

EXHIBIT A – DESCRIPTION OF HOMES & FACILITIES

A. General Information

Address: Grenadier Drive
Liverpool, New York 13090

Zoning – Construction was permitted by the Town of Salina pursuant to the R-4 zoning regulation. Final approval for construction was granted by the Town of Salina planning Board on July 2, 1974.

Year Built – 1974 C.O. #329 dated July 3, 1974 and recorded at the Town of Salina Building and Zoning Enforcement Office.

B. Site

1. Location: On the north side of John Glenn Boulevard, in the Town of Salina between Route 370 and Route 57.
2. Size of Site: 6 acres \pm .
3. Streets and Parking: Access off of Grenadier Drive on to parking areas and entry drives that will be owned by the Condominium. Some of the Homes have 2½ “ blacktop drives on 6” of crushed stone base. Others have 8” of crushed stone. All access roads are blacktop.
4. Storm Drainage: There is positive drainage around all of the buildings. Water flows into a network of underground storm sewers as well as concrete gutters directed into these underground storm sewers.
5. Site lighting is by lampposts that are located in the front of the Homes. There are 10 of these lampposts and they will be owned and metered by the Condominium.
6. Utilities are as follows:
 1. Water Supply – Town of Salina Water District
 2. Sanitary Sewers – Town of Salina Sewer District
 3. Electric – Niagara Mohawk Power Corporation
 4. New York State Telephone Company
7. Landscaping: The entire project has been landscaped by minor shrubs, small trees and lawns.

8. Refuse: Refuse is deposited in individual containers in front of each Home. There is a collection once a week by a private refuse collector.
9. Buildings: There are a total of 80 Homes used for residential purposes in 19 buildings. There are 5 buildings containing 6 Homes each, 11 buildings containing 4 Homes each and 3 buildings containing 2 Homes each.
10. Sub Soil Conditions: Bearing power of approximately 4 tons per square foot.

C. Building Size

1. Nineteen buildings consisting of 80 two bedroom Homes. All of the buildings are two stories in height plus a basement and a one car garage on ground level.

D. Building Occupancy

<u>Models</u>	<u>No. of Rooms</u>	<u>Location</u>
A	6½	Interior
B	6½	End
C	6½	Interior
D	6½	End

E. Structural System & Exterior

1. Foundations of all buildings are 10" concrete blocks on 18" x 8" concrete footings.
2. Ground floors are 4" of concrete on 4" of gravel.
3. Exterior walls are rough-sawn cedar clap (luan) boards on ½" of insulated sheathing board. The walls are framed of 2" x 4" (s), 16" on center with 3" of batt insulation.
4. Floor construction: The upper floor levels are constructed of 2" x 10" (s), 16" on center on a 3½ on 12 pitch. Over the wood trusses is 5/8" plywood and asphalt shingles. The insulation in the ceiling is 6" batt type.
5. Roof construction: The roof system is of wood trusses 24" on center on a 3½ on 12 pitch. Over the wood trusses is 5/8" plywood and asphalt shingles. The insulation in the ceiling is 6" batt type.
6. Interior walls between Homes: Buildings that have four or six Homes have 8" concrete block walls extending from the foundation to the underside of

the roof deck between every other Home. The alternate walls between Homes consist of a double 2" x 4" stud wall with ½" fire rated sheet rock and ½" regular sheet rock.

7. Front entrance doors are 3'-0" x 6'-8" insulated metal doors and fully weather stripped. There are doorbells at all Home front doors.
8. Windows in all of the Homes are sliding aluminum windows with insulated glass and screens at the operating portion of the window, subject to Home Owner changes.

F. Laundry Facilities

1. In each basement there are facilities for laundry equipment consisting of one deep-well utility sink, plumbing hook-up for washer and dryer. (Owner will furnish their own laundry equipment.)

