

EXHIBIT O

PURCELL'S WALLPAPER & PAINT INC.

EAST

5900 Bridge St.

East Syracuse, N.Y. 13057

Phone: (315) 446-6475 FAX: (315) 446-6112

VALLEY

4400 S. Salina St.

Syracuse, N.Y. 13205

Phone: (315) 492-9511 FAX: (315) 469-6786

LIVERPOOL

7932 Oswego Rd., Rte. 57

Liverpool, N.Y. 13090

Phone: (315) 622-2739 FAX: (315) 622-3016

GRENADIER VILLAGE CONDOMINIUMS

DECKS

PRODUCT

PPG Sun Proof

COLOR

Oxford Brown

FRONT ENTRY DOORS

Wood or Metal

Benjamin Moore

103 Low Lustre

Tudor Brown

GARAGE DOORS

Wood or Metal

Benjamin Moore

103 Low Lustre

Tudor Brown



Benjamin Moore & Co.

ARCHITECTURAL COATINGS

EXHIBIT O

MOORGARD® 103

Low Lustre Fortified Acrylic House Paint

Features

- ▲ Exceptional durability and color retention.
- ▲ Excellent hiding.
- ▲ Easy to apply with brush, roller or spray.
- ▲ Soap and water cleanup.
- ▲ Mildew resistant – this paint contains agents which inhibit the growth of mildew on the surface of the paint film.
- ▲ Blister, alkali, fume, and fade resistant.
- ▲ Exhibits controlled chalking.
- ▲ Covers in one coat provided the surface is in good condition and the color change is not extreme.
- ▲ Low temperature application (some colors — see below).

Recommended For:

For exterior use on primed or previously painted wood siding, trim, doors, sash, shingles; cured or previously painted masonry such as stucco, cement block construction, poured and precast concrete, unglazed brick, aluminum, vinyl, or site-primed hardboard siding; and previously painted or primed metal.

General Description

A premium quality low lustre, alkyd-fortified, acrylic latex coating.

Limitations:

- Do not apply when air and surface temperatures are below 50°F (10°C), except low temperature colors which may be applied at temperatures down to 35°F (2°C).

Product Information

Colors: —Standard:

Country Redwood 23, Hamilton Blue 36, Tudor Brown 62, Black 80

—Low Temperature:

Brilliant White 01, Cottage Red 22, Richmond Bisque 54, Charleston Brown 66, Platinum Gray 71, Navajo White 72, Briarwood 73, Cliffside Gray 74, Montgomery White 76, Sailcloth 77, Lancaster White 78, Charcoal Slate 86

—Tint Bases:

Benjamin Moore Color Preview™ bases 3B & 4B

—Low Temperature Tint Bases:

Benjamin Moore Color Preview™ bases 1B & 2B

—Special Colors:

Contact your Benjamin Moore & Co. representative

Certification:

Formulated without lead or mercury.

Federal Specifications Generic Equivalent

TT-P-96-D, TT-P-55-B

Technical Assistance

Available through your local authorized independent Benjamin Moore & Co. dealer. For the location of the dealer nearest you, call 1-800-826-2623, see www.benjaminmoore.com, or consult your local Yellow Pages.

Technical Data

Brilliant White

Vehicle Type	Acrylic Latex
Pigment Type ^o	Titanium Dioxide
Volume Solids ^o	36.0%
Theoretical Coverage At	500 – 550 Sq. Ft.
Recommended Film Thickness	
Recommended Film Thickness – Wet	3.1 mils
– Dry	1.1 mils
Dry Time @ 77° F (25°C) @ 50% RH	
– Set To Touch	2 Hours
– To Handle	4 Hours
– To Recoat	4 Hours
– To Service	Overnight
High humidity or cooler temperatures may prolong drying time.	
Dries By	Evaporation, Coalescence
Viscosity ^o	88 ± 3 KU
Flash Point (Seta)	None
60° Specular Gloss	Low Lustre
Surface Temperature at application	
Standard colors and bases	{ – Min. 50° F – Max. 90° F
Low-temp colors	{ – Min. 35° F – Max. 90° F
Thin With	Clean Water
Clean Up Thinner	Clean Water
Weight Per Gallon ^o	10.67 lb.
Storage Temperature – Min.	40°F
– Max.	90°F

Volatile Organic Compounds (VOC)
Unthinned, this product is formulated
not to exceed 380 Grams/Liter**

** Contact Benjamin Moore & Co. for actual levels, which may or may not be substantially less than stated.
o Values given are for color shown; other colors may vary.

