

EXHIBIT B
Anglers Retreat
Dunn Standard Features With Options

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 8' X 10'
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. Heated 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"/> OPTION | \$8450 |
| Tongue and groove ceiling | |
| <input type="checkbox"/> OPTION | \$4280 |
| Entertainment center | |
| <input type="checkbox"/> OPTION | \$1250 |
| Entry Chandelier | |
| <input type="checkbox"/> OPTION | \$25000 |
| Sound System as shown in model including HDTV (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. Hand Hewn Beams above Kitchen and Dining Room
5. Furniture-style Island with Wood top
6. Knotty Alder Knife Edge Cabinets
7. Quality Delta Fixtures
8. Under-Cabinet Light Fixtures
9. Under-mount sinks for easy cleaning

- | | |
|--|--------|
| <input type="checkbox"/> OPTION | \$ 975 |
| Dining Room Chandelier | |
| <input type="checkbox"/> OPTION | \$1630 |
| Wood panel veneers on appliances | |

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- OPTION** \$ 785
Indirect lighting above kitchen cabinets
- OPTION** \$2860
Pilaster detail on lower kitchen sink cabinet and counter top
- OPTION** \$1136
Warming Drawer
- OPTION** \$2880
Dual Fuel Stove

III. MASTER BEDROOM

1. Plush Carpet
 2. Gas Fireplace with Stone Surround and Hearth with Wooden Mantel
 3. Seven Foot Custom Alderwood Door
- OPTION** \$3000 (allowance)
Closet system in walk-in closet
 - OPTION** \$ 725
Sound System Wiring

IV. MASTER BATHROOM

1. Whirlpool Corner Tub
 2. Granite Countertop
 3. Travertine Floors, Tub Surround and Shower
 4. Glass Shower Door
 5. Double Split Vanity Sinks
 6. Alderwood Vanity
 7. Quality Delta Fixtures
 8. Dual Vanity Light Fixtures
 9. Dressing and Tub Area Hanging Light Fixtures
 10. Steam Shower (Choice up or down) 1 only
- OPTION** \$ 780
Body wash System
 - OPTION** \$3280
Built in Linen Hutch
 - OPTION** \$835
Mirrors (Whole House)
 - OPTION** \$765
Towel Bars & Rings (Whole House)

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V. POWDER ROOM

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

VI. ENTRY

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

VII. LAUNDRY

1. Slab Countertop
2. Stackable Front Loading Washer and Dryer

Second Floor

I. LIBRARY

1. Library-type Light Fixtures (4)
2. Hall Sconce Lights (2)
3. Build in Library Shelves/Door
4. Plush Carpeting

- | | |
|--|--------|
| <input type="checkbox"/> OPTION | \$7300 |
| Eased Edge Hickory Flooring | |
| <input type="checkbox"/> OPTION | \$6240 |
| Computer desk | |
| <input type="checkbox"/> OPTION | \$ 725 |
| Sound System Wiring | |
| <input type="checkbox"/> OPTION | \$ 780 |
| Indirect Lighting above beams | |

II. MASTER BEDROOM

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

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|--|--------------------|
| <input type="checkbox"/> OPTION | \$4500 (allowance) |
| Built in cabinets | |
| <input type="checkbox"/> OPTION | \$ 725 |
| Sound System Wiring | |

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III. MASTER BATHROOM

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

- | | |
|--|--------------------|
| <input type="checkbox"/> OPTION | \$780 |
| Body Wash System | |
| <input type="checkbox"/> OPTION | \$3000 (allowance) |
| Closet system in walk in closet | |
| <input type="checkbox"/> OPTION | \$ 725 |
| Sound System Wiring | |

IV. Guest Bedroom

1. Plush Carpet
2. Seven Foot Custom Alderwood Door

- | | |
|--|--------------------|
| <input type="checkbox"/> OPTION | \$2000 (allowance) |
| Closet system in walk in closet | |

V. Guest Bathroom

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

GARAGE

1. Carriage Style Garage Doors with Automatic Openers
2. Heated Floors
3. Epoxy Finished Garage Floors

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- 4. Sheet rocked, finished and painted
 - 5. Seven Foot Custom Alderwood Fire Door
 - 6. 80 Gallon Hot Water Heater Enclosed
 - 7. Entran Type Hot Water Heat Boiler Enclosed
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- OPTION** \$3910
 Central vacuum system
 - OPTION** \$ 725
 Sound System Wiring
 - OPTION** \$ 760
 Security System (Pre Wiring)

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STAINLESS STEEL APPLIANCE PACKAGE

| ITEM | MANUFACTURER | MODEL | MISC |
|----------------|---------------------|-----------------------|--------------------------|
| Refrigerator | Jennair | | Ice & Water |
| Dishwasher | Bosch | SHU 9915 | |
| Range | Thermador | PGR366ZS PDR-366ZS | 36" All Gas Dual Fuel |
| Hood | Thermador | HT-36HQS | |
| Remote Blower | Thermador | VTR-100DQ | |
| Backsplash | Thermador | IT-36R | |
| Microwave | Sharp | R530 BS 1.8 cu.ft. | |
| SS Trim Kit | Sharp | RK 51 S 27 | |
| Wine Cooler | U-Line | 2075 WCOL | |
| Washer | Frigidaire | FWT 647GHS | |
| Dryer | Frigidaire | FSG 447GHS | Gas |
| Disposal | Waste King | SS 3300 | |
| Warming Drawer | Dacor | 1 WO 27 | |

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WOOD CABINET PANELS APPLIANCE PACKAGE

| ITEM | MANUFACTURER | MODEL | MISC |
|----------------|---------------------|-----------------------|--------------------------|
| Refrigerator | Jennair | JCD-2292HTB | Ice & Water |
| Dishwasher | Bosch | SHV 46C03 | |
| Range | Thermador | PGR366ZS PDR-366ZS | 36" All Gas Dual Fuel |
| Hood | Thermador | HT-36HQS | |
| Remote Blower | Thermador | VTR-100DQ | |
| Backsplash | Thermador | IT-36R | |
| Microwave | Sharp | R530 BS 1.8 cu.ft. | |
| SS Trim Kit | Sharp | RK 51 S 27 | |
| Wine Cooler | U-Line | 2075 WCOL | |
| Washer | Frigidaire | FWT 647GHS | |
| Dryer | Frigidaire | FSG 447GHS | Gas |
| Disposal | Waste King | SS 3300 | |
| Warming Drawer | Dacor | 1 WO 27 | |