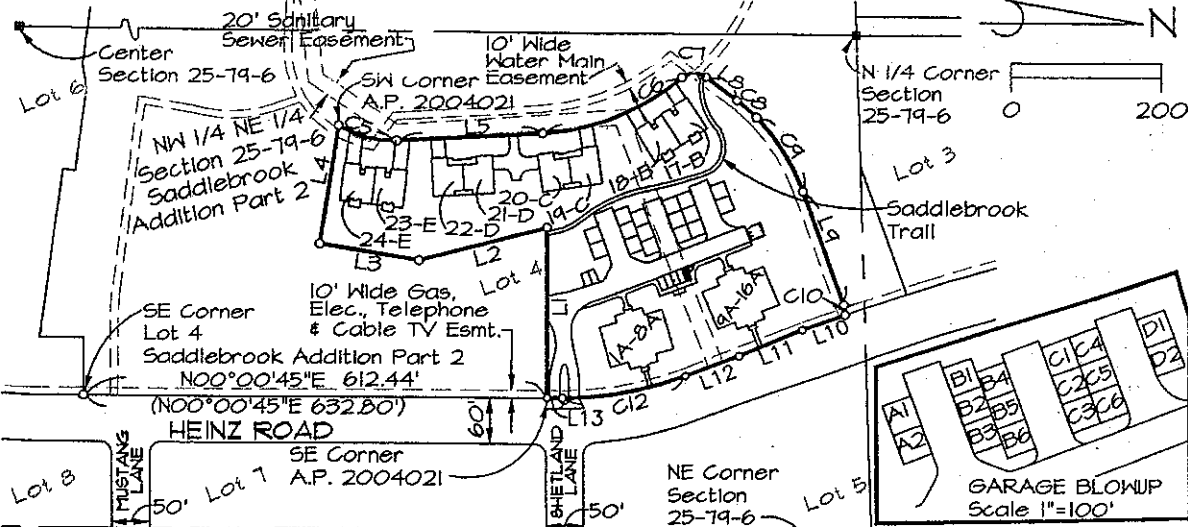


Exhibit "F-1"

Prepared by: Richard M. Kordick, P.E.L.S., 689 185th Street, Tipton, IA 52772 Phone: (563) 432-6424

SITE PLAN - CLUBHOUSE CONDOMINIUMS



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD-BEARING	CHORD-DISTANCE
C5	38°16'52"	128.00	79.79	41.28	N14°47'48"E	78.46
C6	37°47'01"	312.00	205.75	106.77	N22°14'12"W	202.04
C7	78°54'44"	25.00	34.87	20.95	N01°09'57"W	32.11
C8	72°27'27"	283.25	34.26	17.16	N41°48'18"E	34.24
C9	24°35'51"	287.50	114.84	58.32	N57°46'55"E	113.96
C10	27°14'32"	30.00	14.26	7.27	N83°41'34"E	14.13
C12	20°31'53"	(470.00)	(168.42)	85.12	(S10°15'12"E)	(167.52)

LINE	BEARING	DISTANCE, Feet	L5	N03°20'41"W	192.32
L1	N90°00'00"W	225.68	L8	N35°47'48"E	52.23
L2	S14°29'25"E	174.96	L9	N70°04'20"E	157.38
L3	S09°05'25"W	130.89	L10	(S20°31'09"E)	60.06
L4	N80°54'35"W	156.70	L11	(S22°28'14"E)	(89.62)
			L12	(S20°31'09"E)	(75.79)
			L13	(S00°00'45"W)	20.36

LEGEND:

- Section Corner as noted
- 1/2" rebar w/ red cap "Kordick 13657" set
- () Recorded dimension or Book - Page
- Section Line
- Auditor's Parcel 2004021 Boundary
- Existing Lot Line
- Existing Easement as Noted

BUILDING LOCATIONS, coordinates in feet					
BLDG #	NORTH	EAST	GAR #	NORTH	EAST
23-E NW	7205.98	10389.38	A NW	7458.24	10458.61
23-E NE	7200.07	10438.36	A NE	7472.61	10487.01
24-F SW	7124.22	10379.55	A SW	7438.88	10465.85
24-F SE	7118.32	10428.52	A SE	7453.25	10504.25
21-D NW	7317.18	10368.66	B NW	7520.87	10434.81
21-D NE	7320.04	10417.91	B NE	7542.37	10492.25
22-D SW	7237.31	10373.30	B SW	7478.97	10439.82
22-D SE	7240.18	10422.55	B SE	7500.46	10497.26
19-C NW	7456.61	10355.24	C NW	7583.48	10410.96
19-C NE	7463.87	10404.03	C NE	7604.98	10468.40
20-C SW	7377.48	10367.01	C SW	7545.09	10425.34
20-C SE	7384.74	10415.80	C SE	7566.58	10482.77
17-B NW	7578.12	10291.21	D NW	7628.84	10399.03
17-B NE	7604.53	10332.88	D NE	7643.22	10437.42
18-B SW	7508.57	10335.28	D SW	7609.49	10406.27
18-B SE	7534.98	10376.95	D SE	7623.86	10444.67
9-A--16-A NW	7678.32	10512.70			
9-A--16-A NE	7699.18	10563.23			
9-A--16-A SW	7597.60	10546.04			
9-A--16-A SE	7618.46	10596.56			
1-A--8-A NW	7543.77	10569.80			
1-A--8-A NE	7559.26	10622.22			
1-A--8-A SW	7460.02	10594.54			
1-A--8-A SE	7475.51	10646.97			

NOTE: Coordinate locations are taken at the foundation corner on each building.

LOCATION COORDINATES

The basis of the coordinate system is an arbitrary O.D point that is located South - 7116.74 feet and West - 10330.88 feet from the southwest property corner of Auditor's Parcel 2004021.

SW corner of Auditor's Parcel 2004021	NORTH	EAST
SE corner of Auditor's Parcel 2004021	7116.74	10330.88
SE corner of Lot 4 of Saddlebrook Addition Part 2	7340.63	10688.19
	6718.19	10688.05

Total Area in NW NE = 3.77 acres
Total ROW Area in NW NE = 0.00 acres

SURVEY REQUESTED BY PROPRIETOR:
The Paddock LLC

LEGAL DESCRIPTION

Auditor's Parcel 2004021, as recorded in Johnson County Recorder's Office Book 48 - Page 110, lying in the NW 1/4 NE 1/4 Section 25, T. 79 N., R. 6 W., of the 5th P.M. Johnson county, Iowa. Said Auditor's Parcel 2004021 contains 3.77 acres which includes 0.00 acres of Road Easement.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

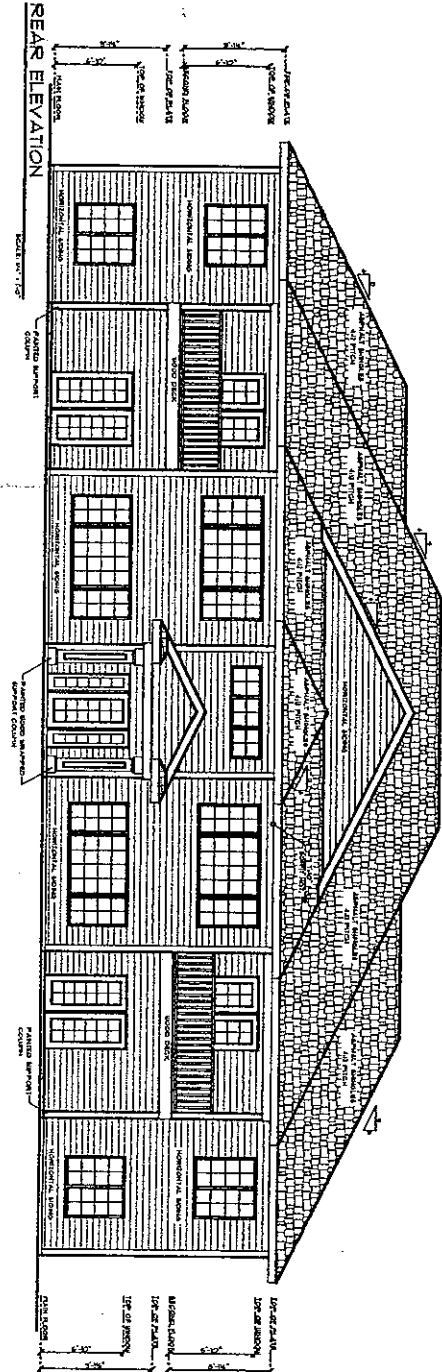
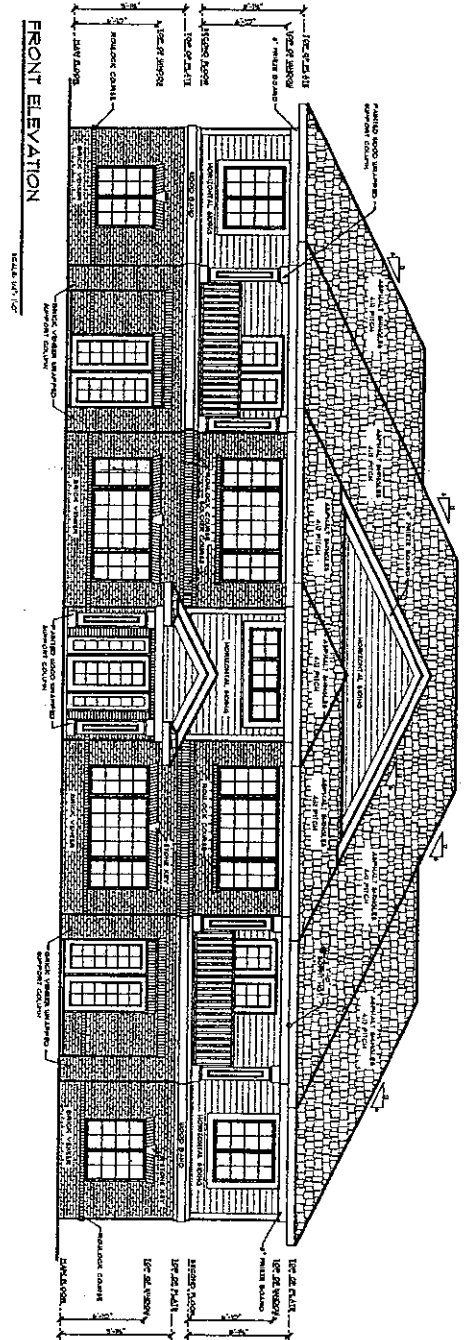
Richard M. Kordick 12/28/2004
Richard M. Kordick
License number 13657
My license renewal date is December 31, 2005.
Pages or sheets covered by this seal: 1 of 1

SITE PLAN
CLUBHOUSE
CONDOMINIUMS - PHASE I
A portion of Auditor's
Parcel 2004021
lying in the
NW 1/4 NE 1/4
SEC. 25-79-6
JOHNSON COUNTY, IA
Kordick Surveying
& Engineering
689 185th Street
Tipton, Iowa 52772
(563) 432-6424

