



PHILLIPS RIDGE PARTNERS, LLC

Addendum “B” to Purchase and Sale Agreement

This agreement affects your legal rights. You are advised to seek legal advice before signing.

The following terms and conditions are part of the Purchase & Sale agreement dated _____, 20____ between _____ (“Buyer”) and PHILLIPS RIDGE PARTNERS, LLC (“Seller”).

The following is a description of the basic construction work and planned finishes for Plan #3836, in “Phillips Ridge”, a residential plat, located in Snohomish County, Washington, that will be provided by the Seller unless otherwise indicated. Where several types of materials or structures are indicated, the selection shall be made by Seller at the Seller’s sole and absolute discretion. The Seller reserves the right to modify the materials indicated below without prior notice to the Buyer.

- General Conditions** The *General Contractor*, his mechanics, the subcontractor, his mechanics, and any other firm or persons employed to perform work under these specifications shall comply with all the following structures where they pertain to his trade or craft.
- Work Included** Provide all materials, labor, equipment, tools, scaffolding, safety, and service necessary to completely construct a finished building, regardless of real or alleged omissions in the drawings and specifications.
- Compliances** All materials, labor and installations shall be in accordance and comply with all applicable building codes, rules, ordinances and requirements specified by the city, county and state governing the work performed to complete the contracted work. When codes, laws, etc. are in conflict with drawings and specifications, the codes shall govern.
- Standards of Material** All material or equipment shall be new and shall bare labels or plaques showing name, quality, grade and/ or descriptions as conforming to its standard in every case where such standard has been established for writers, testing laboratories, etc.
- Substitution of Material** *Contractor* reserves the right to substitute materials, fixtures appliances, etc. of equivalent or greater value, as needed at *Contractor’s* sole discretion.
- Workmanship** All work shall comply with the fit and finish standards established by *Contractor* for the particular project and plat. In no case shall the workmanship and material be less than the required *International Building Codes*, or *City of Brier Building Requirements*.

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- Permits/Inspections** Obtain and pay for all permits, fees, inspections, etc. required to complete all the work.
- Plans & Specifications** These specifications shall be signed and accepted by *Buyer* and *Seller* on or before construction as an attachment to the *Purchase and Sale Agreement* dated _____. Both parties shall initial and date each page of the specifications and sign the last page of the specifications, indicating acceptance of said specifications.

IF DIFFERENCES ARISE BETWEEN PLANS AND SPECIFICATIONS, SPECIFICATIONS OVERRULE PLANS. IN THE EVENT ANOTHER HOUSE IS REFERENCED, THE SIGNED PLANS AND SPECIFICATIONS WILL OVERRULE ANY REFERENCED HOUSE. EXECUTED CHANGE ORDERS OVERRULE BOTH SIGNED PLANS AND SPECIFICATIONS.

Site Work

- Soils** *Contractor* utilizes existing soils on the lot, but can provide imported soil at an additional expense to the *Buyer*, if requested prior to installation of landscaping. *Buyer* needs to make arrangements with the *Contractor* regarding any need for additional topsoil. Topsoil for landscaping is considered part of the landscaping allowance. *Contractor* does not provide for any unforeseen natural earth conditions that may occur, i.e. land erosion, abnormal soil conditions, etc.
- Excavation & Clearing** Excavate where necessary for all footings to good bearing soil per *City of Brier* Building Code. Any additional tree removal or clearing requested by the *Buyer*, in excess of standard clearing limits or after original clearing that has been done, will be an additional expense to the *Buyer*. The *Buyer* has the obligation to notify *Contractor* of the limits of the lot that they want cleared prior to clearing of the lot. If additional clearing is requested by the *Buyer* after the original clearing has been done, it will be an additional expense to the *Buyer* and must have approval for clearing limit.
- Backfill** Material removed by excavation shall be used as fill. If alternate materials are requested or recommended, the imported fill will be an additional expense to the *Buyer*.
- Grade** All ground surfaces shall be graded to a reasonable, true and even surface, allowing slope away from the building to the extent practical.
- Rockerries** In the event rockeries or retaining walls are requested by the *Buyer*, for any reason, during or after construction, they will be an additional expense to the *Buyer*.
- Concrete** Concrete shall comply with the requirements set by the American Concrete Institute for ready-mix concrete developing a compressive strength of not less than 2,500 PSI at 28 days.
- Downspout Drains** All drain tile will be a minimum 4” diameter solid or corrugated type and tight-lined to the storm water detention system.
- Yard Drainage** Basic front yard drainage shall be provided by the *Contractor* and completed at the time of landscape installation. If the *Buyer* wishes to install additional yard drainage to avoid pooling, or for any other reason, it will be an additional expense to the *Buyer*.

