

EXHIBIT B - MASTER DEED
(IV)

Schedule of Undivided Interest in the Common Areas and Facilities Appurtenant to the Units in Phases I, II, III and IV of the Condominium When the Condominium Consists Only of Phases I, II, III and IV and When Subsequent Phases (if any) are Added by Amendment to the Master Deed.

Unit Designation	PHASES				
	I, II III & IV	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
11-7	.006825	.005330	.003957	.003174	.002545
11-8	.007681	.005998	.004453	.003571	.002864
11-9	.007681	.005998	.004453	.003571	.002864
13-10	.007681	.005998	.004453	.003571	.002864
13-11	.007681	.005998	.004453	.003571	.002864
13-12	.007681	.005998	.004453	.003571	.002864
13-13	.007681	.005998	.004453	.003571	.002864
9-14	.007681	.005998	.004453	.003571	.002864
9-15	.007681	.005998	.004453	.003571	.002864
9-16	.007681	.005998	.004453	.003571	.002864
9-17	.007681	.005998	.004453	.003571	.002864
11-18	.007681	.005998	.004453	.003571	.002864
11-19	.007681	.005998	.004453	.003571	.002864
11-20	.006825	.005330	.003957	.003174	.002545
11-21	.007681	.005998	.004453	.003571	.002864
11-22	.007681	.005998	.004453	.003571	.002864
13-23	.007681	.005998	.004453	.003571	.002864
13-24	.007681	.005998	.004453	.003571	.002864
13-25	.007681	.005998	.004453	.003571	.002864
13-26	.007681	.005998	.004453	.003571	.002864
9-27	.007681	.005998	.004453	.003571	.002864
9-28	.007681	.005998	.004453	.003571	.002864

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Unit Designation	PHASES				
	I, II III & IV	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
9-29	.007681	.005998	.004453	.003571	.002864
9-30	.007681	.005998	.004453	.003571	.002864
11-31	.007681	.005998	.004453	.003571	.002864
11-32	.007681	.005998	.004453	.003571	.002864
11-33	.006825	.005330	.003957	.003174	.002545
11-34	.007681	.005998	.004453	.003571	.002864
11-35	.007681	.005998	.004453	.003571	.002864
11-36	.007681	.005998	.004453	.003571	.002864
11-37	.007681	.005998	.004453	.003571	.002864
11-38	.007681	.005998	.004453	.003571	.002864
11-39	.007681	.005998	.004453	.003571	.002864
Total % - Bldg. 4	.296982	.231907	.172195	.138090	.110742
Total: 1.000000					

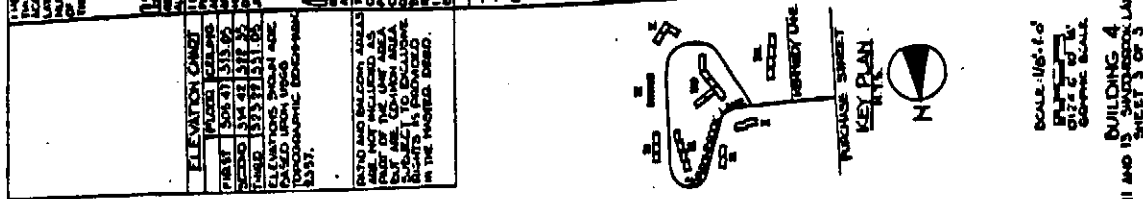
THESE ELEVATIONS HAVE BEEN PREPARED BY THE ARCHITECT AND DO NOT REPRESENT THE ARCHITECT'S LIABILITY FOR THE BUILDING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING.

