

MARLOW TOWERS CONDOMINIUM
MASTER DEED

THIS MASTER DEED, Made this 15th day of September, 1972, by MARLOW MADISON CONDOMINIUM LIMITED PARTNERSHIP, a Maryland Limited Partnership, (hereinafter call the "Declarant"), made pursuant to the provisions of the Horizontal Property Act of the State of Maryland, (Article 21, Sections 117A, et. seq. , of the Annotated Code of Maryland, 1965 Edition, as amended):

WITNESSETH THAT:

WHEREAS, the Declarant is the owner of all that piece, or parcel of land situated in the Sixth Election District, Prince George's County, Maryland, and more particularly described as:

Parcel lettered "A" in the subdivision known as "MARLOW TOWERS" as per plat recorded in Plat Book WWW-44, Plat No. 72, among the Land Records of Prince George's County, Maryland, SAVING AND EXCEPTING THEREFROM all the portions thereof containing 347 square feet taken by the State Roads Commission for the widening of St. Barnabas Road as mot particularly shown on State Roads Commissioned Plat No. 37934.

WHEREAS, it is the intention and desire of the Declarant to submit and establish the aforementioned property as a Horizontal Property Regime, hereinafter referred to an to be known as "MARLOW TOWERS CONDOMINIUM".

NOW, THEREFORE,

FIRST: The Declarant does hereby declare and establish Marlow Towers Condominium, Horizontal Property Regime and does hereby submit to said Horizontal Property Regime the parcel of land known and described as

Parcel lettered "A" in the subdivision known as "MARLOW TOWERS" as per plat recorded in Plat Book WWW-44, Plat No. 72, among the Land Records of Prince George's County, Maryland, SAVING AND EXCEPTING THEREFROM all the portions thereof containing 347 square feet taken by the State Roads Commission for the widening of St. Barnabas Road as mot particularly shown on State Roads Commissioned Plat No. 37934.

and being the same parcel of land and property more particularly described as MARLOW TOWER CONDOMINIUM as shown on Plats and Plans, consisting of thirty-four (34) pages, prepared by Greenhorne & O'Mara, Inc., Engineers, Architects, Planners and Surveyors, and certified by MacKenzie L. Kelly, Registered Professional Land Surveyor, licensed to practice in the State of Maryland, which Plats and Plans are dated April 1972, and all of which are recorded, or intended to be recorded among the Land of Records of Prince George's County, Maryland, simultaneously herewith in which Plats and Plans

are incorporated herein by reference and made a part here of and are hereinafter collectively referred to as "MARLOW TOWERS PLATS & PLANS".

SECOND. The said parcel of land is submitted, together with all buildings and improvements thereon, or to be erected thereon, and all rights, roads, ways, waters, privileges, and appurtenances thereto belonging or appertaining. The residential buildings thereon consist of thirty-two (32) three (3) story multi-unit brick buildings numbered by odd numbers 3801 through 3863, each being divided into separate condominium units, designated individually by numbers and containing in all three hundred fifty-one (351) units, as hereinafter described and as more particularly described on the Marlow Towers Plats and Plans.

THIRD: The Condominium Project consists of 13.674 acres (or 595,639 square feet) more or less, of which 158,000 square feet more or less are occupied by the thirty-two (32) buildings, computed from exterior measurements of exterior walls, exclusive of any general common areas as hereinafter established.

FOURTH: The Condominium Project, both land and improvements, is hereby divided in the manner and to the extent depicted on the Marlow Towers Plats & Plans into (A) condominium units; (B) common elements defined as follows:

A. Condominium Units:

The dimensions, area, and location of each unit are shown graphically on the Marlow Towers Plats & Plans and the designation of each unit, a statement of its location, approximate area, type unit, accessory units, if any, and its proportionate interest in the common areas and facilities are set forth in "Schedule A" attached hereto and made a part hereof. Each unit is located either on the basement, first floor or second floor of one of the thirty-two (32) residential buildings and consists of a horizontal property extending from the floor of the level of the building in which the unit is located, which floor shall be at the elevation shown on the Marlow Towers Plats & Plans, to the bottom of the joists in the ceiling above, excluding, however, all spaces and improvements lying beneath the undecorated and/or

unfinished inner surfaces of the perimeter walls and floors and above the undecorated and/or unfinished inner surfaces of the ceiling of each unit. Each unit shall include the exclusive right to all space and facilities located within the area above described including but not limited to partitions, doors, windows, plumbing, heating, electric and other facilities located therein; but excluding such elements and are hereafter described as limited or general common elements.

