



Cheshire, CT

By: 772 South Main St., LLC

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Getting to know Frank Dinatali & Paul Bowman of Diversified Builders

How we got our start in this business...

Frank started working with his father and uncles in Waterbury, CT in the early 1960's. He worked with his brother Dennis learning the trade from the ground up. In those days, most builders used fewer sub-contractors, therefore builders had to learn about excavation, concrete work, framing etc. After college Frank decided to branch out on his own and started his own business by coming to Cheshire, buying property and building on it in 1973.

Paul also started out working in the family business in Cheshire. His father owned a plumbing & heating business and expected each family member to learn the trade as early on as possible. He worked part-time in the family business starting at age 14 and began to learn about the sub-surface and mechanical aspects of building from that point on. After graduating from college his family bought a hardware store which he managed for three years. Two years later a partnership was formed with his brother George and Frank Dinatali, and they went on to build Quarry Village, a 98 unit condominium project in Cheshire



Frank Dinatali and Paul Bowman

Our first projects...

The first single family home Frank built was in Middlebury, CT and Paul's was in Southbury.

Diversified Builders has since gone on to build hundreds of homes and developed many properties throughout the towns of Cheshire, Southbury, Woodbury, Waterbury, Naugatuck, Prospect, Southington, North Branford & Madison.

Our greatest influence or mentor...

Both of us agree that our early mentoring came from each of our families. In particular our fathers, who had the biggest influence over our careers. They taught each of us a trade in different disciplines that has proven to be vital in our success, along with work ethic, common sense, and a set of core business values that have been the foundation of our business.

What inspires us...

The many variables of this industry inspire and challenge us in many ways. The opportunity to look at an undeveloped property, sub-divide it and build the roads, build homes on it and then later drive through the neighborhood and watch families enjoying their neighborhoods and showing pride of ownership is very inspiring.

Our proudest building experience ..

We're proud of all of our developments, but we'd have to say Stonegate, if we had to name just one. We came up with the vision of an "active adult, over 55" community, the first in Cheshire. We wrote the regulations, and incorporated cutting edge "green building" site and construction techniques because the property is located on the town's aquifer. We also remodeled the two historic houses that are at the entrance of Stonegate. Both were originally built in the 1700's.

Getting to know Frank Dinatali & Paul Bowman of Diversified Builders

Someone would be surprised to learn...

That we are the most progressive builders and developers in the area utilizing “green building” technologies. We have been employing these techniques long before they became popular. For example, we built our project Stonegate in Cheshire over the aquifer, and went to great lengths to be sensitive to the environment, designing and installing storm and roof water rechargers to minimize the impact to the aquifer and adjoining watercourses. We’ve utilized specific construction design principles in our building, and we have an outside consultant independently test the energy efficiencies in our products.

We are “hands on” and not “briefcase builders”. We consider ourselves blue collar— we grew up working in the trades and learning the business from A to Z. Also, we actively work along with our crews in the field.

Our greatest strength as builders...

Is our ability to deliver a quality custom product within a timetable that is desired by our client. We have the ability to take our base product and customize it to satisfy a client’s needs.

We want homebuyers to remember us and their buying experience...

It’s our goal that homebuyers will remember us for our fairness, honesty and integrity. We listen to our clients’ needs and have the ability to customize our products to accommodate their particular desires and lifestyles. Our record speaks for itself. Being in the building and development business for as long as we have is a telling barometer as to the satisfaction of our customers and repeat customers .

What we like to do in our down time...

Spending time with friends and family give us the most enjoyment. However, Frank is passionate about UCONN men’s basketball and has been an avid, long-time college football fan.

Paul on the other hand is active in volunteer services to the community by serving on many non-profit boards and committees.

Both Paul & Frank coached football at the Junior and High School levels for several years.