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- Downspouts/Gutters** 2" x 3" Rectangular downspouts with aluminum baked enamel finish, painted trim color, per plan. 5" K style gutters with baked enamel finish, mounted at 48" O.C.
- Sewer** Underground sewer installed per the *City of Brier* specifications.
- Flatwork** Exposed aggregate 5-sack, 3-1/2" thick, concrete at driveway, entry walk and front porch. Driveway, entry walk and porch have "scored" expansion joints, or equivalent. Any additional concrete requested by the *Buyer*, will be an additional expense to the *Buyer*.
- Deck** Structure will be built of treated posts, 5/4" x 6" composite decking, metalrailing and handrail, per the standard of the Phillips Ridge deck detail, or equivalent. Deck dimensions to equal up to approximately 285 SF, where site conditions allow. Stairs are not included.
- Fence** A 6' standard "Modified Panel" or 4' black chain link fence to enclose the rear yard with one gate access on the garage side of the house is included at no cost to *Buyer*.
- Landscaping** Front yard landscaping, back yard hydro-seed or equal and bark, per *Contractor's* standard. Any additional landscaping requested by the *Buyer* is to be paid by *Buyer*.
- Irrigation** Irrigation can be provided at an additional expense to *Buyer*

Structure

- Lumber** BEAMS - Exposed beams shall be selected structural Douglas Fir, or equivalent, where not otherwise specified on the plan. Beams that are not exposed, shall be standard or better grade Douglas Fir, or equivalent.
 FRAMING LUMBER - Standard or better grade kiln-dried Douglas Fir or West Coast Hemlock, or equivalent.
 WALL SHEATHING - 7/16" OSB (wafer board), 1/2" Treated plywood behind masonry.
 SUB-FLOORS - 3/4" T&GWeyco EdgegoldOSB.
 ROOFING - 7/16 Plywood or OSB (wafer board), or equivalent.
 SIDING - 5/16 x 9 1/4 " and 5/16 Smooth Fiber Cement Lap Siding, and Fiber cement smooth panel siding or equivalent per plan.
- Roofing** GAF Timberline HDZ Composition Shingles.
- Masonry** Cultured stone accents to be *Eldorado Stone European Ledge Cut*, or equivalent, per plan and color scheme. Additional stone, or a different color of stone, on the house, requested by the *Buyer*, will be at an additional expense to the *Buyer* and will require *Contractor's* approval and an additional non-refundable deposit by the *Buyer*.
- Insulation** Above Grade Exterior Walls: R-21 Un-faced Batts
 Flat Blowable Ceilings: R-38 or R-49 Mineral Wool or Fiberglass per plan
 Vaulted & Un-blowable Ceilings: R-49Un-facedBatts
 Floors over Unheated Areas: R-38Un-faced Batts
 Garage: Warm Walls & Warm Ceilings, per Code
 Crawl Space: 6 Mil Poly Vapor Barriers
 Pipes: All Exposed Water Piping in Cold Areas Are Wrapped with R3 foam or Covered with Insulation

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Windows All windows are Cascade WinPro Series with Black Exterior and White interior with screen, or equivalent, dual glazed insulated.

Doors

Entry Single 3'-0" x 8'-0" ThermaTru 6510 Door in Driftwood (prefinished).

