

**FIFTH 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 March 6, 2012**

This is the Fifth 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.

**Status of Closed Sales**

The Sponsor has closed 46 units to date. Since the filing of the Fourth Amendment, nine (9) closings have occurred. See attached Exhibit A.

**Unsold Units/Lots**

There are 154 Units/Lots remaining unsold See Exhibit A-1.

**Units/Lots Under Contract**

Of the unsold Units/Lots, there are currently 5 Units/Lots under contract, specifically, Lot Nos. 1305, 1902, 3306, 3504 and 3701.

**Working Capital and Reserve Funds**

The amount of the working capital fund as of January 27, 2012, is \$4,600.00. The amount of the reserve fund as of January 27, 2012, is \$15,386.14. 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**

The Sponsor is in control of the Board of Managers. Sponsor will relinquish control of the Board of Managers to the Unit Owners at the first annual meeting of the Unit Owners, which meeting shall be held within thirty (30) days after the transfer of title to 50% of the Units or if sooner, five (5) years after transfer of title to the first Unit. The Board of Managers is presently comprised of the following individuals:

The name and business address of the President is John Manns (Vice President of Sponsor), 2730 Transit Road, West Seneca, New York 14224.

The name and business address of the Vice President/Treasurer is Michael Kreamer (Vice President of Sponsor), 2730 Transit Road, West Seneca, New York 14224.

The name and business address of the Secretary is Dave DePaolo (Vice President of Sponsor), 2730 Transit Road, West Seneca, New York 14224.

**First Meeting of Unit Owners**

The first meeting of the Unit Owners has not occurred.

**Common Charges**

The aggregate monthly common charges for units/lots held by the Sponsor is \$22,407.00. 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 \$4,091.82. Separate real estate taxes will not be assessed until a unit is built and title to the unit has closed. Payment of taxes comes from the Sponsor's own funds.

**Financial Statements**

Attached hereto as Exhibit B are the Financial Statements for Central Square Villas for the year ending December 31, 2011.

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

Hickory Grove Village Condominium (File No. CD 06-0258)  
211 French Road, Cheektowaga, Erie County, New York 14227

Laurel Park Condominium (File No. CD 05-0491)  
5831 Transit Road, Clarence, Erie County, New York 14032

Springbrook Shores Homeowners Association, Inc. (File No. H 05-0018)  
Rice Road, Elma, Erie County, New York 14059

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

The Courtyard at Pleasant Meadows (File No. CD 07-0185)  
Pleasant View Drive and Juniper Boulevard, Lancaster, Erie County, New York  
14086

Woodstream Estates Homeowners Association, Inc. (File No. HO 05-0078)  
Rogers Road, Hamburg, Erie County, Hamburg, New York 14075

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.

**Material Changes**

1. The Sponsor has made changes to the specifications for the Cambridge, Livingston, Winston and York units as shown on the attached specifications list which are attached hereto as Exhibit C.
2. The Sponsor is offering an additional floor plan identified as Cambridge B. Attached hereto as Exhibit D are the engineer's report, floor plans for an interior unit and an end unit, as well as the specifications and drawings. There is no change in square footage. There is no change in pricing except as referenced herein.
3. The Sponsor has elected to offer a four unit building comprised of Winston and Livingston units. The floor plans of the units will not change. Previously the four unit buildings were comprised only of Winston units or only of Livingston units.
4. This is a price change amendment affecting the units referenced on the price change summary, attached as Exhibit E.

**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**

**EXHIBIT A**

Lot 1304, 78 Hanover Street, Lancaster, New York	Closed 5/11/11
Lot 1303, 80 Hanover Street, Lancaster, New York	Closed 5/20/11
Lot 1904, 14 Hanover Street, Lancaster New York	Closed 8/8/11
Lot 1201, 96 Hanover Street, Lancaster, New York	Closed 8/26/11
Lot 1206, 86 Hanover Street, Lancaster, New York	Closed 8/30/11
Lot 3704, 35 Hanover Street, Lancaster, New York	Closed 9/1/11
Lot 1203, 92 Hanover Street, Lancaster, New York	Closed 10/21/11
Lot 1205, 88 Hanover Street, Lancaster, New York	Closed 11/10/11
Lot 1202, 94 Hanover Street, Lancaster, New York	Closed 12/16/11

**EXHIBIT A-1**

Lots 101-104, 201-206, 301-304, 401-406, 501-504, 601-606, 701-708, 801- 806, 901-904, 1001-1008, 1101-1104, 1204, 1301, 1302, 1305, 1401-1404, 1901, 1902, 2101-2106, 2201-2204, 2301-2306, 2401-2404, 2501-2504, 2601-2604, 2701-2704, 2801-2806, 2901-2906, 3001-3004, 3101-3106, 3201-3206, 3301-3306, 3401-3404, 3501-3504, 3701, 3702, 3801-3804 and 3901-3904

# Exhibit B

**CENTRAL SQUARE VILLA CONDOMINIUM**

**FINANCIAL STATEMENTS**

**For the year ended December 31, 2011**

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David M. Lorka  
Certified Public Accountant

DAVID M. LORKA  
CERTIFIED PUBLIC ACCOUNTANT  
664 Center Road  
West Seneca, New York 14224

INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Managers  
Central Square Villa Condominium

I have reviewed the accompanying balance sheet of Central Square Villa Condominium as of December 31, 2011 and the related statements of revenues, expenses and changes in fund balance, and cash flows for the year then ended. A review includes primarily applying analytical procedure to management's financial data and making inquires of the Association's 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, I do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for the designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the review in accordance with Statements on Standards for Accounting and Review issued by the American Institute of Certified Public Accountants. Those standards require me to preform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. I believe that the results of my procedures provide a reasonable basis for my report.

Based on my review, I am not aware of any material modification 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 American.

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

January 26, 2012



## CENTRAL SQUARE VILLA CONDOMINIUM

## Balance Sheet

As of December 31, 2011  
 With Comparative Totals for 2010  
 See Independent Accountant's Review Report

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2011 Total</u>	<u>2010 Total</u>
<u>ASSETS</u>				
Cash	\$(2,271)	\$20,219	\$17,948	\$16,628
Prepaid insurance	7,106	-	7,106	4,389
Interfund balances	<u>4,833</u>	<u>( 4,833)</u>	<u>-</u>	<u>-</u>
	<u>\$ 9,668</u>	<u>\$15,386</u>	<u>\$25,054</u>	<u>\$21,017</u>
 <u>LIABILITIES</u>				
Advanced payments-developer	\$ 4,093	\$ -	\$ 4,093	\$ 6,298
Accounts payable	<u>875</u>	<u>-</u>	<u>875</u>	<u>3,331</u>
	<u>4,968</u>	<u>-</u>	<u>4,968</u>	<u>9,629</u>
Fund balances	<u>4,700</u>	<u>15,386</u>	<u>20,086</u>	<u>11,388</u>
Total liabilities and fund balances	<u>\$ 9,668</u>	<u>\$15,386</u>	<u>\$25,054</u>	<u>\$21,017</u>

The accompanying notes are an integral part of  
 the financial statement.



## CENTRAL SQUARE VILLA CONDOMINIUM

## Statement of Revenues, Expenses and Changes in Fund Balance

For the year ended December 31, 2011  
 With Comparative Totals for 2010  
 See Independent Accountant's Review Report

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2011 Total</u>	<u>2010 Total</u>
<u>REVENUES</u>				
Interest	\$ -	\$ 10	\$ 10	\$ 8
Rent	<u>350</u>	<u>-</u>	<u>350</u>	<u>200</u>
Total revenues	<u>350</u>	<u>-</u>	<u>360</u>	<u>208</u>
<u>EXPENSES</u>				
Administrative -				
Management	10,800	-	10,800	10,800
Insurance	18,095	-	18,095	13,979
Professional	550	-	550	100
Miscellaneous	251	-	251	185
Utilities -				
Electric	4,142	-	4,142	2,636
Water	9,340	-	9,340	8,516
Gas	1,911	-	1,911	1,286
Cable	1,218	-	1,218	969
Maintenance -				
Landscaping	19,823	-	19,823	5,394
Clubhouse	3,213	-	3,213	865
Pool maintenance	9,692	-	9,692	8,537
Repairs	3,962	-	3,962	368
Snow removal	<u>16,926</u>	<u>-</u>	<u>16,926</u>	<u>17,737</u>
Total expenses	<u>99,923</u>	<u>-</u>	<u>99,923</u>	<u>71,372</u>
Excess (deficit) of revenues over expenses	(99,573)	10	(99,563)	(71,164)
Beginning fund balances	3,700	7,688	11,388	1,000
Working capital contributions	1,000	-	1,000	2,700
Developer contributions	<u>99,573</u>	<u>7,688</u>	<u>107,261</u>	<u>78,852</u>
Ending fund balances	<u>\$ 4,700</u>	<u>\$ 15,386</u>	<u>\$20,086</u>	<u>\$11,388</u>

The accompanying notes are an integral part of  
 the financial statements.

## CENTRAL SQUARE VILLA CONDOMINIUM

## Statement of Cash Flows

For the year ended December 31, 2011  
 With Comparative Totals for 2010  
 See Independent Accountant's Review Report

	<u>Operating Fund</u>	<u>Reserve Fund</u>	<u>2011 Total</u>	<u>2010 Total</u>
Cash flows from operating activities				
Excess (deficiency) of revenues or expenses	\$(99,573)	\$ 10	\$(99,563)	\$(71,164)
Adjustments to reconcile excess (deficit) of revenues over expenses to net cash provided by operating activities:				
(Increase) decrease in:				
Prepaid insurance	( 2,717)	-	( 2,717)	( 3,667)
Increase (decrease) in:				
Advance payments-developer	( 2,456)	-	( 2,456)	8,251
Accounts payable	( <u>2,205</u> )	<u>-</u>	( <u>2,205</u> )	<u>3,331</u>
Net cash provided (used) by operating activities	(106,951)	<u>10</u>	(106,941)	(63,249)
Cash flows from financing activities				
Interfund borrowing	6,688	( 6,688)	-	-
Working capital contributions	1,000	-	1,000	2,700
Developer contribution	<u>99,573</u>	<u>7,688</u>	<u>107,261</u>	<u>78,852</u>
Net cash provided (used) by financing activities	107,261	1,000	108,261	81,552
Net increase (decrease) in cash	310	1,010	1,320	18,303
Cash at beginning of year	( <u>2,581</u> )	<u>19,209</u>	<u>16,628</u>	( <u>1,675</u> )
Cash at end of year	<u>\$ ( 2,271)</u>	<u>\$20,219</u>	<u>\$17,948</u>	<u>\$ 16,628</u>

The accompanying notes are an integral part of  
 the financial statements.

