FAIRWAY GARDENHOMES CONDOMINIUM

EXHIBITS A, B, & C

A – Plot Plan
B – Unit Designations
C – Floor-plans and Elevations

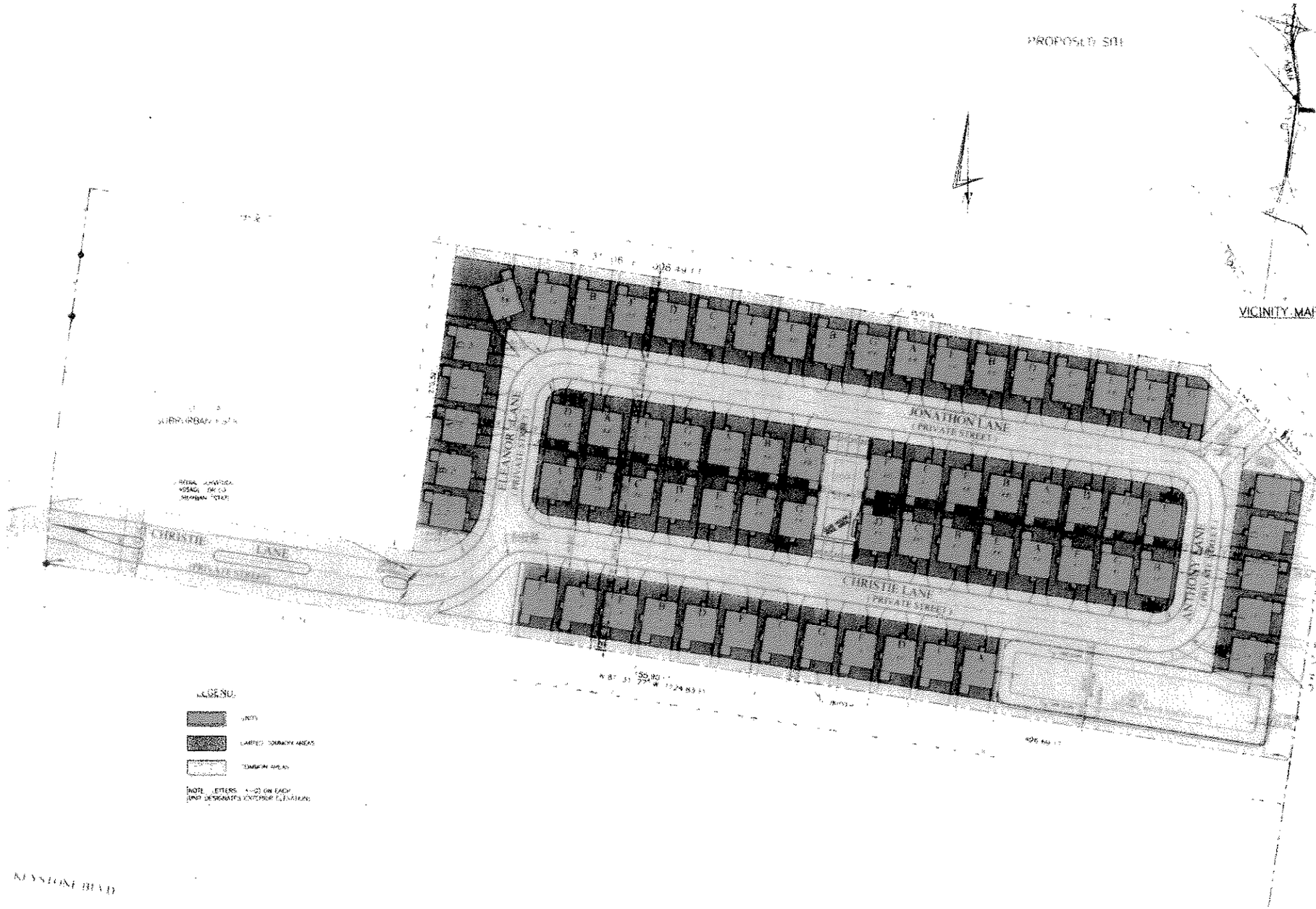


EXHIBIT A

RCL

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
121 N. Causeway Blvd.
Mandeville, LA 70448
985 727-4440
Fax 985 727-444

FAIRWAY GARDENHOMES CONDOMINIUM
MASTER SITE PLAN
LOT 11 B, SUBURBAN ESTATES
U.S. HWY. 190 SERVICE ROAD
ST. TAMMANY PARISH, LOUISIANA

EXHIBIT "B"

UNIT DESIGNATIONS FOR FAIRWAY GARDENHOMES CONDOMINIUM

(A) UNIT DESIGNATION	(B) APPROXIMATE SQUARE FOOTAGE APPLICABLE TO EACH UNIT	(C) EXTERIOR FACADE TYPE	(D) FLOOR PLAN TYPE 1/2	(E) PERCENTAGE APPLICABLE TO EACH UNIT
1	1,782 sq. ft.	F	2	1/70 (1.42857%)
2	1,604 sq. ft.	A	1	1/70 (1.42857%)
3	1,604 sq. ft.	E	1	1/70 (1.42857%)
4	1,604 sq. ft.	B	1	1/70 (1.42857%)
5	1,604 sq. ft.	D	1	1/70 (1.42857%)
6	1,782 sq. ft.	F	2	1/70 (1.42857%)
7	1,604 sq. ft.	C	1	1/70 (1.42857%)
8	1,782 sq. ft.	G	2	1/70 (1.42857%)
9	1,782 sq. ft.	F	2	1/70 (1.42857%)
10	1,604 sq. ft.	D	1	1/70 (1.42857%)
11	1,604 sq. ft.	C	1	1/70 (1.42857%)
12	1,604 sq. ft.	A	1	1/70 (1.42857%)
13	1,782 sq. ft.	G	2	1/70 (1.42857%)
14	1,604 sq. ft.	E	1	1/70 (1.42857%)
15	1,604 sq. ft.	A	1	1/70 (1.42857%)
16	1,604 sq. ft.	D	1	1/70 (1.42857%)
17	1,604 sq. ft.	C	1	1/70 (1.42857%)
18	1,604 sq. ft.	A	1	1/70 (1.42857%)
19	1,604 sq. ft.	B	1	1/70 (1.42857%)
20	1,604 sq. ft.	C	1	1/70 (1.42857%)
21	1,604 sq. ft.	D	1	1/70 (1.42857%)
22	1,604 sq. ft.	E	1	1/70 (1.42857%)
023 hnshe 23	1,782 sq. ft.	F	2	1/70 (1.42857%)
24	1,782 sq. ft.	G	2	1/70 (1.42857%)
25	1,604 sq. ft.	D	1	1/70 (1.42857%)
26	1,604 sq. ft.	C	1	1/70 (1.42857%)
27	1,604 sq. ft.	B	1	1/70 (1.42857%)
28	1,604 sq. ft.	E	1	1/70 (1.42857%)

JDS \Fairway Gardenhomes\14647 Unit Designations

EXHIBIT
B

(A) UNIT DESIGNATION	(B) APPROXIMATE SQUARE FOOTAGE APPLICABLE EACH UNIT	(C) EXTERIOR FACADE TYPE	(D) FLOOR PLAN TYPE 1/2	(E) PERCENTAGE APPLICABLE TO EACH UNIT
29	1,604 sq. ft.	A	1	1/70 (1.42857%)
30	1,782 sq. ft.	F	2	1/70 (1.42857%)
31	1,782 sq. ft.	G	2	1/70 (1.42857%)
32	1,604 sq. ft.	B	1	1/70 (1.42857%)
33	1,604 sq. ft.	D	1	1/70 (1.42857%)
34	1,604 sq. ft.	A	1	1/70 (1.42857%)
35	1,604 sq. ft.	E	1	1/70 (1.42857%)
36	1,782 sq. ft.	G	2	1/70 (1.42857%)
37	1,604 sq. ft.	A	1	1/70 (1.42857%)
38	1,604 sq. ft.	B	1	1/70 (1.42857%)
39	1,604 sq. ft.	C	1	1/70 (1.42857%)
40	1,782 sq. ft.	F	2	1/70 (1.42857%)
41	1,604 sq. ft.	C	1	1/70 (1.42857%)
42	1,604 sq. ft.	E	1	1/70 (1.42857%)
43	1,604 sq. ft.	B	1	1/70 (1.42857%)
44	1,604 sq. ft.	A	1	1/70 (1.42857%)
45	1,604 sq. ft.	D	1	1/70 (1.42857%)
46	1,782 sq. ft.	G	2	1/70 (1.42857%)
47	1,782 sq. ft.	F	2	1/70 (1.42857%)
48	1,782 sq. ft.	G	2	1/70 (1.42857%)
49	1,604 sq. ft.	B	1	1/70 (1.42857%)
50	1,604 sq. ft.	A	1	1/70 (1.42857%)
51	1,604 sq. ft.	C	1	1/70 (1.42857%)
52	1,604 sq. ft.	D	1	1/70 (1.42857%)
53	1,604 sq. ft.	G	1	1/70 (1.42857%)
54	1,604 sq. ft.	E	1	1/70 (1.42857%)
55	1,604 sq. ft.	B	1	1/70 (1.42857%)
56	1,782 sq. ft.	F	2	1/70 (1.42857%)
57	1,604 sq. ft.	D	1	1/70 (1.42857%)
58	1,604 sq. ft.	C	1	1/70 (1.42857%)
59	1,604 sq. ft.	E	1	1/70 (1.42857%)
60	1,782 sq. ft.	F	2	1/70 (1.42857%)
61	1,604 sq. ft.	B	1	1/70 (1.42857%)
62	1,782 sq. ft.	G	2	1/70 (1.42857%)

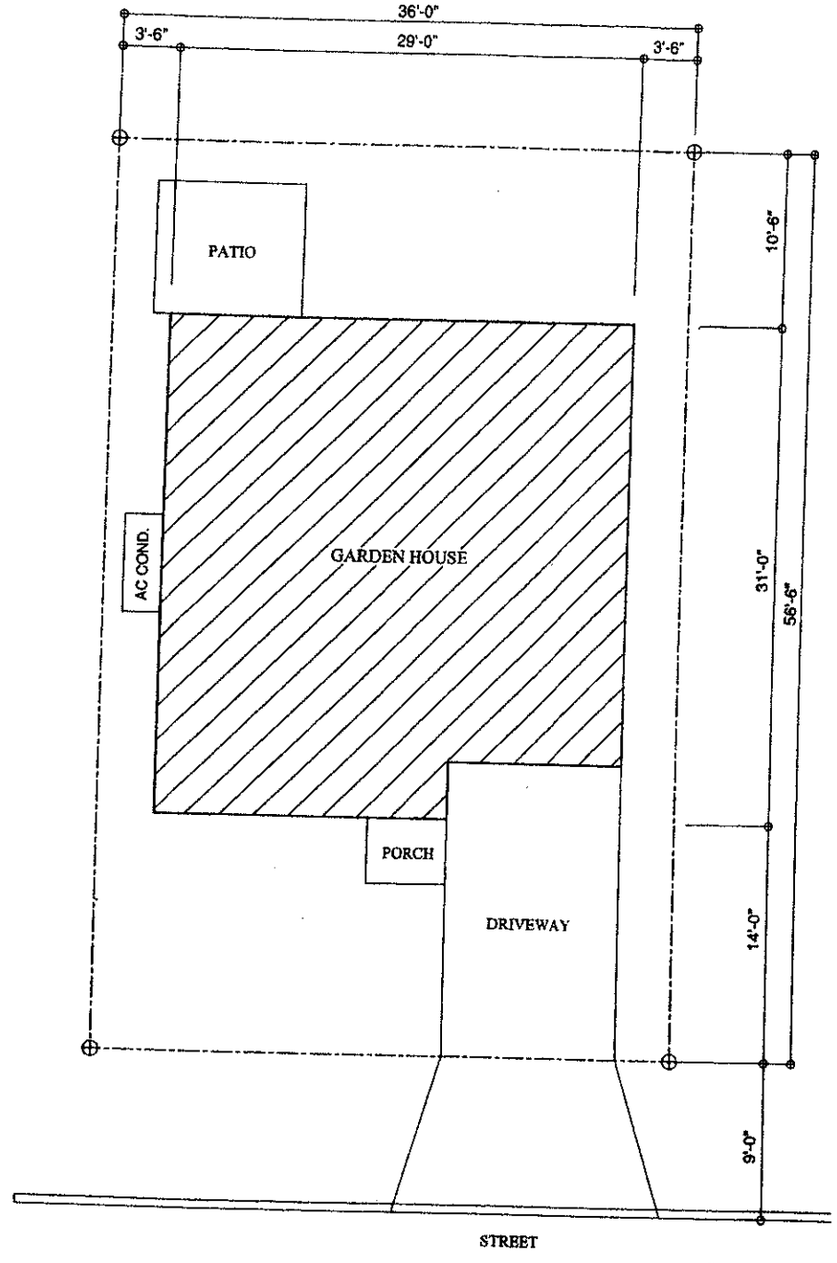
(A) UNIT DESIGNATION	(B) APPROXIMATE SQUARE FOOTAGE APPLICABLE EACH UNIT	(C) EXTERIOR FACADE TYPE	(D) FLOOR PLAN TYPE 1/2	(E) PERCENTAGE APPLICABLE TO EACH UNIT
63	1,604 sq. ft.	A	1	1/70 (1.42857%)
64	1,604 sq. ft.	E	1	1/70 (1.42857%)
65	1,604 sq. ft.	B	1	1/70 (1.42857%)
66	1,604 sq. ft.	D	1	1/70 (1.42857%)
67	1,604 sq. ft.	C	1	1/70 (1.42857%)
68	1,604 sq. ft.	E	1	1/70 (1.42857%)
69	1,782 sq. ft.	F	2	1/70 (1.42857%)
70	1,782 sq. ft.	G	2	1/70 (1.42857%)
				100%

NOTES

1. The units designated in Column A are shown on the Fairway Gardenhomes Condominium Master Site Plan of Richard C. Lambert Consultants, L.L.C., which is Exhibit "A" to the Condominium Declaration, as well as the Plans of Ratliff Architects, which is Exhibit C to the Condominium Declaration.

