

EXHIBIT "F"

UNIT DESCRIPTION

1464

Four buildings, each containing nine residential dwellings are located on the land. For the purposes of the Act and this Master Deed, the buildings are numbered as follows: The southmost building is Building "A", the next building to the north is Building "B", the next building to the north is Building "C", and the northmost building is Building "D". Each building is separate from one another and within reasonable construction tolerance is identical. The buildings are shown on Sheet C-1 and A-1 of Exhibit "F" attached to and hereby incorporated by reference in this Master Deed.

Each building is substantially rectangular in shape with three floors of heated and cooled interior space. Each floor, within reasonable construction tolerance, is identical. Each building has two stairways and an elevator.

The approximate total ground area covered by each building (A, B, C & D) is 7,330 square feet (0.1683 acres), including its screened porches and patios. Therefore, the approximate total ground area covered by all four buildings is 0.673 acres. Within reasonable construction tolerances, the dimensions and area of Building Type "A" are shown on the floor plans labelled Sheets A-2, A-3 and A-4 of Exhibit "F" attached to and hereby incorporated by reference in this Master Deed.

The foundation of all buildings is a slab on grade and is within reasonable construction tolerance, identical, as shown on Sheet S-1 and details on S-5 of Exhibit "F" attached to and hereby incorporated by reference in this Master Deed.

Each building is of wood frame construction. Exteriors are of lapped cypress siding with trim and all other exposed

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wood of cedar. Roof overhang soffits are of rough-sawn 1465
plywood. Roofing is asphalt composition shingle. Glazing
of the windows and glass doors is double pane insulating
glass.

The exterior of the buildings is shown on the elevations
labelled Sheet A-7 and A-8. Sheets A-7 and A-8 of Exhibit
"F" are attached to and hereby incorporated by reference in
this Master Deed.

Each of the four buildings contains nine residential
dwellings, and each dwelling is designated for the purpose
of any conveyance, lease or instrument affecting the title
by letter of the building in which it occurs and a Unit number
identifying the floor (1st, 2nd or 3rd), and the Unit type
(1, 2 or 3). The first number is the floor and the last
number is the Unit type. (e.g. 103A identifies 1st floor,
Unit type 3, building "A"). The end Units of each building
are Unit types 1 and 3 and are both three bedroom dwellings.
The middle Unit is a type 2 and is a two bedroom dwelling.

The top of the first floor is the following height
above Mean Sea Level:

<u>Building Number</u>	<u>Height</u>
A	15.64
B	14.33
C	12.12
D	12.18

The type 1 configuration dwelling is a three bedroom
flat with an entry hall off of which are two bedrooms (one
of which is an optional den) with a compartmentalized bath
between, a laundry room, a storage room with the water heater
and heating and air conditioning equipment, and kitchen with
a breakfast area. Off of the kitchen is the dining room.

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Both the dining room and the breakfast area open onto a screened porch. Beyond the dining room is the living room with a fireplace and wet bar. Off of the living room is the master bedroom with its dressing/vanity area, two walk-in-closets, and bathroom with shower and tub. Both the living room and the master bedroom open onto a patio (on the 1st floor) or a deck (on the 2nd and 3rd floors).

The dwelling contains approximately 1,908 square feet of heated and cooled interior space on the 1st floor and 1,940 square feet on the 2nd and 3rd floors. The patio (at the 1st floor) or the deck (at the 2nd and 3rd floors), and the screened porch area is 474 square feet. The nominal height of the ceiling above the subfloor is 8'1" at the 1st, 2nd and 3rd floor, except in the living and dining room of the 3rd floor Unit, the ceiling height is 10'8".

The type 2 configuration dwelling is a two bedroom flat with an entry hall off of which is a bedroom with a walk-in-closet, a storage room a compartmentalized bath with a linen closet, and a laundry room with a closet for the water heater and the heating and air conditioning equipment. Down the entry hall are the dining room and living room with a fireplace and a wet bar. Also off of the entry hall is the kitchen and breakfast area with a screened porch beyond. Off of the living room is the master bedroom with its dressing/vanity area, two walk-in-closets and bathroom with shower and tub. Both the living room and the master bedroom open onto a patio (on the 1st floor) or a deck (on the 2nd and 3rd floors).