## CENTRAL SQUARE VILLA CONDOMINIUM

## Notes to Financial Statements

December 31, 2011

See Independent Accountant's Review Report

## Note 1 - Organization:

Central Square Villa Condominium, (the Association) is an unincorporated statutory condominium association organized in the State of New York for the purpose maintaining and preserving common property of the Association. Central Square Villa Condominium consists of 47 units as of December 31, 2011

## Note 2 - Summary of Significant Accounting Policies:

(A) The Association uses fund accounting, which requires that funds, such as operating funds and funds designed for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the Board of Directors. Disbursements from the reserve fund may be made only for their designated purposes.

(B) The Board has a policy to allocate interest earned on cash and investment accounts to the operating fund and the reserve fund.

(C) The Association has elected under provisions of the Internal Revenue Code and state income tax statutes to be excluded from taxes on exempt function income. However the Association is subject to taxes on non exempt function income in excess of non-exempt function expenses.

## Note 3 - Assessments:

The Developer is currently reimbursing the Association for all costs.

## CENTRAL SQUARE VILLA CONDOMINIUM

## Notes to Financial Statements, Continued

December 31, 2011

See Independent Accountant's Review Report

## Note 4 - Future Major Repairs and Replacements:

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are being held in separate accounts and are generally not available for expenses for normal activities.

The developer is not funding for major repairs and replacements.

Funds should be accumulated in the reserve fund based on estimates of future needs for repairs and replacements of common property components. Actual expenses may vary from the estimated future expenses 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.

## Note 5 - Income Taxes:

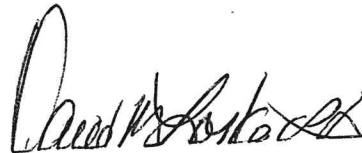
The Association has elected to file as a homeowner's association in accordance with Internal Revenue Section 528. Under this section, the Condominium excludes from taxation exempt function income, which generally consists of revenue from uniform assessments to owners. The Condominium's investment income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

DAVID M. LORKA  
CERTIFIED PUBLIC ACCOUNTANT  
664 Center Road  
West Seneca, New York 14224

INDEPENDENT ACCOUNTANT'S REPORT ON  
SUPPLEMENTAL FINANCIAL INFORMATION

Board of Managers  
Central Square Villa Condominium

The accompanying supplemental schedule of changes in Reserve Fund balance for the year ended December 31, 2011 is presented only for analytical purposes and has not been subjected to the inquiry and analytical procedures applied in the review of the basis financial statements. All information included in the schedule is the representation of the management of Central Square Villa Condominium. I did not become aware of any material modifications that should be made to this supplemental information.



January 26, 2012

CENTRAL SQUARE VILLA CONDOMINIUM

Schedule of Changes in Reserved Fund Balance

December 31, 2011

See Independent Accountant's Review Report

<u>Description</u>	<u>Beginning Fund Balance</u>	<u>Additions to Fund</u>	<u>Charges to Fund</u>	<u>Other</u>	<u>Ending Fund Balance</u>
Interest	\$ -	\$ 10	\$ -	\$ -	\$ 10
Sewer-water	\$ 342	-	-	342	684
Gutters	176	-	-	176	352
Roof	2,843	-	-	2,843	5,686
Roadway resurface	716	-	-	716	1,432
Exterior wood	536	-	-	536	1,072
Brick	167	-	-	167	334
Siding	1,545	-	-	1,545	3,090
Mailbox	21	-	-	21	42
Fence	129	-	-	129	258
Street light	112	-	-	112	224
Tot lot	172	-	-	172	344
Concrete	501	-	-	501	1,002
Pool	274	-	-	274	548
Clubhouse	154	-	-	154	308
	<u>\$ 7,688</u>	<u>\$ 10</u>	<u>\$ -</u>	<u>\$ 7,688</u>	<u>\$ 15,386</u>

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SECURITIES AND EXCHANGE COMMISSION

# Exhibit C

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CENTRAL SQUARE VILLAS  
2012 SPECIFICATION CHANGES

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General Description – All Trades	
1.	Changed Delta MS Foundation Water Barrier to Exterior Foundation Wall Membrane System.
Roofing	
2.	Changed roofing material from 3-in-1 Butt Tab to Architectural Roof Shingles.
Insulation	
3.	Removed R-19 from Basement Blanket Insulation.



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# **Exhibit D**

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*Continuation of*

Description of Property and Specifications  
or Building Conditions for:

## CENTRAL SQUARE VILLAS

Town of Lancaster  
Erie County, New York



Richard Skop  
Licensed Engineer  
3160 Rt. 394  
PO Box 151  
Stow, New York 14758

January 2012

Description of  
Central Square Villas Condominium Association  
Property and Specifications

**(a) Location and Use of Property**

*See Greenman-Pedersen, Inc. report*

**(b) Status of Construction**

*See Greenman-Pedersen, Inc. report*

**(c) Site**

*See Greenman-Pedersen, Inc. report*

**(d) Utilities**

*See Greenman-Pedersen, Inc. report*

**(e) Sub-Soil Conditions**

*See Greenman-Pedersen, Inc. report*

**(f) Landscaping and Enclosures**

- (1) Grass Cover: Grass will cover the entire Condominium property with the exception of the building footprints, roadways, driveways, walkways, pool and pond. The site will be seeded with a standard grass seed mix.
- (2) Plantings: The property will be landscaped utilizing a standard landscape design. Please refer to the landscape plan attached to this report.
- (3) Trees: Various trees will be located throughout the property. Please refer to the landscape plan attached to this report.
- (4) Fencing: A wood fence will run along the eastern edge of the property as shown on the site plan attached to this report. An additional fence will surround the pool and be designed and installed per regulations.
- (5) Gates: Not applicable.
- (6) Garden Wall: Not applicable.
- (7) Retaining Wall: Not applicable.
- (8) Display Pools and Foundations: Not applicable.

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

Five (5) unit types will be offered to Purchaser. The Cambridge consists of approximately 1,236, 1,238 and 1,270 square feet. The Cambridge B consists of approximately 1,238 and 1,270 square feet. The Livingston consists of approximately 1,366 and 1,381 square feet. The Winston consists of 1,266 and 1,285 square feet. The York consists of approximately 1,038 and 1,046 square feet.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

Three (3) Hybrid unit types will be offered to Purchaser within one (1) Hybrid Building. The Hybrid Cambridge consists of approximately 1,243 square feet. The Hybrid Livingston consists of approximately 1,413 square feet. The Hybrid Winston consists of approximately 1,316 square feet.

**A. The Cambridge**

- (1) Total Height: The total height of The Cambridge unit is approximately 28'-9" 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 120 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.

**B. The Cambridge B**

- (1) Total Height: The total height of The Cambridge B unit is approximately 28'-9" 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 120 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.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

**C. The Livingston**

- (1) Total Height: The total height of The Livingston unit is approximately 27'-7" 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 76 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.

**D. The Winston**

- (1) Total Height: The total height of The Winston unit is approximately 27'-7" 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 76 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.

**E. The York**

- (1) Total Height: The total height of The York unit is approximately 26'-5" from the ground level to the highest point of the roof.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

- (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 76 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 one floor layout.
- (5) Equipment Rooms: Not applicable.
- (6) Parapet: Not applicable.
- (7) No handicapped provisions are included for the units.

**E. The Hybrid Building**

- (1) Total Height: The total height of The Hybrid Building is approximately 28'-3" from the ground level to the highest point of the roof.
- (2) Crawl Spaces: The basements under the condominium building 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 2 full basements for The Hybrid Cambridge, 1 full basement for The Hybrid Livingston and 1 full basement for The Hybrid Winston 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**

- (1) Exterior of Buildings:
  - (i) Walls: The foundation of the condominiums' walls shall consist of 7'-0" x 8" poured concrete walls with a minimum of 16" wide x 8" high poured concrete spread footings below. The concrete mix design requirement is a minimum compressive strength of 3,000 psi. The

Description of  
Central Square Villas Condominium Association  
Property and Specifications

foundation drainage system will consist of 4" drain tile with Geotech fabric wrap on a minimum of 2" crushed rock. A layer of Delta MS wall drain / damp proofing, or equal, will be applied to the outside of the foundation walls before back filling.

The exterior walls of the condominium will be constructed with 2"x4" and 2"x6" at 16" on center wall stud framing. The walls will be insulated with Johns Mansville Formaldehyde-free Fiberglass 3 1/2" R-13 batt insulation, or equal, covered on the interior side with a 2 mil poly vapor barrier. A layer of 1/2" Gypsum Wall Board is then applied, which will be painted. On the outside 7/16" O.S.B. sheathing is used and a barrier is applied over it. A 4" exposure vinyl siding will cover all of its sides.

Firewalls: The Hybrid Building firewall will be UL#: U334, and shall be constructed with 2"x4" at 16" on center wall stud framing. The walls will be insulated with 2" Thermafiber SAFB. A 1/2"x2 1/2" resilient channel will be applied to one side of the stud wall framing. Two layers of 5/8" type "x" gypsum wall board is then applied to each side of the stud wall framing, with the outer layers painted. The 7/16" O.S.B. sheathing used for exterior walls shall cover the firewalls at their termination with the exterior. The exterior walls shall abut the firewalls. The firewalls shall be continuous from the foundation to the underside of the roof sheathing. Firewalls shall be constructed following all instructions and specifications per Underwriters Laboratory (U.L.) Certification Directory.

