

EXHIBIT A
SAINT PAUL ARMS
150 SAINT PAUL STREET
76-78 SEWALL AVENUE
BROOKLINE, MASSACHUSETTS

SPECIFICATIONS & GENERAL INFORMATION

April 18, 2007

General:

Construction shall be performed by the Sellers or their agents, according to the attached specifications. Specifications may change due to reinterpretations of state and local codes by Brookline Inspectional Services.

All product and material designations below are intended to establish minimum design and quality standards for construction. The units shall conform to the following standards:

A. BUILDING SHELL

1. Construction of a structural steel, wood frame and concrete superstructure.
2. Exterior skin shall be clad with a combination brick, hardy board and precast concrete.
3. Sewall Avenue will maintain its historic appearance with various wood applications.

B. FOUNDATIONS

1. All footings and foundation walls shall be reinforced concrete.
2. Garage slab shall be reinforced poured concrete.

C. DRAINAGE

1. Project shall have catch basin and/or trench drains for run-off from paved areas.
2. Multiple roof drains leading to Town drain system.
3. Garage will have a surface drain system with an oil/gas separator to Town sewer system.

D. FIRE SEPARATION

1. Double 1/2" Type R fire code gypsum blueboard between units.
2. All applicable fire ratings as required by Mass State Building Codes.

E. INSULATION

1. Unfaced batt fiberglass insulation in all exterior walls to meet State Energy Code
2. Soundboard on selected walls.
3. All cavities around exterior doors and windows shall be insulated.
4. Vapor barrier on interior surfaces of all exterior walls and ceilings.
4. Sound attenuation blanket's at all demising walls and common hall walls.

5. 1" insulation board on exterior skin before brick.
6. R-30 with taper insulation and batt as required.

F. ROOFING

1. Rubber membrane roof on flat surfaces.
2. Tapered Insulating Board.
3. Roof drains to Town drainage system.
4. Aluminum flashing and gravel stops as required.

G. WINDOWS

1. Window sash shall be aluminum Silverline double pane insulating glass, low E glass with screens.

H. INTERIOR WALLS AND CEILINGS

1. Wall and ceiling material shall be blueboard either 1/2" or 5/8", as required by code with a plaster veneer.
2. One primer coat, two coats white latex finish on walls.
3. Moisture resistant, concrete reinforced 1/2" wonder board at all tubs and showers.
4. Ceiling heights are approximately 9' and approximately 10' in Pethouses.

I. FINISH CARPENTRY - (Paint Grade - 1 coat primer, 2 coat semi-gloss)

1. All doors casing shall be 3 1/2" Round corner #LWM412 (Brosco).
2. Baseboards to be colonial in style 4 1/4", one piece B688FJP (Brosco).

J. FLOORS

1. Floors in kitchen, living room, den (if applicable) dining areas and hallways shall be of hardwood. Wood Flooring International 3" single strip. Color to be selected by Buyer from samples provided.
2. Floors in master baths and 1/2 baths shall be marble (Carerra).
3. Floors in secondary baths to be
4. Utility rooms shall have 12 x 12 vinyl tile floors.
5. All bedrooms will be carpeted with Tuftex of California Style: Walkabout 2T191 46.8 oz. Color to be selected by Buyer from samples provided.
6. Common areas will be porcelain and/or ceramic tiles, and stairwells will have vinyl tiles or equivalent.

K. KITCHENS

1. Hardwood flooring- (selection can be changed to ceramic tile if not installed at time of Purchase & Sale Agreement).
2. Cabinets – Contemporary White Gloss Thermofoil finish- Townhomes Wood – Maple Finish.
3. Counters – Granite
4. Sink – KWC GENEVA stainless steel undermount (S.10.D1.02) with 1 piece KWC LUNA faucet with sprayer (K.10.A1.33.000.A08) and Badger 1/2 HP disposal
5. Stainless Steel Appliances

L. BATHROOMS

Note : Buyer supplies all towel racks, paper holders, soap dishes and spring mounted curtain rods, Seller installs.

