



PEARY COURT PROPERTY REPORT

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JULY 17, 2013

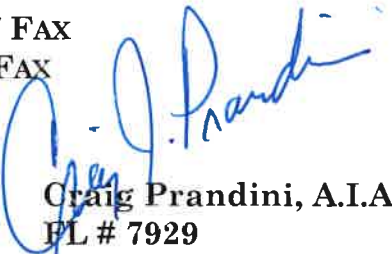

Craig Prandini, A.I.A.
FL # 7929
07/17/2013

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EXHIBITS**REVIEWED LISTED DRAWINGS..... EXHIBIT 1**

- **CIVIL DRAWINGS – C12, C13, C13A**
- **LANDSCAPING DRAWING – L1**
- **ARCHITECTURAL DRAWINGS – A3, A4, A9 THRU A15**
- **PLUMBING/MECHANICAL DRAWINGS – P1, M1**
- **ELECTRICAL DRAWINGS – E1, E2**

SCHEMATIC SITE PLAN EXHIBIT 2**EXTERIOR PHOTOGRAPHS EXHIBIT 3****UNITS PHOTOGRAPHS****UNIT 101A..... EXHIBIT 4****UNITS 101B EXHIBIT 5****UNITS 101C EXHIBIT 6****UNITS 101D EXHIBIT 7****UNITS 102A EXHIBIT 8**

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1. INTRODUCTION

This firm has been retained to provide a condition report of the Peary Court property located at 110 Peary Court, Key West, FL 33040. The condition report is based on a review of the listed drawings in Exhibit 1, the applicable industry standards, a building code that was in effect in Monroe County at the time of construction but was not required for the property and our visual observations of the in place construction at the above referenced community. We believe the findings being presented are representative of the community as of this day. Representatives from Atkins Engineers were on site at the Peary Court site in June and early July 2013.

2. THE PROPERTY

The property consists of 157 two bedrooms, one and one-half bathroom residential townhomes, distributed in 13 four-plexes, 33 tri-plexes and 3 duplexes buildings. A schematic Site Plan indicating townhome relative location is included in Exhibit 2.

The townhomes have similar floor plans. The Ground Floor consists of a living / dining Room, kitchen / breakfast nook and a half bathroom. The second floor consists of two bedrooms, one full bathroom and a utility room. All the townhomes are two stories except for eight units identified as ADA units that are one story. The property's present use is rental apartments.

The structures were built in a period between 1992 and 1994. We have reviewed the Code in effect at this time for Monroe County & Key West and believe that the 1991 Edition of the Standard Building Code would be the appropriate Code for this review. A note on a roof framing plan (A15) indicates the structures were designed for 130mph under the ANSI 58.1 which was the predecessor to the ASCE-7 Wind code that is now a referenced standard to the FBC. If additional information is provided that would change this code to the previous or subsequent editions it is doubtful any meaningful changes would be required. We reviewed the drawings that were provided and compared the requirements of the 1991 Code to the architectural drawings and also to findings during our site visits. We have made observations in 27 of the 157 units on the site and believe, given the consistent findings, that this sampling is representative of the community.

3. OCCUPANCY & FIRE RATING

Occupancy is classified as Residential, Group R-2, Type VI construction and one hour fire rated construction. Section #403.5 of the SBCCI states that for buildings less than 3 stories requires 2 hour rated common walls up to the roof decking, with either non-combustible roof sheathing or fire retardant treatment. FRT plywood could not be identified but we found fire rated drywall demising walls in the attic space that was secure and taped. Insulation was found to be properly place and sealed. A general observation was that the roof attic structure and construction look to be in an “as-new condition”



4. SITE & LANDSCAPING

The driveway and parking areas are asphalt and these areas were in fair condition. The paved areas exhibit signs of wear and some cracking. Recoating is a normal maintenance activity and is required more frequently in south climates. The concrete curbs and sidewalks are in fair condition. Concrete sidewalks exhibit some shrinkage cracks and miscellaneous cracks when in close proximity to large trees.



Landscaping is considered light to medium but consistent with rental communities in the area. Storm water is collected and drains into retention ponds. There are several retention ponds located along Palm Avenue that service this community. Exterior photographs are also included in Exhibit 3.



5. STRUCTURE

The structures are one and two story wood framed buildings. Our review of the construction drawing that were prepared by McCall & Associates Inc. Architect of Montgomery, Alabama indicates that the exterior walls are wood studs 2"x 4" at 16" on center with 1/2" Oriented Strand Board (OSB) exterior sheathing and covered with a layer of vapor barrier sheet stapled to the sheathing. The exterior cladding consist of horizontal vinyl siding. The second floor is framed with 14" deep flat wood trusses. We were able to verify this construction was in general conformance with the drawings.



The foundation was detailed as a concrete slab on grade reinforced with welded wired mesh placed monolithically with a downturn footing. The downturn footing is anchored with 16" diameter piers embedded 3 feet minimum into lime rock. We did not verify the foundation system was as per the drawings. The buildings are performing well and we did not observe settlement or a deficient structural condition. The junction between the concrete slab on grade with the wood studs was observed and photographed at 10 townhomes and were found to be dry and in good working condition with only minor exceptions.



In the attic spaces we observed truss twist straps at all trusses. Rat runs and horizontal bracing was typical and nailed properly. Trusses and roof sheathing are in excellent condition with no signs of moisture or roof leaks. Roof sheathing was firmly attached although we were not able to determine the nail pattern. Shiners or nails that miss trusses that are typically found were not visible in any location.



The roofs shapes consist of hips and gable ends. The gable ends were reinforced by web stiffeners nailed to flat 2x4's in lieu of diagonal bracing. The structures based on our non-destructive observations are performing well and are believed to have been constructed in general accordance with the design drawings prepared by McCall & Associates, Inc. dated 13 April 1992.



The structure of the buildings was in excellent condition with minor signs of moisture or deterioration in some isolated units. We were satisfied with the condition of the wood and particularly the OSB wall sheathing. We have observed the base plate and OSB termination at the floor line from the exterior by prying the vinyl siding up to expose the framing and find it is in good condition with only some exceptions where minor repairs are necessary.



6. INTERIOR – GENERAL

The interior items such as stairs are in code compliance for dimensions and handrails. The stairs are wood framed to the second floor and have 7" risers and 11.5" treads with some variations. One sided handrail is located 35.5" from tread. The stair has a net width of 35".

We did observe some areas where drywall had been removed for maintenance and not replaced properly and that should be addressed.

Floors are finished with vinyl tiles except kitchen floor that are finished in linoleum. Walls are painted drywall with wood baseboard. Kitchen has Whirlpool appliances that include microwave oven, electric range with oven, dishwasher, and refrigerator with top mounted freezer and laminated kitchen countertop with wood doors and melamine lined material. Type X drywall separates units. Type X drywall extends thru attic to underside of roof sheathing. Townhome photographs are included in Exhibits 4 thru 28.

7. EXTERIOR

The exteriors are vinyl wall cladding that is permissible by Code in Type VI construction. Siding in some areas shows signs of aging and areas require repairs, replacement and fastening.



Windows are properly anchored where observed. Windows as indicated by their labeling were AMMA rated at DH-C30 which would translate into a basic wind pressure of 30psf with a minimum structural test pressure of 60psf in accordance with AMMA 101-88. They are not impact. The windows were not required to be impact resistant at the time of construction. Impact glass came in to the industry after Hurricane Andrew and the adoption of ASCE 7 in 1998. The present windows provide the necessary wind load resistance.



Some of the wood post framing that supports carport canopies shows signs of tenant damage, auto collisions, although this was not a typical condition. In some cases this damage has exposed the framing and sheathing and requires repairs. Some of the bottom vinyl siding panels have been damaged by the landscaper's edge trimmer.



8. ROOF

Roof construction for all buildings is metal standing seam roof system with hidden fasteners and a slope of 9 in 12. The ages of the roofs are approximately 20 years old. The roof system is in good condition with minimal observed required repairs. The standing seam metal roof appears to be the original roofing. We did not observe corrosion that would indicate the galvanizing is still providing protection to the metal and that additional useful life remains in the roofing system. The roof panels were installed tight and without waves or loose panels.



Roof attic areas meet code requirements for ventilation. Some vinyl soffits were loose and require fastening. Vinyl vented soffits are clipped to fascia and wall truss tails, a fair amount of vinyl fascia is dislodge or damaged.



9. HEATING & COOLING SYSTEMS

The HVAC is composed of a 2 Ton split system that serves the individual units. The compressor/heat pumps are located outside; Air Handlers with heat strips are located in ground floor closets. The ceiling drywall in the air handler closets should be patched as required, to protect the second floor framing and sealed to the plenum. Heating and air conditioning for each unit appear to be in fair condition and were in working order in the units inspected. Random samplings of the units indicate that some air handlers have been replaced as one would expect given the original construction was 20 years ago.



10. ELECTRICAL SYSTEM

Each unit has a 150 AMP, three wire and single phase service. The Electrical breaker panel is typically located in the utility room at the 2nd floor. Panels were found to have their breakers labeled. A main breaker for each unit is located on the exterior of the building, near the meter.



The electric service is composed of 3-500MCM copper wires. The enclosure is NEMA 3R rated. The grounding wires were found to be #8 wire. NEC requires the grounding to be #1/0 wire and a ground rod and therefore should be remediated.

The heat pumps have a 25 Amp rating and are protected by a 30 Amp breaker. The air handling unit with electric heat is protected by a 60 Amp breaker.

Fire alarm system was composed of hardwired smoke detectors alarms in each bedroom and corridors of the units. GFCI outlets noted at kitchen and bathrooms. Electrical appears to be as original condition with some changes that have been made but in general the units appear to be wired and completed in as indicated by the drawings reviewed.

11. PLUMBING

Ground floor bathroom has a toilet and sink, second floor bathroom has toilet, sink and shower/tub combination. Toilet and sinks have individual disconnect valves. Fixtures appear to be in working order and no immediate major maintenance is anticipated.

Plumbing lines where visible in areas such as the water heater closets and under counter areas were PVC and copper. Plumbing was found to be in good condition.



12. WINDOWS & DOORS

The entrance to the typical unit has a four inch step with a solid door that measures 36" by 80". Sliding glass doors at the rear of the units have a three inch step and measure 72" by 80". The unit windows are single hung, 32" by 66". The windows provide a minimum escape opening of 30" by 28". The bedroom windows meet the egress requirements for sill height and opening size. Windows and SGD are not impact resistant or shuttered but the Code at the time of construction did not require such construction. Windows and sliding glass doors were found to be operational and in good condition less normal wear and tear by tenants.

13. GENERAL

As a routine matter in order to avoid any possible misunderstanding, nothing in this report should be considered directly or indirectly as a guarantee for any portion of the structure. This report represents an appraisal of the present condition of the buildings based on our visual non-destructive evaluation of the observed conditions to the extent reasonably possible.

Our review and inspection process is ongoing and this letter outlines our more significant findings with respect to the categories presented. Based on our review the structures were built in general compliance with the original drawings and industry standards that existed at the time of construction in Monroe County.

EXHIBIT 1

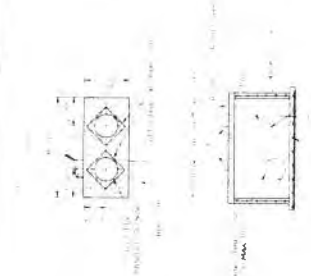
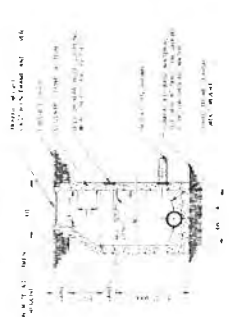
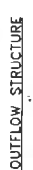
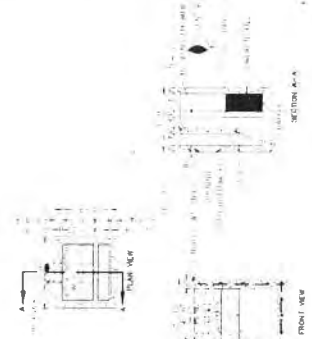
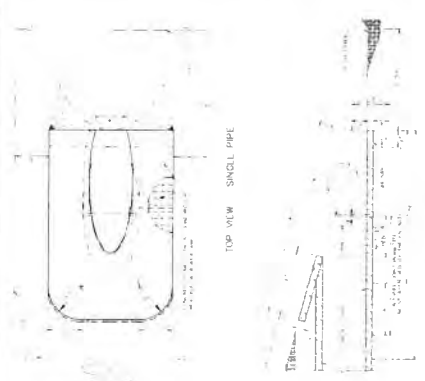
CONSTRUCTION OF 160 FAMILY HOUSING UNITS
AT PEARRY COUNTRY, NAVAL AIR STATION,
THUNDERBOLT ANNEX, KEY WEST, FLORIDA

DETAIL SHEET

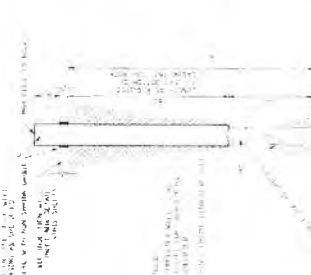
PER S.F.W.D. 4-13-92
REVISED AS PER UNILATERAL MODIFICATION
NUMBERS P00005 AND P00008 8-12-92
GENERAL REVISIONS 12-22-92

11 SEPT 92

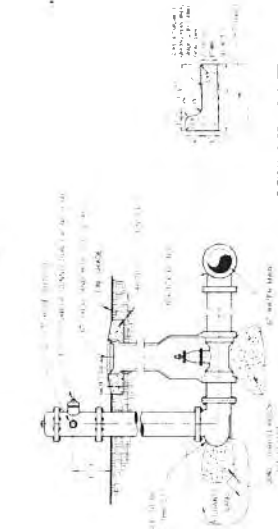
14 SEPT 92
D. ALSON
R.B.C. 18.
R.B.C. 18.



INJECTION WELL INLET BOX DETAIL



INJECTION WELL CASING DETAIL



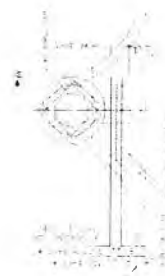
FIRE HYDRANT & VALVE BOX



TYPICAL DROP CURVE AT DRIVES AND PUBLIC PARKING



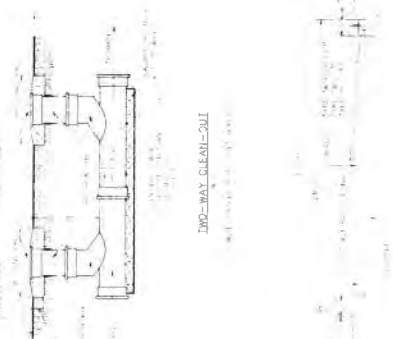
(SECTION AA)
REINFORCING SECTION:



S.LAB. REINFORCEMENT

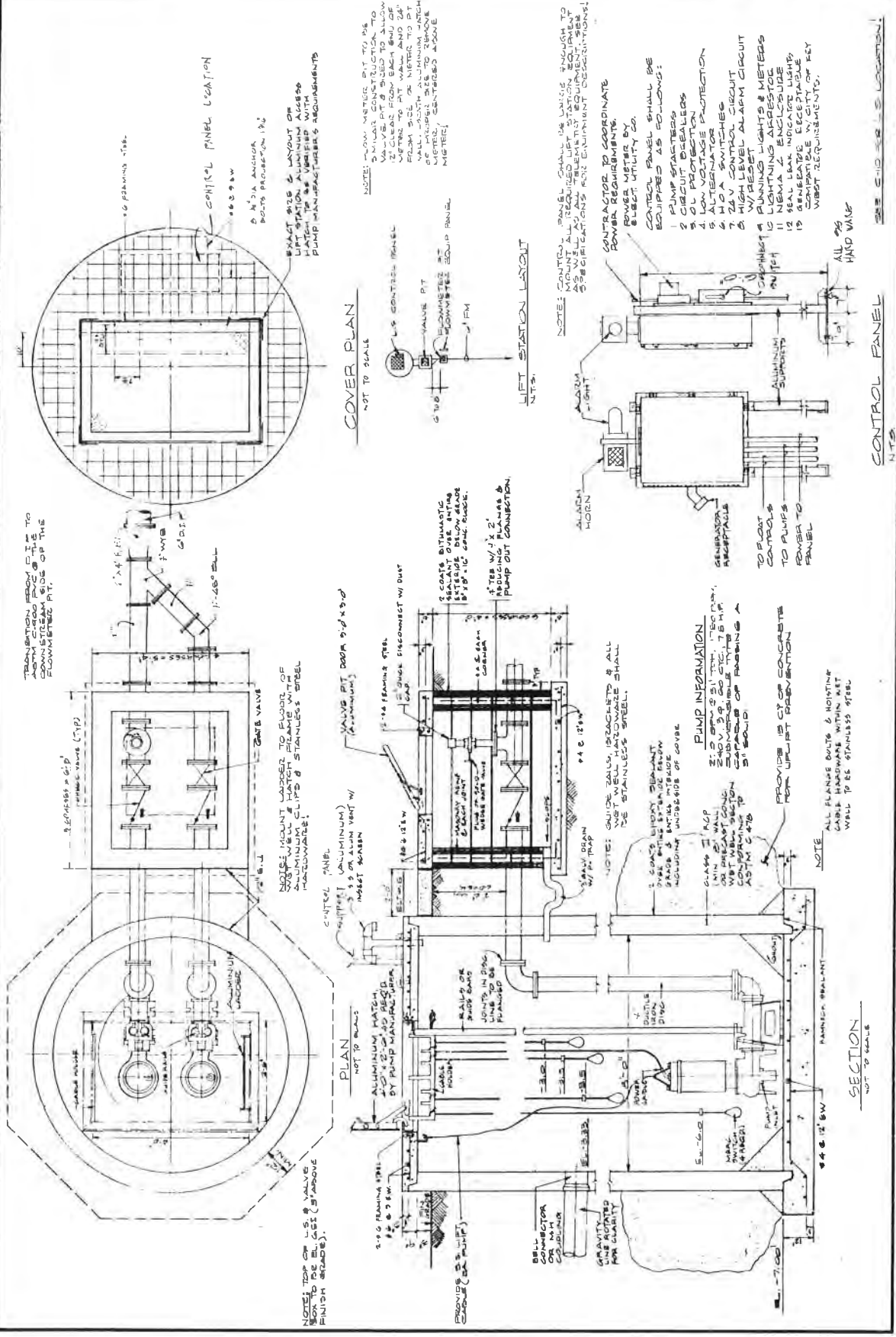


TYPE 1' CATCH BASIN



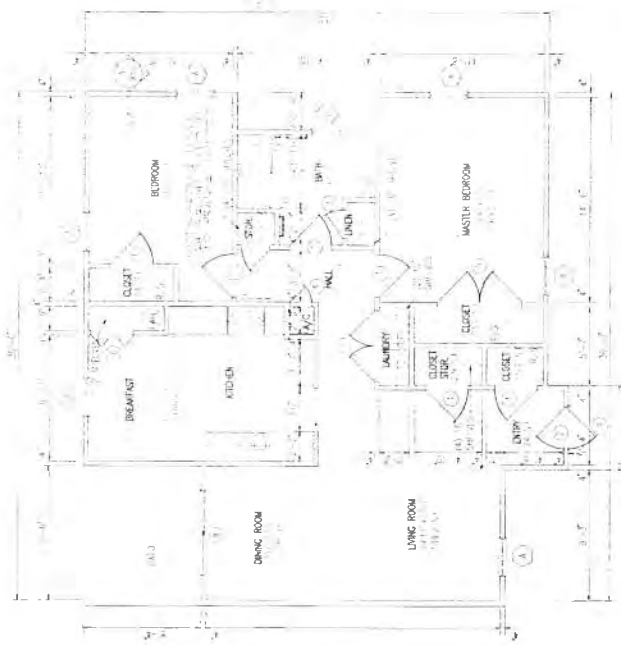
TYPICAL PAYMENT SCHEDULE

TWO-WAY CLEAN-CUT



[illegible]

1

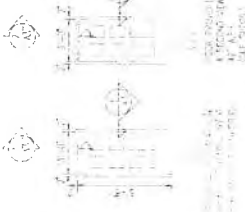


ACCESSIBLE UNIT

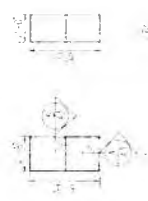


ACCESSIBLE UNIT KITCHEN CABINET ELEVATIONS

DOOR SCHEDULE



WINDOW SCHEDULE



TUGS 33-35V.



