 6" of screened sandy loam topsoil. No roadbase is to be in planting areas for a minimum of 1 foot depth.

PLANTING

SOD Sod may be accepted 30 days after inspection and at the completion of at least four (4) cuttings (once every 7 days). If project not accepted, developer shall be required to continue maintenance until project is accepted.

- a. Prepare lawn areas as specified under soil preparation. Slope all areas to drain according to the Architect's drawings, Public Works Department's and Parks Department's approval.
- b. Rake these areas as specified under soil preparation, until the surfaces are smooth and of uniformly fine texture immediately prior to planting the turf.
- c. Finish grade of all sod areas shall be such that after the sod is installed the finish grade will be between 0 to 1/5" below the sidewalk or adjacent pavement areas.
- d. Roll sod bed after grading with a water roller (50 pounds minimum weight).
- e. Apply 16-16-8 commercial fertilizer at the rate of 10 pounds per 1,000 square feet.
- f. Lay sod with staggered seams.
- g. After sod has been laid, water soil then roll sod with water roller with 50 pound minimum weight to level sod and insure positive contact with soil.

GROUND COVER

ENT 21588:2000 PG 23 of 68

- a. Prepare ground cover areas as specified under soil preparation, including commercial fertilizer (16-16-8) at the rate of 15 pounds per 1,000 square feet.
- b. Spacing of ground cover shall be no greater than 8" on center.

TREES AND SHRUBS Plant material may be accepted after 30 days maintenance time from inspection, provided it is weed free and of normal acceptable growth for the time of year.

- a. Plant to their normal depth and puddle with a running stream of water from a hose. Prepare planting holes and stake the trees as shown on the standard tree staking detail.
- b. The spacing and species of trees shall conform to the requirements of the Planning and Zoning Commission.
- d. Location: Trees shall be kept not less than:
 1. Thirty (30) feet back of beginning of curb returns at any street intersection.
 2. Twenty (20) feet from lamp standards and power poles.
 3. Ten (10) feet from fire hydrants.
 4. Five (5) feet from service walks and driveways.
 5. Five (5) feet from water meters.
- e. All containers, wire baskets, etc., shall be removed from trees and shrubs prior to planting. All B & B stock shall have the bailing twine removed and burlap folded down below ground level.
- f. Any trees or shrubs planted too deep will not be accepted. Root ball should be approximately 2 inches above finished grade.

STAKING

Stake all trees at the time of planting, by placing 2 T stakes 1 to 2' from the center and driving stake 24" into solid ground. Fasten the tree to the upper end of the stake in at least two (2) places using "cinch ties" or equivalent. (See Details)

MAINTENANCE

ENT 21588:2000 PG 24 of 66

Plant maintenance work shall consist of watering, weeding, caring for plants, edging and mowing the lawn, fertilizing, and performing the following plant establishment work:

a. The entire project shall be satisfactorily maintained for a period of thirty (30) days and the completion of at least four (4) mowings (once every 7 days). The maintenance period will begin when all items of work have been completed as specified in the foregoing articles and to the satisfaction of the Parks Department and Public Works Department 30 days after inspection. If project not accepted, developer shall be required to continue maintenance until project is accepted.

b. The lawn and turf shall be completely irrigated according to the approval of the Parks Department until written acceptance of work. Water shall be applied to all lawn areas by means of the sprinkling system, and the areas shall be kept moist, but not wet, until the first cutting of grass. After first cutting, water lawn to maintain a thriving condition.

c. Lawns shall be kept green and vigorously growing at all times.

d. If the project has not been accepted at the end of the 30 day maintenance period an application of fertilizer, 16-16-8 1@ Fe. shall be applied as directed on the 35th and 60th day, and every 45 days thereafter until accepted and approved by the Parks Department.

e. At completion of maintenance period, all areas included sidewalks and gutters shall be clean and free of debris and weeds. All plant materials shall be live, healthy, and free of infestations. The contractor shall obtain written release from the Parks Department before ending maintenance obligations.

INSPECTIONS AND PROCEDURES

The contractor shall comply with the following:

a. Contractor shall give 24 hours notice for all inspections.

b. A tree and shrub spotting inspection shall be called when plant material is on the site and ready to be located.

c. The developer, after installing the irrigation system and landscaping, shall request from the City, inspection and approval.

d. If the irrigation system and landscaping are satisfactory, the developer shall be granted written approval from the City.

e. The developer shall maintain said irrigation system and landscaping until accepted by the City.

ENT 21588:2000 PG 25 of 68

f. At the end of the one (1) year period, the City will inspect the irrigation system and landscaping and if it is satisfactory, the City will release the contractor/developer from guarantee.

g. At the end of the one (1) year period, if either the irrigation system or landscaping is found unsatisfactory, the developer shall be responsible for all required corrections. Corrections may include either extension of the one (1) year period, re-installing irrigation parts and larger plants, or both.

h. The bonds posted for construction of the approved plan, shall not be exonerated until the maintenance of landscaping has been assumed by the City and the guarantee period has been satisfied.

WOODSIDE HOMES CORPORATION

Addendum "A" to the Purchase Agreement for Construction by and between
WOODSIDE HOMES CORPORATION (Seller) and
(Buyer) Covering Real Property described as Lot _____ Subdivision _____
as detailed in the Purchase Agreement Dated the _____ Day of _____ 19____

PLAN NAME: Richmond

OPT.#	DESCRIPTION	QNT	PRICE	PRICE
	Elevation style			
	Lot Premium			
	STRUCTURAL MODIFICATION			
	(Changes to Structure after Plans are Drawn \$300)			
O 1910	CABO Engineering		\$350	
O 1920	Structural Engineering		\$500	
P 1010	Elevation B		\$1,275	
P 1020	Elevation C (With Cold Storage)		\$2,850	
P 1110	2' Add to Rear		\$3,300	
P 1120	2' Add Garage Side		\$2,400	
P 1130	2' Add Opposite Garage Side		\$2,200	
O 1140	2' Add to Garage required on sloped Lot		\$650	
P 1090	Finished Family Room		\$4,400	
O 1190	1/2 Bath/Utility		\$2,550	
P 1070	Unfinished 4th Level (Drain & Plug Included)		N/A	
P 1080	Unfinished 5th Level (Drain & Plug Included) (Heating not Suff.)(Plumbing Questionable)		\$4,300	
P 1150	Full Bath finished		\$3,000	
O 1180	Basement 3/4 Bathroom Finished		\$3,800	
P 1160	Grand Bath Option		\$2,900	
P 1170	Basement Full Bath (Does it Fit?)		\$3,000	
O 1250	Basement Bedroom Finished (10x10) (Add Hallway?)		\$2,000	
O 1280	Basement Hallway Finished/Basement Stairway (Each)		\$800	
O 1290	Bay Window		\$875	
O 1290	Bay Window with Roof		\$1,100	
P 1210	Walls to R-19 Batts (2x6 Walls) Exterior House Walls Only		\$1,875	
P 1220	Walls to R-19 Batts (2x6 Walls) Exterior House Walls Only		\$2,300	
O 1880	Brick Over Garage		Per Bid	
O 1730	Upgrade to 8' High Garage Door		Per Bid	
O 1740	Additional 2 Door French Door (Add Deck?)		\$750	
O 1750	2 Door French Door vs Sliding Door		\$525	
O 1760	Atrium Door (Add Deck?)		\$850	
O 1770	Atrium Door Vs Sliding Door		\$525	
O 1780	Add Sliding Glass Door Vs Window (Add Deck?)		\$400	
O 1790	Atrium or French vs Window (Add Deck ?)		\$675	
P 1310	5th Level Furnace 90% +		\$2,100	
P 1410	Vault Master Bedroom with Plant Shelf (As per plan)		\$1,000	
P 1420	Vault Master Bedroom no Plant Shelf		\$800	
P 1510	Main Floor Fireplace Std. 36" (Living Room) in Tri Levels		\$2,100	
P 1520	Std. 36" Fireplace (Fam. Rm.) in Tri Level		\$2,450	
O 1540	High Efficiency Gas ONLY W/Log & Line (DST36) (Includes Part Chase Only)		\$2,850	
P 1530	Two Story Down Std. 36" Fireplace Main Level Two Story		\$2,750	
O 1550	Partial Fireplace Key and Chase Only		\$1,500	
O 1555	Key and Shed Chase Only		\$750	
O 1830	Add Three Car Garage (Angled Drive Std.)		\$5,500	
P 1831	3rd Car Garage Extended 4 Feet		\$1,040	
P 1833	3rd Car Garage Extended to Rear of House		\$4,350	
O 1840	Additional Garage Footage per Sq.Ft.		\$22	
O 1850	Garage Man Door (Needs Construction Approval)		\$420	
O 1860	Garage Window (4036 B.V.)		\$110	
O 1240	Finish Basement Per Sq Ft		\$20	
O 1870	Box Window		\$500	
	FINISH			
P 2010	Oak Rails in place of Fir		\$350	
P 2015	Oak Rails in place of Fir (Includes Finished Family Room Option)		\$630	
P 2115	Maple Rails in place of Fir		\$500	
P 2200	Maple Rails in place of Fir (Includes Finished Family Room Option)		\$745	
O 2230	Oak Stair Ends (Each Stair)		\$80	
O 2020	Railing to "Driftwood" Stain per foot		\$10	
O 2240	Two Panel Doors (Interior Doors Only)		\$300	
O 2250	Four Panel Doors (Interior Doors Only)		\$300	
O 6210	Appliance Center #AC24		\$175	
O 6220	Bread Board #BB-1		\$45	
O 6230	Roll Out Cabinet Tray (Each)		\$50	
O 6240	Tilt Out Cabinet Tray (Each)		\$48	
O 6250	Oak Light Box #LB3672		\$550	
O 6260	Cabinet Spice Rack #SR-1		\$80	
O 6050	Cabinets over Washer/Dryer (5' of Cabinets)		\$300	
P 6070	Nebula Counter Top		\$85	
O 2310	Extend Mirror Over Toilet		\$50	
P 2030	Full Rounded Corners (Except Windows & Closets)		\$750	
P 6010	Upgrade Cabinet to Brentwood		\$350	

P	6030	Upgrade Cabinet to Coventry or Towne Classic	\$850
P	6040	Upgrade to Maple Cabinets	\$325
O	6060	Oak Toe Kick on Cabinets	\$120
O	6065	Maple Toe Kick on Cabinets	\$140
O	6020	Floor Tile Per Sq Ft	\$10
P	8010	Tile Entry 32 Sq Ft	\$320
O	2510	Obscure Shower Glass Door	\$30
O	8060	Additional Sub Floor for Extra Vinyl (Per SqFt)	\$1
P	8050	Carpet Color Change	\$350
P	2050	Two Tone Paint	\$1,000
O	2810	Double Door to Master (Does it Fit?)	Std.
P	6030	Desk Unit	\$550
P	6075	Marble Vanity Tops	\$350
INSULATION UPGRADES			
P	1230	Walls to R-13 Bibs/Ceiling R-38 (Stick Frame R-30)	\$575
P	1873	Upgrade to Low E Windows (Does Not Include Basement)	\$540
EXTERIOR			
P	9010	Full Front Stucco in Place of Siding (Hard Coat)	\$1,950
P	9020	Full Stucco in Place of Siding (Hard Coat)	\$4,550
O	9070	Three Car Garage Stucco (Hard Coat)	\$500
P	9040	Full Front Stucco in Place of Siding	\$2,500
P	9050	Full Stucco in Place of Siding	\$5,800
O	9080	Three Car Garage Stucco	\$700
O	9310	10x14 Concrete Patio	\$420
O	9320	Larger Concrete Patio per Sq.Ft.	\$3
O	9330	Upgrade 3x5 to 8x8 With Iron Rails	\$625
O	9350	8x8 Redwood Deck with Iron Rails	\$1,800
O	9360	Upgrade 8x8 Deck to 10x14 with Iron Rails	\$650
O	9380	Upgrade Iron Rail to Redwood Rail on 8X8 Deck	\$300
O	9390	Upgrade Iron Rail to Redwood Rail on 10X14 Deck	\$400
O	9410	1/2 Horse Garage Door Opener	\$450
O	9420	1/3 Horse Garage Door Opener	\$400
P	9110	Upgrade Shingles to 25 year Arch Grade. (Does Not Include Ridge Cap)	\$455
O	9340	Upgrade to Vinyl Rails (price per ft.)	\$9
P	9220	2X6 Facia	\$105
MECHANICAL			
P	5010	Swamp Cooler 5500 CFM	\$1,225
P	5020	Central Air 4 Ton	\$3,300
P	5030	Rough Central Air (Power/Pipes)	\$650
O	5110	Gas Line to Dryer, Range and Patio	\$380
O	5120	Thermostat for Swamp Cooler	\$75
O	5130	90% + Efficient Furnace	\$890
O	5140	Electronic Air Cleaner	\$500
O	5150	Humidifier	\$400
O	4020	Upgrade Standard Cast Tub to Oval Soaking Tub. (Does it Fit?)	\$400
O	4030	Upgrade Oval to Jetted Tub with 6 Jets (White Trim)	\$1,100
O	4031	Solo (Includes Marble Skirt - Soaking tub upgrade first)	\$400
O	4032	Ovation (Includes Marble Skirt - Do not have to upgrade to Solo first)	\$485
O	4040	Deck Mount Faucet	\$250
O	4110	Colored Kitchen Sink (Almond)	\$85
O	4120	Stop and Waste Valve	\$175
O	4210	Extra 40 Gal Water Heater	\$500
O	4220	Upgrade from 40 to 50 Gal Water Heater	\$100
O	4230	Rough Plumbing for Soft Water Loop to Kit & 1 Ext. Hose Bib (Drain Included)	\$400
O	4130	Ice Maker Line to Fridge	\$50
P	4050	Polish Gold Fixtures (Each)	\$90
P	4010	Polish Gold Shower Enclosure	\$150
P	3110	Electrical Plug or Switch (Each)	\$25
O	3120	GFI Outlets (Each)	\$30
O	3020	Recessed Can Lights (Not Eyeballs)	\$50
O	3030	Recessed Eyeball Can Light	\$85
O	3040	Mini Can Lights (All Cans in 4" Walls)	\$100
O	3210	Phone Jacks	\$35
O	3220	Television Jacks	\$35
O	3130	Dedicated Line/ Freezer, Microwave, Computer, Etc.	\$75
O	3310	Ceiling Fan	\$200
O	3140	40 Amp 220 Line	\$120
O	3010	Upgraded Light Package	\$430
O	2710	Marble Trim Per Bath Fixture	\$100
O	2720	Shower Seat - Cultured Marble	\$52
O	4310	Raised Shower Pipe - 6" (Increases Marble Height)	\$100
O	2730	Tile vs. Marble (Minimum price per home)	\$150
APPLIANCES			
O	6510	JBS27G Standard Cin. Range with Black Glass Door	\$50
O	6515	JBS27W Elect Range, 30" Standard Clean, W.O.W., White Glass Window	\$110
O	6520	JBP24G Elect Range Self Clean, BG Win	\$170
O	6530	JBP25G Elect Range, Self Clean, Solid WC Door	\$200
O	6540	JBP26G Elect Range, Self Clean, BG Window Door	\$225
O	6545	JBP26W Elect Range, Self Clean, W.O.W., White Glass Window	\$200
O	6550	JGB24BE Gas Range, Elec IGN, Self Cin, Solid BG Dr. (Includes Gas Line)	\$445
O	6590	JGB20BE Gas Range, Std Clean, Elec Ign, BG (Includes Gas Line)	\$250
O	6810	W.O.W. 30" Gas Range JGBS 23WE (Includes Gas Line)	\$300
O	6820	W.O.W. 30" Gas Range Self Clean JGBP 35 WEV Sealed Burners (Includes Gas Line)	\$550
O	6580	W.O.W. Dishwasher GSD 880 XWW	\$125

