

# Exhibit A

## RENAISSANCE - A PAINTING COMPANY

1. Area of work: 869 Farmington Ave, 20 and 30 Outlook: Airlocks, Lobbies, Corridors and Stairwells, Airlocks, Lobbies and Corridors
2. Preparation and painting (2 coats) of all ceilings.
3. Preparation and painting (2 and 3 coats as necessary) of all new and existing trim.

Notes:

1) Ray Vereneau will drop ship all lineal trim material to our shop facility where we will prefinish and store it, allowing Ray to pick it up on an as needed basis. There will be no additional charge for this service.

2) Spraying the trim before installation provides a superior surface for the final coat applied manually on site after filling counter sunk nail holes and caulking joints.

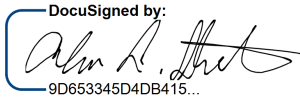
3) When the trim i.e. crown molding, chair rail members and astragal molding arrive we will prepare a mockup of the chair rail and applied panel utilizing the specified colors.

Preparation and refinishing of stained doors and sidelights from airlock into lobby

4. New crown molding, chair rail and applied moldings will require priming and 2 coats of finish unless they are pre-primed in the lumber yard.
5. Preparation of new moldings includes filling of all countersunk holes, sanding between coats and caulking of all joints visible when in a standing position.
6. Preparation of existing trim includes cleaning as necessary and sanding of casings, doors and sidelights.
7. Baseboards in corridors to be carpet.
8. Stairwells: 3 each in 869 Farmington Ave and 20 Outlook, and 2 in 30 Outlook
9. Preparation and painting (1 and 2 coats as necessary) of all ceilings.
10. Preparation and painting (2 coats) of all trim elements i.e. casings, doors including panel, single light and elevator, steel handrails and newel posts, stringers inside and out, baseboards and radiator covers.
11. Preparation and refinishing of wood handrails.
12. Preparation and painting (2 coats) of walls.
13. Block wall at base of stairwell in 30 Outlook will be painted 3 coats).
14. The prep work and priming in the stairwells of 20 Outlook can begin as soon as we are given the go ahead. Any finish work must wait until the carpentry is completed since they will be used for hauling materials and equipment to the second and third floors.
15. **Payment Schedule:**
  - a. Since the buildings will be taken through to completion one at a time, a value of \$36,492.66 has been given to each building for the purpose of progressive billing. Each building will have the following payment schedule:
    - i. \$12,164.22 when work begins

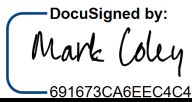
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- ii. \$12,164.22 when the stairwells are completed
  - iii. \$12,164.22 upon completion of the airlocks, lobbies and corridors.
  - iv. 7.5%, will be retained from payment iii.(12,164.22) per contract
- b. State of Connecticut sales tax to be paid as applicable. Ct tax is not included in the above stated payments or is the total contract price.

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Alan Shechtman  
The Westbury Condominiums Association Inc.

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Mark Coley - Owner  
Renaissance - A PAINTING COMPANY