

**EXHIBIT B**  
*Anglers Retreat*  
*Cahill Standard Features*

**GENERAL**

**Structural Components-** The structural components of each unit will not be modified by the buyer in any manner. These items include: concrete footings, concrete foundation walls, framing material, and any structural components.

**Exterior Wood Finishes-** The exterior finish materials will consist of cedar shingles, local stone masonry, stucco gables, rough sawn timber structural accents. The material location and color will vary between lots and will be determined by the developer.

**EXTERIOR FINISHES**

**I. WATERPROOFING AND PERIMETER FOUNDATION DRAIN SYSTEM**

1. Foundation waterproofing – consist of Tuf-N-Dri fluid applied to concrete walls.
2. Crawl space waterproofing includes 6 mil PVC vapor barrier glued at all seams and glued to foundation walls
3. Perimeter foundation drain to consist of 4: rigid perforated SDR PVC with gravel and filter fabric. Foundation drain will run to daylight or dowsing siphon tank depending on lot specifics

**II. LANDSCAPING**

1. Landscaping will include the following:  
One (1) irrigation system with 6 station timer  
Turfgrass  
6 shrubs.

**OPTION** \$25000 (allowance)  
Premium landscaping Package  
(Walkway planters on both sides of walkway, extensive,  
plants and extra trees, sod)

**III. FLAGSTONE PATIO**

1. Flagstone patio sized to the patio cover

**IV. FLAGSTONE WALKWAY**

1. Heated Flagstone walkway from top of driveway to front porch

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**V. Driveway**

1. Stained Stamped Concrete from Sidewalk to Garage for the Width of Garage Doors

**INTERIOR FINISHES**

**MAIN FLOOR**

**I. GREAT ROOM**

1. Eased Edge Hickory Hardwood Flooring
  2. Dry stacked Stone Fireplace, Hearth and Mantel
  3. Custom Wrought Iron Hand Railing
  4. Hand Hewn Ridge Beam and Trusses
  5. Pre Wiring for Surround Sound Entertainment System
- |  |         |
|--|---------|
| <input type="checkbox"/> <b>OPTION</b>   | \$8450  |
| Tongue and groove ceiling  |         |
| <input type="checkbox"/> <b>OPTION</b>   | \$ 780  |
| Indirect lighting above hand hewn beam trusses   |         |
| <input type="checkbox"/> <b>OPTION</b>   | \$4575  |
| Entertainment center   |         |
| <input type="checkbox"/> <b>OPTION</b>   | \$ 1250 |
| Entry Chandelier   |         |
| <input type="checkbox"/> <b>OPTION</b>   | \$2515  |
| Cabinet system under staircase   |         |
| <input type="checkbox"/> <b>OPTION</b>   | \$25000 |
| Sound System as shown in model including HDTV<br>(wiring for surround standard in Great Room only) |         |

**II. KITCHEN**

1. Remote Kitchen Hood Fan
2. Granite Countertops
3. Deluxe Stainless Steel Appliance Package
4. Cold wine storage cabinet and display
5. Hand Hewn Beams above Kitchen and Dining Room
6. Furniture-style Island with granite and wood top
7. Knotty Alder Knife Edge Cabinets
8. Quality Delta Fixtures

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- 9. Under-Cabinet Light Fixtures
- 10. Under-mount sinks for easy cleaning

<input type="checkbox"/>	<b>OPTION</b>		\$ 975
		Dining Room Chandelier	
<input type="checkbox"/>	<b>OPTION</b>		\$1630
		Wood panel veneers on appliances	
<input type="checkbox"/>	<b>OPTION</b>		\$ 785
		Indirect lighting above kitchen cabinets	
<input type="checkbox"/>	<b>OPTION</b>		\$2860
		Pilaster detail on lower kitchen sink cabinet and countertop	
<input type="checkbox"/>	<b>OPTION</b>		\$2880
		Dual Fuel Stove	
<input type="checkbox"/>	<b>OPTION</b>		\$1136
		Warming Drawer	
<input type="checkbox"/>	<b>OPTION</b>		\$3860
		Kitchen Cabinet Upgrade Glazing	

**III. MASTER BEDROOM**

- 1. Hand Hewn Beams on Ceiling
- 2. Plush Carpet
- 3. Walk in closet
- 4. Gas Fireplace with Stone Surround and Hearth with Wooden Mantel
- 5. Seven Foot Custom Alderwood Door