ACCESSORY UNITS:

In addition to the area contained in each unit as herein above described, the unit shall include, where applicable, the area not included within the perimeter walls of said unit but appended to the respective unit for use as balcony or patio, as the case may be, as shown on the Marlow Towers Plats & Plans; all of which shall be deemed accessory units.

Each unit contains within it all of a family unit, and no part of any other family unit, and no part of any other family unit, several of which family units comprise one building together with accessory units as shown on the Marlow Towers Plats & Plans. Each family unit is one of the types of family units listed below:

(a) The Type A Family Unit: each consisting of living room, dining room, kitchen, one full bath, one bedroom, together with such balcony or patio areas as are shown on the Marlow Towers Plats & Plans and containing total square footage as shown on said Plats & Plans.

(b) The Type B Family Unit: each consisting of living room, dining room, kitchen, one full bath, two bedrooms, together with such balcony or patio areas as are shown on the Marlow Towers Plats & Plans and containing total square footage as shown on said Plats & Plans.

(c) The Type C Family Unit: each consisting of living room, dining room, kitchen, two bedrooms, one full bath, together with such balcony or patio areas as are shown on the Marlow Towers Plats & Plans and containing total square footage as shown on said Plats & Plans.

(d) The Type D Family Unit: each consisting of living room, dining room, kitchen, three bedrooms, one full bath, one-half bath, together with such balcony or patio areas as are shown on the Marlow Towers Plats & Plans and containing total square footage as shown on said Plats & Plans.

B. Common Elements:

All those areas and facilities shown on the Marlow Towers Plats & Plans which are not part of a unit, shall comprise the common elements and such elements shall be designated as “limited common elements” and “general common elements” defined as follows:

1. Limited Common Elements:

The following parts of the common elements herein called and designated as “limited common elements” are hereby set aside and reserved for the exclusive use of the units contained within the particular building where they are located:

(a) Areas designated as “Bike Storage” on the Marlow Tower Plats & Plans;

(b) All halls, entrances, steps, stairs and landings.

(c) All service areas, including all laundry equipment and storage space located therein, except that where the Marlow Towers Plats & Plans designate that the service area is to be used for more than one building then such service areas shall be reserved for the exclusive use of the buildings so designated and a separate storage bin shall be set aside in such service areas for the exclusive use of each unit and each such bin shall be marked or identified in some appropriate manner, with a number corresponding to the unit number, so as to clearly indicate that it is reserved for the exclusive use of such particular unit.

2. General Common Elements:

All areas and facilities shown on the Marlow Towers Plats & Plans which are not part of a unit and are not part of a limited common elements shall comprise the general common elements and will include, without limitation, the following:

1. The land on which the buildings are erected;
2. The swimming pool, bath house and daycare center;
3. All foundations, columns, girders, beams, supports, those portions of the exterior walls beyond the exposed face of the dry wall, those portions of the walls and partitions dividing the units from corridors, stairs, and storage areas located beyond the exposed face of the drywall enclosing the unit, those portions of the walls and partitions located between the exposed faces of both dry walls enclosing the respective units, the concrete floors, those portions of the ceiling of the units from the exposed face of the ceiling to the upper face of the floor of the unit or roof above, and roofs of the building;
4. All land, lawns, gardens, roads, parking and other improved or unimproved areas not within the units or within the limited common elements;
5. All installations outside the units for service such as gas, power, light, telephone and water, sewer and drainage pipes;
6. All other apparatus and installations reasonably construed as being in common use and necessary to the up-keep, use and safety of the buildings.