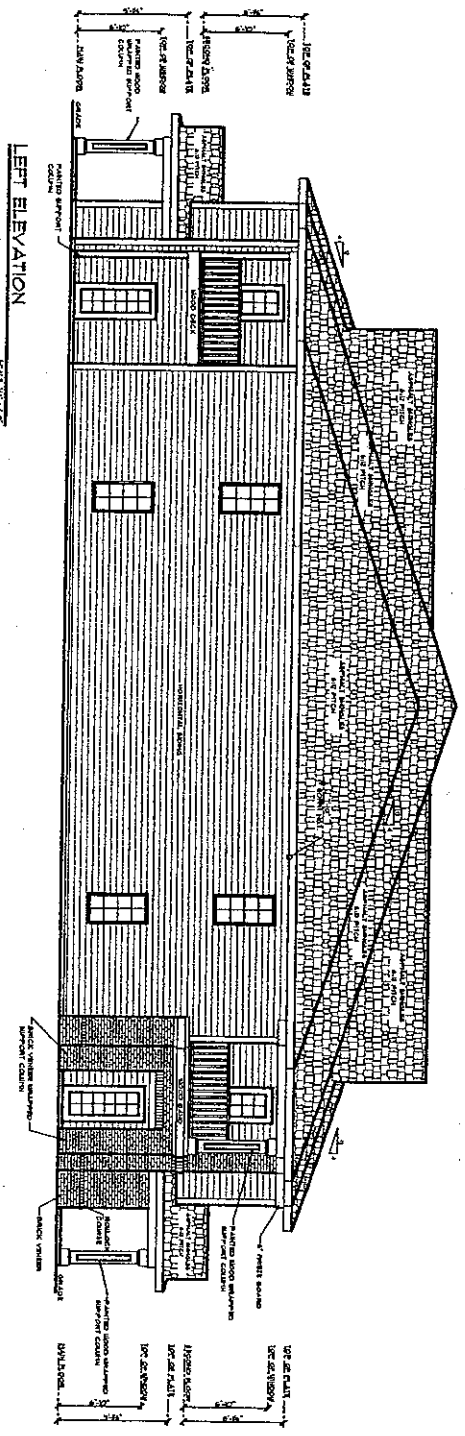
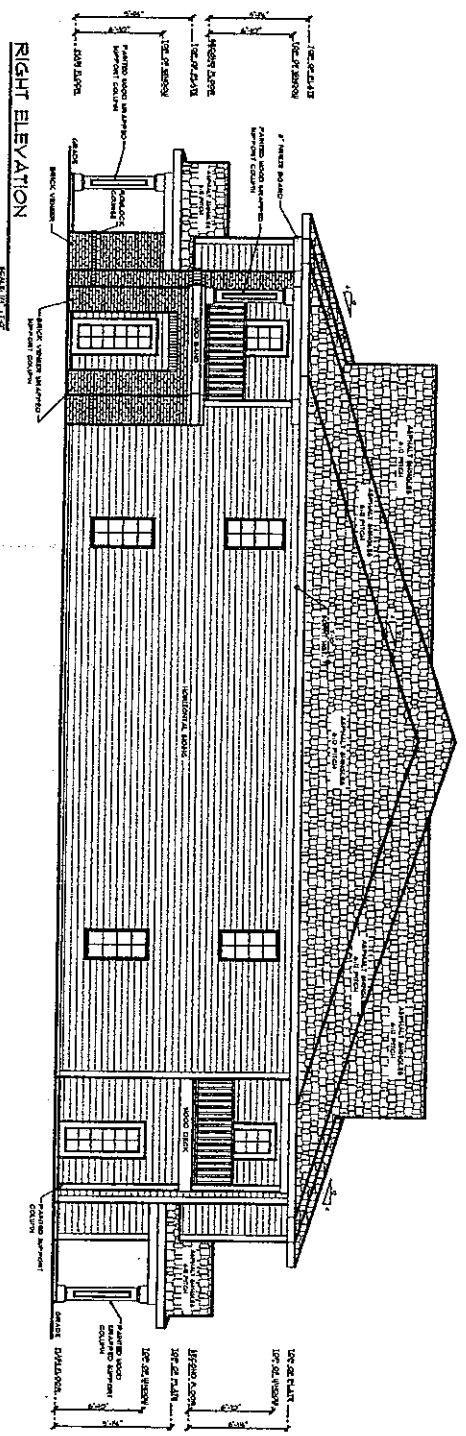
Date: 12/28/04
Job No.: 00052
Scale: 1"=200'
Sht No.: 1 of 1

GENERAL NOTES:

1. THE ARCHITECT HAS PREPARED THESE DRAWINGS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE CLIENT IS RESPONSIBLE FOR PROVIDING ACCURATE INFORMATION.
2. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE EXISTING BUILDING. THE CLIENT IS RESPONSIBLE FOR PROVIDING ACCURATE INFORMATION.
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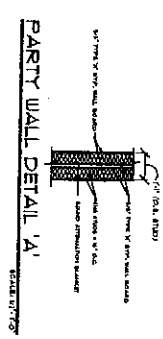
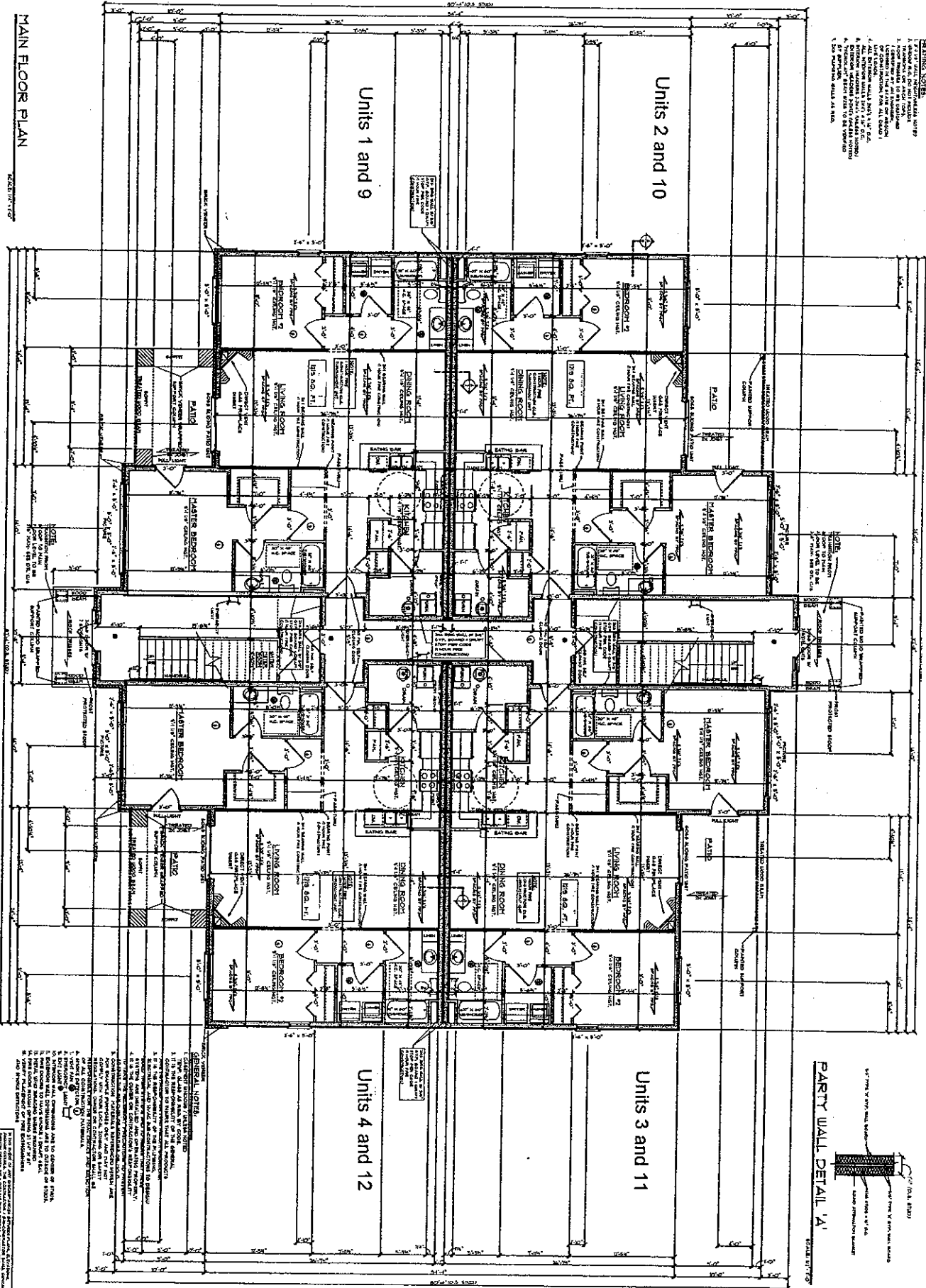


GENERAL NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF ALABAMA.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF ALABAMA.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF ALABAMA.



THESE PLANS WERE PREPARED BY THE ARCHITECT FOR THE PURPOSE OF OBTAINING PERMITS AND FOR THE CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF ALABAMA.

- GENERAL NOTES:**
1. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 2. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 3. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 4. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 5. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 6. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 7. UNITS 1, 2, 3, 4, 9, 10, 11, 12
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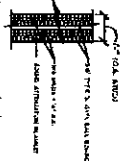
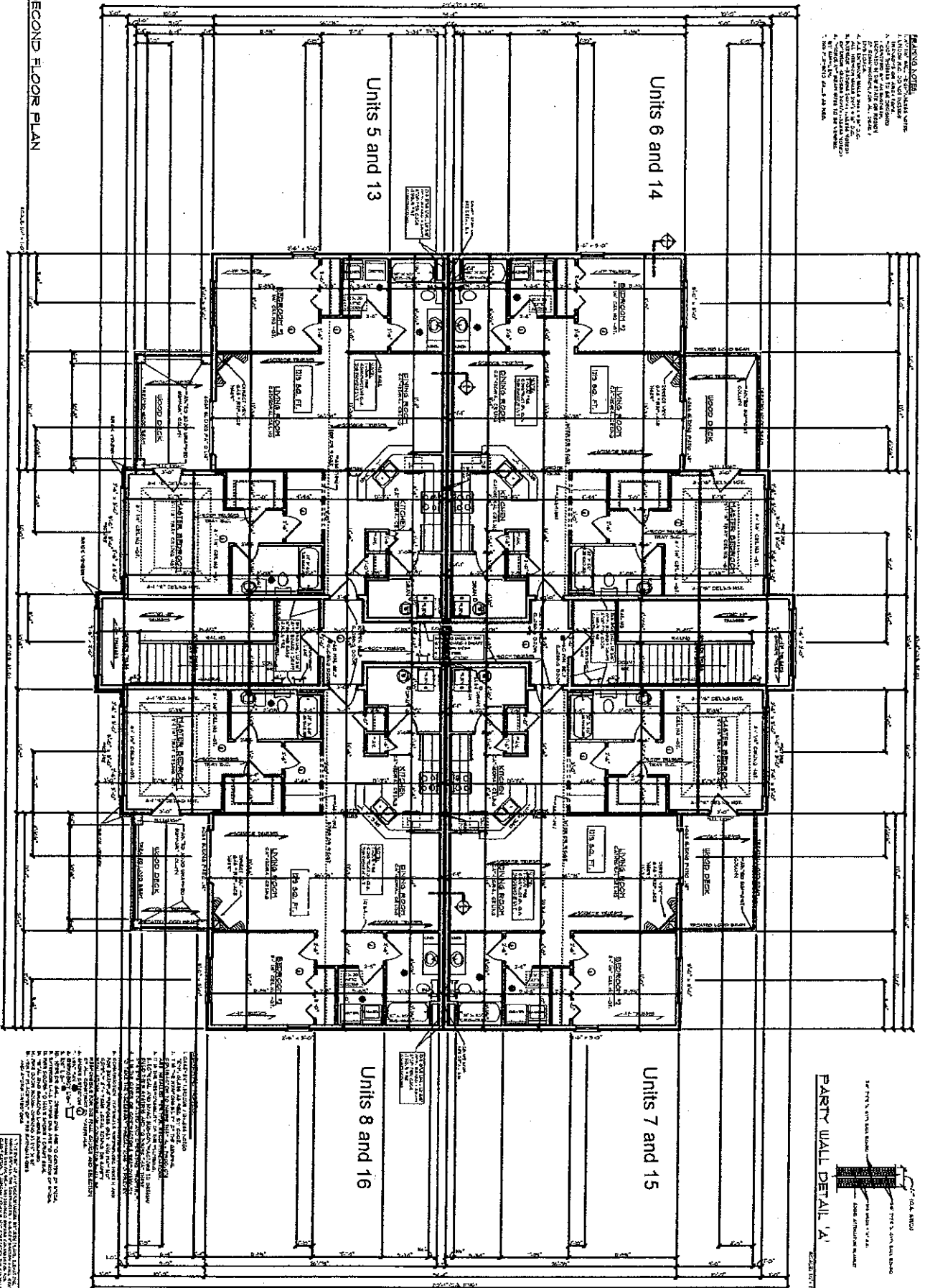


- GENERAL NOTES:**
1. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 2. UNITS 1, 2, 3, 4, 9, 10, 11, 12
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 4. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 5. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 6. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 7. UNITS 1, 2, 3, 4, 9, 10, 11, 12
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 11. UNITS 1, 2, 3, 4, 9, 10, 11, 12
 12. UNITS 1, 2, 3, 4, 9, 10, 11, 12

Exhibit "G-1"

- REMARKS:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.