ELEVATION CHART

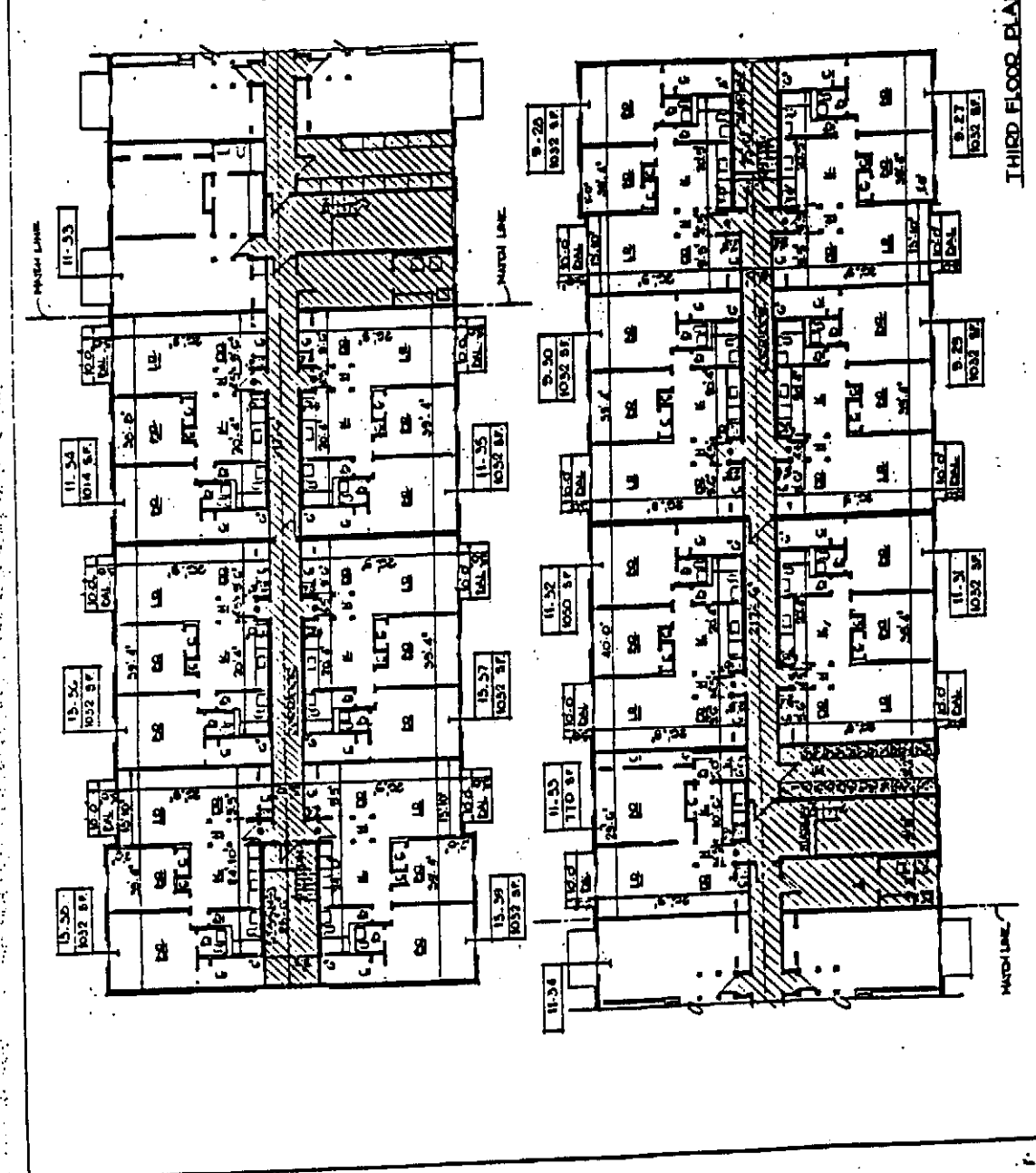
FRONT	1014 S.F.
REAR	1014 S.F.
LEFT SIDE	1014 S.F.
RIGHT SIDE	1014 S.F.
TOTAL	4056 S.F.