Surface Preparation

Surfaces must be clean and free of grease, wax, and mildew. Remove excessive chalk and loose or scaling paint. If previously coated with cement-base water paints, clean by sandblasting. Glossy surfaces must be sanded. Unweathered areas such as eaves, ceilings, and overhangs must be washed with a detergent solution and/or rinsed with a strong stream of water from a garden hose to remove contaminants that can interfere with proper adhesion. Mildew must be removed by application of MoorWood® Multi-Purpose Cleaner and Brightener. **Caution:** Use rubber gloves, work goggles, and protective clothing. For metal surfaces, remove rust. Wipe down with paint thinner to remove surface oils.

Primer/Finish Systems

Wood, New (Including Shakes and Shingles):

Primer: BENJAMIN MOORE FRESH START® Moorwhite® Penetrating Alkyd Primer (100) or FRESH START All-Purpose 100% Acrylic Primer (023)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Wood, Repaint (Including Shakes and Shingles):

Primer: Prime or spot prime as needed with FRESH START Moorwhite Penetrating Alkyd Primer (100) or FRESH START All-Purpose 100% Acrylic Primer (023)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Hardboard Siding, Bare or Factory Primed:

Primer: Prime or spot prime as needed with FRESH START Moorwhite Penetrating Alkyd Primer (100) or FRESH START All-Purpose 100% Acrylic Primer (023)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Hardboard Siding, Repaint:

Primer: FRESH START Moorwhite Penetrating Alkyd Primer (100) or FRESH START All-Purpose 100% Acrylic Primer (023)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Masonry, New and Unpainted (Including Unglazed Brick):

Priming Rough or Pitted Masonry: Moorcraft® Super Craft™ Latex Block Filler (285)

Priming Smooth Poured or Precast Concrete: No primer needed.

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Masonry, Weathered and Unpainted (Including Unglazed Brick):

Primer: Moore's Alkyd Masonry Sealer — White (C077-01) or Clear (C077-00)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Masonry, Repaint (Including Unglazed Brick):

Primer: Moore's Alkyd Masonry Sealer — White (C077-01) or Clear (C077-00)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Ferrous Metal, New:

Primer: IronClad® Latex Low Lustre Metal & Wood Enamel (363) or IronClad Alkyd Low Lustre Metal & Wood Enamel (C163)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Galvanized Metal, New:

Primer: IronClad Latex Low Lustre Metal & Wood Enamel (363) or M04 Acrylic Metal Primer

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Galvanized Metal, Repaint:

Primer: Spot prime as needed with IronClad Latex Low Lustre Metal & Wood Enamel (363), IronClad Alkyd Low Lustre Metal & Wood Enamel (C163), or M04 Acrylic Metal Primer

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Aluminum, New:

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Aluminum, Weathered:

Primer: IronClad Latex Low Lustre Metal & Wood Enamel (363) or IronClad Alkyd Low Lustre Metal & Wood Enamel (C163)

Finish: 1 or 2 coats MoorGard Low Lustre Fortified Acrylic House Paint

Application

Stir thoroughly and apply with a good quality synthetic brush or short-nap roller.

Spray, Conventional: See Thinning/Cleanup below.

Spray, Airless: Fluid Pressure — 1,500 to 2,000 PSI;
Tip — .018 Orifice; Filter — 50 mesh

Thinning/Cleanup

Thinning is unnecessary, but if required to obtain desired application properties, a small amount of clean water may be added. Never add other paints or solvents. Clean up with warm soapy water. Brushes should be given an additional quick rinse with mineral spirits followed by a second wash in soapy water, then rinsed thoroughly. Spray equipment should be given a final rinse with mineral spirits to prevent rusting.