Baldwin II

Site 2



Baldwin II

Site 2

First Floor

Square Footage

Total: 3007 1st Floor: 1952 2nd Floor: 1055



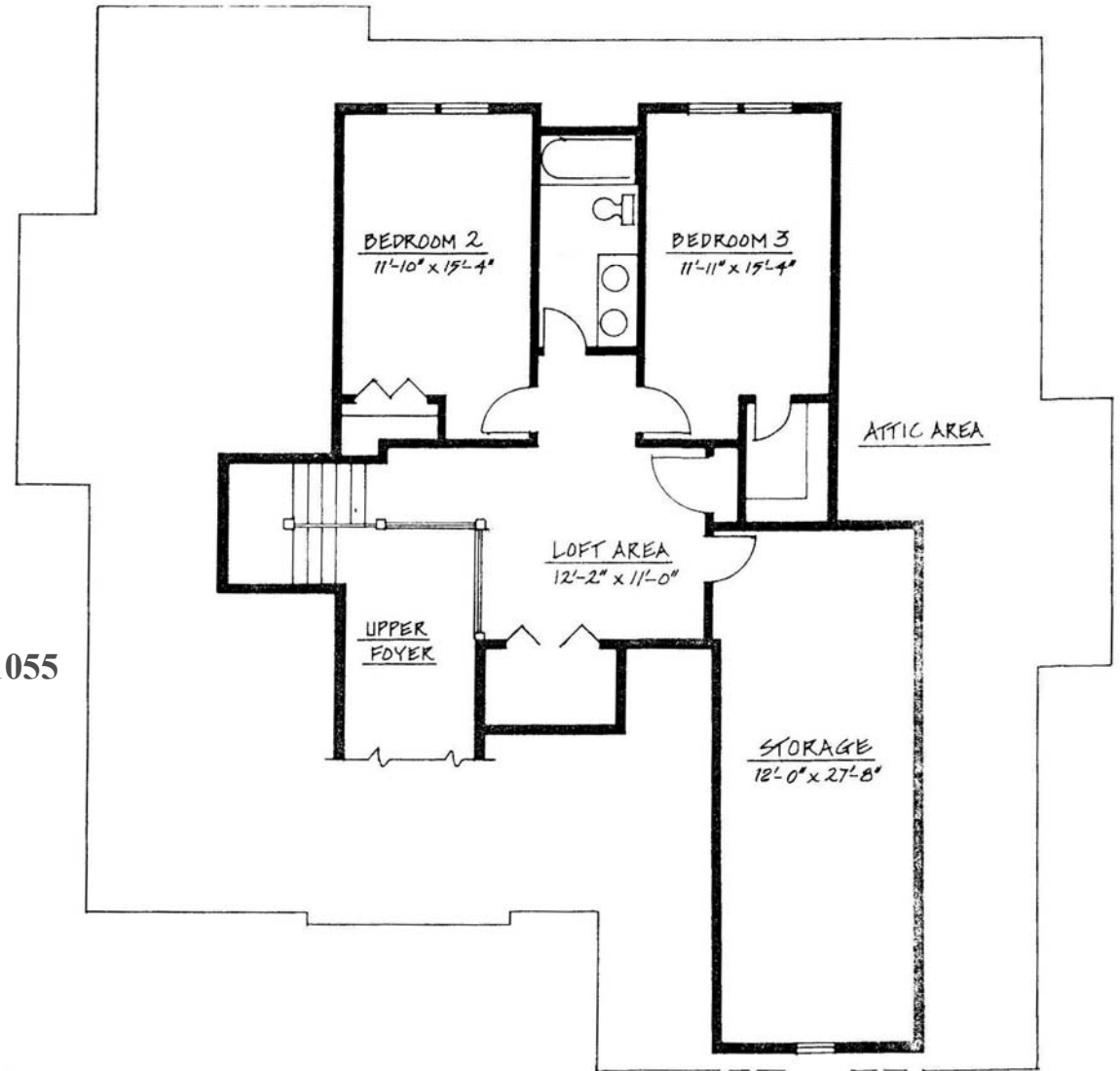
Baldwin II

Site 2

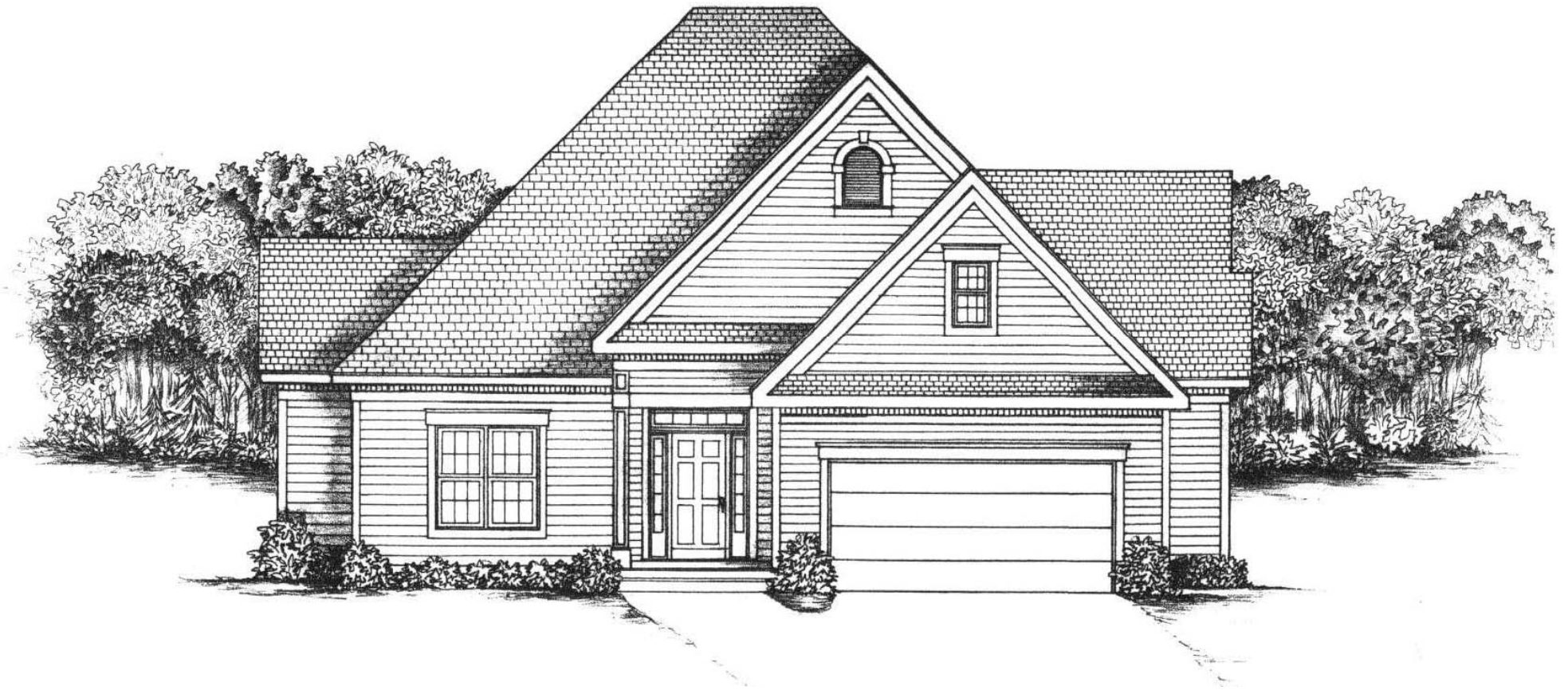
Second Floor

Square Footage

Total: **3007** 1st Floor: **1952** 2nd Floor: **1055**



Cornwall

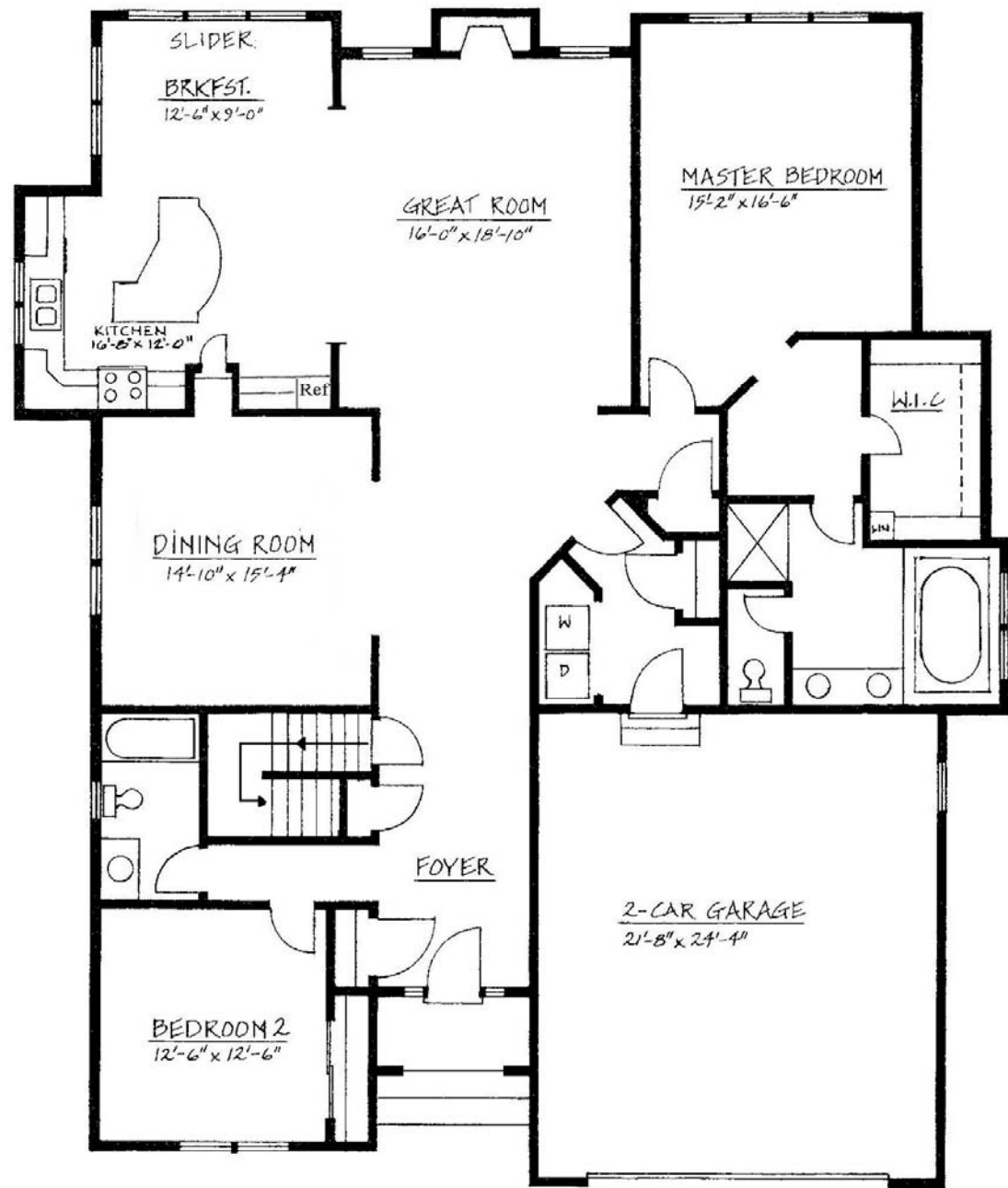


Cornwall