2. The percentage shown under Column C, which are applicable to each unit, constitute each unit's percentage share of common expenses (referred to as "common expenses"), the percentage share of common profits or surplus, the percentage voting rights and the percentage share of ownership in the common elements (referred to as "common interest") as these terms are used in the Condominium Declaration. These percentages were mathematically obtained and carried to five decimal places by dividing the total sum of all units as shown at the bottom ("Total") of Column A by one (1) unit so as to provide an equal percentage applicable to each unit.

3. Each unit may only contain an improvement (garden home) with the specified exterior facade type (Column C above) and the respective floor plan (column D above) for such exterior facade type as shown hereinabove and further identified in the Plans and Exterior Elevations of Ratliff Architects annexed as Exhibit "C" to the Condominium Declaration. Each unit will be initially constructed by the Declarant in substantial accordance with the Plans and Exterior Elevations of Ratliff Architects annexed as Exhibit C to the Condominium Declaration. In the event any garden home is damaged or destroyed, any reconstruction must comply with these designations.



1 / A1 SITE PLAN
SCALE 1/8"= 1'-0"

FAIRWAY GARDEN HOMES

MANDEVILLE, LOUISIANA

FLOOR PLAN 1.

INDEX OF DRAWINGS:

A-1 TITLE SHEET / SITE PLAN
A-2 FLOOR PLANS
A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR ELEVATIONS
A-5 BUILDING SECTIONS
A-6 WALL SECTIONS
A-7 ELECTRICAL PLANS

EXHIBIT C

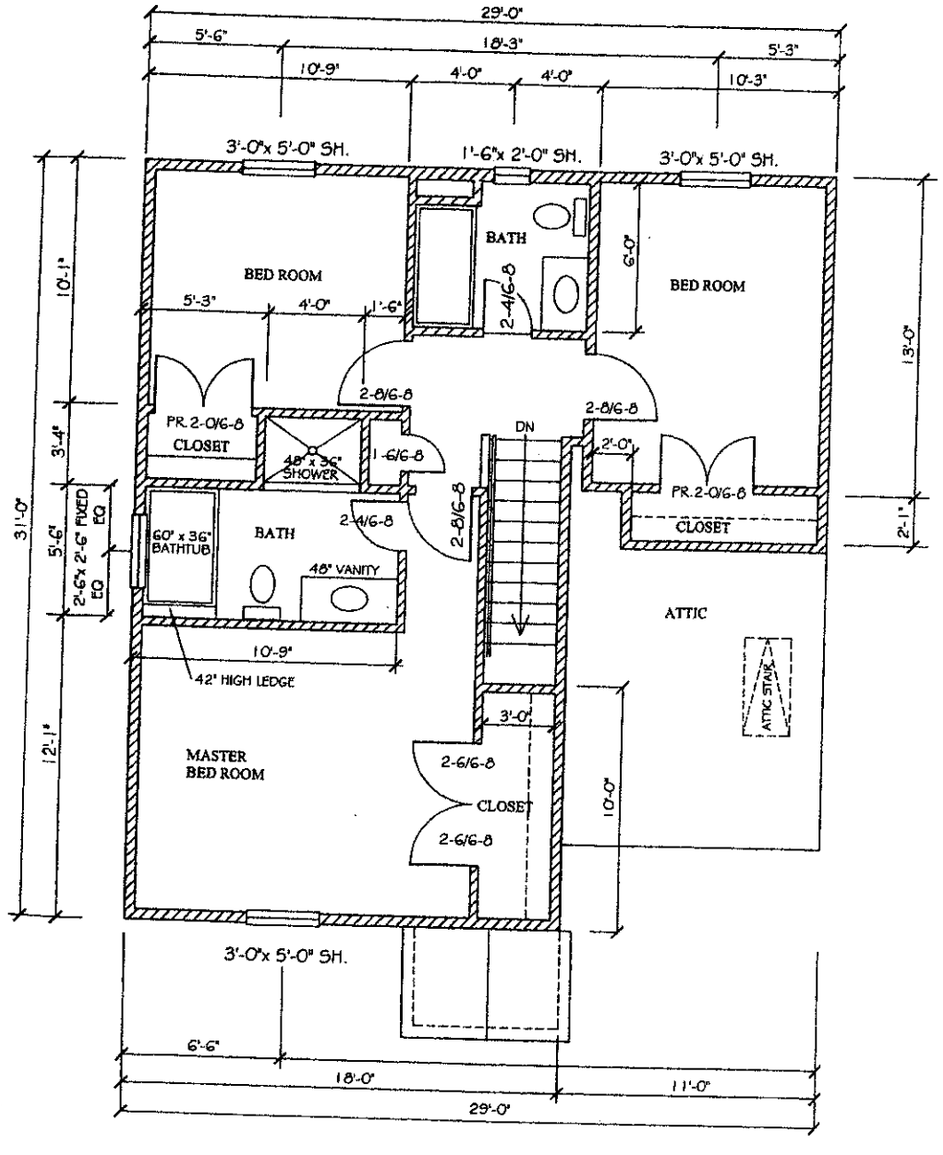
SQUARE FOOTAGE

FIRST FLOOR LIVING		635
SECOND FLOOR LIVING		720
TOTAL LIVING		1,355
GARAGE / STORAGE		255
PORCH	24	
TOTAL BUILDING		1,604

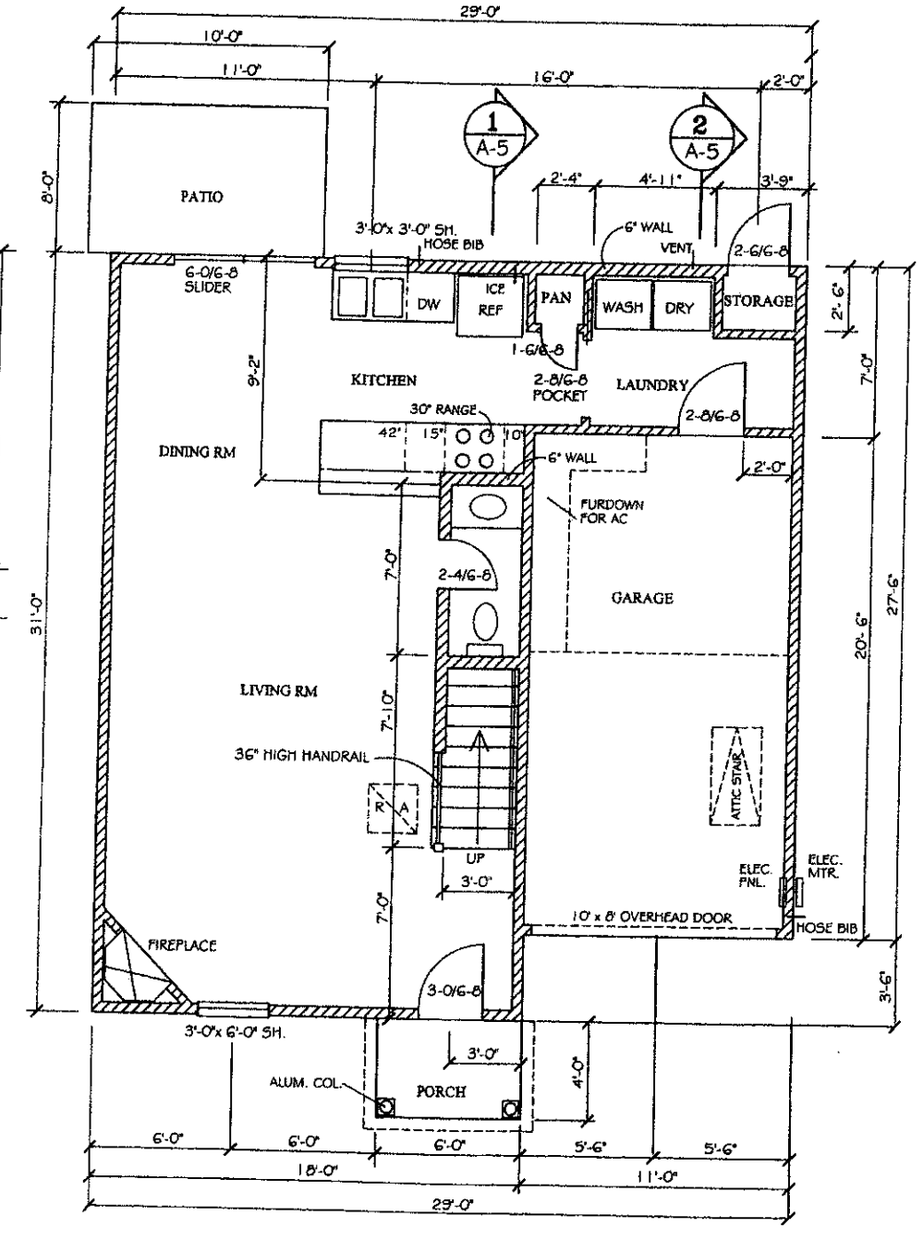
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4- 04
DWG.NO. 30-03 A-1
SHEET: A-1
1 OF 7



2 SECOND FLOOR PLAN
A2 SCALE 3/16" = 1'-0"

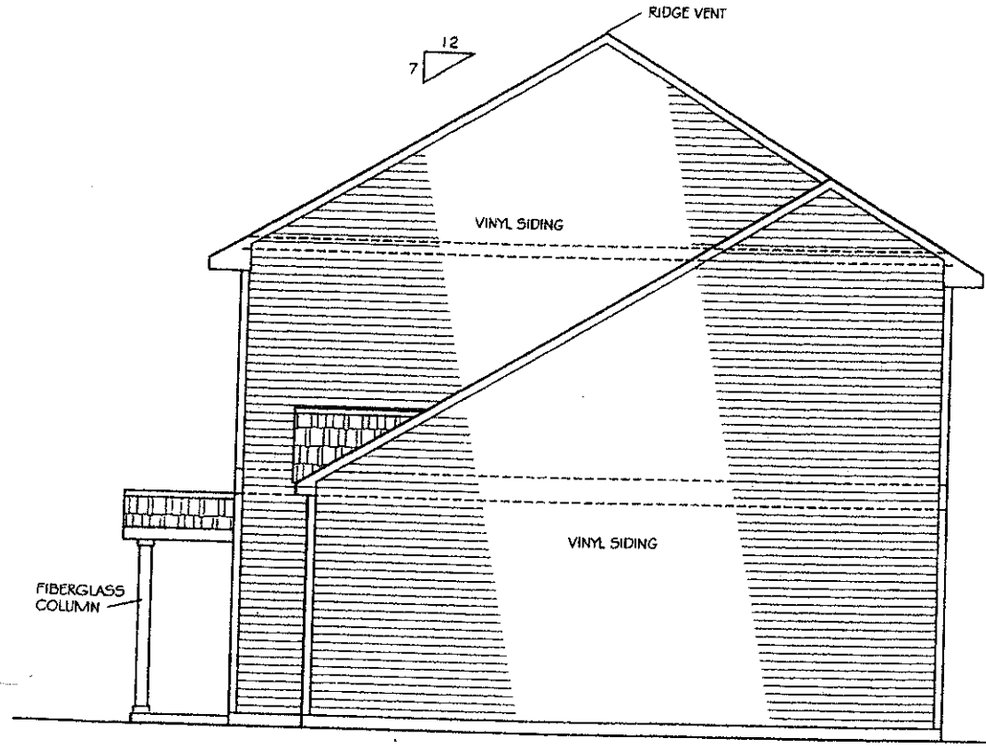


1 FIRST FLOOR PLAN

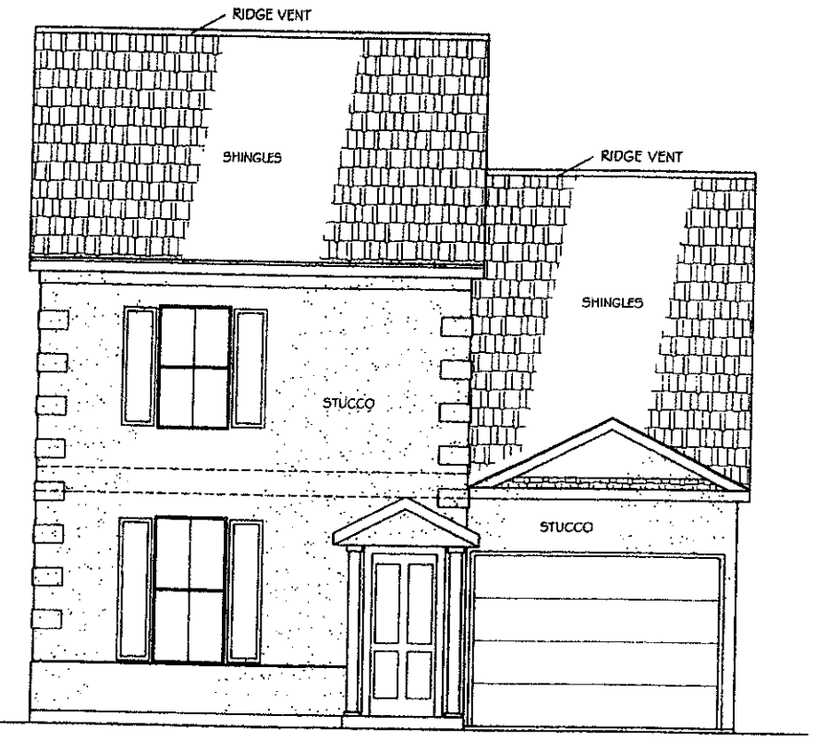
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-2
SHEET:



2 / A3 SIDE ELEVATION
SCALE 3/16"= 1'-0"



1 / A3 FRONT ELEVATION - A.
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

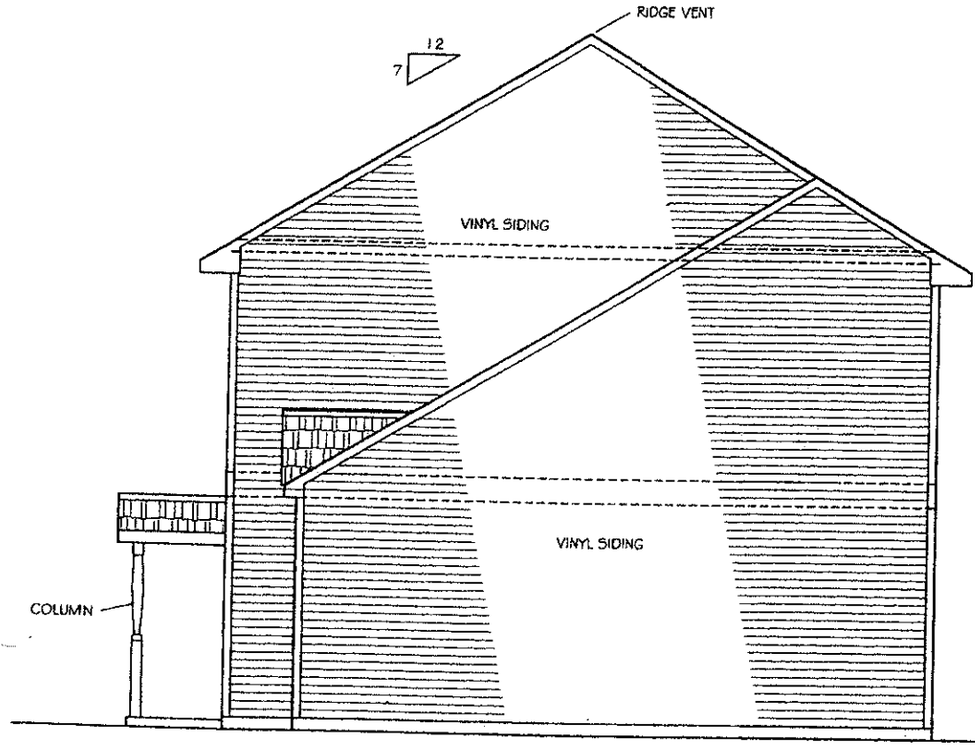
FAIRWAY GARDEN HOMES

U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04

DWG.NO.
30-03 A-3

SHEET:
A 2



2 / A3 SIDE ELEVATION
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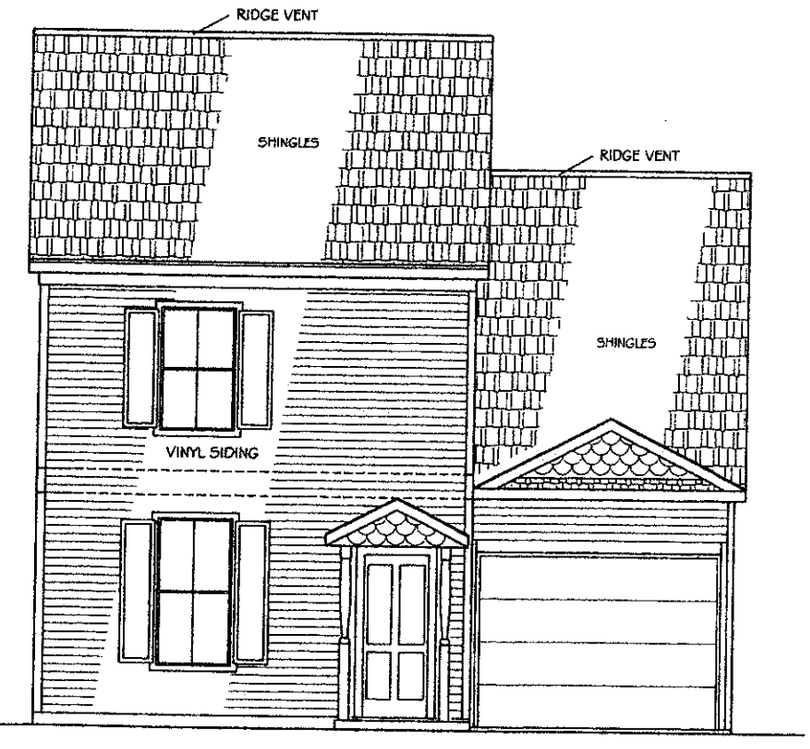


1 / A3 FRONT ELEVATION -B.
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

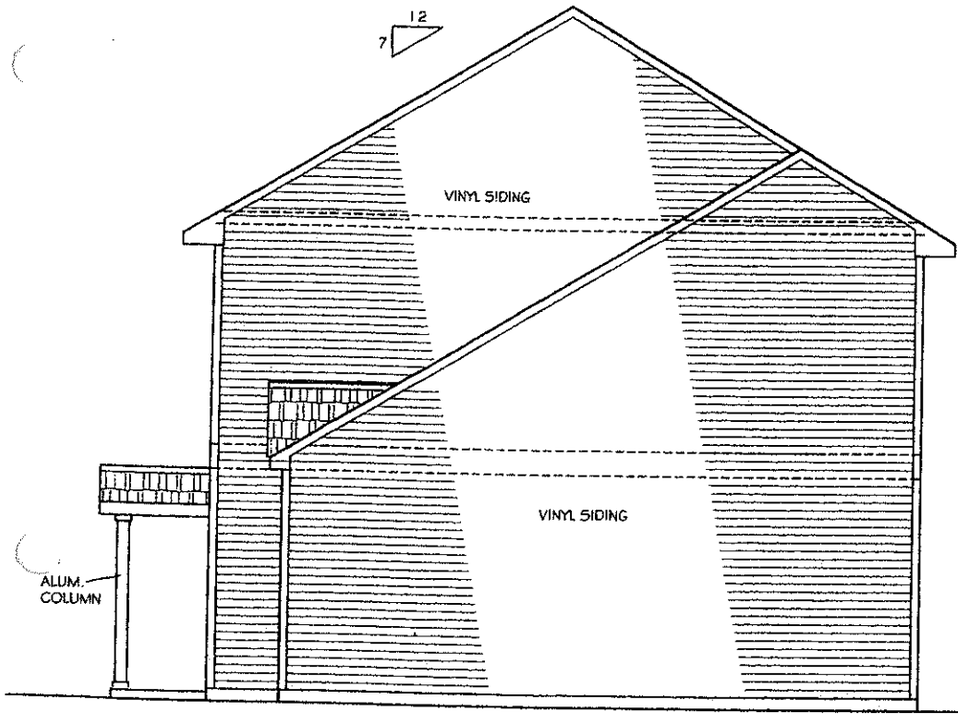
FAIRWAY GARDEN HOMES

U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

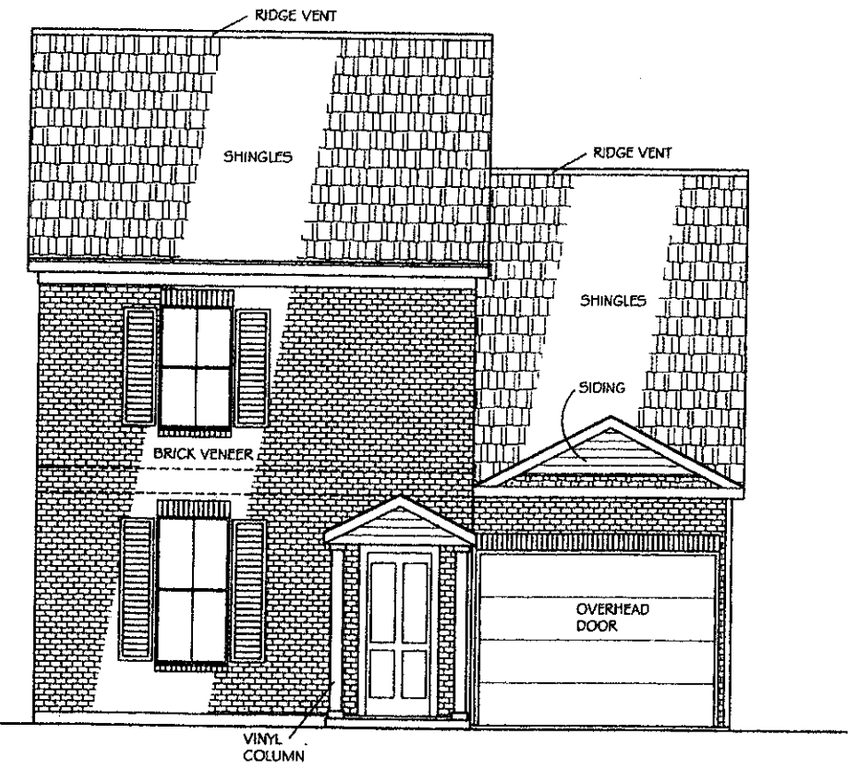
AUG. 4 - 04

DWG.NO.
30-03 A-3

SHEET:
A 2



2 / A3 SIDE ELEVATION
SCALE 3/16"= 1'-0"



1 / A3 FRONT ELEVATION - C.
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

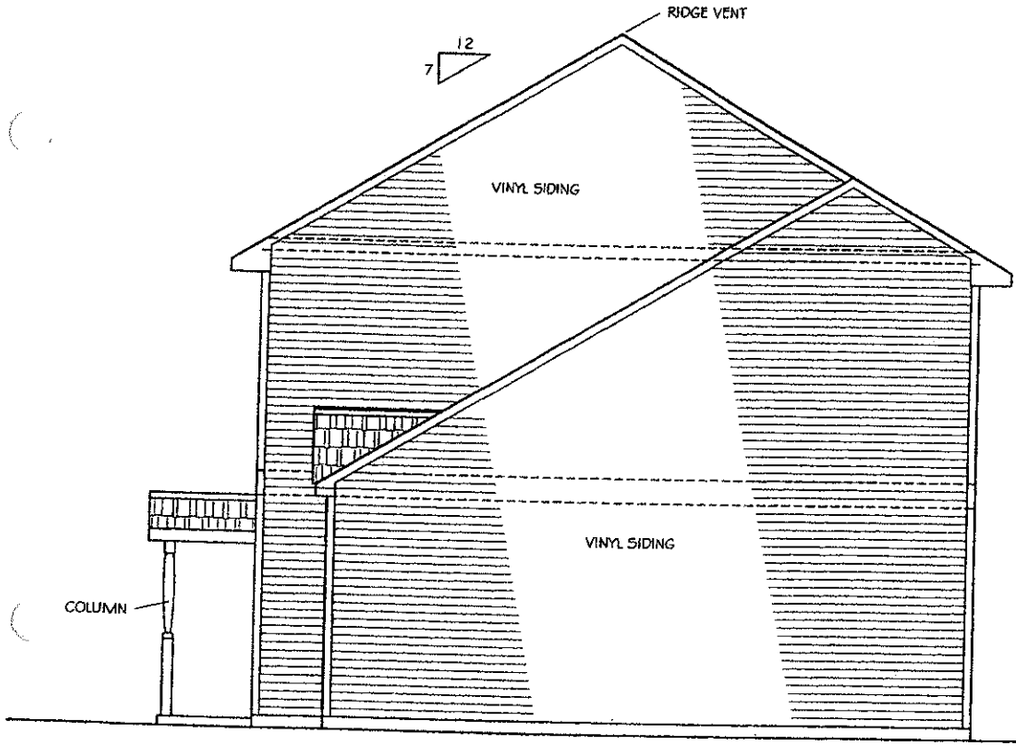
FAIRWAY GARDEN HOMES

U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

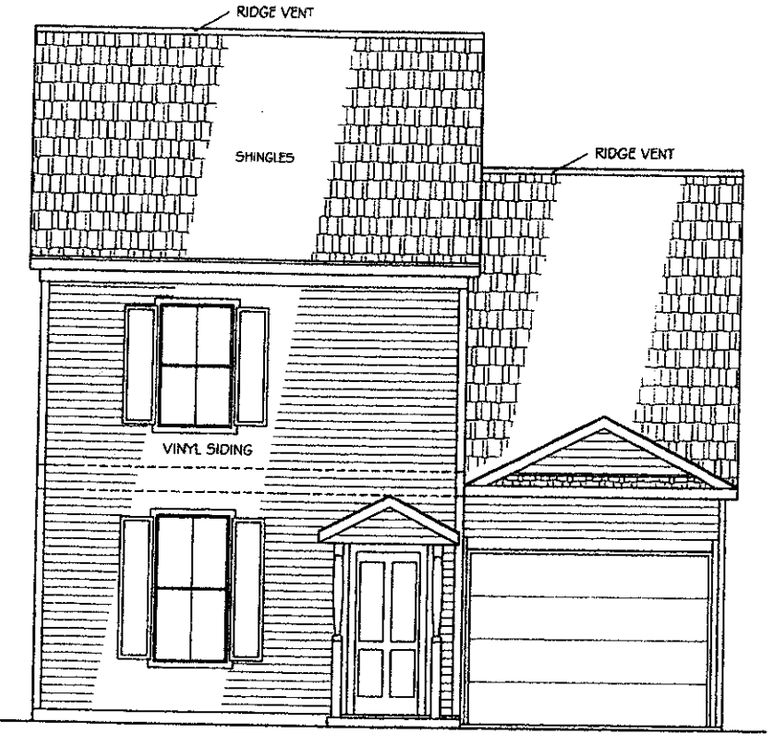
AUG. 4 - 04

DWG.NO.
30-03 A-3

SHEET:
A-2



2 / A3 SIDE ELEVATION
SCALE 3/16"= 1'-0"

