

**TWELFTH AMENDMENT TO OFFERING PLAN  
FOR  
CENTRAL SQUARE VILLAS**

**File No. CD 09-0122**

**THIS AMENDMENT WAS ACCEPTED FOR FILING BY THE  
NEW YORK STATE DEPARTMENT OF LAW ON MAY 5, 2017**

This is the Twelfth Amendment to the Offering Plan for Central Square Villas. The Plan was accepted for filing on June 20, 2009. The First Amendment was accepted for filing on October 30, 2009. The Second Amendment was accepted for filing on February 22, 2010. The Third Amendment was accepted for filing on April 14, 2010. The Fourth Amendment was accepted for filing on April 12, 2011. The Fifth Amendment was accepted for filing on March 6, 2012. The Sixth Amendment was accepted for filing on August 14, 2012. The Seventh Amendment was accepted for filing on February 15, 2013. The Eighth Amendment was accepted for filing on August 14, 2013. The Ninth Amendment was accepted for filing on August 22, 2014. The Tenth Amendment was accepted for filing on July 13, 2015. The Eleventh Amendment was accepted for filing on May 16, 2016.

**Status of Closed Sales**

The Sponsor has closed one hundred fifty-four (154) Units to date. Since the submission of the Eleventh Amendment, 33 closings have occurred, as shown on attached Exhibit A.

**Unsold Units**

There are forty six (46) Units remaining.

Units: 201-206, 501-506, 601, 801-806, 2901-2906, 3102, 3103, 3105, 3201-3206, 4001-4006, 4201-4206.

**Units/Lots Under Contract**

Of the unsold Units, there are currently fourteen (14) Units/Lots under contract.

Units: 201, 601, 2901, 2905, 2906, 3103, 3201, 3205, 3206, 4001, 4005, 4006, 4203 and 4204

**Working Capital and Reserve Funds**

The amount of the working capital fund as of March 31, 2017, is \$15,300.00. The amount of the reserve fund as of March 31, 2017, is \$195,934.92. The funds are deposited in a checking account and a savings account, respectively, at KeyBank, 1219 French Road, Depew, New York 14043.

**Board of Managers**

Control of the Board of Managers was turned over to the Unit owners on December 17, 2014. The Board is comprised of the following individuals:

Barbara Nitecki, President (38 Hanover Street)  
Dolores Grzyb, Treasurer (56 Hanover Street)  
Jennifer Visco, Sponsor Representative

**First Meeting of Unit Owners**

The first meeting of the Unit Owners occurred on December 17, 2014.

**Common Charges**

The aggregate monthly common charges for units/lots held by the Sponsor is \$6,665.40. Payment of common charges shall come from the Sponsor's own funds.

**Real Estate Taxes**

The aggregate monthly real estate taxes payable for units/lots owned by the Sponsor is \$2,523.82. Payment of taxes comes from the Sponsor's own funds.

**Financial Statements**

Financial Statements for Central Square Villas for the year ending December 31, 2015 are attached as Exhibit B. Financial Statements for Central Square Villas for the year ending December 31, 2016 are not yet available. Prospective purchasers are advised to inquire regarding availability of the financial statement for the year ending December 31, 2016 from the Condominium. If available, request a copy of it for review.

**Budget**

Attached hereto as Exhibit C is the 2017 Budget which has been adopted by the Board.

**Leased Units**

There are no units owned by the Sponsor which are occupied by tenants.

**Financial Obligations of Sponsor/Sources**

There are currently no repair and improvement obligations of the Sponsor. The Sponsor will pay its obligations for unsold units out of its own funds. The Sponsor is current in all financial obligations relating to the Condominium.

**Other Condominiums and Homeowners Associations**

Following is a list of all other condominiums and homeowners associations in which the Sponsor and/or the principal of the Sponsor currently owns more than 10% of the units:

Greythorne by Marrano Condominium (File No. CD 07-0577)  
6330-6350 Main Street, Amherst, Erie County, New York 14221

Juniper Landings Condominium (File No. CD 16-0242)  
Cherryfield Lane, Lancaster, Erie County, New York 14086

Summerfield Farms Homeowners Association (File No. HO 06-0054)  
Avian Way, Lancaster, Erie County, New York 14086

The Offering Plans for the above are on file with the New York State Office of the Attorney General and are available for public inspection. The Sponsor is current in all financial obligations relating to the foregoing.

**Unsold Units which Are Subject to Mortgages or Otherwise Represent Security for Financing Arrangements**

a) The following unsold units are subject to a mortgage with KeyBank having an address of P.O. Box, 28 Buffalo, NY 14240-0028, to secure a loan in the amount of \$720,000 and a maturity date of July 1, 2017. The Sponsor is required to pay interest only on a monthly basis until the maturity date and principal on or before the maturity date:

3102, 3103, 3105, 3201- 3206

b) The following unsold units are subject to an \$17,741,143 mortgage with KeyBank having an address of P.O. Box, 28 Buffalo, NY 14240-0028, to secure in part a term loan in the amount of \$17,741,143 having a maturity date of September 1, 2017. The Sponsor is required to pay interest on a monthly basis until the maturity date, and principal on an annual basis in amounts based on a formula set forth in the promissory note:

201-206, 501-506, 601, 801-806, 2901- 2906, 4001-4006, 4201-4206.

c) The following unsold units are subject to an \$18,000,000 mortgage with KeyBank having an address of P.O. Box, 28 Buffalo, NY 14240-0028, to secure in part: (i) a demand note for a line of credit of up to \$5,000,000, under which the Sponsor must pay in full all outstanding interest and principal on an annual basis; and (ii) a term note for a line of credit of up to \$17,000,000 with a maturity date of September 1, 2016 under which the Sponsor is required to pay interest on a monthly basis until the maturity date and required to pay principal as units of the mortgaged property are sold:

201-206, 501-506, 601, 801-806, 2901- 2906, 3102, 3103, 3105, 3201-3206, 4001-4006, 4201-4206.

**Material Changes**

1. The term of the offering is extended for one (1) year.
2. Escrow Agreement and Account: Melanie C. Marotto, Esq. has been removed as a signatory and Paul G. Joyce, Esq. and Patrick M. Kelly, Esq. of the Law Firm Colucci & Gallaher, P.C. have been added as additional signatories to the Escrow Agreement and Account.
3. There are specification changes to Cambridge A. Attached hereto as Exhibit D are the (i) modification to the engineer's report, (ii) an addendum to Schedule B-1 (iii) the specifications and drawings showing: (i) removal of side sliding door and addition of windows, (ii) Five (5) recessed lights in lieu of one hanging fixture in dinette (iii) Ceiling light fixture in lieu of recessed lights in loft (iv) Deleted DH2856 end wall window in family room, (v) Deleted sidelight at front door, (vi) Free

standing laundry tray in lieu of sink base cabinet laundry tray, (vii) Changed roof to shed roof over family room.

**No Other Material Changes**

There are no other material changes of facts or circumstances affecting the property or the state of facts set forth in the original Offering Plan except as indicated herein.

**THE MARRANO/MARC EQUITY  
CORPORATION**

## CENTRAL SQUARE VILLAS

CD09-0122

EXHIBIT A

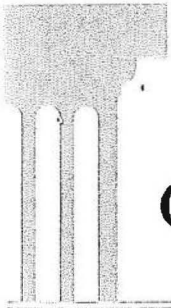
<u>Status of Closed Sales</u>	33 since submittal of the 11 <sup>TH</sup> Amendment	
	Lot 4302, 4 Cumberland Street, Lancaster, New York	Closed 5/13/16
	Lot 1007, 41 Cumberland Street, Lancaster, New York	Closed 5/17/16
	Lot 4102, 3 Denton Drive, Lancaster, New York	Closed 6/23/16
	Lot 4301, 2 Cumberland Drive, Lancaster, New York	Closed 6/29/16
	Lot 4101, 1 Denton Drive, Lancaster, New York	Closed 7/7/16
	Lot 2101, 6 Cumberland Street, Lancaster, New York	Closed 7/8/16
	Lot 2104, 12 Cumberland Street, Lancaster, New York	Closed 8/8/16
	Lot 2702, 11 Denton Drive, Lancaster, New York	Closed 8/29/16
	Lot 2204, 20 Cumberland Street, Lancaster, New York	Closed 9/2/16
	Lot 2602, 15 Denton Drive, Lancaster, New York	Closed 9/15/16
	Lot 3002, 30 Denton Drive, Lancaster, New York	Closed 9/16/16
	Lot 2102, 8 Cumberland Street, Lancaster, New York	Closed 9/21/16
	Lot 2301, 22 Cumberland Street, Lancaster, New York	Closed 9/27/16
	Lot 3003, 28 Denton Drive, Lancaster, New York	Closed 9/30/16
	Lot 2601, 13 Denton Drive, Lancaster, New York	Closed 10/3/16
	Lot 3001, 32 Denton Drive, Lancaster, New York	Closed 10/3/16
	Lot 2304, 28 Cumberland Street, Lancaster, New York	Closed 10/12/16
	Lot 2801, 5 Denton Drive, Lancaster, New York	Closed 10/12/16
	Lot 2201, 14 Cumberland Street, Lancaster, New York	Closed 10/21/16
	Lot 2203, 18 Cumberland Street, Lancaster, New York	Closed 10/24/16
	Lot 2302, 24 Cumberland Street, Lancaster, New York	Closed 10/25/16
	Lot 3004, 26 Denton Drive, Lancaster, New York	Closed 10/27/16
	Lot 2701, 9 Denton Drive, Lancaster, New York	Closed 10/28/16
	Lot 2802, 7 Denton Drive, Lancaster, New York	Closed 10/31/16
	Lot 2303, 26 Cumberland Street, Lancaster, New York	Closed 12/15/16
	Lot 2501, 17 Denton Drive, Lancaster, New York	Closed 12/16/16
	Lot 2502, 19 Denton Drive, Lancaster, New York	Closed 12/21/16
	Lot 2504, 23 Denton Drive, Lancaster, New York	Closed 12/23/16
	Lot 2202, 16 Cumberland Street, Lancaster, New York	Closed 12/30/16
	Lot 2503, 21 Denton Drive, Lancaster, New York	Closed 12/30/16
	Lot 3101, 44 Denton Drive, Lancaster, New York	Closed 12/30/16
	Lot 3106, 34 Denton Drive, Lancaster, New York	Closed 2/3/17
	Lot 3103, 40 Denton Drive, Lancaster, New York	Closed 3/31/17

# **Exhibit B**

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

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## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Managers  
Central Square Villas Condominium Association, Inc.