G. Interior Details – Information is Subject to Homeowner Changes

1. Kitchens:
 - a. Walls – Painted
 - b. Ceilings – Painted
 - c. Floors – Vinyl inlay
 - d. Baseboards – Wood painted and vinyl molding
 - e. Cabinets – Laminated pressboards
 - f. Counter Tops – Formica or equal
 - g. Exhaust Fan – NuTone M4 series
 - h. Garbage Disposal – Whirlpool 40-0 or equal
 - i. Stove – Whirlpool 3661Y-2 or equal
 - j. Refrigerator – Whirlpool 13DTXRO or equal
 - k. Sink – Stainless steel
 - l. Lighting – 1 in ceiling, 1 over sink
 - m. Dishwasher – Whirlpool #300 P.O. or equal
2. Full Bath
 - a. Walls – Ceramic tile and painted sheet rock
 - b. Ceilings – Painted
 - c. Floors – Vinyl inlay
 - d. Tub & Shower – Porcelain 5'
 - e. Sink Cabinet – Porcelain with Formica top or equal
 - f. Medicine Cabinet – Stainless steel with light
 - g. Exhaust Fan – Ceiling mounted
 - h. Toilet – American Standard of equal
 - i. Fixtures – Sayco

- j. Baseboards – Vinyl
3. Half Bath:
 - a. Walls – Painted
 - b. Ceilings – Painted
 - c. Floors – Vinyl inlay
 - d. Sink Cabinet – Porcelain with Formica top or equal
 - e. Toilet – American Standard
 - f. Fixtures – Sayco
 - g. Medicine Cabinet – Stainless steel with light
 - h. Exhaust Fan – Ceiling mounted
 - i. Baseboards – Vinyl
 4. Bedrooms:
 - a. Walls – Painted
 - b. Ceilings – Painted
 - c. Floors - Carpeted
 - d. Baseboards – Wood painted
 5. Living Room:
 - a. Walls – Painted
 - b. Ceilings – Painted
 - c. Floors – Carpeted
 - d. Baseboards – Wood painted
 6. Dining and Family Room:
 - a. Walls – Painted
 - b. Ceilings – Painted
 - c. Floors – Carpeted
 - d. Baseboards – Wood painted
 7. Utility Room
 - a. Walls – Sheetrock and concrete block
 - b. Ceilings – Exposed floor joist
 - c. Floors – Exposed concrete
 - d. Lighting – Ceiling fixture
 8. Garage
 - a. Walls – Concrete blocks and sheet rock
 - b. Floor – Concrete

- c. Ceiling – Sheet rock
- 9. Interior doors: All interior swing doors are pre-hung, hollow core wood doors. Closet doors are metal bi-fold. The garage overhead doors are wood with 3 lights of glass.
- 10. Schedule of Room Sizes: See enclosed floor plan drawings.

H. Plumbing and Drainage

- 1. Piping: Water supply mains in the streets are cast iron. Water supply lines in the Homes are copper.
- 2. Sewer Lines: Sewer lines and vent piping in the buildings are cast iron under the floors and P.V.C. above the floors. Sewage is discharged into the mains of the Town of Salina Sewer District.

I. Heating

- 1. Method: Each Home is heated and cooled by a central system. The heating unit is a Lennox G12D2-B2, 82,000 BTU/hr, subject to Home Owner replacement.
- 2. Domestic Hot Water: Each Home has a 40 gallon gas heated hot water tank. The unit is a State, 35,000 BTU or equal.
- 3. Ventilation:
 - a. All baths are vented by exhaust fans.
 - b. There are exhaust fans over all kitchen stoves.
 - c. Laundries have outside vent hookups.

J. Electrical

- 1. Electrical Service and Metering: Each Home has a 100 amp circuit breaker with its own meter located outside the Home.
- 2. Electric Equipment: Wiring is in accordance to the New York Board of Fire Underwriters. There is provided 110 volt lines throughout the Home and 220 volt outlet where required.
- 3. Television: Each Home is pre-wired in each bedroom and living room for cable television. The Sponsor makes no representation as to the monthly charges thereof.