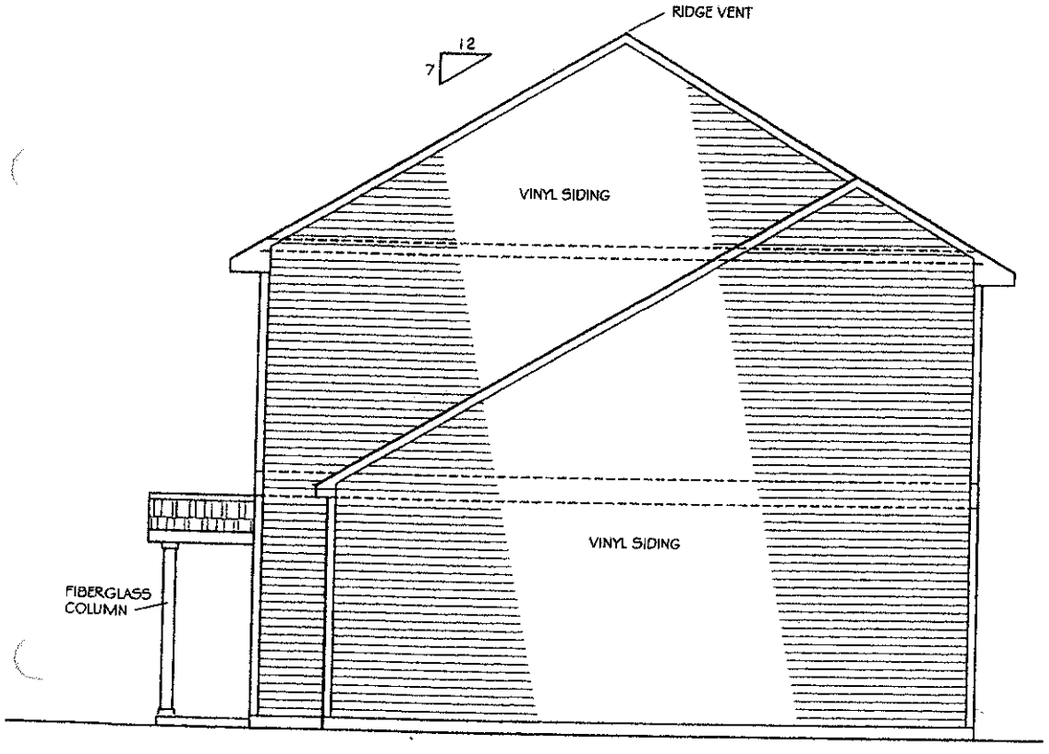


1 / A3 FRONT ELEVATION - D.
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-3
SHEET:
A 2



2 / A3 SIDE ELEVATION
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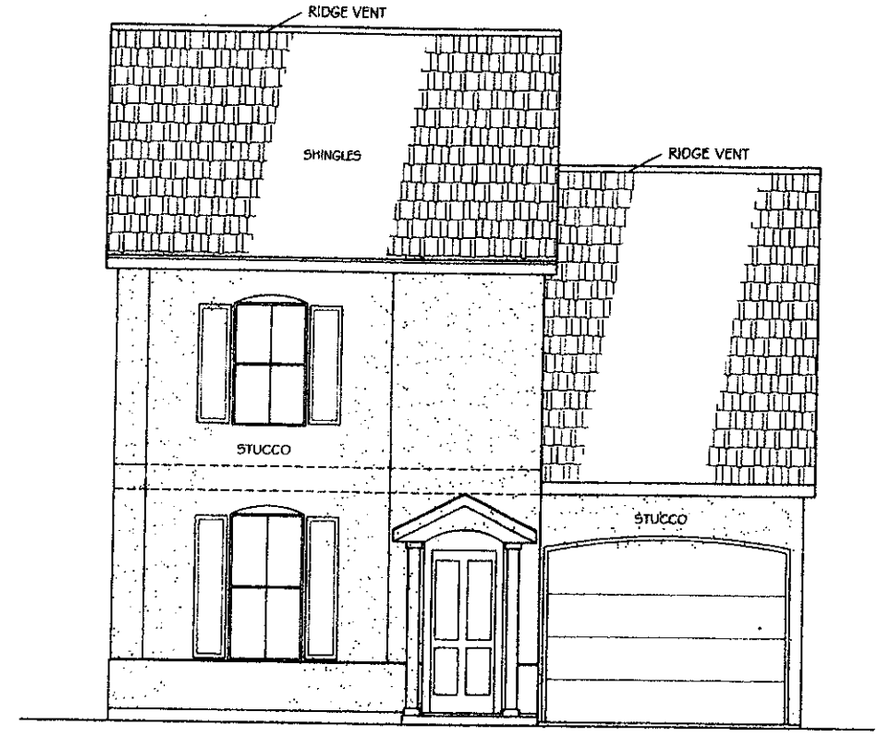
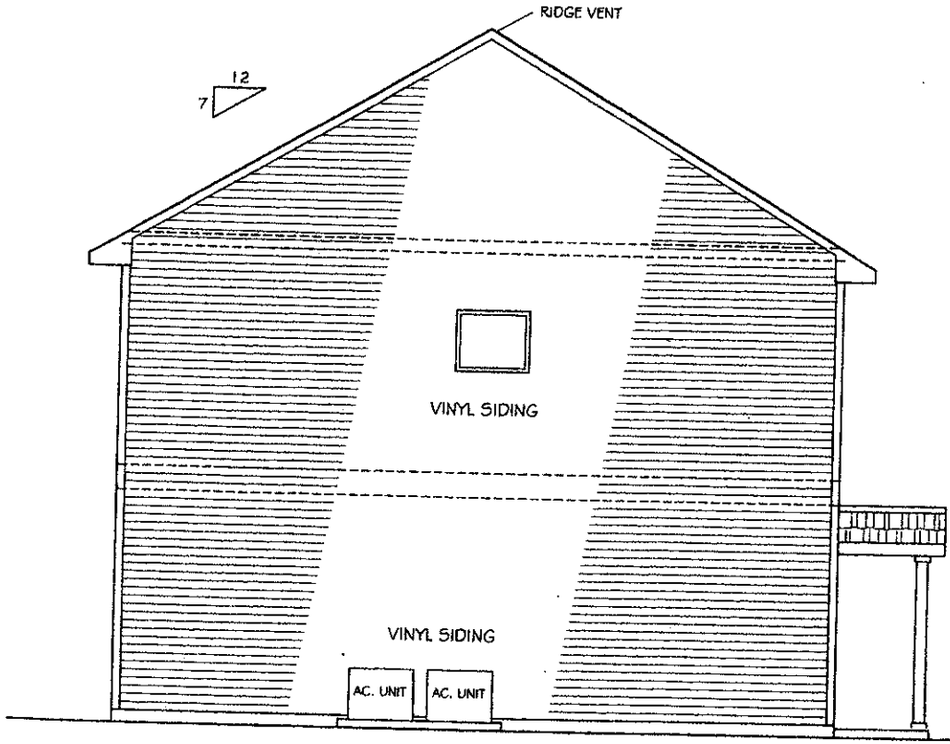


1 / A3 FRONT ELEVATION - E.
SCALE 3/16"= 1'-0"

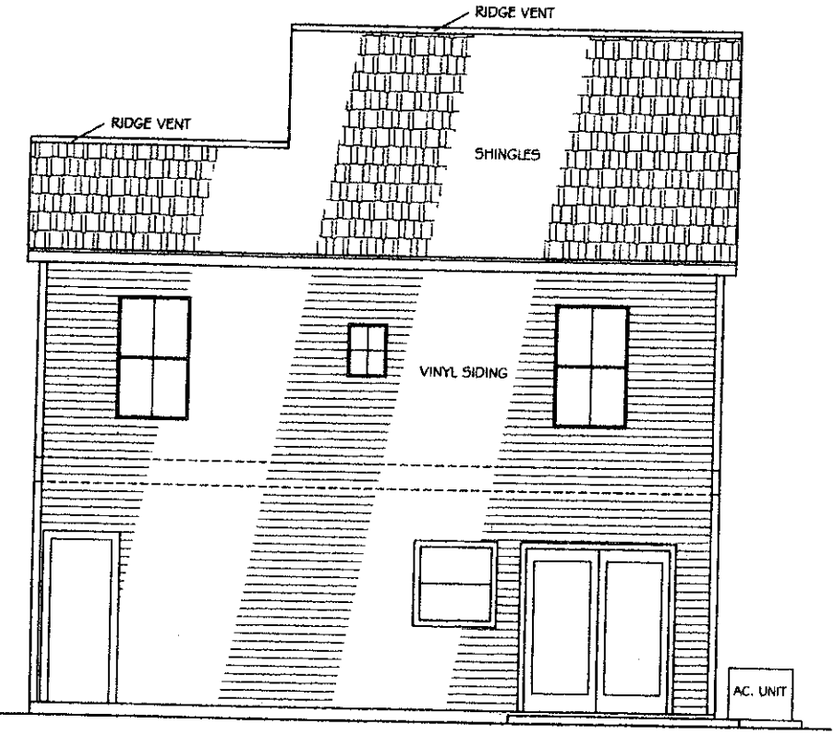
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-3
SHEET:
A 2



2 / A4 SIDE ELEVATION
SCALE 3/16"= 1'-0"