SECOND FLOOR PLAN



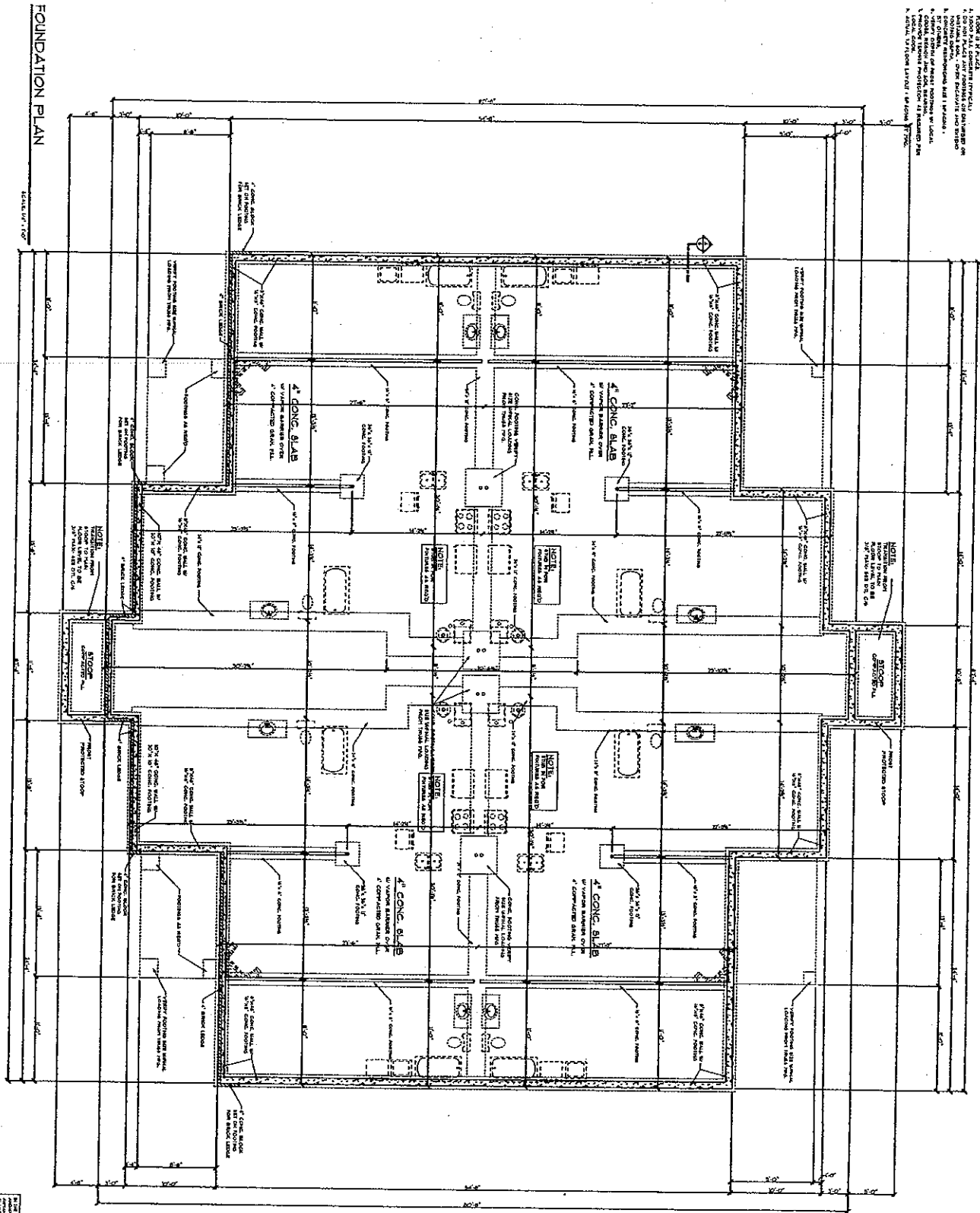
PARTY WALL DETAIL 'A'

HEINZ ROAD
8-PLEX

WWW.AHMANNDESIGN.COM

AHMANN
DESIGN INC.
(310) 395-7000

NOTES:
 1. FOUNDATION WALLS SHALL BE 12" MIN. THICK.
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 10. FOUNDATION WALLS SHALL BE 12" MIN. THICK.



FOUNDATION PLAN

Exhibit "G-1"

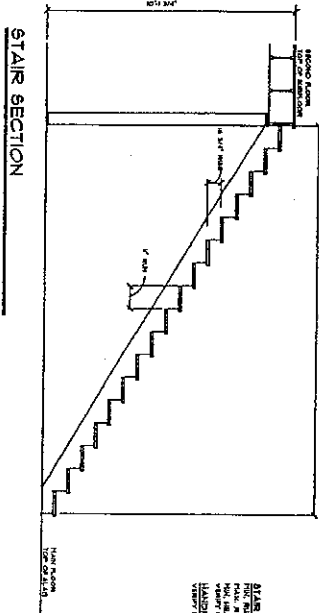
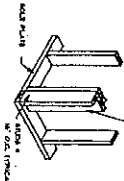
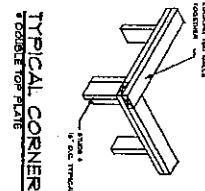
Building Plans for
 Building Type A
 Page 5

NOTES:
 1. FOUNDATION WALLS SHALL BE 12" MIN. THICK.
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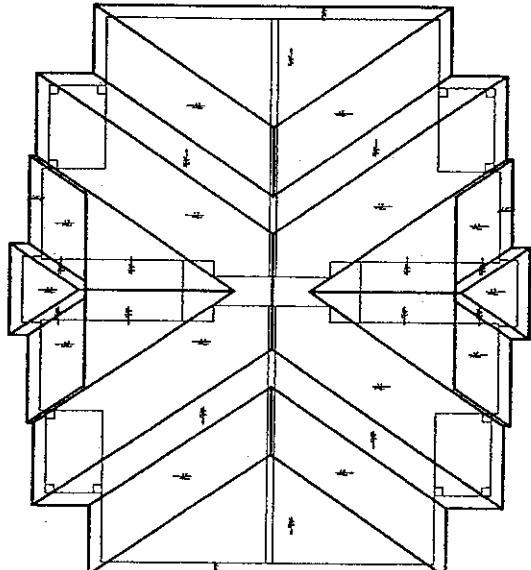
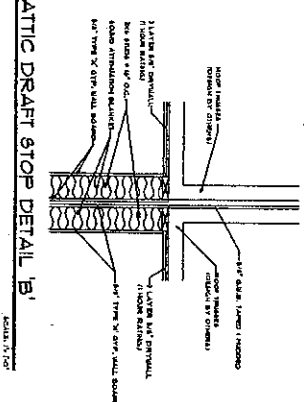
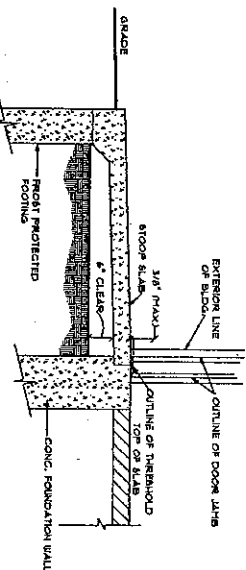
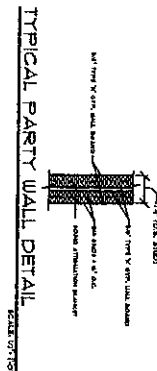
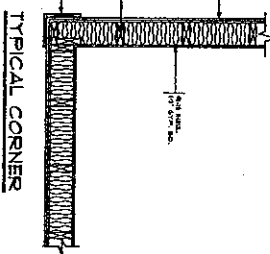
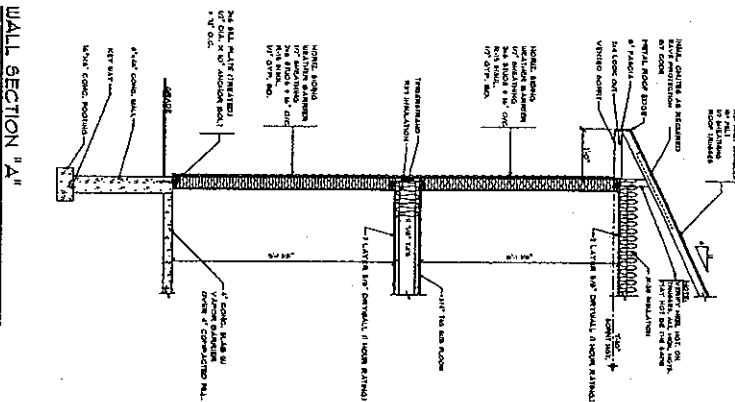
HEINZ ROAD
 8-PI EX

ARMANN
 DESIGN INC
 (313) 395-7700

5



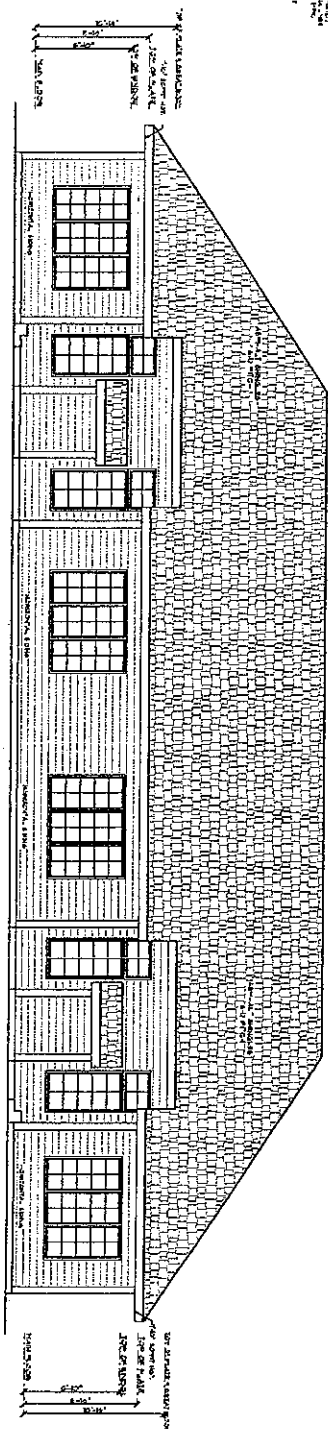
PLAN NOTE:
1. ALL STAIRS SHALL BE CONCRETE.
2. ALL STAIRS SHALL BE FINISHED WITH POLISHED CONCRETE.
3. ALL STAIRS SHALL BE FINISHED WITH POLISHED CONCRETE.





