



Mayor Timothy M. Keller

CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-19-498

INTER-OFFICE MEMORANDUM

October 4, 2019

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Declaring the Rosenwald Building Condominiums First and Second Floor and segregated 2/3 of basement, limited common areas on floors one and two and proportionate use of common areas Not Essential for Municipal Purposes.

The Department of Cultural Services has requested that the above referenced property be sold.

The Department of Cultural Services acquired the property in 2007 to utilize the property as a New Mexico Holocaust and Intolerance Museum and Study Center. As it is no longer needed by the department, it is a drain on City resources. If declared not essential for municipal purposes, the property will be sold and the remaining proceeds will go back into the Department of Cultural services funds.

The estimated market value of the property was established by Bryan E. Godfrey, MAI, Godfrey Appraisal Services on March 12, 2019, at \$335,000.

The Real Property Review Board met on September 25, 2019 via email, and recommended the above referenced property be declared not essential for municipal purposes.

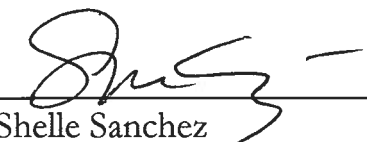
Pursuant to §5-2-2, only City Council may determine property over \$10,000 in value to be not essential for municipal purposes. It is requested that Council declare the property to be not essential for municipal purposes.


Approved:



Sarita Nair Date 10/17/19
 Chief Administrative Officer

Recommended By:



Shelle Sanchez Date 10/9/19
Department of Cultural Services 

Cover Analysis

1. What is it?

A request for Declaring the Rosenwald Building Condominiums First and Second Floor and segregated 2/3 of basement, limited common areas on floors one and two and proportionate use of common areas containing 15,250 sq. ft. not essential for municipal purposes.

2. What will this piece of legislation do?

Declaring the Property not essential will allow the property to be sold. This will generate revenue for the Department of Cultural Services and generate Property Tax Revenue for the County of Bernalillo.

3. Why is this project needed?

The Property must be declared not essential for municipal purposes in accordance with City ordinances before conveyance.

4. How much will it cost and what is the funding source?

Declaring the property not-essential will not incur any cost to the City's General Fund.

5. Is there a revenue source associated with this contract? If so, what level of income is projected?

After expenses related to the sale of the Property, the remaining proceeds will go to the Department of Cultural Services.

6. What will happen if the project is not approved?

City will retain ownership, liability and expense of maintenances of the Property and no revenue will be generated for the Department of Cultural Services and no property tax revenue will be generated for the County of Bernalillo.

7. Is this service already provided by another entity?

This is not a service contract.



REAL PROPERTY NOT ESSENTIAL FOR MUNICIPAL PURPOSE
ANALYSIS AND RECOMMENDATION PURSUANT TO ORDINANCE §5-2-2 AND §5-2-3

Property Address: 320 Central Avenue SW

UPC #: 1-014-057-174-417-26701

Legal Description: ROSENWALD BUILDING CONDOMINIUMS
FIRST AND SECOND FLOOR (2/3 of Building)/
UNIT 220 OF THE ROSENWALD BUILDING CONDOMINIUMS
UNIT 160 OF ROSENWALD BUILDING CONDOMINIUMS
TOGETHER WITH AN EQUAL UNDIVIDED INTEREST IN THE COMMON ELEMENTS

Property has been utilized for a municipal purpose.


Real Property Manager

Current Zoning Designation: MX-FB-UD, Form Based Urban Development District

Current Use / Allowable Use(s): Office Use

Sector Development Plan: N/A

Comprehensive Plan: Area of Change

Allowable Zoning: MX-FB-UD

Allowable Use(s): Uses in this zone include residential, commercial, civic/institutional, and some industrial uses

Surrounding Zoning and Uses	Zoning	Land Use
North	MX-FB-UD	Office/Commercial
South	MX-FB-UD	Office/Commercial
East	MX-FB-UD	Office/Commercial
West	MX-FB-UD	Office/Commercial


Jacobo Martinez, Code Enforcement Manager

7/20/19
Date

Pursuant to §5-2-2, the Administrative Real Property Review Board has analyzed the subject property, in relation to the Albuquerque/Bernalillo County Comprehensive Plan and related master plans and has voted to:

☒ RECOMMEND TO DECLARE THE PROPERTY NON-ESSENTIAL FOR MUNICIPAL PURPOSES

Pursuant to §5-2-3, the Planning Department has reviewed the zoning of the subject property to determine the appropriateness of the zoning in terms of the City's master plan, in particular the master plan documents which comprise the Albuquerque/Bernalillo County Comprehensive Plan, and has determined:

☒ THE PROPERTY IS APPROPRIATELY ZONED – *No further action required.*

☐ THE PROPERTY IS NOT APPROPRIATELY ZONED

The Planning Department shall initiate a zone change for a more appropriate zoning designation.


Brennon Williams, Director, Planning Department

01 OCT 2019
Date



City of Albuquerque Property Fact Sheet

Report Generated by City of Albuquerque Real Property Division. 9/13/2019 9:24:11 AM

Property ID:	101405717441726701AG		
Zone Atlas Page:	K14	City Council District:	2
Address:	320 Central, Albuquerque, 87102		
Legal Description:	UNIT 160 OF ROSENWALD BUILDING CONDOMINIUMS		
Acreage:	0	Sq. Feet:	
Department:	Cultural Services		
Zoning:			
Acquisition Price:	\$0.00	Sale Price:	
Property Status:	City Owned	Surplus:	

Property Map:



Disclaimer: The City of Albuquerque provides these data for reference and informational purposes only, the data are not intended for legal purposes.