Master Bath

1. Floor-Marble
2. Vanity – Matte Finish White Cabinet with Marble top and two (2) ceramic undermount bowls
3. Faucets – Toto-chrome (TL794DDC)
4. Toilet - one piece white Toto (MS854114)
5. Shower – Marble Shower Stall, Symmon valve (ask for picture)
6. Glass Shower Doors on shower stall
7. Tub-American Standard Bathing Pool-High Gloss acrylic (2083.102)
8. Medicine Cabinet-Robern Series S with Frameless Beveled Glass Door (S1426BVS)

Secondary Bath

1. Floor-Tile
2. Vanity – Matte Finish White Cabinet with Marble top and one (1) ceramic undermount bowls
3. Faucets – Toto-chrome (TL794DDC)
4. Toilet-white–Toto (CST716)
5. Tub-American Standard Princeton Recess Bath-Americast (2391-202) with tile wall surround
6. Tub – Symmons shower valve (ask for picture)
7. Medicine Cabinet-Robern Series S with Frameless Beveled Glass Door (S1426BVS)

Powder Room

1. Floor-Marble
2. Toilet – one piece white Toto (MS854114)
3. Pedestal sink – white - Toto (LPT241)
4. Faucets – Toto-chrome (TL794DDC)

M. DOORS

1. Solid panel 6' 8" interior doors.

N. HARDWARE

1. Unit entry doors shall have a mortised lockset.
2. All interior doors shall have one passage or privacy set as required; all other hardware is Seller's option.

O. PLUMBING, HEATING AND COOLING

1. Ventilation or vents for bathrooms and dryer shall be provided.
2. Complete plumbing system as required for all state and local codes.
3. Seller will provide drain hook-ups for stackable electric clothes dryer, and washer. Drains will be installed.
4. Gas hot water, heating fan coiled hot air and cooling system.

5. Seller may make any changes to the mechanical system needed to satisfy code, building design or local inspectors. Seller shall be free to construct chases required to conceal pipes, flues, or air ducts.

P. ELECTRICAL

1. One Telephone jack in living room, bedroom and kitchen; one cable jack in living room, bedrooms and kitchen.
2. Individual electric meters and circuit breakers in each unit.
3. Lighting – Lighting package for each unit.
4. One Dimmer switches in dining room.
5. Kitchen – Cabinet undermount lights on separate switch.
6. Intercom system located by building entrance.
7. Security system – First Floor units will have all windows on alarm contacts. All units to have sufficient motion detectors for full unit coverage and central station monitoring.
8. Decorum outlets and switches.

Q. LANDSCAPING

1. Shall be in accordance with special permit and Landscape Plan by Landscape Architect.

R. CHANGE ORDERS

Both parties agree that Seller shall make changes at Buyer's request only if such changes are agreed to by both parties in writing. All such changes will be paid in advance.

- S.** All allowances include sales tax and delivery. If changes are made and approved by seller, Buyer will select, purchase and deliver all tile, light fixtures and hardware to the site. Delays in getting such material to the project in a timely manner which are buyer's responsibility could result in additional charges to the buyer.

T. Appliances to be supplied by SELLER include:

30" Gas cooktop/Oven (Range)	Jenair JGS8860BDP
36" refrigerator with ice maker	Jenair JFC2070KRS
24" Dishwasher	Jenair JDB1100AWS
Microwave/exhaust combo over cooktop	Jenair JMV8208BAS
Sink Disposal	Badger-5 1/2HP

All Appliances have a five-year warranty that begins upon delivery

(If any appliances are changed, this warranty will not apply)

These specifications and general information is subject to change without notice. These specifications are subject to change without notice, prior to sale, for any individual unit. Specifications shall be confirmed for all Buyers in writing, prior to the signing of the Purchase & Sale Agreement.