

EXHIBIT C

ESCROW CERTIFICATE

TO THE CITY OF WEST HAVEN, UTAH:

The undersigned Escrow Agent does hereby certify that it has in its possession and custody, cash in the sum of \$ \$207,712.50 which said sum Escrow Agent is holding in escrow to guarantee the installation and completion, according to Ordinance, of all off-site improvements, as specified in Exhibit "A" on the following described tracts of land in the City of West Haven, Utah to wit:

"Sodenkamp" Subdivision, West Haven City

In the event the funds so provided herein do not pay for and complete in full all of the specified improvements set forth in Exhibit "A" and as contemplated herein, then and in that event, subdivider\developer agrees to forthwith pay to the City of West Haven all additional amounts necessary to so complete such improvement.

Said Escrow Agent hereby covenants and agrees that it will not release said funds to any person, firm or corporation (other than as is hereinafter provided) without the express written consent and direction from said City of West Haven, Utah and that if said improvements are not satisfactorily installed and completed according to Ordinance within one month short of two years from the date hereof, that the said Escrow Agent will upon demand deliver said funds to said City of West Haven, Utah for the sole purpose of making and/or completing all of said improvements, with said City to return to the said Escrow Agent any and all funds which may prove to be in excess of the actual cost to the City to make and/or complete said improvements.

E# 1648271 BK2022 PG789
DOUG CROFTS, WEBER COUNTY RECORDER
08-JUL-99 1054 AM FEE \$1.00 DEP MW
REC FOR: WEST.HAVEN.CITY

18-329-0001 TO 0005.

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It is understood that the City may, at its sole option, extend said period of two years for such completion of such improvements upon request of the Escrow Agent or the Subdivider, if the City Council determines that such extension is proper.

It is further understood and agreed that all matters concerning this agreement shall be subject to the pertinent provision of said City of West Haven, Utah.

DATED this 4th day of June, 1999

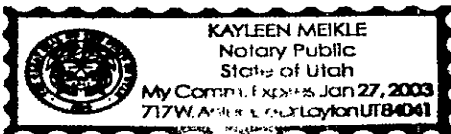
Escrow Agent
Bank of Utah
By: Brent S. Haacke (773-2221)

Signature *B. Haacke*

Title: Vice - President

State of Utah)
 ss:
County of Weber)

On the 4th day of June, 1999 appeared before me the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.



Kayleen Meikle
Notary Public
Residing at: Davis

APPROVED AS TO FORM:

[Signature]
City Attorney

29 Jan 99
Date

Escrow Certificate
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APPROVED:

[Signature]
Mayor, City of West Haven

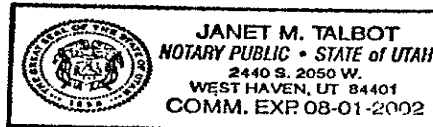
6/30/99
Date

State of Utah)
) ss:
County of Weber)

On the 30th day of June, 1999

appeared before me the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.

[Signature]
Notary Public
Residing at:



5-7-99

COST ESTIMATES		SOONKAMP	SUBDIVISION 47-99		
CATEGORY	DESCRIPTION	QUANTITY (FT)	COST (\$)	AMOUNT	TOTAL
SEWER LINE					
	8" SEWER MAIN PIPE	640	16	10240	
	INCLUDES PLUGS				
	4-4FT MANHOLES INSTALLED	5	1600	8000	
	1 MAIN LINE CONNECTION	1	2000	2000	
	SERVICE LINES	11	500	5500	
	FLUSH & VIDEO	1	640	640	
	SEWER DISTRICT INSP.	1	750	750	27130
WATER LINE					
	8" C-800 WATER MAIN	485	15	7275	
	INCLUDES PARTS			0	
	FIRE HYDRANTS INSTALLED	3	1800	5400	
	WATER MAIN CONNECTIONS	2	2400	4800	
	PRESSURE TEST	1	1500	1500	
	SERVICE LINES	8	800	6400	26375
STORM DRAIN/STORM DRAIN					
	15" RCP	650	16	10400	
	24" RCP	400	23	9200	
	INLET BOXES INSTALLED	7	1400	9800	
	STRM DR MANHOLES	2	1370	2740	
	VIDEO TAPE ST DR	1	650	650	32790
	CURB & GUTTER	1938	7.95	15407.1	
	SIDEWALK	1938	7.9	15310.2	
MIDLAND DR ASPALT UDOT STANDARD		32000	1.62	51840	