FIFTH: The owner of a unit shall have such a state therein as may be acquired, including an estate in fee simple, and shall have the same a estate or interest, undivided, in the common elements of the condominium property. This interest in the common elements shall be equivalent to the percentage which the value of each unit, including the value of all common elements pertaining thereto, bears to the value of the whole of the property, as those values are set forth on "Schedule A" and which interest shall not be divisible from the unit to which it appertains. The same percentage shall be used to distribute the common

expenses and profits of the Regime and to determine the votes to be cast by each owner at any meeting of the Council of Co-Owners. These percentages shall not be changed without the acquiescence of all of the Co-Owners of all condominium units, which change, if made, shall be evidenced by an appropriate amendatory declaration recorded among the Land Records of the County in which this Deed is recorded.

The total value of the condominium project, including all of the units, and all of the common elements is Six million Thirty-eight Thousand Five Hundred Dollars (\$6,038,500.00) and the value of each condominium unit and of its proportion of the common elements pertaining to the units is more particularly set forth on "Schedule A" attached hereto and made a part hereof, which percentage value shall be used to determine the percentage appertaining to each of the Co-Owners in the expenses of and rights in the elements held in common.

The dollar values appearing on said "Schedule A" are established only for the purposes of the Horizontal Property Act of the laws of Maryland, and nothing herein shall fix the market value of any unit an undivided interest, nor prevent any owner, including the Declarant, from fixing a different value to each unit and interest in all other types of acts and contracts.

SIXTH: The Declarant hereby declares that it has and holds the property, herein submitted, to its own use and to the use of its successors and assigns, forever, in fee simple, and that every conveyance or other transfer of any unit shall carry with it the appropriate fractional portion of the value of the common elements even though that interest in the common elements may not be expressly mentioned, described, or separately stated.

SEVENTH: If any portion of the common elements encroaches upon any unit or if any unit now encroaches up on any other unit or upon any portion of the common elements, or if any such encroachment shall occur hereafter as a result (a) settling of the building or (b) alteration or repair of the common elements made by or with the consent of the Council of Co-Owners, or (c) repair or restoration of the building or a unit after damage by fire or other casualty or (d) condemnation or eminent domain

proceedings or (e) the gradual forces of nature and of the elements whether such subsequent position be, in whole or in part, adjacent, subjacent, or super adjacent to said original position, a valid easement shall exist for such encroachment and for the maintenance of the same so long as the building stands.

EIGHT: Each unit owner shall have an easement in common with the owners of all other units to use all pipes, wires, duct, flues, cables, conduits, public utility lines, and other common elements located in the common areas or located in any of the other units and serving his unit. Each unit shall be subject to an easement in favor of the owners of all other units to use pipes, wires, ducts, flues, cables, conduits, public utility lines, and other common elements serving other units and located in such unit. The Council of Co-Owners shall have the right of access to each unit to inspect the same, to remove violations therefrom and to maintain, repair, or replace the common element contained therein or elsewhere in the building, subject, however, to the provision that the work of installation or repair (other than work done by owner of a unit within his own unit) shall be performed by the Council of Co-Owners or the agent of the Council of Co-Owners and further subject to the provisions set forth in the By-Laws appended to this Master Deed.

NINTH: All recreational areas, equipment and buildings located within Marlow Towers Condominium shall be for the use of the unit owners of the Property Regime established by the Declarant on the herein described property, subject to such rules, regulations and fees as are established by the Council of Co-Owners.

TENTH: The administration of the Horizontal Property Regime shall be by the Council of Co-Owners established by the By-Laws appended to this Master Deed and shall be in accordance with the provisions of said By-Laws and by any proper amendment thereto.

ELEVENTH: The undivided interest in the general common elements shall not be separated from the unit to which it appertains and shall be deemed conveyed or encumbered with the unit even though such interests may not be expressly mentioned or described in the conveyance or other instrument.

TWELFTH: Each owner shall comply with the provisions of this Master Deed, the By-Laws, decisions and resolutions of the Council of Co-Owners or its representatives, as lawfully amended from time to time, and failure to comply with any such provisions, decisions, or resolutions shall be grounds for an action to recover sums due, for damages or for injunctive relief.

THIRTEENTH: The submission of the property is subject to all covenants, conditions, easements and restrictions now recorded or hereafter placed on record.

FOURTEENTH: Nothing contained herein shall be deemed or construed to dedicate to private or public use or to create a general scheme of development, in, or to vest rights and/or benefits with respect to any other property owned or hereafter acquired by the Declarant, its successors an assigns.

