



About 21 Pine

21 Pine is a planned community of eight new homes situated in the heart of North Falmouth village and conveniently located nearby the Falmouth Bike Path, Old Silver Beach and local village stores. With direct access to the Rte 28A, The Bourne Bridge and Rte 151, trips off-Cape to visit friends, dinner in Woods Hole or shopping at Mashpee Commons are only minutes away.

Each shingle-style home will feature a fully-landscaped exterior surrounding an open interior floor-plan with a desirable first floor master bedroom suite. The second floor includes two guest bedrooms with a shared common bathroom and an open studio. Each home will also have a one-car garage and full basement.

Created and built by 21 Pine LLC, a Valle Group Company, 21 Pine is a thoughtfully planned community built by a locally established company recognized for its attention to detail and dedication to well-built homes.





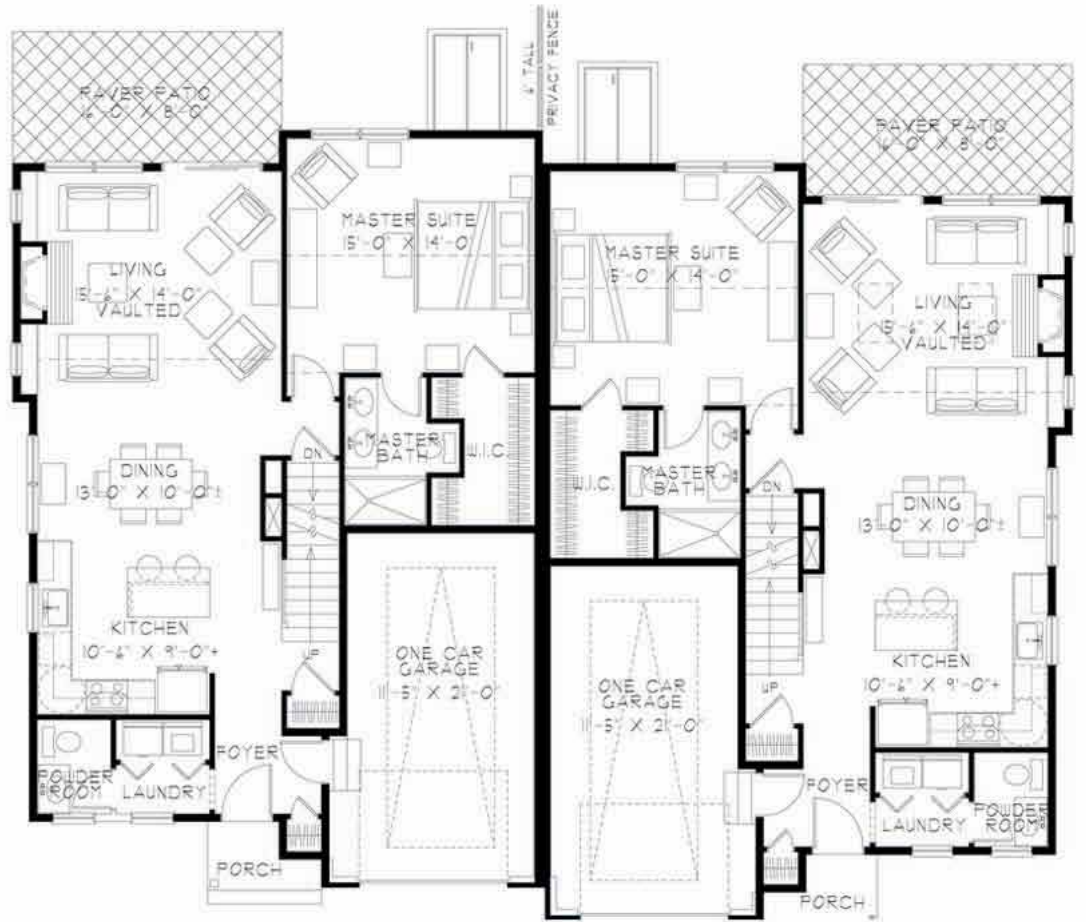
FRONT ELEVATION



SITE PLAN



dnb



FIRST FLOOR PLAN
1071 S.F. PER UNIT