The Condominium Buildings firewall will be UL#: U905 with the exception of the Hybrid Building as stated above and shall be constructed with 8" nominal concrete block having the D-2 (2hr.) classification and bearing the UL Classification marking. Blocks are to be laid in full bed of mortar, nominal 3/8" thick of not less than 2 1/4 and not more than 3 1/2 parts of clean sharp sand to 1 part Portland cement and not more than 50 percent hydrated lime. Vertical joints staggered. The exterior walls shall abut the firewalls. The firewalls shall be continuous from the foundation to the underside of the roof sheathing. Firewalls shall be constructed following all instructions and specifications per Underwriters Laboratory (U.L.) Certification Directory.

- (ii) Windows:
  - (a) Hybrid Building:

Description of  
Central Square Villas Condominium Association  
Property and Specifications

Pella Encompass or equal will be used in all Hybrid units. Each window has a minimum of 2 9/16" frame with a factory applied wood extension jamb and a prefinished white extruded vinyl exterior with an integral nailing fin. The interior is prefinished white.

Window warranty/guarantees are standard manufacturer warranties as offered through Pella.

The sash is steel reinforced, prefinished vinyl exterior for strength and durability. The interior is vinyl. The hardware includes factory applied locks and keeper and compression tilt jamb liners. The screen frame is vinyl with grey mesh fabric.

(b) All Other Units:

Pella Encompass or equal will be used in all Hybrid units. Each window has a minimum of 4 9/16" frame and a prefinished white extruded vinyl exterior with an integral nailing fin. The interior is prefinished white.

Window warranty/guarantees are standard manufacturer warranties as offered through Pella.

The sash is steel reinforced, prefinished vinyl exterior for strength and durability. The interior is vinyl. The hardware includes factory applied locks and keeper and compression tilt jamb liners. The screen fame is vinyl with grey mesh fabric.

(iii) Landmark Status: Not applicable.

- (2) Parapets and Copings: Not applicable.
- (3) Chimneys and Caps: The furnace flue (double wall sheet metal) is located in the chimney chase.
- (4) Balconies and Terraces: Not applicable.
- (5) Exterior Entrances:
  - (i) Exterior Doors and Frames: Doors are constructed of fiberglass exterior and polyurethane foam core. They have a raised panel effect for decoration. Each doorframe shall be a wood frame with weather stripping installed. The hardware shall be (3) 4"x4" non-



Description of  
Central Square Villas Condominium Association  
Property and Specifications

template hinges and a single bore lock preparation. Patio door will be sliding Pella Encompass or equal.

- (ii) Vestibule Doors and Frames: Not applicable.
- (iii) Exterior Stairs: The condominiums will require concrete exterior stairs to grade at the front entrance and wood plank stairs at the rear patio door of each unit.
- (iv) Railings: Exterior railings will not be required at the entrance of the home since the grade isn't low enough.
- (v) Mailboxes: A mailbox center will be provided by the seller and located per local post office regulations.
- (vi) Lighting: Exterior lights will be located around the home. One wall-mounted fixture will be placed at the garage door. One wall-mounted fixture will be located at the front entry door. One wall-mounted fixture will be located at the living room or dinette door (depending on model).

(6) Service Entrances: Not applicable.

(7) Roof and Roof Structures:

- (i) Type Roofs for All Areas: Stick framed.
  - (a) Material: 2"x6", 2"x8" and 2"x10" rafters with 7/16" OSB sheathing.
  - (b) Insulation: High density R-26 Kraft faced insulation will be placed in any sloped ceiling and 6" Kraft faced double layer insulation for a total of R38 will be placed in all other ceilings. 14" baffles with 10" wide airspace will be installed in all sloped ceiling bays.
  - (c) Surface Finish: IKO Marathon or their equivalent, 235 weight self sealing fiberglass shingles will be used on all of the roofs.
  - (d) Bond or Guarantee: The IKO shingle carries a 25-year limited warranty.
  - (e) Flashing Materials: Mill finish aluminum at all vertical sidewalls and chimneys.

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(ii) Drains:

(a) Not applicable.

(b) The gutters will be 5" seamless .032 heavy gauge aluminum, with a baked on enamel finish. They will be secured with aluminum nails and ferrules. Gutters and corners will be riveted and sealed with a liquid rubber.

Down spouts will be 2"x 3" rectangular in shape with a baked on enamel finish.

(iii) Skylights: Not applicable.

(iv) Bulkheads: Not applicable.

(v) Metal Work at Roof Levels: Not applicable.

(vi) Rooftop Facilities: Not applicable.

(8) Fire Escapes: Not applicable.

(9) Yards and Courts:

(i) Paving: A 9'-0" or 16'-0" wide asphalt driveway over 6" of crushed stone will be used for all driveways to the condominium units. A 3'-0" wide x 4" deep concrete walkway poured over 4" of crushed stone will also lead from the driveway to the front entry door. A 10'x17'-2" or 9' x12'-2" concrete patio poured over crushed stone will be used for the Livingston and York models respectively.

(ii) Drainage: The grounds of the condominium buildings will be individually graded with swales, which direct the drainage into receivers and discharge into the storm sewers. The gutter run off will be tied directly into the storm sewers.

(iii) Railings: Not applicable.

(iv) Stairs: Not applicable.

(v) Fencing: A wood fence will run along the western edge of the property as shown on the site plan attached to this report. An additional fence will surround the pool and be designed and installed per regulations.

(vi) Walls: Not applicable.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

(10) Interior Stairs:

- (i) Number of Stairs: The Cambridge, The Cambridge B, The Livingston, The Winston, The Hybrid Cambridge, The Hybrid Livingston and The Hybrid Winston condominium unit will each have three sets of wooden stairs. The York condominium unit will each have two sets of wooden stairs.
- (ii) Enclosure: The stairs from the first floor to the second floor (where applicable). The stairs from the first floor to the basement and the step from the first floor to the garage will not be enclosed.
- (iii) Stair Construction: The stairs from the first floor to the basement will be a closed riser with a 1 ¼" nosing, the stringer will remain exposed. Tread, stringers and risers to be painted. The stairs from the first floor to the second floor will be closed risers with a 1 ¼" nosing and concealed stringers. Stringers to be painted or stained, treads and risers to be carpet covered.
- (iv) Stringers: Made of wood.
- (v) Treads: Made of wood.
- (vi) Risers: Made of wood.
- (vii) Guard Rails: Wood handrails are proposed on open sides of stairs.
- (viii) Balustrade: Not applicable.

(11) Interior Doors and Frames:

- (i) Unit Entrance and Interior Doors/Frames: The garage entrance door is constructed with a galvanized steel exterior and polyurethane core. The frame is a steel frame with weather stripping installed. The door meets a ¾ hour fire rating in accordance with the local fire code. A self-closing hinge is also installed.

The remaining interior doors are hardboard doors painted white.

- (ii) Corridor Doors and Frames: Not applicable.
- (iii) Stair Hall Doors and Frames: Not applicable.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

(iv) Roof Doors, Basement Doors and Frames: There will be no doors to the roof. The basement door will be hardboard painted white on a wood or MDF frame.

(12) Elevators: Not applicable.

(13) Elevator Cabs: Not applicable.

**(i) Auxiliary Facilities**

(1) Laundry Rooms: Each individual unit will contain water, drain, electric and gas hook-ups. Purchaser to provide own washer and dryer.

(2) Refuse Disposal:

(i) Incinerators: There will be no incinerators.

(ii) Compactors: There will be no compactors.

(iii) Approvals: There are no approvals required.

(iv) Initial Storage: Refuse should be stored within individual units until pick up.

(v) Pick Up Schedule: The Town of Lancaster will provide curbside disposal service once a week.

**(j) Plumbing and Drainage**

*See Greenman-Pedersen, Inc. report*

**(k) Heating**

(1) Each unit will be equipped with an A.O. Smith 40-gallon capacity or equal hot water heater, 40,000 BTU input with a 6 year manufacturer's warranty. The hot water heater will be located in the basement.

(2) Each unit will contain one furnace, a 50,000 BTU Rheem/Weatherking model #80PS05EAR or equal. The furnace models have an efficiency rating of 80% and have adequate capacity to provide heat for the home with an internal and ambient condition rate of 0° outside / 70° inside. All furnaces will be located in the basement. Heat distribution is by forced air and the fuel source is natural gas.

**(l) Gas Supply**

*See Greenman-Pedersen, Inc. report*

Description of  
Central Square Villas Condominium Association  
Property and Specifications

**(m) Air Conditioning**

To be optional.

**(n) Ventilation**

- (1) Each unit will be provided with the following ventilation systems:
  - (i) A required chimney flue as per manufacturer's specifications for each furnace.
  - (ii) Exhaust fans with a minimum air flow of 70 CMF for all baths.
  - (iii) A dryer vent in all laundries.
  - (iv) Each unit has its own individual 1 or 2-car garage. Roof vents per plan at main house and ventilated soffit throughout will provide necessary ventilation.
  - (v) There are no windowless corridors in any unit.
  - (vi) All attics will contain 10"x10" box vents with continually vented soffit and will have a ventilation rate of 1sf of ventilation per 300sf of attic space.