FIFTEENTH: The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof as may be determined by a Court of competent jurisdiction, shall not affect the validity or enforceability of any other provisions hereof.

WITNESS the hand and seal of the Declarant, Marlow Madison Condominium Limited Partnership, all as of the day and year first above written.

WITNESS:

Justine A. Straus (as to each)

MARLOW MADISON CONDOMINIUM
LIMITED PARTNERSHIP, a Maryland Limited Partnership

By: _____
T.D. Burgess, General Partner

Frank G. Principe, General Partner

William T. Hannan, General Partner

Elmo H. Denton, General Partner

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S to wit:

I, Justine A. Straus , a Notary Public in and for the State and County aforesaid, do hereby certify that T.D. BURGESS, FRANK G. PRINCIPE, WILLIAM T. HANNAN and ELMO H. DENTON, General Partners of Marlow Madison Condominium Limited Partnership, a Maryland Limited Partnership parties to a certain Master Deed bearing date on the 15th day of September , 1972, and hereto annexed, personally appeared before me in said State and County the said T.D. BURGESS, FRANK G. PRINCIPE, WILLIAM T. HANNAN and ELMO H. DENTON, General Partners of Marlow Madison Condominium Limited Partnership, a Maryland Limited Partnership, being personally well known to me to be the persons who executed the said Deed and acknowledge the same to be their act and deed and that they have executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 15th day of September, 1972.

Justine A. Straus

My commission expires: July 1, 1974

SCHEDULE A

Attached to and expressly made a part of the Master Deed of Marlow Towers Condominium made by Marlow Madison Condominium Limited Partnership, a Maryland Limited Partnership

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas and Facilities
3801-T1	3801	D	1216	Patio	3229
3801-T2	3801	D	1243	Patio	3229
3801-T3	3801	B	972	Balcony	2807
3801-T101	3801	D	1223	Balcony	3229
3801-T102	3801	D	1250	Balcony	3229
3801-T103	3801	B	979	Balcony	2807
3801-T104	3801	A	852	Balcony	2642
3801-T201	3801	D	1223	Balcony	3229
3801-T202	3801	D	1250	Balcony	3229
3801-T203	3801	B	979	Balcony	2807
3801-T204	3801	A	852	Balcony	2642
3803-T1	3803	C	992	Patio	2898
3803-T2	3803	C	1025	Patio	2898
3803-T3	3803	B	1026	Patio	2807
3803-T101	3803	C	998	Balcony	2898
3803-T102	3803	C	1025	Balcony	2898
3803-T103	3803	B	1034	Balcony	2807
3803-T104	3803	A	852	Balcony	2642
3803-T201	3803	C	998	Balcony	2898
3803-T202	3803	C	1025	Balcony	2898
3803-T203	3803	B	1034	Balcony	2807
3803-T204	3803	A	852	Balcony	2642
3805-T1	3805	C	992	Patio	2898
3805-T2	3805	C	1018	Patio	2898
3805-T3	3805	B	972	Patio	2807
3805-T101	3805	C	998	Balcony	2898
3805-T102	3805	C	1025	Balcony	2898
3805-T103	3805	B	979	Balcony	2807
3805-T104	3805	A	852	Balcony	2642
3805-T201	3805	C	998	Balcony	2898
3805-T202	3805	C	1025	Balcony	2898
3805-T203	3805	B	979	Balcony	2807
3805-T204	3805	A	852	Balcony	2642
3807-T2	3807	B	979	Patio	2807
3807-T3	3807	C	1018	Patio	2898
3807-T4	3807	C	992	Patio	2898
3807-T101	3807	A	852	Balcony	2642
3807-T102	3807	B	979	Balcony	2807
3807-T103	3807	C	1025	Balcony	2898
3807-T104	3807	C	998	Balcony	2898
3807-T201	3807	A	852	Balcony	2642
3807-T202	3807	B	979	Balcony	2807
3807-T203	3807	C	1025	Balcony	2898
3807-T204	3807	C	998	Balcony	2898