USE COMPLETELY OR DISPOSE OF PROPERLY. Dry, empty containers may be recycled in a can recycling program. **Local disposal requirements vary; consult your sanitation department or state-designated environmental agency for more information on disposal options.**

Environmental & Safety Information

Contains: Ethylene Glycol and Crystalline Silica

CAUSES EYE IRRITATION.

Contains Crystalline Silica that can cause cancer when in the respirable form (spray mist or sanding dust).

Use only with adequate ventilation. Do not breathe spray mist or sanding dust. Avoid contact with eyes and prolonged or repeated contact with skin. Wear eye protection and gloves during application or sanding. A dust/particulate respirator approved by NIOSH should be worn when sanding or spraying. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately.

IN CASE OF SPILL: Absorb with inert material and dispose of as specified under Thinning/Cleanup.

Hazardous Materials Identification System® NPCA

Health	1*	Flammability	0
Reactivity	0	Personal protection	

0 = Minimal; 4 = Severe Hazard

KEEP OUT OF REACH OF CHILDREN

Protect from freezing

**Material Safety Data Sheets available
on request from your servicing dealer**

SUN PROOF® Deck, Fence & Siding Stain 100% Acrylic Latex Solid Color

Architectural Coatings

GENERAL SURFACE PREPARATION

Surface must be clean, dry and free of all dust, dirt, mildew, oil and other contaminants. Remove loose, peeling paint or stain and loose wood fibers by sanding, scraping or wire brushing. Remove grade stamps, pencil marks, etc. by sanding. Repair construction defects and sand as necessary.

WARNING! If you scrape, sand, or remove old paint, you may release lead dust or fumes. LEAD IS TOXIC. EXPOSURE TO LEAD DUST OR FUMES CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a properly fitted NIOSH-approved respirator and prevent skin contact to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the USEPA National Lead Information Hotline at 1-800-424-LEAD or log on to www.epa.gov/lead. In Canada contact a regional Health Canada office. Follow these instructions to control exposure to other hazardous substances that may be released during surface preparation.

DECK & FENCE: Clean weathered, dirty or mildewed surfaces with PPG Deck Cleaner prior to applying product.

SIDING: Remove and inhibit mildew with PPG MILDEW CHECK® Multi-Purpose Wash, 18-1. Before use, be sure to read and follow the instructions and warnings on the label.

EXTRACTIVE BLEEDING: Some woods, such as redwood and cedar contain natural water-soluble colorings or extractives that tend to "bleed" or migrate to the surface. The first coat of stain may show some color discoloration, but the tannins will be trapped in the first coat of stain. A second coat will result in a uniform appearance.

RECOMMENDED PRIMERS

Wood	Self-priming
Weathered wood	17-921

LIMITATIONS OF USE

FOR EXTERIOR USE ONLY. Apply when air and surface temperatures are 35°F (2°C) or above and when the air and surface temperatures will remain above 35°F (2°C) for the next 24 hours. Surface temperature must be at least 5°F (3°C) above the dew point. Avoid staining late in the day when dew and condensation are likely to form or if rain is expected within 24 hours. Avoid staining in direct sunlight or on a hot surface.

PROTECT FROM FREEZING.

While this product provides a mildew resistant coating, growth may still occur if the substrate is not properly prepared prior to painting and/or if the substrate is consistently exposed to conditions conducive to mold, mildew, and algae. Examples of these conditions include, but are not limited to, under eaves, behind shrubbery and trees, and in areas that are consistently damp with little to no direct sunlight.

PACKAGING

1-Gallon (3.78 L)
5-Gallon (18.9 L)

PPG Architectural Finishes, Inc. believes the technical data presented is currently accurate; however, no guarantee of accuracy, comprehensiveness, or performance is given or implied. Improvements in coatings technology may cause future technical data to vary from what is in this bulletin. For complete, up-to-date technical information, visit our web site or call 1-800-441-9695.