We have reviewed the accompanying financial statements of Central Square Villas Condominium Association, Inc., which comprise the balance sheet as of December 31, 2015, the related statements of revenues, expenses and changes in fund balances and cash flows for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement whether due to fraud or error.

### **Accountant's Responsibility**

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

### **Accountant's Conclusion**

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.



Board of Managers  
Central Square Villas Condominium Association, Inc.

### **Summarized Comparative Information**

We previously reviewed Central Square Villas Condominium Association, Inc. 2014, financial statements and in our conclusion dated April 21, 2015, stated that based on our review, we were not aware of any material modifications that should be made to the 2014 financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America. We are not aware of any material modifications that should be made to the summarized comparative information presented herein as of and for the year ended December 31, 2014, for it to be consistent with the reviewed financial statements from which it has been derived.

### **Supplementary Information**

The supplementary information included in Schedule I is presented for purposes of additional analysis and is not a required part of the basic financial statements. The information is the representation of management. We have reviewed the information and, based on our review, we are not aware of any material modifications that should be made to the information in order for it to be in accordance with accounting principles generally accepted in the United States of America. We have not audited the information and, accordingly, do not express an opinion on such information.

The Condominium has not presented the required supplementary information about future major repairs and replacement costs of common property, which the American Institute of Certified Public Accountants has determined is required to supplement, although not required to be a part of the basic financial statements.

*Clark & Hill CPAs*

Certified Public Accountants  
February 18, 2016

**CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.**

**BALANCE SHEETS**

**DECEMBER 31, 2015**

*(With Comparative Totals For 2014)*

	Operating <u>Fund</u>	Reserve <u>Fund</u>	<u>2015</u> <u>Total</u>	<u>2014</u> <u>Total</u>
<b><u>ASSETS:</u></b>				
Cash and cash equivalents	\$ (4,166)	\$ 180,511	\$ 176,345	\$ 127,068
Assessments receivable	143	-	143	749
Prepaid expenses	14,857	-	14,857	15,690
Interfund balances	(4,132)	4,132	-	-
<b>TOTAL ASSETS</b>	<b><u>\$ 6,702</u></b>	<b><u>\$ 184,643</u></b>	<b><u>\$ 191,345</u></b>	<b><u>\$ 143,507</u></b>
<b><u>LIABILITIES:</u></b>				
Accounts payable	\$ 2,186	\$ -	\$ 2,186	\$ 7,340
Prepaid assessments	4,280	-	4,280	693
Income tax payable	236	-	236	155
<b>TOTAL LIABLILITES</b>	<b><u>6,702</u></b>	<b><u>-</u></b>	<b><u>6,702</u></b>	<b><u>8,188</u></b>
<b>FUND BALANCES:</b>	<b><u>-</u></b>	<b><u>184,643</u></b>	<b><u>184,643</u></b>	<b><u>135,319</u></b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>\$ 6,702</u></b>	<b><u>\$ 184,643</u></b>	<b><u>\$ 191,345</u></b>	<b><u>\$ 143,507</u></b>

See accompanying notes and independent accountant's review report.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED DECEMBER 31, 2015

*(With Comparative Totals For 2014)*

	Operating Fund	Reserve Fund	2015 Total	2014 Total
<b><u>REVENUES:</u></b>				
Assessments	\$ 208,547	\$ 62,766	\$ 271,313	\$ 237,600
Developer contributions	2,200	-	2,200	1,000
Interest and other income	240	806	1,046	329
Rent	200	-	200	500
<b>TOTAL REVENUES:</b>	<u>211,187</u>	<u>63,572</u>	<u>274,759</u>	<u>239,429</u>
 <b><u>EXPENSES:</u></b>				
General and Administrative				
Management	23,080	-	23,080	19,656
Insurance	51,958	-	51,958	38,565
Miscellaneous	1,983	-	1,983	1,558
Professional	1,732	-	1,732	800
Income taxes	236	-	236	155
Total General and administrative	<u>78,989</u>	<u>-</u>	<u>78,989</u>	<u>60,734</u>
Utilities				
Water	13,059	-	13,059	18,682
Electricity	6,069	-	6,069	6,488
Gas	1,724	-	1,724	2,233
Internet	1,186	-	1,186	1,115
Total Utilities	<u>22,038</u>	<u>-</u>	<u>22,038</u>	<u>28,518</u>
Maintenance				
Landscaping	43,294	-	43,294	27,104
Clubhouse	2,119	-	2,119	1,560
Pool maintenance	11,318	-	11,318	9,882
Snow removal	50,743	-	50,743	39,487
Building maintenance	16,934	-	16,934	7,638
Total Maintenance	<u>124,408</u>	<u>-</u>	<u>124,408</u>	<u>85,671</u>

	Operating <u>Fund</u>	Reserve <u>Fund</u>	<u>2015</u> <u>Total</u>	<u>2014</u> <u>Total</u>
Reserves				
Concrete reserve	-	-	-	1,720
Contingency	-	-	-	3,595
	<hr/>	<hr/>	<hr/>	<hr/>
Total Reserves	-	-	-	5,315
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL EXPENSES:</b>	<u>225,435</u>	<u>-</u>	<u>225,435</u>	<u>180,238</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	(14,248)	63,572	49,324	59,191
<b>FUND BALANCES</b>				
-beginning of year	<u>14,248</u>	<u>121,071</u>	<u>135,319</u>	<u>76,128</u>
<b>FUND BALANCES</b>				
-end of year	\$ <u>-</u>	\$ <u>184,643</u>	\$ <u>184,643</u>	\$ <u>135,319</u>

See accompanying notes and independent accountant's review report.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2015

*(With Comparative Totals For 2014)*

	Operating Fund	Reserve Fund	2015 Total	2014 Total
<b>Operating Activities:</b>				
Excess (Deficiency) of Revenues Over Expenses	\$ (14,248)	\$ 63,572	\$ 49,324	\$ 59,191
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:				
(Increase) Decrease in:				
Assessment receivable	606	-	606	(598)
Prepaid insurance	833	-	833	(6,463)
Increase (Decrease) in:				
Accounts payable	(5,154)	-	(5,154)	4,673
Prepaid assessments	3,587	-	3,587	33
Income tax payable	81	-	81	71
Net Cash Provided by Operating Activities	<u>(14,295)</u>	<u>63,572</u>	<u>49,277</u>	<u>56,907</u>
<b>Financing Activities:</b>				
Interfund balances	<u>(3,784)</u>	<u>3,784</u>	<u>-</u>	<u>-</u>
Net Cash Provided (Used) by Financing Activities	<u>(3,784)</u>	<u>3,784</u>	<u>-</u>	<u>-</u>

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2015 Total</u>	<u>2014 Total</u>
Net Increase in Cash and Cash Equivalents	(18,079)	67,356	49,277	56,907
Cash and Cash Equivalents -beginning of year	<u>13,913</u>	<u>113,155</u>	<u>127,068</u>	<u>70,161</u>
Cash and Cash Equivalents -end of year	\$ <u>(4,166)</u>	\$ <u>180,511</u>	\$ <u>176,345</u>	\$ <u>127,068</u>
<b>Supplemental Disclosure:</b>				
Income taxes paid			\$ <u>155</u>	\$ <u>84</u>

See accompanying notes and independent accountant's review report.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2015

A. Nature of Organization:

Central Square Villas Condominium Association, Inc. (the Condominium) is a not-for-profit corporation formed for the purpose of maintaining and preserving the common property of the Association. Central Square Villas Condominium Association, Inc. consists of 118 residential units located in Lancaster, New York.

B. Summary of Significant Accounting Policies:

1. Fund Accounting:

The Condominium's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the financial statements reflect accounts using fund accounting methods. Financial resources are classified for accounting and reporting purposes in the following funds according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Condominium. Disbursements from the fund are generally at the discretion of the Board of Managers.

Reserve Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements. Disbursements from the fund may be made only for their designated purposes.

Interfund Balances – These balances generally arise when cumulatively through the balance sheet date one fund pays expenses or receives revenue of another, or has otherwise borrowed from the other.

2. Use of Estimates:

The preparation of financial statements in conformity with generally accepted accounting principles requires the Condominium to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2015

**B. Summary of Significant Accounting Policies (continued):**

**3. Cash and Cash Equivalents:**

Cash and cash equivalents include currency on hand and demand deposits with banks or other financial institutions.

**4. Common Property:**

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Condominium's financial statement, in accordance with industry practice.

**5. Member Assessments:**

Condominium members are subject to monthly assessments to provide funds for the Condominium's operating expenses, future capital acquisitions, and major repairs and replacements. Assessments and the annual budget are determined by the Board of Managers. Any excess assessments at year-end are retained by the Association for use in future years. The monthly assessments were \$113 for the year ended December 31, 2015.

**6. Income Taxes:**

The Condominium has elected to file as a homeowner's association in accordance with Internal Revenue Section 528. Under this section, the Condominium excludes from taxation exempt function income, which generally consists of revenue from uniform assessments to owners. Investment and other non-exempt income of the Association is subject to federal and New York state income tax.

**C. Future Major Repairs and Replacements:**

The Condominium's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds aggregate \$184,643 at December 31, 2015, are held in separate accounts and generally are not available for operating purposes.

The board is funding for major repairs and replacements of the estimated useful lives of the components considering amounts previously accumulated in the reserve fund.



CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2015

**C. Future Major Repairs and Replacements (continued):**

Funds are being accumulated in the reserve based on estimates of future needs for repairs and replacements of common property. Actual expenditures may vary from estimated amounts, and the variations may be material. Therefore, amounts accumulated in the reserve fund may not be adequate to meet all future needs for major repairs and replacements. The Condominium has the right to increase regular replacement fund assessments or levy special assessments for major repairs and replacements if additional funds are needed.