City of Albuquerque Property Fact Sheet

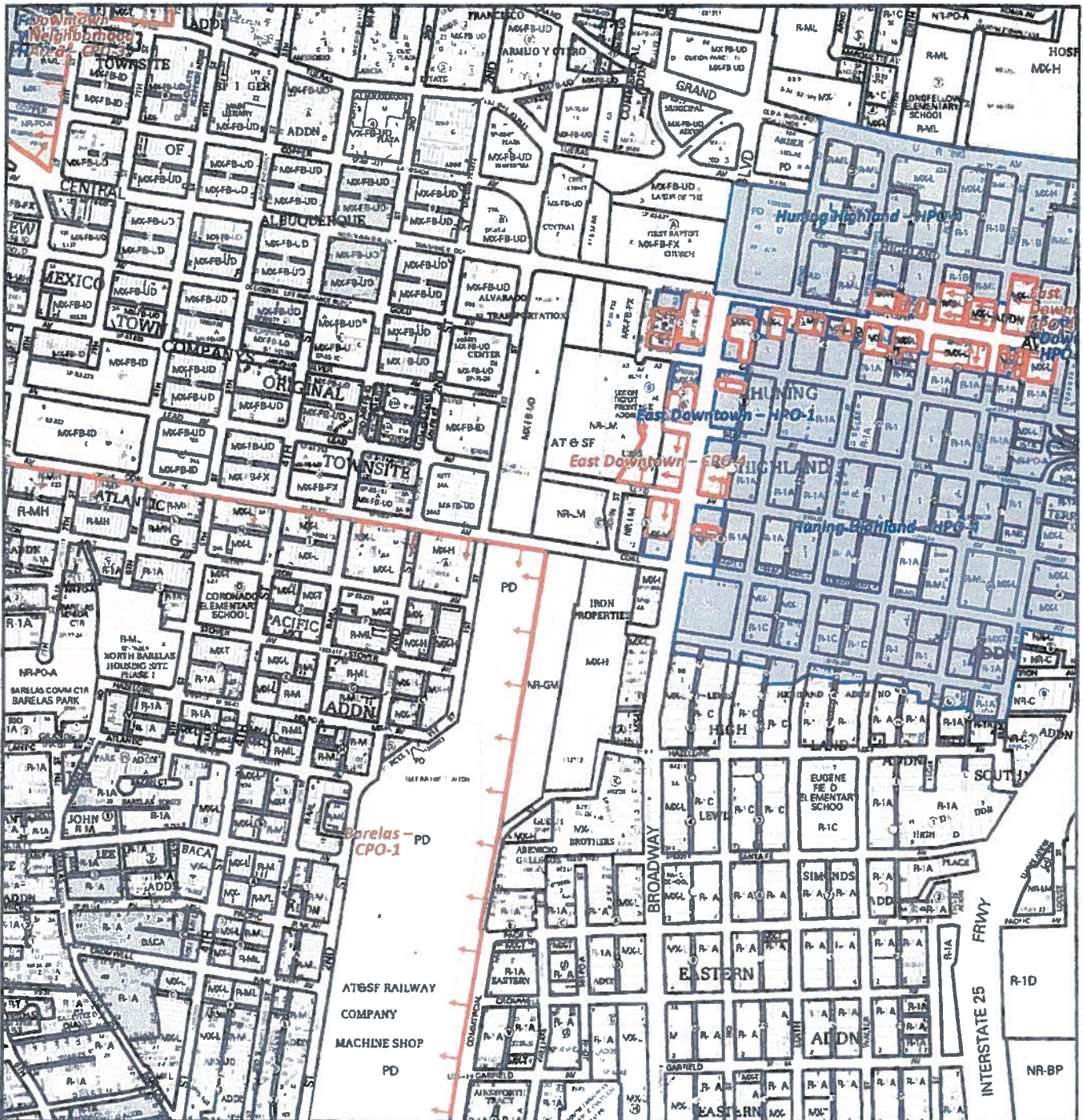
Report Generated by City of Albuquerque Real Property Division. 9/13/2019 9:24:53 AM

Property ID:	101405717441726701AK	
Zone Atlas Page:	K14	City Council District: 2
Address:	320 Central, Albuquerque, 87102	
Legal Description:	UNIT 220 OF THE ROSENWALD BUILDING CONDOMINIUMS	
Acreage:	0	Sq. Feet:
Department:	Cultural Services	
Zoning:		
Acquisition Price:	\$0.00	Sale Price:
Property Status:	City Owned	Surplus:

Property Map:



Disclaimer: The City of Albuquerque provides these data for reference and informational purposes only, the data are not intended for legal purposes.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ord> and

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
K-14-Z

Easement Escarpment

Petroglyph National Monument

Areas Outside of City Limits

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Zone

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

ADMINISTRATIVE REAL PROPERTY REVIEW BOARD MINUTES

September 19, 2019 Via Email

BOARD MEMBERS:

Esteban Aguilar, Jr., City Attorney, Legal Department
Don Britt, Real Property Manager,
Brennon Williams, Planning Director
Sanjay Bhakta, Director, Department of Finance

OTHERS ATTENDING:

Brandi Salazar, Real Property Agent II
Shelle Sanchez, Cultural Services

The Administrative Real Property Review Board met on September 19, 2019 via email to recommend a parcel of City owned property to be declared not-essential for municipal purposes.