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C2.10 2/2010
(Supersedes 10/2006)

Architectural Coatings
SUN PROOF® Deck, Fence & Siding Stain 100% Acrylic Latex Solid Color Stain
GENERAL DESCRIPTION

SUN PROOF® 100% Acrylic Latex Solid Color Stain provides a rich, opaque color that hides the wood grain while allowing the wood's texture to show through. It is used for all types of new or previously stained or painted smooth or rough sawn siding, shingles, shakes, fences and decks. It is self priming, scuff resistant, has tannin blocking capabilities, and can be applied down to 35°F (2°C).

RECOMMENDED SUBSTRATES

Wood

CONFORMANCE STANDARDS

Meets MPI Category #16, Exterior Water Based Solid Hide

APPLICATION INFORMATION

Stir thoroughly before using and often during use. When using more than one can of the same color, intermix to ensure color uniformity. **Pretest:** Apply to a small non-conspicuous area such as under the eave, and allow to dry to ensure acceptable appearance and penetration.

USE WITH ADEQUATE VENTILATION. KEEP OUT OF REACH OF CHILDREN. Read all label and Material Safety Data Sheet (MSDS) information prior to use. MSDS are available through our website or by calling 1-800-441-9695.

Application Equipment: Apply with a high quality brush, roller, paint pad or spray equipment. Apply two coats for extended performance. Always back brush for best results. To help avoid lapmarks, apply to only a few boards at a time keeping a wet edge. Coat ends and edges of boards thoroughly. Do not saturate or puddle on horizontal surfaces.

Spray equipment must be handled with due care and in accordance with manufacturer's recommendation. High-pressure injection of coatings into the skin by airless equipment may cause serious injury.

Brush: High quality polyester or nylon brush

Roller: High quality roller cover

Spray: Conventional or airless sprayer. When spraying, avoid runs and sags while applying an adequate coat.

Thinning: DO NOT THIN.

Permissible temperatures during application:

Material:	50 to 85°F	10 to 29°C
Ambient:	35 to 85°F	2 to 29°C
Substrate:	35 to 85°F	2 to 29°C

FEATURES / BENEFITS
Features

Application down to 35°F (2°C)
Urethane modified
Contains mildewcide
Burnish and mar resistant
Excellent tannin blocking
Resists peeling and blistering
100% Latex

TINTING AND BASE INFORMATION

Refer to the appropriate color formula book, automatic tinting equipment, and or computer color matching system for color formulas and tinting instructions.

77-1110 White and Pastel Base

77-1130 Ultra Deep Base*

*Must be tinted.

Some colors, drastic color changes, or porous substrates may require more than one coat to achieve a uniform finish.

PRODUCT DATA

PRODUCT TYPE:	100% Acrylic
VOLUME SOLIDS*:	32% +/- 2%
WEIGHT SOLIDS*:	46% +/- 2%
WEIGHT/GALLON*:	10.6 lbs. (4.8 kg) +/- 0.2 lbs. (91 g)
VOC*:	169 g/L (1.4 lbs./gal.)

Product data calculated on 77-1110.

COVERAGE: Approximately 350 to 500 sq. ft./gal. (32.5 to 46.5 sq. m/3.78L) depending upon surface texture and porosity.

Coverage figures do not include loss due to surface irregularities and porosity or material loss due to application method or mixing.

DRYING TIME: Normally dries in 30 minutes when applied in temperatures of 50°F (10°C) to 85°F (29°C). Allow 2 to 4 hours between coats before recoating. Allow 24 to 48 hours drying time for light foot traffic or furniture placement. Newly stained surfaces should be allowed to cure 30 days before washing.

Drying times listed may vary depending on temperature, humidity, film build, color, and air movement.

CLEAN UP: Clean brushes and tools with warm soapy water.

DISPOSAL: Contact your local environmental regulatory agency for guidance on disposal of unused product. Do not pour down a drain or storm sewer.

FLASH POINT: 200°F (93°C)

Benefits

Extend your staining season
Durable formula protects your wood
Protects from mold and mildew growth on the stain surface
Less scuff marks on your deck and siding
Maintains truer color in high-tannin woods such as cedar and redwood
Keeps wood looking newer longer
Easy soap and water clean up