Sliding Door Cascade WinPro Series French-Style Sliding Glass Door with Black Exterior and White Interior.

Interior Site finished, *painted SW 7004 Snowbound*, Trimlite 8401 single panel smooth Masonite type, or equivalent, with, painted, jambs and casings. Closet doors shall be Trimlite 8401 single panel smooth or bi-fold single panel smooth Masonite as noted on plans.

Garage to House Solid-core single panel door, painted on both sides, with bomber hinge

Garage Door(s) Northwest Doors Modern Classic 7500 with black anodized frame and black laminated glass panels, insulated steel backed flush panel steel door, per plans and elevations.

Fireplace

Family Room Montigo Del Ray DRL4813NI-2 – 48" Full Load Linear direct-vent natural gas model equipped with ProFlame 2 IPI, reflective glass panels, downlighting remote control, fan kit and mesh screen. Tile fireplace face - SA Highland Grigio 24"x24" Tile – Full Height. Pre-finished, stained, wood mantle included to match cabinet color, design per plan.

Electrical & Low Voltage

Service All wiring shall conform to applicable state and local codes. A 200AMP main service shall be installed with a 15 AMP garage circuit. Switches shall be standard Decora style. *All switches, outlets and plates shall be white.*

TV/Video One telephone jack and one television outlet will be installed in – all bedrooms, den, family room and bonus room (per plan). One telephone jack installed in the kitchen. Telephone and cable wiring shall be Category 5. One structured cable enclosure will be located in the master bedroom closet and will include a 8 port phone module, and one 8 port cable module. Additional telephone jacks and television outlets can be provided at an additional expense to Buyer.

Structured Wiring 1" smurf tube will be installed into attic for future cable needs and one 1 1/2" smurf tube will be run above fireplace for future television needs.

Exhaust Fan Quiet series bathroom exhaust fan to be located in all Bathroom, near the shower and in the laundry room.

Exterior Lights 2 or 3 (plan dependent) wall mounted lights to be mounted on the front of the garage. Additional lights in the covered deck, front porch and crawl entrance door per plan at builders' discretion.

Exterior Outlets 2 Waterproof exterior outlets are provided – one on front of house at entry and one on back of house at nook. (Plans with covered patios will have ceiling lights)

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Garage Door Openers Each garage door shall have one Liftmaster belt drive door opener.

Lighting Light fixtures and can light trims are per the Builder’s pre- approved lighting scheme at Seattle Lighting. (Ken Brooke @ 206233-6216), by appointment only. Any overages are paid by the Buyer directly to Crescent Lighting. NOTE: All bedrooms receive flush mounted ceiling light fixtures.

Plumbing

Builder shall install plumbing in accordance with the current *Snohomish County* Health Department Plumbing Code.

Kitchen	Sink Faucet Disposal Ice Maker	MSI SIN-16-SINBWL-WEL-3219 (Stainless Steel) Moen 775005SRS(Stainless Steel) Badger1 1/3 horsepower with cord L.S.P. PVC box (R.I.O.)
Powder Room	Sink Faucet Toilet	Kohler K-2260-1-0 Vessel (White). Delta 759-BL-DST (Black) American Standard 2989.101.020(White)
Lower Floor Guest Bath (Plan Specific)	Sink Faucet Toilet Shower Shower Valve	SIN-POR-UNDRECWHT-2015 (White) Delta 559HA-BLMPU-DST (Black) American Standard 2989.101.020 Floestone fiberglass pan. size per plan (White) Delta R10000, T14459-BL (Black)
Master Bathroom	Sink Faucet Tub Tub Faucet Shower Shower Valve Handheld Toilet	(2) SIN-POR-UNDRECWHT-2015 (White) (2) Delta 3559-BLMPU-DST (Black) Signature Hardware 447008Free Standing soaker (White) Delta R4707, T4759(Black) Mud Set Tile pan, size per plan Delta 52160-BL, RP61058, R22000 T-24859(Black) Kohler K-22178-G-BL, K22172-BL (Black) American Standard 2989.101.020
Upper floor Hall Bath	Sink Faucet Tub Tub Faucet Toilet	(2) SIN-POR-UNDRECWHT-2015 (White) (2) Delta 559HA-BLMPU-DST (Black) Signature Hardware 447040 (White) Delta R10000, T14459 BL (Black) American Standard 2989.101.020
On Suite Upper Floor Bath (Plan Specific)	Sink Faucet Toilet Shower Shower Valve	SIN-POR-UNDRECWHT-2015 (White) Delta 559HA-BLMPU-DST (Black) American Standard 2989.101.020 Kohler K-8642-0. Size per plan (White) Delta R10000, T14459-BL (Black)

