

Prepared by:	Scott B. Pottorff MMS Consultants, Inc.	1917 S. Gilbert Street Iowa City, Iowa 52240	319-351-8282 319-351-8476 facsimile
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EXHIBIT "E"

**ENGINEER'S CERTIFICATE
THE AUDITORIUM LOFTS & COMMONS CONDOMINIUM
Units 301 – 310**

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

I, Scott B. Pottorff, being duly sworn on oath do depose and state the following:

- 1. That I am a Professional Engineer authorized and licensed to practice my profession in the State of Iowa.
- 2. That I have examined the Building Plans for The Auditorium Lofts & Commons Condominium, Units 301 – 310, labeled as Exhibit "D" as attached to the Declaration of Submission of Property. This certificate is to become an exhibit to the Declaration of Submission of Property to Horizontal Property Regime for The Auditorium Lofts & Commons Condominium of the records of the Johnson County Recorder's Office.
- 3. I hereby certify that I have verified by non-destructive field observations that the above referenced Building Plans diagrammatically represent Units 301 – 310, of The Auditorium Lofts & Commons Condominium, located therein, and the common elements that the Declarant has now constructed on the land shown on the attached Exhibit "C" – Site Plan, insofar as is reasonably possible due to expected carpentry tolerances, except for the following:
 - a. Third Floor Plan
 - 1) Unit 301
 - a) The door to access the ½ Bath has been installed as a 2'-6" hinged door, with the hinges installed closest to the Unit entry door and swinging into the entry space of the Unit. The toilet and sink locations have been swapped.
 - b) In the closet adjacent to Bedroom 1, the washer and dryer have been installed as stackable units.

- c) The entry way to Bath 1 from Bedroom 1 has been shifted towards the Linen Cabinet, measuring 2'-4" out from the shared common party wall with Unit 302.
- 2) Unit 302
- a) In the Living Room, a landing has been installed at the base of the stairs with two additional stairs that are perpendicular to the staircase.
 - b) The shared wall of the Coat closet and the Kitchen has been inset 6" in lieu of being in line with the ½ Bath exterior wall.
 - c) The Kitchen has been shifted towards the exterior building wall, and a pantry room has been constructed in its place. The interior of the pantry measures 6'-6" x 3'-11", with the longer side running parallel with the Corridor. A 2'-0" sliding barn door has been installed to access the pantry, directly adjacent to the entry door of the Unit.
- 3) Unit 303
- a) In the Living Room, a landing has been installed at the base of the stairs with two additional stairs that are perpendicular to the staircase.
 - b) The Den has been constructed as a pantry, the interior measuring 6'-6" x 3'-11", with the longer side running parallel with the Corridor. A 2'-0" sliding barn door has been installed to access the pantry, directly adjacent to the entry door of the Unit.
 - c) In the Kitchen, the sink and stove have been swapped, the dishwasher has been installed to the left of the new stove location.
- 4) Unit 304
- a) In the Living Room, a landing has been installed at the base of the stairs with three additional stairs that are perpendicular to the staircase.
 - b) The Den has been constructed as a pantry, the interior measuring 6'-6" x 3'-11", with the longer side running parallel with the Corridor. A 2'-0" sliding barn door has been installed to access the pantry, directly adjacent to the entry door of the Unit.
- 5) Unit 305
- a) The ½ Bath has been constructed such that the room is shifted into the Corridor and the exterior wall of the Unit and Bath is in line with the shared wall between Unit 304 and the Corridor.
- 6) Unit 306
- a) The window installed on the exterior wall has been installed 5'-7" tall x 2'-5" wide and installed 2'-10" from the shared stair well wall.
 - b) The Coat closet has been constructed as measuring 5'-11" wide in lieu of what is shown on the Building Plans.
- 7) Unit 308
- a) In the Living Room, a landing has been installed at the base of the stairs with three additional stairs that are perpendicular to the staircase.
- 8) Unit 309
- a) In the Living Room, a landing has been installed at the base of the stairs with three additional stairs that are perpendicular to the staircase.
- 9) Unit 310

- a) The door to access the ½ Bath has been installed as a 2'-6" hinged door, with the hinges installed closest to the Unit entry door and swinging into the entry space of the Unit. The toilet and sink locations have been swapped.
- b) In the closet adjacent to Bedroom 1, the washer and dryer have been installed as stackable units.
- c) The entry way to Bath 1 from Bedroom 1 has been shifted towards the Linen Cabinet, measuring 2'-4" out from the shared common party wall with Unit 309.

b. Fourth Floor Plan

1) Unit 301

- a) A wall between Bedroom 2 and the stairs has not been constructed, a railing has been installed in lieu of. The entry door and adjacent wall have not been constructed to Bedroom 2.
- b) The closet and linen shelves directly adjacent to the stairs have not been constructed or installed.

2) Unit 302

- a) In Bedroom 2, the entry door and adjacent wall have been installed and constructed such that they are in line with the shared wall of Bedroom 2 closet and Bathroom.
- b) In the hall, the vanity cabinet closest to the Bathroom has been installed with two sinks. The other vanity cabinet has not been installed, nor the wall dividing the vanity cabinets as shown on the Building Plans. The closet and linen shelves in the hall have not been constructed or installed. The door to access the washer and dryer has not been installed; a wall has been constructed in its place. The adjacent interior wall for the washer and dryer enclosure which runs perpendicular to the shared common party wall with Unit 309 has not been installed, with the washer and dryer oriented to face this opening.
- c) In Bedroom 1, the door and adjacent wall have been installed and constructed such that they are in line with the shared wall of Bedroom 1 closet and the hall, extending the shared wall between the bedroom and the stairs.

