

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
YACHT HARBOR TOWERS  
1600 ALA MOANA BOULEVARD  
Honolulu, Hawaii

REGISTRATION NO. 378

### IMPORTANT — Read This Report Before Buying

#### This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after .

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: September 13, 1971  
Expires: October 13, 1972

#### SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 14, 1971 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS AUGUST 12, 1971.

1. The Yacht Harbor Towers is a condominium project consisting of a single building with forty (40) levels including the basement or ground level, with the first three levels of the building consisting principally of parking and thereafter the building dividing into two towers, and containing 456 residential apartments and 3 commercial units. The Developer intends to sell the apartment and commercial units together with an undivided interest in the common elements of the project (exclusive of the land) and to lease an undivided interest in the land. Purchasers are advised to study the SURRENDER clause contained in the CONDOMINIUM CONVEYANCE DOCUMENT.
2. The Developer has complied with the requirements for issuance of a Preliminary Public Report as set forth in Chapter 514, Hawaii Revised Statutes.
3. This Preliminary Public Report is made a part of the registration on YACHT HARBOR TOWERS condominium project. The Developer is responsible

for placing this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser.

4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.

The Developer, under date July 16, 1971, reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer on May 28, 1971.

The Declaration of Horizontal Property Regime, with By-Laws attached, was filed with the Assistant Registrar of the Land Court as Document No. 539014 and noted on Transfer Certificate of Title No. 131,899. Said Declaration was amended by instrument dated July 20, 1971 filed as Document No. 547798.

Land Court Map No. 114 showing the layout, location, and apartment numbers was filed with the Assistant Registrar of the Land Court.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

NAME OF PROJECT: YACHT HARBOR TOWERS

LOCATION: The approximate 138,230 square feet of land committed to the regime is situate on the north-east corner of the intersection of Atkinson Drive and Ala Moana Boulevard at Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-3-36-39

ZONING: A-4

DEVELOPER: Yacht Harbor Towers Venture, a registered Hawaii joint venture, whose principal place of business is Suite 1908, Financial Plaza of the Pacific, Honolulu, Hawaii, and whose telephone number is 531-7581. The members of the joint venture are:

Stark, Ltd. Phone No. 531-7581  
Suite 1908  
Financial Plaza of the Pacific  
Honolulu, Hawaii

Officers: Bruce C. Stark - President  
Robert W. Pulley - Vice President/Secretary  
Don M. Davis - Vice President/Treasurer

Sheridan Ing Ala Moana Corp. Phone No. 531-6984  
Suite 1908  
Financial Plaza of the Pacific  
Honolulu, Hawaii

Officers: Sheridan C. F. Ing - President  
Julia Sia Ing - Secretary  
David L. Irons - Treasurer  
Bruce C. Stark - Assistant Secretary

Congen Properties, Inc.  
Bloomfield, Connecticut

Phone No. (203) 242-4422

Officers: James H. Torrey - President  
Bruce P. Hayden - Executive Vice President  
Glenn H. Beadles - Vice President  
Paul L. McCormick - Secretary  
Donald R. Davis - Treasurer

DESCRIPTION: The Declaration of Horizontal Property Regime, as filed with the Assistant Registrar of the Land Court, states that the land will be improved by constructing thereon a single building with forty levels including the basement or ground level, with the first three levels of the building consisting principally of parking and thereafter the building dividing into two towers, the eastern tower being designated Building East and the western tower being designated Building West, and with the total building containing 456 residential apartments and three commercial units, all in accordance with the plans incorporated in the Declaration by reference and filed in the office of the Assistant Registrar of the Land Court and the required Land Court Map. The building will be constructed principally of reinforced concrete floor and roof slabs and concrete beams, columns and walls. The Developer intends to sell the apartment and commercial units together with an undivided interest in the common elements of the project (exclusive of the land) and to lease an undivided interest in the land to third persons by delivering to each person of a Condominium Conveyance Document from the Developer. The condominium units are arranged as follows:

RESIDENTIAL APARTMENTS: The buildings shall contain 456 residential apartments. Residential apartments will start with the third level in Building West and with the fifth level in Building East. The most western residential apartment on each level will be given a designation ending in "00" with this designation numerically increasing from west to east on each level. The levels will be given floor numbers 1 through 12 and 14 through 41 in ascending order. The first two numerals of each residential apartment designation will correspond to the floor number. There will be no residential apartments commencing with the numeral "13." The residential apartments on the 13th level will commence with the numeral "14" and the residential apartments on the 14th through the 40th level will commence with the numerals "15" through "41", respectively. As an example of the foregoing, the residential apartments on the 14th level in Building West will be numbered "1500" through "1506", inclusive, running from west to east, with Apartment No. 1500 being the most western residential apartment, and Apartment No. 1506 being the most eastern residential apartment, in Building West. Residential apartments on the 14th level in Building East will be numbered "1507" through "1513", inclusive, running from west to east, with Apartment No. 1507 being the most western residential apartment, and Apartment No. 1513 being the most eastern residential apartment, in Building East. There will be twenty basic types of residential apartments: Types A through F, inclusive, Types G-1 and H, Types J through N, inclusive, and Types Q through W, inclusive. The residential apartments designated as Types A-1, A-2, B-1, E-1, F-1, C-2 and C-3 will be the same basic types as A, B, E, F, G-1 and G-1, respectively, with the exception that they contain larger lanais.

TYPE "A" APARTMENT: Each Type "A" apartment shall include a living room, kitchen, lanai, two bedrooms, and two baths, with one of the baths containing a dressing area, and it shall contain approximately 1349 square feet of enclosed area and 146 square feet of lanai, or 1495 square feet of total apartment area.

TYPES "B", "C", "D", "E" AND "F" APARTMENTS: Each Type "B", "C", "D", "E" and "F" apartment shall include a living room, kitchen, lanai, bedroom and a bath with a dressing area. Each Type "B" apartment shall contain approximately 676 square feet of enclosed area and 115 square feet of lanai area, or 791 square feet of total apartment area. Each Type "C" apartment shall contain approximately 842 square feet of enclosed area and 124 square feet of lanai area or 966 square feet of total apartment area. Each Type "D" apartment shall contain approximately 842 square feet of enclosed area and 124 square feet of lanai area or 966 square feet of total apartment area. Each Type "E"

apartment shall contain approximately 702 square feet of enclosed area, 122 square feet of lanai or 824 square feet of total apartment area. Each Type "F" apartment shall contain approximately 930 square feet of enclosed area and 122 square feet of lanai area or 1052 square feet of total apartment area.

TYPES "G-1", "M" AND "T" APARTMENTS: Each Type "G-1", "M", and "T" apartment shall include a living room, kitchen, lanai, two bedrooms and two baths, with one of the baths containing a dressing area and walk-in closet. Each Type "G-1" apartment shall contain approximately 1283 square feet of enclosed area and 146 square feet of lanai area or 1428 square feet of total apartment area. Each Type "M" apartment shall contain approximately 1474 square feet of enclosed area and 131 square feet of lanai area or 1605 square feet of total apartment area. Each Type "T" apartment shall contain approximately 1288 square feet of enclosed area and 146 square feet of lanai area or 1434 square feet of total apartment area.

TYPES "H" AND "N" APARTMENTS: Each Type "H" and "N" apartment shall include a living room, kitchen, two lanais, three bedrooms, and three baths, with two of the baths containing dressing areas. Each Type "H" apartment shall contain approximately 1960 square feet of enclosed area and 287 square feet of lanai area or 2247 square feet of total apartment area. Each Type "N" apartment shall contain approximately 1742 square feet of enclosed area and 264 square feet of lanai area or 2006 square feet of total apartment area.

TYPES "J", "K", "L", "Q", "R" AND "S" APARTMENTS: Each Type "J", "K", "L", "Q", "R" and "S" apartment shall contain a living room, kitchen, lanai, two bedrooms, and two baths, with one bath containing a dressing area and with the other bath containing a dressing area and walk-in closet. Each Type "J" apartment shall contain approximately 1212 square feet of enclosed area and 143 square feet of lanai area or 1355 square feet of total apartment area. Each Type "K" apartment shall contain approximately 1310 square feet of enclosed area and 143 square feet of lanai area or 1453 square feet of total apartment area. Each Type "L" apartment shall contain approximately 1423 square feet of enclosed area and 298 square feet of lanai area or 1721 square feet of total apartment area. Each Type "Q" apartment shall contain approximately 1173 square feet of enclosed area and 124 square feet of lanai area or 1297 square feet of total apartment area. Each Type "R" apartment shall contain approximately 1200 square feet of enclosed area and 124 square feet of lanai area or 1324 square feet of total apartment area. Each Type "S" apartment shall contain approximately 1292 square feet of enclosed area and 251 square feet of lanai area or 1543 square feet of total apartment area.