Richmond - Master Series

O	6560	Spacesaver Microwave JVM1330WWW (W.O.W.) or JVM 1331W W	\$428
O	6565	Spacesaver Microwave JVM1331BW, Black on Black	\$428
O	6710	TBX18SA Ref 18.4 Cu Ft. Std White Wire Shelves	\$636
O	6720	TBX18DA Ref 18.2 Cu. Ft. Delux Wire Shelves	\$696
O	6730	TBX 18JA Ref 18.2 Cu. Ft. Glass Shelves	\$756
O	6740	TBX 22JA Ref 21.7 Cu. Ft. Glass Shelves	\$1,035
O	6750	TFX 24 PR Ref 23.6 Cu. Ft. Profile, Cust Disp.	\$1,795
EXTERIOR DOORS AND WINDOWS			
O	1930	1/2 Glass door in place of Std door (#ED-34)	\$75
O	1940	Full Glass Door in place of Std. Door (#SD-89)	\$120
O	1470	Four Panel Exterior Door (each)	\$40
O	1960	Half Wagon Wheel in top of Door (#ED-36)	\$135
O	1970	Upgrade Std. Sidelight to Etched Glass	\$30
O	1980	Upgrade to Full Sidelight	\$115
O	1990	Extra Dead Bolt Locks	\$35
O	1450	4010 S.V. Above Tub Main Bath	\$125
O	1460	Add Sidelight (Does it fit?)	\$185
FIREPLACE OPTIONS			
O	2810	Brass Kit for High Efficiency Fireplace (Full Kit)	\$125
O	5210	Gas Log and Line for Std. Fireplace	\$550
O	5220	Gas Line to Fireplace - Includes Jones Valve	\$210
O	2830	Upgrade to custom drywall mantel	
O	2831	El Paso	\$700
O	2832	Santa Fe	\$750
O	2833	Sherwood	\$400
O	2834	El Fuego	\$500
O	2835	Cottonwood	\$700
O	2836	Denver	\$1,100
O	2837	Ashton	\$1,300
O	2838	Manhattan	\$1,800
O	2030	Mantel to Driftwood Stain	\$120
MISC. OPTIONS			
O	5310	Central Vac (3 Powered Inlets, One non-powered Inlet for garage, Power Head & Hose Kit Included)	\$1,442
O	5320	Extra Central Vac Inlets	\$125
O	5330	Central Vac ROUGH IN ONLY (piping and installation for same)	\$490
O	5340	Additional Rough In Only Inlets	\$111
O	3410	Intercom (3 Room System, & Master Control)	\$2,007
O	3415	8" Speaker with control	\$168
O	3416	5" Speaker with control	\$129
O	3417	Front Door Speaker	\$105
O	3418	Patio Speaker with Control	\$178
O	3420	Intercom ROUGH IN ONLY - PREWIRE	\$553
O	3430	Alarm System (3 Door, 1 Master Control Panel, Motion Detector, Siren, Back Up Battery)	\$1,225
O	3440	Alarm System ROUGH IN ONLY	\$392
			TOTAL
			(List this amount on P.A.)

CLASSIC SERIES OPTIONS			
O		Upgrade to Master Appliance Package	\$75
O		Cast Iron Tub with Marble Surround	\$450
O		Marble Shower with 72" High Surround	\$850
P		Upgrade to Master Lighting Package	\$210
P		Upgrade 1/2 Walls to Fir Rail	\$1,125
P		Upgrade 1/2 Walls to Fir Rail (includes Finished Family Room Option)	\$2,025
O		Smooth Wall (Three Coat System)	\$150
O		Sink Sprayer	\$50
O		Electrical Sub Panel	\$120
P		Cast Iron Sink	\$30
P		Marble Window Sills	\$285
P		Add Basement	\$1,800
			Total

Executed the day and year first above written.

ENT 21588:2000 PG 28 of 68

Woodside Sales Consultant

Buyer

Buyer

Final Acceptance: The foregoing Addendum "A" is _____ Accepted
 _____ Rejected _____ Accepted as per modifications on attached addendum This _____ Day of
 _____ 19____ WOODSIDE HOMES CORPORATION BY _____ TITLE

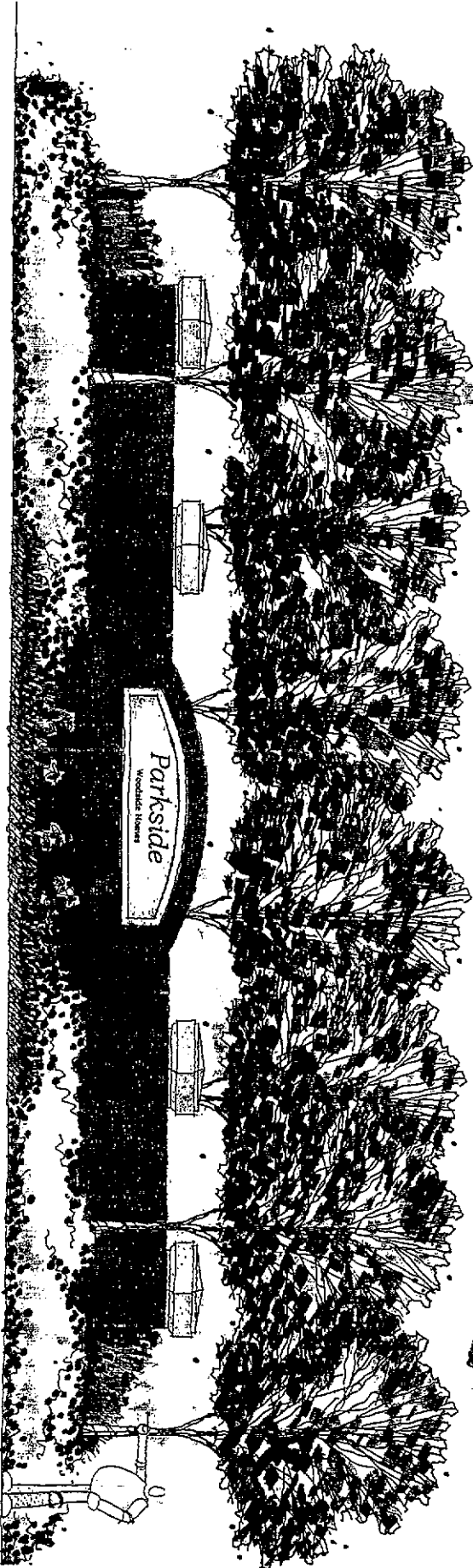
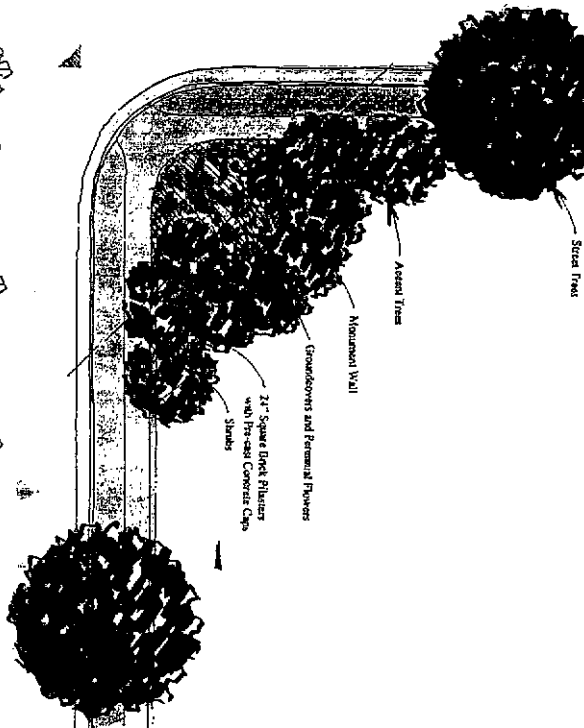
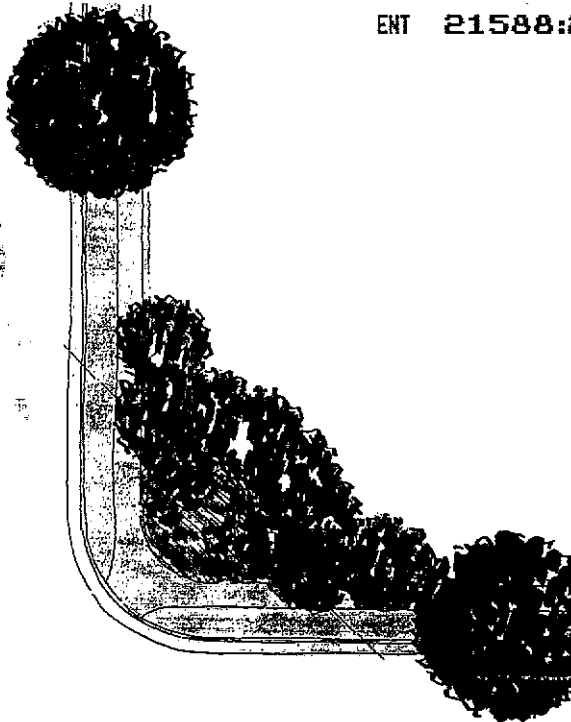
ACKNOWLEDGEMENT

Parkside

Woodside Homes
127 South 500 East
Salt Lake City, Utah 84102

McKee Kelly
Landscape Architects
1000 W. 1000 S. Suite 100
Salt Lake City, UT 84119

ENT 21588:2000 PG 29 of 68



MODEL HOMES LOCATION

ENT 21588:2000 PG 30 of 68

Davis/Weber Counties

FIDDLER'S CREEK

1112 East 320 South

Layton, Utah

801.547.9344

Take I-15 to Exit 332. Take Fortlane to Gentile south on Fairfield 2 blocks south of Gentile. Our Westminster II Model.

CHELSIE PARK

1014 North 2525 West

(Approx. 1000 North)

Layton, Utah

801.546.5260

Take I-15 to Layton exit 334. Go west to Main Street north one block to Gordon Avenue. Go to 2525 West Gordon Avenue. Our "Windsor" Model.

CLOVER DELL PARK

1500 South 1600 West

Woods Cross, Utah

801.294.7310

Take I-15 to the 2600 South exit in North Salt Lake. Go west to 800 West. Turn north to 1500 South. Go west to 1600 West. Our "Hampton" Model.

MCCALL FIELDS

5600 South 3275 West

Roy, Utah

Our "Westminster II" model.

Opening Spring of 1998.

SUNSHINE MEADOWS

2627 West 2300 North

Clinton, Utah

Our "Eastland" model.

Opening Spring of 1998.

Salt Lake County

CENTENNIAL HEIGHTS

15088 South Kanab Court (160 East)

Draper, Utah

801.495.1160

Take Bluffdale exit 291. Head east (follow signs). Take right on Traverse Ridge Road. Take another right on Steep Mountain Drive to Kanab Court. Our "Deauville" Model.

ORCHARD FARMS

428 East 11000 South

Sandy, Utah

801.495.1160 or 801.571.4487

Take I-15 to 10600 South. Go east to State Street. Right to 11000 South. Then east to 428 East. Our "Turnberry" Model. By appointment only.

SUNSET PARK ESTATES AND MOUNTAIN VALLEY ESTATES

4814 West 8260 South

West Jordan, Utah

801.280.7034

Take 7800 South, west to 4000 West. Stay to the left at the split and continue west 4800 West. Our "Southmoore" Model.

RIVER PARK ESTATES

12210 South Stephens View (826 West)

Draper, Utah

801.571.4487

Take I-15 to the Draper / Riverton exit (Exit #294). Go west on 12300 South to 950 West. Then go east on 12110 South. Our "Richmond" Model.

Utah County

CANYON GROVE

606 North 950 East

Pleasant Grove, Utah

801.785.1455

Take I-15 to American Fork Main Street exit and continue to 100 East Pleasant Grove. North to 500 North then East to 950 East. Our "Madison" Model.

PANORAMA POINT

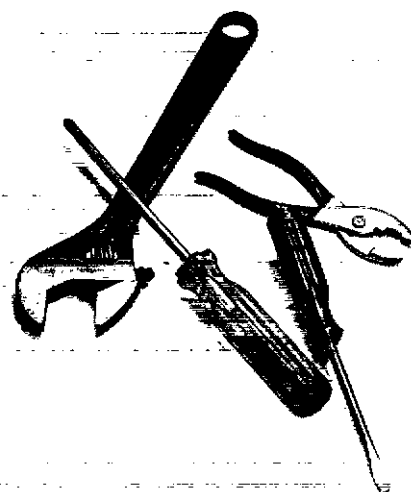
300 North 1085 East

Lindon, Utah

801.785.1455

See Canyon Grove Model for Information.

Take I-15 to Lindon/Orem. 1600 North Exit to State Street - north on State Street to 400 North Lindon - east to top of hill. 910 East - south to 275 North - east to 1085 East. Available lot in this area.