**D. Subsequent Events:**

Events that occur after the balance sheet date, but before the financial statements were available to be issued, must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the balance sheet date are recognized in the accompanying financial statements. Subsequent events, which provide evidence about conditions that existed after the balance sheet date, require disclosure in the accompanying notes. The Condominium has evaluated the activity of the Company through February 18, 2016, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

CENTRAL SQUARE VILLAS CONDOMINIUM ASSOCIATION, INC.

SCHEDULE I - SCHEDULE OF CHANGES IN RESERVE FUND BALANCE

DECEMBER 31, 2015

<u>Description</u>	<u>Beginning Fund Balance</u>	<u>Additions to Fund Balance</u>	<u>Charges to Fund Balance</u>	<u>Ending Fund Balance</u>
Interest	\$ 44	\$ 806	\$ -	\$ 850
Sewer and water	5,716	3,286	-	9,002
Gutters	2,874	1,271	-	4,145
Roof	49,856	22,270	-	72,126
Road Resurface	4,008	6,870	-	10,878
Exterior Wood	8,734	3,863	-	12,597
Brick	2,715	1,201	-	3,916
Siding	25,150	11,123	-	36,273
Mailbox	604	250	-	854
Fence	2,785	1,554	-	4,339
Street light	1,800	1,074	-	2,874
Concrete	6,430	3,605	-	10,035
Contingency	1,649	2,910	-	4,559
Pool	4,242	1,642	-	5,884
Clubhouse	4,464	1,847	-	6,311
TOTAL:	\$ <u>121,071</u>	\$ <u>63,572</u>	\$ <u>-</u>	\$ <u>184,643</u>

See accompanying notes and independent accountant's review report.

# **Exhibit C**

Central Square Villas Condominium  
2017 Approved Budget

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INCOME

Assessments (\$144.90 per unit, per month)	\$347,760
Rental Fees	\$0
Late Fees	\$0
<b>TOTAL INCOME</b>	<b>\$347,760</b>

EXPENSE

Gas	2,000
Electric	6,000
Water	23,000
Internet	1,575
Janitorial - Clubhouse	1,963
Additional Landscaping	0
Pool Maintenance	10,500
Lawn Maintenance	48,000
Weed & Feed	0
Salt High-Lift	3,500
Snow Removal	77,321
Hydrant Inspection	1,300
Repairs	3,760
Legal Fees	1,000
Review/Tax Preparation	700
Management Contract	34,560
Miscellaneous/Postage	1,500
Insurance	75,000
Franchise Tax	100
Property Tax	160

RESERVES

Gutter	1,536
Water/Sewer Lines	2,978
Roof	20,000
Road & Walking Trail	4,294
Exterior Wood	4,668
Brick	1,451
Siding/Trim	10,000
Mailbox	0
Reseal	2,000
Fence	1,554
Street Lights	1,342
Concrete	4,356
Pool	1,642
Clubhouse	0
Contingency	0

<b>TOTAL EXPENSE &amp; RESERVES</b>	<b>\$347,760</b>
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# **Exhibit D**

Description of  
Central Square Villas Condominium Association  
Property and Specifications

**(g) Unit/Building Size:**

The Cambridge A consists of approximately 1,529 and 1,492 square feet.

**G. The Cambridge A**

- (1) Total Height: The total height of The Cambridge unit is approximately 30'-4" from the ground level to the highest point of the roof.
- (2) Crawl Spaces: The basement under the condominium unit will be approximately 7'-0" from the bottom of the floor joists to the top of the concrete floor slab and none of the units will contain crawl spaces.
- (3) Number of Cellars: There will be 200 full basements throughout the project and none of them will contain any type of sub basement.
- (4) Number of Floors: Each condominium unit will be a two floor layout.
- (5) Equipment Rooms: Not applicable.
- (6) Parapet: Not applicable.
- (7) No handicapped provisions are included for the units.

**(h) Structural Systems**

(10) Interior Stairs:

- (i) Number of Stairs: The Cambridge, Cambridge A, Cambridge B, Livingston, Winston, Hybrid Cambridge, Hybrid Livingston and Hybrid Winston condominium unit will each have three sets of wooden stairs. The York condominium unit will each have two sets of wooden stairs.

**(o) Electrical System**

- (5) The light fixture schedule for each unit is as follows:

Cambridge A

- a. 1-Ceiling light in foyer
- b. 4-Recessed lights in dinette
- c. 1-Ceiling light in kitchen
- d. 1-Recess light in staircase landing
- e. 2-Recessed lights in upper hall/loft
- f. 1-Recess light in loft
- g. 1-Wall light in powder room
- h. 1-Wall light in main bath
- i. 1-Ceiling light in main bath
- j. 2-Recessed lights in lower hall at staircase/powder room

Description of  
Central Square Villas Condominium Association  
Property and Specifications

- k. 1-Ceiling light at basement stair landing
- l. 2-Recessed lights in kitchen/pantry area
- m. 1-Ceiling light in laundry room
- n. 1-Fluorescent light in walk-in closet
- o. 1-Door chime
- p. 1-Wall light at front entry (exterior)
- q. 1-Wall light at garage front (exterior)
- r. 1-Wall light at dinette door (exterior)

**(w) Unit Information**

- (1) All construction proposed is new. The three (3) Hybrid unit types are approximately 1,243 square feet, 1,413 square feet and 1,316 square feet. The other five (5) unit types are approximately 1,236 square feet, 1,238 square feet, 1,270 square feet, 1,366 square feet, 1,381 square feet, 1,266 square feet, 1,285 square feet, 1,038 square feet, 1,046 square feet, 1,492 square feet and 1529 square feet. The principal rooms are the family room, dinette, kitchen, laundry area, full bath and 2 bedrooms for all unit types offered. Some unit types contain an additional powder room and / or full bathroom.

- (2) The materials and finishes of each unit is as follows:

(iii) Flooring Covering:

Cambridge A: The foyer, guest closet, hall, powder room, main bath, laundry room, kitchen and dinette floors to be equipped with Armstrong Initiator sheet vinyl or equal. The family room, stairs, upper hall/loft and all bedrooms will be carpeted with Shaw Mayville 53A04 carpet or equal with Royale pad or equal.

- (4) Plumbing:

Cambridge A

1-Sterling Medley 71370110/20-0 60"x30"x73" tub & shower (white) with shower rod and Kohler K-P304-K-NA/P15601-4S-CP lever handle faucet (chrome) or equal.

1-Kohler Pennington K-2196-4-0 20 ¼" x 17 ½" sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome)

2-Sterling 404015-0/404515-0 round toilet with Bemis #70 seat (white) or equal.

1-Sacramento STE448120-0/STE446124-0 pedestal sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome) or equal.

1-Sterling 11402-4 Southhaven 33"x22" 4-hole double bowl sink (stainless steel) with Kohler K-P15171-CP faucet (chrome) or equal.

1-Washing machine box.

2-Exterior cold water faucets.

Revised: 10/25/16  
Supercedes: 10/20/16

THE MARRANO/MARC EQUITY CORPORATION  
SPECIFICATIONS FOR  
**CENTRAL SQUARE VILLA TOWNHOMES**  
**THE CAMBRIDGE "A"**  
**2016 SPECS**

**PURCHASER:** ADDRESS:  
**SUBDIVISION:** CONTRACT DATE:  
**CODE:** COORDINATOR:  
**DRIVEWAY:** DATE MAILED:

**GENERAL DESCRIPTION - ALL TRADES**

**CODE #**

- 1. Two Story with:
  - a. 1,492 / 1,529 Square Feet of Floor Area
  - b. Elevation "1" with 8'-0 x 6'-0 Covered Front Porch with
    - (1) Wood Post and Vinyl Ceiling
    - ~ Therma Tru S726 Smooth Star Fiberglass Door
      - Crystal Diamonds Lite with Brass Caming
    - ~ FF-21 6-Panel Steel Fire Door at Garage / Laundry Room
  - c. (1) Car Attached Garage with 9'-0 Overhead Door
  - d. (2) Bedrooms
  - e. 1 ½ Baths
    - ~ Powder Room: Oval Bevel Mirror
    - ~ Main Bath: 36" x 42" Mirror
  - f. 8'-0 Finished Ceilings 1<sup>st</sup> and 2<sup>nd</sup> Floors
  - g. Turned Staircase with Stained Caps on Half Walls at Lower & Upper Stairs
  - h. Loft with Stained Caps on Half Walls Overlooking Staircase & Lower Hall
  - i. Family Room
    - ~ Shed Cathedral Ceiling

**ALL TRADES - SEE GENERAL DESCRIPTION**



- 
- j. Kitchen / Dinette
    - ~ "L" Cabinet Layout & Peninsula
    - ~ No Countertop Overhang at Peninsula
    - ~ 45" high Half Wall with Stained Cap at Kitchen / Family Room & Kitchen / Dinette at "L" Cabinet Area
    - ~ Site-built Pantry with Swing Door
  - k. Laundry Room with Walk-in Closet
  - l. 7'-0 Basement Walls
    - ~ No Window in Basement
    - ~ Exterior Foundation Wall Membrane System
  - m. 7/16" OSB Sheathing Board – Roof and Side Walls
  - n. 3/4" OSB Subfloor Throughout
  - o. No Fireplace
  - p. Pella Encompass Vinyl Double Hung & Casement Windows
    - ~ White Exterior and Interior
    - ~ Painted MDF Trim
    - ~ Inserts between the Glass at Front Windows Only

**ALL TRADES - SEE GENERAL DESCRIPTION**

**WINDOWS**

12

1. Vinyl Insulated Double Hung & Casement Windows
    - a. **Pella Encompass – White Exterior & Interior**
  2. Family Room Rear Wall – (2) Single Double Hungs
  3. Bedroom #2 – (1) 2-Pane Casement
  4. Master Bedroom – (2) Single Casements with (1) Fixed Window at Center
  5. End Units Only:
    - a. Dinette: (1) Twin Double Hung
    - b. Lower Hall: (2) Single Double Hungs
    - c. Loft: (2) Single Double Hungs
    - d. Master Bedroom: (1) Twin Double Hung on End Wall
- 

**PATIO DOOR**

13

1. Family Room Rear Wall – 6'-0 Sliding Door
    - a. **Pella Encompass – White Exterior & Interior**
- 

**INSERTS & SCREENS**

14

1. Pre-Finished White Inserts between the Glass at Front Windows Only
  2. Full Screens on Double Hung & Casement Windows
  3. Screen at Family Room Sliding Door
- 