First Floor

Square Footage

Total: 2060 1st Floor: 2060

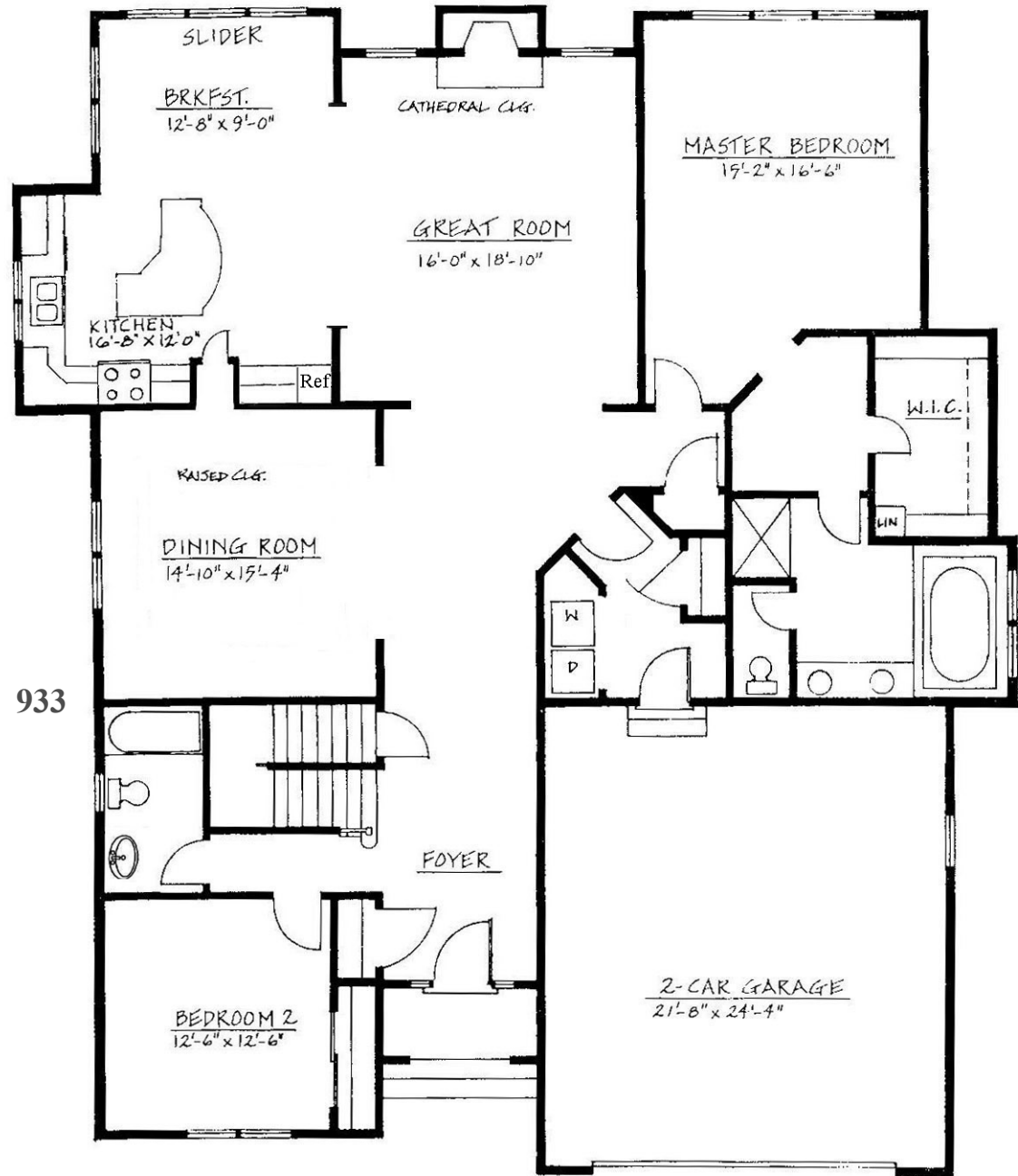


Davenport II



Davenport II

First Floor



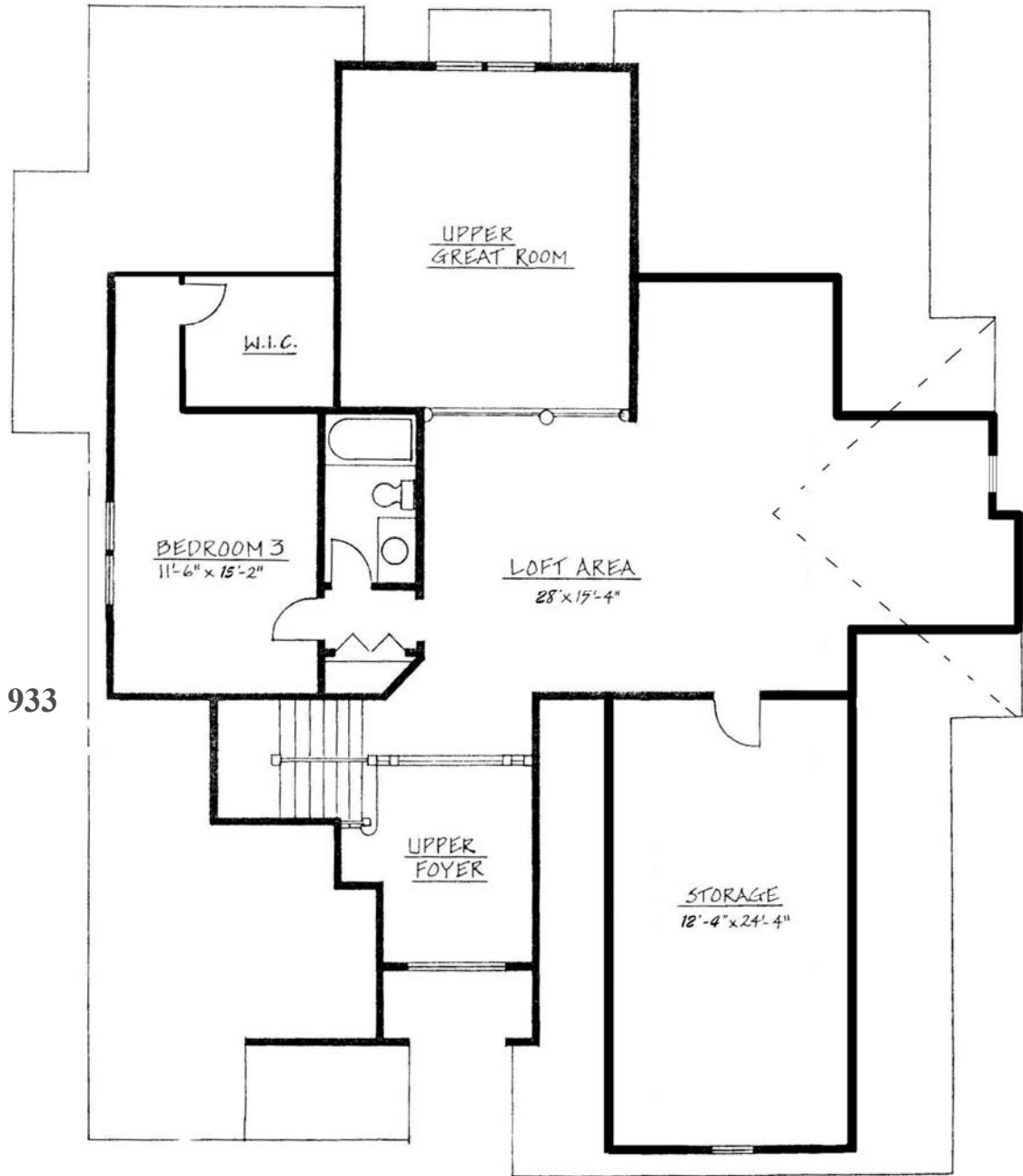
Square Footage

Total: 2993 1st Floor: 2060 2nd Floor: 933



Davenport II

Second Floor



Square Footage

Total: 2993 1st Floor: 2060 2nd Floor: 933



Stonegate – Phase I

January 2009

Specifications

- ❖ All homes are Energy Star Rated

Utilities

- ❖ Public water and sewer, natural gas
- ❖ Underground cable TV, telephone

Appliances and Cabinets

- ❖ Appliances - GE Series. \$2,500 allowance
- ❖ Garbage disposal, icemaker hookup
- ❖ Custom kitchen & bathroom cabinetry using professional design services
- ❖ Kitchen countertops – granite from builder's selection

Plumbing

- ❖ **Master Bath** – White fixtures
 - Tiled 4' shower
 - One-piece vanity top with integrated double sink
 - Elongated toilet
 - Moen Monticello style faucets
 - Glass shower door in master shower
 - Soaking tub, where shown
- ❖ **Main Bath** – White Fixtures
 - One piece fiberglass tub/shower combination
 - Elongated toilet
 - One piece vanity top with integrated sink
 - Moen Monticello style faucets
- ❖ **Powder Room** (where shown)
 - Pedestal sink
 - Elongated toilet
 - Moen Monticello style faucet
- ❖ **Kitchen**
 - Under mount stainless steel, single bowl sink
 - Moen Monticello style faucet with spray
 - Garbage disposal
- ❖ **Laundry/Mudroom**
 - Washer and vented dryer hook-ups