Woodside Homes

"Simply the Best . . . by Design"



Woodside Homes Corporation Classic Series

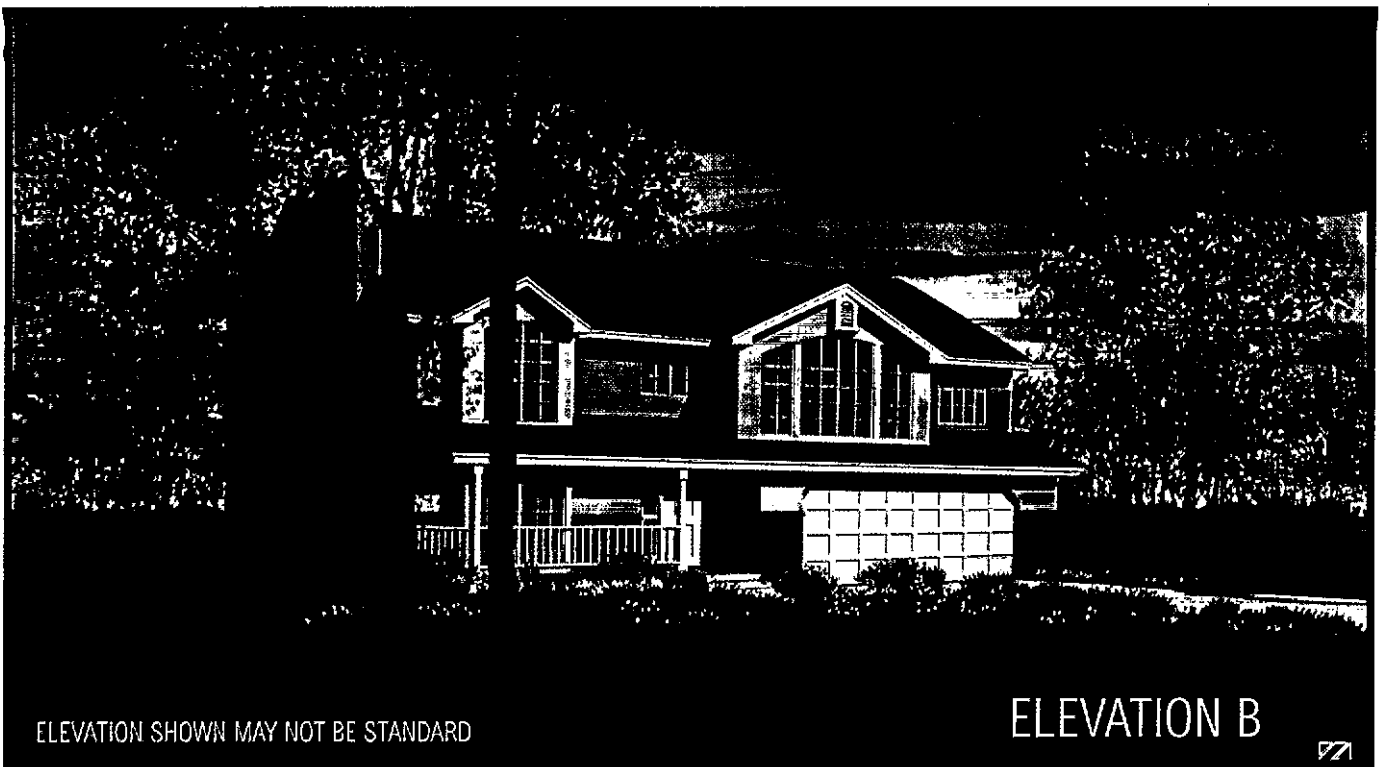
ENT 21588:2000 PG 31 of 68

Home Type	Sq. Ft.
1. Bristol	1366
2. Briarwood	1572
3. Belmont	2144
4. Devon	1298
5. Cardiff	1277
6. Carlisle	1493
7. Deauville	1686
8. Dover	1387
9. Hampton	1368
10. Heather	1298
11. Madison	1761
12. Portland	1279
13. Richmond	1390
14. Sterling	1414
15. Eastland	1370
16. Windsor	1250
17. Westminster II	1328
18. Seville	2021
19. Southmore	1593
20. Turnberry	2888
21. Ridgewood	1868

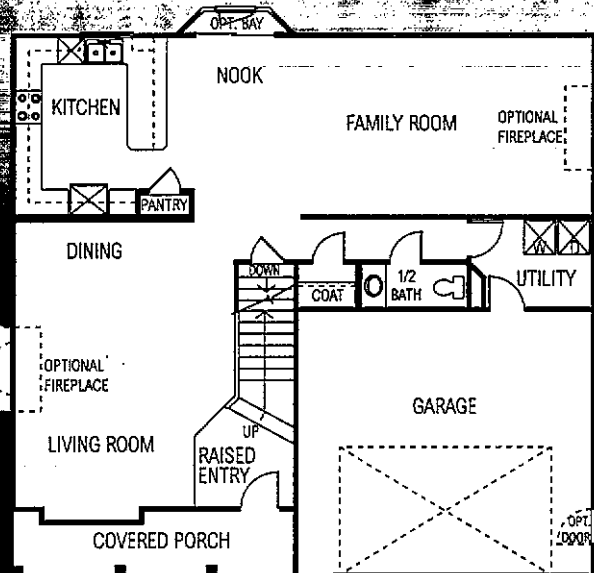
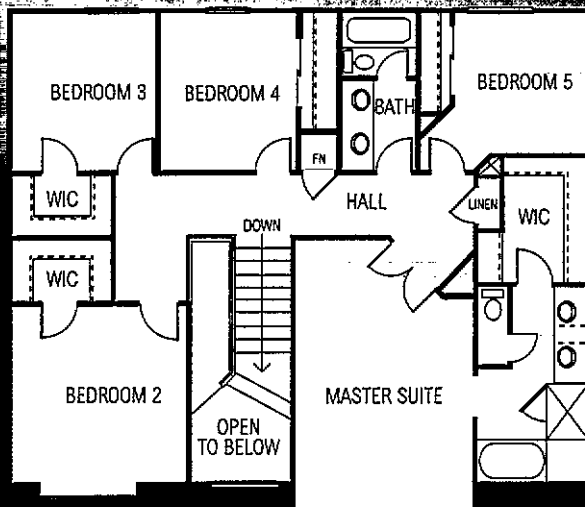
Woodside Homes Corporation

127 South 500 East, Suite 600 • Salt Lake City, Utah 84102 • (801) 575-8900





THE TURNBERRY



127 South 500 East
Salt Lake City, Utah 84102



801-575-8900
801-575-8921 FAX

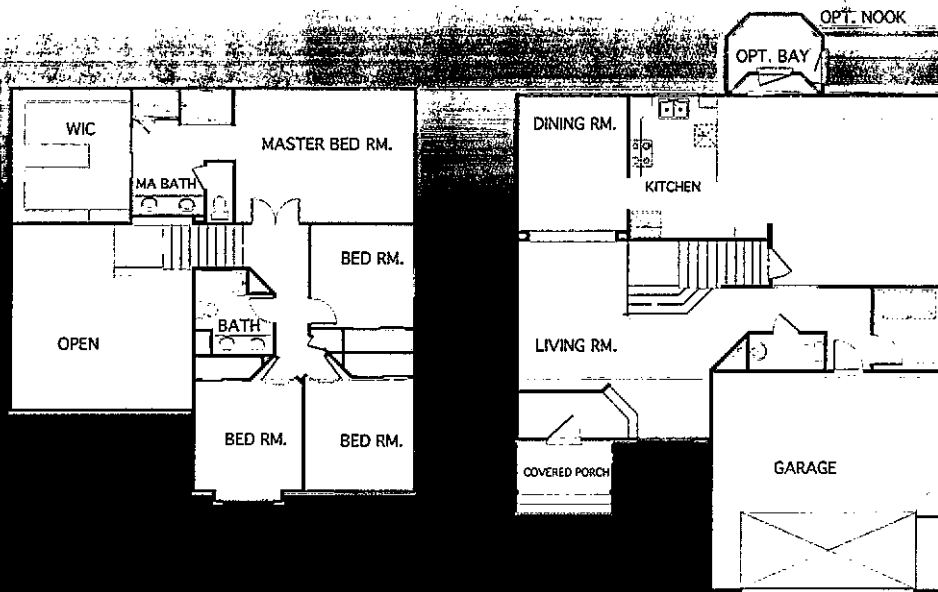
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION A

THE BELMONT



SECOND FLOOR PLAN "A"

FLOOR PLAN "A"

127 South 500 East
Salt Lake City, Utah 84102



801-575-8900
801-575-8921 FAX

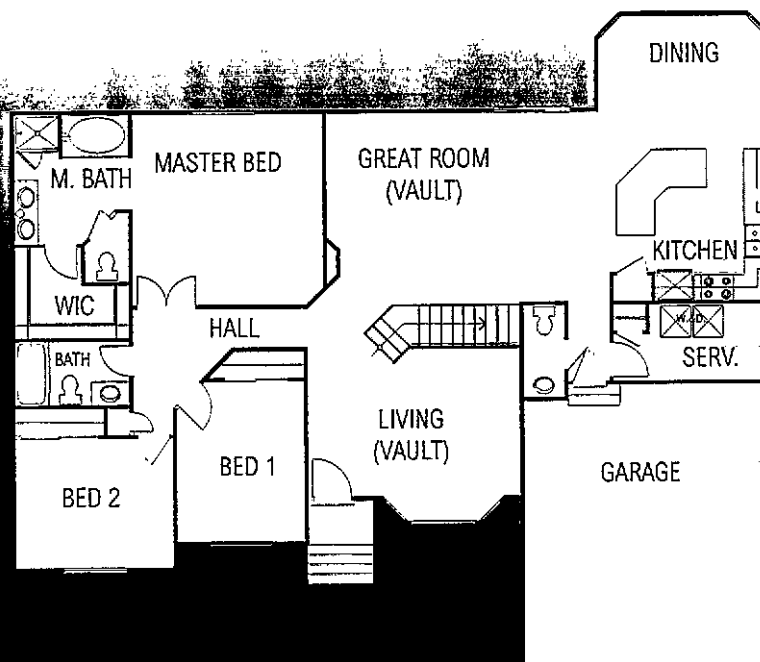
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION A

THE YORKSHIRE

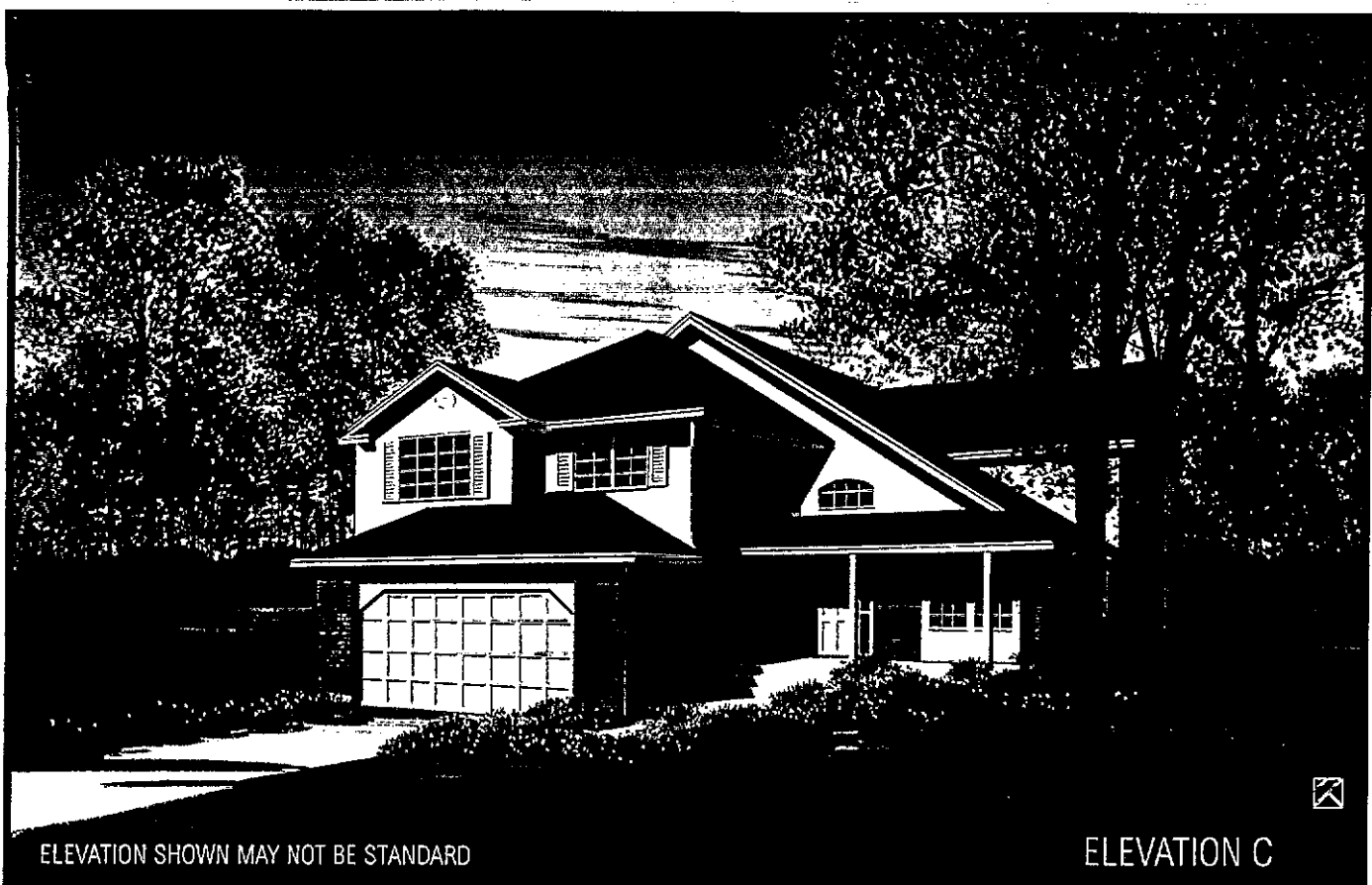


127 South 500 East
Salt Lake City, Utah 84102

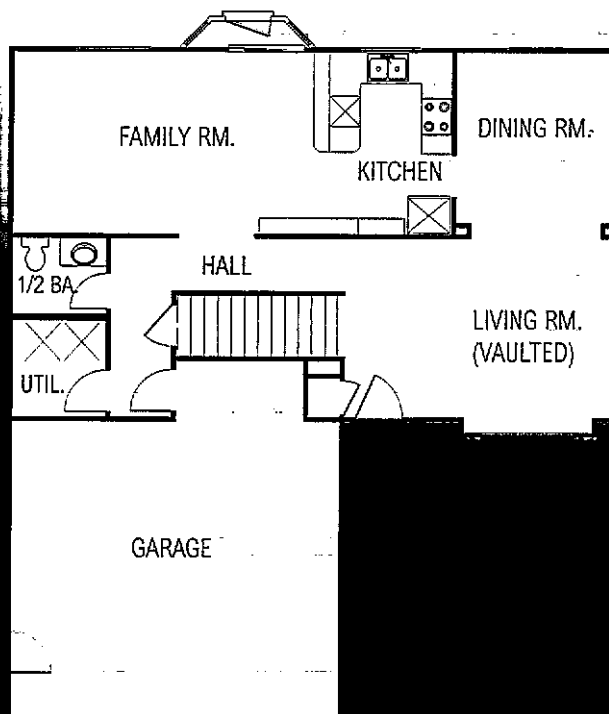
**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.



