



CU-S103
S3

UNIT CU-S103

- a. ANY DEPICTIONS OF FIXTURES, MECHANICAL EQUIPMENT, SOFFITS, CABINETS, FLOOR COVERINGS ETC. IS CONCEPTUAL ONLY AND IS NOT TO BE RELIED UPON.
- b. GIVEN THE NATURE OF CONDOMINIUM OWNERSHIP, THE UNIT BOUNDARIES ARE PRECISELY DEFINED IN SUCH A MANNER SO THAT ALL COMPONENTS OF THE BUILDING WHICH ARE (OR ARE POTENTIALLY) UTILIZED BY OTHER UNITS ARE EXCLUDED FROM INDIVIDUAL RESIDENTIAL UNITS OR COMMERCIAL UNITS, AND INSTEAD, INCLUDED AS PART OF THE SHARED FACILITIES UNIT. THIS WOULD EXCLUDE, FOR INSTANCE, ALL STRUCTURAL WALLS, COLUMNS, ETC. AND ESSENTIALLY LIMITS THE RESIDENTIAL UNIT BOUNDARIES TO THE INTERIOR AIRSPACE (AND ANY DRYWALL BOUNDING SAME) BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR DRYWALL AND STRUCTURAL COMPONENTS. FOR THE PRECISE UNIT BOUNDARIES, SEE SECTION 3.2 OF THE DECLARATION. FOR YOUR REFERENCE, THE APPROXIMATE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS 1,380 SQUARE FEET (AND LABELED AS "TECHNICAL AREA"). PLEASE NOTE THAT THE UNIQUE WAY OF DEFINING THE BOUNDARIES ACTUALLY MAKES THE UNIT APPEAR TO BE SMALLER THAN IT ACTUALLY WOULD BE IF STANDARD ARCHITECTURAL MEASURING TECHNIQUES WERE USED. TYPICALLY, APARTMENTS ARE CALCULATED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS, WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS (THE "TYPICAL AREA"). AS SUCH, THE TYPICAL AREA IS GENERALLY GREATER THAN THE TECHNICAL AREA. FOR REFERENCE, THE TYPICAL AREA OF THE UNIT IS 1,425 SQUARE FEET. NOTE, HOWEVER, THAT MANY OF THE COMPONENTS INCLUDED IN DETERMINING THE TYPICAL AREA, ARE TECHNICALLY PART OF THE SHARED COMPONENTS OF THE SHARED FACILITIES UNIT.
- c. EA - PORTION OF THE SHARED FACILITIES UNIT FOR THE EXCLUSIVE USE OF THE ADJACENT UNIT.

NO. 001227.00

CONDOMINIUM DOCUMENTS for:

HAMED RODRIGUEZ

ARCHITECT INC.

UNIT

CD

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A CONDOMINIUM**

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