LEGEND

- 1. BALCONY
- 2. BATH
- 3. BREAKFAST ROOM
- 4. CLOSET
- 5. ENTRY
- 6. HALL
- 7. KITCHEN
- 8. LIVING ROOM
- 9. PORCH
- 10. STORAGE
- 11. TERRACE
- 12. W.C.
- 13. WALKWAY
- 14. WARDROBE
- 15. W.C.
- 16. W.C.
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- 92. W.C.
- 93. W.C.
- 94. W.C.
- 95. W.C.
- 96. W.C.
- 97. W.C.
- 98. W.C.
- 99. W.C.
- 100. W.C.



SCALE: 1/8" = 1'-0"
DATE: 10/15/55
DRAWN BY: J. W. B. B. B.
CHECKED BY: J. W. B. B. B.
BUILDING 4
SHEET 3 OF 3



SHADDOCKSBROOK PHASE
CONDOMINIUM IV
MILL FORD, MASSACHUSETTS
DATE: JUNE 2, 1955
J.W.B. B.B.B.

AMENDMENT TO THE MASTER DEED OF
SHADOWBROOK CONDOMINIUM TO
ADD PHASE V

8017
22

LEWIS J. BUSCONI, Declarant of the Master Deed of Shadowbrook Condominium dated August 13, 1982, recorded with the Registry of Deeds for the Worcester District of Worcester County on August 11, 1982, as Instrument No. 23543 in Book 7530, Page 119 ("the Master Deed"), in accordance with and in partial exercise of the rights reserved in Section 11 of the Master Deed, hereby AMENDS the Master Deed as hereinafter set forth so as to include Phase V in Shadowbrook Condominium. To that end, by duly executing and recording this Amendment to the Master Deed, said Declarant does hereby submit the portion of the premises described in Section 2(a) of the Master Deed designated as Phase V, described below, to the provisions of Chapter 181A of the General Laws of the Commonwealth of Massachusetts, and hereby declares and provides the following:

1. There shall be and is hereby added to Section 2 of the Master Deed, subparagraph (g) as follows:

(g) The premises which constitute Phase V of the Condominium consist of a portion of the premises described above in subparagraph (a), the building thereon being now known as and numbered 1-5-7 Shadowbrook Lane in Milford, Worcester County, said portion being bounded and described as follows:

- NORTHERLY: By land shown as Phase IV on the Site Plan mentioned in Section 6(a) of the Master Deed and recorded therewith, one hundred forty-five and 5/100 (145.05) feet.
- EASTERLY: By land of Joseph D'Amello as shown on said Site Plan, three hundred fifty-five (355.00) feet.
- SOUTHWESTERLY: By land of Joseph Consigli as shown on said Site Plan, four hundred seventy-four and 40/100 (474.40) feet and
- NORTHWESTERLY: By land shown as Phase VIII on said Site Plan, one hundred fifty-three and 73/100 (153.73) feet and still
- NORTHWESTERLY: By the center line of Shadowbrook Lane as shown on said Site Plan, two hundred twenty-six and 56/100 (226.56) feet.

Containing 64,700 square feet, more or less, according to said Plan.

2. There shall be and is hereby added to the Master Deed immediately following Section 3(IV) thereof, another section designated "3(V)" as follows:

3 (V). Description of Building in Phase V

There is one building on the land described in Section 2(g) above and it contains thirty-six (36) units. Until the amendment of the Master Deed as hereinafter provided to create a phase or phases of the Condominium subsequent to Phase V, the Units of Condominium shall be only those included within the buildings of Phase I, Phase II, Phase III, Phase IV, and Phase V as shown on the Condominium Site Plan mentioned in Section 6(a) of the Master Deed (all being referred to herein as "the Building" or "the Buildings"). The Building of Phase V consists of three floors on a concrete slab foundation. The interior joists and studs are wood. The interior walls are plaster or gypsum. The exterior is brick veneer with stucco trim. The mansard is shingled and the roof is asphalt-coated.