THE MADISON



127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes**

Simply The Best...By Design

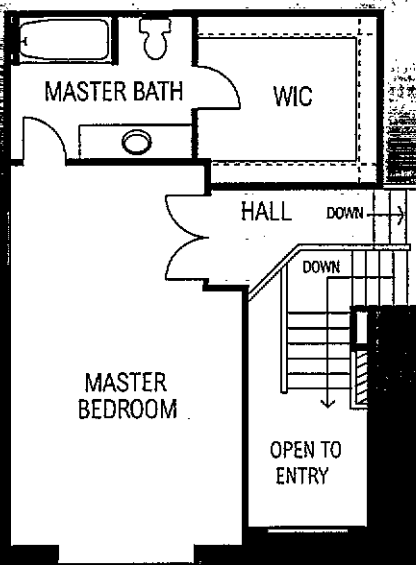
801-575-8900
801-575-8921 FAX



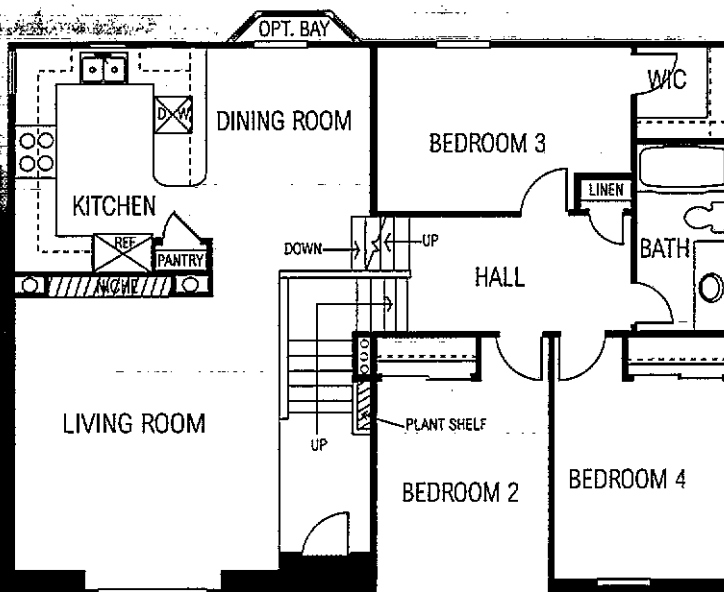
ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C 

THE DEAUVILLE



MASTER SUITE LEVEL



MAIN FLOOR

127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

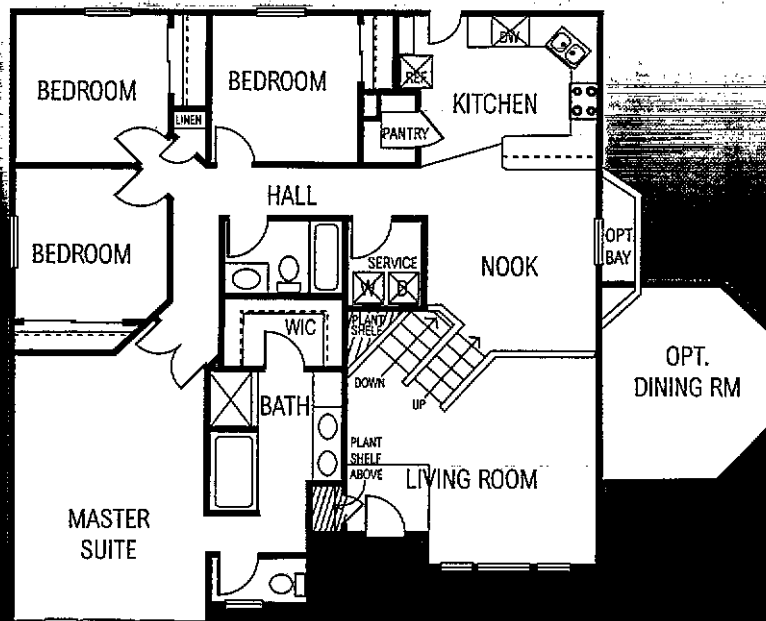
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C 

THE SOUTHMOORE

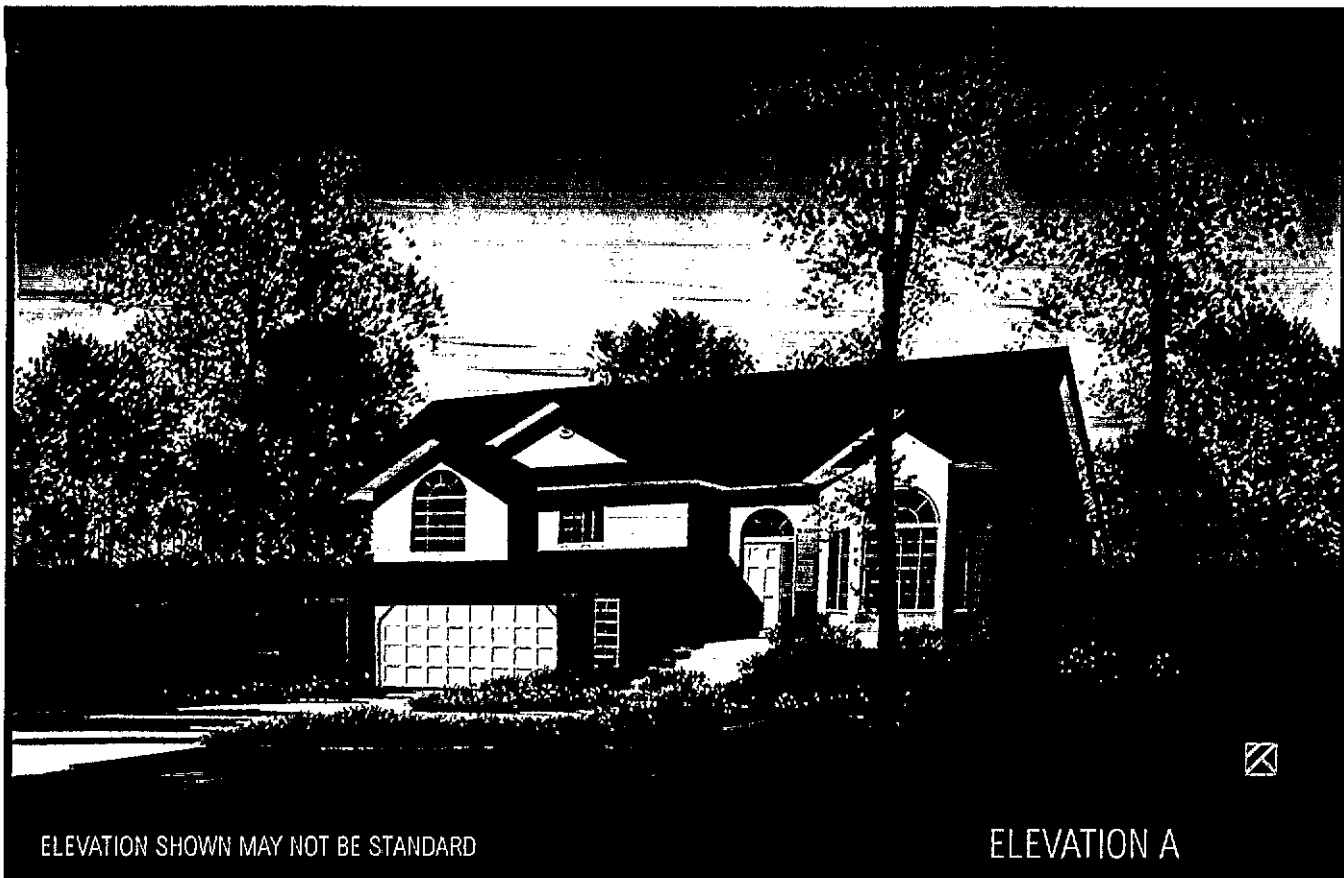


127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

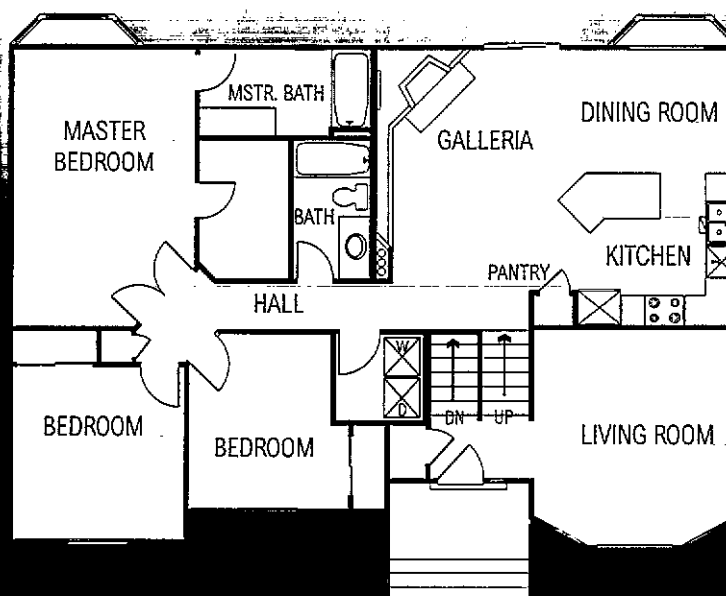
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION A

THE CARLISLE



127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes**



Simply The Best...By Design

801-575-8900
801-575-8921 FAX

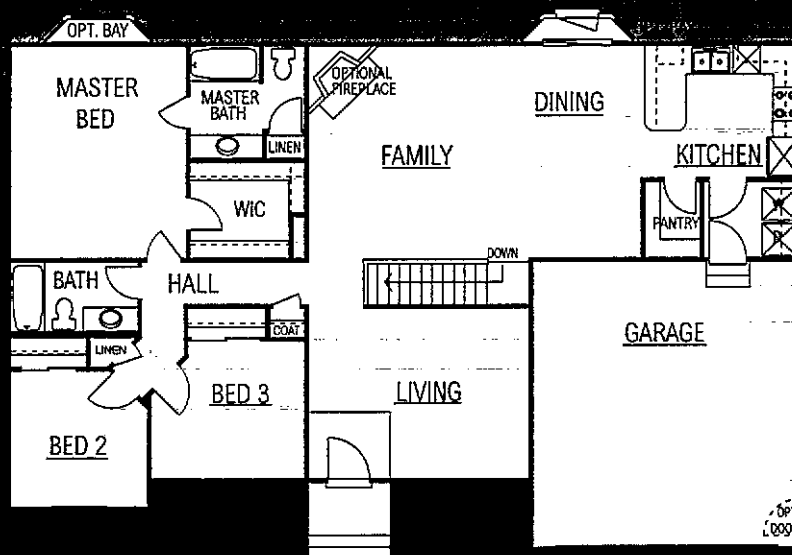
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION B

THE BRIARWOOD



127 South 500 East
Salt Lake City, Utah 84102

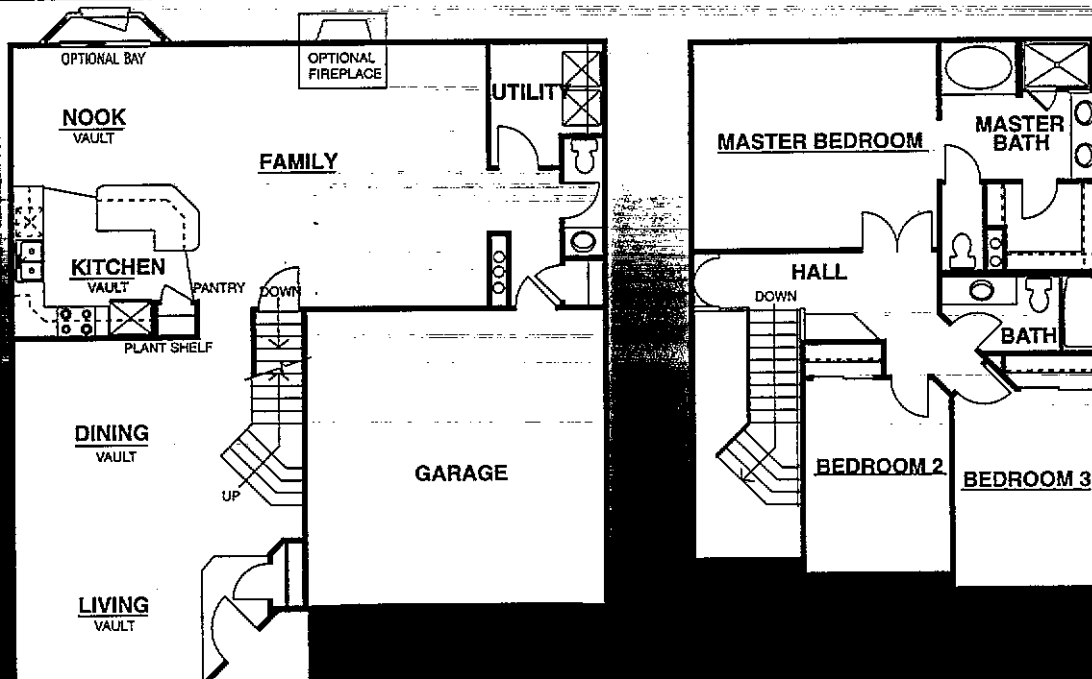
**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



THE SEVILLE



**Woodside
Homes**

Simply The Best...By Design

127 South 500 East
Salt Lake City, Utah 84102

801-575-8900
801-575-8921 FAX

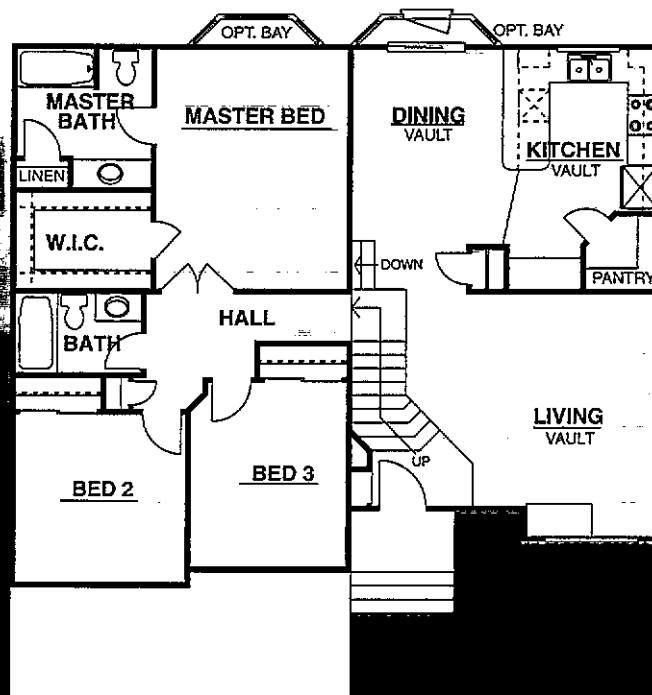
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION B 

