

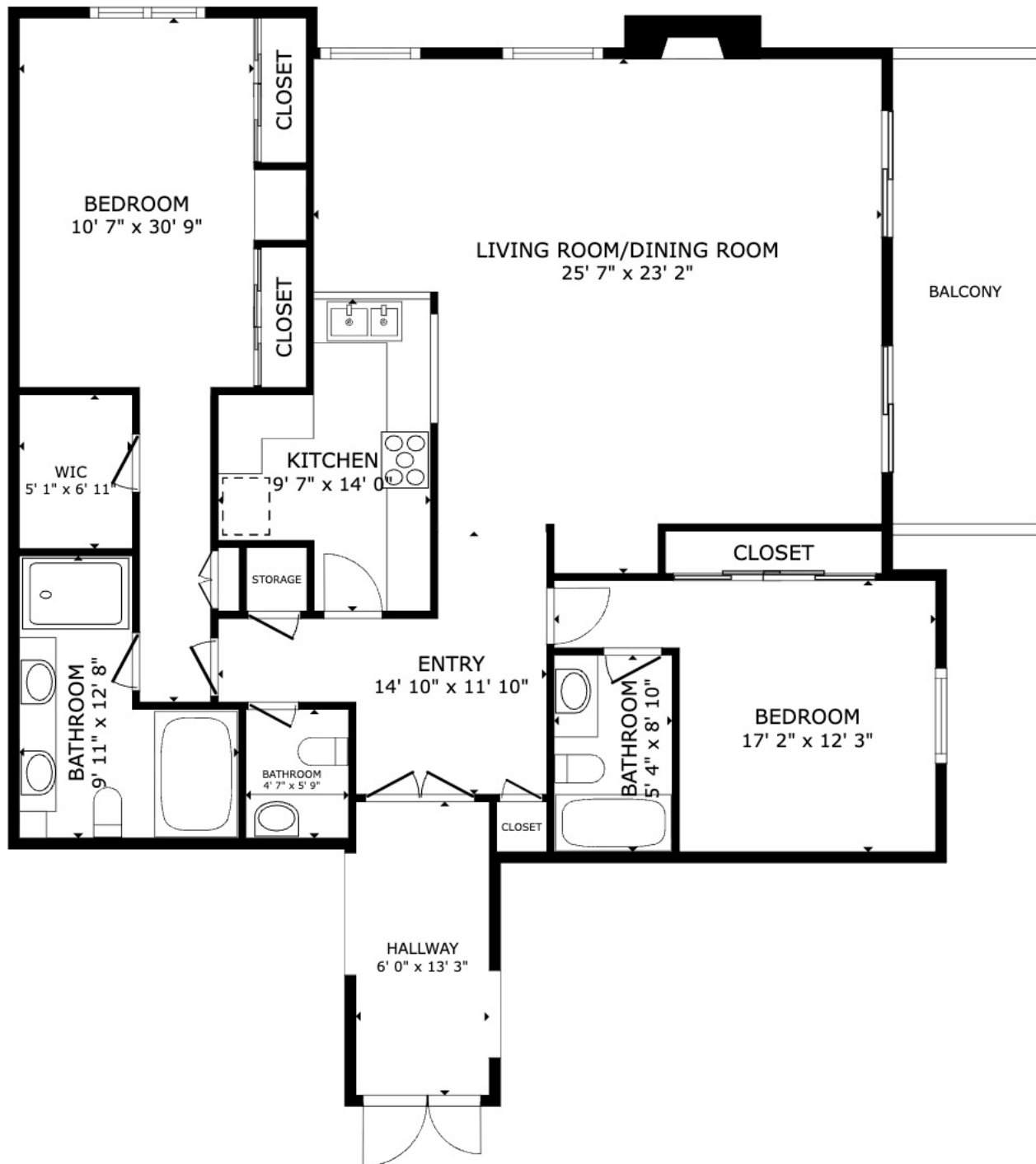
Property Dimensions & Square Footage Report

This report details the interior room measurements and calculated square footage based on the provided floorplan.

Room Breakdown

Room Name	Dimensions	Calculated Area (sq ft)
Bedroom (Left)	10' 7" x 30' 9"	325.44
Walk-in Closet (WIC)	5' 1" x 6' 11"	35.16
Bathroom (Left/Large)	9' 11" x 12' 8"	125.61
Bathroom (Small/Center)	4' 7" x 5' 9"	26.35
Kitchen	9' 7" x 14' 0"	134.17
Living Room/Dining Room	25' 7" x 23' 2"	592.68
Entry	14' 10" x 11' 10"	175.53
Hallway	6' 0" x 13' 3"	79.50
Bathroom (Right)	5' 4" x 8' 10"	47.11
Bedroom (Right)	17' 2" x 12' 3"	210.29
Total Estimated Interior Area		1,751.84

Note on Calculations: Calculations were performed by converting inches to decimal feet. The total represents the sum of the interior (paint-to-paint) dimensions labeled on the plan. This does not account for standard Gross Living Area (GLA), which includes exterior wall thickness, nor does it include unlabeled spaces like standard closets, built-in storage spaces, and the exterior balcony.



FLOOR PLAN

UNDIVIDED INTEREST IN COMMON AREA AND
INFORMATION FOR CALCULATION OF ASSESSMENTS

BENTLEY MANOR HOMEOWNERS ASSOCIATION

1. Each owner shall receive a one-fourteenth (1/14th) ownership interest in and to the common area and shall pay one-fourteenth (1/14th) of the annual maintenance assessments except the percentage interests set forth below shall be used for the following categories of the maintenance budget:

Insurance
Gas
Water
Hot Water System
Paint Reserve
Roof Reserve

2. The percentages below shall also be used for awards in case of total destruction or condemnation of the project.

UNIT NO.	UNIT SIZE	PERCENTAGE OF TOTAL
101	1791	7.35
101	1622	6.65
103	2168	8.89
201	1721	7.06
202	1730	7.10
203	1622	6.65
204	1593	6.54
301	1721	7.06
302	1730	7.10
303	1622	6.65
304	1593	6.54
401 PH	2248	9.22
402 PH	1622	6.65
403 PH	1593	6.54
	24376	100.00%

EXHIBIT "A"