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3809-T2	3809	B	972	Patio	2807
3809-T3	3809	C	1018	Patio	2898
3809-T4	3809	C	992	Patio	2898
3809-T101	3809	A	852	Balcony	2642
3809-T102	3809	B	979	Balcony	2807
3809-T103	3809	C	1025	Balcony	2898
3809-T104	3809	C	998	Balcony	2898
3809-T201	3809	A	852	Balcony	2642
3809-T202	3809	B	979	Balcony	2807
3809-T203	3809	C	1025	Balcony	2898
3809-T204	3809	C	998	Balcony	2898
3811-T1	3811	C	992	Patio	2898
3811-T2	3811	C	1018	Patio	2898
3811-T3	3811	B	972	Patio	2807
3811-T101	3811	C	998	Balcony	2898
3811-T102	3811	C	1025	Balcony	2898
3811-T103	3811	B	979	Balcony	2807
3811-T104	3811	A	852	Balcony	2642
3811-T201	3811	C	998	Balcony	2898
3811-T202	3811	C	1025	Balcony	2898
3811-T203	3811	B	979	Balcony	2807
3811-T204	3811	A	852	Balcony	2642
3813-T2	3813	B	979	Patio	2807
3813-T3	3813	C	1018	Patio	2898
3813-T4	3813	C	992	Patio	2898
3813-T101	3813	A	852	Balcony	2642
3813-T102	3813	B	979	Balcony	2807
3813-T103	3813	C	1025	Balcony	2898
3813-T104	3813	C	998	Balcony	2898
3813-T201	3813	A	852	Balcony	2642
3813-T202	3813	B	979	Balcony	2807
3813-T203	3813	C	1025	Balcony	2898
3813-T204	3813	C	998	Balcony	2898
3815-T1	3815	C	995	Patio	2898
3815-T2	3815	C	1018	Patio	2898
3815-T3	3815	B	972	Patio	2807
3815-T101	3815	C	998	Balcony	2898
3815-T102	3815	C	1025	Balcony	2898
3815-T103	3815	B	979	Balcony	2807
3815-T104	3815	A	852	Balcony	2642
3815-T201	3815	C	998	Balcony	2898
3815-T202	3815	C	1025	Balcony	2898
3815-T203	3815	B	979	Balcony	2807
3815-T204	3815	A	852	Balcony	2642

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3817-T2	3817	B	979	Patio	2807
3817-T3	3817	C	1018	Patio	2898
3817-T4	3817	C	992	Patio	2898
3817-T101	3817	A	852	Balcony	2642
3817-T102	3817	B	979	Balcony	2807
3817-T103	3817	C	1025	Balcony	2898
3817-T104	3817	C	998	Balcony	2898
3817-T201	3817	A	852	Balcony	2642
3817-T202	3817	B	979	Balcony	2807
3817-T203	3817	C	1025	Balcony	2898
3817-T204	3817	C	998	Balcony	2898
3819-T1	3819	C	992	Patio	2898
3819-T2	3819	C	1018	Patio	2898
3819-T3	3819	B	979	Patio	2807
3819-T101	3819	C	998	Balcony	2898
3819-T102	3819	C	1025	Balcony	2898
3819-T103	3819	B	979	Balcony	2807
3819-T104	3819	A	852	Balcony	2642
3819-T201	3819	C	998	Balcony	2898
3819-T202	3819	C	1025	Balcony	2898
3819-T203	3819	B	979	Balcony	2807
3819-T204	3819	A	852	Balcony	2642
3821-T1	3821	C	992	Patio	2898
3821-T2	3821	C	1018	Patio	2898
3821-T3	3821	B	972	Patio	2807
3821-T101	3821	C	998	Balcony	2898
3821-T102	3821	C	1025	Balcony	2898
3821-T103	3821	B	979	Balcony	2807
3821-T104	3821	A	852	Balcony	2642
3821-T201	3821	C	998	Balcony	2898
3821-T202	3821	C	1025	Balcony	2898
3821-T203	3821	B	979	Balcony	2807
3821-T204	3821	A	852	Balcony	2642
3823-T1	3823	C	992	Patio	2898
3823-T2	3823	C	1018	Patio	2898
3823-T3	3823	B	972	Patio	2807
3823-T101	3823	C	998	Balcony	2898
3823-T102	3823	C	1025	Balcony	2898
3823-T103	3823	B	979	Balcony	2807
3823-T104	3823	A	852	Balcony	2642
3823-T201	3823	C	998	Balcony	2898
3823-T202	3823	C	1025	Balcony	2898
3823-T203	3823	B	979	Balcony	2807
3823-T204	3823	A	852	Balcony	2642