THE RICHMOND



127 South 500 East
Salt Lake City, Utah 84102

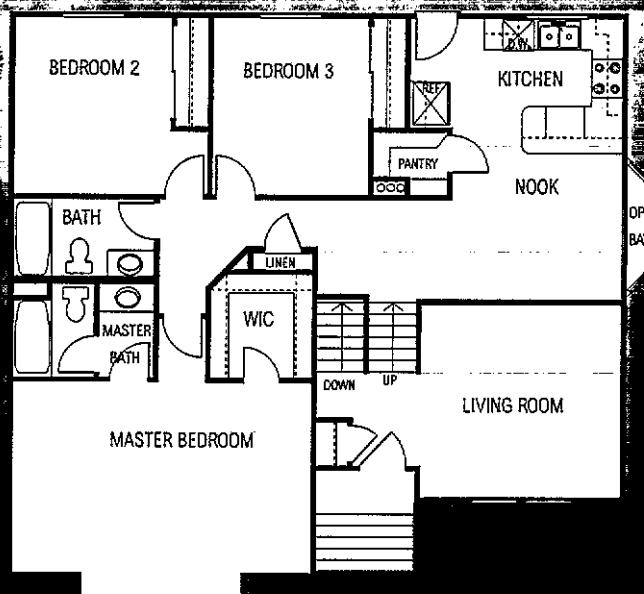
**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



THE HAMPTON



127 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102

**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

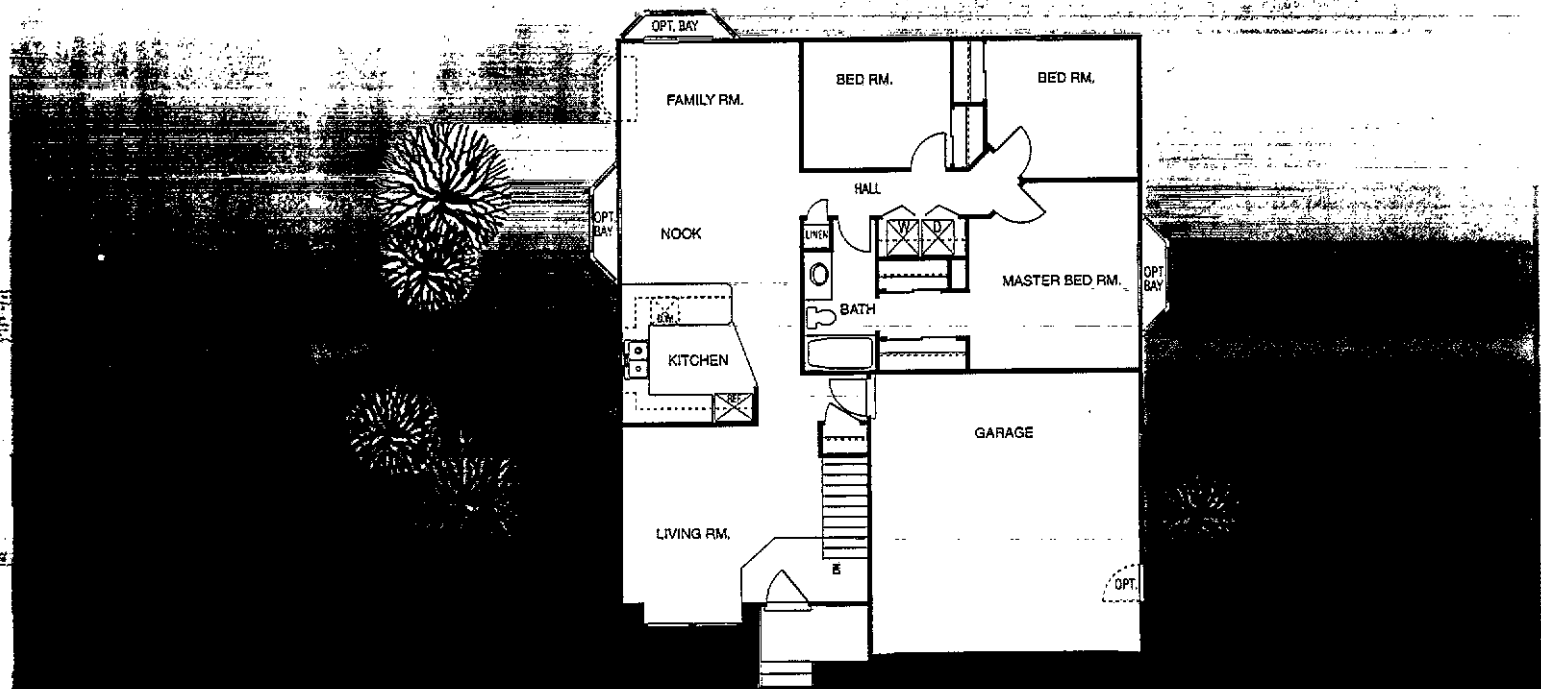
ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C

THE DEVON



217 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102

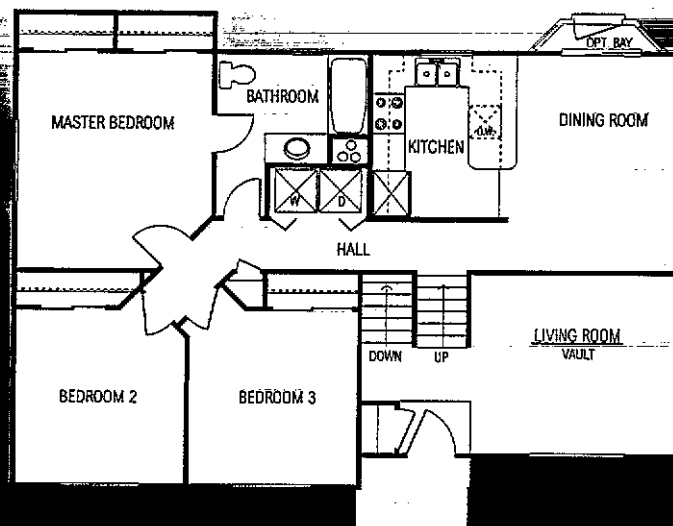
**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE



THE DOVER



127 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102

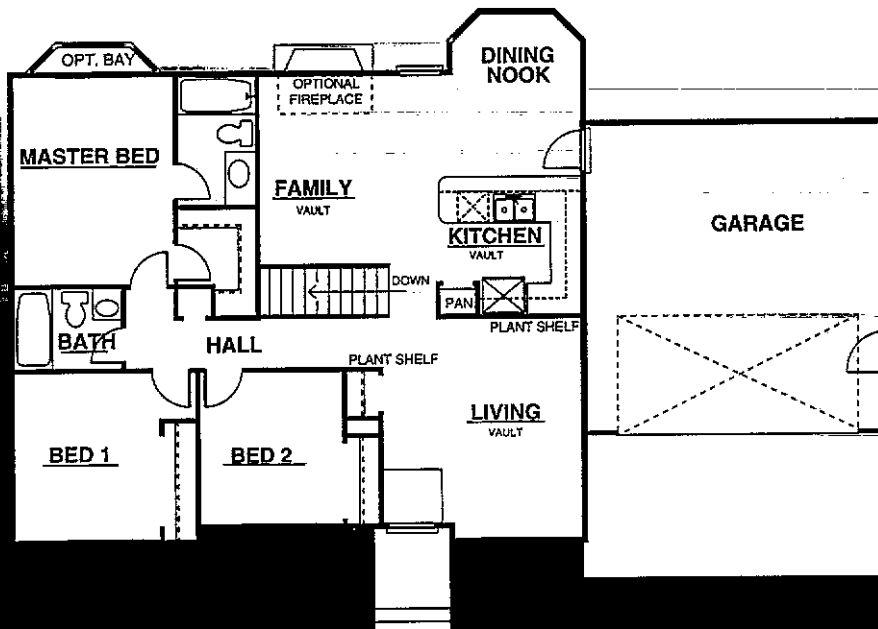
**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE



THE OXFORD



**Woodside
Homes**

Simply The Best...By Design

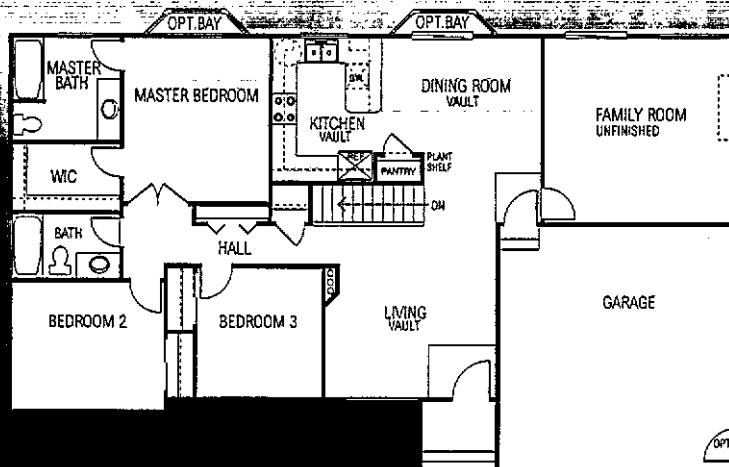
127 South 500 East
Salt Lake City, Utah 84102

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



THE PORTLAND



217 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102



801-575-8900
801-575-8921 FAX

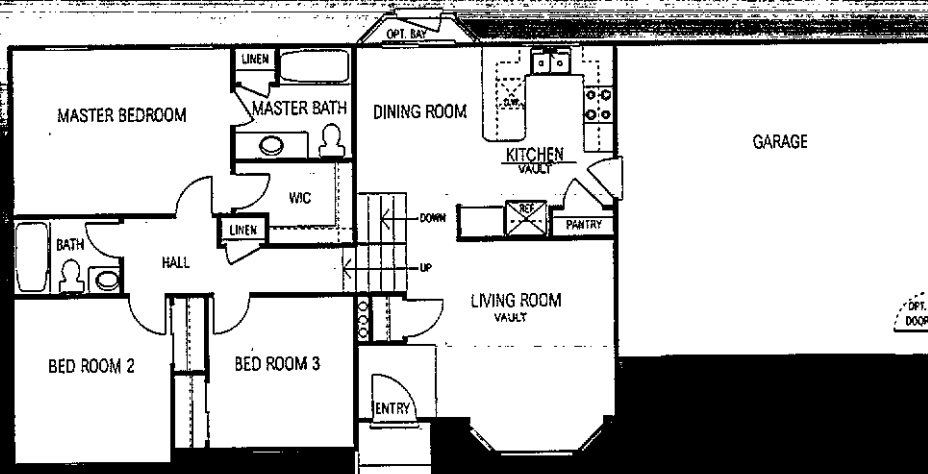
ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION B

THE EASTLAND

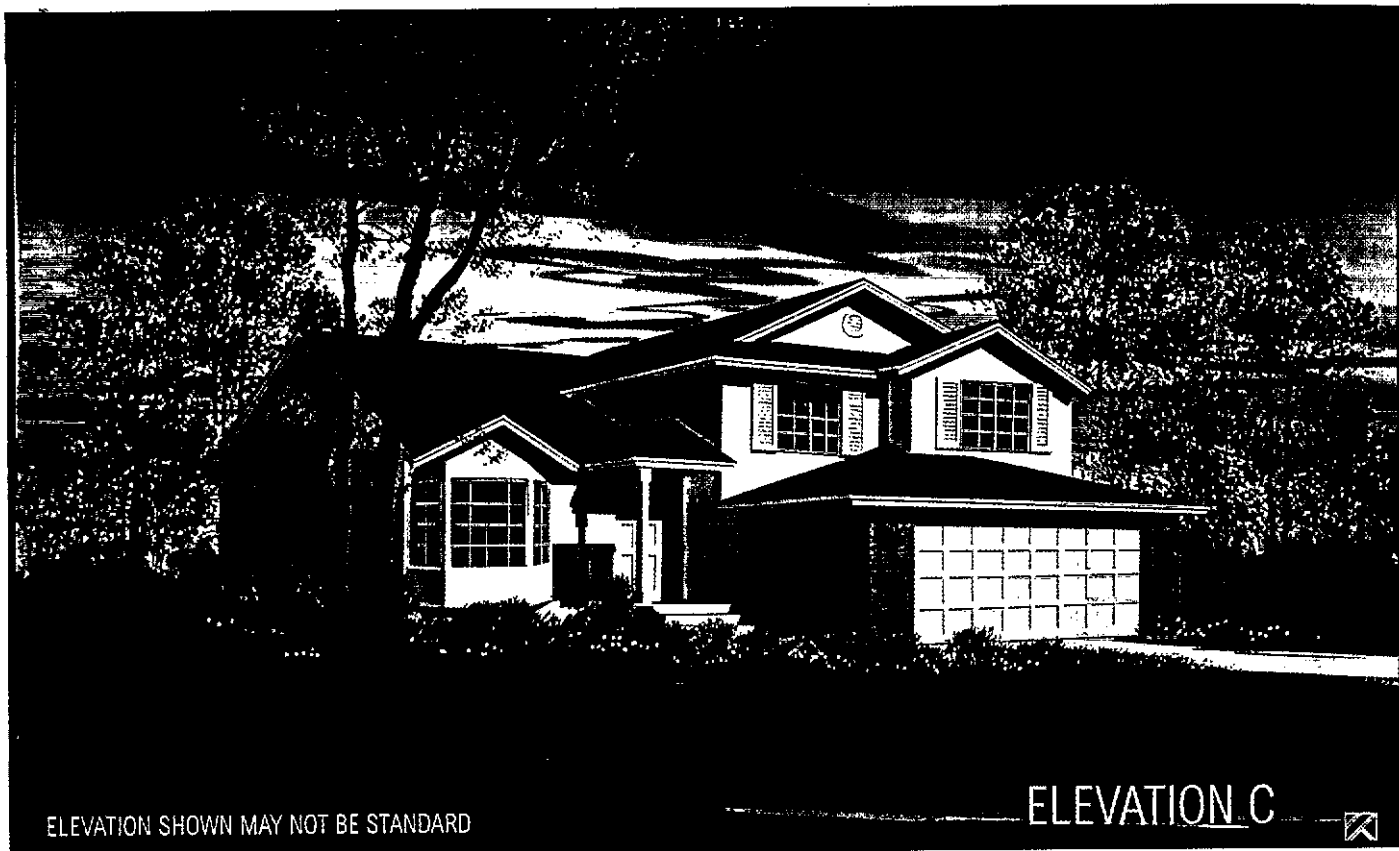


217 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102

**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE

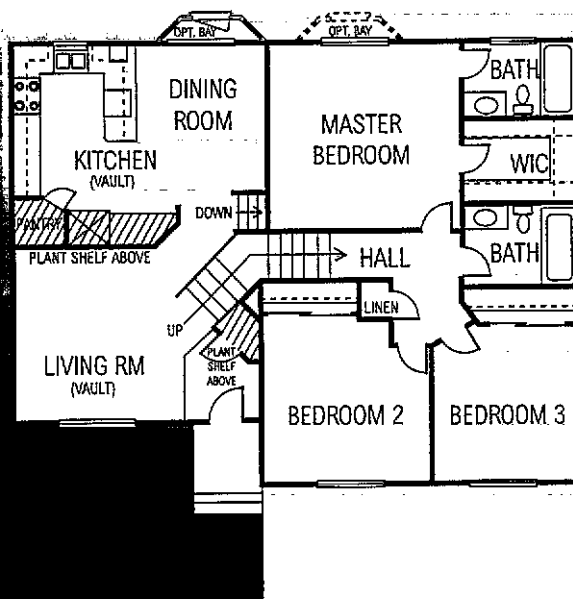


ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C



THE WESTMINSTER II



127 South 500 East
Salt Lake City, Utah 84102



801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

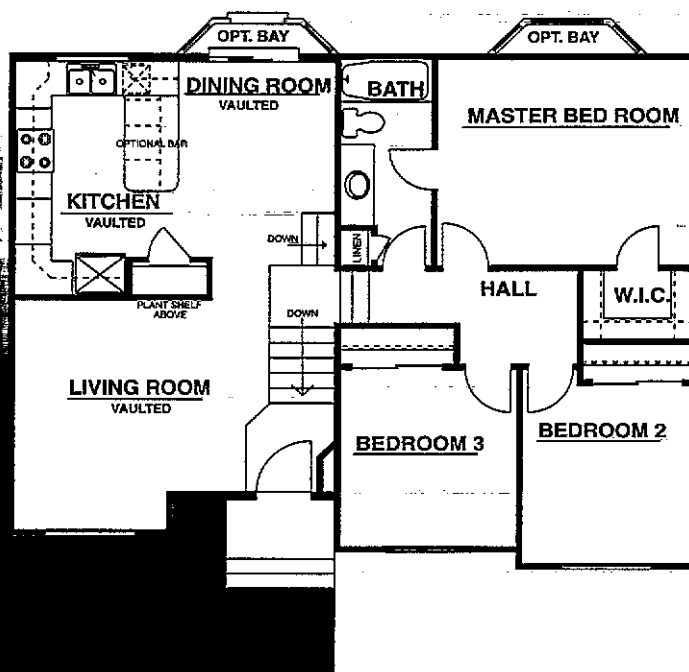
ENT 21588-2000 PG 48 of 68



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION A

THE CARDIFF



127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes** 
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