3. There shall be and is hereby added to Section 4 of the Master Deed another sentence as follows:

The Condominium units and the designations, locations, approximate areas, numbers of rooms, immediately accessible common areas, and other descriptive specifications thereof, as to Phase V are set forth in Exhibit A(V) attached hereto and incorporated herein by reference.

Exhibit A(V) is attached hereto and incorporated herein by reference.

4. There shall be and is hereby added to Section 5 of the Master Deed another sentence as follows:

The owners of each Unit shall be entitled to an undivided interest in the common areas and facilities which, as to Phases I, II, III, IV, and V shall be in the percentages set forth opposite each Unit in the Schedule thereof attached hereto as Exhibit B(V) and incorporated herein by reference.

Exhibit B" is attached hereto and incorporated herein by reference.

5. There shall be and is hereby added to Section 6 of the Master Deed immediately following sub-paragraph (e) thereof, another subparagraph as follows:

(f) Floor Plans dated Oct. 14, 1983, entitled "Shadowbrook Condominium Phase V, Purchase Street, Milford, Massachusetts" by Lucci Design Associates.

Said floor plans of Phase V, dated Oct. 14, 1983, are recorded herewith.

Executed as a sealed instrument this 17th day of November, 1983.


Lewis J. Busconi

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

November 18, 1983

Then personally appeared the above-named Lewis J. Busconi and acknowledged the foregoing instrument by him subscribed to be his free act and deed, before me

Robert J. Hoffman, Notary Public

My Commission expires: 11/17/89

EXHIBIT A(V) (MASTER DEED)
 Descriptive Schedule of Condominium Units
 As Required by G.L. Ch. 183A, Sec. 8(d)

Unit Designation	Location*	Approx. Area (Sq. Ft.)	Unit Designation	Location*	Approx. Area (Sq. Ft.)
3-1	first floor, rear right	1400	5-19	second floor, front left	1039
3-2	first floor, rear left	1039	5-20	second floor, rear left	1039
3-3	first floor, front left	1039	5-21	second floor, front right	1039
5-4	first floor, rear right	1103	7-22	second floor, rear right	1039
5-5	first floor, center rear	1039	7-23	second floor, front left	1039
5-6	first floor, rear left	1039	7-24	second floor, rear left	1039
5-7	first floor, front left	1039	3-25	third floor, rear right	1400
5-8	first floor, rear left	1039	3-26	third floor, rear left	1039
7-9	first floor, front right	1039	3-27	third floor, front left	1039
7-10	first floor, rear right	1039	5-28	third floor, rear right	1103
7-11	first floor, front left	1039	5-29	third floor, center rear	1039
7-12	first floor, rear left	1039	5-30	third floor, rear left	1039
3-13	second floor, rear right	1400	5-31	third floor, front left	1039
3-14	second floor, rear left	1039	5-32	third floor, rear left	1039
3-15	second floor, front left	1039	7-33	third floor, front right	1039
5-16	second floor, rear right	1103	7-34	third floor, rear right	1039
5-17	second floor, center rear	1039	7-35	third floor, front left	1039
5-18	second floor, rear left	1039	7-36	third floor, rear left	1039

*3, 5, or 7 Shadowbrook Lane as indicated by the first digit of Unit Designation.

HOFFMAN & HOFFMAN
 ATTORNEYS AT LAW
 SUITE 810
 26 IC-006 STREET
 BOSTON, MASS 02109
 617 552-0888

Number of Rooms: Each one of the Units having 1039 or 1103 square feet in this Schedule contains 6 1/2 rooms consisting of a living room with dining area, 2 bedrooms, kitchen, 1 1/2 bathrooms, and a "walk-in" closet. Each one of the Units having 1400 square feet in this Schedule contains 7 rooms consisting of a living room with dining area, 3 bedrooms, kitchen, and 2 bathrooms.

Immediate Common Area To Which Unit Has Access: Each one of the 36 Units in this Schedule has access to the corridor via the Unit's main entrance as shown on the Floor Plans recorded herewith.

