

From: Gordy Jones, President of Edge Homes

Date: 11-30-2022

Re: Two (2) Homes in Hidden Canyon Estates (Suncrest), Draper, Utah
Hidden Canyon Lots 515 & 516 (2477 E. & 2463 E. Springtime Rd., Draper, Utah)

From the time Edge Homes became aware of the shifting and settlement problems with the two (2) homes referenced above, we have worked diligently with the homeowners and Draper City to identify the cause of the problems and determine the appropriate permanent remedy. We have hired several independent expert consultants to monitor and test the homes and determine the best solution, including geo-tech engineers, structural engineers, and civil engineers. We have offered and provided financial assistance to the homeowners, even arranging and paying for one of the families to move into a rental property within the community while we go through this process, and offering to buy back the homes from the owners at the full purchase price plus additional sums. It is a top priority to us to fairly compensate the homeowners for the inconvenience and disruption they have experienced.

In an effort to prevent further settlement/shifting of the homes, we installed helical piers earlier this year and conducted additional testing and monitoring which show that the homes have stabilized. At the present time, we are finalizing engineered plans to perform permanent remedies to ensure no additional shifting or settlement will occur in the future, and to fix the existing damage to the physical structures and components of the homes. We are giving the homeowners the option, if they choose, to keep the homes and move back into them when the repairs have been completed at our expense. In short, we are doing everything we reasonably can to resolve the issues and be fair to the homeowners.

We were disappointed by, and respectfully disagree with, Draper City's decision to revoke the Certificates of Occupancy for these homes, which effectively forced the homeowners to move out and live elsewhere. The independent experts had confirmed the homes were structurally sound and that the helical piers we installed effectively stopped the homes from additional settlement/movement. Nevertheless, the City revoked the Occupancy Certificates, and we are doing everything we reasonably can to limit the resulting inconvenience and financial impacts to the homeowners.

The good news is the soil compaction problems are limited to these two (2) homes due to the unique geographic features and soils on which they were constructed. Based on the data and studies obtained, no other homes in the Hidden Canyon Estates subdivision are affected.

We remain fully committed to completing the long-term remedies and taking care of our homeowners. We continue to implement measures to ensure soil compaction problems do not occur in other Edge developments.