RELEVATION

SCALE: 1/4" = 1'-0"

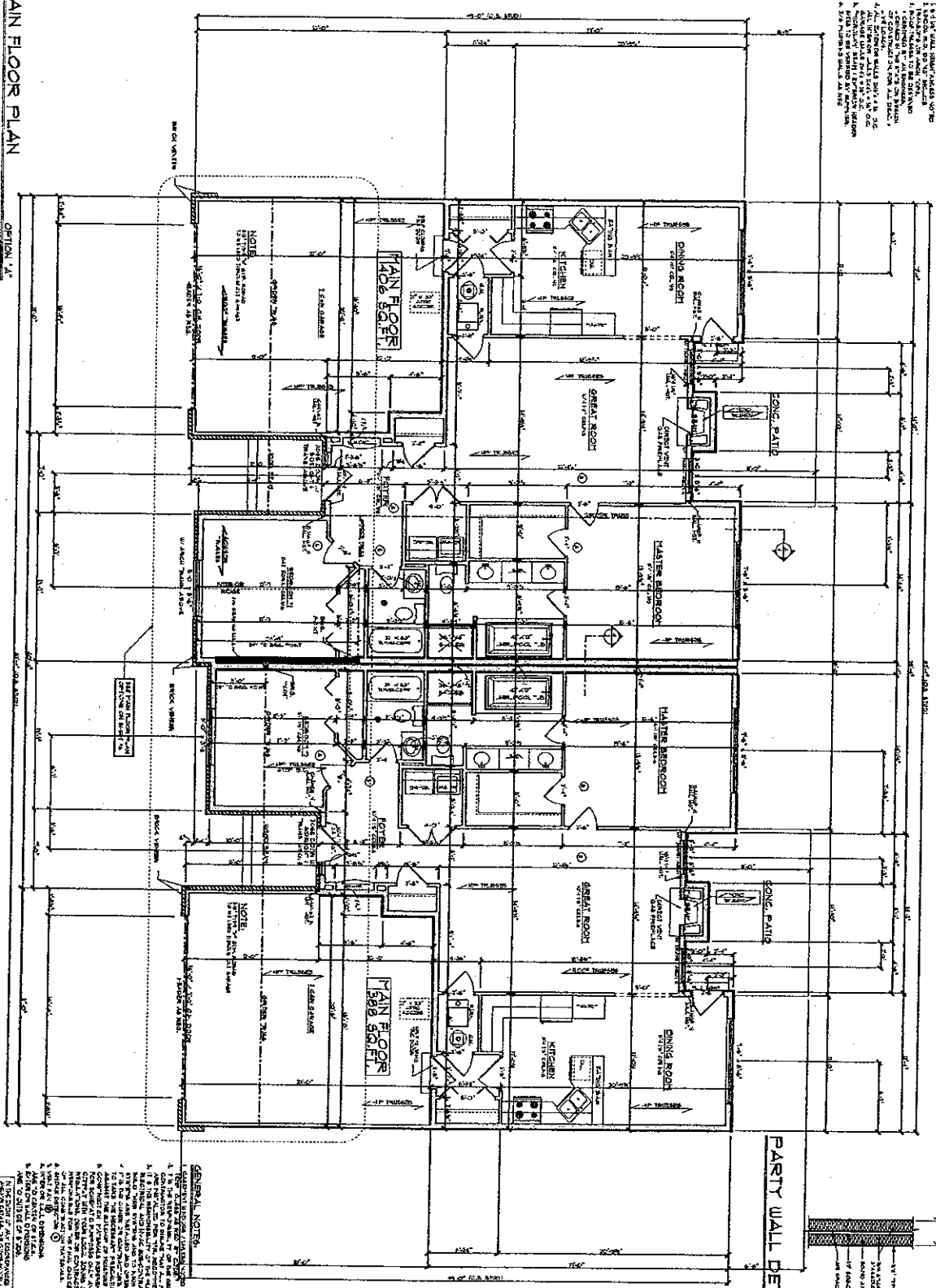
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FRAMING NOTES:

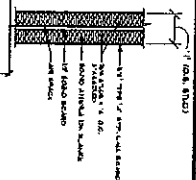
1. ALL JOIST SPACING SHALL BE 16" O.C.
2. ROOFING SHALL BE 2" MIN. THICK INSULATED CONCRETE SLAB ON JOISTS.
3. EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" MIN. THICK EXTERIOR FINISH.
4. ALL INTERIOR WALLS SHALL BE 5/8" GYP BOARD ON 2x4 STUDS.
5. FLOORING SHALL BE 3/4" OSB ON 2x8 JOISTS.
6. CEILING SHALL BE 5/8" GYP BOARD ON 2x4 RAFTERS.
7. ROOFING SHALL BE 2" MIN. THICK INSULATED CONCRETE SLAB ON JOISTS.
8. EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" MIN. THICK EXTERIOR FINISH.
9. ALL INTERIOR WALLS SHALL BE 5/8" GYP BOARD ON 2x4 STUDS.
10. FLOORING SHALL BE 3/4" OSB ON 2x8 JOISTS.
11. CEILING SHALL BE 5/8" GYP BOARD ON 2x4 RAFTERS.

MAIN FLOOR PLAN

OPTION 'A'



PARTY WALL DETAIL 'A'

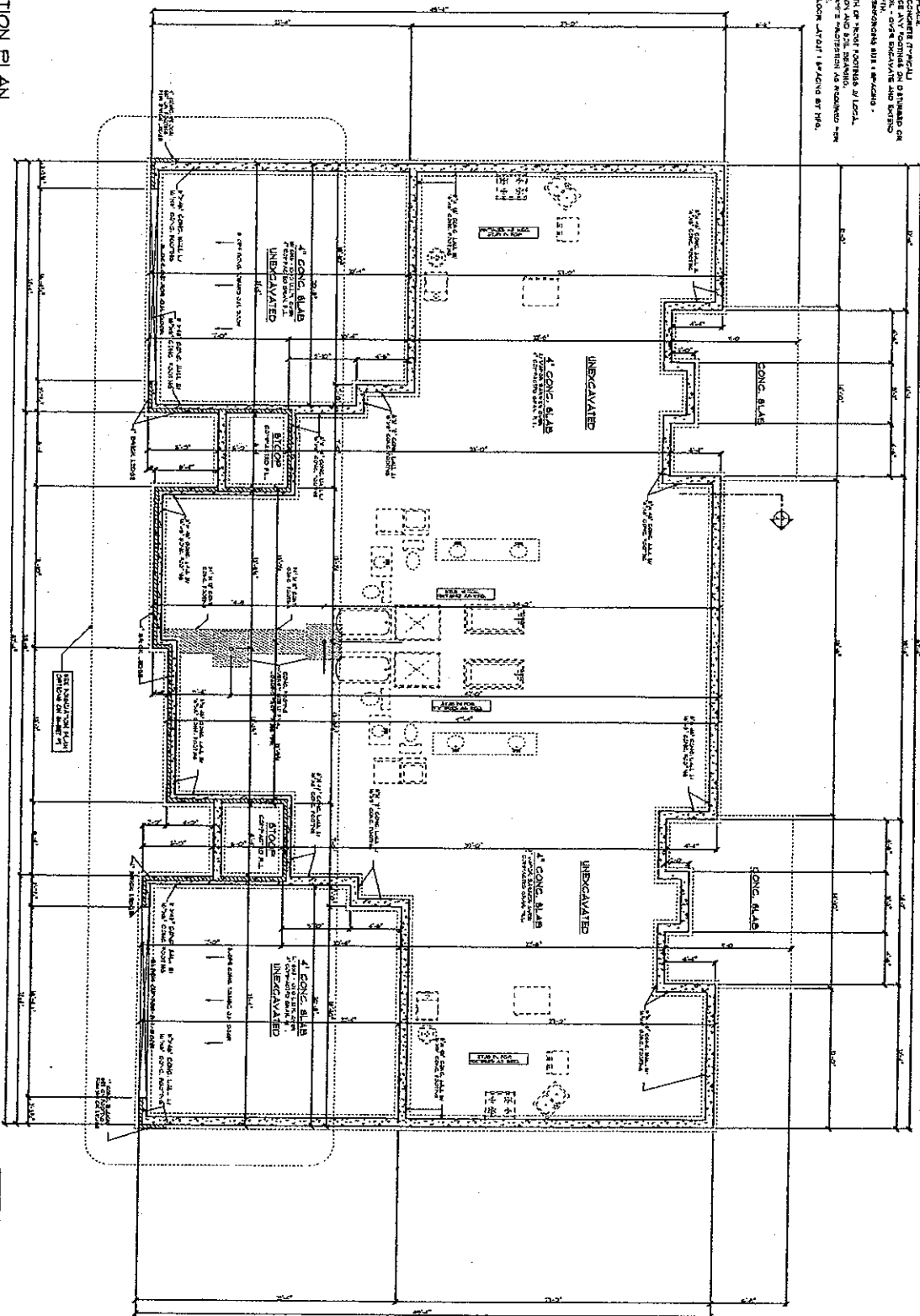


GENERAL NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

2

- FOUNDATION NOTES**
1. 1200 P.S.I. 4" CONCRETE SLABS SHALL BE REINFORCED WITH 10# BARS.
 2. 1200 P.S.I. 4" CONCRETE SLABS SHALL BE REINFORCED WITH 10# BARS.
 3. 1200 P.S.I. 4" CONCRETE SLABS SHALL BE REINFORCED WITH 10# BARS.
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 19. 1200 P.S.I. 4" CONCRETE SLABS SHALL BE REINFORCED WITH 10# BARS.
 20. 1200 P.S.I. 4" CONCRETE SLABS SHALL BE REINFORCED WITH 10# BARS.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

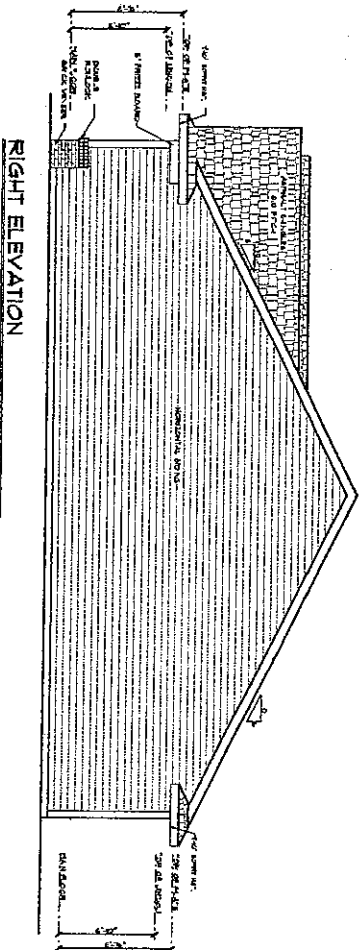
1. THIS PLAN IS A PART OF THE FOUNDATION PLAN SET FOR THE BUILDING. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS IN THE SET. IT IS NOT TO BE USED SEPARATELY. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT ALL PLANS IN THE SET ARE USED TOGETHER.