Note: The words "front," "rear," "right," "left," and "center" refer to the location in relation to the main entrance identified by the first digit of the Unit Designation.

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Unit Designation	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
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Phase I Units:

25-1	.005998	.004453	.003571	.002864
25-2	.006265	.004652	.003730	.002992
25-3	.005998	.004453	.003571	.002864
25-4	.006265	.004652	.003730	.002992
27-5	.005998	.004453	.003571	.002864
27-6	.006265	.004652	.003730	.002992
27-7	.005998	.004453	.003571	.002864
27-8	.006265	.004652	.003730	.002992
25-9	.005998	.004453	.003571	.002864
25-10	.006265	.004652	.003730	.002992
25-11	.005998	.004453	.003571	.002864
25-12	.006265	.004652	.003730	.002992
27-13	.005998	.004453	.003571	.002864
27-14	.006265	.004652	.003730	.002992
27-15	.005998	.004453	.003571	.002864
27-16	.006265	.004652	.003730	.002992
25-17	.005998	.004453	.003571	.002864
25-18	.006265	.004652	.003730	.002992
25-19	.005998	.004453	.003571	.002864
25-20	.006265	.004652	.003730	.002992
27-21	.005998	.004453	.003571	.002864

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Unit Designation	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
27-22	.006265	.004652	.003730	.002992
27-23	.005998	.004453	.003571	.002864
27-24	.006265	.004652	.003730	.002992
Total % - Bldg. 8 =	.147151	.109262	.087622	.070269
Phase II Units:				
21-1	.005998	.004453	.003571	.002864
21-2	.005998	.004453	.003571	.002864
21-3	.005998	.004453	.003571	.002864
21-4	.005330	.003957	.003174	.002545
21-5	.005330	.003957	.003174	.002545
23-6	.005330	.003957	.003174	.002545
23-7	.005998	.004453	.003571	.002864
23-8	.005330	.003957	.003174	.002545
23-9	.005998	.004453	.003571	.002864
23-10	.005330	.003957	.003174	.002545
21-11	.005998	.004453	.003571	.002864
21-12	.005998	.004453	.003571	.002864
21-13	.005998	.004453	.003571	.002864
21-14	.005330	.003957	.003174	.002545
21-15	.005330	.003957	.003174	.002545
23-16	.005330	.003957	.003174	.002545
23-17	.005998	.004453	.003571	.002864
23-18	.005330	.003957	.003174	.002545

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Unit Designation	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
23-19	.005998	.004453	.003571	.002864
23-20	.005330	.003957	.003174	.002545
21-21	.005998	.004453	.003571	.002864
21-22	.005998	.004453	.003571	.002864
21-23	.005998	.004453	.003571	.002864
21-24	.005330	.003957	.003174	.002545
21-25	.005330	.003957	.003174	.002545
23-26	.005330	.003957	.003174	.002545
23-27	.005998	.004453	.003571	.002864
23-28	.005330	.003957	.003174	.002545
23-29	.005998	.004453	.003571	.002864
23-30	.005330	.003957	.003174	.002545
Total % - Bldg. 7 =	.169913	.126163	.101176	.081138
Phase III Units:				
15-1	.005998	.004453	.003571	.002864
15-2	.005998	.004453	.003571	.002864
15-3	.005998	.004453	.003571	.002864
15-4	.005998	.004453	.003571	.002864
17-5	.005998	.004453	.003571	.002864
17-6	.005998	.004453	.003571	.002864
17-7	.005330	.003957	.003174	.002545
17-8	.005998	.004453	.003571	.002864