REV. DATE: 3-15-11

PINE STREET DUPLEX
NORTH FALMOUTH, MA
THE VALLE GROUP



SECOND FLOOR PLAN
723 S.F. PER UNIT
REV. DATE: 3-15-11

PINE STREET DUPLEX
NORTH FALMOUTH, MA
THE VALLE GROUP

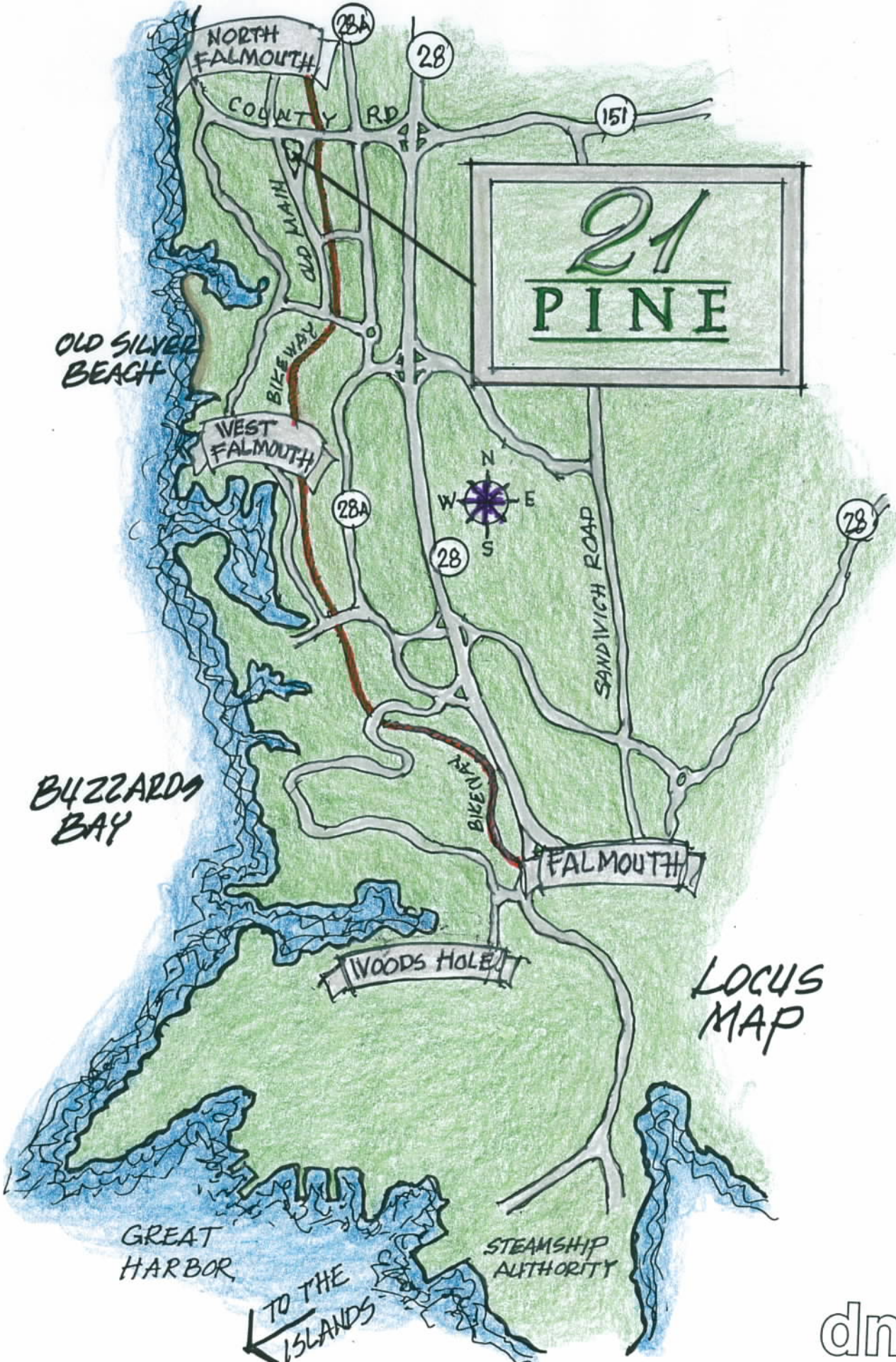


About The Valle Group

The Valle Group is an award-winning real-estate development and construction company with over sixty combined years of residential construction expertise. The company is located on Cape Cod, but has worked extensively in communities throughout the suburbs of Boston as well as in New Hampshire and Connecticut.

The Valle Group is known for creating thoughtfully planned communities that reflect the company's commitment to well-built and well-planned homes. Past projects have ranged from an 11-home single-family neighborhood in Mashpee to a large assisted-living campus with a hospital facility in Connecticut. **The Valle Group** also focuses on highly efficient, energy-saving construction and is currently constructing two projects implementing major green-building initiatives.