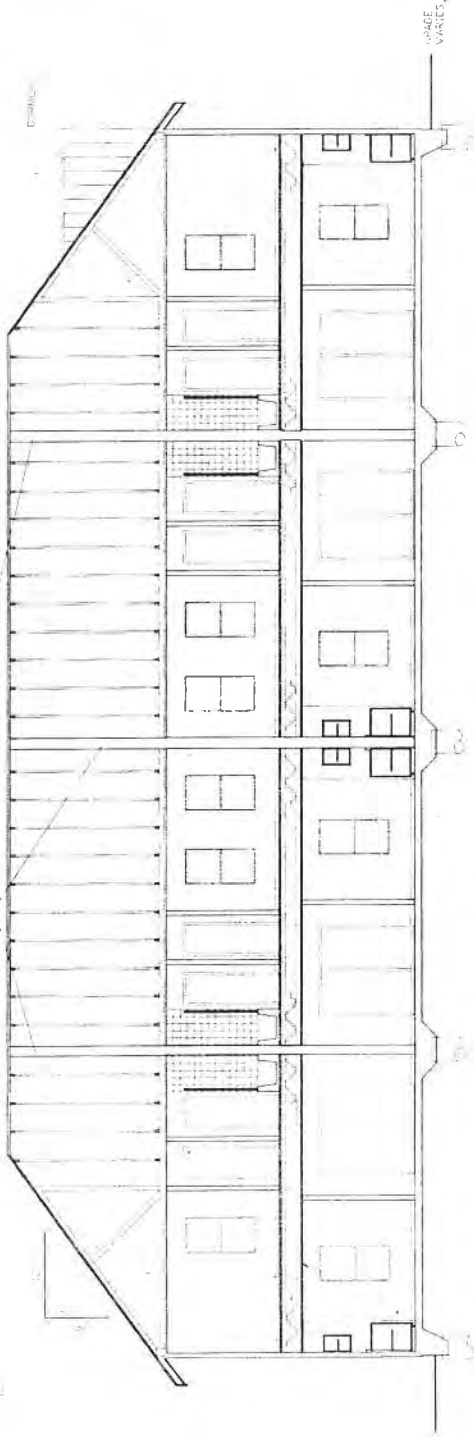
VANITY ELEVATION



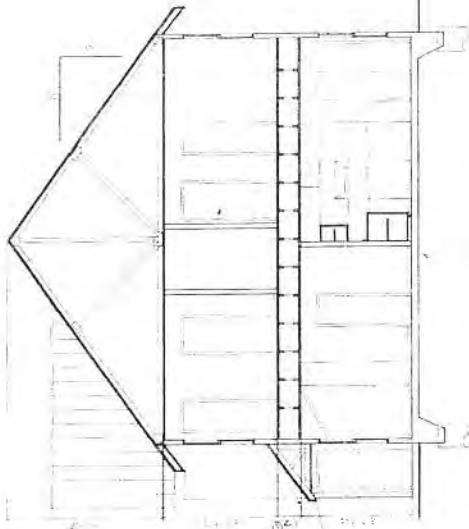
FILE: ELEV.

FINISH SCHEDULE					
SPACE	FLOOR	BASE	WALLS	CEILING	REMARKS
1	1	1	1	1	1
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3	3	3	3	3	3
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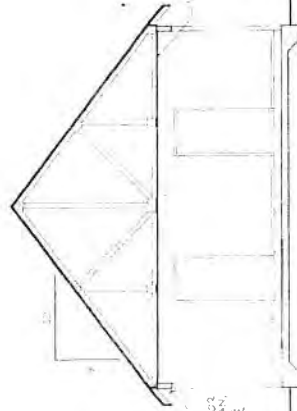
WALLS EXTENDING TO BOTTOM OF ROOF DECK



FOUR UNIT SECTION

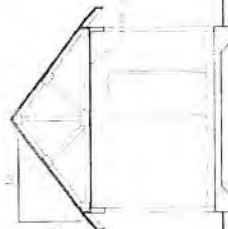


TOWNHOUSE SECTION

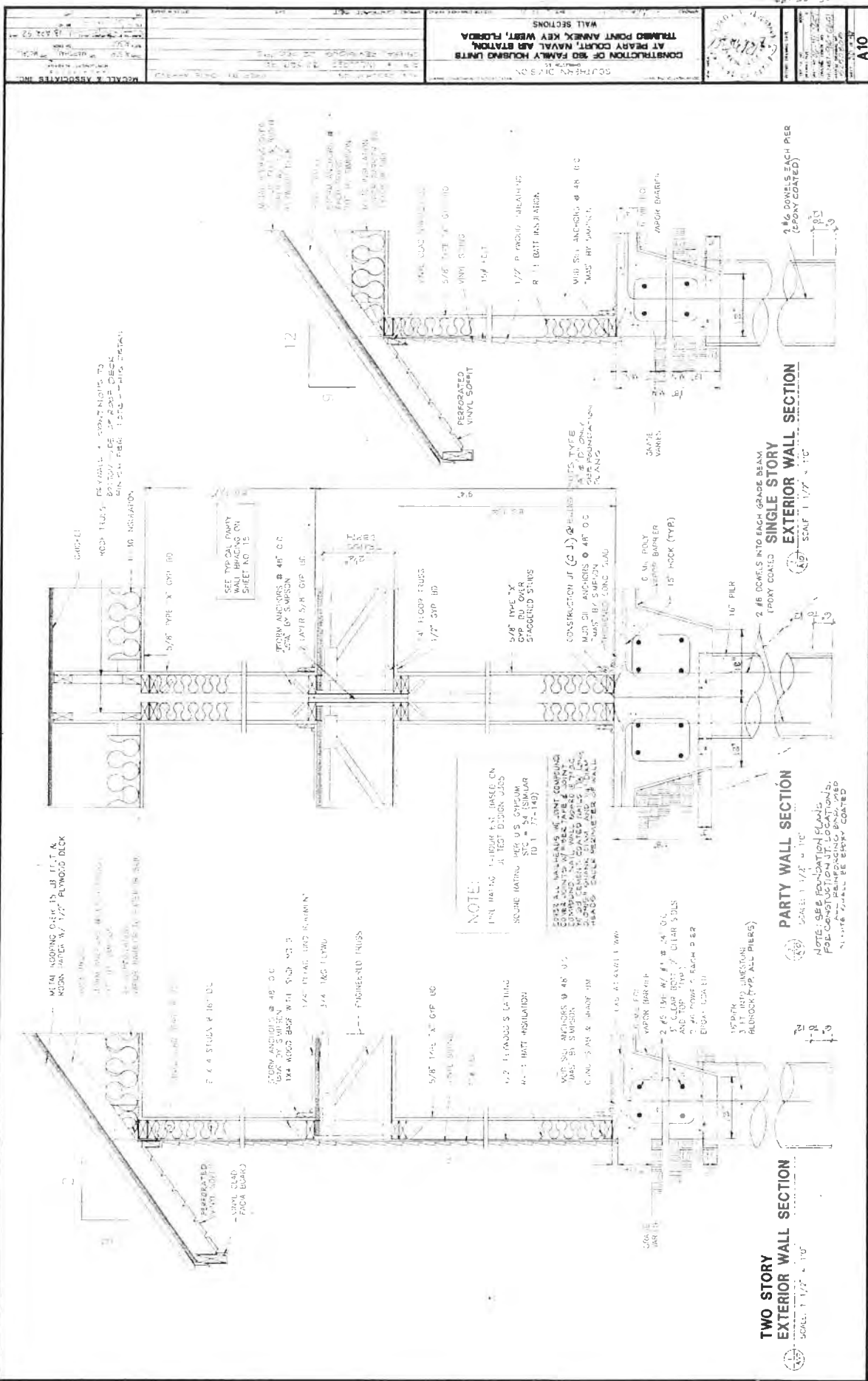


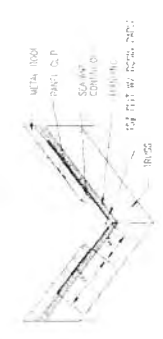
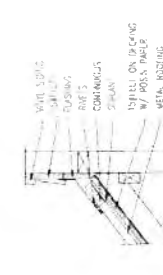
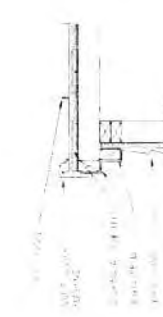
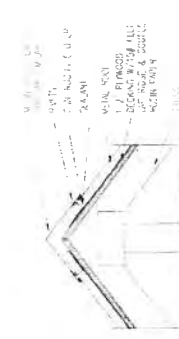
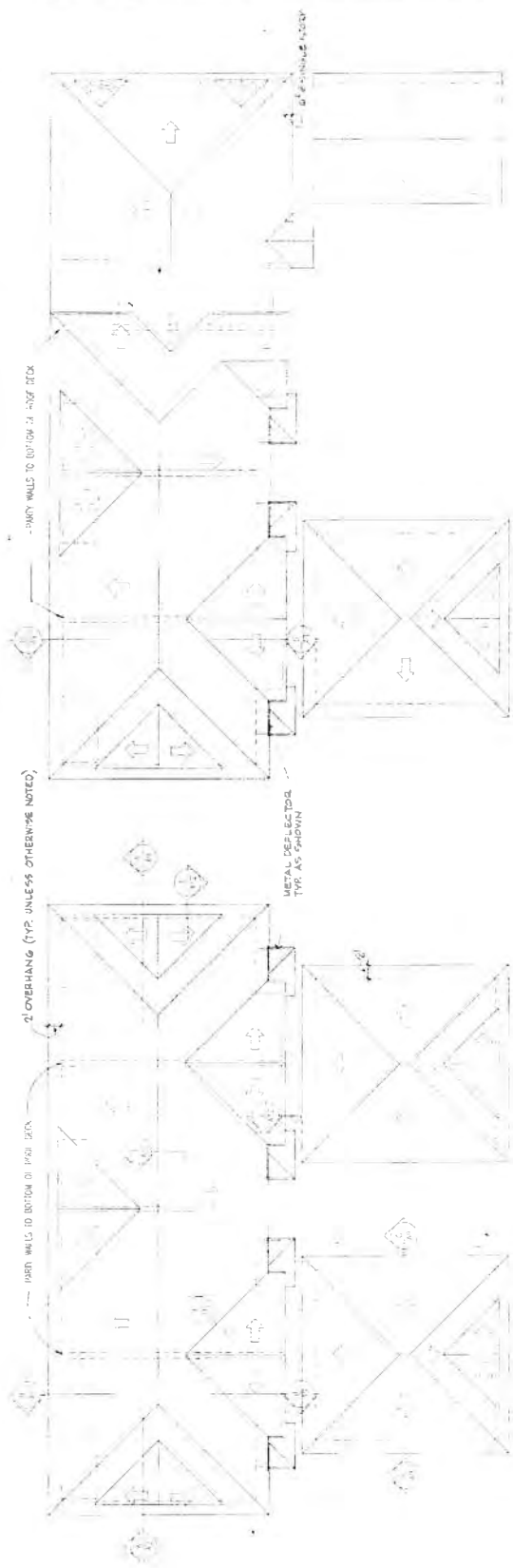
DOUBLE CARPORT SECTION

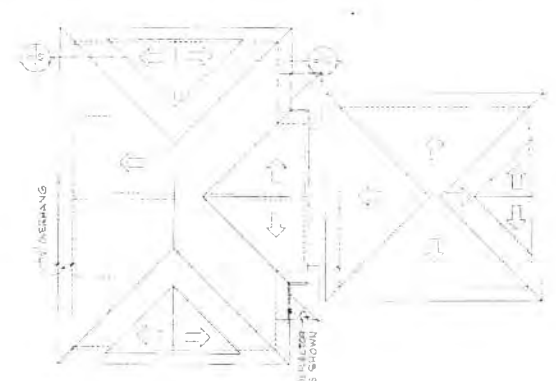
MEMBERS ARE
 2x12
 AT CARPORT DOOR
 AND 2x10
 OTHERWISE



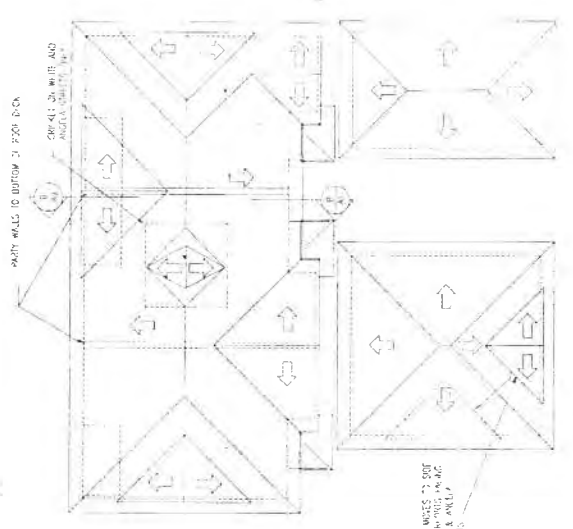
CARPORT SECTION



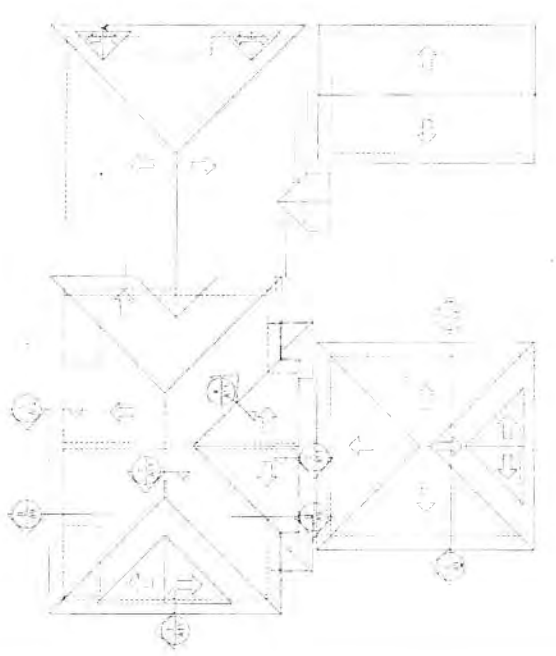




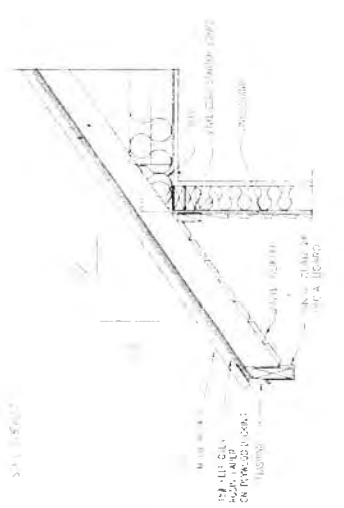
TWO UNIT ROOF PLAN TYPE C



THREE UNIT ROOF PLAN TYPE B

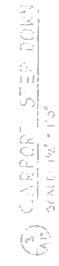


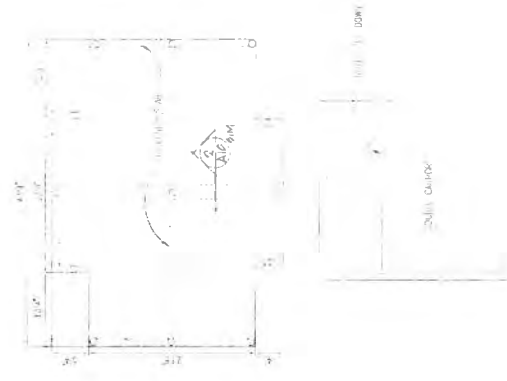
THREE UNIT ROOF PLAN TYPE E (HC)



EAVE DETAIL

NOTE: PROVIDE METAL DEFLECTORS TO FLAT ROOF ALL
 ROOF JOINTS AND VALLEYS. PROVIDE METAL
 DEFLECTORS UNDER CORNER FLASHING METAL
 FLASH DEFLECTORS





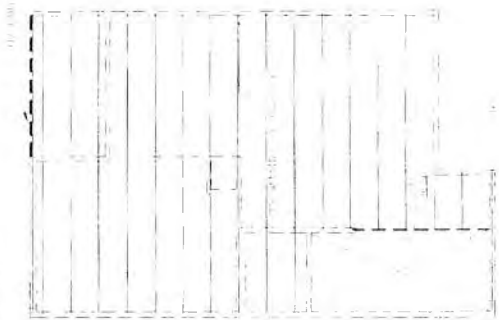
TWO UNIT TYPE C FOUNDATION PLAN

Size 1 7/8" - 1 1/2"

LOADS MAY BE KEPT ON AS PERMITTED BY THE LBC
WIND LOAD 130 MPH



TYPICAL PARTY WALL BRACING



PARTIAL ROOF FRAMING PLAN



A15

A.S.F.	APPLY FINISHED FLOOR	SANITARY SEWER
C.W.	COLD WATER	
H.W.	HOT WATER	
R.C.	REBAR CONCRETE	
R.F.	ROOF FINISH	
D.W.	DRAINAGE	
D.	DRYER	
C.L.	CLOTHES WASHER	
T.P.	TRAP PRIMER	
V.R.	VENT THIRD FLOOR	
G.C.D.	GRADE CLEAN OUT	

TOWNHOUSE WASTE RISER

(14) DONOR'S RECORDS TO BE MAINTAINED AND AVAILABLE FOR HANDWRITTEN USE.

522114 - 100

NOT TO SCALE.