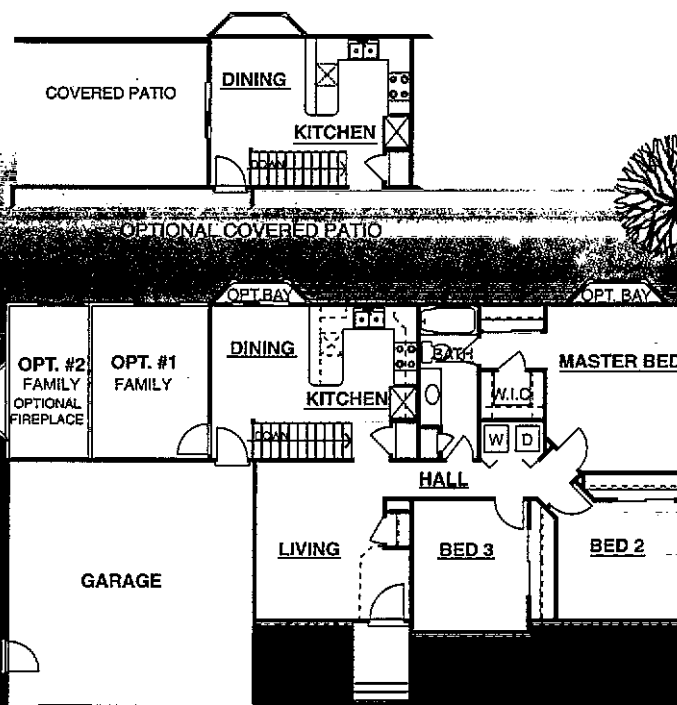
ENT 21588:2000 PG 49 of 68



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION B

THE STERLING



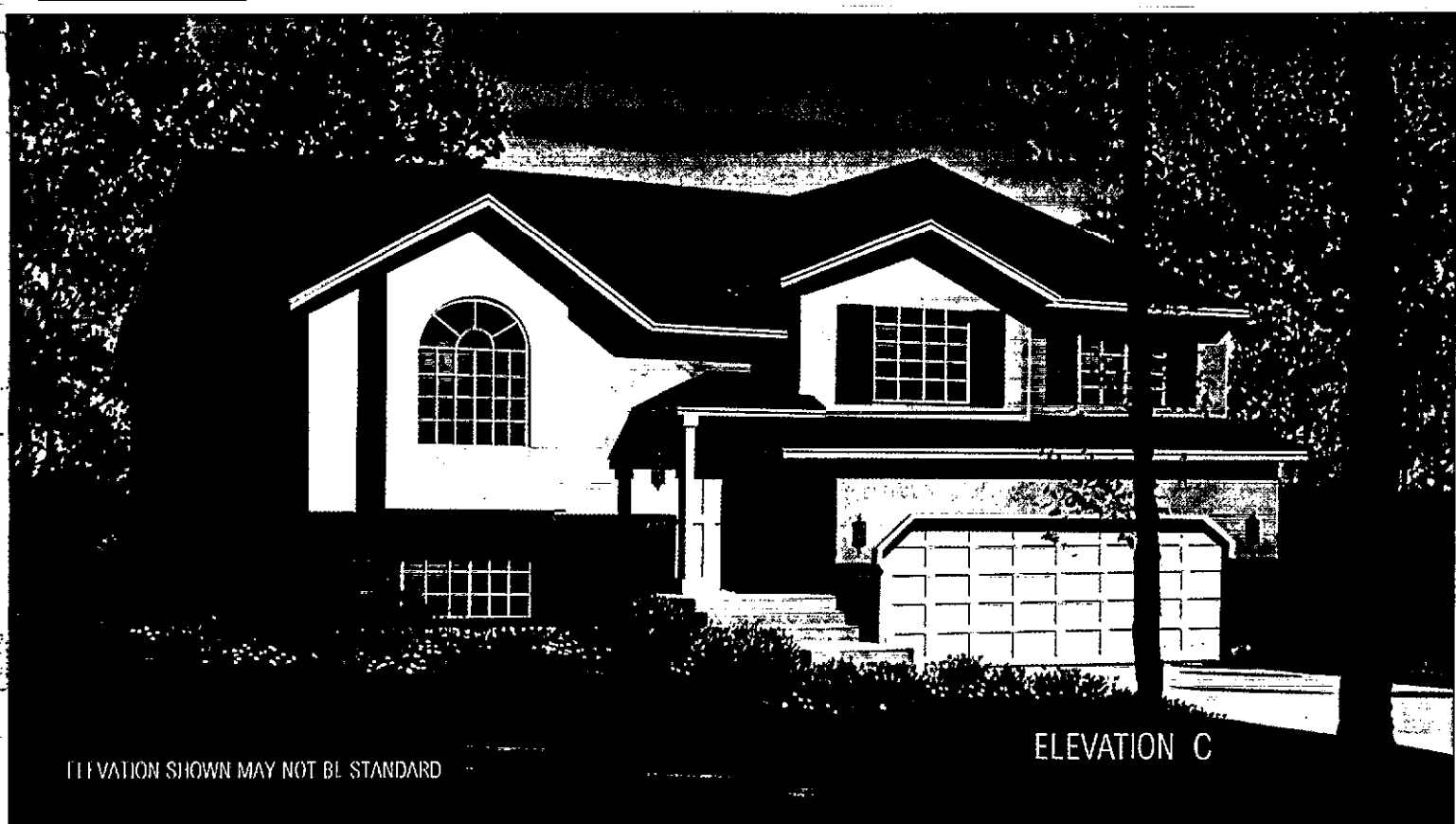
127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes**

Simply The Best...By Design

801-575-8900
801-575-8921 FAX

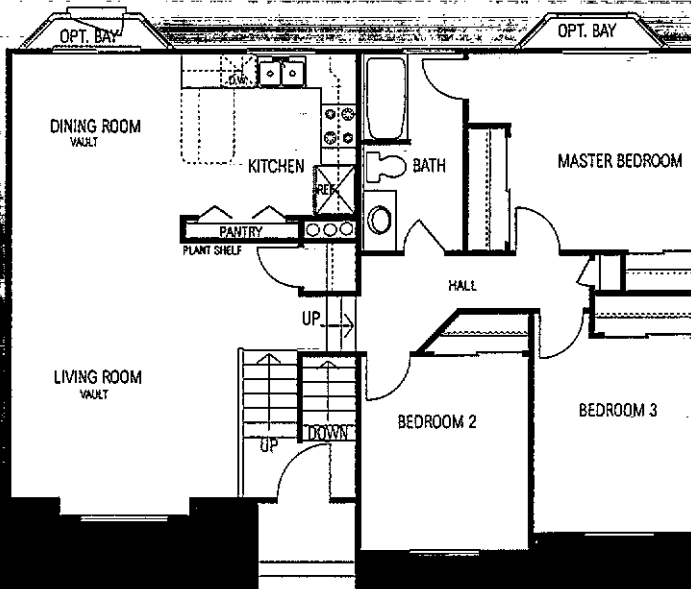
ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C

THE H E A T H E R



217 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102

**Woodside
Homes**

Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE

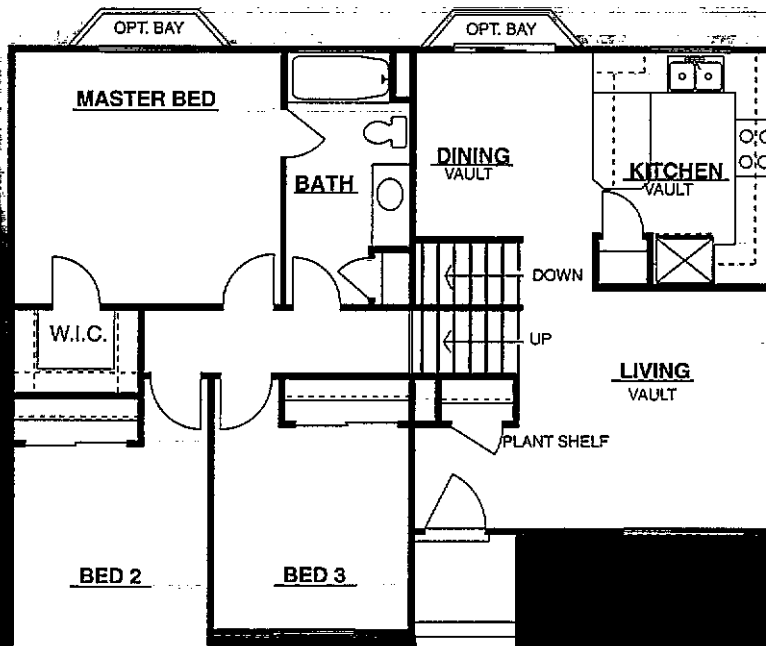


ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION B



THE WINDSOR



**Woodside
Homes**



Simply The Best...By Design

127 South 500 East
Salt Lake City, Utah 84102

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

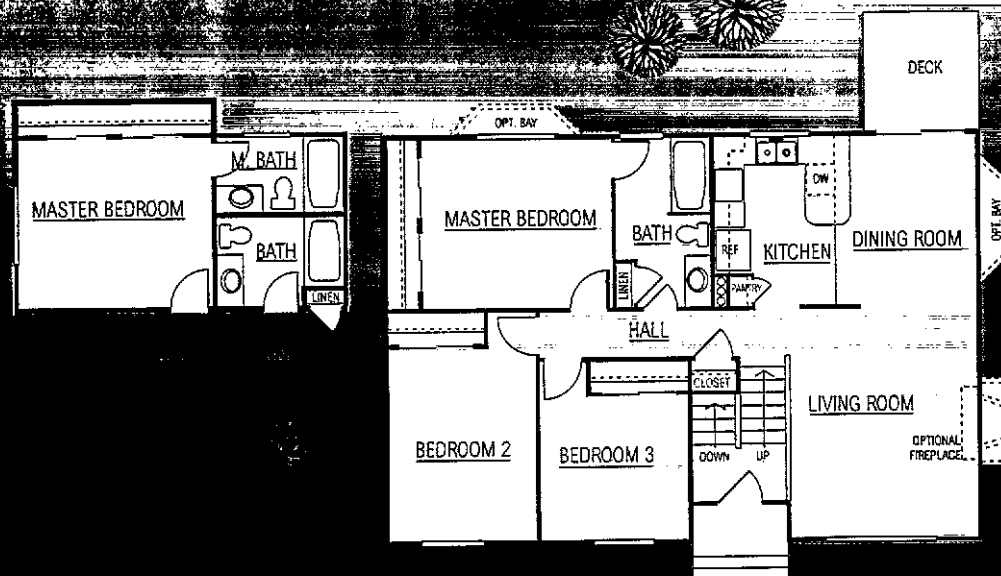
ENT 21588:2000 PG 52 of 68



ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C

THE BRISTOL



217 SOUTH, 500 EAST
SALT LAKE CITY, UTAH 84102

**Woodside
Homes**
Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTUAL RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE

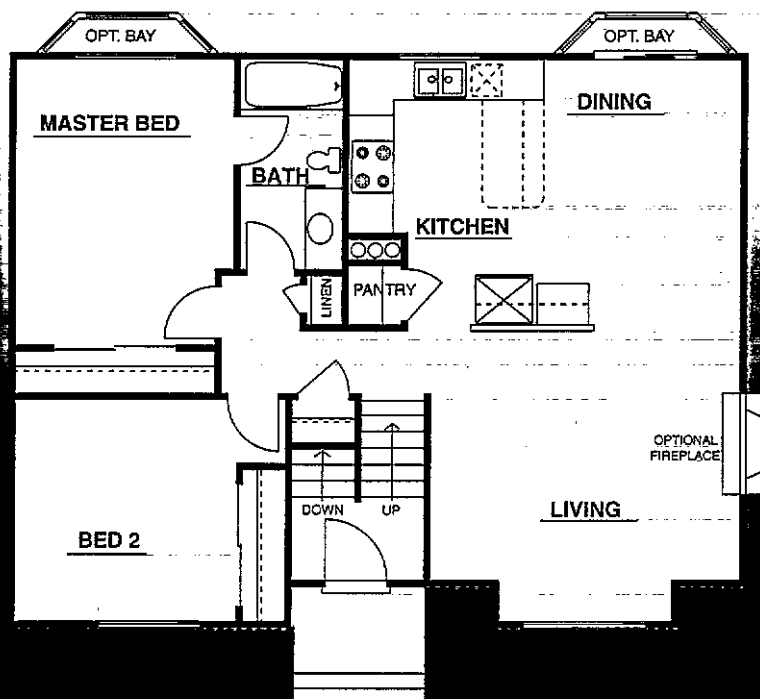


ELEVATION SHOWN MAY NOT BE STANDARD

ELEVATION C



THE YORK



127 South 500 East
Salt Lake City, Utah 84102

**Woodside
Homes**



Simply The Best...By Design

801-575-8900
801-575-8921 FAX

ARTIST CONCEPTION RENDERING. ACTUAL PLANS, SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

ENT 21588:2000 PG 54 of 68

ENT 21588:2000 PG 55 of 68

RESTRICTIVE COVENANTS *PARKSIDE ESTATES*

We the undersigned, owners in fee of the following described real property, to wit: Lots 201-220 inclusive, Parkside Estates. It is also acknowledged that all subsequent phases of the Parkside Estates Community will be subject to these same Restrictive Covenants described herein. I do hereby make the following declarations as to limitations, restrictions and uses to which the lots and/or tracts constituting the said addition, may be put, hereby specifying that the said declaration shall constitute covenants to run with all the land as provided by law and shall be binding upon all of the parties and all the persons and all persons claiming under them, and for the benefit of and limitations upon all future owners in said addition, the declaration of restrictions being designated for the purpose of keeping the said subdivision desirable, uniform, and suitable in architectural and use as herein specified.