3

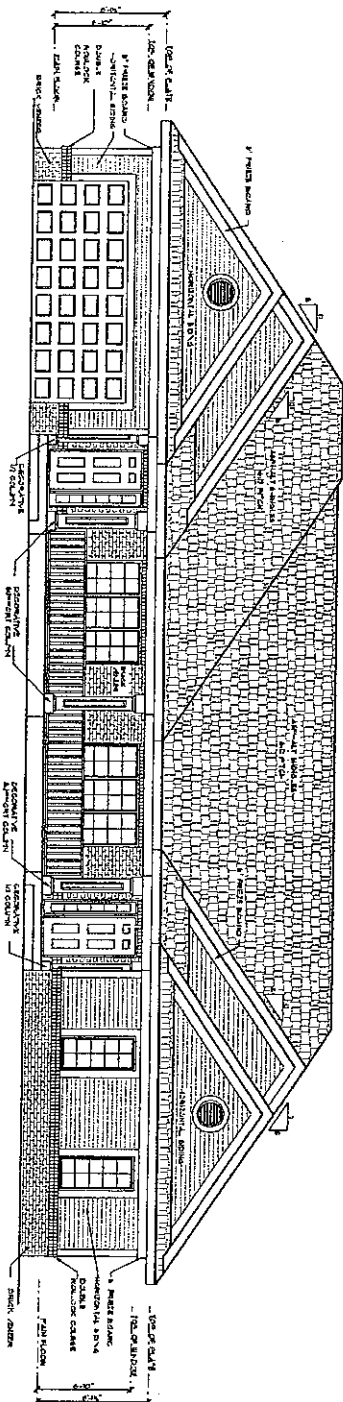
ATMANN
DESIGN INC.

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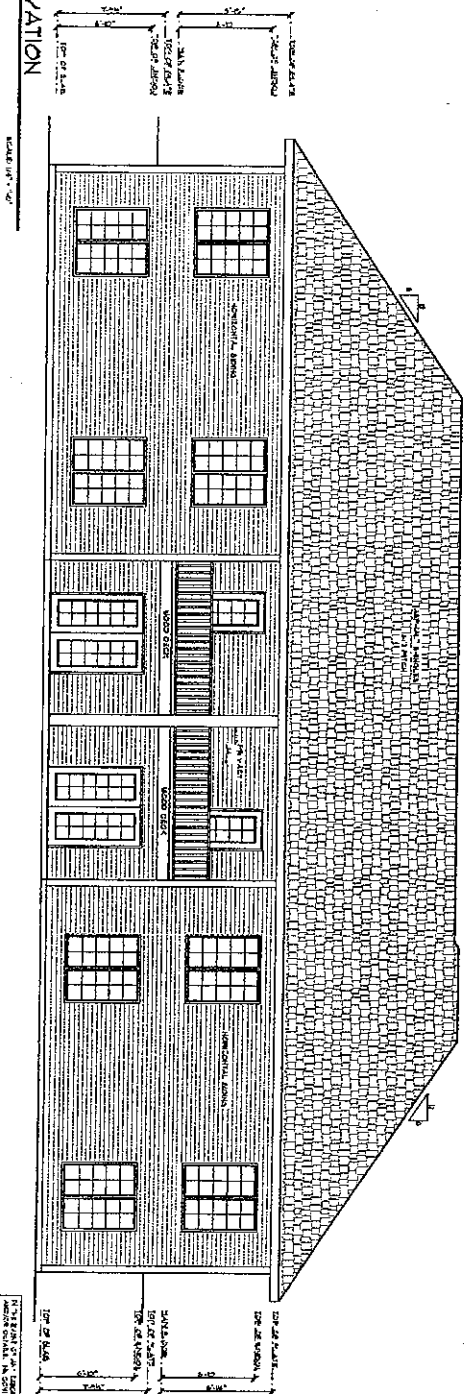


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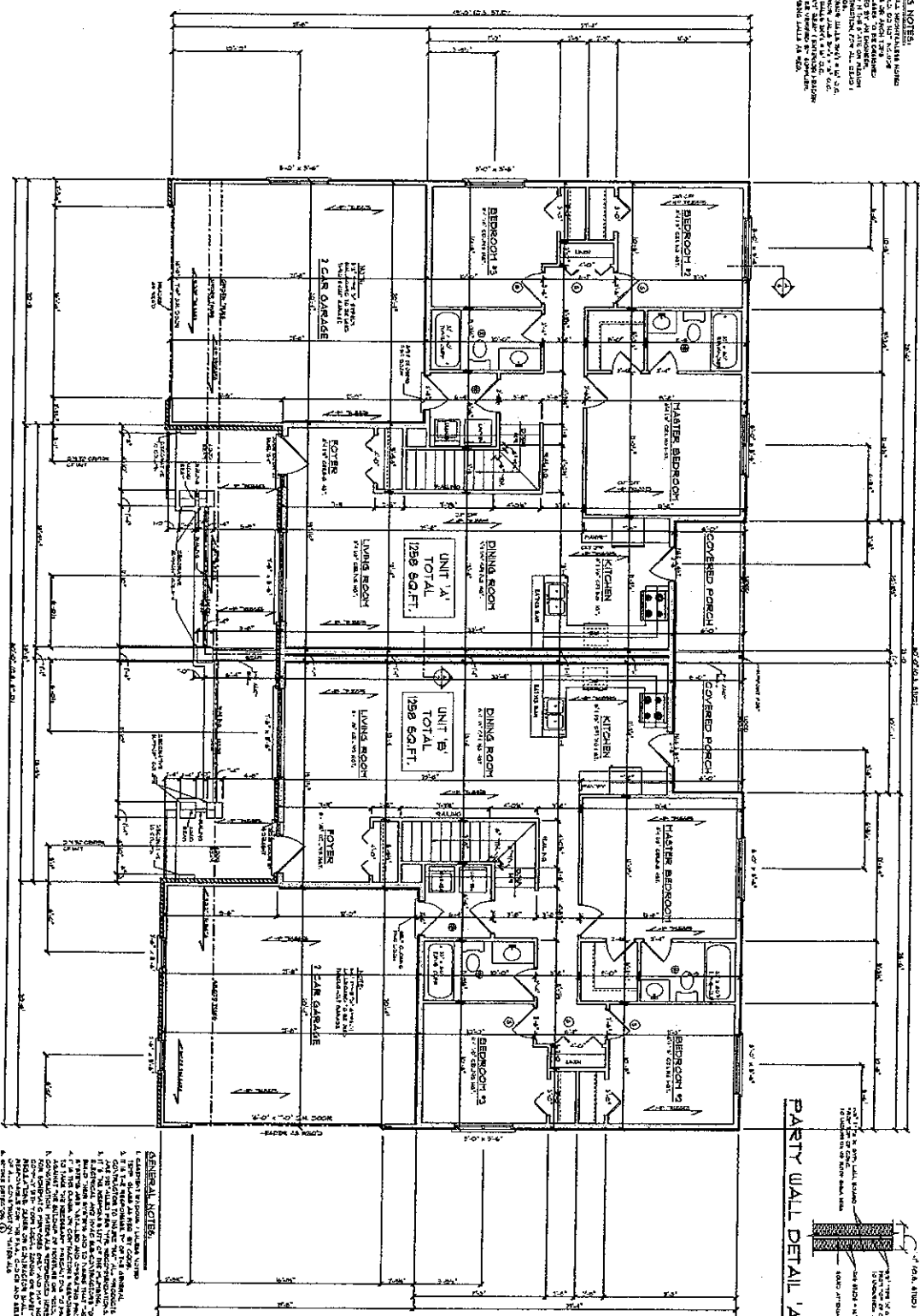
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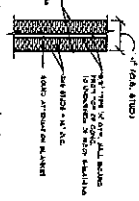
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 JOB NO. 45702-16

- REMARKS:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ROOM NAMES TO BE PLACED IN THE CENTER OF THE ROOM.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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PARTY WALL DETAIL 'A'



MAIN FLOOR PLAN

- GENERAL NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ROOM NAMES TO BE PLACED IN THE CENTER OF THE ROOM.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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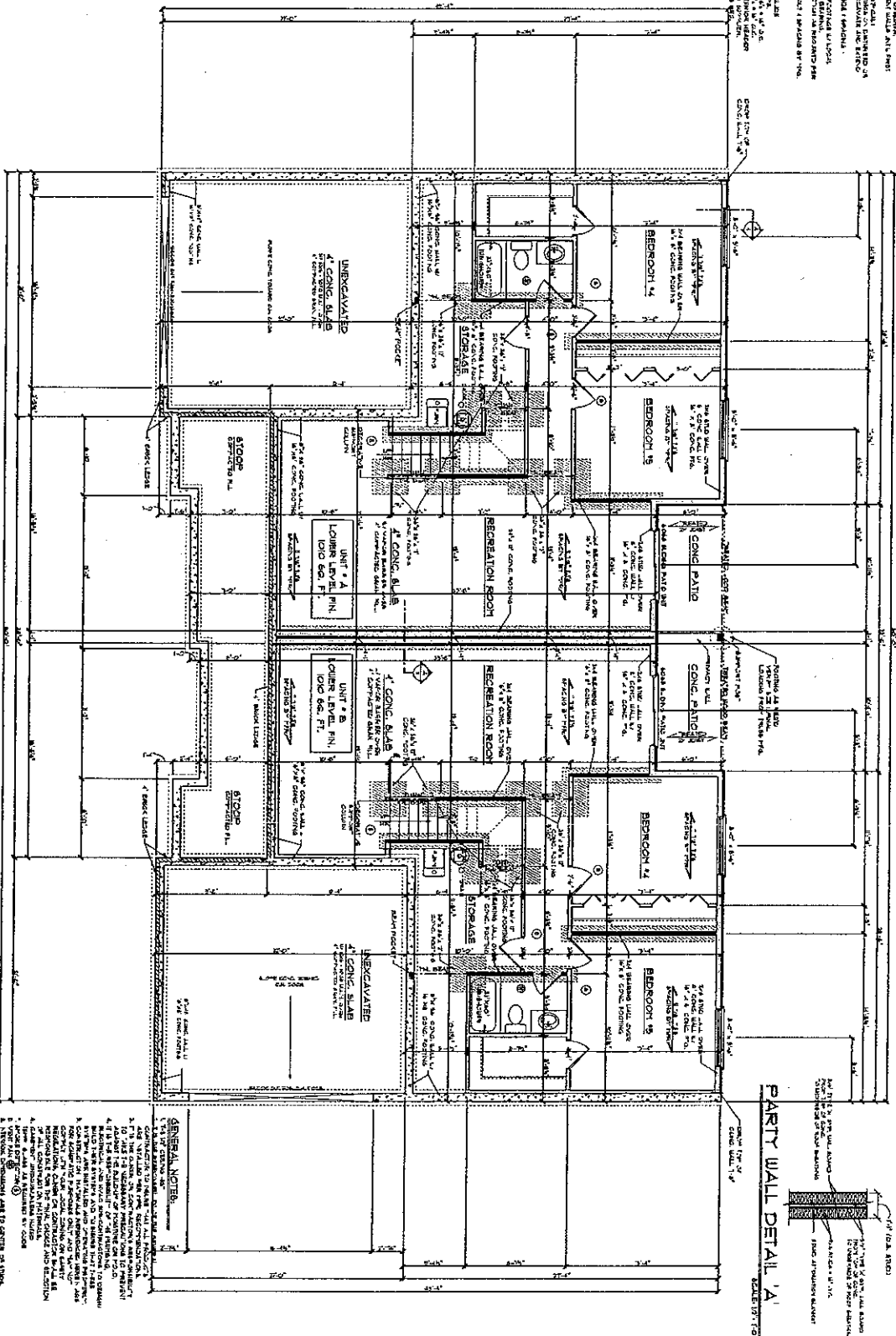