3) Unit 303

- a) In Bedroom 1, the washer and dryer, as well as the adjacent enclosure walls, have not been installed or constructed as shown. The washer and dryer have been installed in the corner of the closet where the shared common party walls with Unit 302 and Unit 308 meet.
- b) The vanity cabinet and the division wall between said cabinet and the closet have not been installed or constructed as shown on the Building Plans.
- c) In the Bathroom the shower has been installed in place of the linen cabinet and toilet. The toilet has been installed adjacent to the new shower location along the shared common party wall with Unit 304. The walls of the bathroom have been constructed to encompass only the shower and the toilet; the sliding barn door now slides towards the shared common party wall of Unit 308.
- d) The 3'-8" wide vanity cabinet has been installed on the new shared wall between the Bathroom and Bedroom 1. A 1'-6" linen cabinet has been installed between the sink and the shared common party wall with Unit 304.

- 4) Unit 304
 - a) The shower has been installed in the Closet area, with the long side running parallel with the shared common party wall of Unit 307. The toilet has been installed adjacent to the new shower location along the shared common party wall with Unit 305. The wall of the Closet area adjacent to the stairs as shown on the Building Plans has been extended and a sliding door installed in the remaining opening.
 - b) The Bathroom area shown on the Building Plans is now the closet area. The dividing wall between the two has been constructed, extending 6'-7" from the common party wall with Unit 307. Along said wall the washer and dryer have been installed as stackable units, directly adjacent to the shared common party wall with Unit 307. The vanity cabinet has been installed along the remainder of the 6'-7" wall. A dividing wall measuring 3'-3" deep has been installed to separate the vanity sink cabinet and the washer and dryer. The closet area is open to the Bedroom area with no dividing walls constructed.
- 5) Unit 306
 - a) The door to access the washer and dry has not been installed as shown on the Building Plans.
- 6) Unit 305
 - a) The wall between Bedroom 1 and the stairs has not been constructed, a railing has been installed in lieu of.
- 7) Unit 307
 - a) The shower has been installed in the Closet area, with the long side running parallel with the shared common party wall of Unit 304. The toilet has been installed adjacent to the new shower location along the shared common party wall with Unit 306. The wall of the Closet area adjacent to the stairs as shown on the Building Plans has been extended and a sliding door installed in the remaining opening.
 - b) The Bathroom area shown on the Building Plans is now the closet area. The dividing wall between the two has been constructed, extending 6'-7" from the common party wall with Unit 304. Along said wall the washer and dryer have been installed as stackable units, directly adjacent to the shared common party wall with Unit 304. The vanity cabinet has been installed along the remainder of the 6'-7" wall. A dividing wall measuring 3'-3" deep has been installed to separate the vanity sink cabinet and the washer and dryer. The closet area is open to the Bedroom area with no dividing walls constructed.
- 8) Unit 308
 - a) In Bedroom 1, the washer and dryer, as well as the adjacent enclosure walls, have not been installed or constructed as shown. The washer and dryer have been installed in the corner of the closet where the shared common party walls with Unit 309 and Unit 303 meet.
 - b) The vanity cabinet and the division wall between said cabinet and the closet have not been installed or constructed as shown on the Building Plans.
 - c) In the Bathroom the shower has been installed in place of the linen cabinet and toilet. The toilet has been installed adjacent to the new shower location along the shared common party wall with Unit 307. The walls of the bathroom have been constructed to encompass only the shower and the toilet; the sliding barn door now slides towards the shared common party wall of Unit 303.

- d) The 3’-8” wide vanity cabinet has been installed on the new shared wall between the Bathroom and Bedroom 1. A 1’-6” linen cabinet has been installed between the sink and the shared common party wall with Unit 307.
- 9) Unit 309
 - a) In Bedroom 2, the entry door and adjacent wall have been installed and constructed such that they are in line with the shared wall of Bedroom 2 closet and Bathroom.
 - b) In the hall, the vanity cabinet closest to the Bathroom has been installed with two sinks. The other vanity cabinet has not been installed, nor the wall dividing the vanity cabinets as shown on the Building Plans. The closet and linen shelves in the hall have not been constructed or installed. The door to access the washer and dryer has not been installed.
 - c) In Bedroom 1, the door and adjacent wall have been installed and constructed such that they are in line with the shared wall of Bedroom 1 closet and the hall, extending the shared wall between the bedroom and the stairs.

- 10) Unit 310
 - a) A wall between Bedroom 2 and the stairs has not been constructed, a railing has been installed in lieu of. The entry door and adjacent wall have not been constructed to Bedroom 2.
 - b) The closet and linen shelves directly adjacent to the stairs have not been constructed or installed.

4. I hereby certify that the attached Exhibit “C” – Site Plan locates Units 301 - 310, of The Auditorium Lofts & Commons Condominium. That as a licensed Professional Engineer, I hereby certify that said Site Plan is sufficient to determine with reasonable certainty the location of the Units 301 – 310, of The Auditorium Lofts & Commons Condominium and hereby certify that said Building and Units, as constructed, located as indicated on said Site Plan.



Scott B. Pottorff
Iowa License Number 16932
My biennial license renewal date is December 31, 2027.

Subscribed and sworn to before me by said Scott B. Pottorff this 5th day of February, 2026.



Notary Public in and for the State of Iowa.



Exhibit F - Parking