**DOORS**

15

1. Exterior:
    - a. Front Entry: Therma Tru Smooth Star Fiberglass Door
    - b. Garage / Laundry Room: FF-21 6-Panel Steel Fire Door
      1. Factory Finished Frame – Door Painted by Big "L" Dist.
  2. Door Hardware:
    - a. Interior Doors: Schlage Knobs – Antique Brass Finish
    - b. Fire Door: Schlage Key-n-Knob – Antique Brass Finish
    - c. Front Door: Schlage Knob with Single Cylinder Deadbolt -  
Antique Brass Finish
- 

**GARAGE DOOR**

24

1. 9'-0 x 7'-0 - (4) Section (4) Raised Panel Steel - Model #5120
  - a. Pre-finished - No Painting

**ALL TRADES - SEE GENERAL DESCRIPTION**

**ROOFING**  
**25**

1. Architectural Roof Shingles
  2. Ridge Vents as per Plan
  3. Ice Shield at Gutter Areas and at Roof Pitches 4/12 and Under
  4. Covered Front Porch
- 

**SIDING**  
**26**

1. Vinyl Siding - Double 4"
  2. Maintenance Free Soffit System
  3. Vinyl Ceiling at Front Porch
  4. Green Guard Value House Wrap
- 

**HEATING**  
**28**

1. Gas Forced Air Heat - 80% Efficient Furnace
  2. Honeywell TH-4110 Set-Back Thermostat
  3. Add Ductwork for:
    - a. Kitchen Hood Fan to be NON-DUCTED
    - b. Powder Room – Broan #688 50 CFM Fan
    - c. Main Bath – Broan #671 70 CFM Fan
    - d. Laundry Room – Broan #688 50 CFM Fan & Dryer Vent
    - e. Exhaust Fans Vent to Roof Jacks
  4. Venting for 40 Gallon Hot Water Heater
  5. Prep for Future Air Conditioning on Furnace – No Coil
  6. Cold Air Returns Raised near Ceiling in All Bedrooms for Future Air Conditioning
- 

**PLUMBING**  
**27**

1. Main Bath:
  - a. Sterling Medley 71370110/20-0 60" x 30" x 73" Tub & Shower – White with Shower Rod  
~ Kohler K-P304-K-NA/P15601-4S-CP Chrome Lever Handle Faucet
  - b. (1) Kohler Pennington K-2196-4-0 20 1/4" x 17 1/2" Sink – White  
~ Kohler K-P15182-LD-CP Chrome Lever Handle Faucet
  - c. Sterling 404015-0/404515-0 Round Toilet with Bemis #70 Seat – White
  - d. Towel Bar & Paper Holder – CSI Donner Preston DN84 Chrome

**ALL TRADES - SEE GENERAL DESCRIPTION**

PLUMBING (Cont'd)

2. Powder Room:
    - a. (1) Sacramento STE448120-0/STE446124-0 Pedestal Sink – White  
~ Kohler K-P15182-LD-CP Chrome Lever Handle Faucet
    - b. Sterling 404015-0/404515-0 Round Toilet with Bemis #70 Seat – White
    - c. Towel Bar & Paper Holder – CSI Donner Preston DN84 Chrome
  3. Kitchen:
    - a. Sterling 11402-4 Southhaven Stainless Steel 33" x 22" 4-hole  
Double Bowl Sink  
~ Kohler K-P15171-CP Chrome Faucet – No Spray Hose  
~ Chrome Strainer
    - b. Dishwasher Hook-up
    - c. No Disposal
  4. Laundry Room – Mustee #14 Single Bowl Poly Pro Laundry Tray &  
Washer Box
  5. 40 Gallon Hot Water Heater - Gas
  6. 1750 GPH Submersible Sump Pump in Basement
  7. (2) Exterior Cold Water Faucets – (1) at Front, (1) at Rear
  8. Gas Lines Only to Range and Dryer Areas
- 

**ELECTRICAL**

29

1. (1) Control Plug in Family Room and All Bedrooms
2. Wire for Basic Exhaust Fans in Powder Room, Main Bath and  
Laundry Room
3. GFCI Protected Outlets in Kitchen, Powder Room and Main Bath
4. (2) 15 AMP GFCI Protected Outlets in Basement
  - a. (1) of the above Outlets will be located next to Panel Box
5. (1) 15 AMP GFCI Protected Outlet in Garage
6. (2) Exterior GFCI Protected Weatherproof Outlets –  
(1) at Front, (1) at Rear
7. 110 Direct Circuit for Basic Non-Ducted 30" Hood Fan or  
Optional Non-Ducted Microwave/Hood/Fan
8. Hook-up Dishwasher
9. No Disposal

<b>ALL TRADES - SEE GENERAL DESCRIPTION</b>
---

ELECTRICAL (Cont'd)

10. Wire for Future Garage Door Opener
  11. 125 AMP Service
  12. All Basement Lights on (1) Switch
  13. No 220 Lines to Range or Dryer Areas
  14. Recess Lights:
    - a. Lower Hall at Staircase / Powder Room: (2) on 3-way Switch
    - b. Kitchen: (1) above Sink, (1) at Refrigerator / Pantry Area
    - c. Dinette: (4)
    - d. Main Stair Lower Landing: (1)
    - e. Upper Hall / Loft: (2)
  15. Fluorescent Fixture:
    - a. Laundry Room Walk-in Closet: 4'-0 Covered Fixture
  16. Pre-selected Exterior Fixtures:
    - a. Front Entry & Garage Front
    - b. Dinette Door
  17. Interior Fixtures per Package
- 

AUDIO / VIDEO

29

1. (2) Phone Outlets
  2. (3) Cable TV Outlets
  3. 2" PVC Chase from Basement to Attic Crawl Space for Future Wiring
- 

INSULATION

35

1. Firewall per Plan
2. Living Space Only - With 2 Mil Polywrap:  
R-13 Walls (3 3/8"); R-38 Ceiling
3. White-Faced "Wallfast" Basement Blanket Insulation -  
Per Town Codes
4. Styrofoam Baffles in Rafter Bays at Soffit

<b>ALL TRADES - SEE GENERAL DESCRIPTION</b>
---

**WALLBOARD**

36

1. Firewall per Plan
  2. Board Complete House, Including Garage
  3. Texture Spray Ceilings Throughout, EXCEPT Garage
  4. Special:
    - a. (1) Coat Finished Drywall - Garage Walls and Ceiling
    - b. All Bi-pass Closet Door Openings – Metal Corner Bead Inside Corner Only
  5. Recess Lights – Lower Hall at Staircase / Powder Room (2), Kitchen (2), Dinette (5), Main Stair Lower Landing (1), Upper Hall / Loft (2)
  6. Main Bath - Tub/Shower Module
  7. Capped Half Walls at Lower & Upper Stairs
  8. Capped Half Walls at Overlooks at Loft / Stairs & Loft / Lower Hall
  9. Capped Half Walls at Kitchen / Family Room & Kitchen / Dinette
- 

**GUTTERS**

24

1. 5" Aluminum with 3" Conductors
- 

**SHEET VINYL**

42

1. Foyer, Guest Closet, Hall, Powder Room, Kitchen / Dinette, Laundry Room & Main Bath
  2. Allowance: Armstrong Initiator
  3. MDF Base and Shoe Molding Throughout
  4. Any Sheet Vinyl to Carpet Transition will have Metal Edging
- 

**HARDWOOD FLOORS**

46

1. Optional
- 

**APPLIANCES**

41

1. Dishwasher – Whirlpool WDF320PAD

**ALL TRADES - SEE GENERAL DESCRIPTION**

**CABINETS**

40

1. Kitchen and Main Bath
  2. Allowance: Homecrest Laurel Oak Recess Panel Door
    - a. Handles or Knobs Included
    - b. No Roll-out Trays
    - c. No Cabinet above Refrigerator
  3. Pedestal Sink in Powder Room
- 

**TRIM**

18 - 19

1. Interior Doors – Textured 6-Panel Hardboard Throughout
  2. MDF Colonial Casing and Base Throughout
  3. Closet Openings Cased with Side Jambs, Casing Side and Top – Room Side Only
  4. Stained Caps on Half Walls at Lower & Upper Stairs
  5. Stained Caps at Half Walls at Overlooks at Loft / Staircase & Loft / Lower Hall
  6. Stained Cap at Half Walls at Kitchen / Family Room & Kitchen / Dinette
  7. Stained White Pine Hand Rails at Staircase to 2<sup>nd</sup> Floor and Basement
- 

**PAINT**

37

1. EXTERIOR:
  - a. Paint Front Entry Door & Trim
2. INTERIOR:
  - a. Stain – (1) Color Throughout
    1. Hand Rails and Wood Caps at Half Walls at Staircase & Loft Overlooks
    2. Wood Caps at Half Walls at Kitchen / Family Room & Kitchen / Dinette
  - b. Paint
    1. Interior Walls - (1) Color Throughout
      - a. (2) Coat Finish
    2. Basement Stairs and Steel - (1) Coat of Gray
    3. Interior of Steel Doors - (1) Color
      - a. DO NOT PAINT Garage / Laundry Room Fire Door

**ALL TRADES - SEE GENERAL DESCRIPTION**

---

PAINT (Cont'd)

2. INTERIOR – Cont'd.
    - b. Paint – Cont'd.
      4. MDF Interior Trim
      5. Interior Doors – 6-Panel Hardboard Throughout
  3. Pre-finished Garage Overhead Door - DO NOT PAINT
- 

CERAMIC TILE  
42

1. Optional
- 

COUNTERTOPS  
43

1. Plastic Laminate – Kitchen & Main Bath
    - a. Wilson Art or Equal
    - b. Oval Sink in Main Bath
  2. Pedestal Sink in Powder Room
- 

CARPET  
45

1. Family Room, Stairs, Upper Hall / Loft and All Bedrooms
  2. Allowance: Shaw Mayville 53A04 with Royale Pad  
(1) Color Throughout
- 