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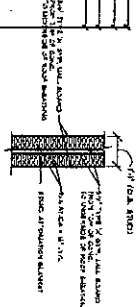
- FOUNDATION NOTES:**
1. SEE PLAN FOR EXISTING AND PROPOSED FOUNDATION WALLS.
 2. ALL FOUNDATION WALLS SHALL BE CONCRETE.
 3. ALL FOUNDATION WALLS SHALL BE MINIMUM 18" THICK.
 4. ALL FOUNDATION WALLS SHALL BE MINIMUM 4' HIGH.
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 9. ALL FOUNDATION WALLS SHALL BE MINIMUM 4' HIGH.
 10. ALL FOUNDATION WALLS SHALL BE MINIMUM 4' HIGH.
- FRAMING NOTES:**
1. ALL FRAMING SHALL BE 2" X 4" UNLESS NOTED OTHERWISE.
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FOUNDATION PLAN

Scale: 1/8" = 1'-0"

PARTY WALL DETAIL 'A'



GENERAL NOTES:

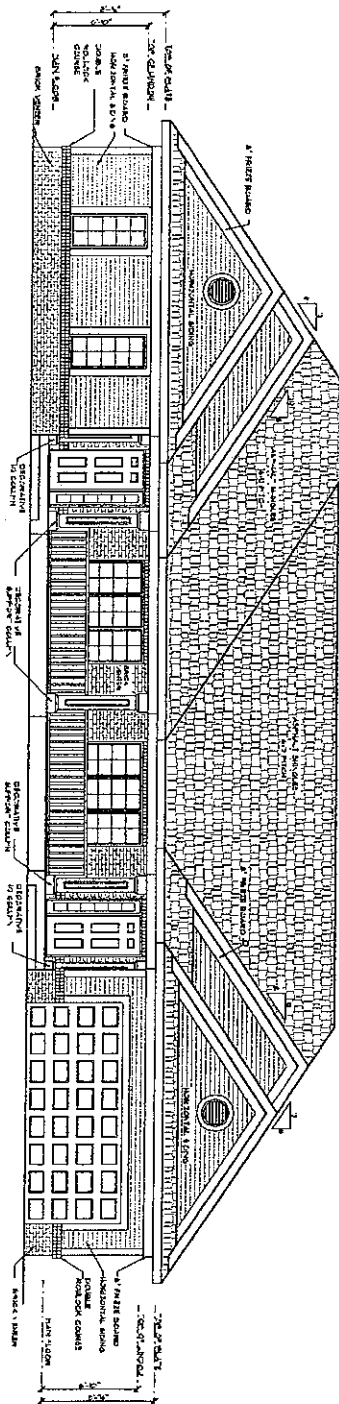
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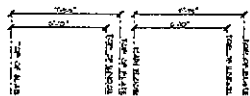




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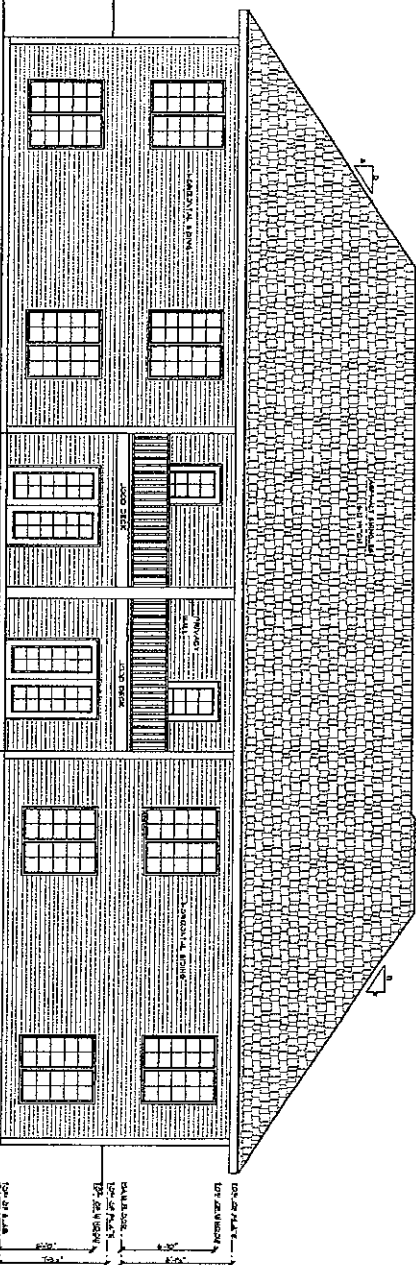
SCALE: 1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE SCHEDULE.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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REAR ELEVATION

SCALE: 1/4" = 1'-0"



NOTES:
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DRAWN BY: AHMANN
CHECKED BY: AHMANN
DATE: 10/1/00
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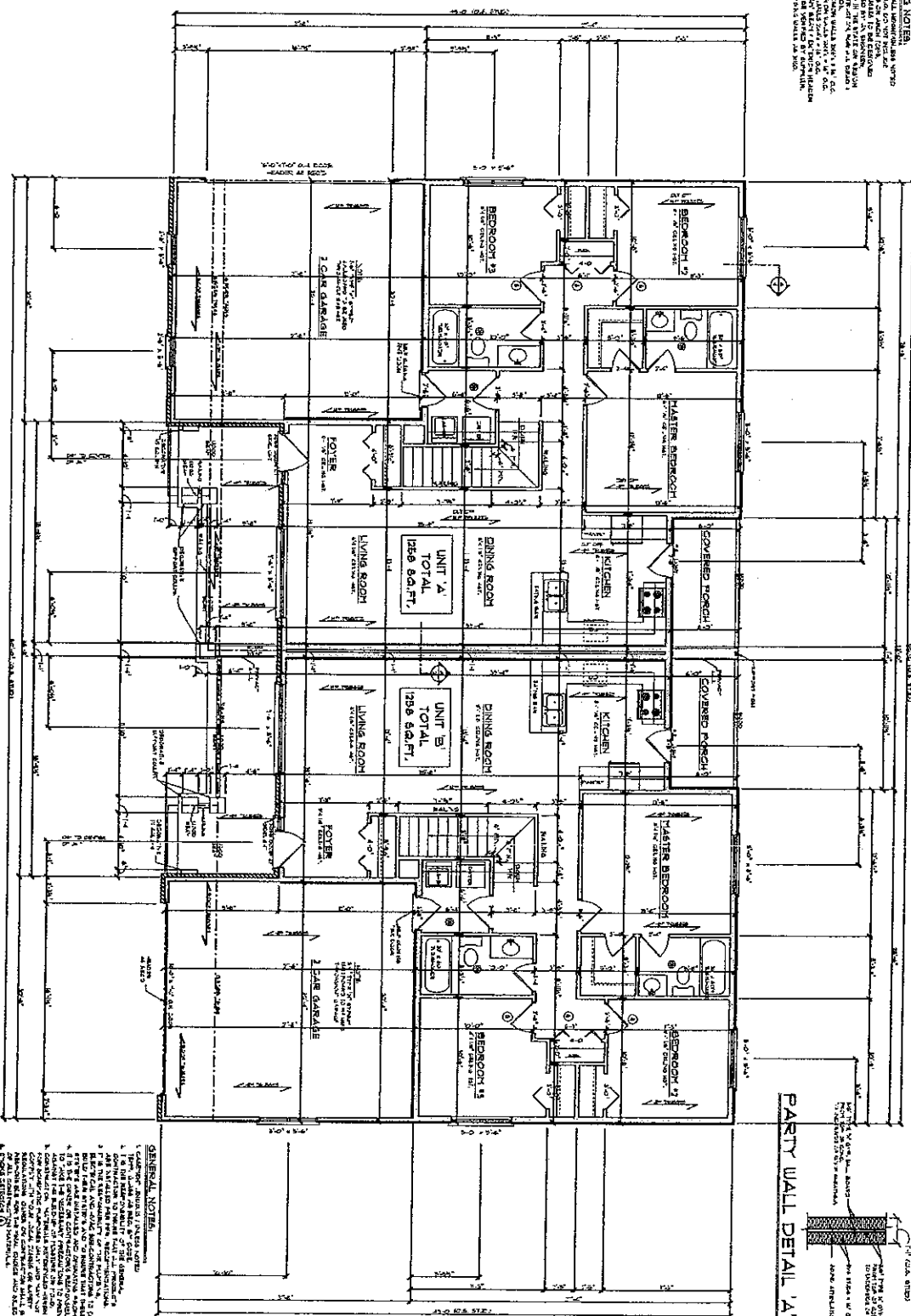
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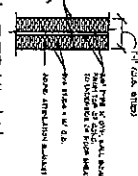
FINISHING NOTES

1. FINISH WALLS, DOORS AND FLOORS TO BE DETERMINED BY THE ARCHITECT.
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MAIN FLOOR PLAN

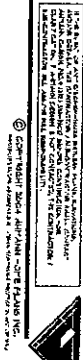


PARTY WALL DETAIL 'A'