The family-run business is led by Chairman and CEO Joseph Valle, President Christian Valle and Senior Design Leader Joan Valle. The company also employs experienced development and construction personnel, including Senior Project Manager Tom Howes who has over 25 years of experience in residential construction.





Specifications

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All work to meet state and local building codes.

Note: 21 Pine LLC reserves the right to amend these specifications and/or substitute materials of equal or better quality.

All homes to be built in participation with “The Massachusetts New Homes Energy Star Program”.

Exterior

Concrete Foundation

Footing: 10” x 24” formed and keyed with 3000PSI concrete
Walls: 10” thick, 7’ -10” high with two rows re-bar at top of wall
Damp-proofing: Rolled asphalt damp-proofing below grade
Windows: Vinyl basement windows by Advanced Concrete

Concrete Floor Slab

Slab: 4” +/- thick poured concrete, 3000PSI with saw-cut control joints
Reinforcement: Welded-wire mesh installed below concrete in garage
Vapor Barrier: 6-mill poly-vapor barrier installed below concrete in basement

Wood Frame

Exterior walls: 2” x 6” framing at 16” on center
Interior walls 2” x 4” framing at 16” on center
Floor systems: Weyerhaeuser TJI joists
Roof system: 2x10 KD rafters
Roof sheathing: 5/8” OSB plywood
Exterior wall sheathing: 7/16” Windstorm OSB panels
Floor sheathing: 3/4” Advantech tongue and groove plywood, nailed and glued to joists
Common Walls: An independent fire and sound core wall constructed with two layers of 1” Dens-Glass Ultra shaft liner between two independent 2x4 wood framed walls. Each wall will have one layer of 1/2” dry-wall on the living side and a 1” air-space on the fire and sound core side

Siding

Front: 5-1/4” Fiber-cement clapboard at 4” exposure-Painted
Sides and Rear: 16” White cedar shingles at 5” exposure- Naturally weathered
House-wrap: Tyvek house-wrap or equal
Exterior Trim: Clear pine trim for fascia, soffits, eaves and corner boards



Specifications

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Roofing

Shingles: 30-year architectural asphalt by GAF

Underlayment: 15 lb. asphalt paper under shingles with ice and water shield at all eaves and valleys

Drip Edge: White aluminum drip edge installed along all along eaves

Venting: Continuous ridge and soffit venting

Gutters and Downspouts

Gutter and Downspouts: White aluminum seamless gutters and downspouts

Windows

Windows: Andersen 200 series tilt-wash white double-hung windows with Low E glass and white hardware and screens

Slider: 6' Andersen Permashield Gliding Door with white screen and white hardware

Exterior Doors

Front Door: ThermaTru S-608LE 6-light insulated SmoothStar fiberglass door with deadbolt

Garage Entry Door: ThermaTru SSF220 20 minute fire rated door

Door Hardware: Schlage door hardware or equal

Garage Door: 9' x 8' steel insulated "Gallery" doors by Cloplay with remote opener and safety eyes.

Operator: Lift-Master operator or equal

Front Porch

Framing: Pressure-treated deck framing material

Decking: Composite decking by Correct-Deck

Column: Fiberglass column

Ceiling: Tongue and groove bead board ceiling

Railings: Composite white railings, if required by code

Exterior Paint

Trim: All trim painted two coats of latex paint

Clapboard: Painted two coats of latex paint

White cedar shingles: Natural

All exterior colors to be selected by 21 Pine LLC



Specifications

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Interior

Millwork

Interior Doors: 1-3/8" 4-panel hollow core smooth Masonite doors with solid-core bathroom and bedroom doors

Hardware: Door Hardware by Emtek

Window and Door Trim: Stafford 3-1/2" pine casing

Baseboard: 5-1/4" beaded edge pine baseboard

Cabinetry and Countertops

Kitchen and Bathroom Cabinets: Schrock "Brookshire" Maple cabinets with a 3/4" overlay door and a choice of finishes

Countertops: Granite countertops per choices supplied by 21 Pine LLC. All countertops include a pencil edge and 4" backsplash

Plumbing

Interior water supply to be pex with PVC drains and vents

Connections to be provided for clothes washer, dryer vent, dishwasher, and outside hose bib(s) per code