GLASS BLOCK  
47

1. None
- 

MIRRORS  
63

1. Powder Room: Oval Bevel Mirror
  2. Main Bath: 36" x 42"
- 

CONCRETE  
53

1. Front Porch Pad – 8'-10 x 6'-0
  2. Walk and Step from Porch to Driveway
  3. Wood Steps Garage to Main House
  4. Wood Steps to Grade off Dinette
- 

DRIVEWAY  
56

1. Blacktop – No Sealer

<b>ALL TRADES - SEE GENERAL DESCRIPTION</b>
---



**LANDSCAPING**

54

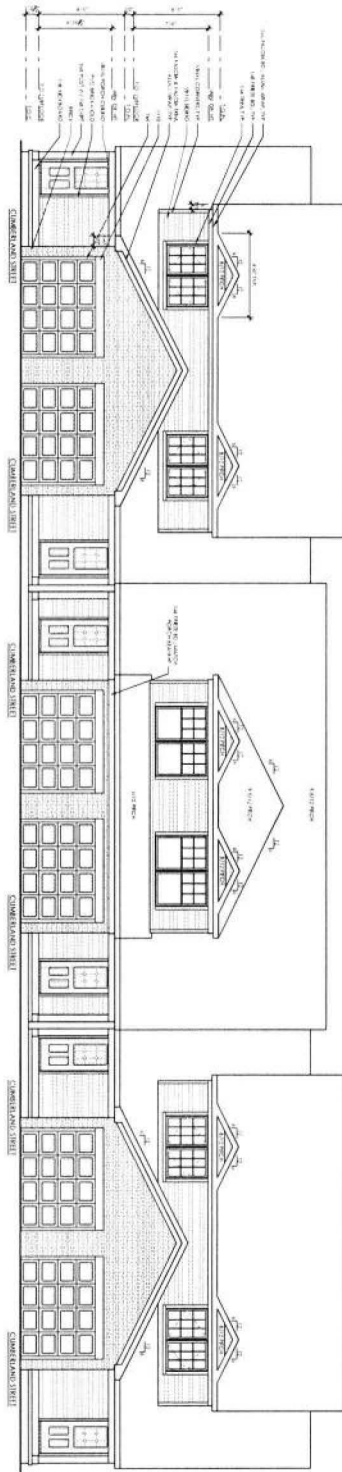
1. Per Subdivision
  2. 4" Topsoil Machine and Hand Raked
- 

**SHELVING**

18

1. Ventilated Vinyl Coated Wire Shelving in All Closets
2. (1) Ventilated Vinyl Coated Wire Shelf above Washer / Dryer Area in Laundry Room

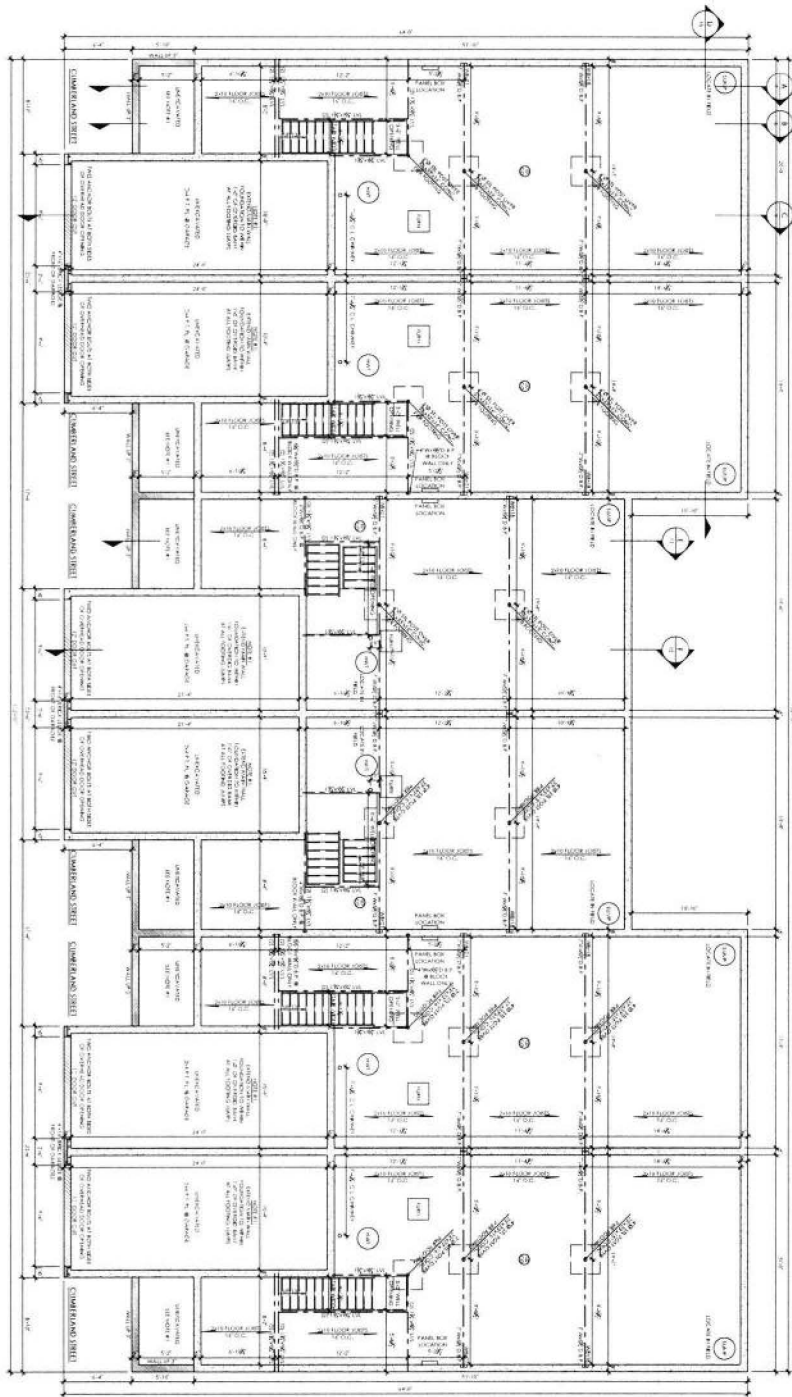
**ALL TRADES - SEE GENERAL DESCRIPTION**



FRONT ELEVATION  
THE CAMBRIDGE A

SCALE: 1/8" = 1'-0"

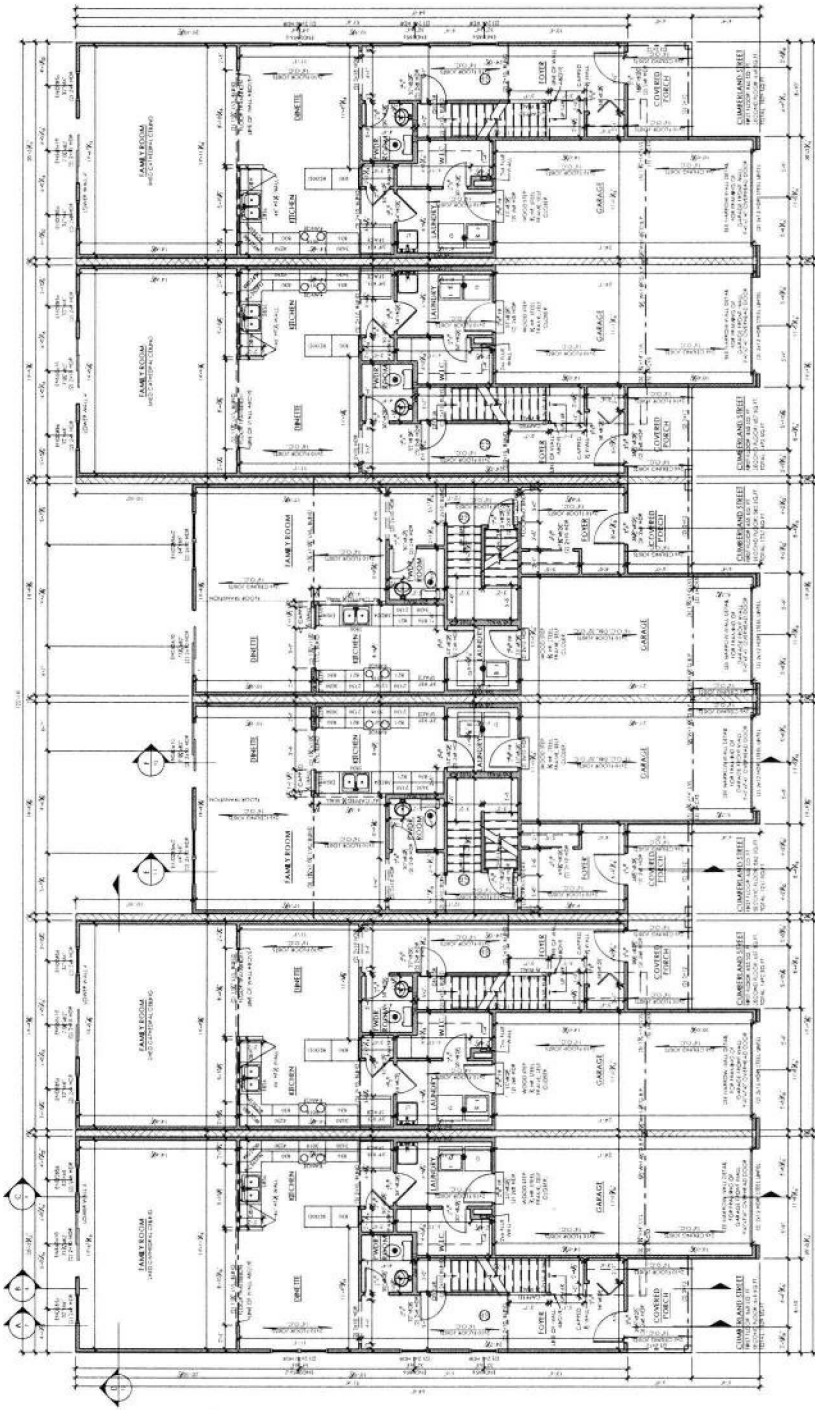
*Robert J. Marrano*  
11/07/2016  
STATE OF NEW YORK  
LICENSED PROFESSIONAL ENGINEER  
NO. 62757