**(o) Electrical System**

- (1) New York State Electric and Gas provides electricity.
- (2) A 125 Amp service will be used. All units will have duplex outlets, with ground fault in all baths, kitchens and exterior outlets. All basement lights will be on one (1) switch.
- (3) Sixteen (16) circuits are provided for each unit, which is adequate for modern usage including air conditioning and appliances.
- (4) Copper wiring is specified in all units.
- (5) The light fixture schedule for each unit is as follows:
  - Cambridge
  - a. 1-Ceiling light in foyer
  - b. 1-Ceiling light in dinette
  - c. 1-Ceiling light in kitchen
  - d. 1-Ceiling light in staircase landing
  - e. 1-Ceiling light in upper hall

Description of  
Central Square Villas Condominium Association  
Property and Specifications

- f. 1-Ceiling light in bedroom #2 hall at closet
- g. 1-Wall light in powder room
- h. 1-Wall light in main bath
- i. 1-Ceiling light in main bath
- j. 2-Recess light in lower hall at staircase
- k. 1-Ceiling light at basement stair landing
- l. 1-Recess light in kitchen
- m. 1-Fluorescent light in laundry room
- n. 1-Fluorescent light in master 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)

Cambridge B

- a. 1-Ceiling light in foyer
- b. 1-Ceiling light in dinette
- c. 1-Ceiling light in kitchen
- d. 1-Ceiling light in staircase landing
- e. 1-Ceiling light in upper hall
- f. 1-Ceiling light in bedroom #2 hall at closet
- g. 1-Wall light in powder room
- h. 1-Wall light in main bath
- i. 1-Ceiling light in main bath
- j. 2-Recess light in lower hall at staircase
- k. 1-Ceiling light at basement stair landing
- l. 1-Recess light in kitchen
- m. 1-Fluorescent light in laundry room
- n. 1-Fluorescent light in master 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)

Livingston

- a. 1-Ceiling light in kitchen
- b. 1-Ceiling light in dinette
- c. 1-Ceiling light in laundry room
- d. 1-Wall light in powder room
- e. 1-Wall light in main bath
- f. 1-Recess light in foyer
- g. 1-Recess light in lower hall
- h. 1-Recess light in kitchen
- i. 1-Recess light in mud room
- j. 3-Recess lights in upper hall

Description of  
Central Square Villas Condominium Association  
Property and Specifications

- k. 1-Fluorescent light in laundry area
- l. 1-Fluorescent light in master walk-in closet
- m. 1-Door chime
- n. 1-Wall light at front entry (exterior)
- o. 1-Wall light at garage front (exterior)
- p. 1-Wall light at dinette door (exterior)

Winston

- a. 1-Wall light in powder room
- b. 1-Wall light in main bath
- c. 1-Wall light in master bath
- d. 1-Recess light in foyer
- e. 1-Recess light in hall at bottom of stairs
- f. 3-Recess lights in kitchen/dinette
- g. 2-Recess lights in mud room
- h. 1-Recess light at top of stairs
- i. 2-Recess lights in upper hall
- j. 1-Fluorescent light in laundry closet
- k. 1-Fluorescent light in master walk-in closet
- l. 1-Wall light at front entry (exterior)
- m. 1-Wall light at garage front (exterior)
- n. 1-Wall light at kitchen/dinette door (exterior)
- o. 1-Door chime

York

- a. 1-Wall light in main bath
- b. 1-Wall light in master bath
- c. 1-Recess light in foyer
- d. 5-Recess lights in kitchen/dinette
- e. 3-Recess lights in mud room
- f. 1-Recess light in main bath
- g. 1-Fluorescent light in laundry closet
- h. 1-Recessed ceiling light at basement stair landing
- i. 1-Wall light at front entry (exterior)
- j. 1-Wall light at garage front (exterior)
- k. 1-Wall light at kitchen/dinette door (exterior)
- l. 1-Door chime

(6) Light bulbs are the responsibility of the purchaser.

(7) Television Reception Facilities: Time Warner Cable will provide Cable TV.

**(p) Intercommunication and/or Door Signal Systems, Security Closed Circuit TV**

Description of  
Central Square Villas Condominium Association  
Property and Specifications

The condominium units will contain a standard door chime system. The chime will be located in the foyer with the button at the front door. The purchaser, as part of the fixture allowance, will select it.

**(q) Public Area Lighting**

*See Greenman-Pedersen, Inc. report*

**(r) Garage and Parking Areas**

*See Greenman-Pedersen, Inc. report*

**(s) Swimming Pool(s)**

One swimming pool will be located within the project consisting of approximately 22,275 gallons and surrounded by a 56'-0" x 42'-0", 4" concrete pool deck.

- (1) Type: The pool walls and floor shall be constructed of air implaced gunite concrete construction with a marcite finish coat. Pool walls will be designed so that walls and floor meet in a radii monolithic construction using a minimum of 4,000 lbs. test concrete. All walls and floor to have 3/8" and 1/2" reinforcing bars 12" on center. The pool will be adjacent to the Clubhouse located on the South-West corner of the development.
- (2) Size: 28'-6"x18'-0"x40'-0" custom pool. 3'-0" to 4'-11" deep with concrete steps. A maximum of forty-nine (49) bathers are permitted at any one time.
- (3) Enclosure: Not applicable.
- (4) Pumping and Filter System: Filtration system shall be designed for a 4.4 hour turnover on the pool. System shall consist of one (1) – Sta-Rite modular media 300 square foot Cartridge Filters designed for 85 GPM and Sta-Rite 1 1/2 HP Max-E-Pro 230 Volt Single phase pump and motor complete with hair and lint strainer basket.
- (5) Water Heating Equipment: Sta-Rite Max E Therm Electronic Natural gas fired, power venting pool heater – 400,000 BTU for main pool complete with necessary face piping. Heater will be complete with power venting capability.
- (6) Structural Support: Not applicable.

**(t) Tennis Courts, Playgrounds and Recreation Facilities**

- (1) Tennis Courts: Not applicable.
- (2) Playgrounds: A tot lot, approximately 45'x50', will be located in the southwestern corner of the community. No fencing will be used; the area will be left open for the use and enjoyment of the Central Square Villas residents.



Description of  
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Property and Specifications

- (3) Other Recreational Facilities (Clubhouse): A clubhouse will be located in the southwestern corner of the community and consist of approximately 1,149 square feet.
- (i) Total Height: The total height of The Clubhouse is approximately 15'-11" from the ground level to the highest point of the roof.
  - (ii) Crawl Spaces: Building will have a 4", fiber mesh reinforced slab on grade with 8"x4'-0" foundation wall over 16"x8" concrete footing. Slab to thicken to 8" at foundation wall transition.
  - (iii) Number of Cellars: Not applicable.
  - (iv) Number of Floors: The building will be a one floor layout.
  - (v) Equipment Rooms: Within main building, to contain furnace, hot water tank, pool heater, sink and other pool equipment. The room consists of approximately 132 square feet and is approximately 11'-0" x 12'-0".
  - (vi) Parapet: Not applicable.
  - (vii) Handicapped Provisions: Minimum 3'-0" doors at all passable doorways. One each, Women's and Men's accessible, single occupant, Lavatories. Slab on grade construction.

**(u) Permits and Certificates**

*See Greenman-Pedersen, Inc. report*

**(v) Violations**

*See Greenman-Pedersen, Inc. report*

**(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 four (4) 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 and 1,046 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:

Description of  
Central Square Villas Condominium Association  
Property and Specifications

- (i) Walls: ½ inch gypsum wallboard on walls and ceiling planes with two (2) coats of flat latex paint on walls and textured sprayed ceilings.
- (ii) Woodwork: Around all doors, windows and base shall be painted with two (2) coats of high-gloss trim paint or stained.
- (iii) Flooring Covering:

Cambridge: The foyer, powder room, main bath, laundry room, kitchen and dinette floors to be equipped with Armstrong Initiator sheet vinyl or equal. The remaining floor will be carpeted with Mohawk Prime Cut carpet or equal with "Classic" bonded pad or equal.

Cambridge B: The foyer, powder room, main bath, laundry room, kitchen and dinette floors to be equipped with Armstrong Initiator sheet vinyl or equal. The remaining floor will be carpeted with Mohawk Prime Cut carpet or equal with "Classic" bonded pad or equal.

Livingston: The foyer, guest closet, rear hall, powder room, main bath, laundry closet, kitchen and dinette floors to be equipped with Armstrong Initiator sheet vinyl or equal. The remaining floor will be carpeted with Mohawk Prime Cut carpet or equal with "Classic" bonded pad or equal.

Winston: The foyer, guest closet, rear hall, powder room, master bath, main bath, laundry closet, kitchen and dinette floors to be equipped with Armstrong Initiator sheet vinyl or equal. The remaining floor will be carpeted with Mohawk Prime Cut carpet or equal with "Classic" bonded pad or equal.

York: The foyer, guest closet, hall to bedroom #2, master bath, main bath, kitchen, dinette and laundry closet floors to be equipped with Armstrong Initiator sheet vinyl or equal. The remaining floor will be carpeted with Mohawk Prime Cut carpet or equal with "Classic" bonded pad or equal.

- (iv) Kitchen cabinets will be manufactured by "Homecrest" cabinets or equal. The cabinets are equipped with wood doors with recessed panel styling. Drawer fronts will be ¾ inch thick, solid hardwood with machined edge profiles to match door front. Cabinets include full adjustable, self-closing exposed hinges and ¾ inch thick laminated adjustable shelves. Kitchen counters will have laminate or equal tops offered in optional colors to be selected by the purchaser.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

(3) Appliances:

- (i) Dishwasher – Whirlpool DU1015XTX or equal.
- (ii) Range Hood – Nutone RL6130 or equal.

(4) Plumbing:

Cambridge

1-Sterling 71090110/20-0 Acclaim 60"x30"x72" tub & shower (white) with shower rod and Kohler K-P304-K-NA/P15601-4S-CP lever handle faucet (chrome) or equal.

1-Sterling 442044-0 Elliot 20"x17" sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome) or equal.

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

1-ProFlo PF4600/4604 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.

Cambridge B

1-Sterling 71090110/20-0 Acclaim 60"x30"x72" tub & shower (white) with shower rod and Kohler K-P304-K-NA/P15601-4S-CP lever handle faucet (chrome) or equal.

1-Sterling 442044-0 Elliot 20"x17" sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome) or equal.

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

1-ProFlo PF4600/4604 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.

Livingston

1-Sterling 71090110/20-0 Acclaim 60"x30"x72" tub & shower (white) with shower rod and Kohler K-P304-K-NA/P15601-4S-CP lever handle faucet (chrome) or equal.