The dwelling contains approximately 1,707 square feet of heated and cooled interior space on all floors (1st, 2nd and 3rd). The patio (at the 1st floor) or the deck (at the 2nd and 3rd floors) and the screened porch area is 302 square

feet. The nominal height of the ceiling above the subfloor is 8'1".

The type 3 configuration dwelling is a three bedroom flat with an entry hall off of which are two bedrooms (one of which is an optional den) with a compartmentalized bath between, a laundry room, a closet with the water heater and heating and air conditioning equipment, a coat closet, a linen closet, a storage room, and kitchen with a breakfast area. Off of the kitchen is the dining room. Both the dining room and the breakfast area open onto a screened porch. Beyond the dining room is the living room with a fireplace and wet bar. Off of the living room is the master bedroom with its dressing/vanity area, two walk-in-closets and bathroom with shower and tub. Both the living room and the master bedroom open onto a patio (on the 1st floor) or a deck (on the 2nd and 3rd floors).

The dwelling contains approximately 1,977 square feet of heated and cooled interior space on the 1st floor and 2,008 square feet on the 2nd and 3rd floors. The patio (at the 1st floor) or the deck (at the 2nd and 3rd floors) and the screened porch area is 372 square feet. The nominal height of the ceiling above the subfloor is 8'1".

The Exhibit "F" floor plans show, within reasonable construction tolerances, the dimensions and area of the dwellings and of their precise location within the building.

Each dwelling encompasses and includes the space of that portion of a building designated as being a separate dwelling on the Exhibit "F" floor plans and bounded by:

1. the upper surface of all wood or concrete subflooring; .

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2. the interior surface of all wall studs, the unfinished inside surface of door and window frames, the unfinished exterior surface of doors leading to and from the dwellings, the exterior surface of windows and door glass, and;

3. the unfinished lower surface of the roof system. The attic above the 3rd floor dwellings shall be considered part of the dwelling unit.

The dwelling consequently and further includes the following:

1. all skylight acrylic, and window and door glass and screen;
2. all exterior doors except for their finished exterior surface;
3. all gypsum wallboard;
4. all interior doors;
5. all interior paint and finishes, whether applied to floors, walls, ceilings, overhead beams, cabinets, or other woodwork and trim;
6. all carpet and sheet vinyl and related underlay;
7. all ceramic tile;
8. the fireplace and flue terminating at and excluding the chimney cap, and the fireplace surround and hearth;
9. all built-in cabinets and shelves;
10. all interior lighting fixtures;
11. all exhaust fans and their ducts;
12. the heating, ventilating and air conditioning system serving such dwelling exclusively;
13. all electric, telephone and other wiring and receptacles switches, and breaker boxes contained in the floors, walls, and ceilings bounding such dwelling and serving such

dwelling exclusively:

14. all water, drain, sewer and vent pipes, and all conduits for wiring such dwelling exclusively;

15. the following appliances: surface unit and oven, refrigerator/freezer with icemaker, dishwasher, garbage disposal unit; optional trash compactor and washer/dryer.

16. hot water heater and plumbing fixtures, and

17. smoke detector and security system.

RECORDED THIS 23rd DAY
OF May 1986
IN BOOK 8 PAGE 297

FEES, \$
Mary Ann Gray
AUDITOR, BEAUFORT COUNTY, S. C.

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REGISTER OF MESNE CONVEYANCE
BEAUFORT COUNTY, SC

RECORDED THIS 10th DAY
OF January 1983
IN BOOK 11 PAGE 1237
FEES, \$
Mary Ann Gray
AUDITOR, BEAUFORT COUNTY, S. C.

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2:35 P. M. DEC 21 1982
Nancy H. Lowry, Sup.
CLERK OF COURT OF COMMON PLEAS