Plumbing fixtures as follows: All finishes to be polished chrome

Powder Room Sink: American Standard Antiquity pedestal sink

Powder Room Faucet: Delta Orleans 4569 Double Handle

Powder Room Toilet: Kohler Wellworth Comfort Height

Kitchen Sink: 25"x22" stainless steel "D" shaped under-mount sink

Kitchen Faucet: Kohler Coralis with single-handle pull-out spray

Master Bath Sink: White oval 22" Toto Under-mount

Master Bath Shower: Maxx Aker one piece with seat and grab-bar

Master Bath Shower Door: Century Frameless slide-by door with chrome handle

Master Bath Shower Valve: Delta Univalve with trim 13420CP and a hand-held spray

Master Bath Faucet: Delta Leland 3569 Double Handle

Guest Bath Toilet: Kohler Wellwoth Comfort Height

Guest Bath Sink: White oval 22" Toto Under-mount

Guest Bath Tub / Shower: 5' Maxx Aker

Guest Bath Shower Valve: Delta Univalve with trim 13420CP



Specifications

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Heating/Cooling

HVAC: 2-zone forced hot air heating system by natural gas with central air conditioning

Furnace: York 98% high efficiency furnace with modulating ECM motor

Condenser: York 2.5 ton 13 Seer condenser

Humidification: Honeywell

Fresh-Air: Honeywell

Hot-water: 40-gallon direct vent hot water heater by natural gas

Ductwork: Insulated sheet metal and flex duct work

Electrical

Service: 200 amp electrical service

Switches and Outlets: White rocker-style switches (installed per code)

Exterior Outlets: 2 per unit

Recessed Lighting: Juno 5"

First Floor Electrical (see attached electrical plan)

Supplied by 21 Pine LLC

- (1) Panasonic Fan/Light Bath Fans (Master Bath)
- (1) Panasonic Fan only (Powder Room)
- (9) Recessed Lights
- (3) Fluorescent Lights
- (3) Under-cabinet Lights
- (3) Phone and CATV Jacks
- (1) Switched outlet per bedroom
- (1) Recessed Light at Front Porch
- (2) Wall-mounted lights at Garage and Rear Entry

*** Supplied by Buyer installed by 21 Pine LLC**

- (2) Hanging Pendants in Kitchen and Dining Areas
- (2) Wall Sconces in Bathrooms

Second Floor Electrical (see attached electrical plan)

Supplied by 21 Pine LLC

- (1) Panasonic Fan/Light Bath Fan
- (4) Recessed Lights
- (2) Fluorescent Lights



Specifications

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Electrical (continued)

- (2) Phone and CATV Jacks
- (1) Switched outlet per bedroom

*** Supplied by Buyer installed by 21 Pine LLC**

- (1) Wall Sconce in Bathroom

* An allowance of \$100 per fixture (\$600 total) has been included in the sales price for fixtures supplied by Buyer.

Insulation

Exterior Walls: R-21 hi-density fiberglass insulation
Basement Ceiling: R-30 fiberglass insulation
Garage Ceiling: R-30 fiberglass insulation
Main Flat Ceiling: R-38 blown-in cellulose insulation
Sloped Ceiling: R-30 batt insulation over 3/4" rigid insulation
Common Wall: R-13 Sound insulation

Wall Treatments

All interior walls and ceilings to be 1/2" plaster with a smooth finish and textured ceilings
Closets to be a textured finish

Interior Paint

All trim primed and painted two coats (one color) semi-gloss
Interior walls primed and painted two coats eggshell or flat finish
Ceilings painted white
21 Pine LLC to allow Buyer 3 wall color selections

Floor Covering

Foyer, Laundry / Powder Room and Bathrooms: 12x12 ceramic tile per 21 Pine LLC selections
Kitchen, Living and Dining Rooms: 3-1/4" wide pre-finished White Oak by Armstrong
Bedrooms: Berber Carpet by Tivoli or Plush carpet by Riverport Classics. Colors chosen by Buyer per 21 Pine LLC selections



Specifications

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Appliances

Appliances: Stainless steel appliances to be provided including:

Refrigerator: Frigidaire 36" freezer

Electric Range: Frigidaire 30" range

Dishwasher: Frigidaire 24" dishwasher

Microwave: Frigidaire 1.6 Cubic over the range

Washer/Dryer supplied by Buyer

*Note: Appliance model numbers change on a regular basis. Final model numbers will be provided at time of purchase and sale

Closet Shelving

Vinyl-coated wire shelves by Rubbermaid (or equal) for all closets

Specialties

A towel bar and toilet paper holder will be installed in each bathroom

Master and Second Floor bathrooms to receive a frameless mirror mounted directly to the wall

The master bathroom shower will have a framed sliding shower door

The second floor bathroom will have a shower rod

A Monessen direct-vent gas fireplace with wood surround shall be installed

Landscaping

Driveway will be asphalt

Walkway to be pre-cast pavers

Rear patio to be 16'x8' with pre-cast pavers

A combination of shrubs, sod and bark-mulch around each home