ROSENWALD BUILDING CONDOMINIUMS FIRST AND SECOND FLOOR (2/3 of Building) OF THE ROSENWALD BUILDING CONDOMINIUMS, TOGETHER WITH AN EQUAL UNDIVIDED INTEREST IN THE COMMON ELEMENTS.

The Cultural Services Department wishes to declare this property not-essential for municipal purposes.

A MOTION WAS DULY MADE BY Donald Britt, SECONDED BY Brennon Williams AND PASSED BY THE ADMINISTRATIVE REAL PROPERTY REVIEW BOARD BY A VOTE OF 3 FOR AND 0 AGAINST TO DECLARE THE PROPERTY NOT-ESSENTIAL FOR MUNICIPAL PURPOSES.

The above actions were taken at the September 19, 2019 email meeting of the Administrative Real Property Review Board.

No Response
Esteban Aguilar, Jr., City Attorney
Legal Department

Approved via email on 9/25/19
Sanjay Bhakta, Director of DFAS

Approved via email on 9/25/19
Don Britt
Real Property Manager

Approved via email on 9/25/19
Brennon Williams, Planning Director

Salazar, Brandi C.

From: Salazar, Brandi C.
Sent: Wednesday, September 25, 2019 11:44 AM
To: Britt, Donald D.; Williams, Brennon; Bhakta, Sanjay M.; Aguilar Jr., Esteban A.
Cc: Sanchez, Shelle
Subject: Real Property Review Board Email Meeting to Vote on Recommending Rosenwald No Essential for Municipal Purposes
Attachments: Zone Atlas Page.pdf; Zoning Memo.pdf; Photo of Building.pdf; Summary Appraisal.pdf
Importance: High

Tracking:	Recipient	Delivery	Read	Response
	Britt, Donald D.	Delivered: 9/25/2019 11:45 AM	Read: 9/25/2019 12:13 PM	Recommend: 9/25/2019 12:13 PM
	Williams, Brennon	Delivered: 9/25/2019 11:45 AM	Read: 9/25/2019 1:09 PM	
	Bhakta, Sanjay M.	Delivered: 9/25/2019 11:45 AM		
	Aguilar Jr., Esteban A.	Delivered: 9/25/2019 11:45 AM	Read: 9/25/2019 12:06 PM	
	Sanchez, Shelle	Delivered: 9/25/2019 11:45 AM		Recommend: 9/25/2019 12:27 PM
	Garcia, Reylene A.	Delivered: 9/25/2019 11:45 AM		
	Salazar, Brandi C.	Delivered: 9/25/2019 11:45 AM	Read: 9/25/2019 1:23 PM	

**Real Property Review Board Recommendation
Declaring Rosenwald Condominiums not essential for municipal purposes
VIA EMAIL/September 25, 2019**

Re: Email vote to consider declaring the Rosenwald Condominiums owned by the City and located at 320 Central Avenue, Albuquerque, New Mexico 87102, "Not Essential for Municipal Purposes".

Dear Real Property Review Board Members,

The Cultural Services Department and City Administration are requesting that the above-referenced property be declared "not essential for municipal purposes", which will allow the property to be sold as City surplus property.

The City Ordinance, "Article 2, Real Property Transactions", section 5-2-1, requires a recommendation from the Administrative Real Property Review Board before requesting Council approval to declare a City-owned property "Not Essential".

The Rosenwald Condominiums are non-complex properties, and in an effort to expedite the recommending process, we are asking board members for their recommendations by email rather than holding a formal meeting.

BY EMAIL

After reviewing the facts below and the attached exhibits, please **vote with the buttons above** indicating your recommendation to declare the property 'not essential for municipal purposes" and **reply all** by email **by Friday, October 4th**, If you have any questions please contact Brandi Salazar, at bsalazar@cabq.gov, or call at 505-924-3492.

Administrative Real Property Review Board Members:

Donald Britt, Real Property Division Manager
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Brennon Williams, Director of Planning
or Designee