Heat and Hot Water

- ❖ Gas fired 2 zone FWA heat with April-aire humidifier
- ❖ Central Air – 2 zone
- ❖ 52 gallon gas fired water heater

Structural

- ❖ Construction pursuant to local building code
- ❖ Foundation, basement floor, footings – poured concrete
- ❖ Garage floor – steel reinforced poured concrete
- ❖ Fireplace – zero clearance gas with wood mantel and marble surround
- ❖ 1st & 2nd floor 3/4" T & G OSB sidewall & roof, 1/2" engineered wood panels, oriented strand board (OSB)
- ❖ Insulation 3" R-13 wall, R-38 attic blown fiberglass/attic
- ❖ Footing drains
- ❖ 9 foot ceilings, 1st floor

Landscaping

- ❖ Landscaped yard with sprinkler system
- ❖ Front walk paving system driveway to front door
- ❖ Driveway – Asphalt paved

Electrical

- ❖ Electrical outlets and switches per code
- ❖ 200 amp service
- ❖ Lighting fixture allowance - \$1000 includes bulbs, doorbells & chimes – Exterior fixtures provided by Seller
- ❖ 6 recessed lights
- ❖ 4 high speed communication outlets for telephone &/or cable TV
- ❖ Exhaust fan/light in bathrooms
- ❖ Overhead garage door opener with 2 remotes



Exterior Design

- ❖ Siding – no maintenance premium vinyl siding
- ❖ Brick front accent
- ❖ Architectural profiles – vinyl
- ❖ Soffit and ridge vents – high performance, ventilated vinyl
- ❖ Roof – 30 year asphalt/fiberglass shingle – architectural design
- ❖ Windows- insulated, low E, clad, tilt- take out thermal windows w/ integrated grill, screen
- ❖ Leaders and gutters – continuous aluminum, piped into subsurface groundwater re-chargers
- ❖ Hatchway from basement – grade permitting
- ❖ Walkout basement – grade permitting, with insulated metal exterior door
- ❖ Fascia – maintenance free custom wrapped aluminum
- ❖ Deck – 12x12 – state of the art composite decking with cedar rail system

Interior Decor

- ❖ Ceilings – smooth finish
- ❖ Walls – two coats – Benjamin Moore flat paint
- ❖ Woodwork – Benjamin Moore semi gloss paint
- ❖ Doors – six panel molded, smooth finish, painted
- ❖ Flooring -- Great room, dining room, foyer, kitchen, breakfast room, 2nd floor stair treads – oak, finished with three coats oil base polyurethane
- ❖ Mudroom, laundry room and baths – ceramic tile
- ❖ Bedrooms, study – carpet
- ❖ Clothes closets – single level white wire shelving
- ❖ Pantry/Linen closets – four level white wire shelving
- ❖ Vanity mirrors – plate glass sized as vanity, main and master bath
- ❖ Custom interior trim package – 3 1/2" casing for windows and doors, 5 1/4" base trim, 3 1/2" crown moldings in choice of 2 rooms
- ❖ Staircase – oak treads, pine risers, poplar balusters and rails

*Features and specifications are subject to change.
Seller may substitute equal or better quality brands.*