FOUNDATION PLAN  
THE CAMBRIDGE A

SCALE: 1/8" = 1'-0"

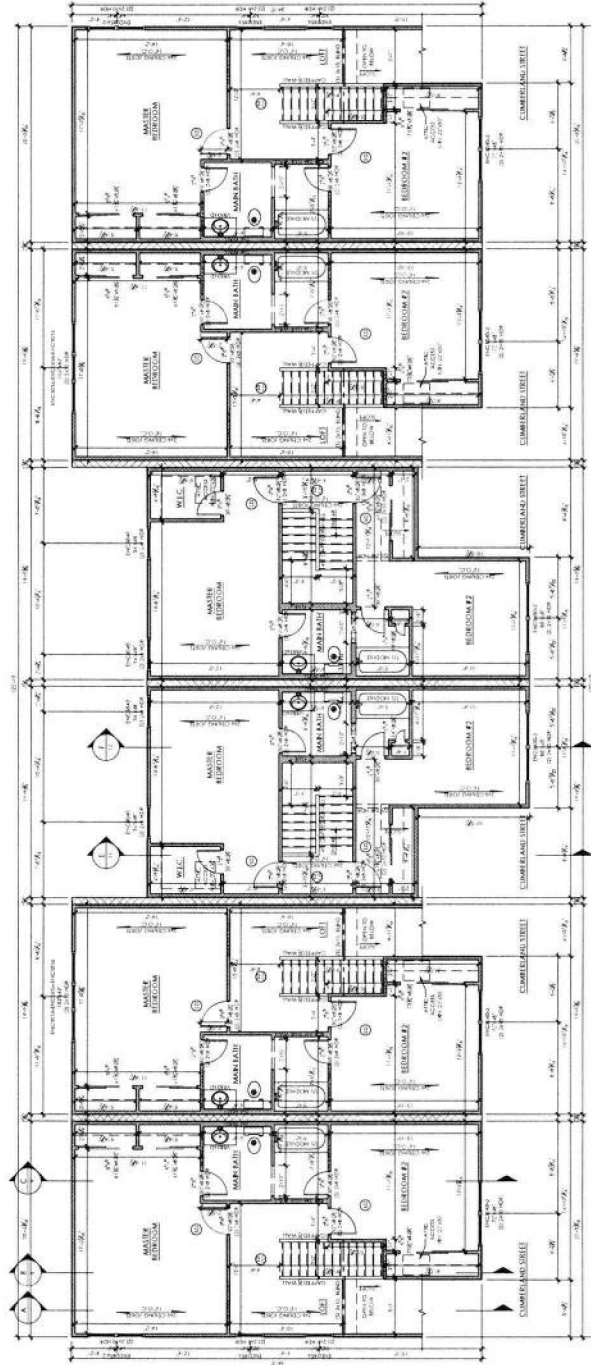




*Richard J. Kelly*

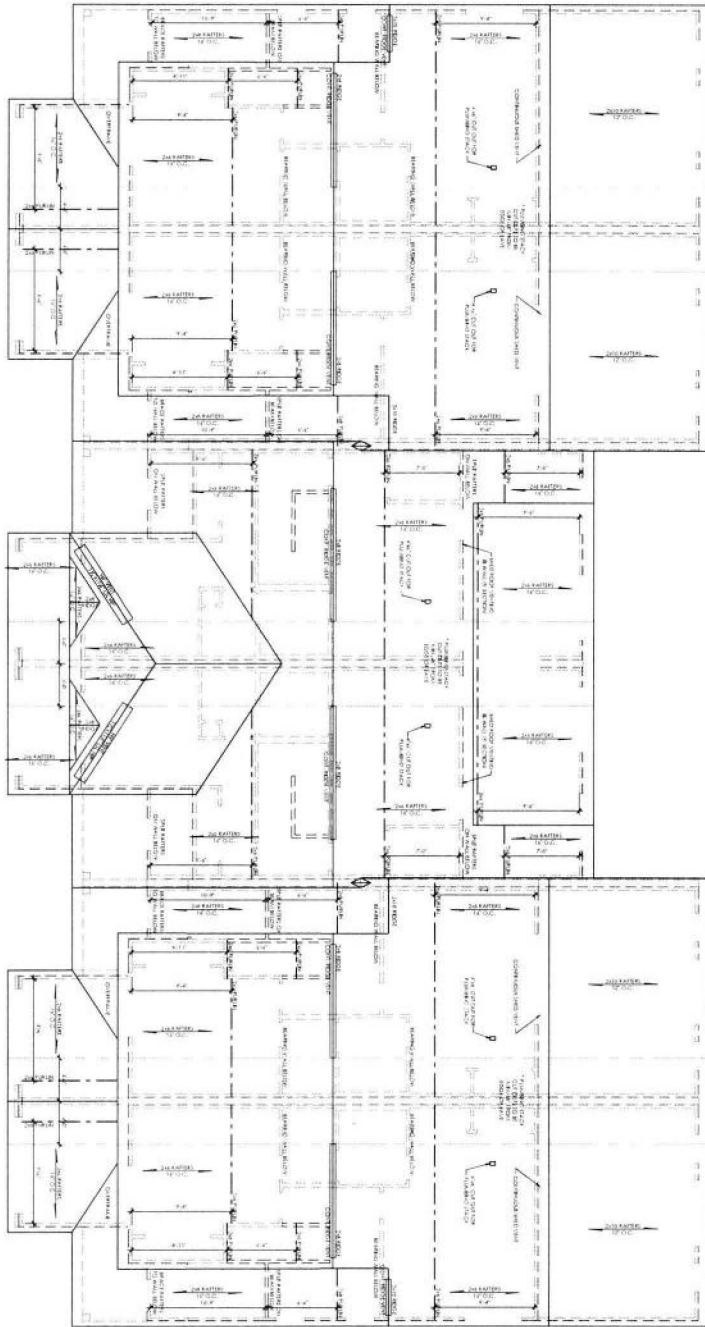
FIRST FLOOR PLAN  
 THE CAMBRIDGE A

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN  
 THE CAMBRIDGE A

SCALE 1/8" = 1'-0"

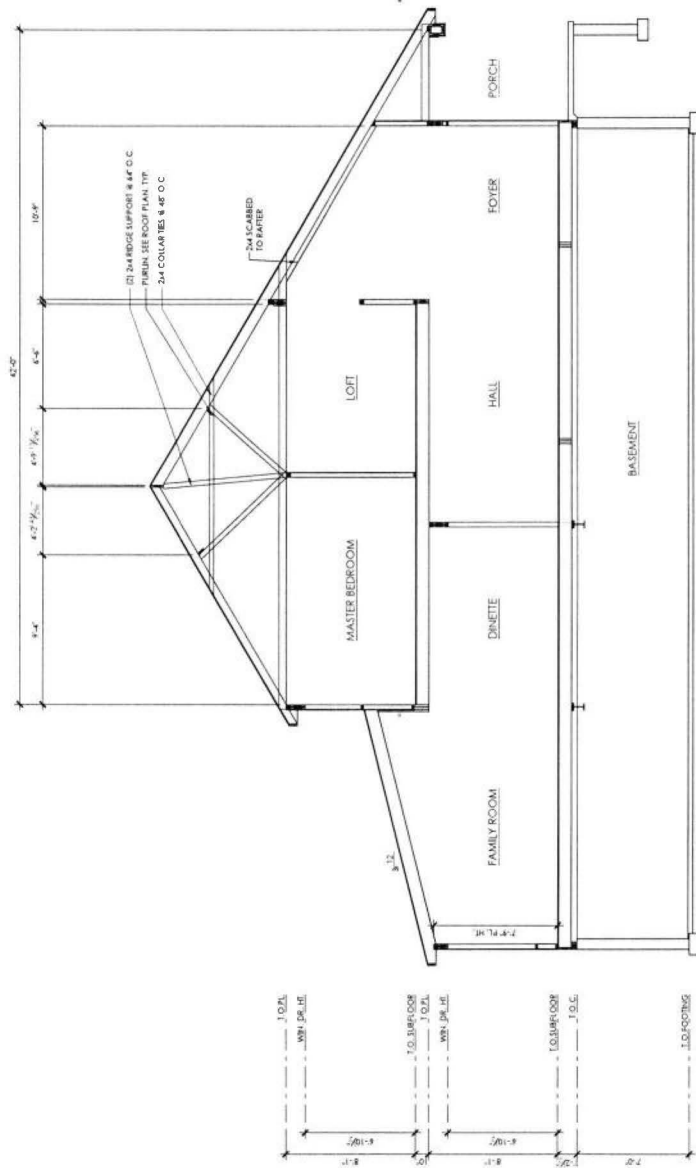


ROOF PLAN  
THE CAMBRIDGE A

SCALE: 1/8" = 1'-0"