331

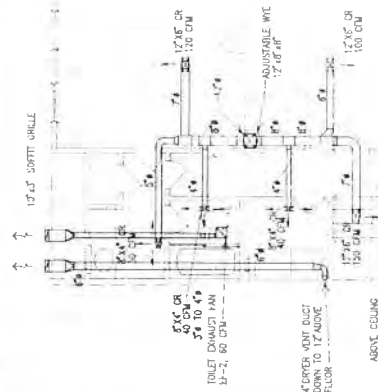
23

DUCTWORK AND INSULATION NOTES

1. ALL DUCTWORK SHALL BE LOCATED OUTSIDE OF THE BUILDING. ALL DUCTWORK SHALL BE INSULATED WITH 2" THICK FLEXIBLE DUCT INSULATION. DUCT SIZE INDICATED ARE ACTUAL SIZE WITH INSULATION.
2. ALL RETURN AIR DUCTWORK SHALL BE LOW PRESSURE RECTANGULAR DUCTWORK. STATIC PRESSURE SHALL BE 1/2" W.G. MAX. DUCT CLASS C.
3. ALL DUCTWORK CONNECTED TO EXHAUST FAN SHALL BE LOW PRESSURE RECTANGULAR DUCTWORK. STATIC PRESSURE SHALL BE 1/2" W.G. MAX. DUCT CLASS C. UNINSULATED. DUCT SIZE INDICATED ARE ACTUAL SIZE WITH INSULATION.
3. CONTRACTOR SHALL UNDER CUT ALL DOORS 1/4" ABOVE CARPET OR BARE FLOOR.

LEGEND

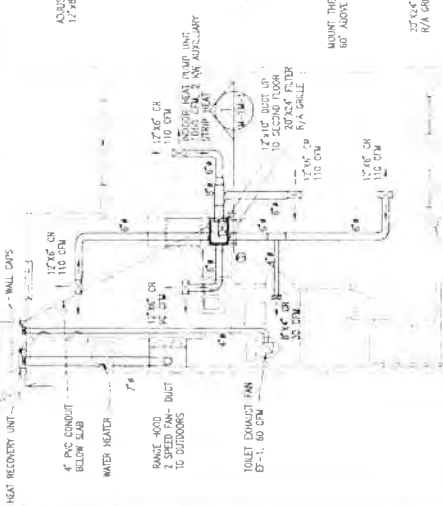
CEILING REGISTER, NECK SIZE AND AIR FLOW AS INDICATED. PRESSURE IN AN EXHAUST FAN SHALL BE 1/2" W.G. MAX. DUCT CLASS C. PRESSURE IN A RETURN FAN SHALL BE 1/2" W.G. MAX. DUCT CLASS C. OPPOSED BLADE DAMPER IN NECK OF REGISTER.



TOWN HOUSE - SECOND FLOOR HVAC PLAN

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

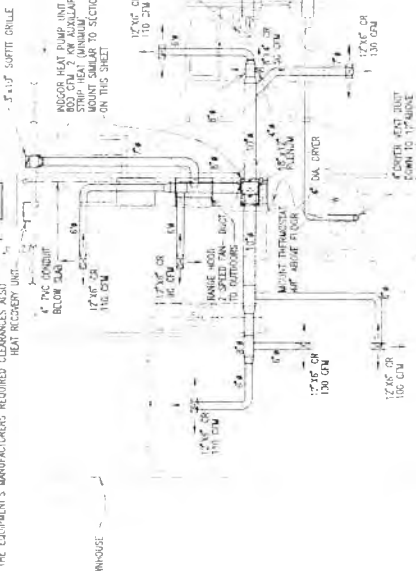
20,000 BTU/HR (MINIMUM OUTPUT) SPLIT SYSTEM HEAT PUMP. MOUNT ON 4" THICK CONCRETE PAD AND PIG SHALL EXTEND 4" BELOW ALL SLEES IN THE FOOT PRINT OF THE UNIT. PROVIDE 24" CLEARANCE (MINIMUM) BETWEEN THE COMPRESSOR END OF THE UNIT AND THE BUILDING AND MAINTAIN THE EQUIPMENT'S MANUFACTURER'S REQUIRED CLEARANCES ALSO.



TOWN HOUSE - FIRST FLOOR HVAC PLAN

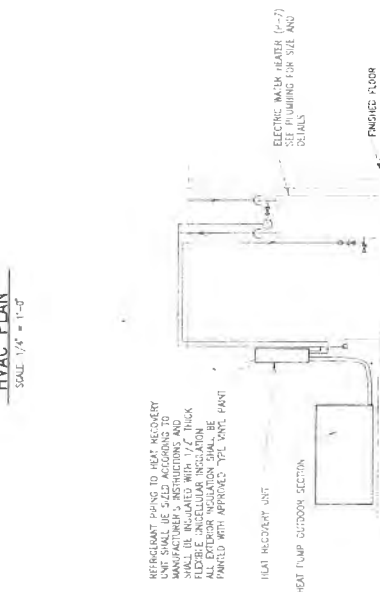
SCALE: 1/8" = 1'-0"

24,000 BTU/HR (MINIMUM OUTPUT) SPLIT SYSTEM HEAT PUMP. MOUNT ON 4" THICK CONCRETE PAD AND PIG SHALL EXTEND 4" BELOW ALL SLEES IN THE FOOT PRINT OF THE UNIT. PROVIDE 24" CLEARANCE (MINIMUM) BETWEEN THE COMPRESSOR END OF THE UNIT AND THE BUILDING AND MAINTAIN THE EQUIPMENT'S MANUFACTURER'S REQUIRED CLEARANCES ALSO.



ACCESSIBLE UNIT

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



TYPICAL HEAT PUMP & HEAT RECOVERY UNIT DIAGRAM

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

20,000 BTU/HR (MINIMUM OUTPUT) SPLIT SYSTEM HEAT PUMP. MOUNT ON 4" THICK CONCRETE PAD AND PIG SHALL EXTEND 4" BELOW ALL SLEES IN THE FOOT PRINT OF THE UNIT. PROVIDE 24" CLEARANCE (MINIMUM) BETWEEN THE COMPRESSOR END OF THE UNIT AND THE BUILDING AND MAINTAIN THE EQUIPMENT'S MANUFACTURER'S REQUIRED CLEARANCES ALSO.

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20,000 BTU/HR (MINIMUM OUTPUT) SPLIT SYSTEM HEAT PUMP. MOUNT ON 4" THICK CONCRETE PAD AND PIG SHALL EXTEND 4" BELOW ALL SLEES IN THE FOOT PRINT OF THE UNIT. PROVIDE 24" CLEARANCE (MINIMUM) BETWEEN THE COMPRESSOR END OF THE UNIT AND THE BUILDING AND MAINTAIN THE EQUIPMENT'S MANUFACTURER'S REQUIRED CLEARANCES ALSO.

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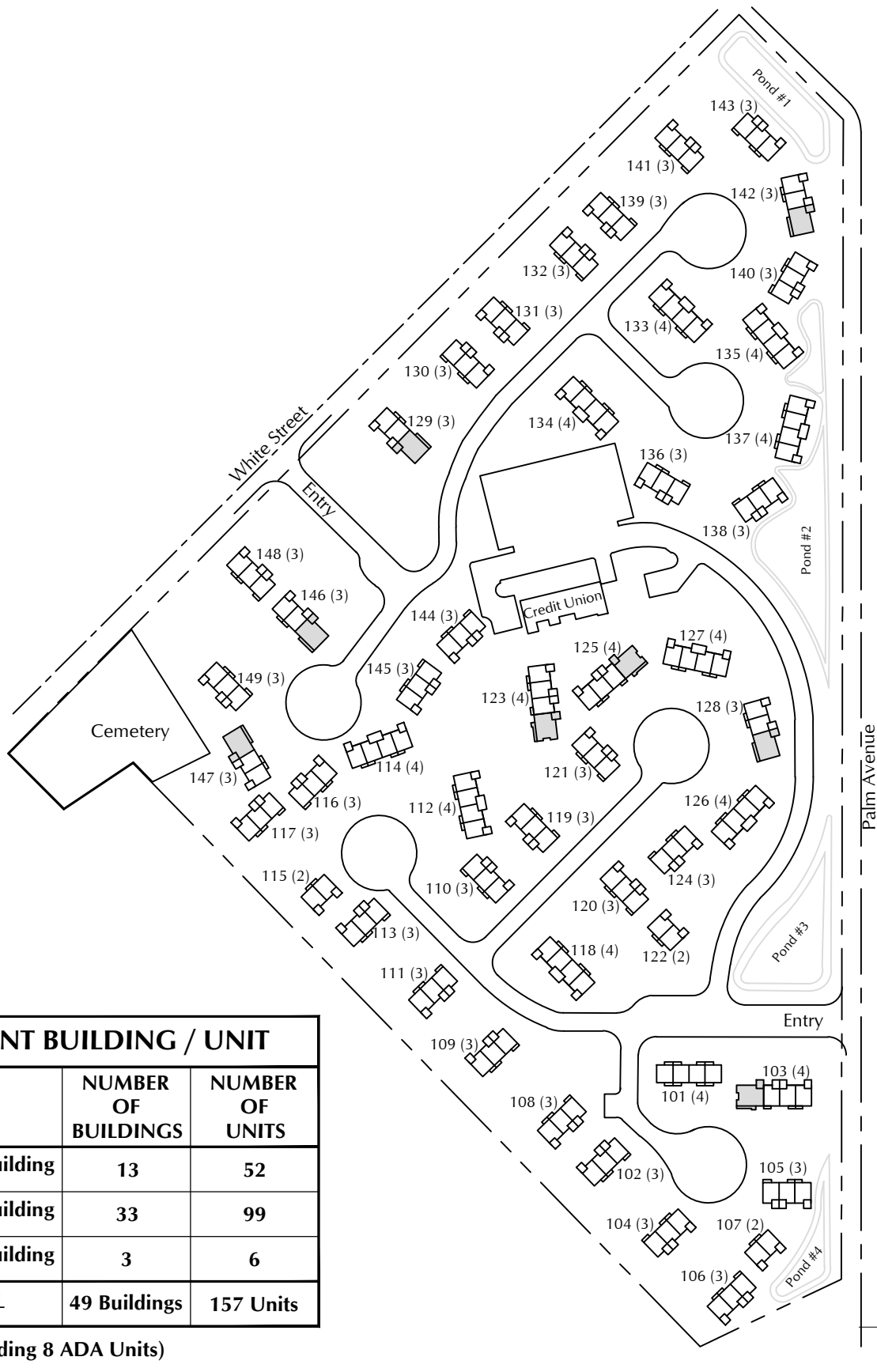
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EXHIBIT 2



COUNT BUILDING / UNIT

	NUMBER OF BUILDINGS	NUMBER OF UNITS
4 Units / Building	13	52
3 Units / Building	33	99
2 Units / Building	3	6
TOTAL	49 Buildings	157 Units

■ (Including 8 ADA Units)

Peary Court
Key West, Florida

Schematic Site Plan (Units Location)

ATKINS ENGINEERS

CA # 6964 AR # AA26001691
228 Atlantic Blvd Key Largo FL 33037
Key Largo (305) 451-4556
Miami (305) 444-6260
Fax (305) 451-4557
WWW.AE-FL.COM

Date:
07/15/13

SK-1
1 OF 1

EXHIBIT 3

PEARY COURTS



SITE-001



SITE-002



SITE-003



SITE-004



SITE-005



SITE-006

KEY WEST

PEARY COURTS



SITE-007



SITE-008



SITE-009



SITE-010



SITE-011



SITE-012

KEY WEST

PEARY COURTS



SITE-013



SITE-014



SITE-015



SITE-016



SITE-017



SITE-018

KEY WEST

PEARY COURTS



SITE-019



SITE-020



SITE-021



SITE-022



SITE-023



SITE-024

KEY WEST

PEARY COURTS



SITE-025



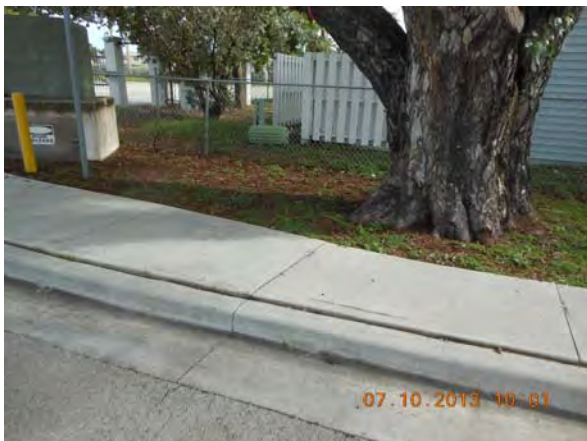
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SITE-027



SITE-028



SITE-029



SITE-030

KEY WEST

PEARY COURTS



SITE-031



SITE-032



SITE-033



SITE-034



SITE-035



SITE-036

KEY WEST

PEARY COURTS



SITE-037



SITE-038



SITE-039



SITE-040



SITE-041



SITE-042

KEY WEST

PEARY COURTS



SITE-043



SITE-044



SITE-045



SITE-046



SITE-047



SITE-048

KEY WEST

PEARY COURTS



SITE-049



SITE-050

KEY WEST

EXHIBIT 4

PEARY COURTS



101A-001



101A-002



101A-003



101A-004



101A-005



101A-006

KEY WEST

PEARY COURTS



101A-007

KEY WEST

EXHIBIT 5

PEARY COURTS



101B-001



101B-002



101B-003



101B-004



101B-005



101B-006

KEY WEST

EXHIBIT 6

PEARY COURTS



101C-001



101C-002



101C-003



101C-004



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101C-006

KEY WEST

PEARY COURTS



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101C-008



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101C-010



101C-011



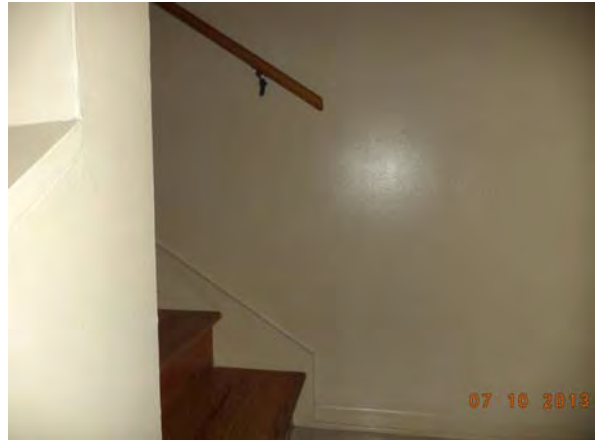
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KEY WEST

PEARY COURTS



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101C-014



101C-015



101C-016



101C-017



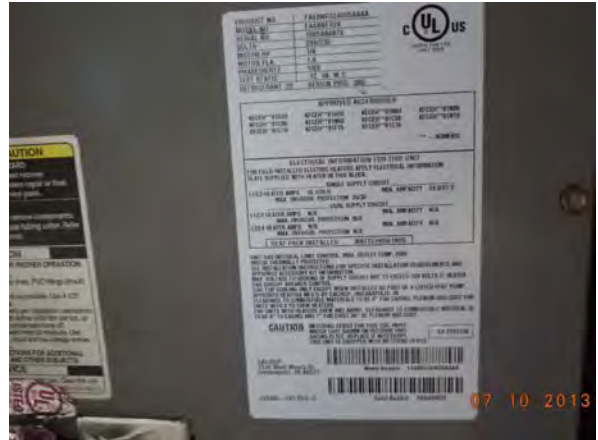
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KEY WEST

PEARY COURTS



101C-019



101C-020



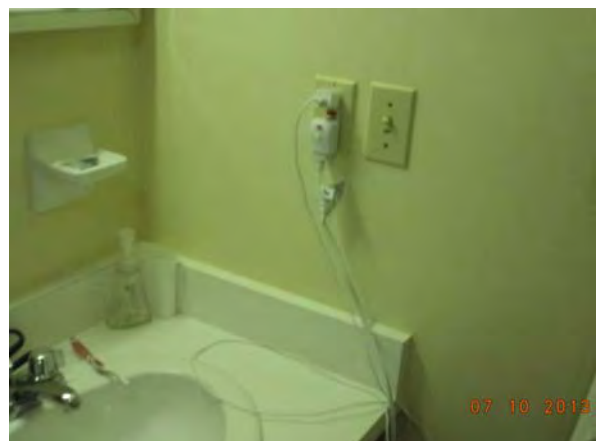
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101C-023



101C-024

KEY WEST

PEARY COURTS



101C-025



101C-026



101C-027



101C-028



101C-029



101C-030

KEY WEST

PEARY COURTS



101C-031



101C-032



101C-033



101C-034



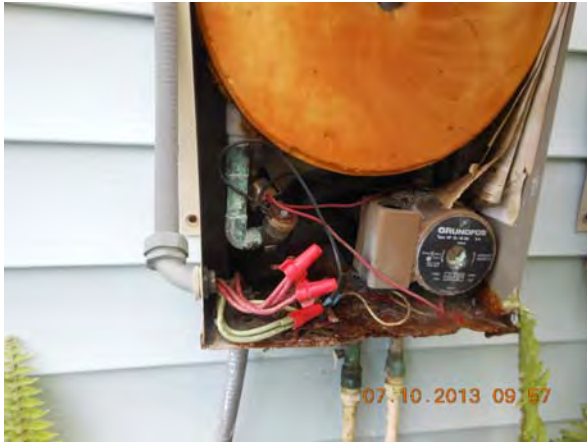
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101C-036

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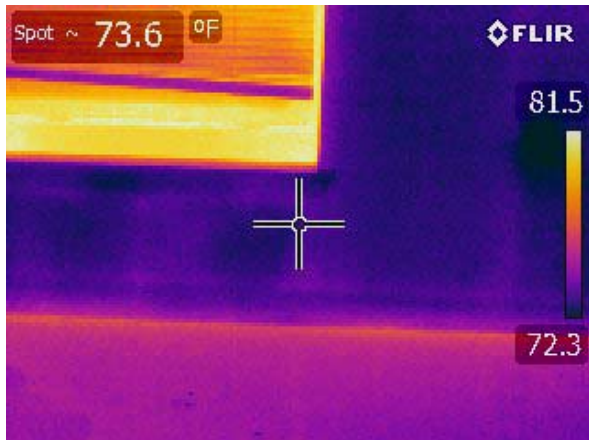
PEARY COURTS



101C-037

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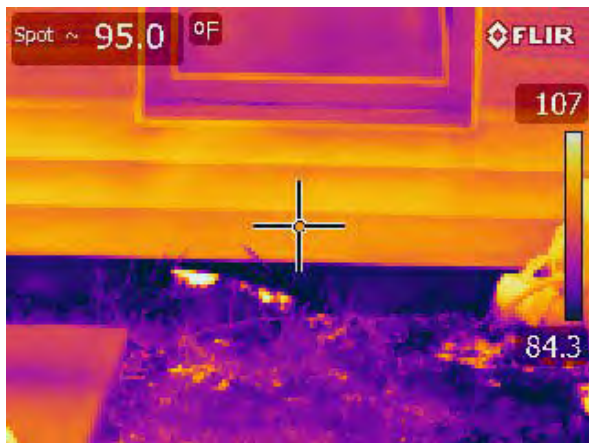
PEARY COURTS