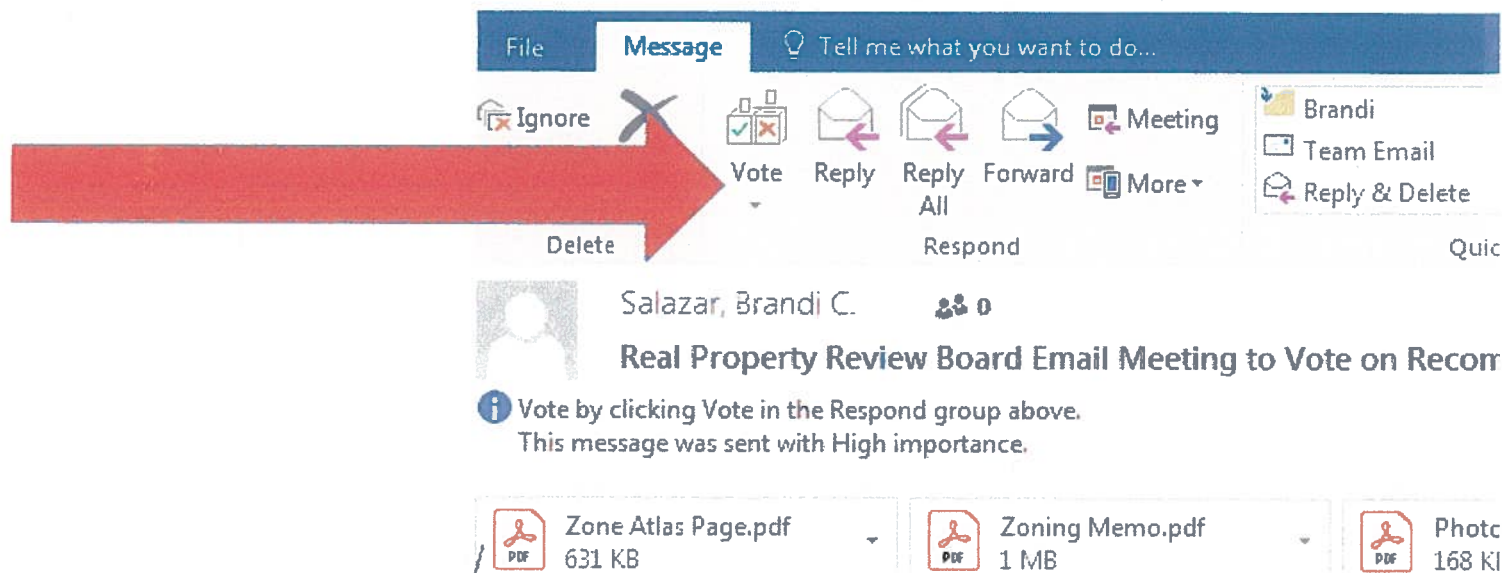
☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Esteban Aguilar, Jr., City Attorney
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Sanjay Bhakta, CFO
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend



BASIC FACTS

Property Name: Rosenwald Condominiums:

Location and Legal Description:

The Rosenwald Building is located at 320 Central Avenue SW, Albuquerque, New Mexico 87102. The City owns two condominium units within the Rosenwald building consisting of Suites 100, 110, 120, 130, 140, 150, 160, 200, 210, 220, 230, 240 and 250 as well as a segregated 2/3s of the basement, limit commons areas on floors one and two and proportionate use of all common areas.

Purpose of Request:

The Cultural Services Department and City Administration is requesting that the above-referenced property be declared "not essential for municipal purposes", which will allow the property to be sold as City surplus property.

Property Description:

Managing Department..... Cultural Services
Ownership: Fee Simple Condominium
Site Area:..... 10,650 sf
Zoning: MX-FB-UD, which allows for mixed-use, form based and urban development.
Improvements:
 Ground Floor Size: 9,975 sf.
 Second Floor Size:..... 10,455sf.
 Basement Storage:..... 10,650sf.
Condition: Structurally sound, but otherwise in fair to poor condition
Appraised Value:..... Fair Market Value was estimated to be \$335,000.00, In January 2019

History of the property

In 2007, the City of Albuquerque ("City") purchased two floors, or two condominium units of three-story three-unit condominium building in downtown Albuquerque on behalf of the New Mexico Holocaust and Intolerance Museum ("NMHIM") with State appropriated funds. This portion of the building was expected to be used for a Holocaust Museum. The City offered a net lease to the NMHIM; however, the NMHIM was unable to afford the tenant improvements and operational expenses, and walked away from the property. Because the State of New Mexico's Grant Agreement limited the use to a holocaust and intolerance museum the property has sat vacant since.

Neither of the two condo-units nor any other part of the building has been occupied for the last 10 years, becoming a management burden. Since the purchase of the building, the City's costs for minor maintenance, repairs, and other operational costs have been substantial, estimated to be \$341,457.65.

In April 2019, a request was made to Olivia Padilla-Jackson, Secretary of Finance and Administration, to remove all use restrictions, and to allow the expended management and repair costs already incurred to be applied to the purchase of the building at fair market value; therefore, relieving the City of its obligation to reimburse the State if the property was sold. We received a response approving our request on June 18, 2019. The only condition is the building must be sold or leased at fair market value, per NMSA 1978, Section 3-54-12(B), with the proceeds going to the City.

Please let me know if you have any questions.

Exhibits: Zoning memo from Code Enforcement
 Photos
 Location maps
 Summary Appraisal