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Bulter’s Pantry (Plan Specific)	Sink Faucet Disposal	Kraus KA1US21B(Stainless Steel). Moen S55005BL (Stainless Steel) Badger 1 1/3 hp with cord or equivalent
Miscellaneous	Laundry Room Sink Faucet	PVC recessed valve box. SIN-POR-UNDRECWHT-2318Stainless (Steel) Miseno MNO003-DFB
	Other	Pressure reducing valve on main water supply into house
	Hose Bibs	2 Exterior frost-free hose bibs are provided – one at the front and one at the rear of house. Additional hose bibs are available at an <u>additional expense to Buyer.</u>
	Water Supply	WirsboPex System
	Waste Piping	ABS Plastic
	Hot Water Tank	RheemUltra Hybrid Electric Heat Pump Water Heater 80 Gallons
Fire Suppression	Home to be equipped with a NFPA 13d multi-purpose sprinkler system. This system was designed and install in accordance with the minimum 13d requirements adopted by the state of Washingtonand Snohomish County	

Heating & Ventilation

Furnace	Bryant Evolution 2-Stage Variable Speed NG furnace
Heat Pump	Bryant 11 HSPF Outdoor Heat Pump
Thermostat	Honeywell Smart WIFI, or equivalent
Gas Piping	Furnace, Fireplace, Kitchen range, BBQ and Firepit.
Feature	Sleeve box installed for future electronic air cleaner Dryer vent connection box at laundry room.

Drywall

Texture	The walls and ceilings shall be textured with a light dash “lite dash” texture. Drywall corners throughout shall have square metal corners.
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Cabinets

Style / Color	Kitchen Perimeter, Butler Pantry, Powder Room and Master Bath vanities to be 5pc 1/4 Shaker Series painted SW7014 Elder Whitecolor. All other cabinets are to be stained 5pc 1/4Shaker “Alder” with custom “Afora Gray” stain.
Features	All base cabinets to have an approximate height of 36” above the floor. Kitchen upper cabinets are42”tall cabinets. (see layout) All cabinet have soft close drawers and doors. Cabinet pulls to be Amerock BP36853FB 5”Black cabinet pull or equivalent.

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Paint & Wallpaper

All paint shall be Sherman Williams, or equivalent. All colors are to come from Phillips Ridge pre-approved color selections.

Interior	Walls and ceilings	One coat of low sheen SW9166 Drift of Mist paint
	Millwork	All millwork is site-finished painted with Satin SW7004 Snowbound
Exterior	Main House Body	One coat of low sheen paint per the pre-approved color scheme
	Trim/Corner Boards/Fascia	One coat of low sheen paint per the pre-approved color scheme
	Front Door	Prefinished
	Garage Interior	Taped, Textured and Painted
	Furnace closet	Fire-tape only
	Garage Door	Black Anodized

Wallpaper Available at an additional expense to *Buyer*

Millwork Schedule

Room	Finish	Base	Casing	Crown	Windows	Chair rail	Wainscot	Fireplace
Entry	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Dining	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Powder	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Den/Study	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Lower Hall	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Laundry	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Family	Paint	5.5"	3.5"	No	Full Wrap	No	No	Per Plan
Kitchen	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Mud Room	Paint	5.5"	3.5"	No	N/A	No	No	No
Butler's Pantry	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Stairs	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Upper Hall	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Secondary Bdrms	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Hall/Secondary	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Master Bedroom	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Master Bathroom	Paint	5.5"	3.5"	No	Full Wrap	No	No	No
Bonus Room	Paint	5.5"	3.5"	No	Full Wrap	No	No	No