<input type="checkbox"/>	<b>OPTION</b>		\$ 455
		Indirect lighting above beams	
<input type="checkbox"/>	<b>OPTION</b>		\$4355
		Built in Cabinets next to Fireplace	
<input type="checkbox"/>	<b>OPTION</b>		\$ 725
		Sound System	

**IV. MASTER BATHROOM**

- 1. Whirlpool Tub
- 2. Steam Shower (Choice up or down) 1 Only
- 3. Granite Countertop
- 4. Travertine Floors, Tub Surround and Shower
- 5. Glass Shower Door

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6. Double Split Vanity Sinks
7. Alderwood Vanity
8. Quality Delta Fixtures
9. Dual Vanity Light Fixtures
10. Dressing and Tub Area Hanging Light Fixtures

- |  |                    |
|--|--------------------|
| <input type="checkbox"/> <b>OPTION</b> | \$ 780             |
| Body wash system                       |                    |
| <input type="checkbox"/> <b>OPTION</b> | \$3000 (allowance) |
| Closet system in walk in closet        |                    |
| <input type="checkbox"/> <b>OPTION</b> | \$ 1200            |
| Frameless Shower Door                  |                    |

**V. POWDER ROOM**

1. Pedestal Sink
2. Vanity Light Fixture
3. Seven Foot Custom Alderwood Door

- |  |        |
|--|--------|
| <input type="checkbox"/> <b>OPTION</b> | \$1130 |
| Towel cabinet over toilet              |        |

**VI. ENTRY**

1. Custom Cedar Door
2. Slate Stone Interior Entry, Powder Room, and Laundry

**VII. LAUNDRY**

1. Slab Countertop
2. Front Loading Washer and dryer
3. Large Stainless Steel Laundry Sink

**SECOND FLOOR**

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**I. LIBRARY**

1. Eased Edge Hickory Flooring
2. Library-type Light Fixtures (2)
3. Hall Sconce Lights (2)

<input type="checkbox"/> <b>OPTION</b>	\$7920
Built in Library Cabinets	
<input type="checkbox"/> <b>OPTION</b>	\$3595
Computer desk	
<input type="checkbox"/> <b>OPTION</b>	\$ 725
Sound System	
<input type="checkbox"/> <b>OPTION</b>	\$2335
Built in File Cabinet	

**II. MASTER BEDROOM**

1. Plush Carpeting
2. Gas Fireplace with Stone Surround and Mantel

<input type="checkbox"/> <b>OPTION</b>	\$5235
Built in Cabinets	
<input type="checkbox"/> <b>OPTION</b>	\$ 725
Sound System	
<input type="checkbox"/> <b>OPTION</b>	\$4280
Additional Walk in closet	

**III. MASTER BATHROOM**

1. Whirlpool Tub
2. Granite Countertop
3. Travertine Floors, Tub Surround and Shower
4. Glass Shower Door
5. Steam Shower (Choice up or down) 1 Only
6. Double Vanity Sinks
7. Quality Delta Fixtures
8. Dual Vanity Light Fixtures
9. Double Seven Foot Custom Alderwood Doors
10. Alder Cabinetry

<input type="checkbox"/> <b>OPTION</b>	\$ 780
Body wash system	

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<input type="checkbox"/> <b>OPTION</b>	Closet system in walk in closet	\$3000 (allowance)
<input type="checkbox"/> <b>OPTION</b>	Frameless Shower Door	\$1200
<input type="checkbox"/> <b>OPTION</b>	Indirect Lighting above Tub	\$ 580

**IV. GUEST BEDROOM**

1. Plush Carpet
2. Seven Foot Custom Alderwood Door

**V. GUEST BATHROOM**

1. Tile Countertop
2. Single Vanity
3. Alder Cabinetry
4. Vanity Light Fixture
5. Standard Shower
6. Tile Shower Walls

<input type="checkbox"/> <b>OPTION</b>	Closet system in closet	\$1000 (allowance)
<input type="checkbox"/> <b>OPTION</b>	Sound System	\$ 725

**GARAGE**

1. Carriage Style Garage Doors
2. Heated Floors
3. Epoxy Finished Garage Floors
4. Sheet rocked, finished and painted
5. Seven Foot Custom Alderwood Fire Door

<input type="checkbox"/> <b>OPTION</b>	Central vacuum system	\$3910
<input type="checkbox"/> <b>OPTION</b>		\$ 725

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Sound System	
<input type="checkbox"/> <b>OPTION</b>	\$ 760
Security Pre-Wiring	

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