1 / A4 BACK ELEVATION
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

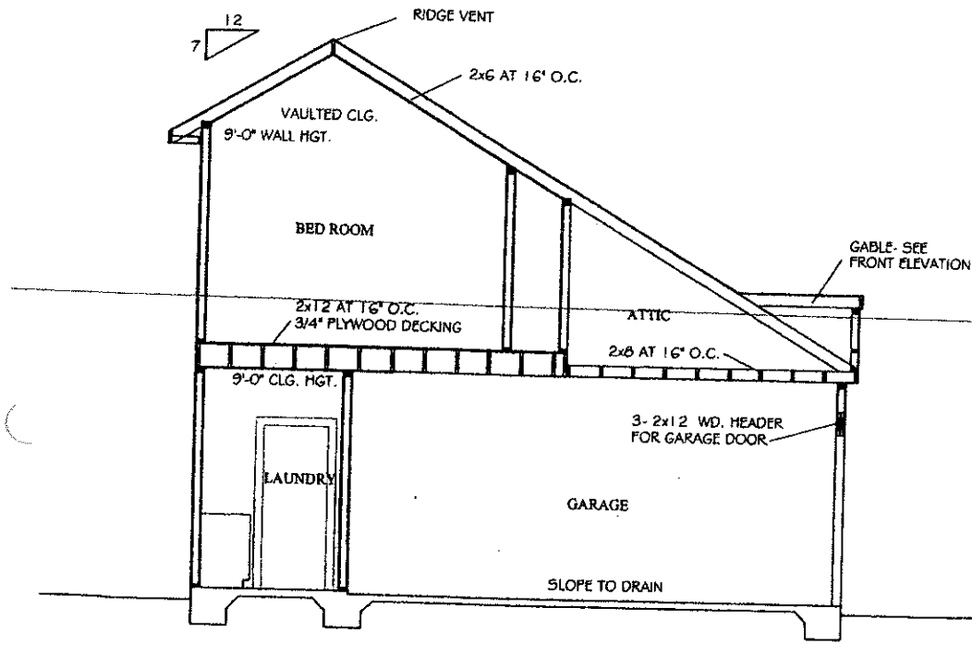
FAIRWAY GARDEN HOMES

U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

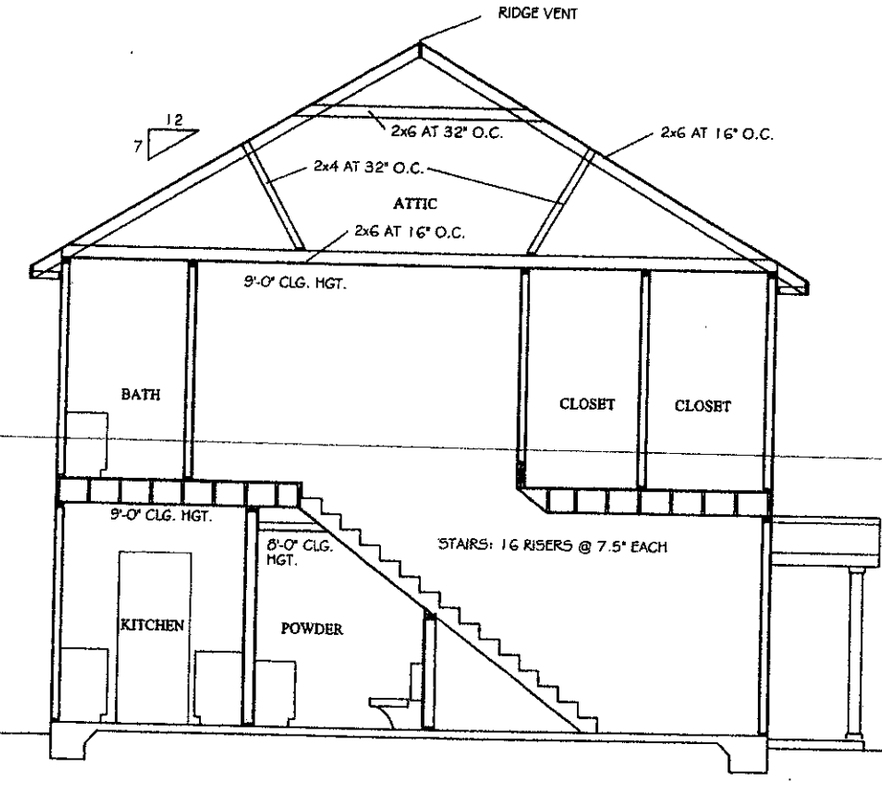
AUG. 4 - 04

DWG.NO.
30-03 A-4

SHEET:
A 4



2 SECTION
A5 SCALE 3/16"= 1'-0"

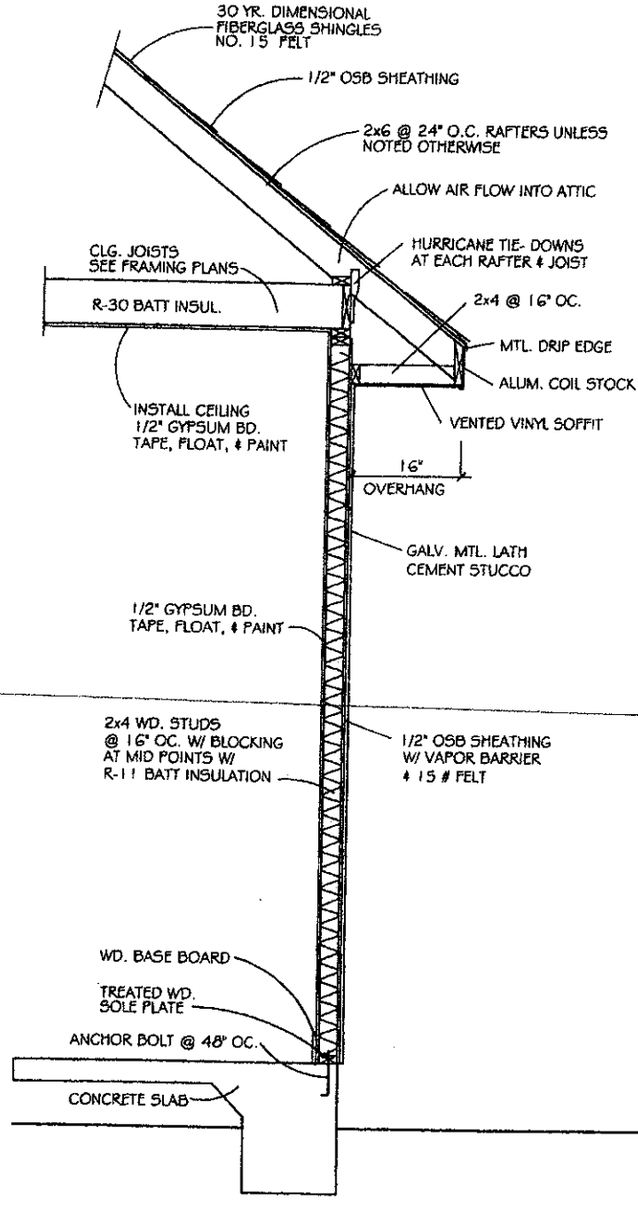


1 SECTION
A5 SCALE 3/16"= 1'-0"

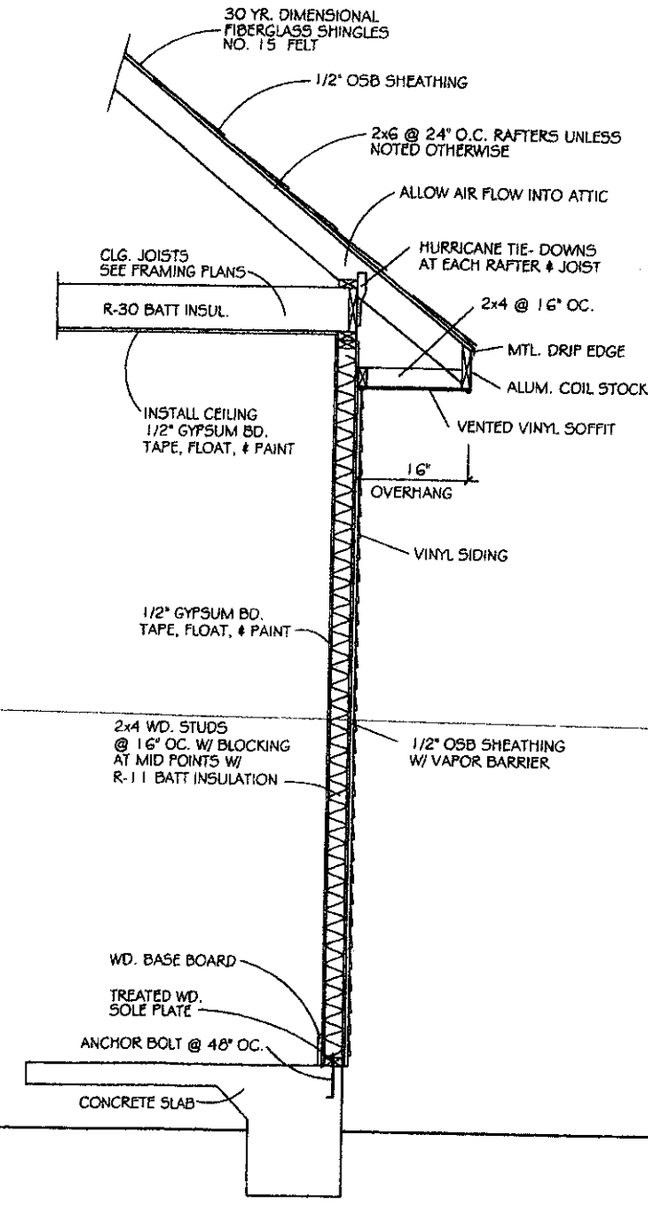
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-5
SHEET:



2 A6 WALL SECTION
SCALE 1/2"= 1'-0"



1 A6 WALL SECTION
SCALE 1/2"= 1'-0"

LIGHT FIXTURE SCHEDULE

MARK	TYPE
F-1	CEILING FAN W/ LIGHT KIT
F-2	RECESS CAN LIGHT
F-3	CEILING MOUNTED FLUOR FIXTURE
F-4	WALL MOUNTED LIGHT FIXTURE
F-5	FLOOD LIGHT
F-6	EXHAUST FAN
F-7	CHANDELIER CLG. MTD.
F-8	UNDER CABINET FLUOR STRIP
F-9	CEILING MOUNTED FIXTURE
F-10	WALL MOUNTED EXTERIOR FIXTURE
F-11	RECESS CAN LIGHT (EXTERIOR)
F-12	SMOKE DETECTOR

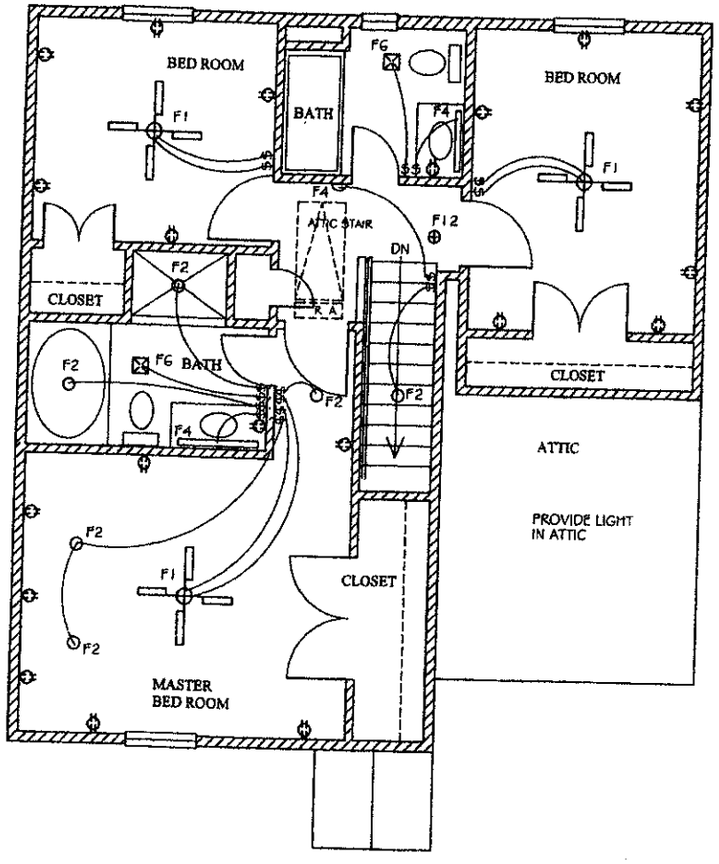
CONSTRUCTION NOTES

1. PROVIDE G.F.C.I. OUTLETS BY SINKS AS REQ.
2. CONTRACTOR TO SIZE AC. AND ELEC. REQUIREMENTS

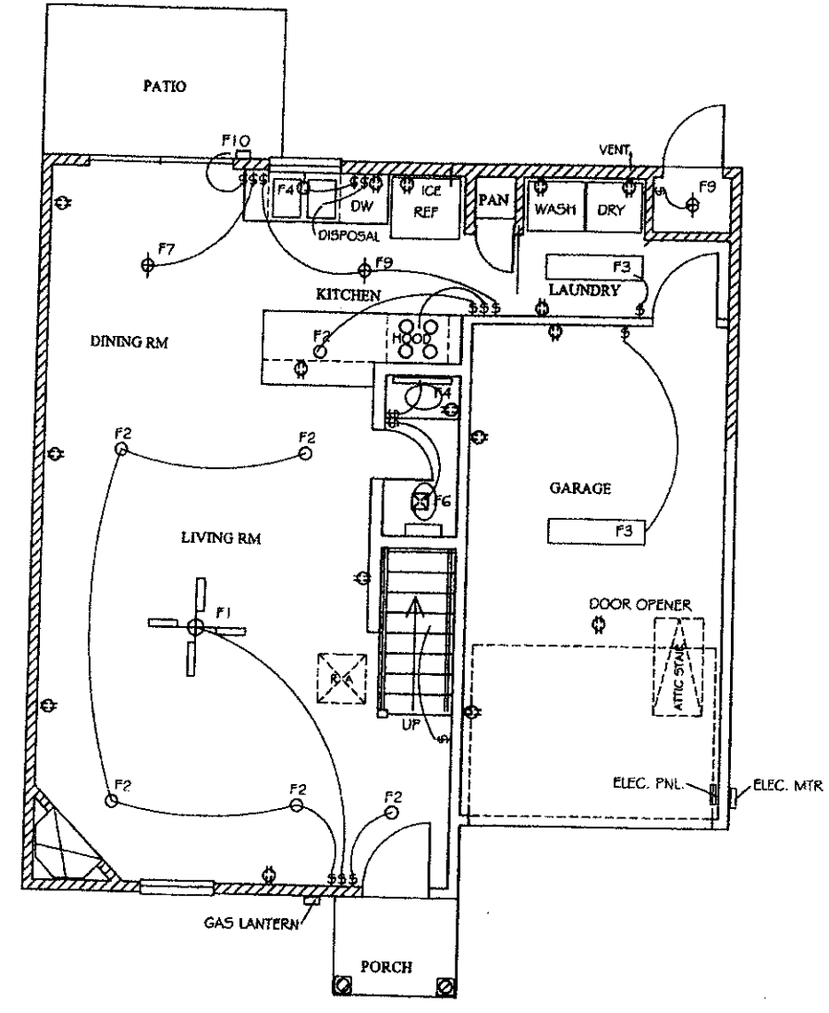
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO. 30-03 A-6
SHEET: A 6