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Base	9/16"x5 1/2" "Very Square" MDF flat stock.
Door Casing	3/4"x 3 1/2" "Very Square" MDF flat stock.
Windows - Wrapped	Main and upper Floor window to have full wrap with "Very Square" casing picture framed. If needed, the casing will be modified at the builder's discretion.
Stairs	Pre-fabricated metal railing in a black finish on a curb with a painted wall cap, on the stairs. 1x10 skirt boards on both flights.

Appliances

Range	LG 36" Studio Gas Cooktop - 5 burner Gas CBGS3628S
Hood	Zephyr 36" Roma Wall Mount Hood Fan – ZRO-M90FS
Wall Oven – Micro	LG Studio Smart Enabled Combination Double Wall Oven – WCES6428F
Dishwasher	LG Studio Top Control WiFi Enabled Dishwasher – LSDTS9882S
Beverage Refrigerator	Zephyr 24" Undercounter Beverage Refrigerator Stainless

Countertops & Finishes

Kitchen	Countertops - 3CM Quartz slab countertop selected from the pre-approved color schemes. Backsplash- Bedrosians Cloe White 5"x5" Tile in straight set or Bedrosians Cloe White 2.5"x8" in horizontal brick or straight set
Butler's Pantry	Countertops - 3CM Quartz slab countertop from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertop from the pre-approved color schemes.
Powder Room	Countertops - 3CM Quartz slab countertop from the pre-approved color schemes. 3CM slab Back Wall / Backsplash- Z Tile Mohair Verde Natural tile or Emser Euphoria Silver Arrow 3x12 in vertical straight set.
Master Bath	Countertops - 3CM Quartz slab countertop from the pre-approved color schemes. Backsplash to be 2CM 4" Quartz to match the counter from the pre-approved color schemes. Shower- Bedrosians Purestone Bianco 12"x 24" tile in Muretto and Natural or Bedrosians Nomade Bone 24"x48" tile in Deco and Field. Horizontal straight set Bath - Bedrosians Purestone Bianco 12"x 24" tile in Muretto or Bedrosians Nomade Bone 24"x48" Deco tile. Horizontal straight set
Downstairs Guest Bath	Countertops - 3CM Quartz slab countertop from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertop from the pre-approved color. Shower-Emser Catch 3"x12" tile in Ivory Matte in herringbone.

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Upstairs Hall Bath	Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash to be 2CM 4" Quartz to match the counter from the pre-approved color schemes. Bath - Statements EpikaShell Ray 10"x29" tile (Deco and Field design) or Statements Epika Pearl Ray 10" x 29" tile (Deco and Field design). Both schemes in a vertical straight set on the back wall with Deco and horizontal straight set on the return walls with Field.
Upstairs Guest Bath	Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertops from the pre-approved color schemes. Shower- MSI Urbano Pure 4" x 12" tile in basketweave.
Laundry Room	Countertops - 3CM Quartz slab countertops from the pre-approved color schemes. Backsplash - 2CM 4" Quartz to match the countertops from the pre-approved color schemes.

Floor Coverings

Wood Flooring	7.5" x 1/2" Dansk Majestic Manor Antilla wood plank, or equivalent, throughout the entire main floor and stairs with the exception of the guest suite. Color to be selected from the pre-approved color schemes.
Tile	Main Guest Bathroom – TT Home Grey Field tile – 24"x24" in straight set Master Bathroom - Bedrosians Nomade Bone Field Tile – 24"x48" in horizontal straight set or Bedrosians Purestone Bianco 12"x24" horizontal brick set Master Bath Shower – Bedrosians Nomade Bone Mosaic tile or Bedrosians Purestone Bianco Mosaic tile Upstairs Hall Bath – Statements Epika Shell 23"x23" tile or Statements Epika Pearl 23"x23" tile in straight set Upstairs Guest Bath – UT Potobello St Croix 12x24" tile in straight set
Vinyl	Laundry Room – MSI Trento Mountain Grey LVT in 50/50 brick set
Carpet	Shaw Ellis Bay Quiet Time Carpet, or equivalent, with 8 lb. rebound pad in all other rooms. Carpet color to be selected from the pre-approved color schemes.