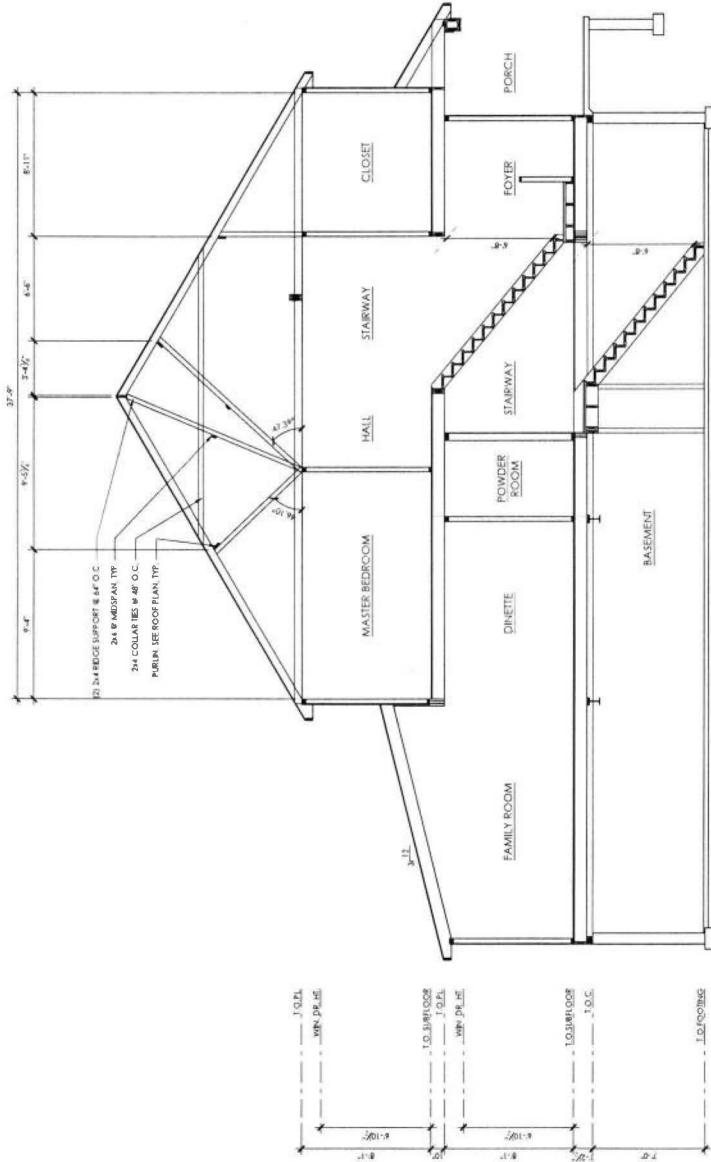






SHED CATHEDRAL INVESTIGATION



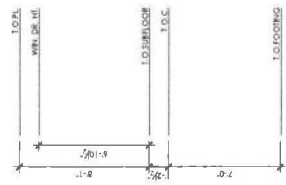
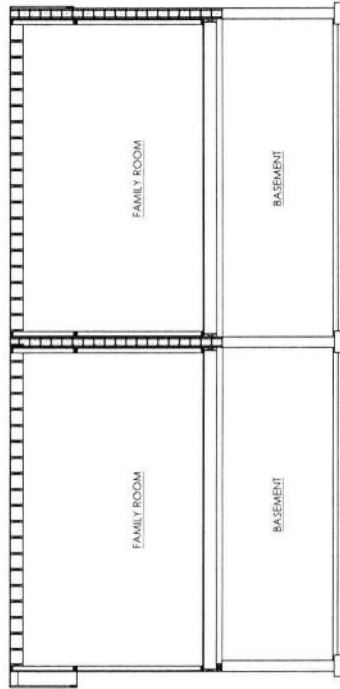


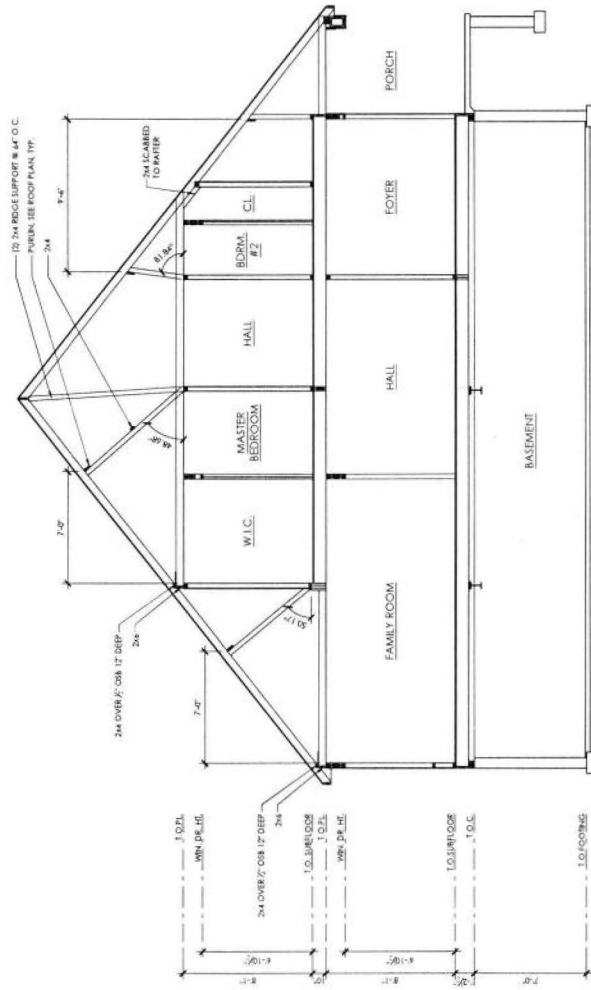




*Richard J. DeStefano*

SECTION D  
 THE CAMBRIDGE A  
 SCALE: 3/16" = 1'-0"

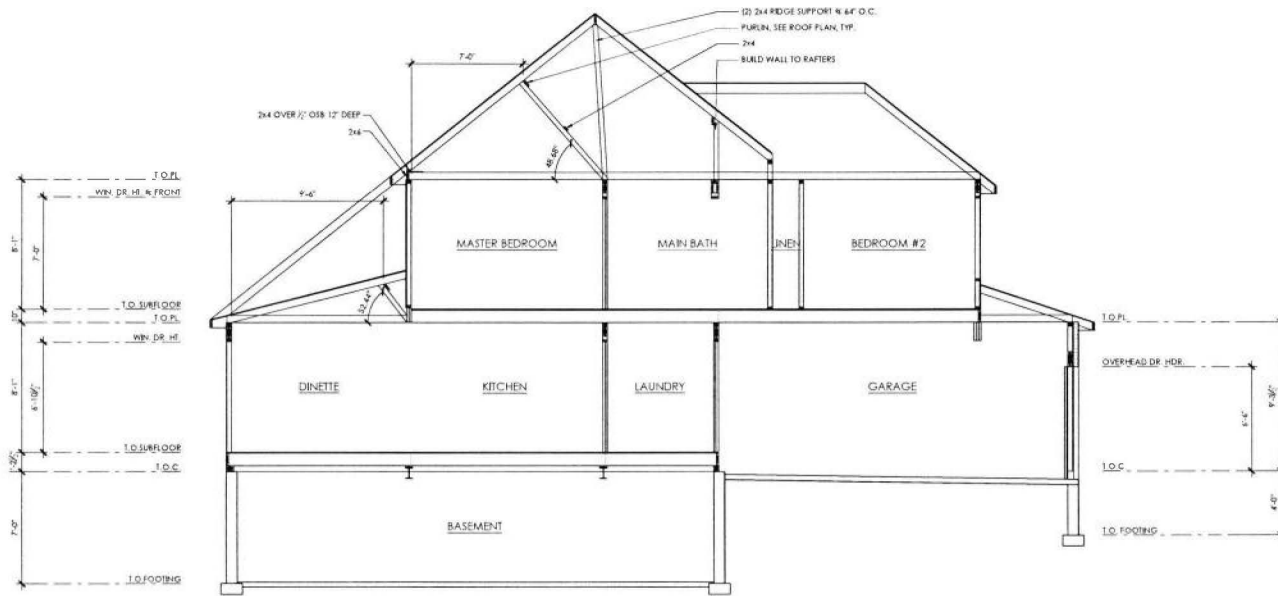




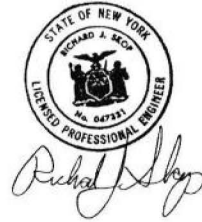
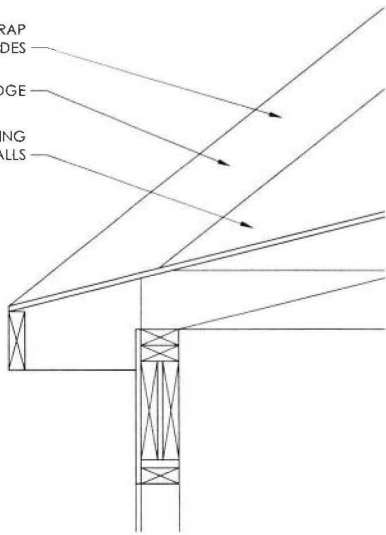
*Richard J. Marano*

SECTION E  
 THE CAMBRIDGE A

SCALE: 3/16" = 1'-0"



NO OVERHANG, 2x4 ALUM. WRAP ONLY @ WINDOW WELL SIDES  
 ALUM. DRIP EDGE  
 VINYL SIDING OVER ALUM. FLASHING OVER ICE PROTECTION @ SIDE WALLS

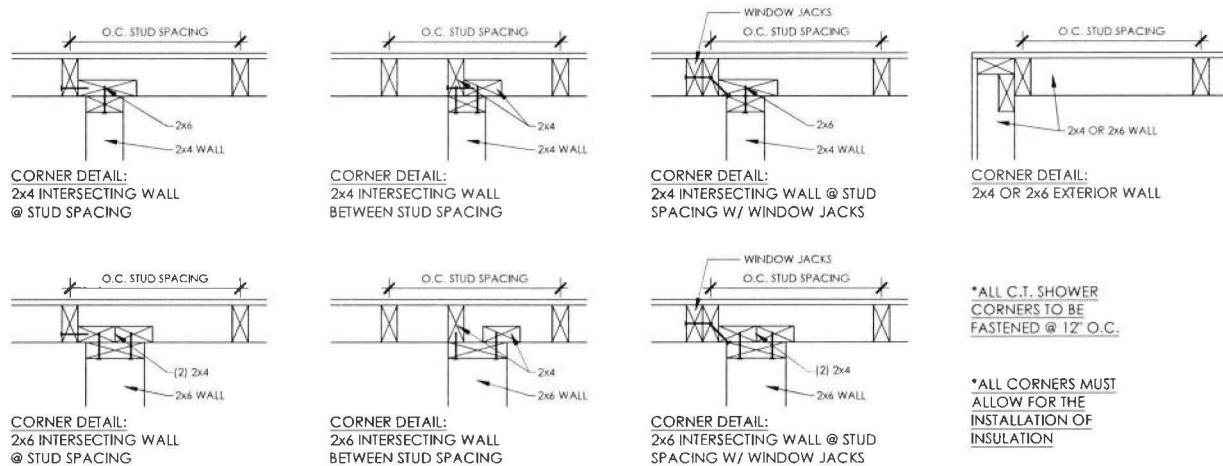


ROOF DETAIL  
THE CAMBRIDGE A

SCALE: 1 1/2" = 1'-0"