101C-IR-001



101C-IR-002



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101C-IR-004



101C-IR-005

KEY WEST

EXHIBIT 7

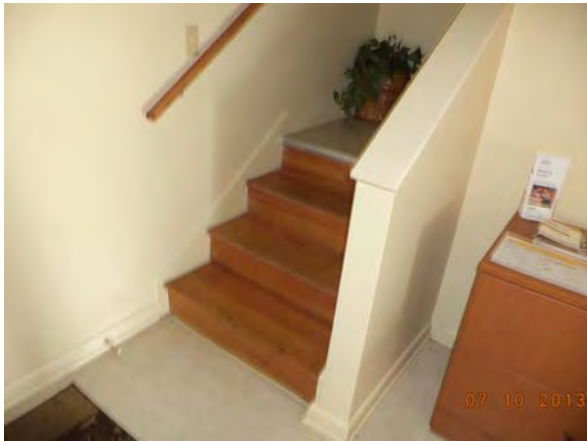
PEARY COURTS



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101D-002



101D-003



101D-004



101D-005



101D-006

KEY WEST

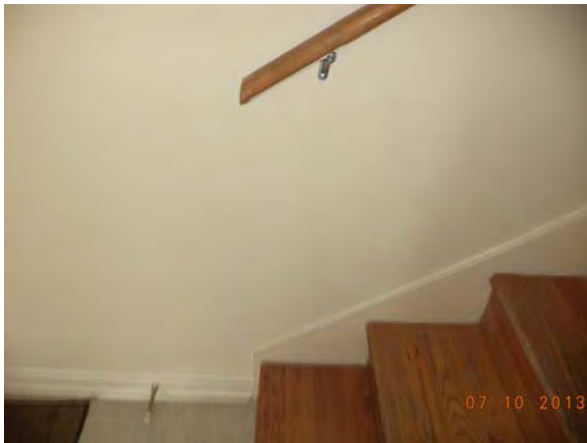
PEARY COURTS



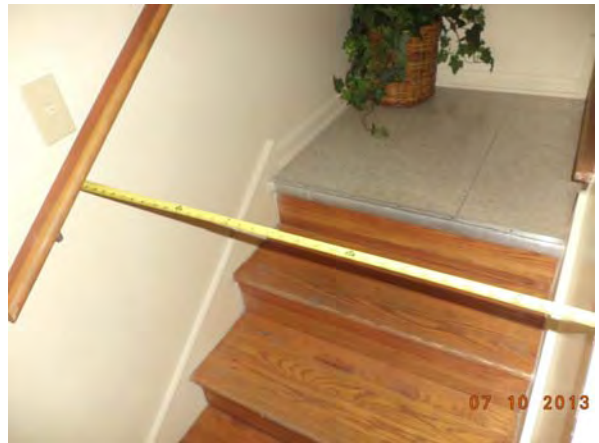
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101D-011



101D-012

KEY WEST

PEARY COURTS



101D-013



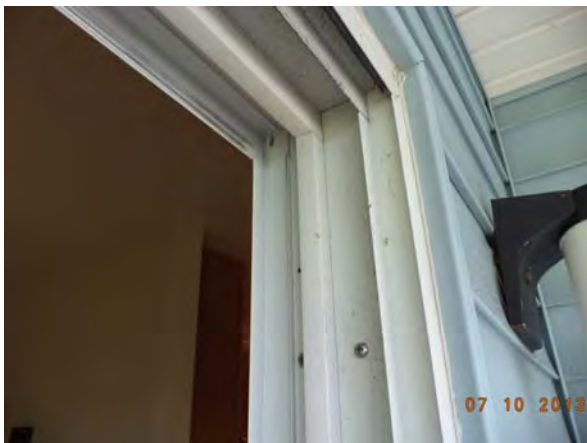
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KEY WEST

PEARY COURTS



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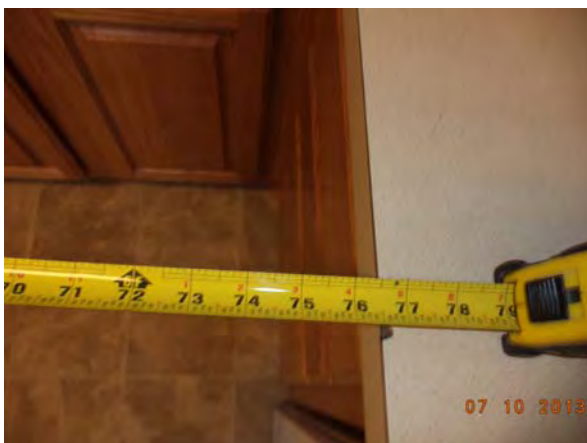
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101D-024

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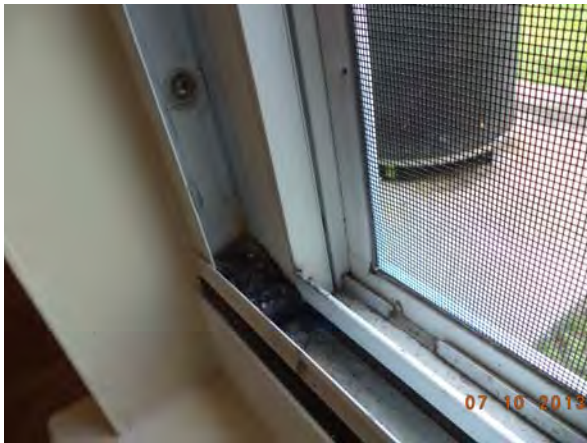
PEARY COURTS



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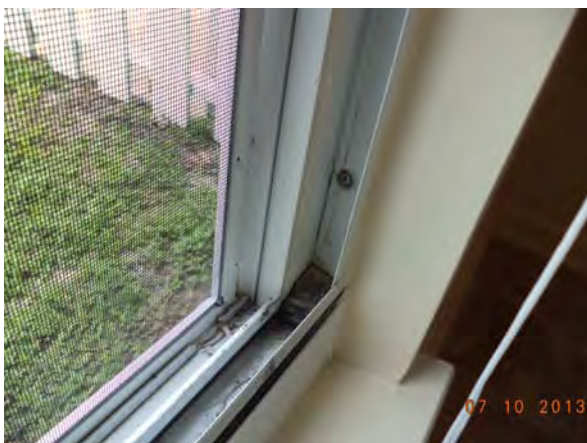
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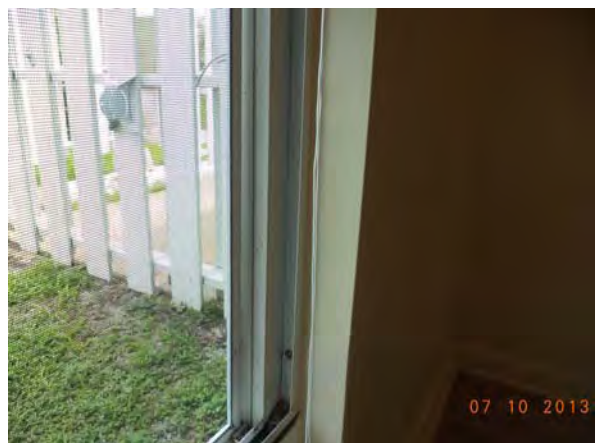
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101D-030

KEY WEST

PEARY COURTS



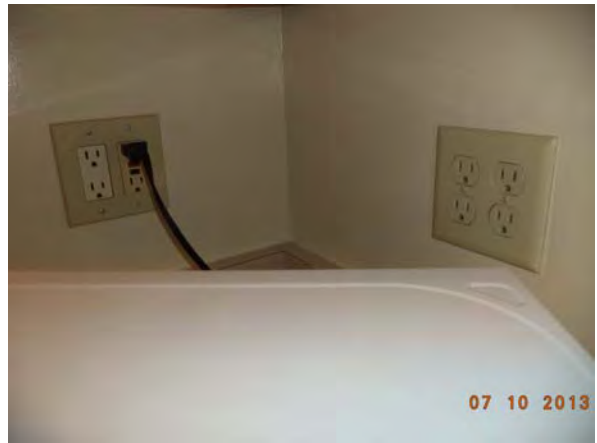
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101D-034



101D-035



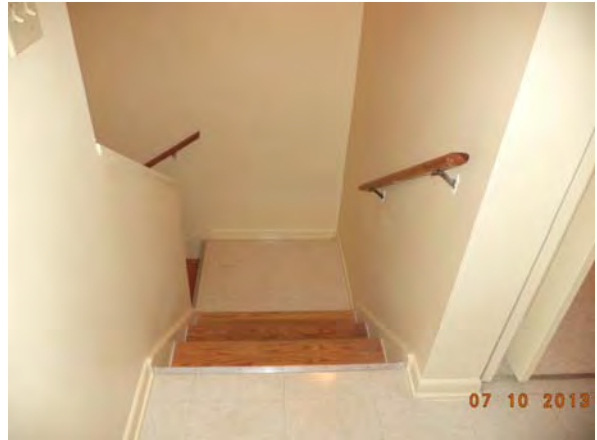
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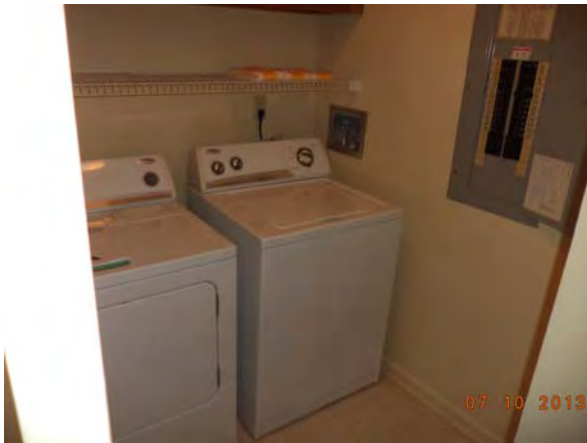
PEARY COURTS



101D-037



101D-038



101D-039



101D-040

PANEL SCHEDULE			
120/240 VOLT AC 1-PHASE, 3 WIRE 150 AMP FEED FROM D			
DESIGNATION	CKT #	DESIGNATION	CKT #
RANGE RECEPTACLE	1	FOR HEAT PUMP	2
DEYER RECEPTACLE	3	FOR A/C	4
FOR WATER HEATER	5		6
	7		8
	9		10
	11		12
	13		14
	15		16
	17		18
	19		20
	21		22
	23		24
	25		26
	27		28
	29		30

101D-041



101D-042

KEY WEST

PEARY COURTS



101D-043



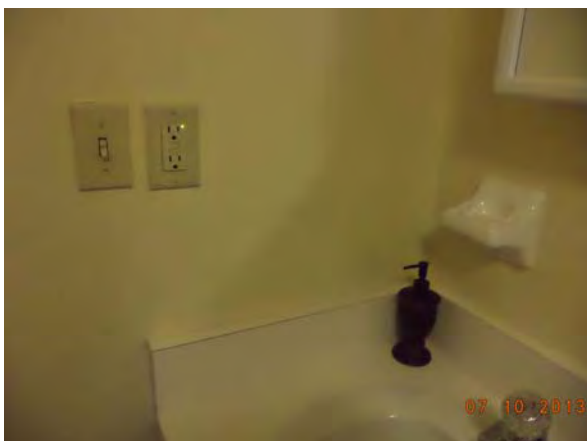
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101D-045



101D-046



101D-047



101D-048

KEY WEST

PEARY COURTS



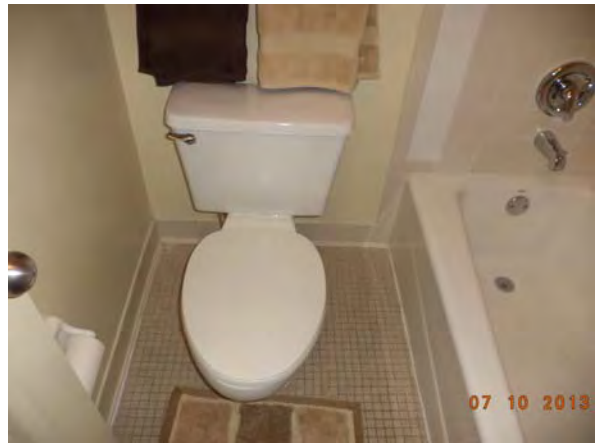
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101D-050



101D-051



101D-052



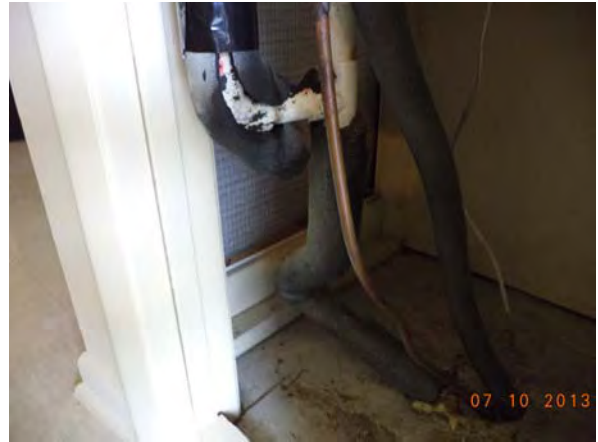
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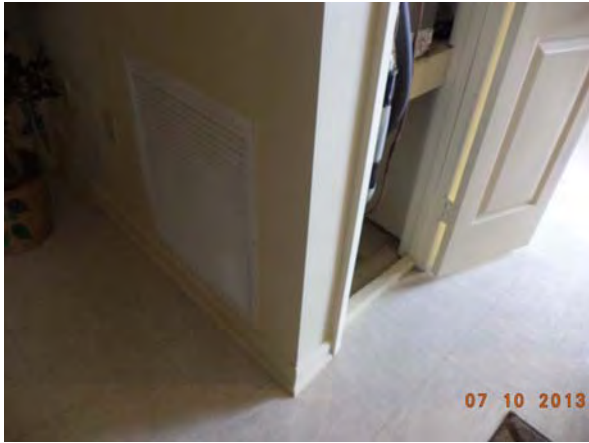
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PEARY COURTS



101D-055

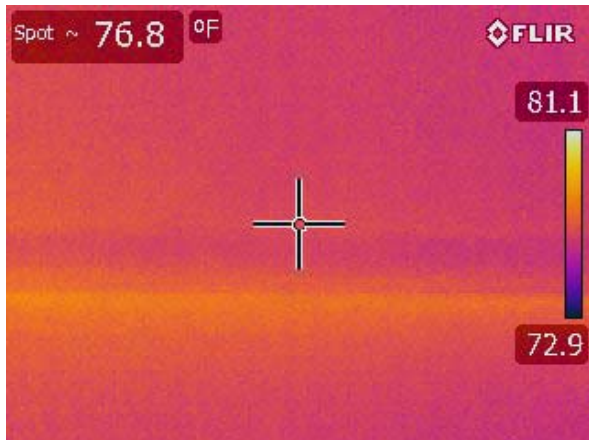
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101D-057

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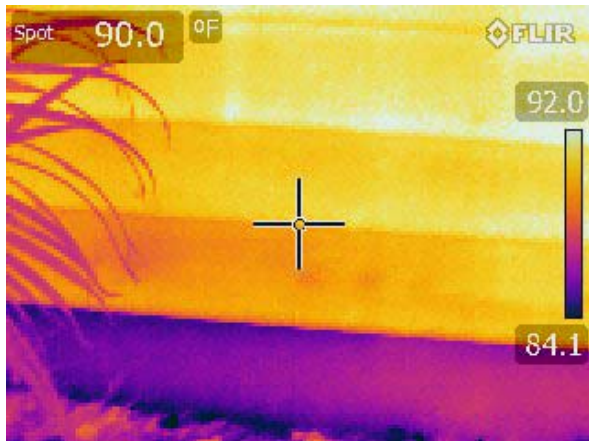
PEARY COURTS



101D-IR-001



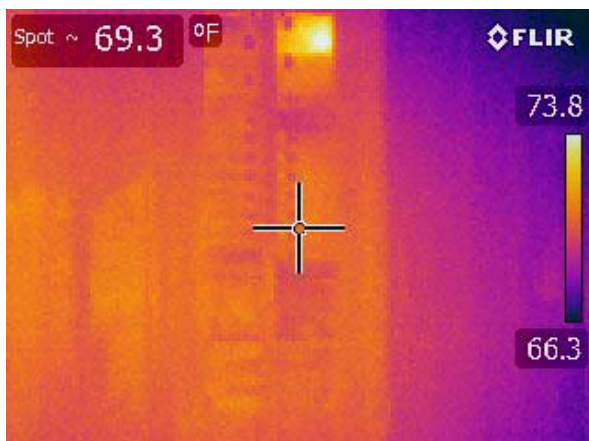
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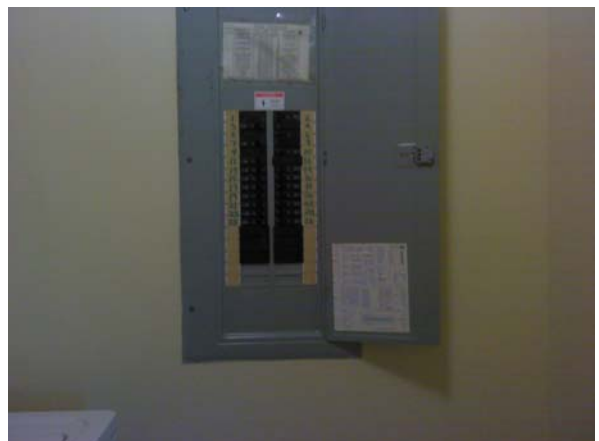
101D-IR-003