2 A7 SECOND FLOOR ELECTRICAL PLAN
SCALE 3/16"= 1'-0"

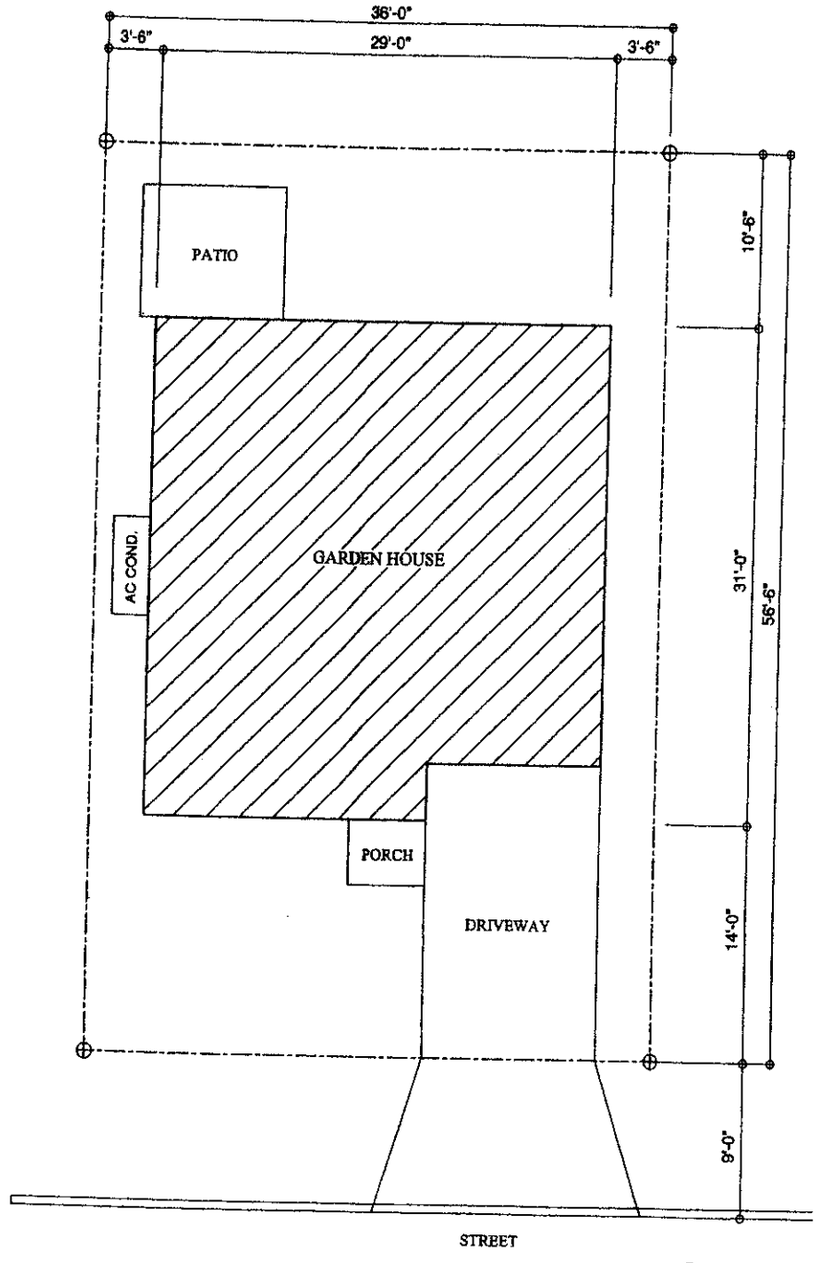


1 A7 FIRST FLOOR ELECTRICAL PLAN
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-7
SHEET:



1 SITE PLAN

FAIRWAY GARDEN HOMES

MANDEVILLE, LOUISIANA

FLOOR PLAN 2.

INDEX OF DRAWINGS:

A-1 TITLE SHEET / SITE PLAN
A-2 FLOOR PLANS
A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR ELEVATIONS
A-5 BUILDING SECTIONS
A-6 WALL SECTIONS
A-7 ELECTRICAL PLANS

SQUARE FOOTAGE

FIRST FLOOR LIVING		635
SECOND FLOOR LIVING		830
TOTAL LIVING		1,465
GARAGE / STORAGE		255
PORCH	24	
BALCONY	38	
TOTAL BUILDING		1,782

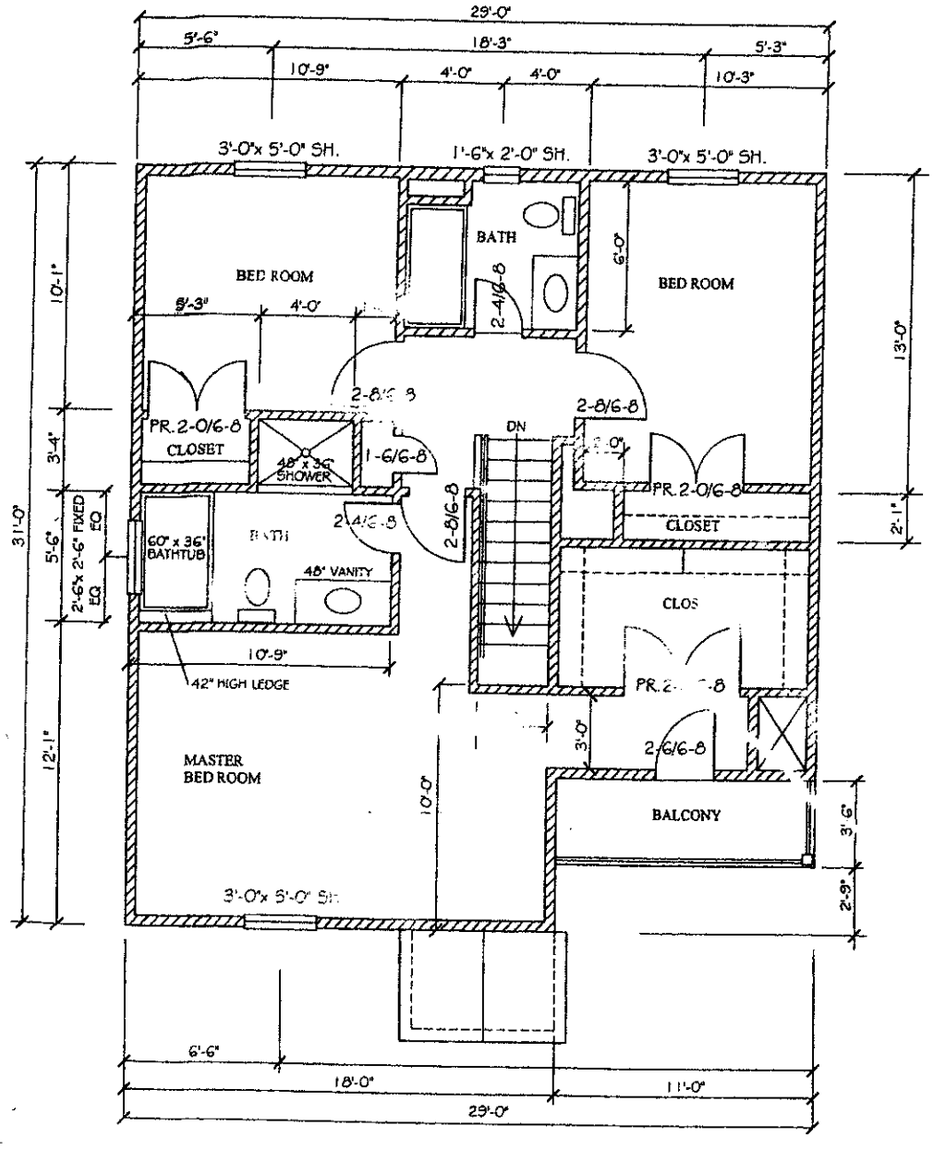
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