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Unit Designation	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
17-9	.005998	.004453	.003571	.002864
19-10	.005998	.004453	.003571	.002864
19-11	.005998	.004453	.003571	.002864
19-12	.005998	.004453	.003571	.002864
19-13	.005998	.004453	.003571	.002864
15-14	.005998	.004453	.003571	.002864
15-15	.005998	.004453	.003571	.002864
15-16	.005998	.004453	.003571	.002864
15-17	.005998	.004453	.003571	.002864
17-18	.005998	.004453	.003571	.002864
17-19	.005998	.004453	.003571	.002864
17-20	.005330	.003957	.003174	.002545
17-21	.005998	.004453	.003571	.002864
17-22	.005998	.004453	.003571	.002864
19-23	.005998	.004453	.003571	.002864
19-24	.005998	.004453	.003571	.002864
19-25	.005998	.004453	.003571	.002864
19-26	.005998	.004453	.003571	.002864
15-27	.005998	.004453	.003571	.002864
15-28	.005998	.004453	.003571	.002864
15-29	.005998	.004453	.003571	.002864
15-30	.005998	.004453	.003571	.002864
17-31	.005998	.004453	.003571	.002864

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17-32	.005998	.004453	.003571	.002864
17-33	.005330	.003957	.003174	.002545
17-34	.005998	.004453	.003571	.002864
17-35	.005998	.004453	.003571	.002864
19-36	.005998	.004453	.003571	.002864
19-37	.005998	.004453	.003571	.002864
19-38	.005998	.004453	.003571	.002864
19-39	.005998	.004453	.003571	.002864
Total % - Bldg. 5 =	.231907	.172195	.138090	.110742
Phase IV Units:				
9-1	.005998	.004453	.003571	.002864
9-2	.005998	.004453	.003571	.002864
9-3	.005998	.004453	.003571	.002864
9-4	.005998	.004453	.003571	.002864
11-5	.005998	.004453	.003571	.002864
11-6	.005998	.004453	.003571	.002864
11-7	.005330	.003957	.003174	.002545
11-8	.005998	.004453	.003571	.002864
11-9	.005998	.004453	.003571	.002864
13-10	.005998	.004453	.003571	.002864
13-11	.005998	.004453	.003571	.002864
13-12	.005998	.004453	.003571	.002864

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9-15	.005998	.004453	.003571	.002864
9-16	.005998	.004453	.003571	.002864
9-17	.005998	.004453	.003571	.002864
11-18	.005998	.004453	.003571	.002864
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9-30	.005998	.004453	.003571	.002864
11-31	.005998	.004453	.003571	.002864
11-32	.005998	.004453	.003571	.002864
11-33	.005330	.003957	.003174	.002545
11-34	.005998	.004453	.003571	.002864
11-35	.005998	.004453	.003571	.002864

EXHIBIT B - MASTER DEED

(V)

Schedule of Undivided Interest in the Common Areas and Facilities Appurtenant to the Units in Phases I, II, III, IV, and V of the Condominium When the Condominium Consists Only of Phases I, II, III, IV and V and When Subsequent Phases (if any) are Added by Amendment to the Master Deed.

Unit Designation	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
11-36	.005998	.004453	.003571	.002864
11-37	.005998	.004453	.003571	.002864
11-38	.005998	.004453	.003571	.002864
11-39	.005998	.004453	.003571	.002864
Total % - Bldg. 4	.231907	.172195	.138090	.110742
Phase V Units:				
3-1	.007066	.005247	.004208	.003374
3-2	.005998	.004453	.003571	.002864
3-3	.005998	.004453	.003571	.002864
5-4	.005998	.004453	.003571	.002864
5-5	.005998	.004453	.003571	.002864
5-6	.005998	.004453	.003571	.002864
5-7	.005998	.004453	.003571	.002864
5-8	.005998	.004453	.003571	.002864
7-9	.005998	.004453	.003571	.002864
7-10	.005998	.004453	.003571	.002864
7-11	.005998	.004453	.003571	.002864
7-12	.005998	.004453	.003571	.002864
3-13	.007066	.005247	.004208	.003374
3-14	.005998	.004453	.003571	.002864
3-15	.005998	.004453	.003571	.002864
5-16	.005998	.004453	.003571	.002864