Mirrors & Shower Doors

Powder Room	36" Round or 24"x36" Rectangle mirror in black
Master Bath	42" High mirror to span the width of the cabinet. Shower Door – 3/8" glass – black hardware
Secondary Baths(s)	42" High mirror to span the width of the cabinet. Shower Door (where applicable) – Alumax semi frameless – black hardware

Closet Shelves

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Pantry	5 rows wireshelving in the kitchen pantry located in the mudroom, per plan
Master W.I.C.	Custom design melamine shelving per plan.
Linen Closets	5 Rows of white wire shelves
Other Closets	1 Row of white wire shelves and rod

Finish Hardware

Entry Door	Kwikset Milan series Entry Handle latch handset, or equivalent, with deadbolt in black finish outside and chrome finish inside, single key deadbolt.
Interior Doors	Kwikset Milan Collection lever style, or equivalent, in black finish <ul style="list-style-type: none"> • Privacy lock levers at entry door(s) into master suite • Privacy lock levers at all bathrooms • Passage levers at house to garage, secondary bedrooms and all other rooms
Hinges	Black hinges throughout
Deadbolts	At entry door, in Black
Bath Hardware	<p>Powder Room</p> <ul style="list-style-type: none"> • (1) Gatco Minimalist Collection black towel ring & TP holder • (1) Gatco Minimalist Collection black towel bar (In Powder rooms with shower) <p>Lower Floor Bath</p> <ul style="list-style-type: none"> • (1) Gatco Minimalist Collection black towel ring. • (1) Gatco Minimalist Collection black towel bar & TP holder. <p>Master Bedroom</p> <ul style="list-style-type: none"> • (2) Gatco Minimalist Collection black towel ring. • (1) Gatco Minimalist Collection black towel bar & TP holder <p>Hall/Secondary Bedrooms</p> <ul style="list-style-type: none"> • (1) Gatco Minimalist Collection black towel ring. • (1) Gatco Minimalist Collection black towel bar & TP holder

BUYER SELECTIONS AND UPGRADES: If material is not already ordered or installed, the *Buyer* may select counter tops, floor coverings, exterior paint colors and light fixtures from *Seller's* subcontractor's standard stock of materials. If *Buyer* elects to upgrade said selections, then *Buyer* shall pay direct to *Seller* or *Seller's* subcontractor, cash in advance, non-refundable, for the cost of said upgrades. Should *Buyer's* selections cause delay of construction, *Buyer* shall re-select so as to cause no construction delay. All *Buyer* selections are subject to *Seller's* sole approval. *Seller* also reserves the right to request that *Buyer* reselect those items including colors that seller has solely deemed unsuitable or inappropriate for the home or neighborhood.

BUYER'S PLAN AND SPECIFICATIONS CHANGES: Should *Buyer* elect to make any changes from basic plans and specifications, said changes shall be at the *Seller's* sole option. *Seller* additionally reserves the right to accept or reject any changes requested by *Buyer* at *Seller's* sole option.

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****All parties certify that this original document has not been modified or changed from the original, as published by Seller, Construction Manager or Listing Broker except as may be hand written, specifically reference, and agreed upon by all parties.***

THE UNDERSIGNED HEREBY APPROVE THESE SPECIFICATIONS DATED THIS

_____ day of _____, _____.

Buyers Signature Date

Buyers Signature Date

Sellers Signature Date
PHILLIPS RIDGE PARTNERS, LLC

Selling Broker Date

Listing Broker Date

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_____ Buyer _____ Date _____ Seller _____ Date