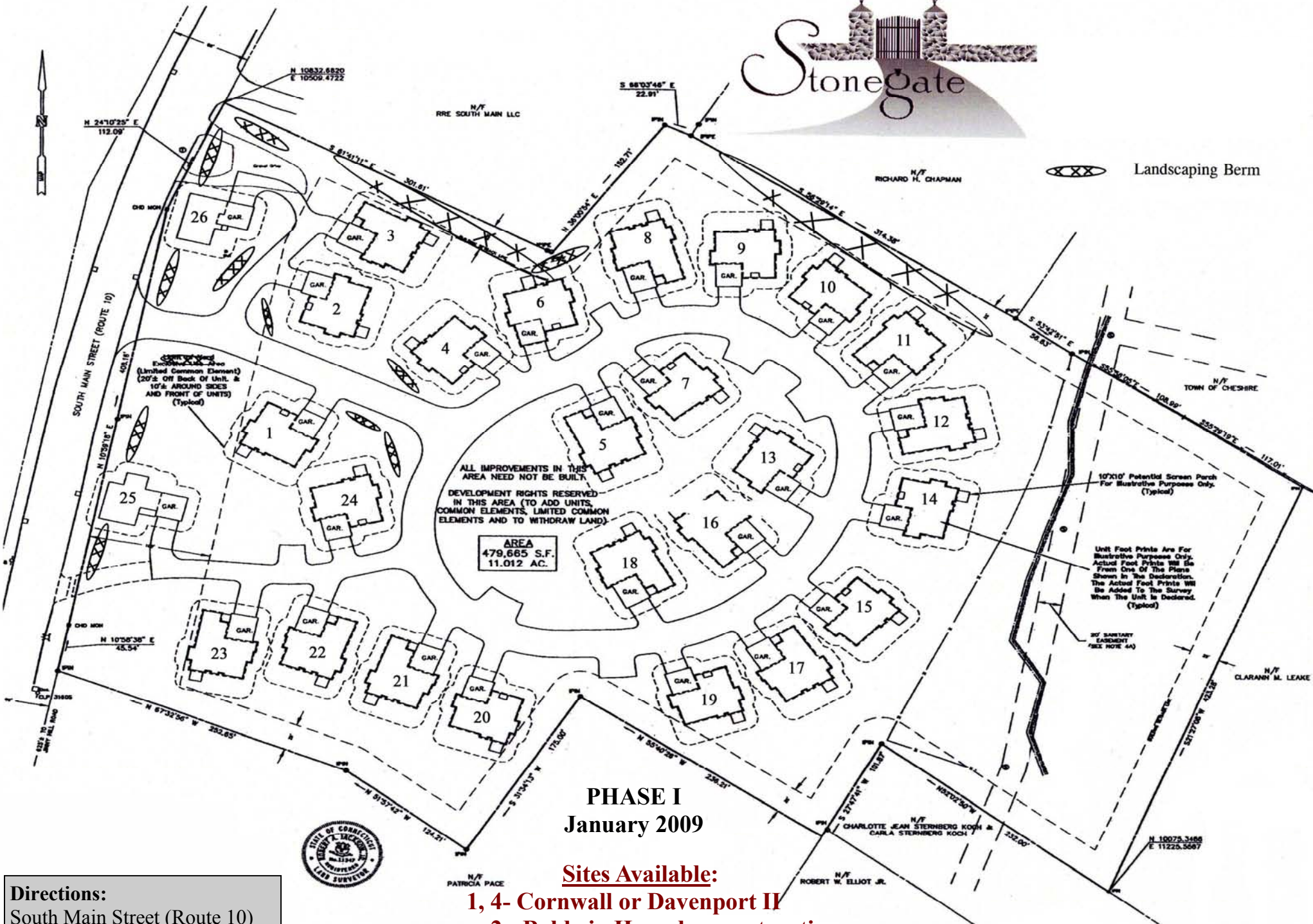


Sales Procedures Stonegate

**By 772 South Main Street Associates LLC
January 2009**

Stonegate is a planned community of 32 luxurious homes set on 14.3 acres off South Main Street. At least 1 occupant of each home must be age 55 or older.

- **Prospective Buyers may walk sites with their realtor and/or project manager.**
- **Serious prospective Buyers may place a “non binding reservation” on an available site with a \$1000 deposit, made out to Calcagni Associates. The reservations will be signed by project managers.**
- **Non binding reservations will expire after 7 days, unless extended at the discretion of the seller.**
- **Sales agreements will be considered, with a \$1000 initial deposit, and a thirty day mortgage contingency should buyer so desire. The balance of 15% of the total sales price will be taken 30 days from contract signing (upon mortgage approval, should this contingency exist.)**
- **Carol Loehmann & Betsy Bogin, Project Managers, Cheshire Office.**



Directions:
South Main Street (Route 10)
Cheshire, CT



PHASE I
January 2009

- Sites Available:**
1, 4- Cornwall or Davenport II
2- Baldwin II, under construction