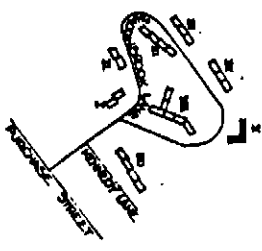
EXHIBIT B - MASTER DEED

(V)

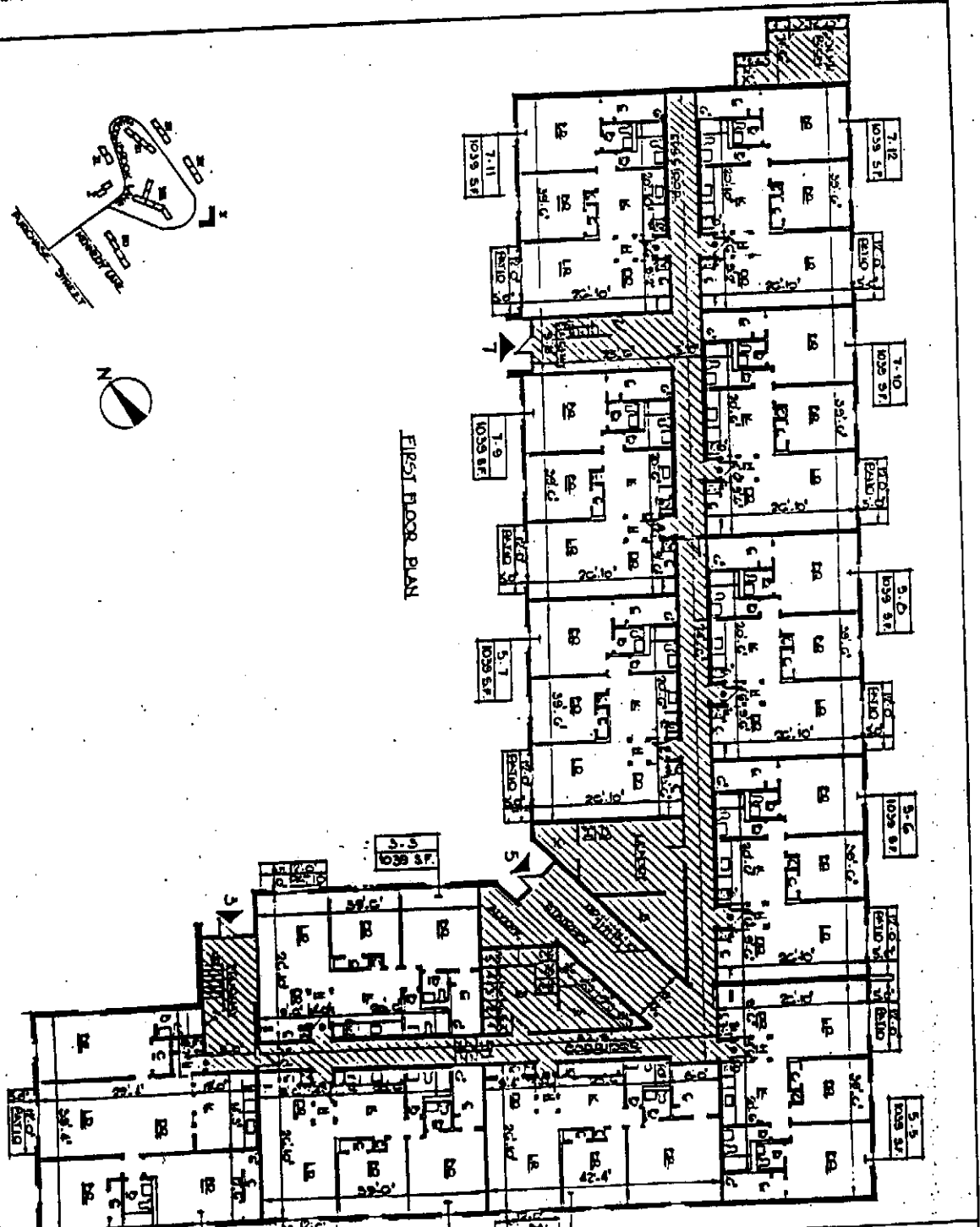
Schedule of Undivided Interest in the Common Areas and Facilities Appurtenant to the Units in Phases I, II, III, IV, and V of the Condominium When the Condominium Consists Only of Phases I, II, III, IV and V and When Subsequent Phases (if any) are Added by Amendment to the Master Deed.

