

The structural shell of the building consists of masonry walls and wood framing which dates back to the late 1800's. The masonry walls exceed 24" in width and serve as integral foundations. Walls vary in width vertically. The existing floor structure is comprised of 2 x 10' joists at 16" on centers with steel columns at mid span.

Loft levels in residential units are supported by 9 x 9 pine beams which are framed into 2 x 4 walls and supported by cross beam below the existing floor.

The second floor consists of the original structure of 2 x 10's at 16" on centers.

Roof structure is original with six (6") inch fiber glass batts between joists of 2 x 10's and is finished with standard four ply "hot mop" roofing.

Residential units are separated by 2 hour rated fire walls of 2 x 4 construction with four (4") inch fiber glass batts between studs; gypsum board affixed to resilient metal channels and finished to meet local and state fire code requirements.

Entry ways (in units 2 through 5) have been accommodated through large openings in the original masonry bearing wall which are framed with steel beams and columns. Double glazed green house units, 6" concrete block walls and 4" concrete slabs make up these additions to the original structure.

Exterior court yard and parking area surfaces are 4" concrete slabs. All exterior walls are 8" concrete masonry units finished with stucco.

Mechanical - gas furnaces and water heaters.

V.

UNIT NUMBER AND PERCENTAGES OF
UNDIVIDED INTEREST IN COMMON AREAS

A. The unit number and maximum percentage of undivided interest in common areas appurtenant to each unit and its owner for all purposes, including voting is set forth in Exhibit "D". The percentage of undivided interest in the common areas and facilities appurtenant to any unit shall not be changed except with the unanimous consent of all of the unit owners in the condominium project expressed in an amendment to this Declaration duly executed by all such owners and recorded.