Brandi



BRANDI C. SALAZAR

real property agent II

o 505.924.3492

e bsalazar@cabq.gov

cabq.gov/municipaldevelopment

Donald Britt, Real Property Division Manager
or Designee

- ☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

Brennon Williams, Director of Planning
or Designee

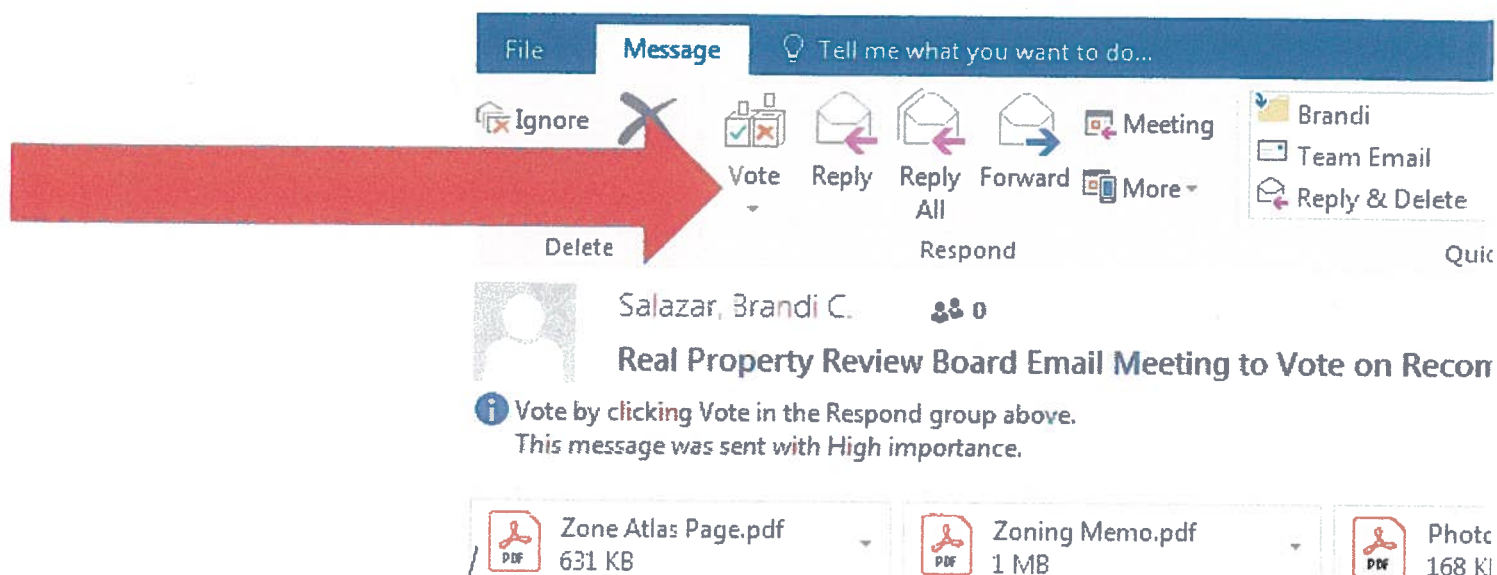
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Esteban Aguilar, Jr., City Attorney
or Designee

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Sanjay Bhakta, CFO
or Designee

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BASIC FACTS

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Location and Legal Description:

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Purpose of Request:

The Cultural Services Department and City Administration is requesting that the above-referenced property be declared "not essential for municipal purposes", which will allow the property to be sold as City surplus property.

Property Description:

Managing Department..... Cultural Services

Salazar, Brandi C.

From: Williams, Brennon
Sent: Wednesday, September 25, 2019 1:10 PM
To: Salazar, Brandi C.; Rendon, Leslie C.; Britt, Donald D.; Bhakta, Sanjay M.; Aguilar Jr., Esteban A.
Cc: Sanchez, Shelle
Subject: RE: Real Property Review Board Email Meeting to Vote on Recommending Rosenwald Not Essential for Municipal Purposes

Recommended; please see below. – Brennon



BRENNON WILLIAMS
planning director
o 505.924.3454
e bnwilliams@cabq.gov
cabq.gov/planning

From: Salazar, Brandi C.
Sent: Wednesday, September 25, 2019 11:44 AM
To: Britt, Donald D. <dbritt@cabq.gov>; Williams, Brennon <bnwilliams@cabq.gov>; Bhakta, Sanjay M. <sbhakta@cabq.gov>; Aguilar Jr., Esteban A. <eaj@cabq.gov>
Cc: Sanchez, Shelle <svansanchez@cabq.gov>
Subject: Real Property Review Board Email Meeting to Vote on Recommending Rosenwald Not Essential for Municipal Purposes
Importance: High

Real Property Review Board Recommendation
Declaring Rosenwald Condominiums not essential for municipal purposes
VIA EMAIL/September 25, 2019

Re: Email vote to consider declaring the Rosenwald Condominiums owned by the City and located at 320 Central Avenue, Albuquerque, New Mexico 87102, "Not Essential for Municipal Purposes".

Dear Real Property Review Board Members,

The Cultural Services Department and City Administration are requesting that the above-referenced property be declared "not essential for municipal purposes", which will allow the property to be sold as City surplus property.

The City Ordinance, "Article 2, Real Property Transactions", section 5-2-1, requires a recommendation from the Administrative Real Property Review Board before requesting Council approval to declare a City-owned property "Not Essential".

The Rosenwald Condominiums are non-complex properties, and in an effort to expedite the recommending process, we are asking board members for their recommendations by email rather than holding a formal meeting.

BY EMAIL

After reviewing the facts below and the attached exhibits, please **vote with the buttons above** indicating your recommendation to declare the property 'not essential for municipal purposes' and **reply all** by email **by Friday, October 4th**. If you have any questions please contact Brandi Salazar, at bsalazar@cabq.gov, or call at 505-924-3492.