GENERAL NOTES

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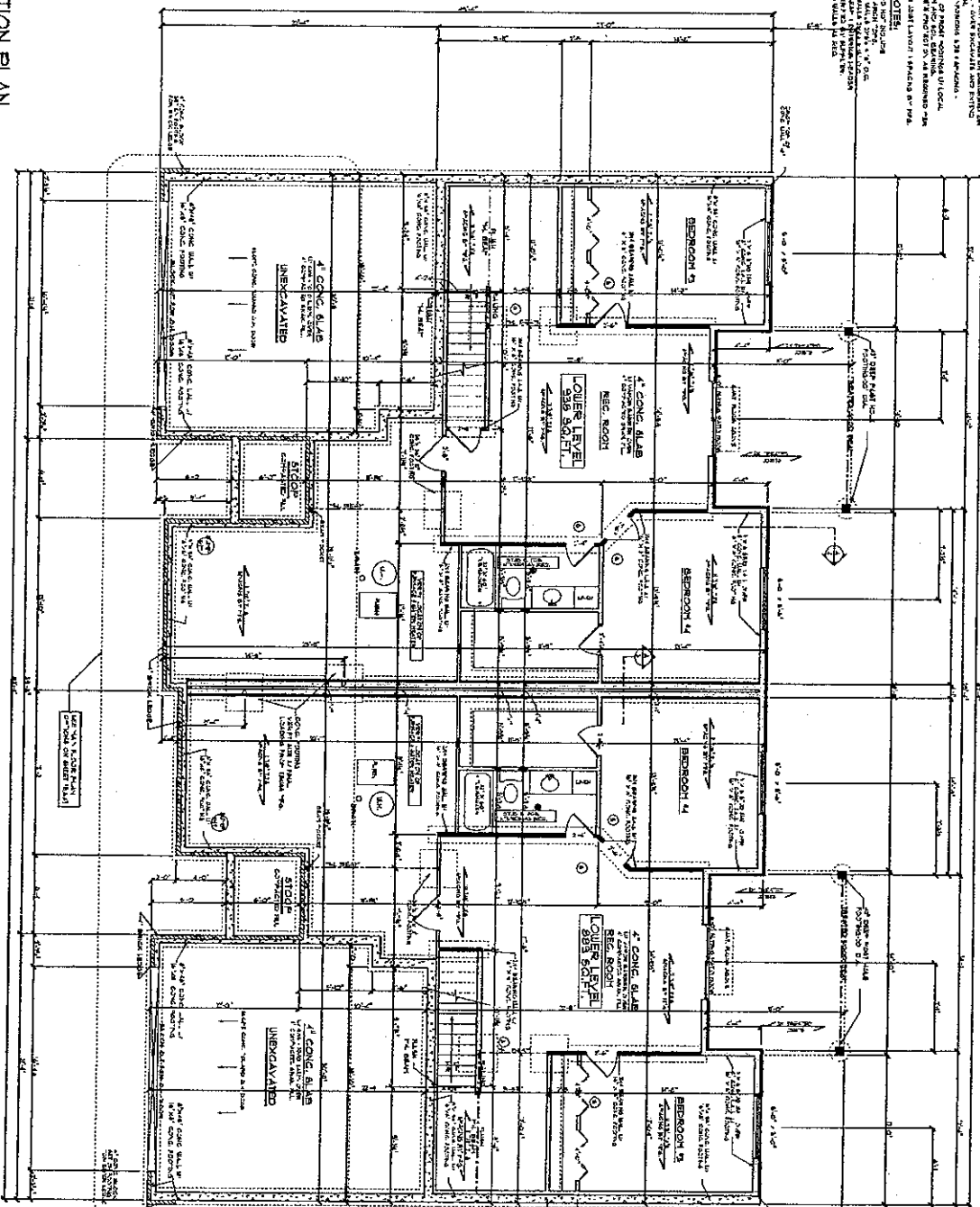
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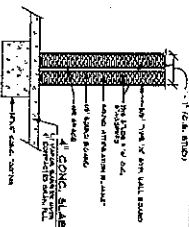


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PARTY WALL DETAIL 'A'



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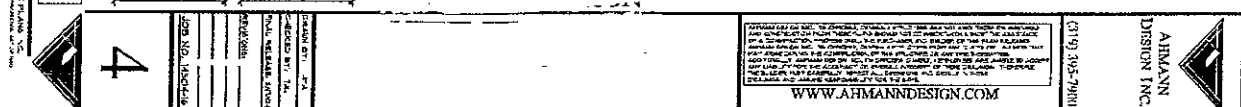
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Building Specifications for
Building Type A
Page 1

SITE WORK:

Excavation and Backfilling	All top soil removed; excavated as required for frost protection. All soil replaced and compacted to requisite specifications.
Site Utilities:	Cable and phone available to each unit.
Lawns & Soil Preparation:	Top Soil replaced, finished, graded and yard sodded around buildings, all other seeded.

CONCRETE:

Foundation:	8" x 4' concrete walls, 16" W x 8" continuous concrete footings
Garage Floor:	4" concrete with re-rod 24" on center.
Building Floor:	4" concrete over poly-vapor barrier.
Driveway:	5" concrete with re-rod 24" on center.
Approach:	6" concrete.
Sidewalks:	4" concrete.
Patio:	4" concrete with re-rod 24" on center.
A/C Pad:	Concrete pad 4"

MASONRY:

Masonry as per elevations.

WOOD AND PLASTICS:

Exterior Walls:	2" x 4" studs, 16" o.c. with 7/16" OSB sheathing, tyvek house wrap or equal and .044" vinyl siding
Interior Walls:	2" X 4" studs, 16" o.c. Plumbing walls 2" x 6" 16" on center or as per plan.
Roof System:	Engineered roof trusses 24" o.c. with 1/2" OSB sheathing.

Floor System:	11-7/8" T.J.I. Floor Joists with 3/4" T&G OSB sub-floor glued and nailed.
Millwork:	Trim interior base and casing in colonial style pre-finished autumn haze oak.
Wall Caps, Mantles, Etc.	3/4" oak finished to match trim.
Cabinets:	All kitchen and bath cabinets are Oakland Square, wheat finish by Aristakraft
Counter Tops:	Kitchen countertops are laminate, bath countertops are cultured marble, white in color.
Closet Shelving:	All clothes closet shelving is vinyl-coated wire with one shelf and rod in each clothes closet. Four shelves in linen closet.
Exterior Deck:	Deck will be treated dimensional lumber.
Underlayment:	1/4" Structure Wood.

THERMAL AND MOISTURE PROTECTION

Exterior Walls:	R-13 Friction Fit Batts with poly-vapor barrier
Boxsill:	R-13 Friction Fit Batts
Party Walls:	3-1/2" R-11 Friction-Fit sound batts (party walls doubled)
Ceilings:	All R-38 blown fiberglass where allowable R-38 Kraft elsewhere.
Baffles:	Placed in every-other opening.
Shingles:	30 year asphalt shingle.
Siding:	.044" vinyl siding with aluminum soffits, fascia and trim.
Gutters and Downspouts:	Seamless white .032" thick aluminum gutter with white .024" thick aluminum downspouts.

DOORS AND WINDOWS:

Exterior Doors: Front entry doors-Steel insulated with steel sidelight.

Deck Patio Doors: Anderson or Norandex sliders or equivalent.

Garage Overhead: Overhead door 10' x 7' steel, raised panel with operator ½ H.P., and one transmitter. Single garage doors 8' x 7'.

Interior Doors: Pre-finished Oak pre-hung hollow core on veneered oak jambs.

Finish Hardware: Brushed Nickel. Dead bolt on front door.

Mirrors: Polished edge 1/4", 36" tall in stock widths.

Windows: Anderson and/or Norandex casement and/or vinyl sliders with screens on all operating windows.

FINISHES:

Gypsum Wall Board: Ceiling: 5/8" sheetrock filled and glazed with acoustic finish.
Walls: 5/8" sheetrock tape coated, filled and glazed with splatter finish.
Party Walls: 2 layers each side, 5/8" sheetrock.
Garage: 5/8" ceiling, ½" elsewhere with tape coat only.

Floor Covering: Kitchen and bath to be vinyl; Bedrooms living/dining area to be carpet; Entry to be tile.

Paint & Stain: Interior walls and ceilings will be painted once, finish coated in same color (entire unit one color).

SPECIALITIES:

Toilet and Bath Accessories: One toilet paper roller and at least one towel bar provided for each bathroom.

Appliances: Refrigerator 17.9 cubic foot, GE GTH22KBRWW
Range GE White JBP69WHWW
Dishwasher White GE GSD6100KWW
Microwave OTR White JVM1440WD
Cords and vents supplied all set up included.

Fireplace: Lennox electric fireplace or equivalent with wall switch

PLUMBING:

Tub: Bath will be white fiberglass recessed shower 60x32" module with single handle chrome faucet
Toilets: White
Lavs: Cultured marble white countertop with chrome two-handle faucet.
Kitchen Sink: Stainless Steel with dual handle spout and spray attachment
Garbage Disposal
40-gallon glass lined electric water heater.
All water pipe will be copper and/or aqua-pex pipe and fittings; all waste lines will be cast-iron and/or pvc pipe and fittings.
All gas piping will be black iron and/or flex pipe with connections to furnace, water heater and fireplace (if applicable).

HEAT & AIR CONDITIONING:

Lennox 70,000BTU 80% eff gas furnace
Lennox 24,000BTU 10 Seer electric A/C
Non-programmable thermostat.

ELECTRICAL:

Electrical Services: Each unit will have switches and outlets per code; smoke detectors per code.
Surface mounted lights: kitchen, hallways, laundry room, mechanical room and bathrooms.
Wall mounted lights: Bathrooms above mirror.
Hanging lights: Dining room area
Bar Light: Kitchen
Ceiling fan with lights: Living room, master bedroom and 2nd bedroom
Telephone outlets: kitchen and bedrooms.
Television outlets: living room and bedrooms.
One exhaust in each bathroom.
Each garage will have one switch, one light, and one outlet.
Exterior lights on garage, patio/deck and front entry.

Contractor reserves the right to supplement equipment of equal or greater value depending upon availability, etc. Units may vary from building to building. Please consult with your realtor regarding the specific unit you are interested in to verify specifications. Items subject to change without notice.

Exhibit "H-1"

Building Specifications for
Building Types B, C, D & E
Page 1

SITE WORK:

Excavation and Backfilling	All top soil removed; excavated as required for frost protection. All soil replaced and compacted to requisite specifications.
Site Utilities:	Cable and phone available to each unit.
Lawns & Soil Preparation:	Top Soil replaced, finished, graded and yard sodded around buildings, all other seeded.

CONCRETE:

Foundation:	8" x 4' concrete walls, 16" W x 8" continuous concrete footings
Garage Floor:	4" concrete with re-rod 24" on center.
Building Floor:	4" concrete over poly-vapor barrier.
Driveway:	5" concrete with re-rod 24" on center.
Approach:	6" concrete.
Sidewalks:	4" concrete.
Patio:	4" concrete with re-rod 24" on center.
A/C Pad:	Concrete pad 4"

MASONRY:

Masonry as per elevations.

WOOD AND PLASTICS:

Exterior Walls:	2" x 4" studs, 16" o.c. with 7/16" OSB sheathing, tyvek house wrap or equal and .044" vinyl siding
Interior Walls:	2" X 4" studs, 16" o.c. Plumbing walls 2" x 6" 16" on center or as per plan.
Roof System:	Engineered roof trusses 24" o.c. with 1/2" OSB sheathing.

Exhibit "H-1"

Building Specifications for
Building Types B, C, D & E
Page 2

Floor System:	Concrete slab.
Millwork:	Trim interior base and casing in colonial style pre-finished autumn haze oak.
Wall Caps, Mantles, Etc.	3/4" oak finished to match trim.
Cabinets:	All kitchen and bath cabinets are Oakland Square, wheat finish by Aristakraft
Counter Tops:	Kitchen countertops are laminate, bath countertops are cultured marble, white in color.
Closet Shelving:	All clothes closet shelving is vinyl-coated wire with one shelf and rod in each clothes closet. Four shelves in linen closet.
Exterior Deck:	Deck will be treated dimensional lumber.
Underlayment:	1/4" Structure Wood.

THERMAL AND MOISTURE PROTECTION

Exterior Walls:	R-13 Friction Fit Batts with poly-vapor barrier
Boxsill:	R-13 Friction Fit Batts
Party Walls:	3-1/2" R-11 Friction-Fit sound batts (party walls doubled)
Ceilings:	All R-38 blown fiberglass where allowable R-38 Kraft elsewhere.
Baffles:	Placed in every-other opening.
Shingles:	30 year asphalt shingle.
Siding:	.044" vinyl siding with aluminum soffits, fascia and trim.
Gutters and Downspouts:	Seamless white .032" thick aluminum gutter with white .024" thick aluminum downspouts.

Exhibit "H-1"

Building Specifications for
Building Types B, C, D & E
Page 3

DOORS AND WINDOWS:

Exterior Doors:	Front entry doors-Steel insulated with steel sidelight.
Deck Patio Doors:	Anderson or Norandex sliders or equivalent.
Garage Overhead:	Overhead door 16' x 7' steel, raised panel with operator ½ H.P., and one transmitter. Single garage doors 8' x 7'.
Interior Doors:	Pre-finished White pre-hung 6-panel on veneered oak jambs.
Finish Hardware:	Brushed Nickel. Dead bolt on front door.
Mirrors:	Polished edge 1/4", 36" tall in stock widths.
Windows:	Anderson and/or Norandex casement with screens on all operating windows.