AREA OF APPLICATION

Full-protected residential area. The residential area covenants in their entirety shall apply to all property listed in the above described property.

RESIDENTIAL AREA COVENANTS

1. Land use and building type. No lot shall be used except for the residential purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) family dwelling not to exceed two (2) stories in height and private garage for not less than one vehicle. Ramblers shall have a minimum square footage of 1000 finished square feet above ground level, Two stories shall have a minimum of 1000 square feet finished and multi-levels shall have a minimum of 1000 finished square feet. Square footage of any style is excluding garages, porches, verandahs, carports, patios, basements, porches and steps. Any deviations from this requirement must be approved in writing by the Architectural Committee. Housing construction costs must be a minimum of \$40,000.00 , excluding lot, loan costs, and closing. Exterior material may be any combination of Brick, Rock, Vinyl Siding or Stucco.

2. No tank for storage of fuel may be maintained above the surface of the ground without the written consent of the Architectural Committee.

3. Building location. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines as required by Lehi, City Corporation.

4. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is ready to commence improvements and then the material shall be placed within the property lines of the plot upon which the improvements are to be erected, and shall not be placed in the streets or between the curb and the property line.

5. Easements. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. All power and telephone lines must be run underground.

6. Keeping of animals other than those ordinarily kept as family pets shall be forbidden, unless the written permission of 2/3 of the subdivision owners is obtained for the exception. Said exception must also be in accordance with city zoning requirements.

7. Nuisances. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

8. No signs, billboards, nor advertising structures may be erected or displayed on any lots herein before described or parts or portions thereof, except that a single sign, not more than 3 x 5 in size advertising specific unit for sale or house for rent or construction sign, may be displayed on the premises affected. The other exception will be signs that are deemed necessary by the original owner/developer of the subdivision, and all such signs must be removed at such time that all the lots in the subdivision are sold.

9. No satellite dishes or antennas shall be placed in set back easements of said yards and are to be obscured from public view.

10. No trash, ashes, nor any other refuse may be dumped, or thrown, or otherwise disposed of, on any lot herein before described or any part or portion thereof. All homes must subscribe to a city garbage disposal service.

11. Temporary structures. No structure of a temporary character, trailer basement, tent, shack, garages, barn or other out buildings shall be used on any lot at any time as a residence, either temporary or permanently.

12. Any detached accessory building erected on the lots shall conform in design and materials with the primary residential home on the lot. Except if approved otherwise in writing by the Architectural Committee, and with the guidelines found in paragraph 3.

13. Landscaping. Landscaping shall be installed in front yards between the front line of the house and the sidewalk on the entire width of the lot excluding the driveway. On corner lots, landscaping shall be installed in all areas between the sidewalk and the side line of the house between the front property line and the rear property line which are visible from the public right-of-way.

Landscaping shall include at least 1 tree, combination of lawn, shrubs or ground cover. Ground cover may include vegetative vines, low-spreading shrubs, or annual or perennial flowering or foliage plants. Ground cover may also include mineral or non-living organic permeable material in not more than 50% of the net landscaped area. Mineral ground cover may include such materials as rocks, boulders, gravel, or brick over sand. Species, size and placement of landscape elements shall be determined by the homeowner.

Certain trees shall be installed by the developer/builder in the park strip on each lot. The homeowner shall be responsible for watering and maintaining the tree. In the event that the tree dies for any reason it shall be replaced by the homeowner with the same size and type within 120 days of the tree dying.

14. Fencing. No fence or other similar structure shall be erected in any required front yard of a dwelling to a height in excess of three and one-half feet; nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet.

15. Parking and Storage. No inoperative automobile shall be placed or remain on any lot or adjacent street for more than 48 hours. No commercial type vehicles and no trucks shall be parked or stored on the front yard setback of any lot, or within the side yard building setback on the street side of a corner lot, or on the residential street except while engaged in transportation. Trailers, mobile homes, trucks over three quarter ton capacity, boats, campers not on a truck bed, motor homes, buses, tractors and maintenance or commercial equipment of any kind shall be parked or stored behind the front yard setback in an enclosed area screened from street view. Sufficient side yard gate access should be planned and provided for in the design of the home, to permit ingress, egress and storage of trailers and recreational type vehicles on the side and rear yards. The storage or accumulation of junk, trash, manure or other offensive or commercial materials is prohibited. Facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view. No pads used for the storage of vehicles or other material either temporarily or permanently shall be constructed within the front yard set back requirements of a given lot. This open space shall remain unoccupied & unobstructed by building, vehicles and/or hard surfaces such as asphalt, cement & packed surface from this time henceforth and forever. For additional information contact Syracuse, City Corporation.

16. Maintenance. Every lot, including the improvements in said tract, shall be kept in good repair and maintained by the owner thereof in a clean, safe and attractive condition.

NEW BUILDING AND PROCEDURE

To maintain a degree of protection to the investment which homeowners in this area may make, homes of superior design are requisite. Designs shall be limited to those prepared by architects or by qualified residential designers of outstanding ability whose previous work may be reviewed as a part of the approval process.

PRELIMINARY DRAWINGS

Shall include as minimum the following:

1. Plot Plan to scale of entire site with buildings located and elevation of floors shown above or below a designated point on the street.
2. Floor plans of each floor level to scale.
3. Elevations to scale of all sides of the house.
4. One major section through house.
5. A perspective (optional).
6. Specifications of all outside materials to be used on the exterior of the residence.

WORKING DRAWINGS - To be filed for approval and accepted before construction is begun.

Shall include as minimum the following:

1. Plot Plans to scale showing the entire site, building, garages, walks, drives, fences, carriage lights, retaining walls, with elevations of the existing and finished grades and contours including those at the outside corners of the buildings and at adjacent property lines and street fronts, and elevations of floors from a designated point on the street.
2. Detailed floor plans.
3. Detailed elevations, indicating all materials and showing existing and finished grades.
4. Detailed sections, cross and longitudinal.
5. Details of cornices, porches, windows, doors, garages, garden walls, steps, patios, fences, carriage lights, etc.
Specifications shall give complete descriptions of materials to be used.
Supplement those with a notation of the colors of all materials to be used on the exterior of the residence.

EXEMPTION OF DECLARANT

Nothing in this Declaration shall limit, and no Owner or the Association shall do anything to interfere with, the right of Declarant to complete excavation and grading and the construction of Improvements to and on any portions of the Properties, or to alter the foregoing and Declarant's construction plans and designs, or to construct such additional Improvements as Declarant deems advisable in the course of development of the Properties, for so long as any Unit owned by declarant remains unsold.

This Declaration Shall in no way limit the right of Declarant to grant additional licenses, easements, reservations and rights-of-way to itself, to governmental or public authorities (including without limitation public utility companies), or to others, as from time to time may be reasonably necessary to the proper development and disposal of Units.

ARCHITECTURAL COMMITTEE

Except for the initial Committee which consists of the Owner/Developer of record and his assigns, the Architectural Committee shall consist of three members, the majority of which shall constitute a quorum and the concurrence of the majority shall be necessary to carry out the provisions applicable to this committee. In the event of death or resignation of any of the members, the surviving members of the Committee shall have full authority to appoint another person to fill the said vacancy. Except for the initial members appointed to the Committee, all members of the Committee must be residents of the subdivision at the time of their appointment. Should any member move his residence outside of the subdivision he shall be disqualified to serve and the Committee shall declare a vacancy.

At such time that all lots owned by the initial Owner/Developer are sold, the aforementioned Owner/Developer shall and his assigns shall be released from responsibility of the committee. The reorganization of the committee shall be by a 2/3 majority vote of the then current property owners within the described property.

LIMITED LIABILITY

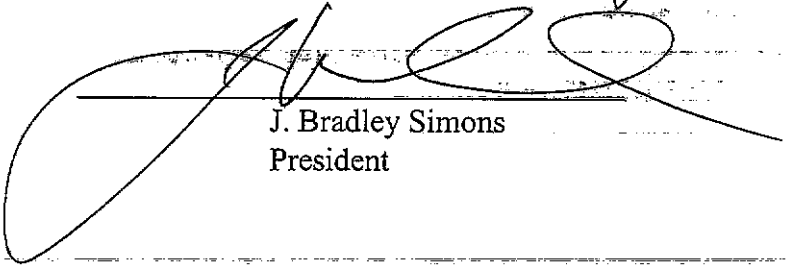
Except to the extent prohibited by any expressly applicable provision of State Law, neither Declarant, the Association, any Director or Officer, any committee representative, nor any agent or employee of Declarant or the Association shall be liable to any Owner or any other Person for any action or for any failure to act with respect to any matter if the action taken or failure to act was in good faith. The Association shall indemnify every present and former Officer and Director and every present and former committee representative against all liabilities incurred as a result of holding such office, to the full extent permitted by law.

Woodside Homes shall be exempt from the requirements of submission to this committee. Any home constructed and not given notice during construction of violations in regards to this committee shall be deemed exempt.

SEVERABILITY

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, Woodside Homes Corporation of Salt Lake City, Utah, has executed the instrument this 25 day of Feb ~~1998~~ 2000

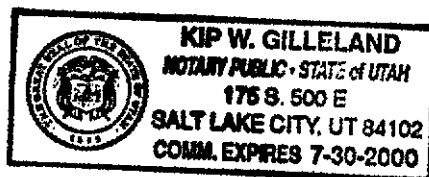

J. Bradley Simons
President

STATE OF UTAH

County of Salt Lake

On the 25 Day of Feb ~~1998~~ 2000, personally appeared before me J. Bradley Simons who being by me duly sworn did say that he, J. Bradley Simons is the President of said Woodside Homes Corporation that executed the within instrument and did acknowledge to me that the said corporation executed the same.

My Commission Expires: _____ Residing In: _____





WHEN RECORDED MAIL TO:

Lehi City Corporation

153 N 100 ELehi, UT 84043

ENT 20021 K 5006 N 363
 RANDALL A. COBURN
 UTAH COUNTY RECORDER
 1999 Mar 10 9:18 AM FEE 6.00 BY 88
 RECORDED FOR LEHI CITY

WARRANTY DEED

ENT 21588:2000 PG 61 of 68

Portola Development, L.C., NKA Portola Development, Utah, L.C., a Utah Limited Liability Company, grantor,

of Salt Lake City, County of Salt Lake, State of Utah, hereby

CONVEY(S) and WARRANTS against all claiming by, through, or under to

Lehi City Corporation, a Utah Corporation, grantee,

of Lehi City, County of Utah, State of Utah, for the sum of

Ten DOLLARS and other good and valuable considerations—

the following described tract(s) of land in Utah County, State of Utah, to wit:

Please see attached Exhibit "A", by reference hereto made a part hereof.

Subject to easements, restrictions, covenants, conditions, rights-of-way, reservations and general property taxes for the year 1999 and each year thereafter.

WITNESS the hand of said grantors, this 3 day of March, 1999.

Signed in the presence of

Portola Development Company, LC
 NKA Portola Development Utah, L.C.

By: Woodside Homes Corporation
 Its: Managing Member

By: J. Bradley Simons, President

State of Utah)
) ss.
 County of Salt Lake)

On the 3 day of March, 1999, personally appeared before me J. Bradley Simons, President of Woodside Homes Corporation, a Utah Corporation, who being by me duly sworn did say that Woodside Homes Corporation is the Managing Member of Portola Development, L.C. NKA Portola Development Utah, L.C., a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and J. Bradley Simons, President of Woodside Homes Corporation, duly acknowledged to me that said Limited Company executed the same.

[Signature]
 Notary Public

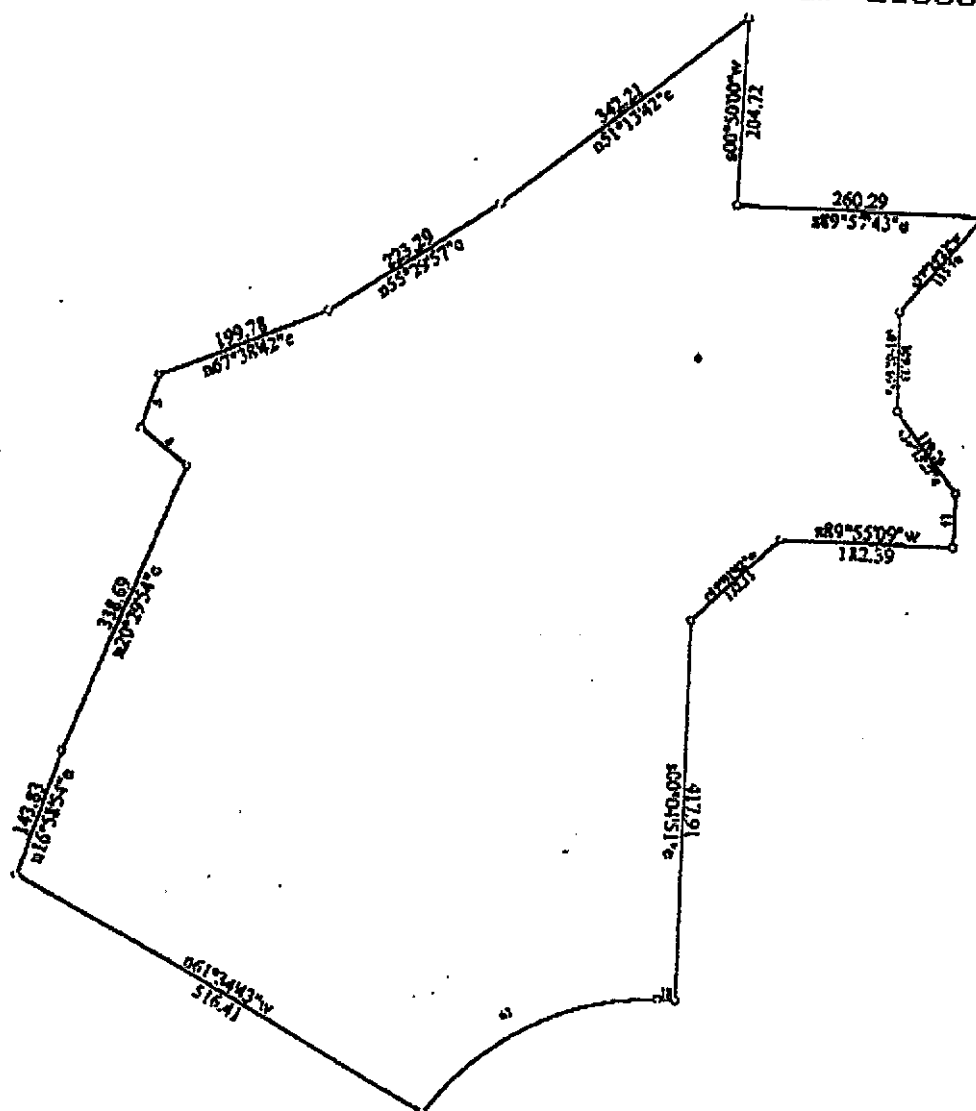
Commission Expires: 7/30/2000
 Residing at: Salt Lake City