1-Sterling 442044-0 Elliot 20"x17" sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome) or equal.

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

Description of  
Central Square Villas Condominium Association  
Property and Specifications

1-ProFlo PF4600/4604 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 and overflow pan.  
2-Exterior cold water faucets.

Winston

1-Sterling 72220100-0 Ensemble Curve 48" shower (white) with Kohler K-P304-K-NA/K-P15611-4-CP lever handle faucet (chrome) or equal.  
2-Sterling 442044-0 Elliot 20"x17" sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome) or equal.  
3-Sterling 404015-0/404515-0 round toilet with Bemis #70 seat (white) or equal.  
1-Sterling 71090110/20-0 Acclaim 60"x30"x72" tub & shower (white) with shower rod and Kohler K-P304-K-NA/P15601-4S-CP lever handle faucet (chrome) or equal.  
1-ProFlo PF4600/4604 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.

York

1-Sterling 71090110/20-0 Acclaim 60"x30"x72" tub & shower (white) with shower rod and Kohler K-P304-K-NA/P15601-4S-CP lever handle faucet (chrome) or equal.  
2-Sterling 442044-0 Elliot 20"x17" sink (white) with Kohler K-P15182-LD-CP lever handle faucet (chrome) or equal.  
2-Sterling 404015-0/404515-0 round toilet with Bemis #70 seat (white) or equal.  
1-Sterling 72220100-0 Ensemble Curve 36" shower (white) with Kohler K-P304-K-NA/K-P15611-4-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.

**(x) Finish Schedule of Garage and Basement**

The basement floor will be a 4" thick poured concrete floor over crushed stone. An interior 4" drain tile is placed along the footing around the perimeter of the foundation.

Description of  
Central Square Villas Condominium Association  
Property and Specifications

Garage	Concrete	Gyp. Wall Board & Conc. Block	Gyp. Wall Board	None
Basement	Concrete	Concrete	Joists & Sub Floor	None

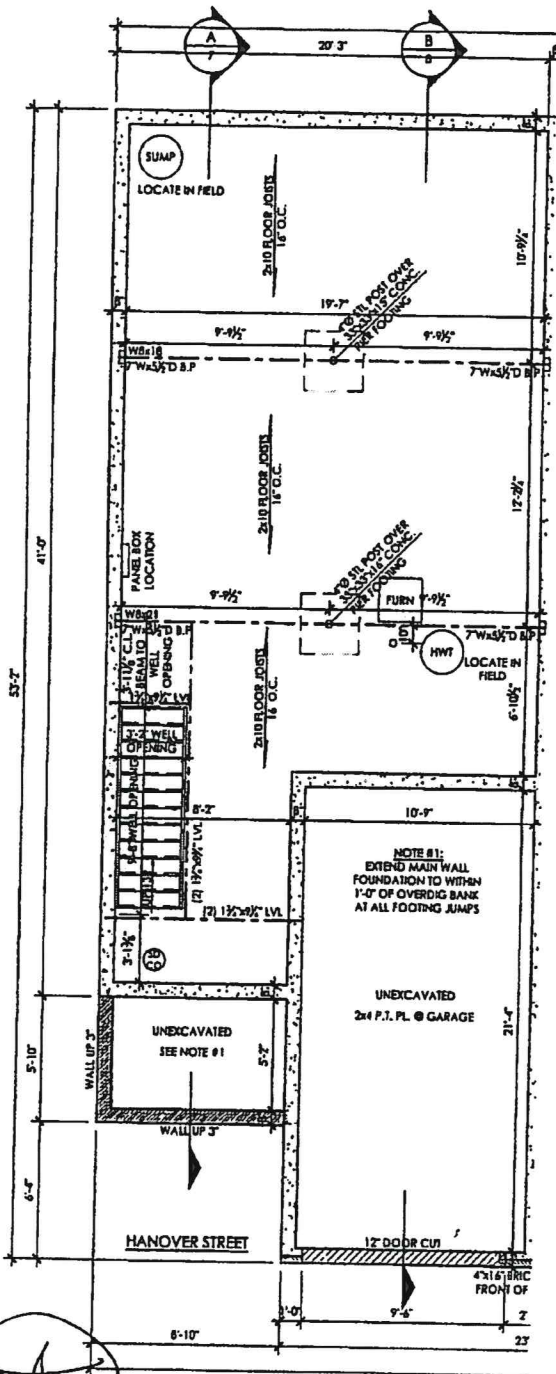
**(y) Safety and Warning Devices**

Each unit will be equipped with one (1) smoke detector and one (1) carbon monoxide detector on each floor and one (1) smoke detector in each bedroom.

**(z) Additional Information Required**

- (1) A site plan is included with this report showing locations of all building, driveways, and storm drainage and detention basin.
- (2) An area map showing the condominium site with respect to its surroundings is attached.
- (3) Five (5) basic floor plans are being offered and are included.
- (4) Minimum floor to ceiling heights for each unit is 8 ft.
- (5) Landscape plan.

Sections (aa), (bb) and (cc) do not apply.



FOUNDATION PLAN  
THE CAMBRIDGE B

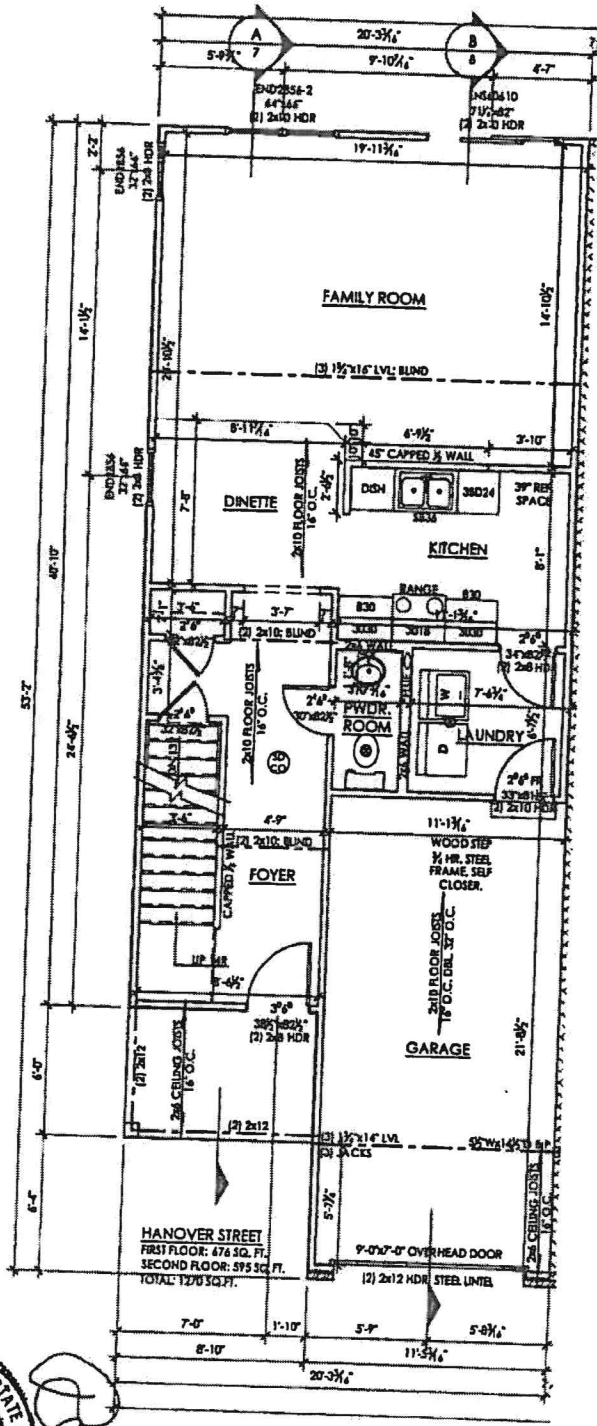
12412  
SCALE: 3/16" = 1'-0"

SHEET  
2


MARRANO

THE CAMBRIDGE B  
ENTER ADDRESS HERE

MARRANO/MARC EQUITY CORPORATION  
2730 TRANSIT ROAD  
WEST SENECA, NY 14224  
PHONE (716) 675-1320 FAX (716) 675-0210  
WWW.MARRANO.COM



**FIRST FLOOR PLAN**  
THE CAMBRIDGE B

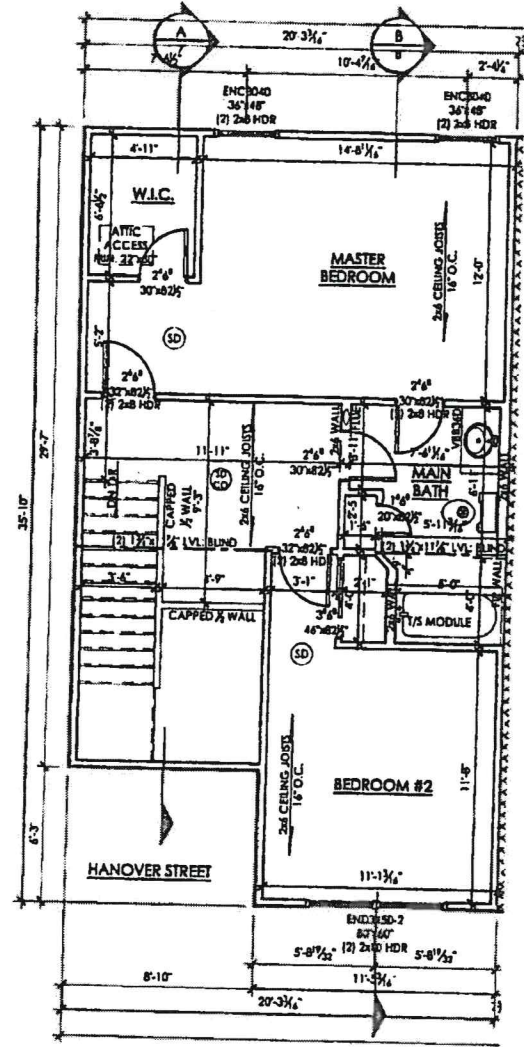

  
 SCALE: 3/16" = 1'-0"  
 1/24/12

**MARRANO**

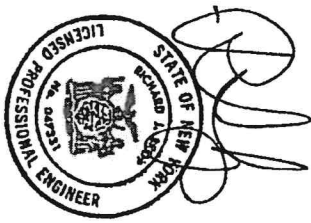
THE CAMBRIDGE B  
ENTER ADDRESS HERE

MARRANO/MARC EQUITY CORPORATION  
 2730 TRANSIT ROAD  
 WEST SENeca, NY 14224  
 PHONE (716) 673-1200 FAX (716) 673-0210  
 WWW.MARRANO.COM