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3825-T2	3825	B	979	Patio	2807
3825-T3	3825	C	1018	Patio	2898
3825-T4	3825	C	992	Patio	2898
3825-T101	3825	A	852	Balcony	2642
3825-T102	3825	B	979	Balcony	2807
3825-T103	3825	C	1025	Balcony	2898
3825-T104	3825	C	998	Balcony	2898
3825-T201	3825	A	852	Balcony	2642
3825-T202	3825	B	979	Balcony	2807
3825-T203	3825	C	1025	Balcony	2898
3825-T204	3825	C	998	Balcony	2898
3827-T1	3827	C	992	Patio	2898
3827-T2	3827	C	1018	Patio	2898
3827-T3	3827	B	979	Patio	2807
3827-T101	3827	C	998	Balcony	2898
3827-T102	3827	C	1025	Balcony	2898
3827-T103	3827	B	979	Balcony	2807
3827-T104	3827	A	852	Balcony	2642
3827-T201	3827	C	998	Balcony	2898
3827-T202	3827	C	1025	Balcony	2898
3827-T203	3827	B	979	Balcony	2807
3827-T204	3827	A	852	Balcony	2642
3829-T2	3829	B	972	Patio	2807
3829-T3	3829	C	1018	Patio	2898
3829-T4	3829	C	992	Patio	2898
3829-T101	3829	A	852	Balcony	2642
3829-T102	3829	B	979	Balcony	2807
3829-T103	3829	C	1025	Balcony	2898
3829-T104	3829	C	998	Balcony	2898
3829-T201	3829	A	852	Balcony	2642
3829-T202	3829	B	979	Balcony	2807
3829-T203	3829	C	1025	Balcony	2898
3829-T204	3829	C	998	Balcony	2898
3831-T1	3831	D	992	Patio	3229
3831-T2	3831	D	1018	Patio	3229
3831-T3	3831	B	972	Patio	2807
3831-T101	3831	D	998	Balcony	3229
3831-T102	3831	D	1025	Balcony	3229
3831-T103	3831	B	979	Balcony	2807
3831-T104	3831	A	852	Balcony	2642
3831-T201	3831	D	998	Balcony	3229
3831-T202	3831	D	1025	Balcony	3229
3831-T203	3831	B	979	Balcony	2807
3831-T204	3831	A	852	Balcony	2642

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3833-T2	3833	B	979	Patio	2807
3833-T3	3833	C	1018	Patio	2898
3833-T4	3833	C	992	Patio	2898
3833-T101	3833	A	852	Balcony	2642
3833-T102	3833	B	979	Balcony	2807
3833-T103	3833	C	1025	Balcony	2898
3833-T104	3833	C	998	Balcony	2898
3833-T201	3833	A	852	Balcony	2642
3833-T202	3833	B	979	Balcony	2807
3833-T203	3833	C	1025	Balcony	2898
3833-T204	3833	C	998	Balcony	2898
3835-T1	3835	C	992	Patio	2898
3835-T2	3835	C	1018	Patio	2898
3835-T3	3835	B	979	Patio	2807
3835-T101	3835	C	998	Balcony	2898
3835-T102	3835	C	1025	Balcony	2898
3835-T103	3835	B	979	Balcony	2807
3835-T104	3835	A	852	Balcony	2642
3835-T201	3835	C	998	Balcony	2898
3835-T202	3835	C	1025	Balcony	2898
3835-T203	3835	B	979	Balcony	2807
3835-T204	3835	A	852	Balcony	2642
3837-T2	3837	B	972	Patio	2807
3837-T3	3837	C	1018	Patio	2898
3837-T4	3837	C	992	Patio	2898
3837-T101	3837	A	852	Balcony	2642
3837-T102	3837	B	979	Balcony	2807
3837-T103	3837	C	1025	Balcony	2898
3837-T104	3837	C	998	Balcony	2898
3837-T201	3837	A	852	Balcony	2642
3837-T202	3837	B	979	Balcony	2807
3837-T203	3837	C	1025	Balcony	2898
3837-T204	3837	C	998	Balcony	2898
3839-T1	3839	B	972	Patio	2807
3839-T2	3839	C	1018	Patio	2898
3839-T3	3839	C	992	Patio	2898
3839-T101	3839	A	852	Balcony	2642
3839-T102	3839	B	979	Balcony	2807
3839-T103	3839	C	1025	Balcony	2898
3839-T104	3839	C	998	Balcony	2898
3839-T201	3839	A	852	Balcony	2642
3839-T202	3839	B	979	Balcony	2807
3839-T203	3839	C	1025	Balcony	2898
3839-T204	3839	C	998	Balcony	2898