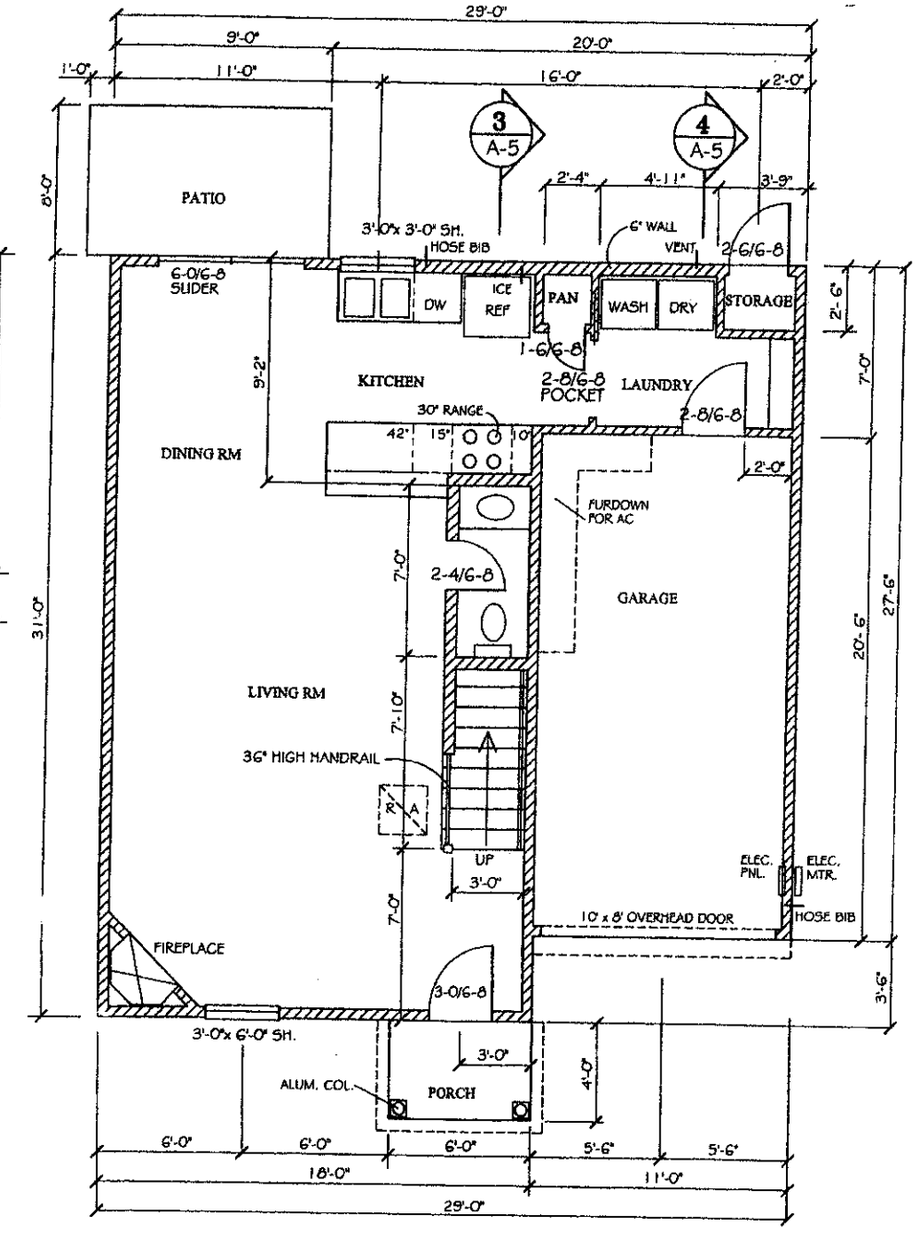
AUG. 4 - 04

DWG.NO.
30-03 A-1

SHEET:
A 1



2 SECOND FLOOR PLAN
A2 SCALE 3/16"= 1'-0"

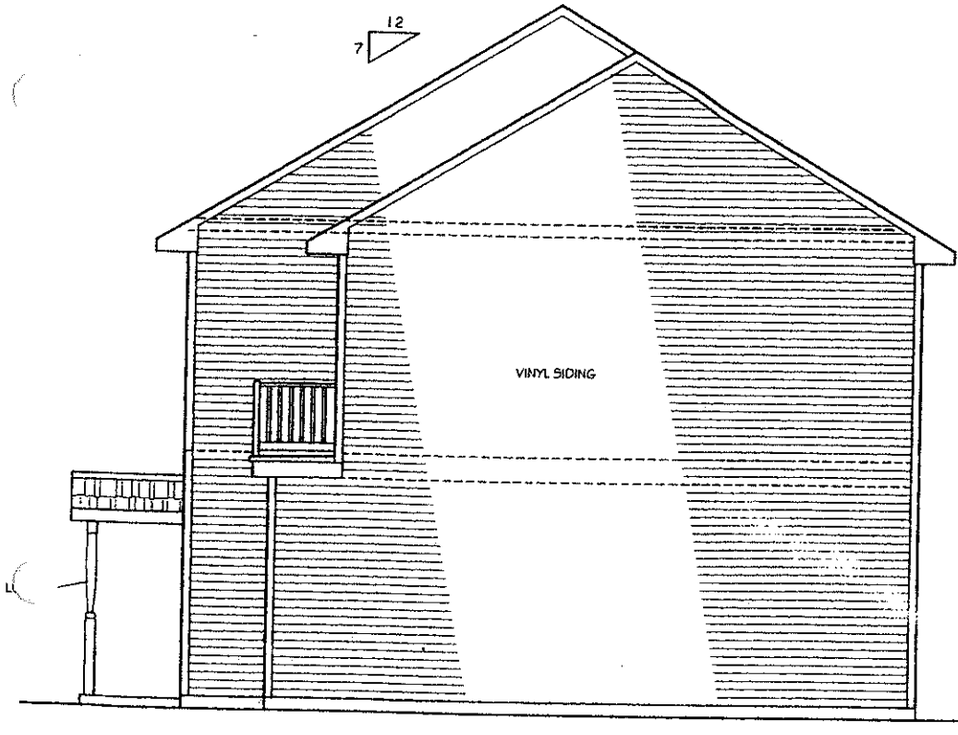


1 FIRST FLOOR PLAN

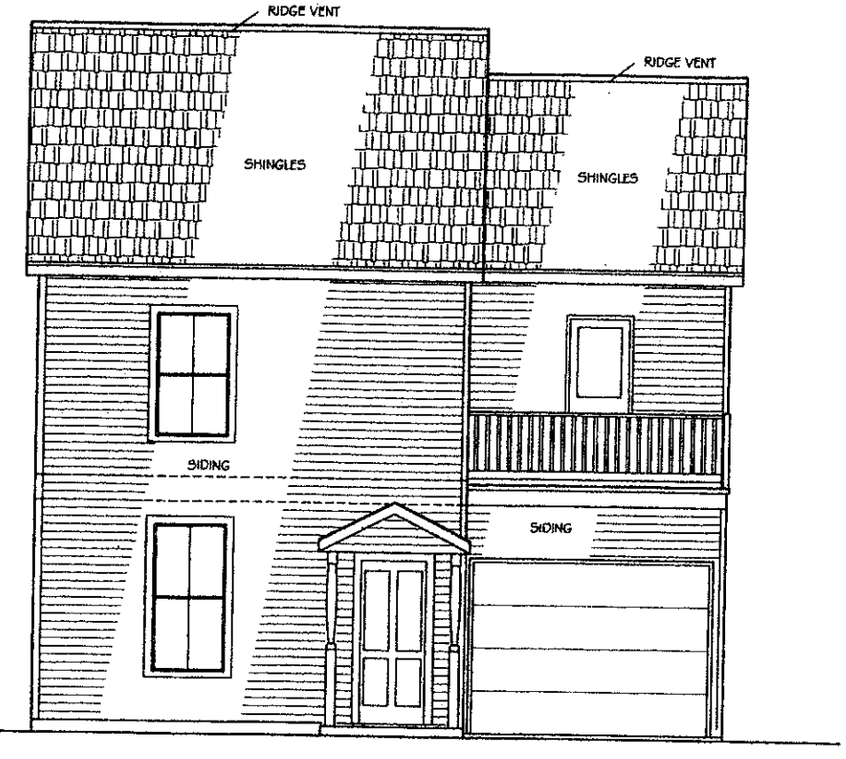
RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-2
SHEET:
A 2



2 / A3 SIDE ELEVATION
SCALE 3/16"= 1'-0"



1 / A3 FRONT ELEVATION - F.
SCALE 3/16"= 1'-0"

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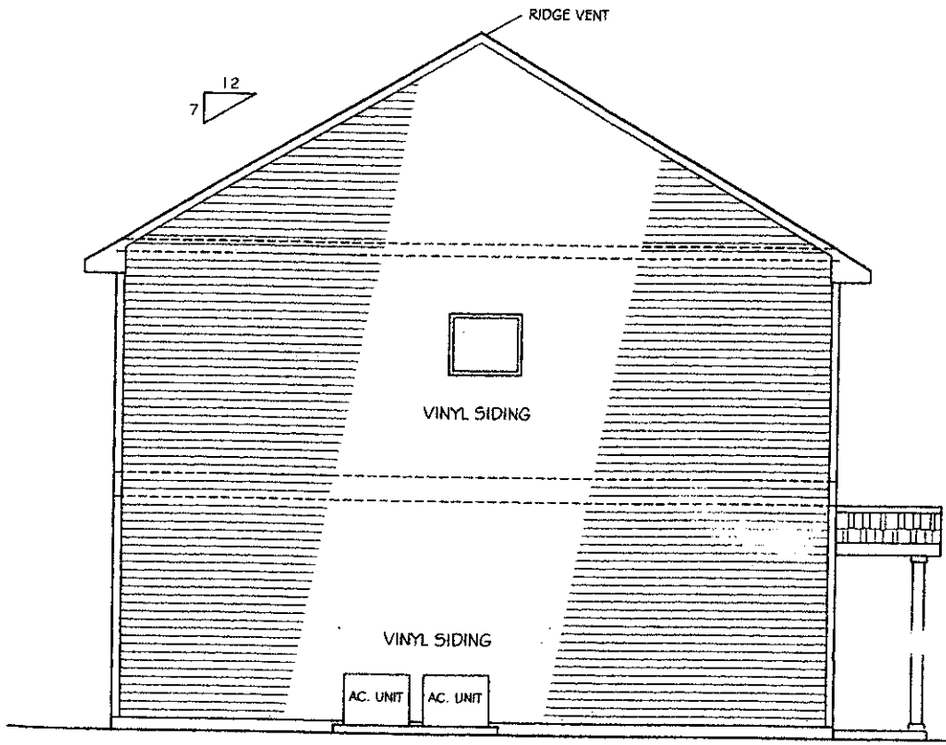
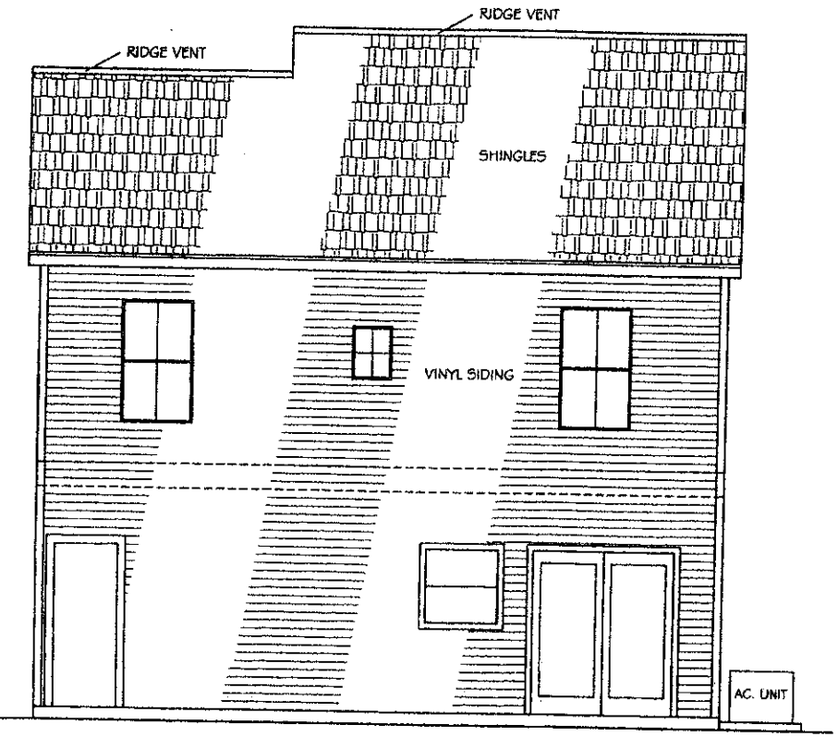
FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-3
SHEET:
A 2



2 / A4 SIDE ELEVATION
SCALE 3/16"= 1'-0"

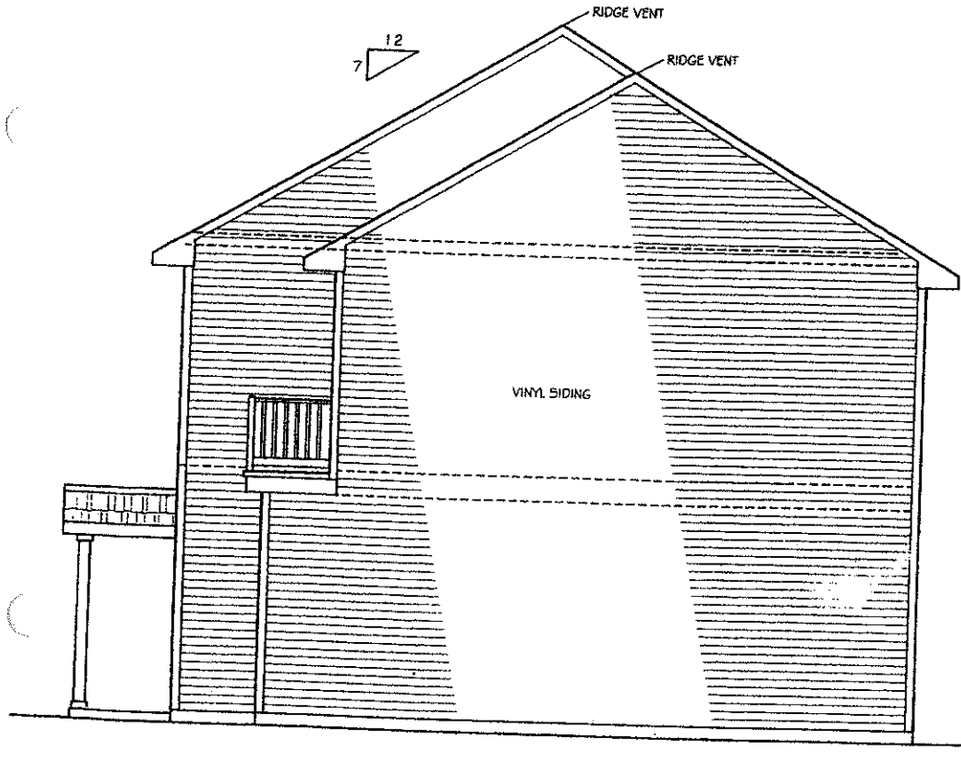


1 / A4 BACK ELEVATION
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-4
SHEET:
A 1



2 / A3 SIDE ELEVATION
SCALE 3/16"= 1'-0"

1 / A3 FRONT ELEVATION - G.
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
(985) 626-5236