FINISHES:

Gypsum Wall Board:	Ceiling: 5/8" sheetrock filled and glazed with acoustic finish. Walls: 5/8" sheetrock tape coated, filled and glazed with splatter finish. Party Walls: 2 layers each side, 5/8" sheetrock. Garage: 5/8 ceiling, ½" elsewhere with tape coat only.
Floor Covering:	Kitchen, dining room and bath to be vinyl; Bedrooms and great room to be carpet; Entry to be tile.
Paint & Stain:	Interior walls and ceilings will be painted once, finish coated in same color (entire unit one color).

SPECIALITIES:

Toilet and Bath Accessories:	One toilet paper roller and at least one towel bar provided for each bathroom.
Appliances:	Refrigerator 17.9 cubic foot, GE GTH22KBRWW Range GE White JBP69WHWW Dishwasher White GE GSD6100KWW Microwave OTR White JVM1440WD Cords and vents supplied all set up included.
Fireplace:	Lennox gas fireplace or equivalent available with wall switch

PLUMBING:

Tub/Shower: Bath will be white fiberglass recessed shower

32"x60" module with single handle chrome faucet

Shower: 36"x48" with single handle chrome faucet

Whirlpool Tub: 42"x72" with dual chrome handle and spout

Toilets: White

Lavs: Cultured marble white countertop with chrome two-handle faucet.

Kitchen Sink: Stainless Steel with dual handle spout and spray attachment

Garbage Disposal

40-gallon glass lined electric water heater.

All water pipe will be copper and/or aqua-pex pipe and fittings; all waste lines will be cast-iron and/or pvc pipe and fittings.

All gas piping will be black iron and/or flex pipe with connections to furnace, water heater and fireplace (if applicable).

HEAT & AIR CONDITIONING:

Lennox 70,000BTU 80% eff gas furnace

Lennox 24,000BTU 10 Seer electric A/C

Non-programmable thermostat.

ELECTRICAL:

Electrical Services: Each unit will have switches and outlets per code; smoke detectors per code.

Ceiling mounted lights: kitchen, laundry room, and bathrooms.

Wall mounted lights: Bathrooms above mirror. Sconces in great room and entry

Hanging lights: Entry and dining room area

Can light: kitchen

Ceiling fan with lights: 2 in living room, master bedroom and 2nd bedroom

Telephone outlets: kitchen and bedrooms.

Television outlets: living room and bedrooms.

One exhaust in each bathroom.

Each garage will have one switch, two lights, and two outlets.

Exterior lights on garage, front porch and rear deck

Contractor reserves the right to supplement equipment of equal or greater value depending upon availability, etc. Units may vary from building to building. Please consult with your realtor regarding the specific unit you are interested in to verify specifications. Items subject to change without notice.

EXHIBIT "I-1"
Description of Units and Ownership Interest
Clubhouse Condominiums

The ownership interests in the Common Elements, voting rights and unit designation of each Unit in the Regime are set forth below.

<u>Unit</u>	<u>Percentage Ownership in Common Elements and Pro Rata Share of Expenses</u>	<u>Votes in Association</u>
1-A	1/24	1
2-A	1/24	1
3-A	1/24	1
4-A	1/24	1
5-A	1/24	1
6-A	1/24	1
7-A	1/24	1
8-A	1/24	1
9-A	1/24	1
10-A	1/24	1
11-A	1/24	1
12-A	1/24	1
13-A	1/24	1
14-A	1/24	1
15-A	1/24	1
16-A	1/24	1
17-B	1/24	1
18-B	1/24	1
19-C	1/24	1
20-C	1/24	1
21-D	1/24	1
22-D	1/24	1
23-E	1/24	1
24-E	1/24	1

EXHIBIT "J"**Annexation Document To Be Recorded
With Each New Phase of Clubhouse Condominiums.****DECLARATION OF ANNEXATION**

This Declaration of Annexation is made this ____ day of _____, 200__, by The Paddock, LLC, an Iowa limited liability company (the "Declarant") with reference to the following facts:

A. Declarant executed the Declaration of Submission of Property to Horizontal Regime for Clubhouse Condominiums (the "Declaration"), which was recorded on December 30, 2004, in Book ____ at Page ____, of the Records of Johnson County, Iowa, conveying a portion of real property located in Iowa City, Iowa, described on Exhibit "A" to the Declaration.

B. Section 2.5 of the Declaration provides that Declarant may submit additional real property described on Exhibit "B" of the Declaration (the Annexation Property") to the Project and thereby make additional Phases subject to the Declaration.

C. The real property described on Exhibit "A-__" (The "Phase ____ Property") is a portion of the Annexation Property.

D. Declarant is the owner of the Phase ____ Property.

E. Declarant desires to submit the Phase ____ Property to the terms of the Declaration

DECLARANT DECLARES AS FOLLOWS:

Pursuant to the terms of the Declaration, Declarant, as owner of the Phase ____ Property, declares that the real property described on the attached Exhibit "A-____", consisting of ____ Condominiums Buildings and ____ Units, as shown on the Site Plan for Phase ____, attached hereto as Exhibit "F-____", are annexed to and made a part of the Project described in the Declaration. The annexed property shall hereafter be held, sold, leased, transferred, occupied, conveyed, mortgaged or otherwise encumbered subject to the terms, provisions, covenants, conditions, restrictions and easements of the Declaration, including subsequent amendments thereto. The fractional share of each units expenses and assessments shall be the same as the undivided interest shown on exhibit "I-____".

THE PADDOCK, LLC, an Iowa limited liability company

By: AM Management, Inc., an Iowa corporation
Its Manager

By: _____
Robert Miller, Vice-President

STATE OF IOWA, JOHNSON COUNTY) SS:

This instrument was acknowledged before me on this _____ day of December, 2004 by
Robert Miller, Vice-President of AM Management, Inc., Manager of The Paddock, LLC.

Notary Public in and for the State of Iowa

Prepared by: Michael J. Pugh

One South Gilbert Street Iowa City, IA 52240

(319) 466-1511

EXHIBIT "K"**ENGINEER'S CERTIFICATE
(TO BE FILED AFTER COMPLETION
OF CONSTRUCTION)**

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

Re: Unit _____, Clubhouse Condominiums, according to the Declaration of Submission of Property recorded _____ in Book _____, Page _____ of the records of Johnson County, Iowa.

I, _____, being first duly sworn, do upon oath depose and state that I am a Registered Professional Engineer authorized and licensed to practice my profession in the State of Iowa. My Iowa Registration Number is _____.

I have examined the Building Plans and Site Plan filed with the Declaration of Condominium known as the Clubhouse Condominiums Declaration, as amended and that the same diagrammatically represent, insofar as reasonably possible by use of non destructive measurement techniques, the building and common elements and limited common elements that the Declarant has, in fact, constructed on the real estate described as Unit _____ in said Declaration. Said building plans are in sufficient engineering detail to allow the dwelling structure to be rebuilt in precisely the same location in the event the same is completely destroyed by fire or other casualty.

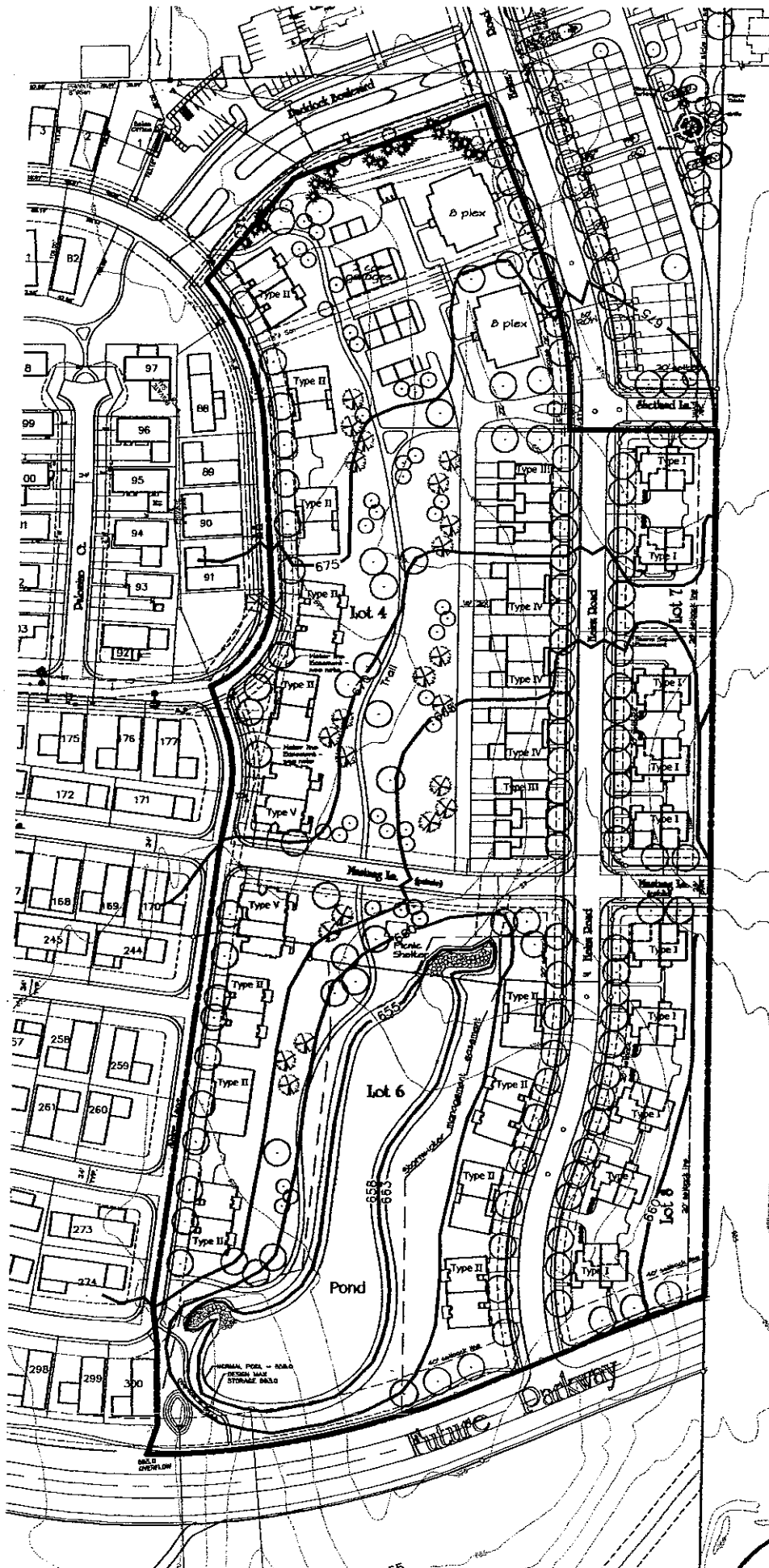
Iowa Registration Number _____

Subscribed and sworn to before me by this _____ day of _____, 200__.

Notary Public in and for the State of Iowa

An amendment to the Saddlebrook
Addition Part 2- Lots 45,6,7,48
Manufactured Home Sensitive Area
Site Plan

Parking proposed:
Minimum 2 spaces per unit



112 West Fifth Street
West Liberty, IA 52776
Ph: 319-627-6818
Fax: 319-627-6801



Scale: 1" = 120'
Nov. 17, 2003