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3841-T1	3841	C	992	Patio	2898
3841-T2	3841	C	1018	Patio	2898
3841-T3	3841	B	979	Patio	2807
3841-T101	3841	C	998	Balcony	2807
3841-T102	3841	C	1025	Balcony	2898
3841-T103	3841	B	979	Balcony	2807
3841-T104	3841	A	852	Balcony	2642
3841-T201	3841	C	993	Balcony	2898
3841-T202	3841	C	1025	Balcony	2898
3841-T203	3841	B	979	Balcony	2807
3841-T204	3841	A	852	Balcony	2642
3843-T2	3843	B	979	Patio	2807
3843-T3	3843	C	1018	Patio	2898
3843-T4	3843	C	992	Patio	2898
3843-T101	3843	A	852	Balcony	2642
3843-T102	3843	B	979	Balcony	2807
3843-T103	3843	C	1025	Balcony	2898
3843-T104	3843	C	998	Balcony	2898
3843-T201	3843	A	852	Balcony	2642
3843-T202	3843	B	979	Balcony	2807
3843-T203	3843	C	1025	Balcony	2898
3843-T204	3843	C	998	Balcony	2898
3845-T1	3845	C	992	Patio	2898
3845-T2	3845	C	1018	Patio	2898
3845-T3	3845	B	972	Patio	2807
3845-T101	3845	C	998	Balcony	2898
3845-T102	3845	C	1025	Balcony	2898
3845-T103	3845	B	979	Balcony	2807
3845-T104	3845	A	852	Balcony	2642
3845-T201	3845	C	998	Balcony	2898
3845-T202	3845	C	1025	Balcony	2898
3845-T203	3845	B	979	Balcony	2807
3845-T204	3845	A	852	Balcony	2642
3847-T2	3847	B	972	Patio	2807
3847-T3	3847	C	1018	Patio	2898
3847-T4	3847	C	992	Patio	2898
3847-T101	3847	A	852	Balcony	2642
3847-T102	3847	B	979	Balcony	2807
3847-T103	3847	C	1025	Balcony	2898
3847-T104	3847	C	998	Balcony	2898
3847-T201	3847	A	852	Balcony	2642
3847-T202	3847	B	979	Balcony	2807
3847-T203	3847	C	1025	Balcony	2898
3847-T204	3847	C	998	Balcony	2898