Administrative Real Property Review Board Members:

Donald Britt, Real Property Division Manager
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend

~~Brennon Williams, Director of Planning~~
or Designee

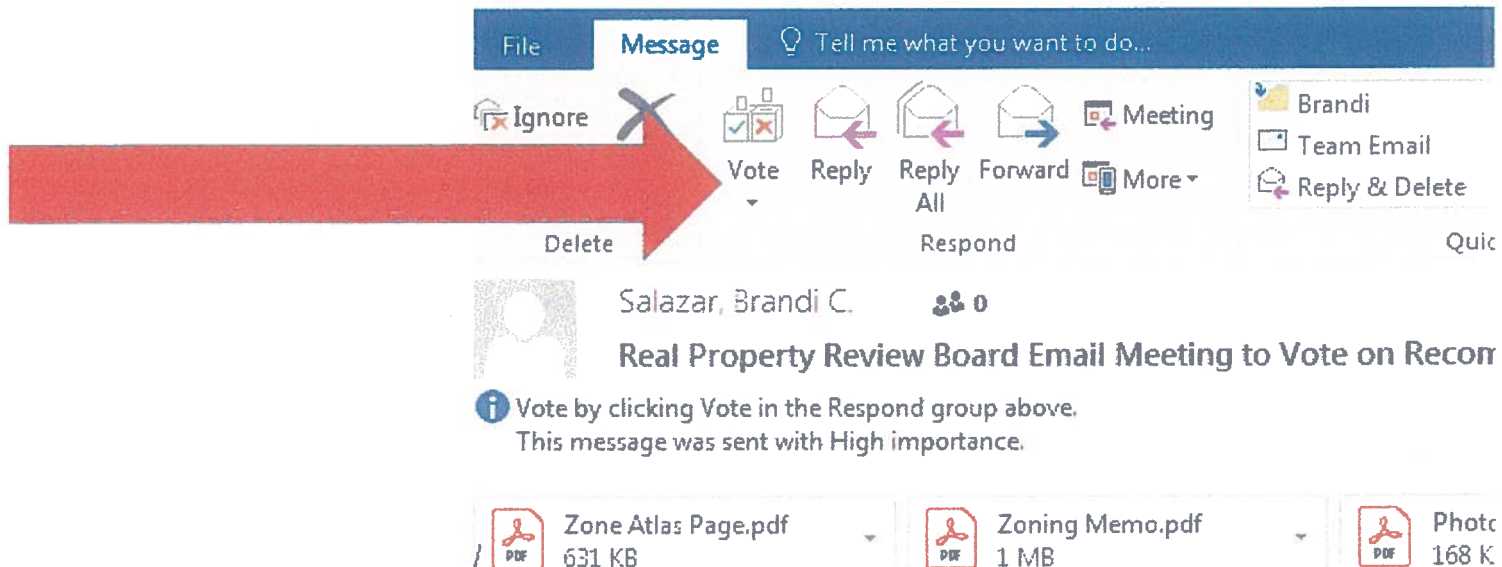
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or Designee

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Sanjay Bhakta, CFO
or Designee

☐ (VOTE ABOVE) Recommend,
☐ (VOTE ABOVE) Do not recommend



File Message Tell me what you want to do...

Ignore X Vote Reply Reply All Forward Meeting More

Delete Respond Quick

Salazar, Brandi C.

Real Property Review Board Email Meeting to Vote on Recon

i Vote by clicking Vote in the Respond group above.
This message was sent with High importance.

Zone Atlas Page.pdf 631 KB Zoning Memo.pdf 1 MB Photo 168 KB

BASIC FACTS

Property Name: Rosenwald Condominiums:



***A MARKET VALUE APPRAISAL
OF VACANT CONDOMINIUMS
AT 320 CENTRAL AVENUE, SW
ALBUQUERQUE, NEW MEXICO***

A Market Value Appraisal In An Appraisal Report
Vacant Condominiums Comprising The Rosenwald Building
Considering A Fee Simple Title & "As Is" Condition
As Of February 1, 2019

Prepared For
Mr. Todd Gross, Review Appraiser
Real Property Division
City of Albuquerque
600 Second Street, Northwest
Albuquerque, New Mexico 87102

Prepared By
Bryan E. Godfrey, MAI
Godfrey Appraisal Services, Inc.
5600 McLeod Road, NE, Suite C
Albuquerque, New Mexico 87109



Godfrey Appraisal Services

REAL ESTATE APPRAISING & CONSULTATION

5600 McLeod Road, NE, Suite C • Albuquerque, New Mexico 87109

TELEPHONE: (505) 265-0033 • WEBSITE: www.godfreyappraisal.com

March 12, 2019

Mr. Todd Gross, Review Appraiser
Real Property Division
City of Albuquerque
600 Second Street, Northwest
Albuquerque, New Mexico 87102

Dear Mr. Gross:

In accordance with our agreement, I have made an investigation, study and appraisal of the mixed-use property commonly known as the Rosenwald Building, located at 320 Central Avenue, SW, in Albuquerque, Bernalillo County, New Mexico. Specifically, the subject property is identified as Condominium Units 100-160, 200-250, 300-350, and all related common areas, comprising the whole of the Rosenwald Building Condominiums. The purpose of the appraisal was to estimate the market value of a fee simple title to the Condominium Units 100 through 250, owned by the City of Albuquerque, and to Condominium Units 300 through 350, owned by an independent entity, as the units are described in the following report, considering the property in "as is" condition, as of February 1, 2019. The appraisal is subject to important extraordinary assumptions outlined in the following report. As requested, an appraisal using all applicable approaches to value has been developed and is hereby presented in an Appraisal Report (Summary format).

The following report contains a legal and physical description of the property, and includes maps, plats, and photographs to help visualize the appraised property. Valuation is based on sales comparison approaches to value. Based on the following report, subject to the underlying assumptions, limiting conditions, and term definitions, contained therein, I conclude that

THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS

represents the market value of a fee simple title to Condominium Units 100 through 250, as described in the following report, considering "as is" condition, as of February 1, 2019, and that

TWO HUNDRED EIGHTY THOUSAND DOLLARS

represents the market value of a fee simple title to Condominium Units 300 through 350, as described in the following report, considering "as is" condition, as of February 1, 2019. All analyses and conclusions are subject to the extraordinary assumptions outlined in the following report. Exposure time associated with this value estimate is estimated at up to six years of active professional marketing.