SECOND FLOOR PLAN  
THE CAMBRIDGE B



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



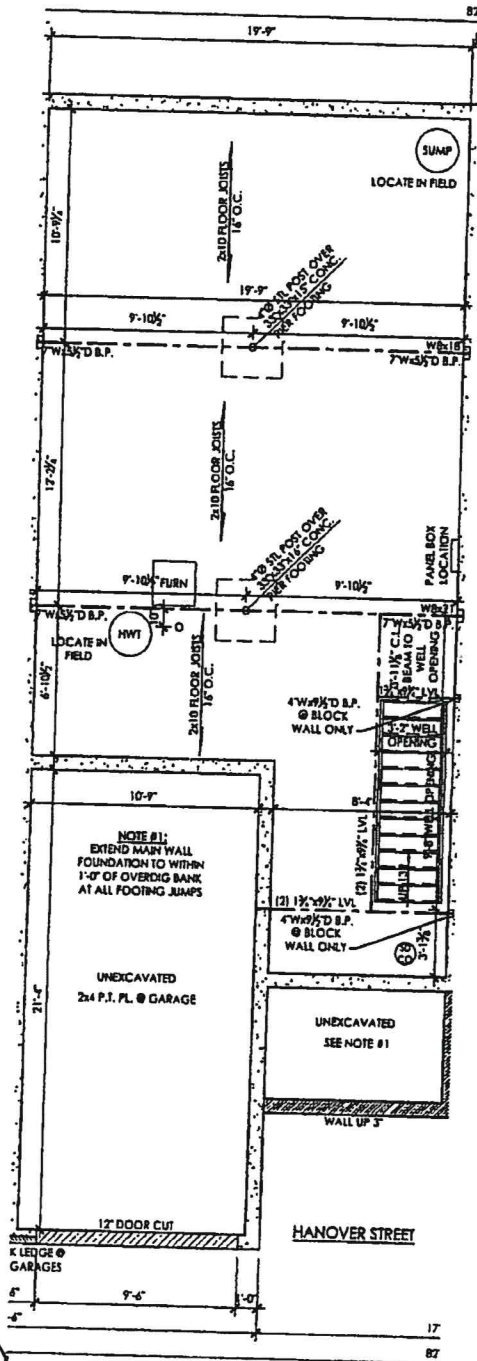
4 SHEET



THE CAMBRIDGE B  
ENTER ADDRESS HERE

MARRANO/MARC EQUITY CORPORATION  
2730 TRANSIT ROAD  
WEST SENeca, NY 14224  
PHONE (714) 675-1200 FAX (714) 675-0210  
WWW.MARRANO.COM





**FOUNDATION PLAN**  
**THE CAMBRIDGE B**

SCALE: 3/16" = 1'-0"  
 1/24/12

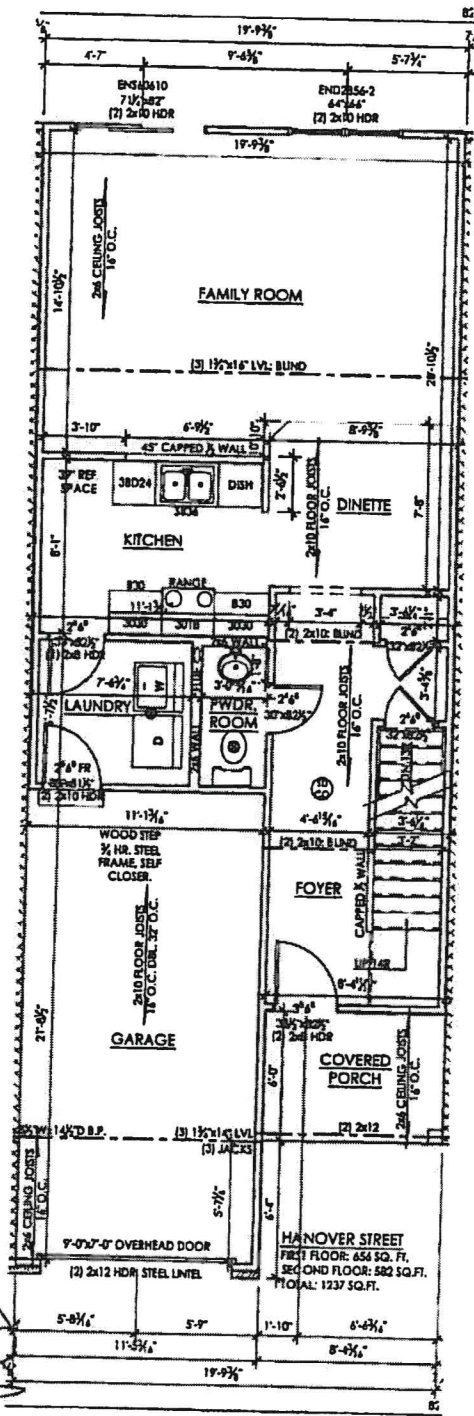


SHEET

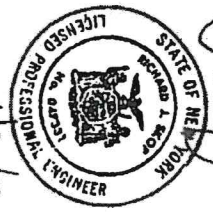


**THE CAMBRIDGE B**  
 ENTER ADDRESS HERE

**MARRANO/MARC EQUITY CORPORATION**  
 2730 TRANSIT ROAD  
 WEST SENECA, NY 14224  
 PHONE (716) 453-1820 FAX (716) 473-0210  
 WWW.MARRANO.COM



**FIRST FLOOR PLAN**  
 THE CAMBRIDGE B

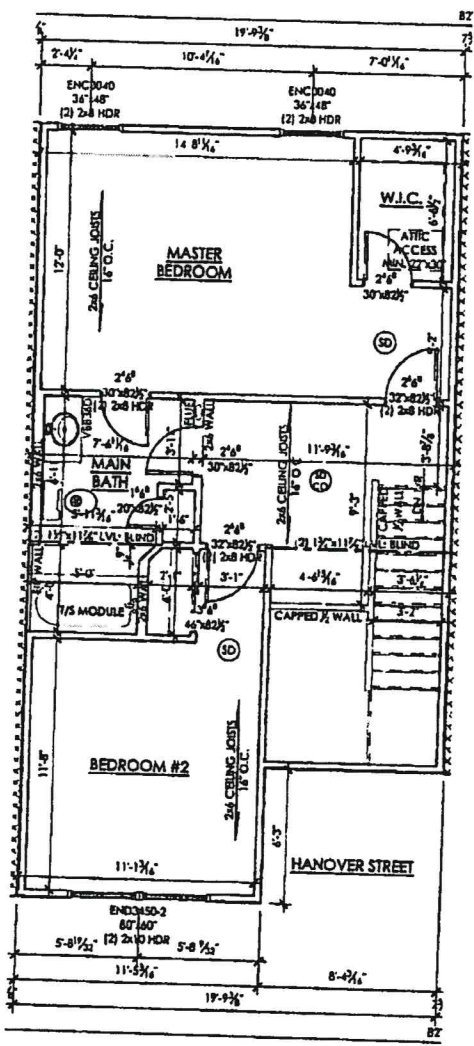


1/24/12  
 SCALE: 3/16" = 1'-0"

**3** SHEET  
**MARRANO**

THE CAMBRIDGE B  
 ENTER ADDRESS HERE

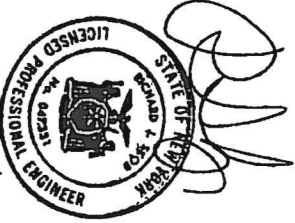
**MARRANO/MARC EQUITY CORPORATION**  
 2730 TRANSIT ROAD  
 WEST BERKEA, NY 14221  
 PHONE (716) 475-1200 FAX (716) 475-0210  
 WWW.MARRANO.COM



**SECOND FLOOR PLAN**  
 THE CAMBRIDGE B

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

1/24/12



**4**

**MARRANO**

THE CAMBRIDGE B  
 ENTER ADDRESS HERE

MARRANO/MARC EQUITY CORPORATION  
 2720 TRANSIT ROAD  
 WEST SENECA, NY 11784  
 PHONE (716) 475-1200 FAX (716) 475-0210  
 WWW.MARRANO.COM

Revised: 1/01/12

Supercedes: 7/01/11

THE MARRANO/MARC EQUITY CORPORATION  
SPECIFICATIONS FOR  
**CENTRAL SQUARE VILLA TOWNHOMES**  
**THE CAMBRIDGE "B"**  
**2012 SPECS**

PURCHASER:

ADDRESS:

SUBDIVISION:

CONTRACT DATE:

CODE:

COORDINATOR:

DRIVEWAY:

DATE MAILED:

**GENERAL DESCRIPTION - ALL TRADES**

**CODE #**

1. Two Story with:
  - a. 1,236 / 1,238 / 1,243 / 1,270 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 Front 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. Straight Staircase with Stained Cap at Half Walls at Lower and Upper Stairs and 2-story Foyer Overlook
  - h. 2-Story Foyer
  - i. Kitchen
    - ~ Wood Capped Half Wall at Kitchen / Family Room & Kitchen / Dinette
  - j. Dinette
  - k. Laundry Room
  - l. Family Room