101D-IR-004



101D-IR-005



101D-IR-006

KEY WEST

EXHIBIT 8

PEARY COURTS



102A-001



102A-002



102A-003



102A-004



102A-005



102A-006

KEY WEST

PEARY COURTS



102A-007



102A-008



102A-009



102A-010



102A-011



102A-012

KEY WEST

PEARY COURTS



102A-013



102A-014



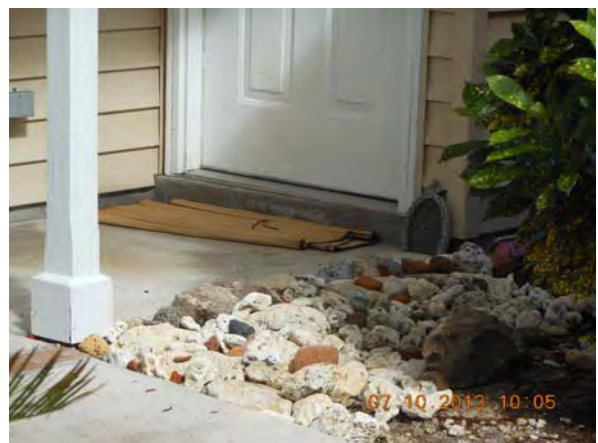
102A-015



102A-016



102A-017



102A-018

KEY WEST

PEARY COURTS



102A-019



102A-020



102A-021



102A-022



102A-023



102A-024

KEY WEST

PEARY COURTS



102A-025



102A-026



102A-027

KEY WEST

EXHIBIT 9

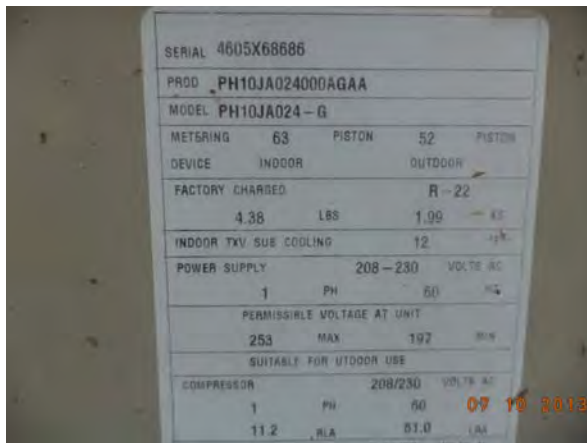
PEARY COURTS



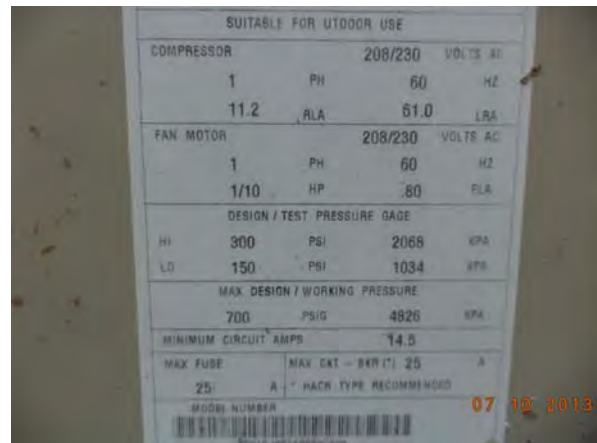
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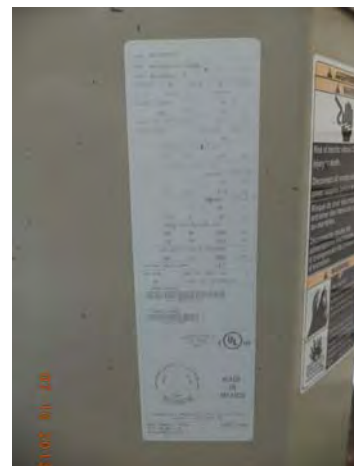
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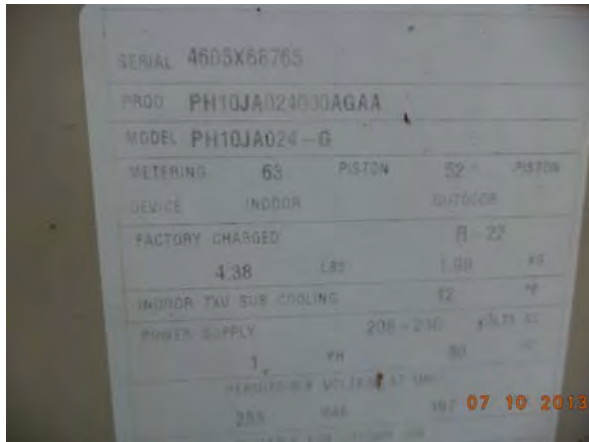
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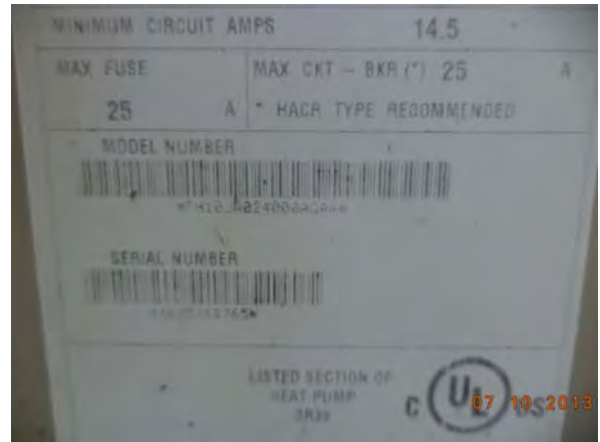
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KEY WEST

PEARY COURTS



102B-007



102B-008

KEY WEST

EXHIBIT 10

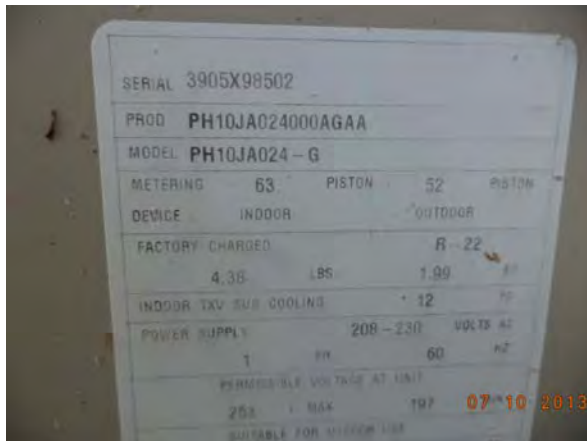
PEARY COURTS



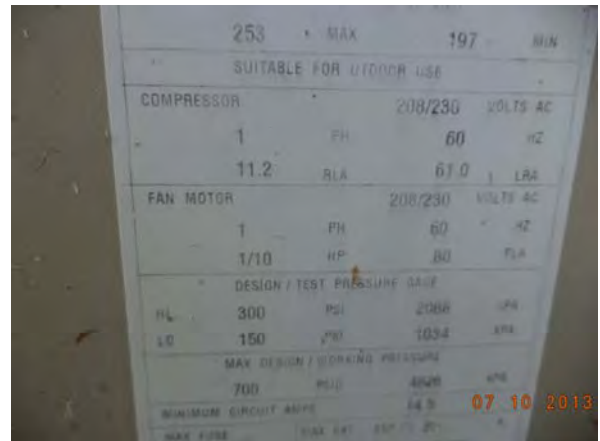
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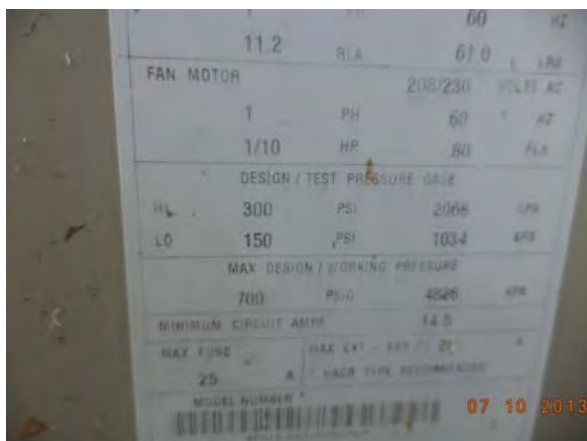
102C-002



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102C-004



102C-005



102C-006

KEY WEST

PEARY COURTS



102C-007



102C-008



102C-009



102C-010



102C-011



102C-012

KEY WEST

PEARY COURTS



102C-013



102C-014



102C-015



102C-016

KEY WEST

EXHIBIT 11

PEARY COURTS



103A-001



103A-002



103A-003



103A-004



103A-005



103A-006

KEY WEST

PEARY COURTS



103A-007



103A-008



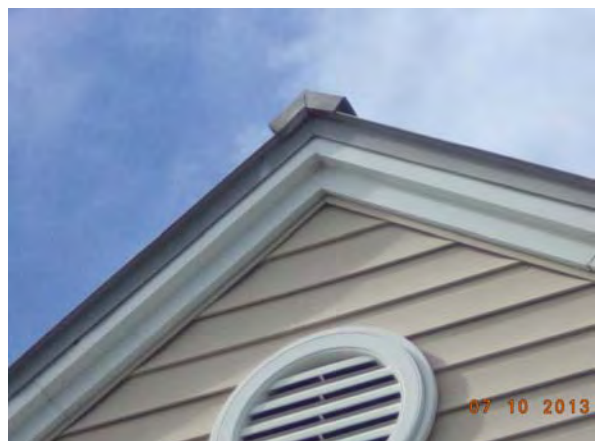
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103A-010



103A-011



103A-012

KEY WEST

PEARY COURTS



103A-013



103A-014



103A-015



103A-016



103A-017



103A-018

KEY WEST

PEARY COURTS



103A-019



103A-020



103A-021



103A-022



103A-023



103A-024

KEY WEST

PEARY COURTS



103A-025



103A-026



103A-027



103A-028



103A-029

KEY WEST

EXHIBIT 12

PEARY COURTS



104A-001



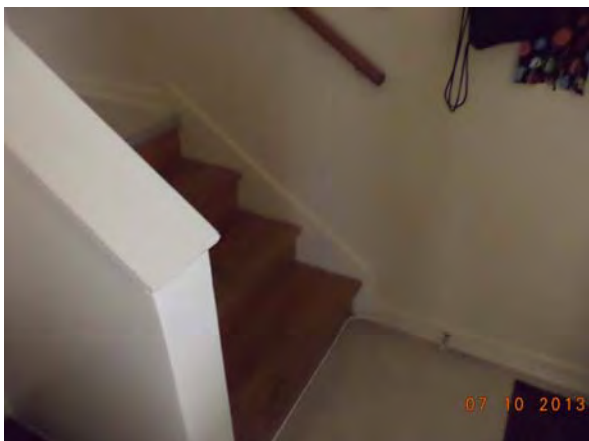
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104A-006

KEY WEST

PEARY COURTS



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104A-011



104A-012

KEY WEST

PEARY COURTS



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104A-014



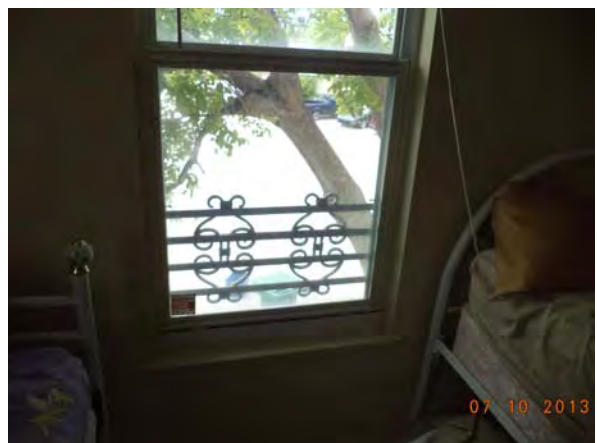
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KEY WEST

PEARY COURTS



104A-019



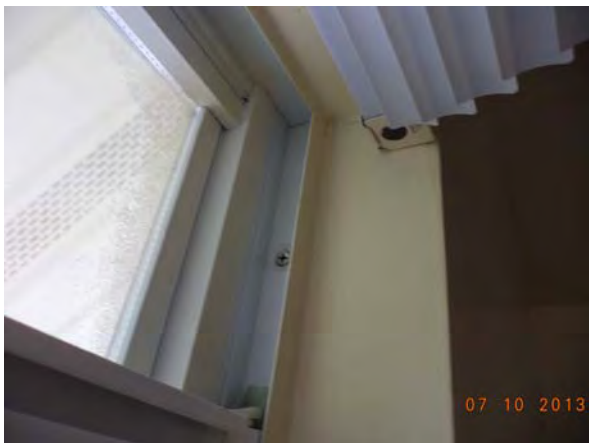
104A-020



104A-021



104A-022



104A-023



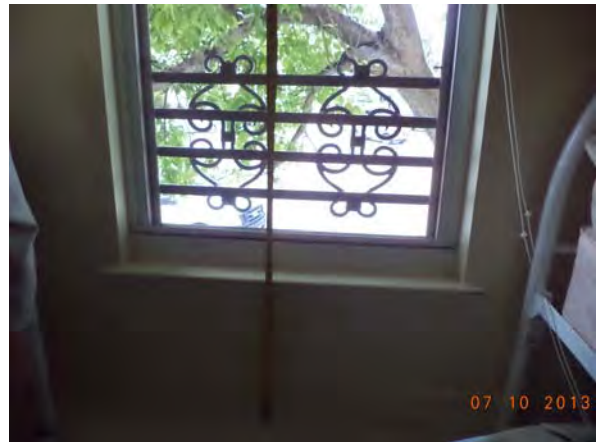
104A-024

KEY WEST

PEARY COURTS



104A-025



104A-026



104A-027



104A-028



104A-029

PANEL SCHEDULE			
120/240 VOLT AC 1-PHASE, 3 WIRE 150 AMP		FEED FROM	
		A	
DESIGNATION	CRT #	CRT #	DESIGNATION
RANGE RECEPTACLE	1	2	FOR HEAT PUMP
	3	4	
DRYER RECEPTACLE	5	6	FOR APU
	7	8	
FOR WATER HEATER	9	10	DISHWASHER RECEPT.
	11	12	SPACE
REFRIG. RECEPTACLE KIT	13	14	RECEPT. HALLWAY
COULNT. RECEPT. KIT	15	16	RECEPT. DIN & BREAKFAST
COULNT. RECEPT. KIT	17	18	RECEPT. LTV KALA BATH
COULNT. RECEPT. KIT	19	20	RECEPT. MBR & BATH
DET. PL. LIGHT & CRYST.	21	22	LITTING FLOOR
RECEPT. BED ROOM	23	24	CHANGING PAPER RECEPT.
RECEPT. DET.	25	26	DISPOSAL RECEPT.
SPACE	27	28	SPACE
SPACE	29	30	SPACE