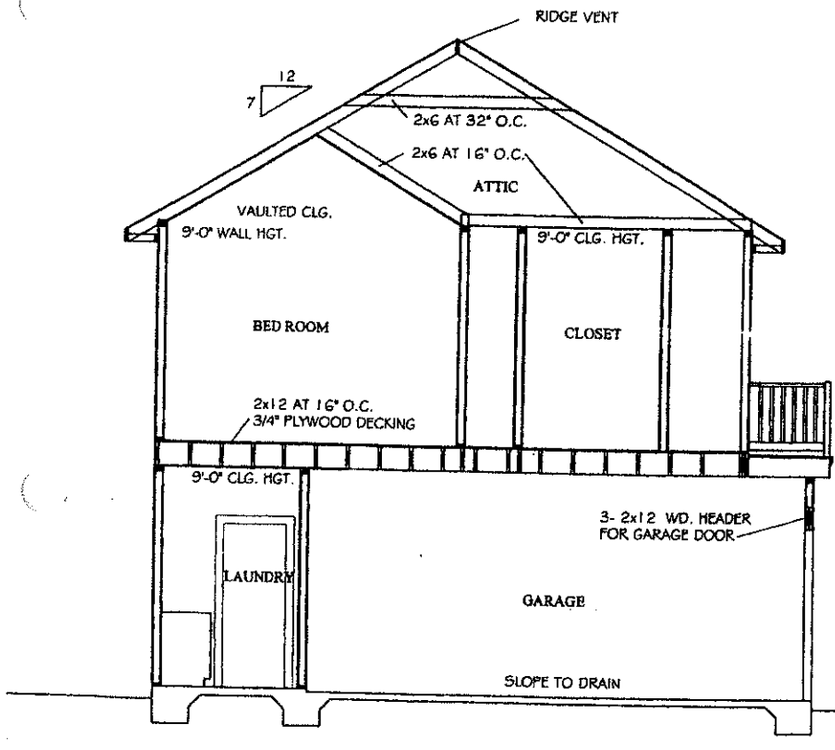
FAIRWAY GARDEN HOMES

U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

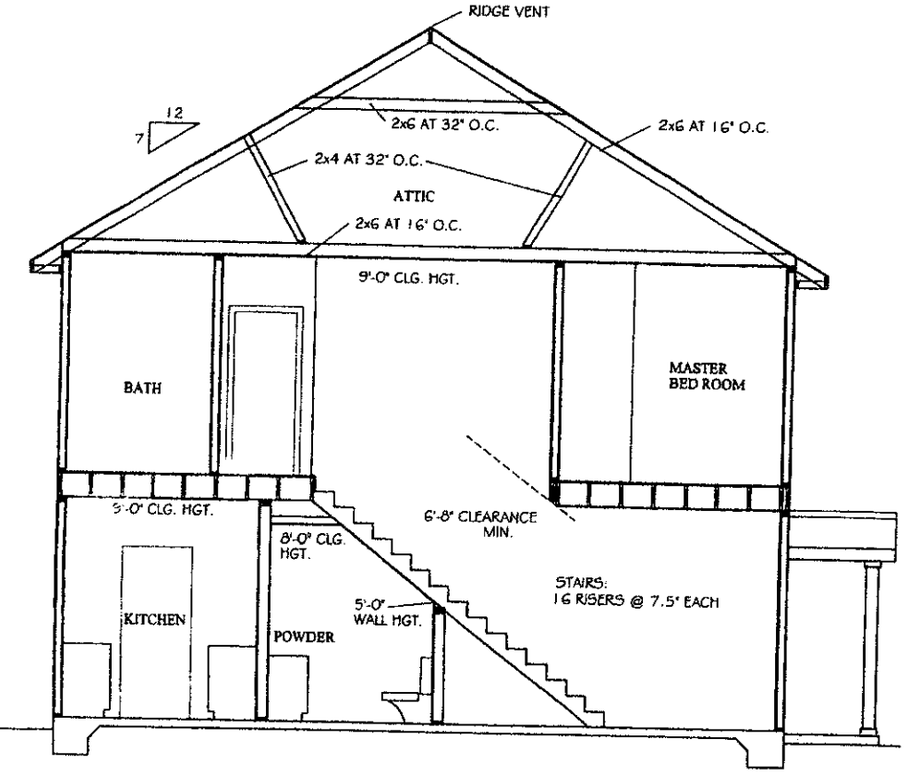
AUG. 4 - 04

DWG.NO.
30-03 A-3

SHEET:
A 3



2 A5 SECTION
SCALE 3/16"= 1'-0"



1 A5 SECTION
SCALE 3/16"= 1'-0"

RATLIFF ARCHITECTS
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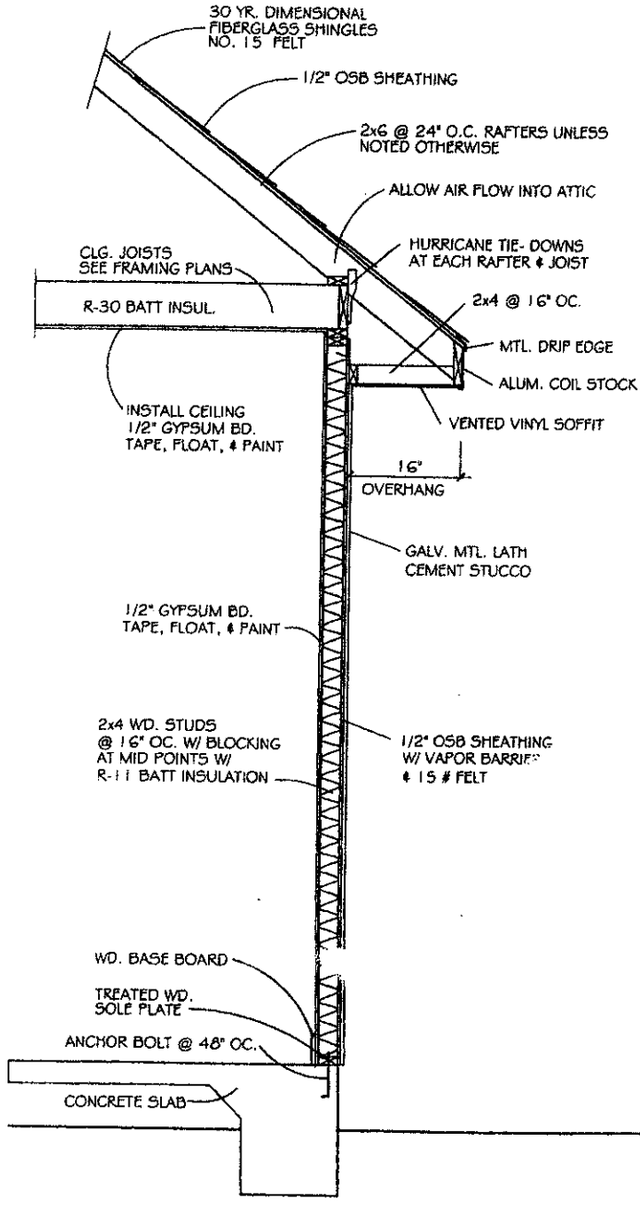
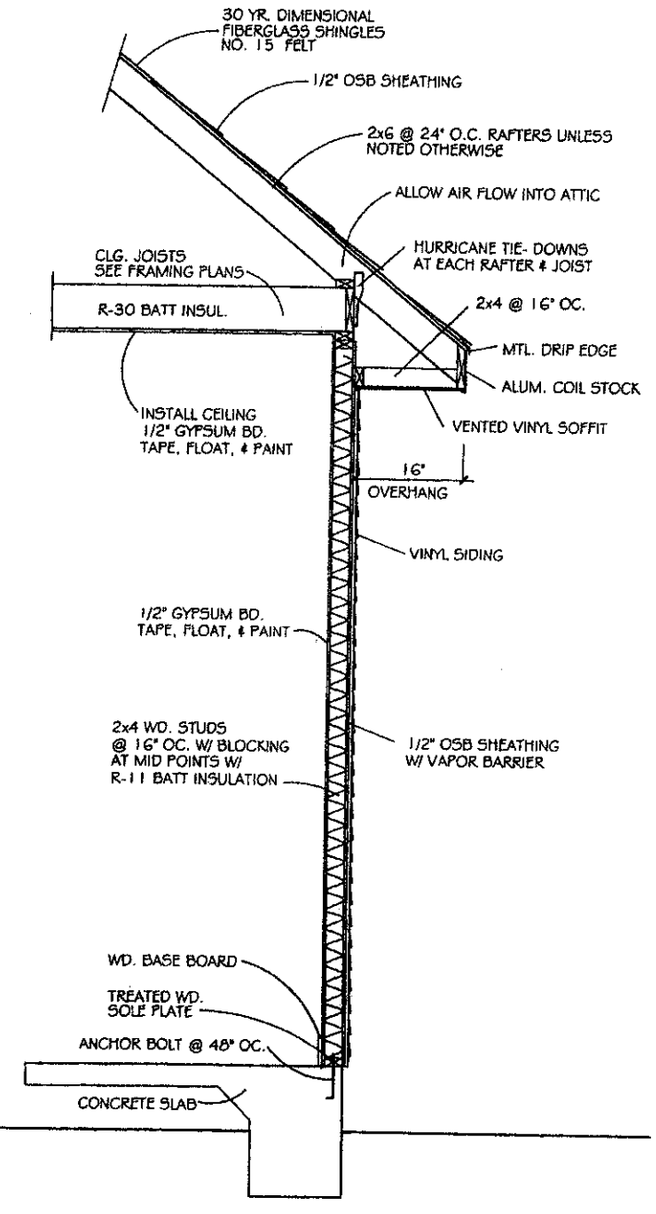
FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-5
SHEET:
A 5



2 / A6 WALL SECTION
SCALE 1/2"= 1'-0"



1 / A6 WALL SECTION
SCALE 1/2"= 1'-0"

LIGHT FIXTURE SCHEDULE

MARK	TYPE
F-1	CEILING FAN W/ LIGHT KIT
F-2	RECESS CAN LIGHT
F-3	CEILING MOUNTED FLUOR FIXTURE
F-4	WALL MOUNTED LIGHT FIXTURE
F-5	FLOOD LIGHT
F-6	EXHAUST FAN
F-7	CHANDELIER CLG. MTD.
F-8	UNDER CABINET FLUOR STRIP
F-9	CEILING MOUNTED FIXTURE
F-10	WALL MOUNTED EXTERIOR FIXTURE
F-11	RECESS CAN LIGHT (EXTERIOR)
F-12	SMOKE DETECTOR

CONSTRUCTION NOTES

1. PROVIDE G.F.C.I. OUTLETS BY SINKS AS REQ.
2. CONTRACTOR TO SIZE AC. AND ELEC. REQUIREMENTS

RATLIFF ARCHITECTS
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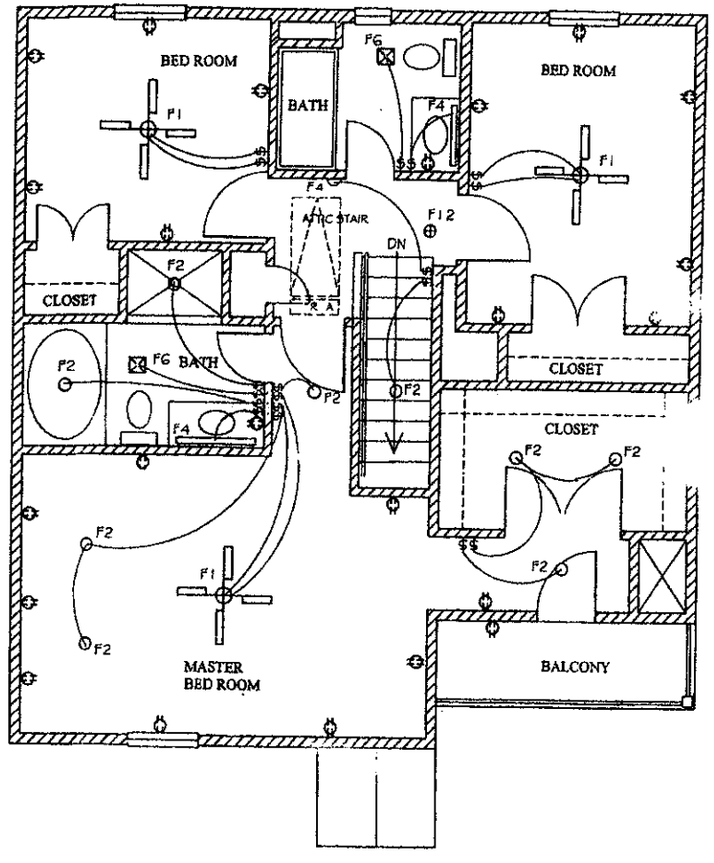
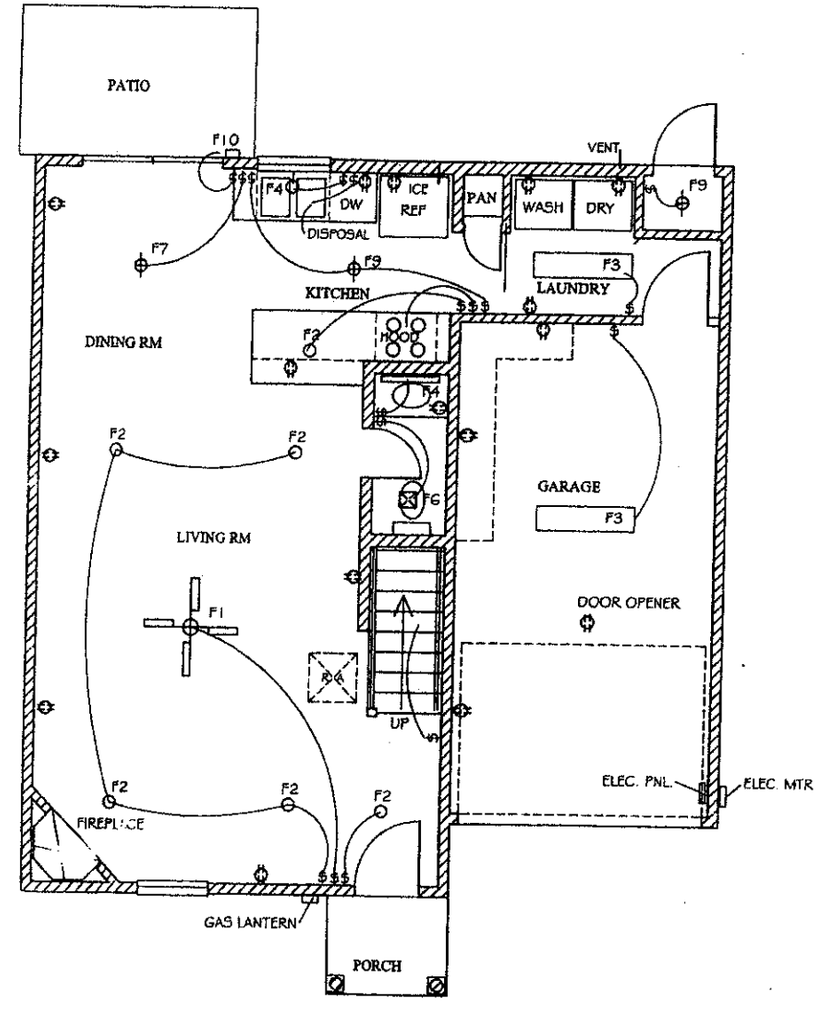
FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO. 30-03 A-6
SHEET: A-6



2 A7 SECOND FLOOR ELECTRICAL PLAN
SCALE 3/16"= 1'-0"



1 A7 FIRST FLOOR ELECTRICAL PLAN
SCALE 3/16"= 1'-0"

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FAIRWAY GARDEN HOMES
U.S HWY. 190 SERVICE ROAD
MANDEVILLE, LOUISIANA

AUG. 4 - 04
DWG.NO.
30-03 A-7
SHEET:
A-7