**ALL TRADES - SEE GENERAL DESCRIPTION**

- m. 7'-0 Basement Walls
  - ~ No Window in Basement
  - ~ Exterior Foundation Wall Membrane System
- n. 7/16" OSB Sheathing Board – Roof and Side Walls
- o. 3/4" OSB Subfloor Throughout
- p. No Fireplace
- q. Pella Encompass Vinyl Double Hung & Casement Windows
  - ~ White Exterior and Interior
  - ~ Inserts between the Glass – Pre-finished White both Sides  
at Upper Sash Only at Front Windows

**WINDOWS**

12

1. Vinyl Insulated Double Hung & Casement Windows
    - a. **Pella Encompass – White Exterior & Interior**
  2. Family Room Rear Wall – (1) Twin Double Hung
  3. Family Room End Wall – (2) Single Double Hungs – End Units Only
  4. Bedroom #2 – (1) Twin Double Hung
  5. Master Bedroom – (2) Single Casements
- 

**PATIO DOOR**

13

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

**INSERTS & SCREENS**

14

1. Pre-Finished White Inserts between the Glass at Upper Sash Only of 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
- 

**ROOFING**

25

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

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

**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 71090110/20-0 Acclaim 60" x 30" x 72" Tub & Shower – White with Shower Rod  
~ Kohler K-P304-K-NA/P15601-4S-CP Chrome Lever Handle Faucet
  - b. (1) Sterling 442044-0 Elliot 20" x 17" Sink – White  
~ Kohler K-P15182-LD-CP Chrome Lever Handle Faucet
  - c. Sterling 404015-0/404515-0 Round Toilet with Bemis #70 Seat - White
2. Powder Room:
  - a. (1) ProFlo PF4600/4604 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

**ALL TRADES - SEE GENERAL DESCRIPTION**

PLUMBING (Cont'd)

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 – Washing Machine Box
  5. No Laundry Tray
  6. 40 Gallon Hot Water Heater - Gas
  7. 1750 GPH Submersible Sump Pump in Basement
  8. (2) Exterior Cold Water Faucets – (1) at Front, (1) at Rear
  9. 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. (1) 15 AMP GFCI Protected Outlet in Basement
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
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

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



ELECTRICAL (Cont'd)

14. Recess Lights:
    - a. Lower Hall at Closet / Basement / Powder Room Area:  
(2) Recess on 3-way Switch
    - b. Kitchen: (1) Recess above Sink
  15. Fluorescent Fixture:
    - a. Laundry Room: 4'-0 Covered Fixture
    - b. Master Walk-in Closet: Covered Fixture
  16. Pre-selected Exterior Fixtures:
    - a. Front Entry & Garage Front
    - b. Family Room 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
- 

**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 Closet / Basement / Powder Room (2),  
Kitchen (1)

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

WALLBOARD (Cont'd)

6. Main Bath - Tub/Shower Module
  7. Capped Half Walls at Lower & Upper Stairs and 2-story Foyer Overlook
  8. Wood Capped Half Walls at Kitchen / Family Room & Kitchen / Dinette
- 

GUTTERS  
24

1. 5" Aluminum with 3" Conductors
- 

SHEET VINYL  
42

1. Foyer, Hall, Guest Closet, Powder Room, Kitchen / Dinette, Laundry Room and 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 DU1015XTX
- 

CABINETS  
40

1. Kitchen and Main Bath
  2. Allowance: Homecrest Fulton Oak Finish Square 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

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

TRIM (Cont'd)

4. Stained 1 x 8 Cap on Half Walls at Lower & Upper Stairs and 2-story Foyer Overlook
  5. Stained White Pine Hand Rails at Staircase to 2<sup>nd</sup> Floor and Basement
  6. Stained Cap on Half Walls at Kitchen / Family Room & Kitchen / Dinette
- 

**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 & 2-story Foyer Overlook
      2. Wood Caps at Half Walls at Kitchen / Family Room & Kitchen / Dinette
    - b. Paint
      1. Interior Walls - (1) Color Throughout
        - a. (2) Coat Flat 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
      4. MDF Interior Trim
      5. Interior Doors – 6-Panel Hardboard Throughout
  3. Pre-finished Garage Overhead Door - DO NOT PAINT
- 

**CERAMIC TILE**

42

1. Towel Bars and Paper Holders
- 

**COUNTERTOPS**

43

1. Plastic Laminate - Kitchen and Main Bath
  - a. Allowance: Formica
  - b. Oval Sink in Main Bath
2. Pedestal Sink in Powder Room

<b>ALL TRADES - SEE GENERAL DESCRIPTION</b>
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<b>CARPET</b> 45	<ol style="list-style-type: none"><li>1. Family Room, Stairs, Upper Hall and All Bedrooms</li><li>2. Allowance: Mohawk 1D98 Prime Cut with Classic Bonded Pad (1) Color Throughout</li></ol>
<b>GLASS BLOCK</b> 47	<ol style="list-style-type: none"><li>1. None</li></ol>
<b>MIRRORS</b> 63	<ol style="list-style-type: none"><li>1. Powder Room: Oval Bevel Mirror</li><li>2. Main Bath: 36" x 42"</li></ol>
<b>CONCRETE</b> 53	<ol style="list-style-type: none"><li>1. Front Porch Pad – 8'-0 x 6'-0</li><li>2. Walk and Step from Porch to Driveway</li><li>3. Wood Steps Garage to Main House</li><li>4. Wood Steps to Grade off Dinette</li></ol>
<b>DRIVEWAY</b> 56	<ol style="list-style-type: none"><li>1. Blacktop – No Sealer</li></ol>
<b>LANDSCAPING</b> 54	<ol style="list-style-type: none"><li>1. Per Subdivision</li><li>2. 4" Topsoil Machine and Hand Raked</li></ol>
<b>SHELVING</b> 18	<ol style="list-style-type: none"><li>1. Ventilated Vinyl Coated Wire Shelving in All Closets</li><li>2. (1) Ventilated Vinyl Coated Wire Shelf above Washer / Dryer Area in Laundry Room</li></ol>

**ALL TRADES - SEE GENERAL DESCRIPTION**

# Exhibit E

Exhibit E

Price Change - February 2012

<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
101A	\$214,900	\$201,477	405D	\$174,900	\$168,611	803D	\$174,900	\$168,611
101B	\$224,900	\$205,597				804D	\$174,900	\$168,611
101C	\$229,900	\$210,747	406D	\$182,900	\$176,611	805D	\$174,900	\$168,611
						806D	\$182,900	\$176,611
102A	\$204,900	\$191,477	501A	\$214,900	\$201,477	901A	\$214,900	\$201,477
102B	\$214,900	\$195,597	501B	\$224,900	\$205,597	901B	\$224,900	\$205,597
102C	\$219,900	\$200,747	501C	\$229,900	\$210,747	901C	\$229,900	\$210,747
						902A	\$204,900	\$191,477
103A	\$204,900	\$191,477	502A	\$204,900	\$191,477	902B	\$214,900	\$195,597
103B	\$214,900	\$195,597	502B	\$214,900	\$195,597	902C	\$219,900	\$200,747
103C	\$219,900	\$200,747	502C	\$219,900	\$200,747			
						903A	\$204,900	\$191,477
104A	\$214,900	\$201,477	503A	\$204,900	\$191,477	903B	\$214,900	\$195,597
104B	\$224,900	\$205,597	503B	\$214,900	\$195,597	903C	\$219,900	\$200,747
104C	\$229,900	\$210,747	503C	\$219,900	\$200,747			
						904A	\$214,900	\$201,477
201D	\$182,900	\$176,611	504A	\$214,900	\$201,477	904B	\$224,900	\$205,597
			504B	\$224,900	\$205,597	904C	\$229,900	\$210,747
202D	\$174,900	\$168,611	504C	\$229,900	\$210,747			
						1001D	\$172,900	\$176,611
203D	\$174,900	\$168,611	601D	\$182,900	\$176,611	1002D	\$164,900	\$168,611
						1003D	\$164,900	\$168,611
204D	\$174,900	\$168,611	602D	\$174,900	\$168,611	1004D	\$164,900	\$168,611
						1005D	\$164,900	\$168,611
205D	\$174,900	\$168,611	603D	\$174,900	\$168,611	1006D	\$164,900	\$168,611
						1007D	\$164,900	\$168,611
206D	\$182,900	\$176,611	604D	\$174,900	\$168,611	1008D	\$172,900	\$176,611
301A	\$214,900	\$201,477	605D	\$174,900	\$168,611	1101A	\$214,900	\$201,477
301B	\$224,900	\$205,597				1101B	\$224,900	\$205,597
301C	\$229,900	\$210,747	606D	\$182,900	\$176,611	1101C	\$229,900	\$210,747
302A	\$204,900	\$191,477	701D	\$172,900	\$176,611	1102A	\$204,900	\$191,477
302B	\$214,900	\$195,597				1102B	\$214,900	\$195,597
302C	\$219,900	\$200,747	702D	\$164,900	\$168,611	1102C	\$219,900	\$200,747
303A	\$204,900	\$191,477	703D	\$164,900	\$168,611	1103A	\$204,900	\$191,477
303B	\$214,900	\$195,597				1103B	\$214,900	\$195,597
303C	\$219,900	\$200,747	704D	\$164,900	\$168,611	1103C	\$219,900	\$200,747
304A	\$214,900	\$201,477	705D	\$164,900	\$168,611			
304B	\$224,900	\$205,597						
304C	\$229,900	\$210,747	706D	\$164,900	\$168,611			
401D	\$182,900	\$176,611	707D	\$164,900	\$168,611			
402D	\$174,900	\$168,611	708D	\$172,900	\$176,611			
403D	\$174,900	\$168,611	801D	\$182,900	\$176,611			
404D	\$174,900	\$168,611	802D	\$174,900	\$168,611			