TYPE "U" APARTMENT: Each Type "U" apartment shall include a living room, kitchen, lanai, bedroom, and a bath with dressing area, and it shall contain approximately 1194 square feet of enclosed area and 1533 square feet of lanai area or 2727 square feet of total apartment area.

TYPES "V" AND "W" APARTMENTS: Each Type "V" and "W" apartment shall include a living room, kitchen, lanai, bedroom, and a bath with dressing area and walk-in closet. Each Type "V" apartment shall contain approximately 952 square feet of enclosed area and 1021 square feet of lanai or 1973 square feet of total apartment area. Each Type "W" apartment shall contain approximately 1150 square feet of enclosed area and 996 square feet of lanai area or 2146 square feet of total apartment area.

There are five residential apartments on the third level in the western portion of the building. These residential apartments are Types G-2, U, W, V and A-2, Apartment Nos. 300, 301, 302, 303 and 304, respectively. In addition to the foregoing, each of these residential apartments includes an open lanai and Apartment No. 300, a Type G-2, also includes a storage area. The five residential apartments in Building East which are Apartment Nos. 507, 508, 511, 512, and 513, and are Types A-1, B-1, E-1, F-1 and G-3, respectively, include one or more open lanais.

The number, type, area, floor level, tower location and common interest of each residential apartment are shown on Exhibit B attached hereto and made a part hereof.

Each residential apartment has immediate access to the hallway on its level and to the stairways and elevators between the floors of the building.

**BOUNDARY LINES:** Respective residential apartments do not include the undecorated or unfinished surfaces of the perimeter walls, the interior party walls, or the floors or ceilings which surround the residential apartments or any pipes, shafts, wires, conduits or other utility or service lines, running through such residential apartments which are utilized for or serve more than one condominium unit, the same being deemed common elements. Subject to the foregoing each residential apartment shall include the adjacent lanai or lanais, all the walls and partitions which are not load bearing within his perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, the exterior of the lanai railing and all air space encompassed within the residential apartment, together with fixtures and other such improvements located therein.

**COMMERCIAL UNITS:** There shall be three commercial units, Commercial Units numbered "1" and "2" will be located on the second level and Commercial Unit No. "3" will be located on the fifth level.

Commercial Unit No. 1 will be located in the northwest corner of the second level and will contain approximately 3400 square feet.

Commercial Unit No. 2 will be located to the east of and across the lobby from Commercial Unit No. 1 and will contain approximately 800 square feet.

Commercial Unit No. 3 will be located on the western side of Building East on the fifth level of the building and will contain approximately 6422 square feet. Commercial Unit No. 3 will not include a mechanical and electrical equipment room which adjoins its northern side.

**BOUNDARY LINE:** The commercial units will not include the undecorated or unfinished surfaces of the perimeter walls, the interior load bearing walls, the interior party walls or the floors and ceilings which surround the commercial units or any pipes, shafts, wires, conduits or other utility or service lines running through such commercial units which are to be utilized for or which are to serve more than one condominium unit. Subject to the foregoing each commercial unit shall include all the walls and partitions which are not load bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, the exterior of doors, windows, and frames thereof and all air space encompassed within the commercial unit together with fixtures and other such improvements located therein.

**COMMON ELEMENTS:** An estate consisting of all remaining portions of the project being described and referred to in the Declaration as "Common Elements" which definition includes, but is not limited to: (a) Said land in fee simple; (b) All foundations, floor slabs, columns, girders, beams, supports, bearing walls, roofs, lobbies, stairs, stairways, walkways, hallways, corridors, entrances, and exits; (c) All parking areas, loading docks, ramps and drive-ways; (d) All yards, planting areas, the swimming pool and other common recreational facilities; (e) All storage and service rooms, equipment rooms, trash rooms, and public toilets; (f) All central appurtenant installations for common services, including power, light, water, telephone, air conditioning, television antenna, and trash disposal; (g) All elevators and all tanks, pumps, motors, fans, compressors, ducts, floor drains, and in general, all apparatus and installations existing for common use; and (h) All other parts of the project necessary or convenient to its existence, maintenance, and safety, or normally in common use.