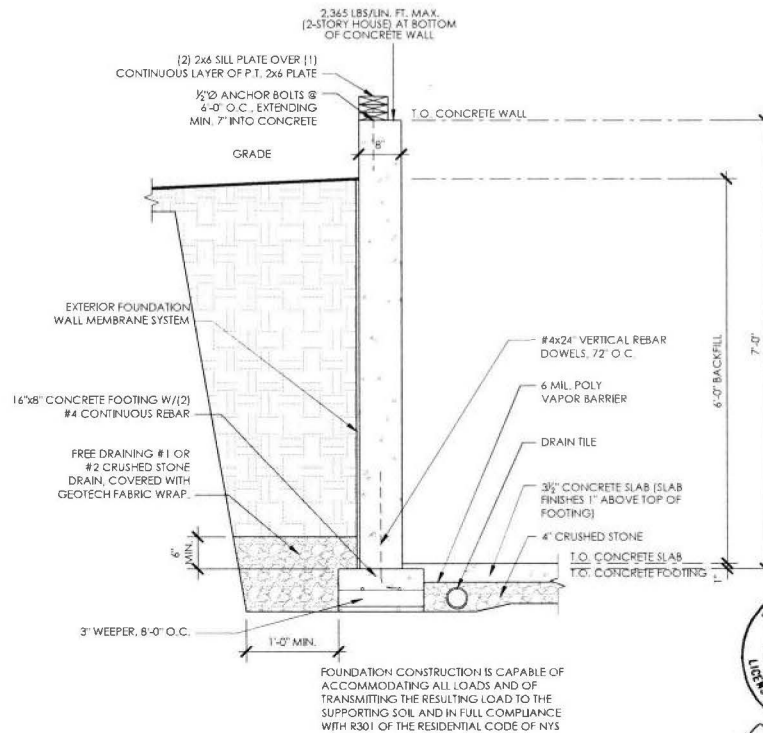
SECTION F  
THE CAMBRIDGE A

SCALE: 3/16" = 1'-0"



**CORNER DETAILS FOR EXTERIOR & INTERIOR WALLS**

SCALE: 1 1/2"=1'-0"



**FOUNDATION DETAIL**

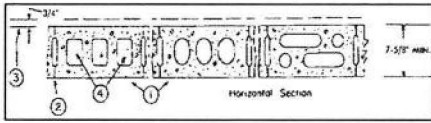
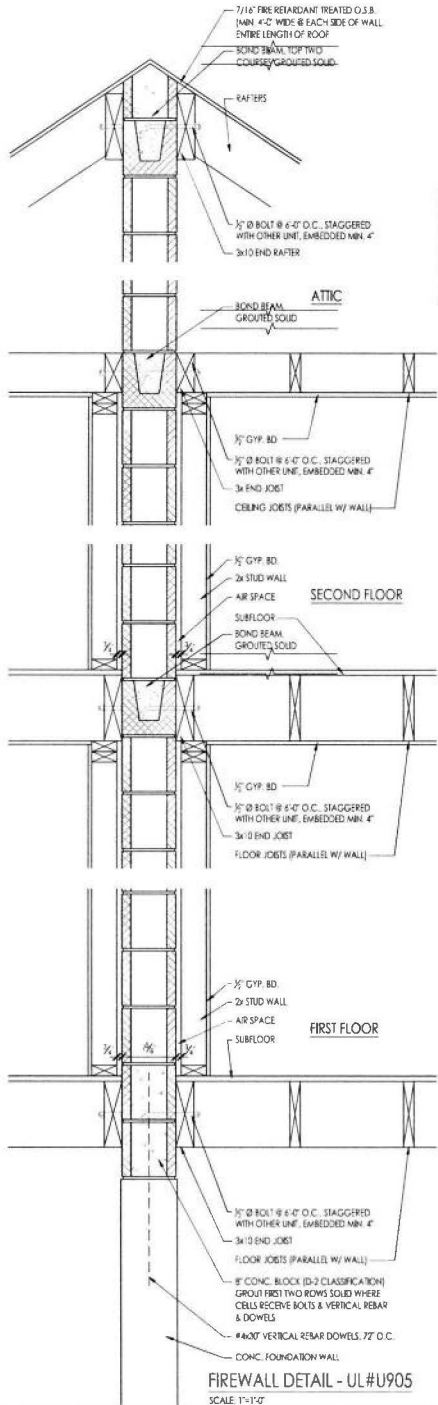
SCALE: 3/4"=1'-0"

**FOUNDATION NOTES (7'-0" HIGH WALLS)**

1. CONCRETE WALL SPECS (SEE DETAIL AND/OR PLAN FOR SIZE AND/OR REBAR REQUIREMENTS):
  - 1.1. BASEMENT WALLS: 3000 PSI (AIR ENTRAINED 5-7%) U.N.O.
  - 1.2. GARAGE AND PORCH WALLS: 3000 PSI, 8" WIDE x 4'-0" TALL (AIR ENTRAINED 5-7%) U.N.O.
2. CONCRETE FOOTINGS (SEE DETAIL AND/OR PLAN FOR SIZE AND/OR REBAR REQUIREMENTS):
  - 2.1. BASEMENT FOOTINGS: 3000 PSI
  - 2.2. GARAGE AND PORCH FOOTINGS: 3000 PSI
3. BASEMENT FLOOR TO BE 3000 PSI, 3 1/2" THICK CONCRETE SLAB OVER 4 MIL VAPOR BARRIER OVER 4" CRUSHED STONE TOP OF FINISHED BASEMENT FLOOR SLAB TO FINISH 1" OVER TOP OF FOOTING
4. GARAGE FLOOR TO BE 3500 PSI, 4" THICK CONCRETE SLAB, AIR ENTRAINED 5-7%, OVER 4" CRUSHED STONE. TOP OF GARAGE SLAB TO BE 4" DOWN FROM TOP OF FOUNDATION WALL AT OVERHEAD DOOR. PITCH 4" UP TO BEAR GARAGE FOUNDATION WALL UNLESS CHANGED BY SUPERVISOR. IF GARAGE FLOOR DRAIN PURCHASED, SUPERVISOR TO DETERMINE PITCH AND OVERHEAD DOOR HEADER LOCATION
5. 1/2" ANCHOR BOLTS, MIN. 10" LONG x 4'-0" O.C., EXTENDING 7" INTO CONCRETE
- 5.1. USE STAINLESS STEEL OR GALVANIZED ANCHOR BOLTS, WASHERS AND NUTS WHERE PRESSURE TREATED LUMBER IS USED FOR A SILL PLATE
6. (3) 2x6 SILL PLATES WITH SILL SEALER
- 6.1. EXCEPTION: WHERE GRADE IS WITHIN 8" OF THE TOP OF THE WALL, USE PRESSURE TREATED LUMBER (GARAGE, ETC.)
7. FOUNDATION IS DESIGNED IN ACCORDANCE WITH SOIL INFORMATION, IF APPLICABLE
8. EXTERIOR FOUNDATION WALL MEMBRANE SYSTEM ON FOUNDATION WALLS
9. MINIMUM BEARING IN CONCRETE WALL BEAM POCKETS FROM ALL STEEL BEAMS IS 3 1/2"
10. TOP OF PIER FOOTINGS ARE 2 1/2" BELOW TOP OF FOUNDATION WALL FOOTINGS
11. ELECTRICAL GROUNDING TO CONFORM TO THE NYS RESIDENTIAL BUILDING CODE SECTION E3508, SPECIFICALLY E3508.1.2
  - 11.1. EXPOSE ONE REBAR 3" ABOVE FOUNDATION WALL AT APPROXIMATELY 4'-0" FROM FRONT OUTSIDE CORNER OF HOUSE WALL (OPPOSITE GARAGE SIDE OF HOUSE) AND AT APPROXIMATELY 2'-0" FROM REAR GARAGE/HOUSE COMMON WALL

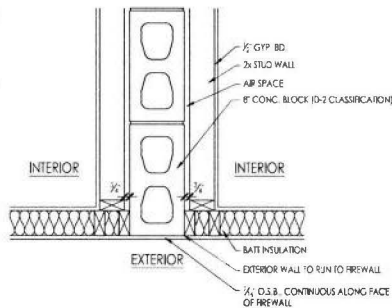


*Richard A. Mello*



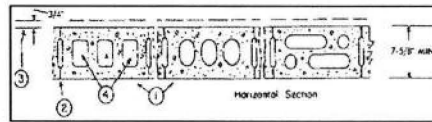
1. Concrete Blocks\* - Various designs, Classification D-2 (1 hr)
2. Mortar - Blocks laid in full bed of mortar, min. 3/8 in. thick, of not less than 1-1/4 and not more than 1-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Portland Cement Stucco or Gypsum Plaster - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on both face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)
4. Lume Masonry Fill - If all core spaces are filled with loose dry expanded slag, expanded clay or shale (masonry like process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr. to Classification.
5. Framed Plaster\* - (Optional - not shown) 1-1/2 in. thick max., 4 ft. wide sheathing attached to concrete blocks (Item 1).  
Cobrex Corp. - Type Thomas

\*Bearing the UL Classification Marking



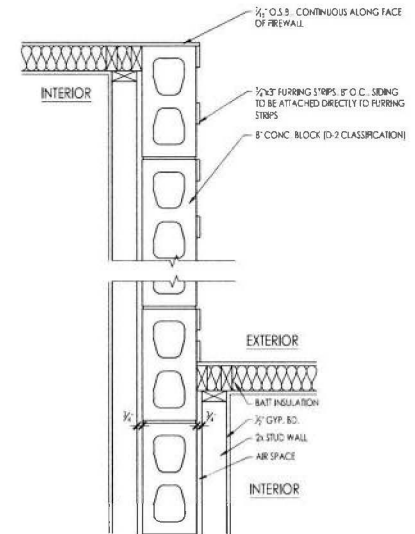
FIREWALL PLAN DETAILS

SCALE: 1"=1'-0"



1. Concrete Blocks\* - Various designs, Classification D-2 (1 hr)
2. Mortar - Blocks laid in full bed of mortar, min. 3/8 in. thick, of not less than 1-1/4 and not more than 1-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
3. Portland Cement Stucco or Gypsum Plaster - If used, add 1/2 hr. to Classification. Where combustible members are framed in wall, plaster or stucco must be applied on both face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1)
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*Richard J. Manno*