104A-030

KEY WEST

PEARY COURTS



104A-031



104A-032



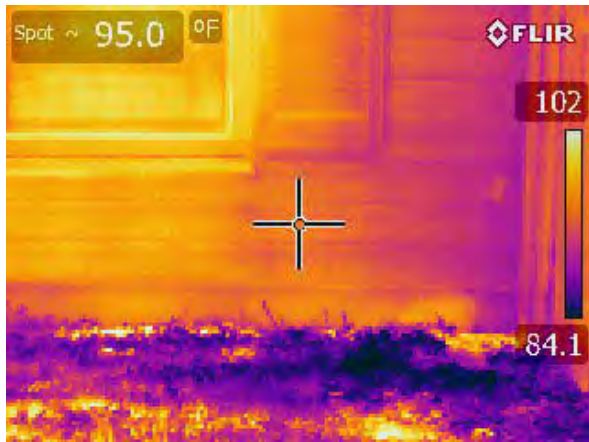
104A-033



104A-034

KEY WEST

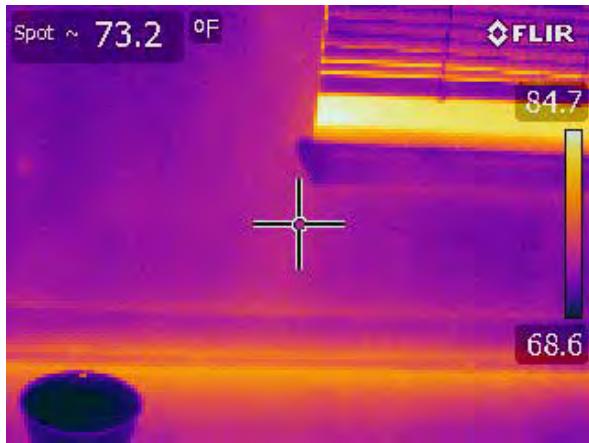
PEARY COURTS



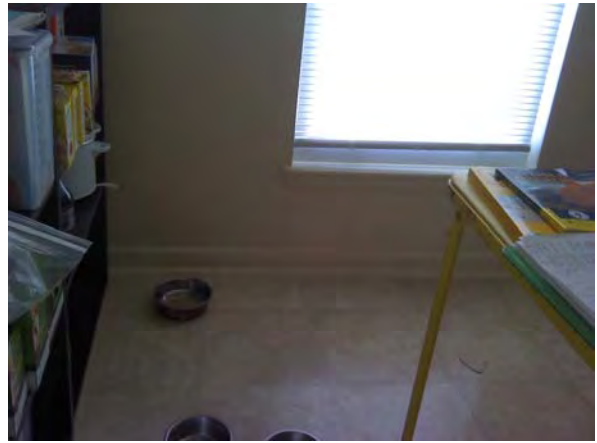
104A-IR-001



104A-IR-002



104A-IR-003



104A-IR-004



104A-IR-005

KEY WEST

EXHIBIT 13

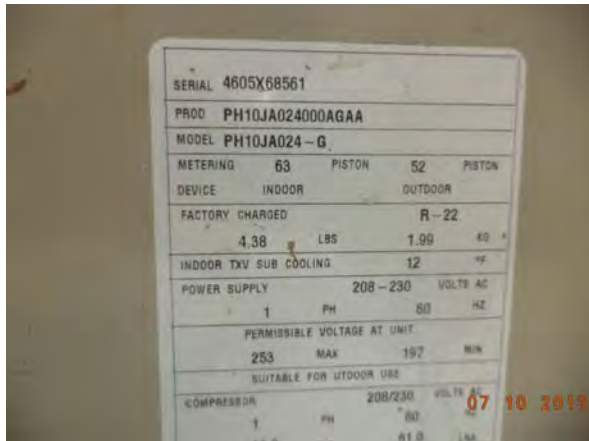
PEARY COURTS



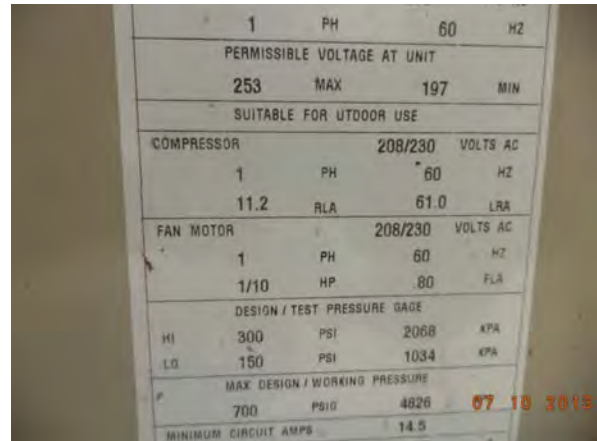
104C-001



104C-002



104C-003



104C-004



104C-005



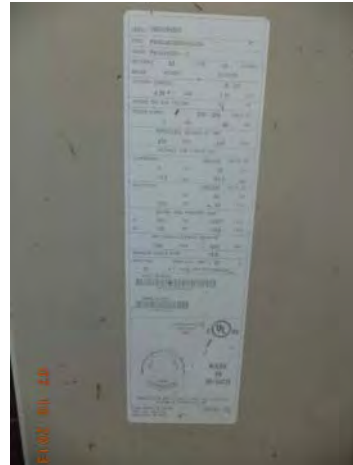
104C-006

KEY WEST

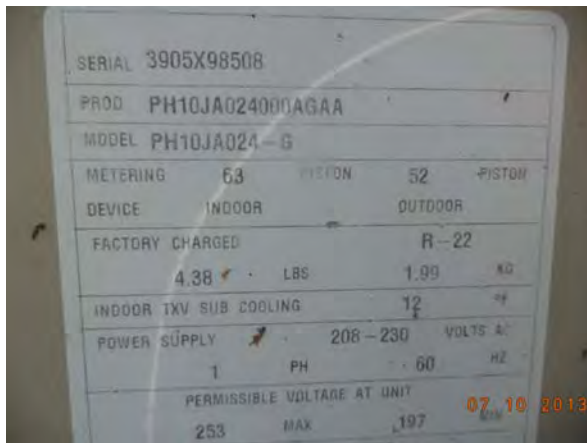
PEARY COURTS



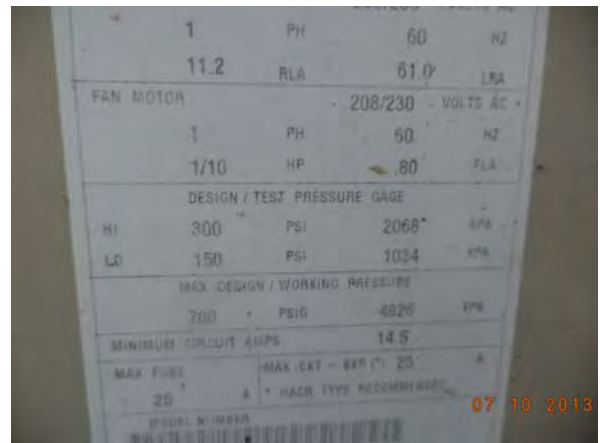
104C-007



104C-008



104C-009



104C-010



104C-011



104C-012

KEY WEST

EXHIBIT 14

PEARY COURTS



105A-001



105A-002



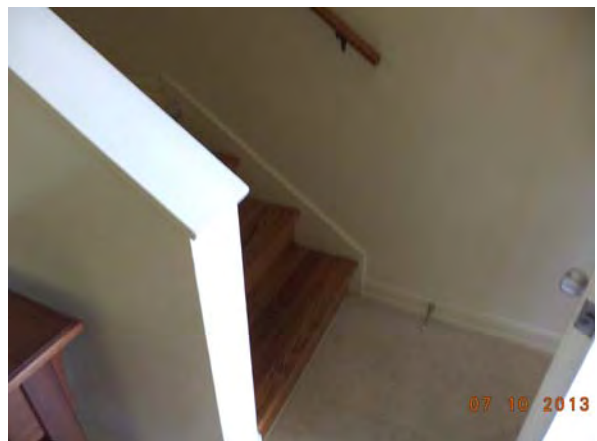
105A-003



105A-004



105A-005



105A-006

KEY WEST

PEARY COURTS



105A-007



105A-008



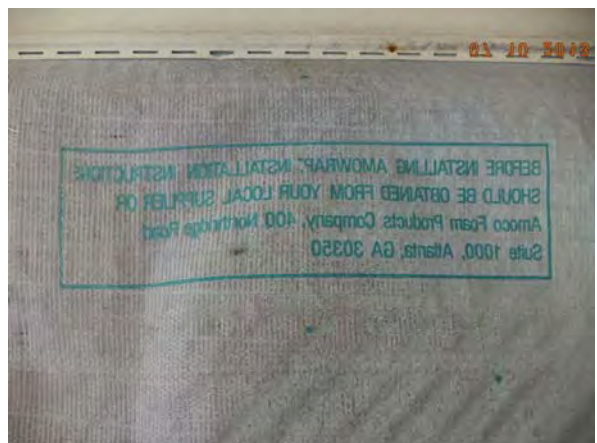
105A-009



105A-010



105A-011



105A-012

KEY WEST

PEARY COURTS



105A-013



105A-014



105A-015



105A-016



105A-017



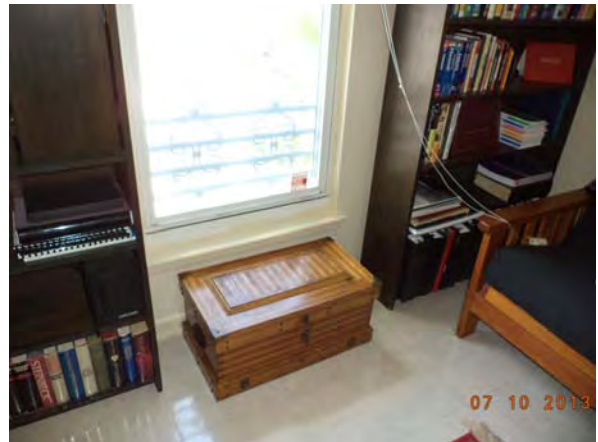
105A-018

KEY WEST

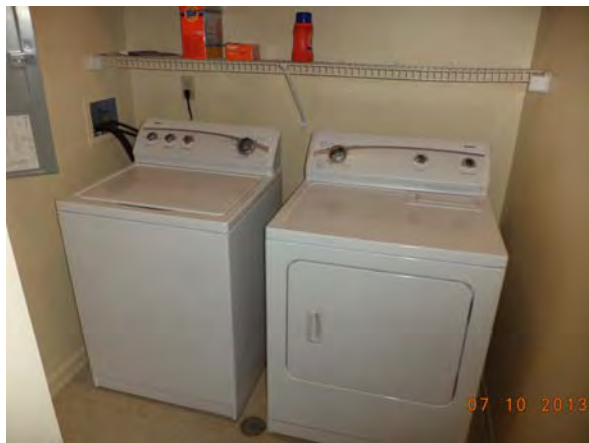
PEARY COURTS



105A-019



105A-020



105A-021



105A-022



105A-023



105A-024

KEY WEST

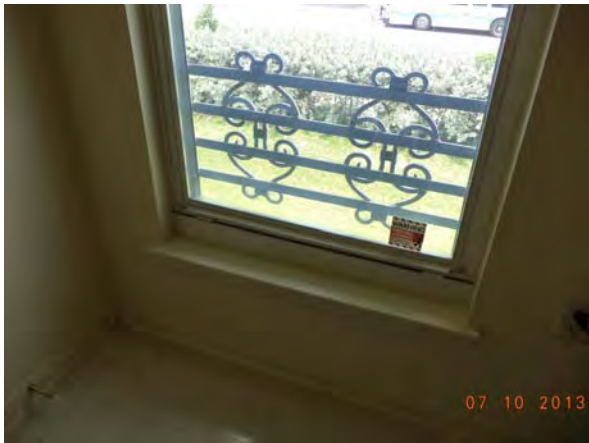
PEARY COURTS



105A-025



105A-026



105A-027



105A-028



105A-029



105A-030

KEY WEST

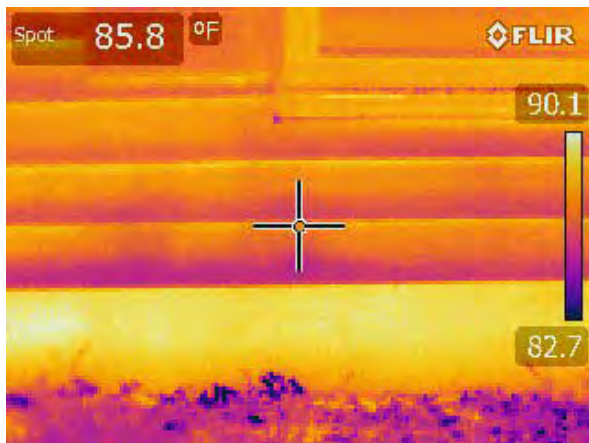
PEARY COURTS



105A-IR-001



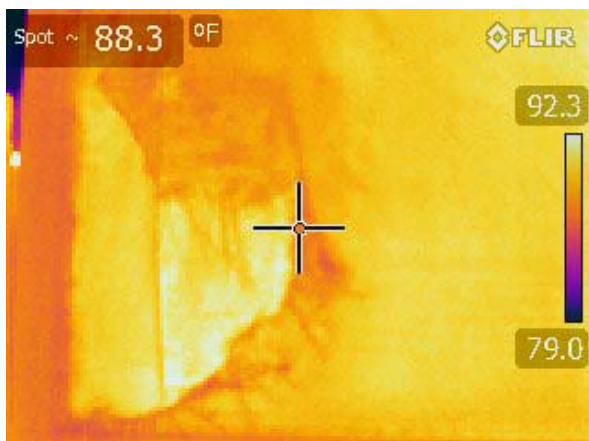
105A-IR-002



105A-IR-003



105A-IR-004



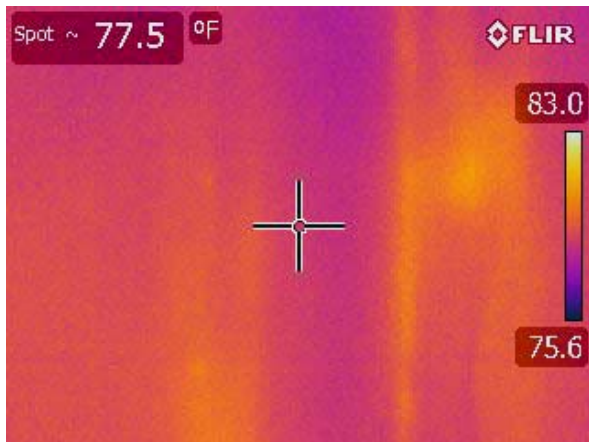
105A-IR-005



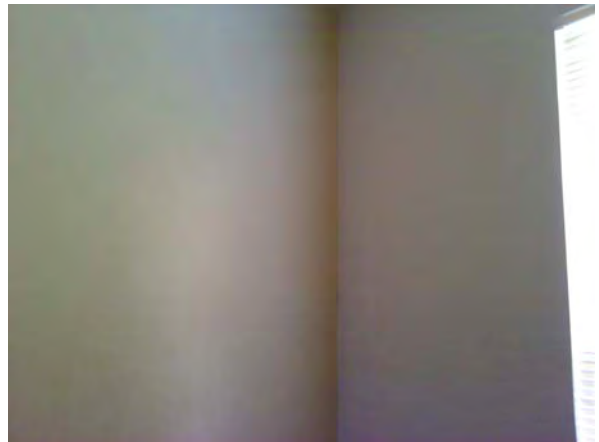
105A-IR-006

KEY WEST

PEARY COURTS



105A-IR-007



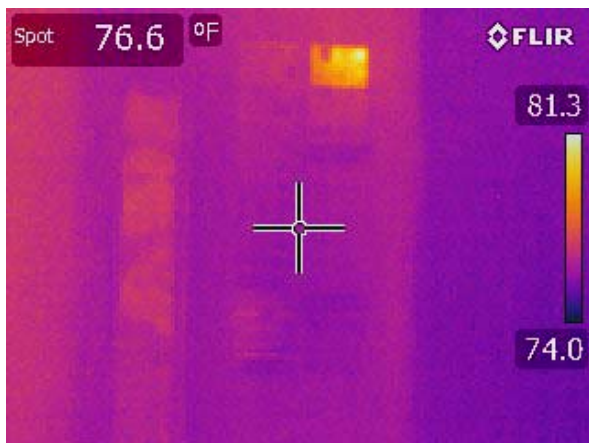
105A-IR-008



105A-IR-009



105A-IR-010



105A-IR-011

KEY WEST

EXHIBIT 15

PEARY COURTS



105C-001



105C-002



105C-003



105C-004



105C-005



105C-006

KEY WEST

PEARY COURTS



105C-007



105C-008



105C-009



105C-010



105C-011



105C-012

KEY WEST

PEARY COURTS



105C-013



105C-014



105C-015



105C-016



105C-017



105C-018

KEY WEST

PEARY COURTS



105C-019



105C-020



105C-021



105C-022

KEY WEST

EXHIBIT 16

PEARY COURTS



107B-001



107B-002



107B-003



107B-004



107B-005



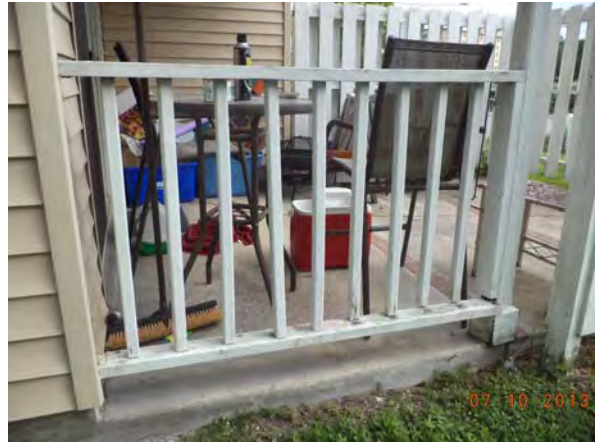
107B-006

KEY WEST

PEARY COURTS



107B-007



107B-008



107B-009



107B-010



107B-011



107B-012

KEY WEST

PEARY COURTS



107B-013



107B-014



107B-015



107B-016



107B-017



107B-018

KEY WEST

PEARY COURTS



107B-019



107B-020



107B-021

KEY WEST

EXHIBIT 17

PEARY COURTS



108B-001



108B-002



108B-003

KEY WEST

EXHIBIT 18

PEARY COURTS



108C-001

KEY WEST

EXHIBIT 19

PEARY COURTS



111C-001



111C-002



111C-003



111C-004



111C-005



111C-006

KEY WEST

EXHIBIT 20

PEARY COURTS



113A-001



113A-002



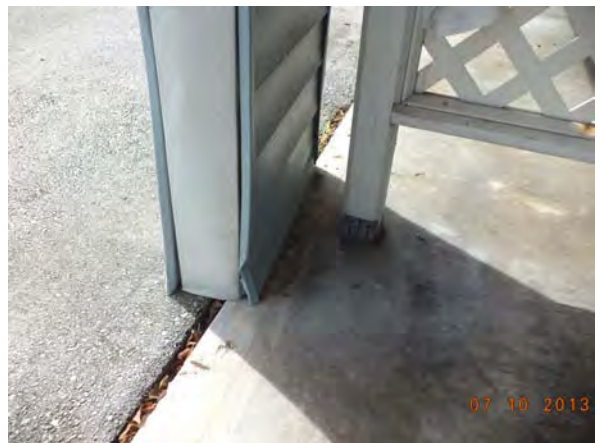
113A-003



113A-004



113A-005



113A-006

KEY WEST

PEARY COURTS



113A-007



113A-008

KEY WEST

EXHIBIT 21

PEARY COURTS



114C-001



114C-002



114C-003

KEY WEST

EXHIBIT 22

PEARY COURTS



131C-001



131C-002

KEY WEST

EXHIBIT 23

PEARY COURTS



134B-001



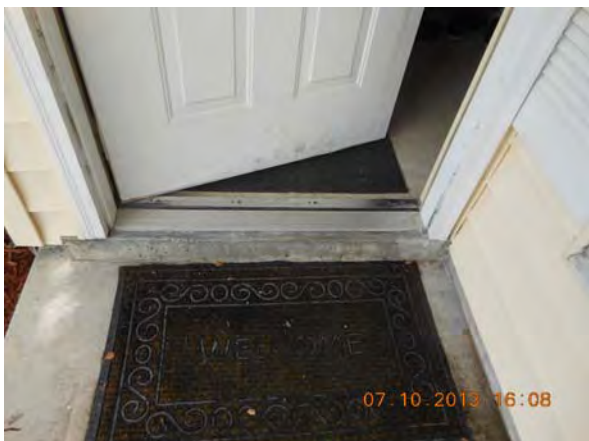
134B-002



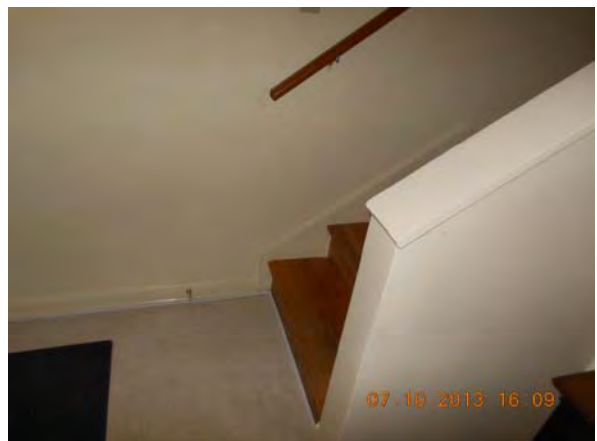
134B-003



134B-004



134B-005



134B-006

KEY WEST

PEARY COURTS



134B-007



134B-008



134B-009



134B-010



134B-011



134B-012

KEY WEST

PEARY COURTS



134B-013



134B-014



134B-015



134B-016



134B-017



134B-018

KEY WEST

PEARY COURTS



134B-019



134B-020



134B-021



134B-022



134B-023



134B-024

KEY WEST

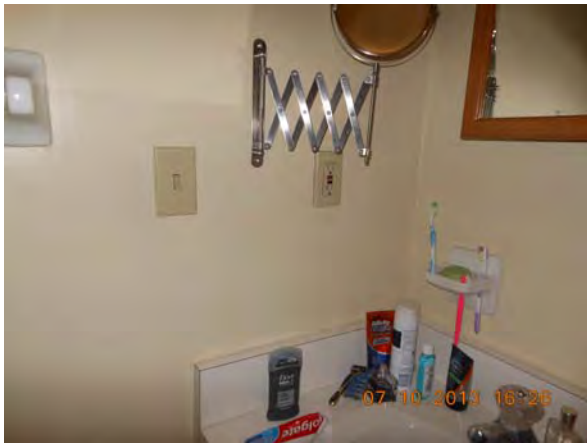
PEARY COURTS



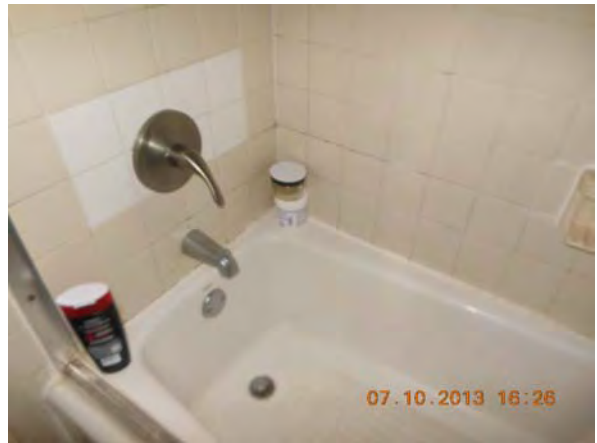
134B-025



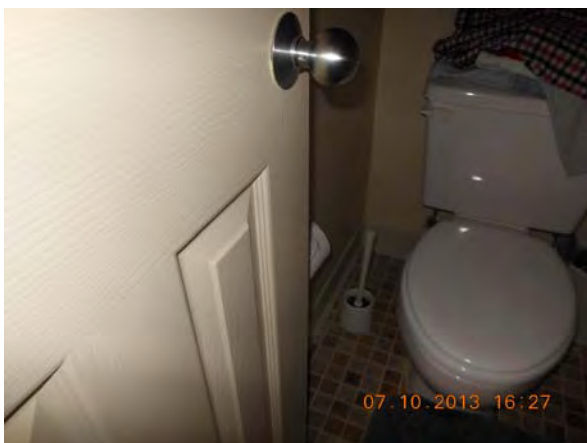
134B-026



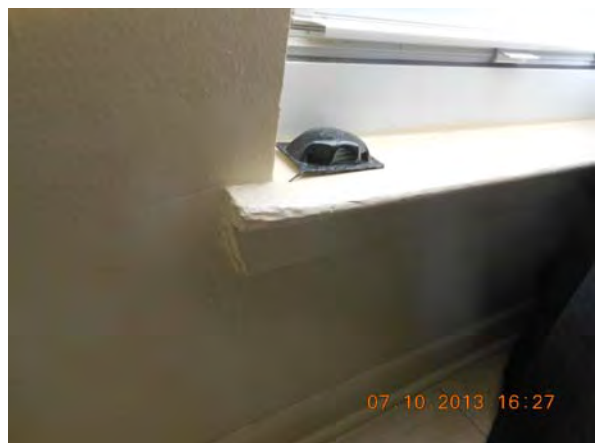
134B-027



134B-028



134B-029



134B-030

KEY WEST

PEARY COURTS



134B-031



134B-032



134B-033



134B-034

KEY WEST

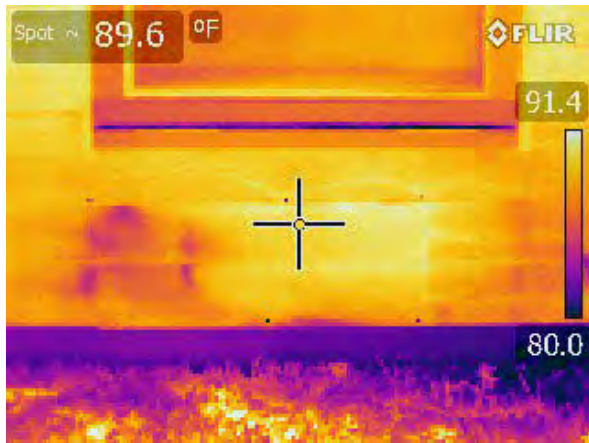
PEARY COURTS



134B-IR-001



134B-IR-002



134B-IR-003



134B-IR-004



134B-IR-005



134B-IR-006

KEY WEST

EXHIBIT 24

PEARY COURTS



138A-001



138A-002



138A-003



138A-004



138A-005



138A-006

KEY WEST

PEARY COURTS



138A-007



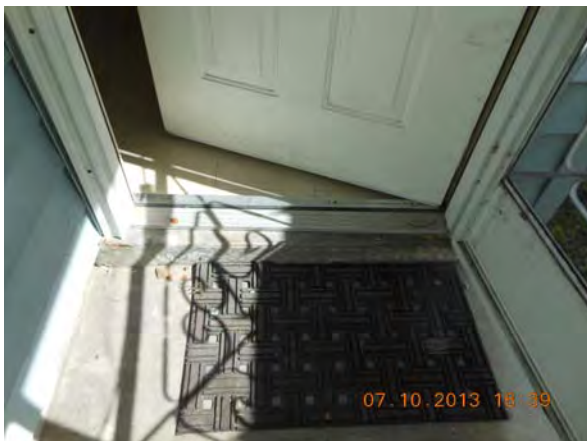
138A-008



138A-009



138A-010



138A-011



138A-012

KEY WEST

PEARY COURTS



138A-013



138A-014



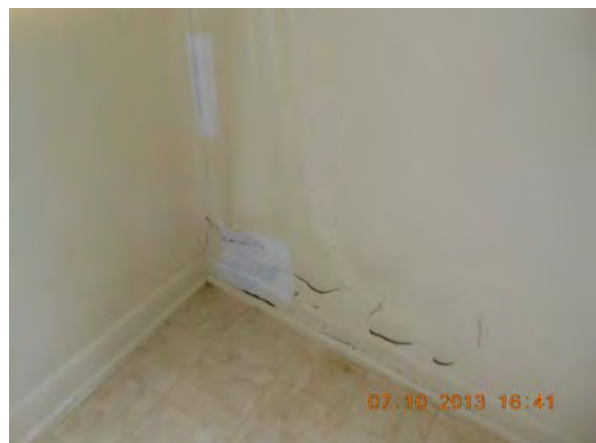
138A-015



138A-016



138A-017



138A-018

KEY WEST

PEARY COURTS



138A-019



138A-020