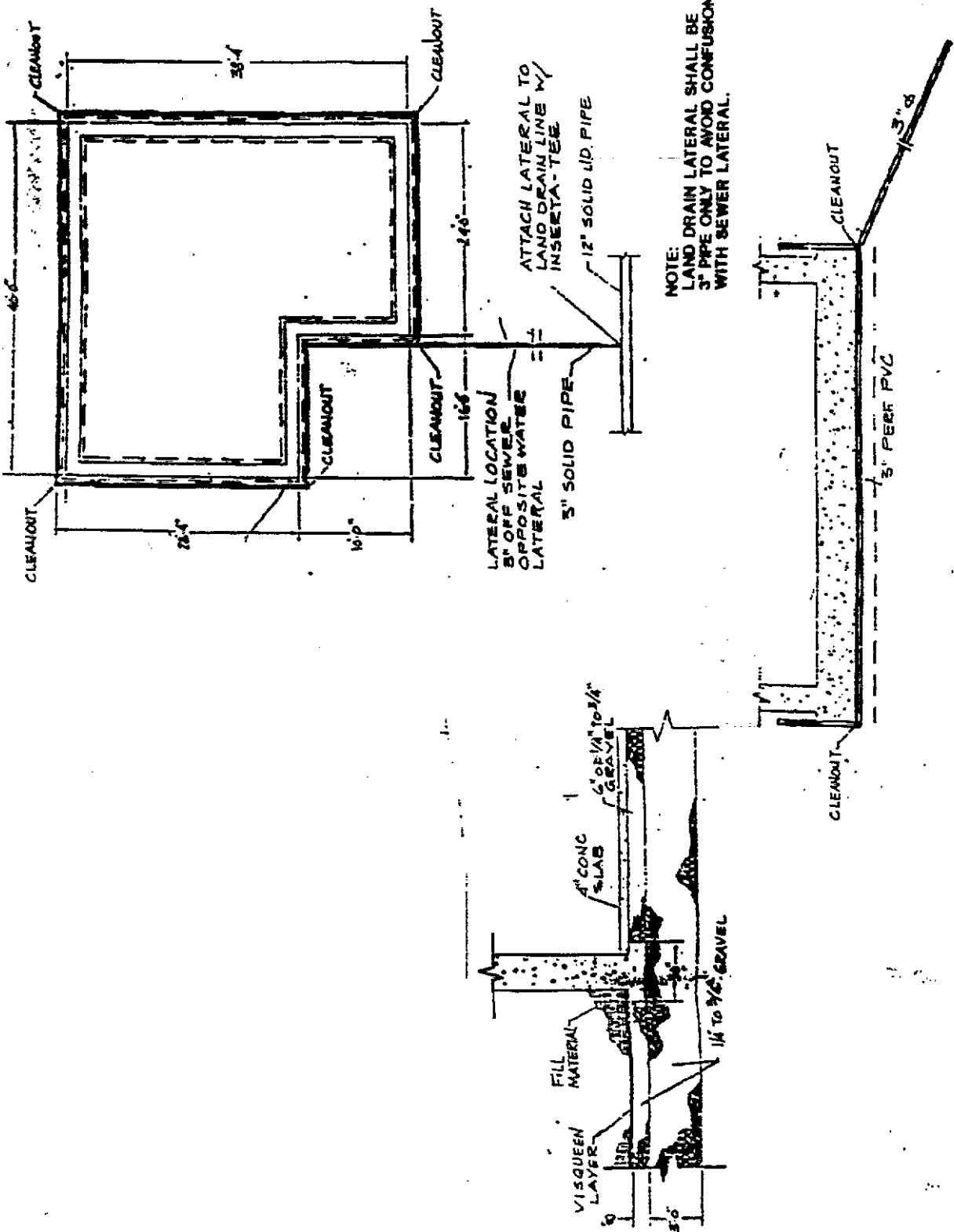
Beginning a point which is 713.82 feet NORTH and 1580.39 feet WEST from the Southeast Corner of Section 1, Township 5 South, Range 1 West, S1.R&M; thence N. $61^{\circ}34'43''$ W. a distance of 516.41 feet; thence N. $16^{\circ}58'54''$ E. a distance of 143.83 feet; thence N. $20^{\circ}29'54''$ E. a distance of 338.69 feet; thence N. $51^{\circ}27'06''$ W. a distance of 65.48 feet; thence N. $15^{\circ}36'10''$ E. a distance of 61.64 feet; thence N. $67^{\circ}38'42''$ E. a distance of 199.78 feet; thence N. $55^{\circ}29'57''$ E. a distance of 223.29 feet; thence N. $51^{\circ}13'42''$ E. a distance of 342.21 feet; thence S. $00^{\circ}50'00''$ W. a distance of 204.72 feet; thence S. $89^{\circ}57'43''$ E. a distance of 260.29 feet; thence S. $37^{\circ}25'22''$ W. a distance of 135.76 feet; thence S. $01^{\circ}02'09''$ E. a distance of 109.33 feet; thence S. $36^{\circ}15'27''$ E. a distance of 110.26 feet; thence S. $00^{\circ}04'51''$ E. a distance of 60.00 feet; thence S. $89^{\circ}55'09''$ W. a distance of 182.39 feet; thence S. $45^{\circ}01'02''$ W. a distance of 132.15 feet; thence S. $00^{\circ}04'51''$ E. a distance of 417.91 feet; thence N. $89^{\circ}38'06''$ W. a distance of 20.00 feet to the point of curvature of a 303.00-foot radius curve to the left; thence southwesterly 299.99 feet along the arc of said curve, having a central angle of $56^{\circ}43'35''$, subtended by a chord that bears S. $62^{\circ}00'07''$ W., a distance of 287.89 feet to the point of beginning, containing 14.99 acres of land, more or less.

ENT 25821 N 5006 N 365

ENT 21588:2000 PB 63 of 68



Title:		Date: 02-26-1999
Scale: 1 inch = 200 feet	File:	
Tract 1: 14.989 Acres: 652923 Sq Feet: Closure = s52.1230w 0.02 Feet: Precision = 1/198199: Perimeter = 3824 Feet		
001-n61.3443w 516.41	008-n51.1342e 342.21	015-s89.5509w 182.39
002-n16.5854e 143.83	009-s00.5000w 204.72	016-s45.0102w 132.15
003-n20.2954e 338.69	010-s89.5743e 260.29	017-s00.0451e 417.91
004-n51.2706w 63.48	011-s37.2522w 135.76	018-n89.3806w 20.00
005-n15.3610e 61.64	012-s01.0209e 109.33	019 L. R. 500.00, Dist. 54.4735
006-n67.3842e 199.78	013-s36.1527e 110.26	Buy s2.0007w, Chd-287.89
007-n55.2957e 223.29	014-s00.0451e 60.00	



PERIMETER DRAIN SYSTEM
(TYPICAL)

EXHIBIT E**ACKNOWLEDGMENT AND RELEASE**

We _____ herein after Buyers
herein acknowledge in regards to Lot _____ of Park Side Subdivision, Lehi, Utah.

1. This community has been identified as an area of high water table. That the depth of the water table varies and may increase or decrease from its current depth. Lehi City does not recommend the construction of basements in this area.
2. A perimeter land drain has been installed around the foundation of the home being built by Woodside Homes. This drain is designed to move the water from around the home to the subdivision storm drain system.
3. The perimeter drain system is covered under the standard Woodside Homes warranty defined as delivery systems. Additionally, Woodside Homes is providing an extended 8 year warranty on the perimeter drain system.
4. We acknowledge that Lehi City has no responsibility for the perimeter drain or the lateral connecting the drain to the city drain system. In the event of a failure in the perimeter drain, after the end of the warranty by Woodside Homes, the responsibility for the back up shall be that of the property owner. We release Lehi City from any and all damage caused by a back up or failure of the perimeter drain system regardless of cause.
5. Annual maintenance of the perimeter drain may be necessary to prevent roots or other foreign elements from entering the system and preventing it from functioning properly.
6. The high water table in this community may prevent additional construction on the lot such as summing pools or certain deep landscape designs.

Buyer

Date

Buyer

Date

EXHIBIT F

High water table notice To be included as part of the Standard Woodside Homes Corporation community disclosure statement

Notice is hereby given that Parkside Subdivision is built in a historically high water table area. Perimeter land drains have been provided for the evacuation of this water from around the homes. This drain is not the responsibility of Lehi City and must be maintained by the property owner.

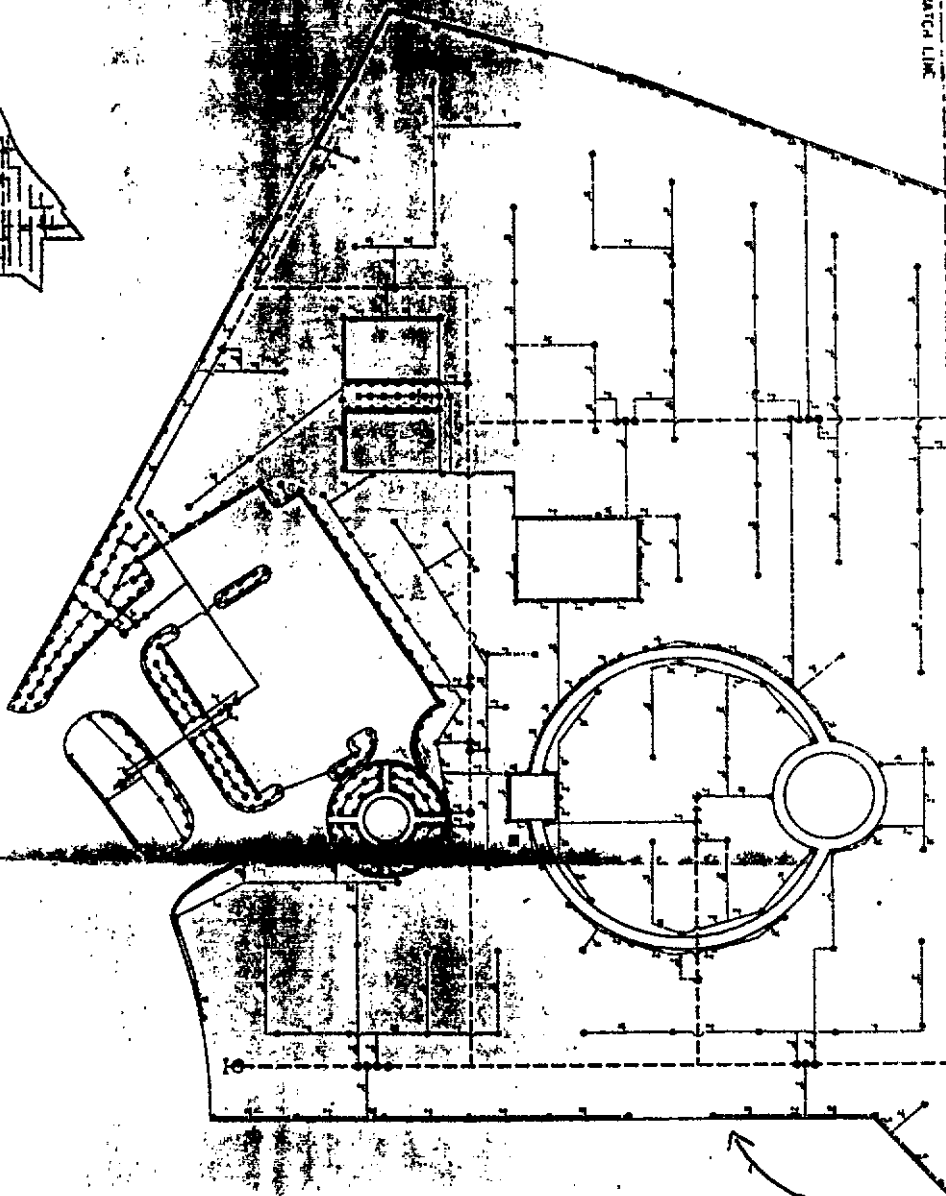
Annual maintenance may include but not be limited to cleaning of the system by a professional roto rooter service. At a minimum the system should be checked to insure that the water is free flowing on an annual basis. Maintenance of this system may be critical to its operation.

Failure to maintain this system may allow water to enter the home causing damage to the home and personal property.

The high water table in this area may prevent additional construction on the home such as pools, deep landscape designs or other structures.

Water table depths vary year by year. No water in the system during one year is an indication that the ground is dry. Water may enter the system years later. This system should never be neglected and should never be disconnected for any reason.

Four clean outs are provided to access the perimeter drain system for preventative maintenance.



6' vinyl fence

[illegible]

THIS IRRIGATION SYSTEM WAS DESIGNED AT 200 GPM AND 50 VACUUM PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. THIS PLAN WAS DRAWN FOR GRAVITY CLARITY DRAIN. PLEASE PLACE ALL PIPES AND FITTINGS IN A MANNER TO ENSURE PROPER FLOW. DISTANCE LIMITS MAY BE REQUIRED TO AVOID DR. SITE DISTORTIONS.

② "Strong Box" 5B665 used to avoid for all debts and encumbrances

③ Send me specifications?

② Seed mix specifications:

80% reduction in mortality - Transfused Blood

2nd Floor

10% Labor reserve

1

10

100

SCALE 1'=40

RECEIVED
MAR 02 2000
LEGAL CITY
SPRINGER
Unattached Services

ENT 21588:2000 PG 67 of 68

PROJECT:

PARKSIDE PARK
LEHI CITY, UTAH

SHEET DESCRIPTION:

IRRIGATION DESIGN

SPRINKLER SUPPLY CO.
1355 WEST 8120 SOUTH
(801) 566-8102

DATE: 01/20/00
JRM 123
PATTEN DR GBC
SCALE 1"/40'
SHEET 2 OF 2

[illegible]

ENT 21588:2000 PG 68 of 68

6' chain link w/
wire top rail

[illegible]

6' vinyl fence

SCALE 1'=40'

7 **Spinkler**
Installation Service

RECEIVED
MAR 02 2000
LEHI CITY

PROJECT:

PARKSIDE PARK
LEHI CITY, UTAH

SHEET DESCRIPTION:
IRRIGATION DESIGN

SPRINKLER SUPPLY CO.
1355 WEST 8120 SOUTH
(801)566-8102

DATE 01/20/00
JOB 123
DRAWN BY: GBS
SCALE 1"=40'
SHEET 1 OF 2