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3849-T2	3849	B	972	Patio	2807
3849-T3	3849	D	1243	Patio	3229
3849-T4	3849	D	1216	Patio	3229
3849-T101	3849	A	852	Balcony	2642
3849-T102	3849	B	979	Balcony	2807
3849-T103	3849	D	1250	Balcony	3229
3849-T104	3849	D	1223	Balcony	3229
3849-T201	3849	A	852	Balcony	2642
3849-T202	3849	B	979	Balcony	2807
3849-T203	3849	D	1250	Balcony	3229
3849-T204	3849	D	1223	Balcony	3229
3851-T1	3851	C	992	Patio	2898
3851-T2	3851	C	1072	Patio	2898
3851-T3	3851	B	972	Patio	2807
3851-T101	3851	C	998	Balcony	2898
3851-T102	3851	C	1081	Balcony	2898
3851-T103	3851	B	979	Balcony	2807
3851-T104	3851	A	852	Balcony	2642
3851-T201	3851	C	998	Balcony	2898
3851-T202	3851	C	1081	Balcony	2898
3851-T203	3851	B	979	Balcony	2807
3851-T204	3851	A	852	Balcony	2642
3853-T2	3853	B	972	Patio	2807
3853-T3	3853	C	1018	Patio	2898
3853-T4	3853	C	992	Patio	2898
3853-T101	3853	A	852	Balcony	2642
3853-T102	3853	B	979	Balcony	2807
3853-T103	3853	C	1025	Balcony	2898
3853-T104	3853	C	998	Balcony	2898
3853-T201	3853	A	825	Balcony	2642
3853-T202	3853	B	979	Balcony	2807
3853-T203	3853	C	1025	Balcony	2898
3853-T204	3853	C	998	Balcony	2898
3855-T1	3855	D	1216	Patio	3229
3855-T2	3855	D	1243	Patio	3229
3855-T3	3855	B	972	Patio	2807
3855-T101	3855	D	1223	Balcony	3229
3855-T102	3855	D	1250	Balcony	3229
3855-T103	3855	B	979	Balcony	2807
3855-T104	3855	A	852	Balcony	2642
3855-T201	3855	D	1223	Balcony	3229
3855-T202	3855	D	1250	Balcony	3229
3855-T203	3855	B	979	Balcony	2807
3855-T204	3855	A	852	Balcony	2642

SCHEDULE A Continued

Unit No.	Building No.	Type of Unit	Approximate Area in Square Feet	Accessory Unit	Proportionate Interest in the Common Areas
3857-T1	3857	C	992	Patio	2898
3857-T2	3857	C	1018	Patio	2898
3857-T3	3857	B	972	Patio	2807
3857-T101	3857	C	998	Balcony	2898
3857-T102	3857	C	1025	Balcony	2898
3857-T103	3857	B	979	Balcony	2807
3857-T104	3857	A	852	Balcony	2642
3857-T201	3857	C	998	Balcony	2898
3857-T202	3857	C	1025	Balcony	2898
3857-T203	3857	B	979	Balcony	2807
3857-T204	3857	A	852	Balcony	2642
3859-T2	3859	B	1026	Patio	2807
3859-T3	3859	C	1018	Patio	2898
3859-T4	3859	C	992	Patio	2898
3859-T101	3859	A	852	Balcony	2642
3859-T102	3859	B	1034	Balcony	2807
3859-T103	3859	C	1025	Balcony	2898
3859-T104	3859	C	998	Balcony	2898
3859-T201	3859	A	852	Balcony	2642
3859-T202	3859	B	1034	Balcony	2807
3859-T203	3859	C	1025	Balcony	2898
3859-T204	3859	C	998	Balcony	2898
3861-T2	3861	B	1026	Patio	2807
3861-T3	3861	C	1025	Patio	2898
3861-T4	3861	C	992	Patio	2898
3861-T101	3861	A	852	Balcony	2642
3861-T102	3861	B	1034	Balcony	2807
3861-T103	3861	C	1025	Balcony	2898
3861-T104	3861	C	998	Balcony	2898
3861-T201	3861	A	825	Balcony	2642
3861-T202	3861	B	1034	Balcony	2807
3861-T203	3861	C	1025	Balcony	2898
3861-T204	3861	C	998	Balcony	2898
3863-T2	3863	B	972	Patio	2807
3863-T3	3863	C	1018	Patio	2898
3863-T4	3863	C	992	Patio	2898
3863-T101	3863	A	852	Balcony	2642
3863-T102	3863	B	979	Balcony	2807
3863-T103	3863	C	1025	Balcony	2898
3863-T104	3863	C	998	Balcony	2898
3863-T201	3863	A	852	Balcony	2642
3863-T202	3863	B	979	Balcony	2807
3863-T203	3863	C	1025	Balcony	2898
3863-T204	3863	C	998	Balcony	2898

The total value of the entire Condominium Project including all of the Units and all the Common Elements is Six Million Thirty-eight Thousand Five Hundred and no/100 (\$6,038,500.00) dollars and the value of each Condominium Unit is as follows:

Each type A unit	\$15,950.00
Each type B unit	\$16,950.00
Each type C unit	\$17,500.00
Each type D unit	\$19,500.00