Unit Designation	I, II III IV & V	I, II III IV, V & VI	I, II III IV, V VI & VII	I, II III IV, V VI VII & VIII
5-17	.005998	.004453	.003571	.002864
5-18	.005998	.004453	.003571	.002864
5-19	.005998	.004453	.003571	.002864
5-20	.005998	.004453	.003571	.002864
7-21	.005998	.004453	.003571	.002864
7-22	.005998	.004453	.003571	.002864
7-23	.005998	.004453	.003571	.002864
7-24	.005998	.004453	.003571	.002864
3-25	.007066	.005247	.004208	.003374
3-26	.005998	.004453	.003571	.002864
3-27	.005998	.004453	.003571	.002864
5-28	.005998	.004453	.003571	.002864
5-29	.005998	.004453	.003571	.002864
5-30	.005998	.004453	.003571	.002864
5-31	.005998	.004453	.003571	.002864
5-32	.005998	.004453	.003571	.002864
7-33	.005998	.004453	.003571	.002864
7-34	.005998	.004453	.003571	.002864
7-35	.005998	.004453	.003571	.002864
7-36	.005998	.004453	.003571	.002864
Total - Bldg. 3	.219123	.162703	.130478	.104637
Total	1.00000			

KEY PLAN
M15



FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"
DATE: 11/15/54
BY: J. W. BROWN
CHECKED: J. W. BROWN
GENERAL SCALE

BUILDING 3
515 AND 1 SWINGDOOR LANE
M15

5.1 1609 SF
5.2 1059 SF
5.3 598 SF
5.4 1059 SF
5.5 1029 SF
5.6 1029 SF
5.7 1029 SF
5.8 1029 SF
5.9 1029 SF
5.10 1029 SF
5.11 1029 SF
5.12 1029 SF

5.1 1609 SF
5.2 1059 SF
5.3 598 SF
5.4 1059 SF
5.5 1029 SF
5.6 1029 SF
5.7 1029 SF
5.8 1029 SF
5.9 1029 SF
5.10 1029 SF
5.11 1029 SF
5.12 1029 SF

STAIRS AND BUILDING AREA
NOT INCLUDED IN
TOTAL AREA
FOR THE UNIT AREA
CALCULATED FOR
PURPOSES OF THE
PROPERTY RECORDS
IN THE FEDERAL RECORDS
1957

THESE DRAWINGS HAVE
BEEN PREPARED BY THE
ARCHITECT AND THE
ENGINEER FOR THE
OWNER AND THE
CONTRACTOR AND
THEY ARE NOT TO BE
USED FOR ANY OTHER
PURPOSE WITHOUT THE
WRITTEN CONSENT OF
THE ARCHITECT AND
ENGINEER.

DATE: 11/15/54
BY: J. W. BROWN
CHECKED: J. W. BROWN

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

DATE: 11/15/54
BY: J. W. BROWN
CHECKED: J. W. BROWN

LEGEND

1. STAIRS AND BUILDING AREA
2. STAIRS AND BUILDING AREA
3. STAIRS AND BUILDING AREA
4. STAIRS AND BUILDING AREA
5. STAIRS AND BUILDING AREA
6. STAIRS AND BUILDING AREA
7. STAIRS AND BUILDING AREA
8. STAIRS AND BUILDING AREA
9. STAIRS AND BUILDING AREA
10. STAIRS AND BUILDING AREA
11. STAIRS AND BUILDING AREA
12. STAIRS AND BUILDING AREA