Respectfully,

Bryan E. Godfrey, MAI, State Certified General Appraiser G-192



APPRAISAL CONCLUSION SUMMARY

GENERAL INFORMATION

Purpose Of The Appraisal	Market Value Estimate
Type Of Appraisal	Appraisal Using The Sales Comparison Approach
Type Of Report	Appraisal Report (Summary Format)
Property Type	Vacant Condominium Building
Property Location	The Rosenwald Building 320 Central Avenue, SW Albuquerque, New Mexico
Values Estimated	"As Is" On Date Of Inspection
Rights Appraised	Fee Simple Title
Hypothetical Conditions	None
Extraordinary Assumptions	Yes – See Report
Date Of Appraisal Report	March 12, 2019
Date Of Property Valuation	"As Is" On February 1, 2019

PROPERTY INFORMATION

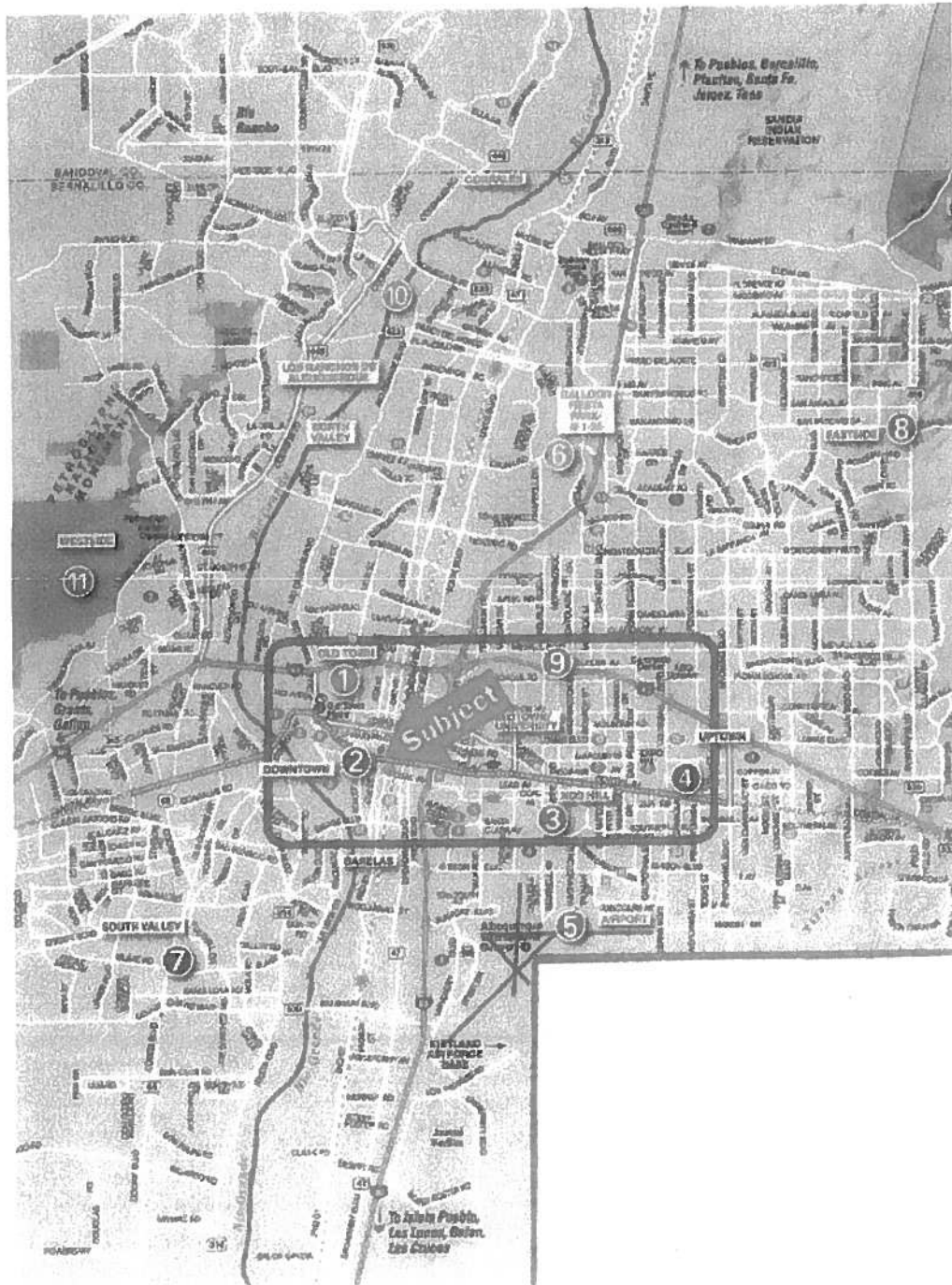
Site Zoning	MX-FB-UD For Intense Residential, Commercial or institutional Development
Site Area	10,650 Square Feet Underlying Total Project
Improvement Area	41,730 Square Feet Gross Building Area 9,975 Square Feet Ground Floor 10,455 Square Feet Second Floor 10,650 Square Feet Third Floor 10,650 Square Feet Basement (Storage Only)
Easements	None Known
Highest & Best Use	Land: Future Mixed-Use Development Improvements: Speculative Holding
Potential Environmental Hazards	Lead-based Paint, ACMs And Mold Identified In Building

