

# Exhibit A

## DETAILS of the proposed home which is under construction and located at Plot # 142 estate Mt. Pleasant- East End Quarter on St. Croix, U.S.V.I.

DESIGN: 3 bedrooms, 2 full baths, laundry room, computer area, great room, dining room, full kitchen with peninsula, pantry, 2 linen closets, 2 full closets, 1 walk-in closet, exterior concrete open 8' X 55' deck, custom aluminum railings and full utility room.

LIVING SPACE: 1700 square feet enclosed plus 436 square feet concrete deck area.

CONSTRUCTION: Masonry and reinforced concrete exterior walls with a concrete plaster finish. Cistern is 8" thick reinforced concrete

ROOFING: Hip design with a 5/12 pitch consisting of 26 gauge PBU panels with Signature 200 finish and color to be selected.

ROOF FRAMING: treated 3 X 8 rafters attached to treated 3 X 10 hip and ridge beams.

CEILINGS: cathedral style covered with 1 X 6" cypress tongue and groove.

CABINETRY: laminated kitchen cabinets with ceramic décor pulls and concealed self closing hinging - adjustable laminated shelving. Laminate is a the finest deluxe quality.

KITCHEN COUNTERTOPS: Granite with a 4" backsplash.

VANITIES: cultured marble tops with sinks on laminated cabinets with décor pulls and concealed self closing hinging.

CERAMIC TILING: 12" X 12" white color floor covering - bathroom walls at a height of 52" o/a, including tub and shower areas at a height of 82" o/a will be covered with 6" X 6" tiles (colors to be selected).

PLUMBING: single lever sink and vanity faucets, elongated toilets, steel tub, 20 gallon 220 volts water heater, ½ hp pump with 20 gallon Can-Air pressure tank, exterior hose bibs and a concrete septic tank with drain field.

ELECTRIC: Underground service from utility pole, 100 amp circuit breaker panel, 120 - 220 volts single phase with surge protector, smoke detectors, telephone and television jacks, security lights, ground fault interrupt receptacles, eight 52" ceiling fans with light kits and all electrical work is according to the latest edition of the N.E.C.

DOORS: raised panel entrance and pump room doors, aluminum sliding glass doors, full paneled semi-hollow core interior doors, fixed louvered bi-fold and fixed louvered closet doors.

WINDOWS: aluminum French 10" awning vent type with total screening.

DRIVEWAY: reinforced concrete with ample parking area