138A-021



138A-022



138A-023



138A-024

KEY WEST

PEARY COURTS



138A-025



138A-026



138A-027



138A-028



138A-029



138A-030

KEY WEST

PEARY COURTS



138A-031



138A-032



138A-033



138A-034



138A-035



138A-036

KEY WEST

PEARY COURTS



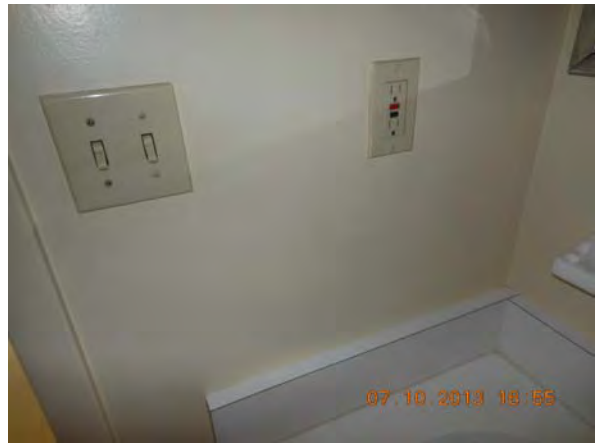
138A-037



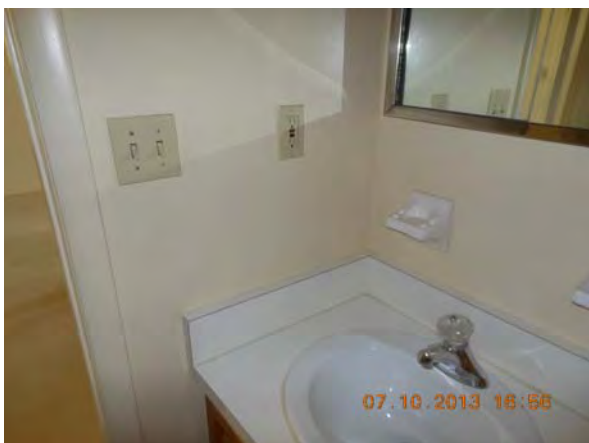
138A-038



138A-039



138A-040



138A-041



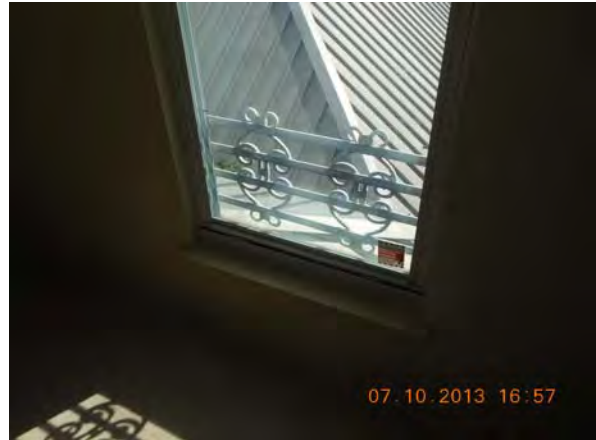
138A-042

KEY WEST

PEARY COURTS



138A-043



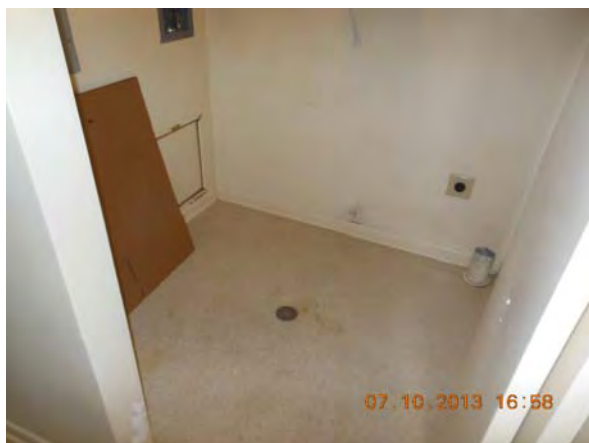
138A-044



138A-045



138A-046



138A-047

PANEL SCHEDULE			
120/240 VOLT AC, 1-PHASE, 3 WIRE 150 AMP FEED FROM A			
DESIGNATION	CRT #	CRT #	DESIGNATION
RANGE RECEPTACLE	1	2	FOR REPT. KIT
	3	4	FOR REPT. KIT
DRYER RECEPTACLE	5	6	FOR REPT. KIT
	7	8	FOR REPT. KIT
FOR WATERHEATER	9	10	DISCHARGE RECEPT.
	11	12	SPACE
REFRIG. RECEPTACLE KIT.	13	14	RECEPT. WAREH.
COUNT. RECEPT. KIT.	15	16	RECEPT. DON. & BASKET
COUNT. RECEPT. KIT.	17	18	RECEPT. L.V. K.M. & BATH
COUNT. RECEPT. KIT.	19	20	RECEPT. WASH. & BATH
1ST. FL. LIGHTS & CNVT.	21	22	LIFT 2ND FLOOR
RECEPT. BEDROOM	23	24	CALPORT FURNITURE RECEPT.
SMOKE DET.	25	26	DISPOSAL RECEPT.
SPACE	27	28	SPACE
SPACE	29	30	SPACE

138A-048

KEY WEST

PEARY COURTS



138A-049



138A-050



138A-051



138A-052



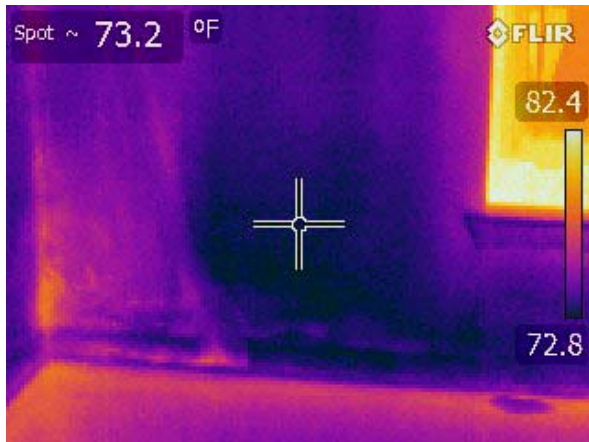
138A-053



138A-054

KEY WEST

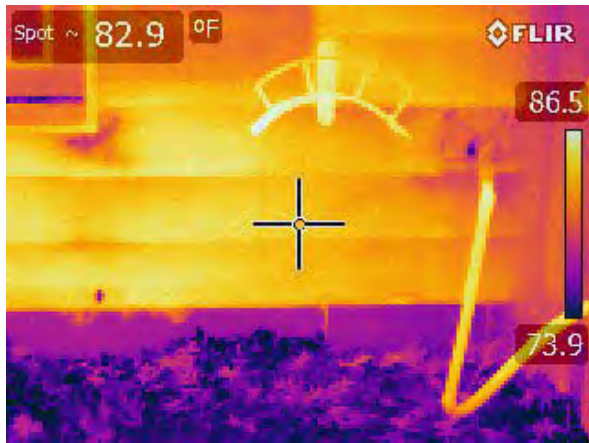
PEARY COURTS



138A-IR-001



138A-IR-002



138A-IR-003



138A-IR-004



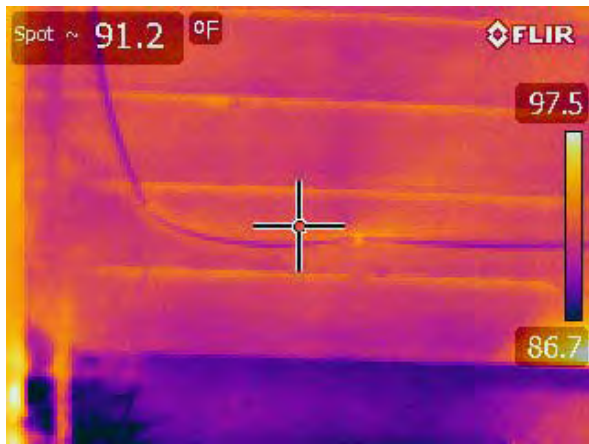
138A-IR-005



138A-IR-006

KEY WEST

PEARY COURTS



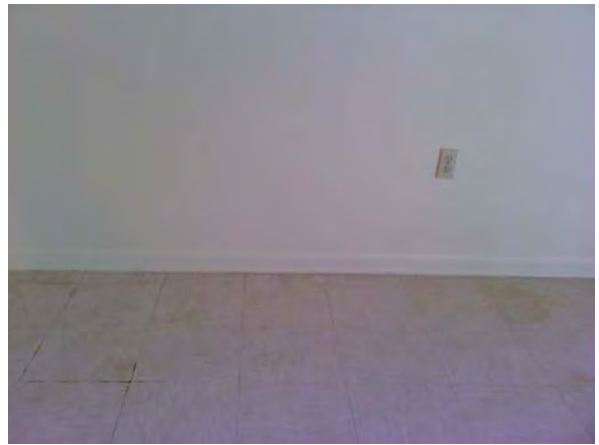
138A-IR-007



138A-IR-008



138A-IR-009



138A-IR-010

KEY WEST

EXHIBIT 25

PEARY COURTS



140A-001



140A-002



140A-003



140A-004



140A-005



140A-006

KEY WEST

PEARY COURTS



140A-007



140A-008



140A-009



140A-010



140A-011



140A-012

KEY WEST

A photograph of a two-story yellow house with a gabled roof. The house has white horizontal siding and a white picket fence in the foreground. A person is standing near the entrance. The date stamp "07.10.2013" is visible in the bottom right corner.

A photograph of a yellow house with a white picket fence. A black air conditioning unit sits on a concrete pad in the foreground. A window with white shutters is visible. A date stamp '07-10-2013' is in the bottom right corner.

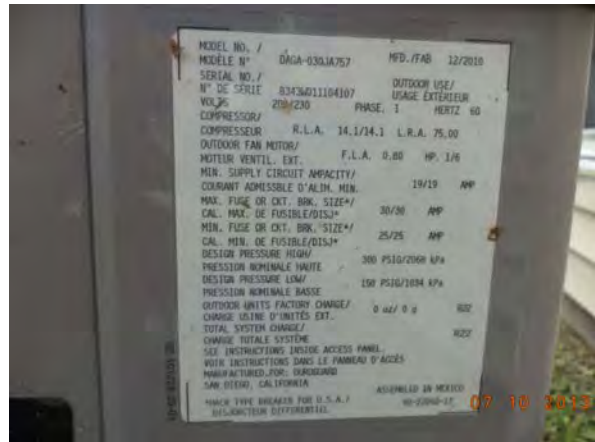
[illegible]

KEY WEST

PEARY COURTS



140A-019



140A-020



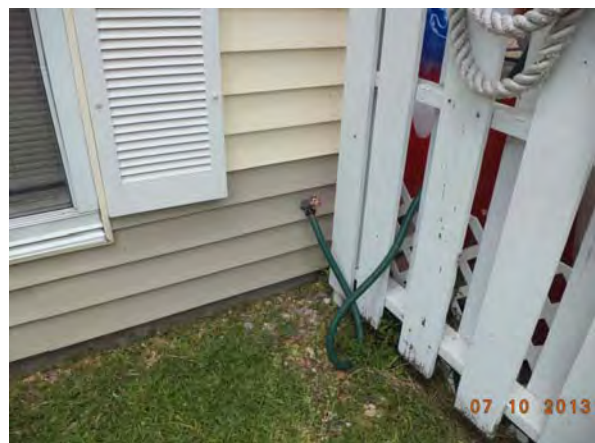
140A-021



140A-022



140A-023



140A-024

KEY WEST

PEARY COURTS



140A-025



140A-026



140A-027



140A-028



140A-029



140A-030

KEY WEST

EXHIBIT 26

PEARY COURTS



141C-001



141C-002



141C-003



141C-004



141C-005



141C-006

KEY WEST

PEARY COURTS



141C-007



141C-008



141C-009

KEY WEST

EXHIBIT 27

PEARY COURTS



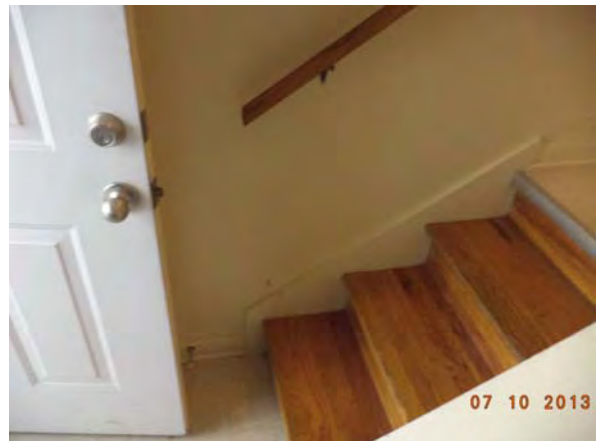
145B-001



145B-002



145B-003



145B-004



145B-005



145B-006

KEY WEST

PEARY COURTS



145B-007



145B-008



145B-009



145B-010



145B-011



145B-012

KEY WEST

PEARY COURTS



145B-013



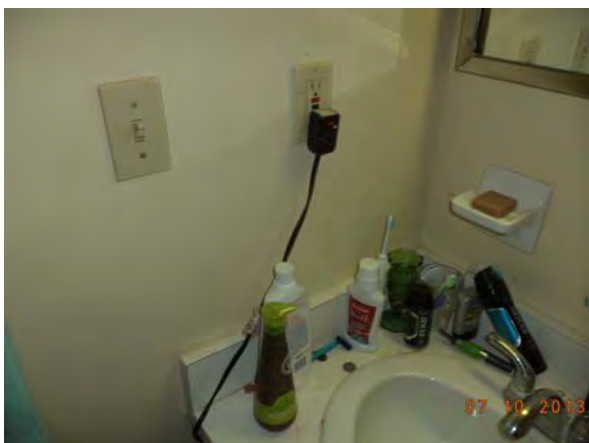
145B-014



145B-015



145B-016



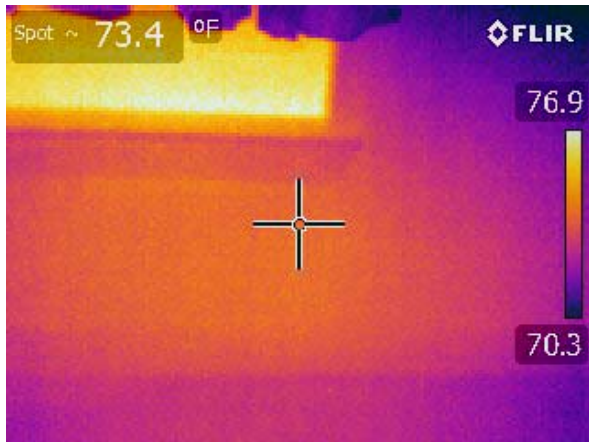
145B-017



145B-018

KEY WEST

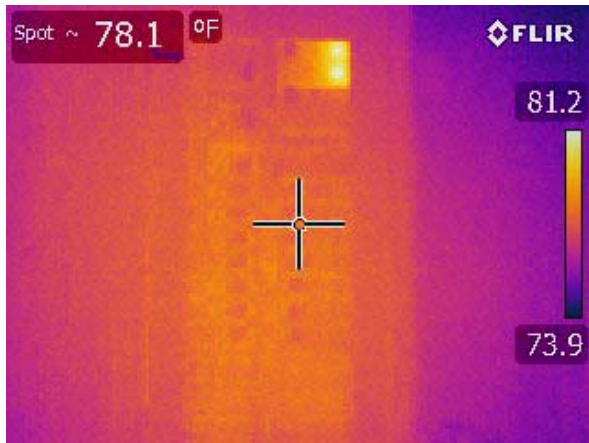
PEARY COURTS



145B-IR-123



145B-IR-124



145B-IR-125

KEY WEST

EXHIBIT 28

PEARY COURTS



145B-019



145B-020

KEY WEST

PEARY COURTS



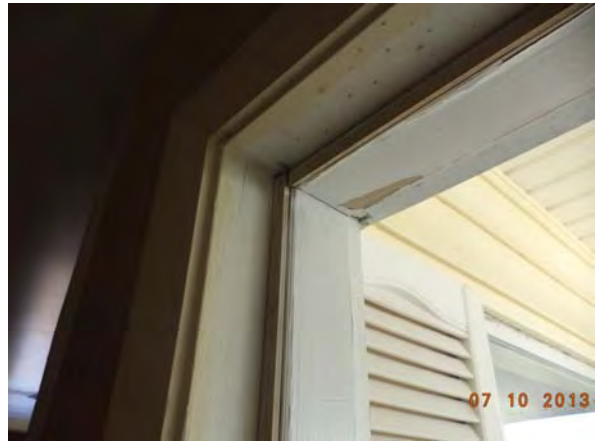
146B-001



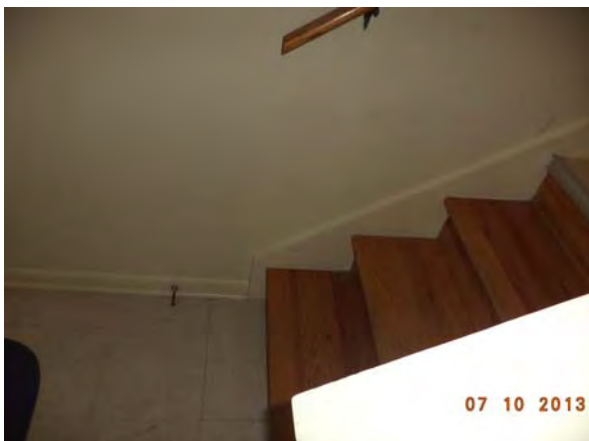
146B-002



146B-003



146B-004



146B-005



146B-006

KEY WEST

PEARY COURTS



146B-007



146B-008



146B-009



146B-010



146B-011



146B-012

KEY WEST

PEARY COURTS



146B-013



146B-014



146B-015



146B-016



146B-017



146B-018

KEY WEST

PEARY COURTS



146B-019



146B-020



146B-021



146B-022



146B-023



146B-024

KEY WEST

PEARY COURTS



146B-025



146B-026



146B-027



146B-028



146B-029

PANEL SCHEDULE			
120/240 VOLT AC 1-PHASE, 3 WIRE 150 AMP		FEED FROM B	
DESIGNATION	CKT #	CKT #	DESIGNATION
RANGE RECEPTACLE	1	2	FOR HEAT PUMP
	3	4	
DRYER RECEPTACLE	5	6	FOR AHU
	7	8	
FOR WATERHEATER	9	10	DISHWASHER RECEPT.
	11	12	SPACE
REFRIG. RECEPTACLE KIT.	13	14	RECEPT. WASHER
COUNT. RECEPT. KIT.	15	16	RECEPT. COR. & BREAKFAST
COUNT. RECEPT. KIT.	17	18	RECEPT. L.V. HALL & BATH
COUNT. RECEPT. KIT.	19	20	RECEPT. KITCH. & BATH
1ST. FL. LIGHTS & CRPT.	21	22	1ST. AND 2ND FLOOR
RECEPT. BEDROOM	23	24	OUTDOOR PATIO RECEPT.
SMOKE DET.	25	26	DISPOSAL RECEPT.
SPACE	27	28	SPACE
SPACE	29	30	SPACE