VALUATION INFORMATION

Replacement Cost Approach	Not Used
Sales Comparison Approach	\$335,000 Condo Units 100 Thru 250 \$280,000 Condo Units 300 Thru 350
Income Capitalization Approach	Not Used
Market Value Conclusions	\$335,000 Condo Units 100 Thru 250 \$280,000 Condo Units 300 Thru 350

**Market Value Appraisal – Appraisal Report
Rosenwald Building Condominiums
320 Central Avenue, Southwest
Albuquerque, NM, Page 1**

ALBUQUERQUE METRO AREA MAP

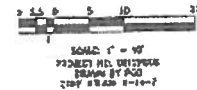
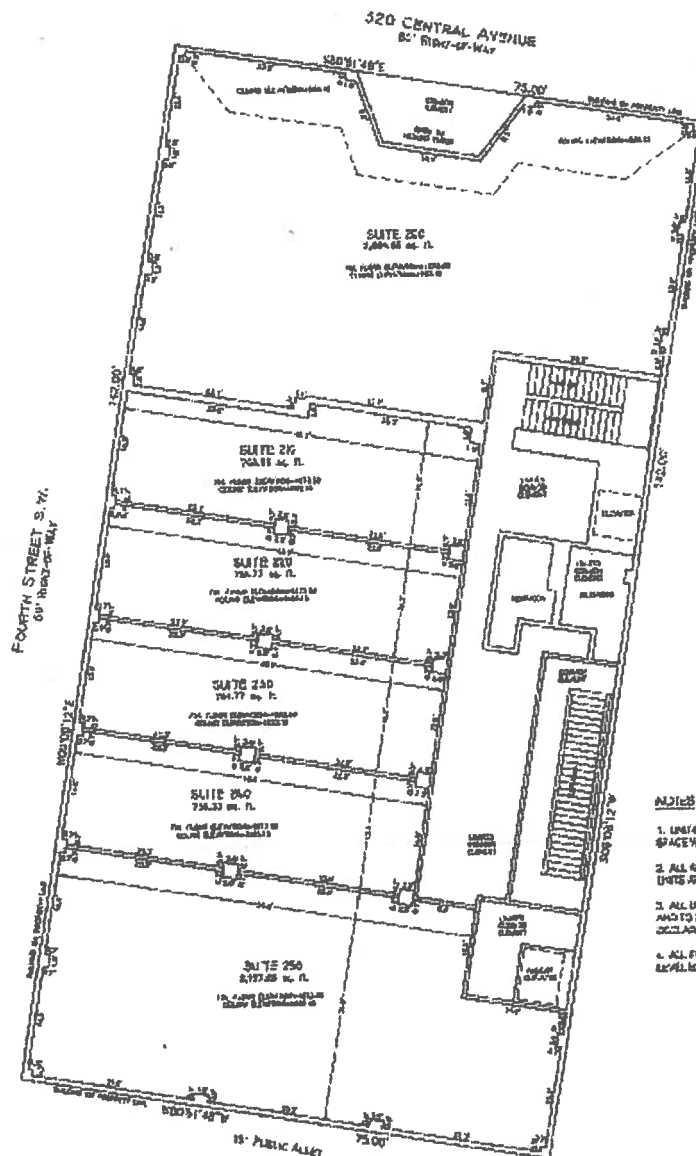


Walter B. Russell 26-08-07
WALTER B. RUSSELL 26-08-07
SURVEYS SOUTHWEST, LTD.
132 COMAS BLVD. N.E.
ALBUQUERQUE NEW MEXICO
47102
PHONE: (505) 998-1100
FAC: (505) 998-0806
T10N R3E SEC 20

*Market Value Appraisal – Appraisal Report
Rosenwald Building Condominiums
320 Central Avenue, Southwest
Albuquerque, NM, Page 11*

CONDOMINIUM PLAT

CONDOMINIUM PLAT
ROSENWALD BUILDING CONDOMINIUMS
LOTS 10-12, BLOCK 17
NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE
SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 2 OF 5
SECOND FLOOR



TOTAL SECOND FLOOR AREA SUBJECT TO
DEVELOPMENT RIGHTS = 6218.70 SQ. FT.
TOTAL SECOND FLOOR AREA OF COMMON AND
UNITED COMMON ELEMENTS = 2631.30 SQ. FT.

NOTES

1. UNITS ARE DEFINED BY INTERIOR BOUNDARIES. EACH UNIT CONSISTS OF THE SPACE WITHIN THE BOUNDARIES OF ITS WALLS, FLOORS AND CEILING.
2. ALL AREAS OUTSIDE THE UNITS ARE COMMON ELEMENTS. PORTIONS WITHIN UNITS ARE LIMITED COMMON ELEMENTS APPLICABLE TO THE UNITS SERVING.
3. ALL UNITS ARE SUBJECT TO THE DEED DOCUMENTS AND TO SUBSEQUENT UNITS AND TO PER LOCATE BOUNDARIES BETWEEN UNITS. SEE CONDOMINIUM DECLARATION.
4. ALL FINISHED FLOOR ELEVATIONS AND CEILING ELEVATIONS ARE MEAN SEA LEVEL ELEVATIONS. SEE TYPICAL DETAIL THIS PAGE.