<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
1104A	\$214,900	\$201,477	1504A	\$214,900	\$214,900	1905D	\$174,900	\$174,900
1104B	\$224,900	\$205,597	1504B	\$224,900	\$224,900	1906D	\$182,900	\$182,900
1104C	\$229,900	\$210,747	1504C	\$229,900	\$229,900	2001HC	\$229,900	\$229,900
1201D	\$182,900	\$182,900	1601A	\$214,900	\$214,900	2002HD	\$174,900	\$174,900
1202D	\$174,900	\$174,900	1601B	\$224,900	\$224,900	2003HD	\$174,900	\$174,900
1203D	\$174,900	\$174,900	1601C	\$229,900	\$229,900	2004HB	\$224,900	\$224,900
1204D	\$174,900	\$168,611	1602A	\$204,900	\$204,900	2101D	\$182,900	\$176,611
1205D	\$174,900	\$174,900	1602B	\$214,900	\$214,900	2102D	\$174,900	\$168,611
1206D	\$182,900	\$182,900	1602C	\$219,900	\$219,900	2103D	\$174,900	\$168,611
1301D	\$182,900	\$176,611	1603A	\$204,900	\$204,900	2104D	\$174,900	\$168,611
1302D	\$174,900	\$168,611	1603B	\$214,900	\$214,900	2105D	\$174,900	\$168,611
1303D	\$174,900	\$174,900	1603C	\$219,900	\$219,900	2106D	\$182,900	\$176,611
1304D	\$174,900	\$174,900	1604A	\$214,900	\$214,900	2201A	\$214,900	\$201,477
1305D	\$174,900	\$168,611	1604B	\$224,900	\$224,900	2201B	\$224,900	\$205,597
1306D	\$182,900	\$182,900	1604C	\$229,900	\$229,900	2201C	\$229,900	\$210,747
1401A	\$214,900	\$201,477	1701D	\$182,900	\$182,900	2202A	\$204,900	\$191,477
1401B	\$224,900	\$205,597	1702D	\$174,900	\$174,900	2202B	\$214,900	\$195,597
1401C	\$229,900	\$210,747	1703D	\$174,900	\$174,900	2202C	\$219,900	\$200,747
1402A	\$204,900	\$191,477	1704D	\$174,900	\$174,900	2203A	\$204,900	\$191,477
1402B	\$214,900	\$195,597	1705D	\$174,900	\$174,900	2203B	\$214,900	\$195,597
1402C	\$219,900	\$200,747	1706D	\$182,900	\$182,900	2203C	\$219,900	\$200,747
1403A	\$204,900	\$191,477	1801D	\$172,900	\$172,900	2204A	\$214,900	\$201,477
1403B	\$214,900	\$195,597	1802D	\$164,900	\$164,900	2204B	\$224,900	\$205,597
1403C	\$219,900	\$200,747	1803D	\$164,900	\$164,900	2204C	\$229,900	\$210,747
1404A	\$214,900	\$201,477	1804D	\$164,900	\$164,900	2301D	\$182,900	\$176,611
1404B	\$224,900	\$205,597	1805D	\$164,900	\$164,900	2302D	\$174,900	\$168,611
1404C	\$229,900	\$210,747	1806D	\$164,900	\$164,900	2303D	\$174,900	\$168,611
1501A	\$214,900	\$214,900	1807D	\$164,900	\$164,900	2304D	\$174,900	\$168,611
1501B	\$224,900	\$224,900	1808D	\$172,900	\$172,900	2305D	\$174,900	\$168,611
1501C	\$229,900	\$229,900	1901D	\$182,900	\$176,611	2306D	\$182,900	\$176,611
1502A	\$204,900	\$204,900	1902D	\$174,900	\$168,611	2401A	\$214,900	\$201,477
1502B	\$214,900	\$214,900	1903D	\$174,900	\$174,900	2401B	\$224,900	\$205,597
1502C	\$219,900	\$219,900	1904D	\$174,900	\$174,900	2401C	\$229,900	\$210,747
1503A	\$204,900	\$204,900						
1503B	\$214,900	\$214,900						
1503C	\$219,900	\$219,900						

<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>	<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
2402A	\$204,900	\$191,477	2704A	\$214,900	\$201,477	3201D	\$182,900	\$176,611
2402B	\$214,900	\$195,597	2704B	\$224,900	\$205,597	3202D	\$174,900	\$168,611
2402C	\$219,900	\$200,747	2704C	\$229,900	\$210,747	3203D	\$174,900	\$168,611
2403A	\$204,900	\$191,477	2801D	\$182,900	\$176,611	3204D	\$174,900	\$168,611
2403B	\$214,900	\$195,597	2802D	\$174,900	\$168,611	3205D	\$174,900	\$168,611
2403C	\$219,900	\$200,747	2803D	\$174,900	\$168,611	3206D	\$182,900	\$176,611
2404A	\$214,900	\$201,477	2804D	\$174,900	\$168,611	3301D	\$182,900	\$176,611
2404B	\$224,900	\$205,597	2805D	\$174,900	\$168,611	3302D	\$174,900	\$168,611
2404C	\$229,900	\$210,747	2806D	\$182,900	\$176,611	3303D	\$174,900	\$168,611
2501A	\$214,900	\$201,477	2901D	\$182,900	\$176,611	3304D	\$174,900	\$168,611
2501B	\$224,900	\$205,597	2902D	\$174,900	\$168,611	3305D	\$174,900	\$168,611
2501C	\$229,900	\$210,747	2903D	\$174,900	\$168,611	3306D	\$182,900	\$176,611
2502A	\$204,900	\$191,477	2904D	\$174,900	\$168,611	3401A	\$214,900	\$201,477
2502B	\$214,900	\$195,597	2905D	\$174,900	\$168,611	3401B	\$224,900	\$205,597
2502C	\$219,900	\$200,747	2906D	\$182,900	\$176,611	3401C	\$229,900	\$210,747
2503A	\$204,900	\$191,477	3001A	\$214,900	\$201,477	3402A	\$204,900	\$191,477
2503B	\$214,900	\$195,597	3001B	\$224,900	\$205,597	3402B	\$214,900	\$195,597
2503C	\$219,900	\$200,747	3001C	\$229,900	\$210,747	3402C	\$219,900	\$200,747
2504A	\$214,900	\$201,477	3002A	\$204,900	\$191,477	3403A	\$204,900	\$191,477
2504B	\$224,900	\$205,597	3002B	\$214,900	\$195,597	3403B	\$214,900	\$195,597
2504C	\$229,900	\$210,747	3002C	\$219,900	\$200,747	3403C	\$219,900	\$200,747
2601A	\$214,900	\$201,477	3003A	\$204,900	\$191,477	3404A	\$214,900	\$201,477
2601B	\$224,900	\$205,597	3003B	\$214,900	\$195,597	3404B	\$224,900	\$205,597
2601C	\$229,900	\$210,747	3003C	\$219,900	\$200,747	3404C	\$229,900	\$210,747
2602A	\$204,900	\$191,477	3004A	\$214,900	\$201,477	3501A	\$214,900	\$201,477
2602B	\$214,900	\$195,597	3004B	\$224,900	\$205,597	3501B	\$224,900	\$205,597
2602C	\$219,900	\$200,747	3004C	\$229,900	\$210,747	3501C	\$229,900	\$210,747
2603A	\$204,900	\$191,477	3101D	\$182,900	\$176,611	3502A	\$204,900	\$191,477
2603B	\$214,900	\$195,597	3102D	\$174,900	\$168,611	3502B	\$214,900	\$195,597
2603C	\$219,900	\$200,747	3103D	\$174,900	\$168,611	3502C	\$219,900	\$200,747
2604A	\$214,900	\$201,477	3104D	\$174,900	\$168,611	3503A	\$204,900	\$191,477
2604B	\$224,900	\$205,597	3105D	\$174,900	\$168,611	3503B	\$214,900	\$195,597
2604C	\$229,900	\$210,747	3106D	\$182,900	\$176,611	3503C	\$219,900	\$200,747
2701A	\$214,900	\$201,477				3504A	\$214,900	\$201,477
2701B	\$224,900	\$205,597				3504B	\$224,900	\$205,597
2701C	\$229,900	\$210,747				3504C	\$229,900	\$210,747
2702A	\$204,900	\$191,477						
2702B	\$214,900	\$195,597						
2702C	\$219,900	\$200,747						
2703A	\$204,900	\$191,477						
2703B	\$214,900	\$195,597						
2703C	\$219,900	\$200,747						



<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
3601D	\$182,900	\$182,900
3602D	\$174,900	\$174,900
3603D	\$174,900	\$174,900
3604D	\$174,900	\$174,900
3605D	\$174,900	\$174,900
3606D	\$182,900	\$182,900
3701A	\$214,900	\$201,477
3701B	\$224,900	\$205,597
3701C	\$229,900	\$210,747
3702A	\$204,900	\$191,477
3702B	\$214,900	\$195,597
3702C	\$219,900	\$200,747
3703A	\$204,900	\$204,900
3703B	\$214,900	\$214,900
3703C	\$219,900	\$219,900
3704A	\$214,900	\$214,900
3704B	\$224,900	\$224,900
3704C	\$229,900	\$229,900
3801A	\$214,900	\$201,477
3801B	\$224,900	\$205,597
3801C	\$229,900	\$210,747
3802A	\$204,900	\$191,477
3802B	\$214,900	\$195,597
3802C	\$219,900	\$200,747
3803A	\$204,900	\$191,477
3803B	\$214,900	\$195,597
3803C	\$219,900	\$200,747
3804A	\$214,900	\$201,477
3804B	\$224,900	\$205,597
3804C	\$229,900	\$210,747
3901A	\$214,900	\$201,477
3901B	\$224,900	\$205,597
3901C	\$229,900	\$210,747
3902A	\$204,900	\$191,477
3902B	\$214,900	\$195,597
3902C	\$219,900	\$200,747
3903A	\$204,900	\$191,477
3903B	\$214,900	\$195,597
3903C	\$219,900	\$200,747

<u>Unit #</u>	<u>Current Price</u>	<u>New Price</u>
3904A	\$214,900	\$201,477
3904B	\$224,900	\$205,597
3904C	\$229,900	\$210,747