146B-030

KEY WEST

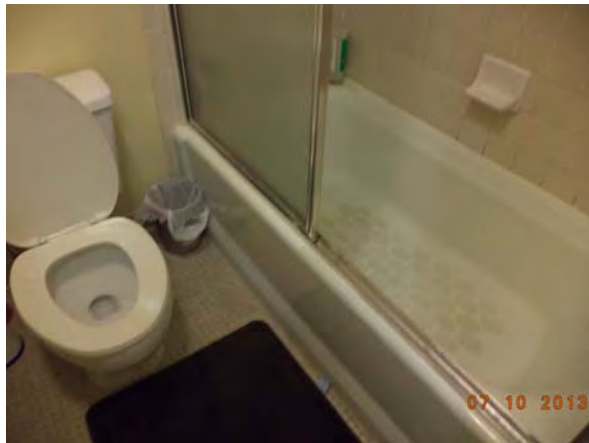
PEARY COURTS



146B-031



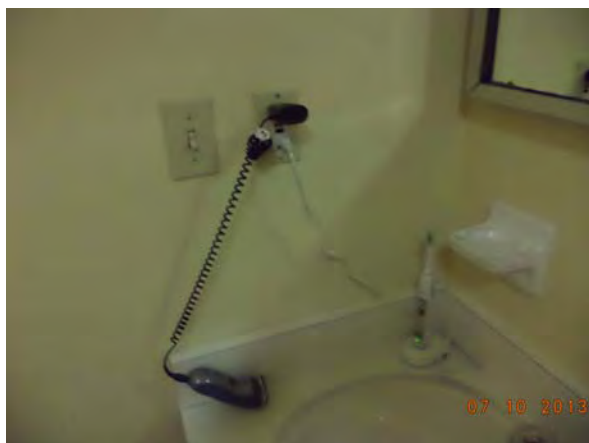
146B-032



146B-033



146B-034



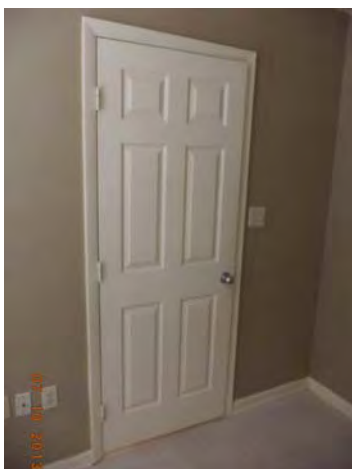
146B-035



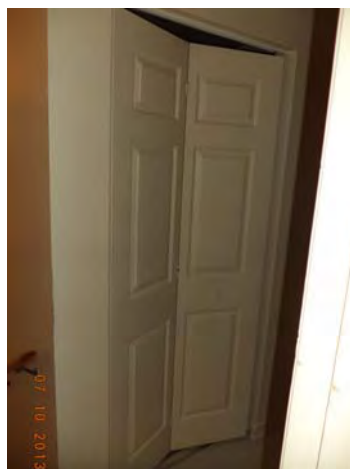
146B-036

KEY WEST

PEARY COURTS



146B-037



146B-038



146B-039



146B-040

KEY WEST

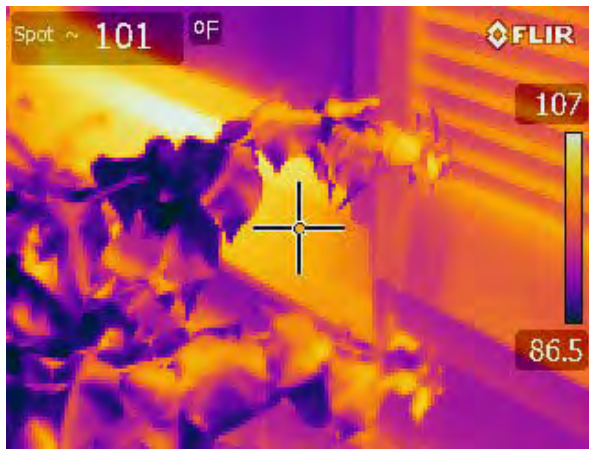
PEARY COURTS



146B-IR-001



146B-IR-002



146B-IR-003



146B-IR-004



146B-IR-005



146B-IR-006

KEY WEST

EXHIBIT 29

PEARY COURTS



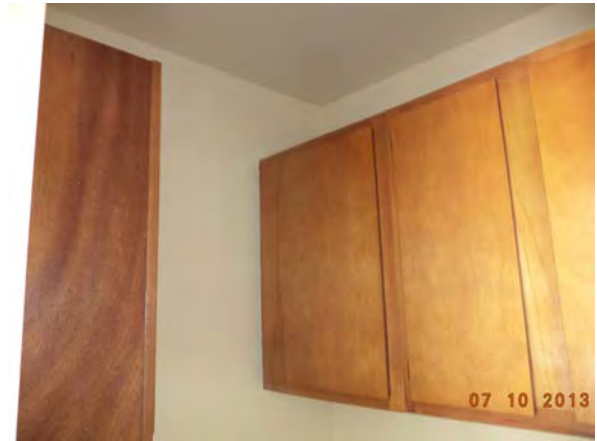
148A-001



148A-002



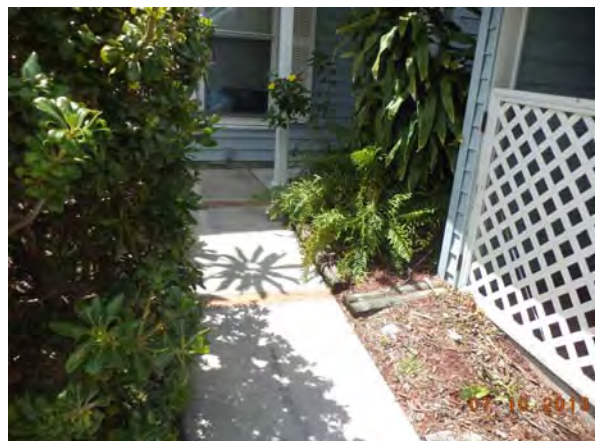
148A-003



148A-004



148A-005



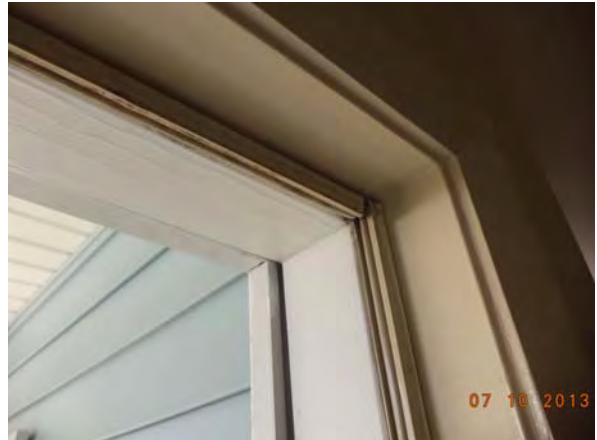
148A-006

KEY WEST

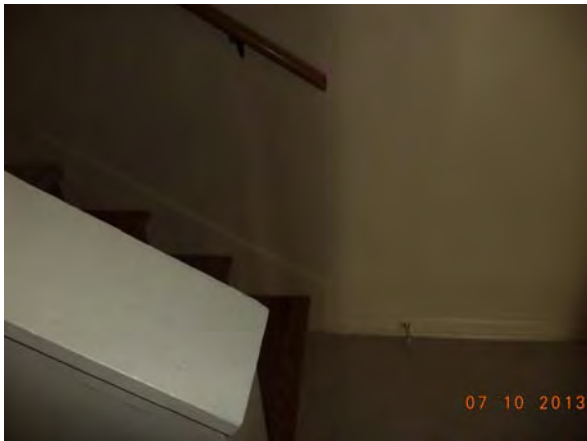
PEARY COURTS



148A-007



148A-008



148A-009



148A-010



148A-011



148A-012

KEY WEST

PEARY COURTS



148A-013



148A-014



148A-015



148A-016



148A-017



148A-018

KEY WEST

PEARY COURTS



148A-019



148A-020



148A-021



148A-022



148A-023



148A-024

KEY WEST

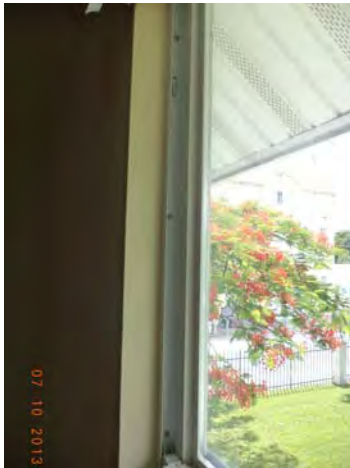
PEARY COURTS



148A-025



148A-026



148A-027



148A-028



148A-029



148A-030

KEY WEST

PEARY COURTS



148A-031



148A-032



148A-033



148A-034



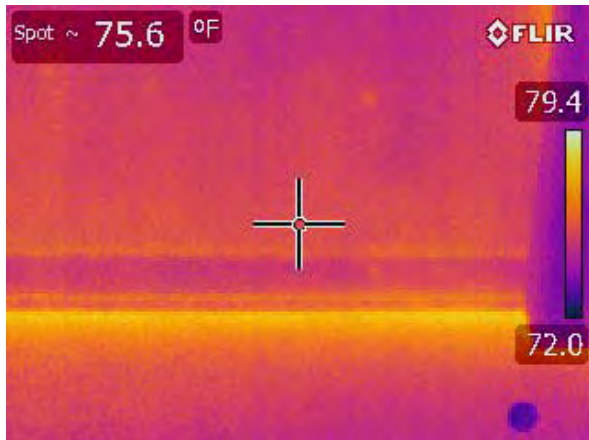
148A-035



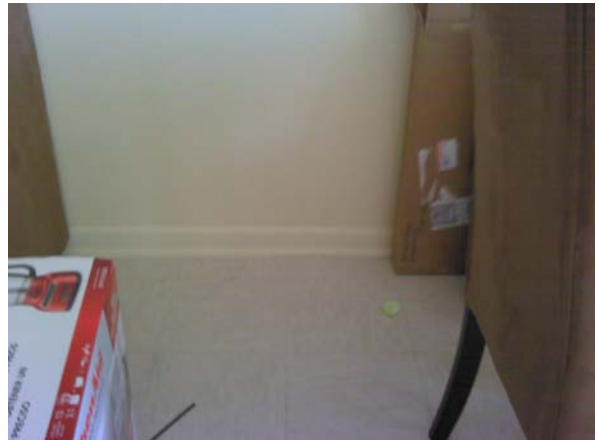
148A-036

KEY WEST

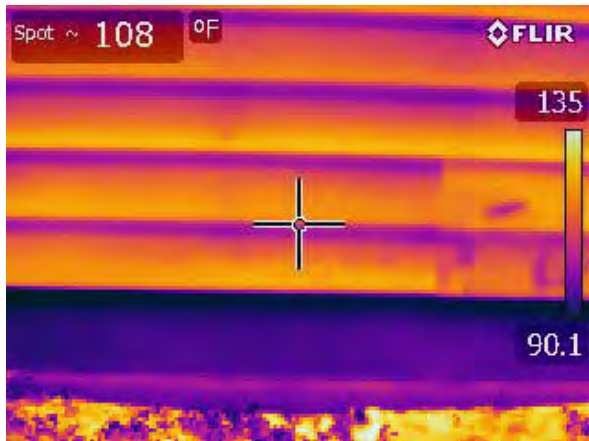
PEARY COURTS



148A-IR-001



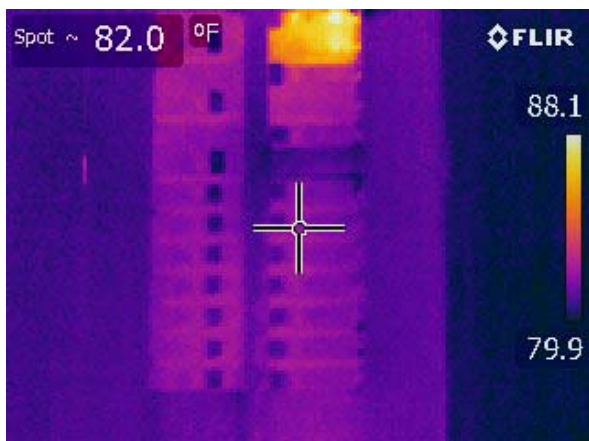
148A-IR-002



148A-IR-003



148A-IR-004



148A-IR-005



148A-IR-006

KEY WEST

EXHIBIT 30

PEARY COURTS



149C-001



149C-002



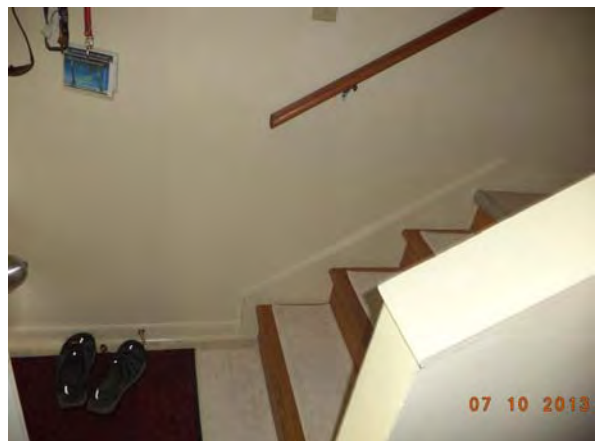
149C-003



149C-004



149C-005



149C-006

KEY WEST

PEARY COURTS



149C-007



149C-008



149C-009



149C-010



149C-011



149C-012

KEY WEST

PEARY COURTS



149C-013



149C-014



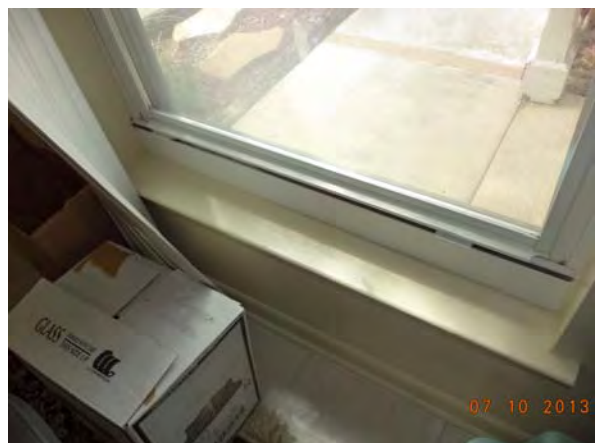
149C-015



149C-016



149C-017



149C-018

KEY WEST

PEARY COURTS



149C-019



149C-020



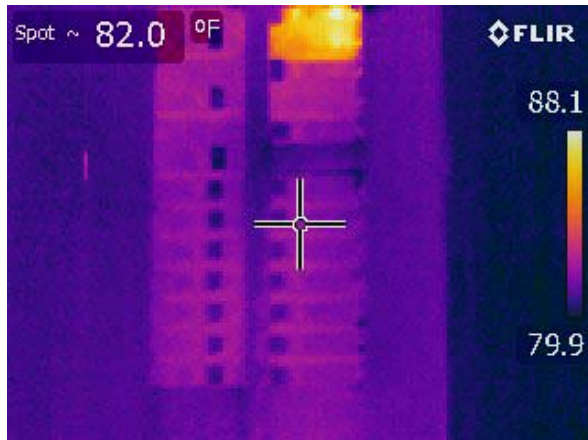
149C-021

PANEL SCHEDULE			
120/240 VOLT AC 1-PHASE, 3 WIRE 150 AMP FEED FROM C			
DESIGNATION	CKT #	CKT #	DESIGNATION
RANGE RECEPTACLE	1	2	FOR HEAT PUMP
	3	4	
DRYER RECEPTACLE	5	6	FOR AHSJ
	7	8	
FOR WATERHEATER	9	10	DISHWASHER RECEPT.
	11	12	SPACE
REFRIG. RECEPTACLE KIT.	13	14	RECEPT. WARDEN
COUNT. RECEPT. KIT.	15	16	RECEPT. DIN. & BREAKFAST
COUNT. RECEPT. KIT.	17	18	RECEPT. LIV. RM. & BATH
COUNT. RECEPT. KIT.	19	20	RECEPT. BED & BATH
INT. FL. LIGHTS & CKPT.	21	22	LIT. END FLOOR
RECEPT. BEDROOM	23	24	ON-PUMP PRESS. RECEPT.
SMOKE DET.	25	26	DISPOSAL RECEPT.
SPACE	27	28	SPACE
SPACE	29	30	SPACE

149C-022

KEY WEST

PEARY COURTS



149C-IR-001

KEY WEST