**LIMITED COMMON ELEMENTS:** Certain parts of the Common Elements, herein called and designated as "Limited Common Elements," will be set aside and reserved for the exclusive use of certain units as follows:

(a) PARKING: One or more parking spaces on the first, second, third and fourth levels shall be appurtenant to and for the exclusive use of each of the residential apartments, sixty or more parking spaces on the first, second, third, and fourth levels shall be appurtenant to and for the exclusive use of Commercial Unit No. 3, three or more parking spaces on the second level shall be appurtenant to and for the exclusive use of Commercial Unit No. 1, and two or more parking spaces shall be appurtenant to and for the exclusive use of Commercial Unit No. 2. The Developer reserves the right in the Declaration to designate by amendment to the Declaration the particular parking space or spaces to be appurtenant to each residential apartment and commercial unit.

(b) STORAGE FACILITIES: The storage facilities on the first, second, third and fourth levels shall be for the exclusive use of the residential apartments. The Developer in the Declaration reserves the right to designate by amendment to the Declaration the particular storage facilities or part thereof to be appurtenant to each residential apartment.

(c) LOADING DOCKS: The loading docks on the second and third levels shall be for the exclusive use of the commercial units. The Developer reserves the right in the Declaration to designate by amendment to the Declaration the particular loading dock or docks, if any, to be appurtenant to each commercial unit.

(d) ELEVATOR LOBBIES, CORRIDORS AND TRASH ROOMS: Each elevator lobby, corridor, and trash room on the sixth through the fortieth level of Building East and the fourth through the fortieth level of Building West shall be for the exclusive use of the residential apartments located on the level on which such elevator lobby, corridor, and trash room are located.

(e) COMMERCIAL UNIT NO. 3: The two elevators and stairs running through the building from Commercial Unit No. 3 down to the third level, and the lanais located to the west of the pool deck on the fifth level which are adjacent to Commercial Unit No. 3, shall be for the exclusive use of Commercial Unit No. 3.

INTEREST TO BE CONVEYED PURCHASER: Each unit according to its type and location shall have appurtenant thereto an undivided percentage interest called the "Common Interest," in the Common Elements for all purposes, including voting, as listed under the attached EXHIBIT B.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration of Horizontal Property Regimes states that the purposes for which the building and other improvements and each of the condominium units are intended and shall be restricted as to use are as follows:

(a) The residential apartments shall be occupied and used as residences either permanent or temporary. The residential apartments shall be occupied and used for no other purposes. The residential apartment owners shall have the absolute right to rent or lease their apartments, subject to the limitations, restrictions, covenants and conditions contained in the Declaration or in the By-Laws.

(b) The commercial units may be used for any purposes which may from time to time be permitted by law.

(c) The parking area remaining after the designation of those parking spaces which are appurtenant to and for the exclusive use of the residential apartments and commercial units shall be used, to the extent necessary to comply with that certain Agreement dated February 24, 1970 by and between Young Men's Christian Association of Honolulu (YMCA) and the Developer, which Agreement is an encumbrance on the land submitted to the Horizontal Property Regime, by the YMCA for which use the YMCA shall pay hourly or monthly fees, at rates established by the Developer from time to time, to the Board of Directors of the Association of Owners to defray common expenses of the project. Any remaining parking area shall be for the common use of the owners of the residential apartments in accordance with the rules and regulations of the project.

(d) The toilets on the second level shall be used on a key basis by employees and customers of the commercial units and by such other persons as may from time to time be designated by the Board of Directors. The lockers on the first level shall be used only by such persons as may from time to time be designated by the Board of Directors.

(e) Subject to the provisions of the following paragraph (f), the By-laws and House Rules, the owner of a residential apartment may, with the prior written consent of the Board of Directors and the other owner or owners of the residential apartments to which the Limited Common Element in question is appurtenant, make additions to or alterations of a residential apartment or limited common element appurtenant thereto and may in the case of an owner of adjoining apartments, make alterations of the party walls common to and between the apartments jointly owned.

(f) The owner of a condominium unit shall not use the same for any purpose which will injure the reputation of the project. Such owner shall not suffer anything to be done or kept in said condominium unit or elsewhere on the project which will jeopardize the soundness of the building or premises, or which will interfere with or unreasonably disturb the rights of other owners, or which will obstruct the public halls or stairways of the building, or which will increase the rate of fire insurance on the building or the contents thereof or which will reduce the value of the premises.

OWNERSHIP TO TITLE: The evidence of Title prepared August 9, 1971 by the abstractor, Title Guaranty of Hawaii, Inc., shows the title is vested in Stark, Ltd., Sheridan Ing Ala Moana Corp., and Congen Properties, Inc., doing business as Yacht Harbor Towers Venture, a joint venture as evidenced by Transfer Certificate of Title No. 131,899.

ENCUMBRANCES AGAINST TITLE: The Title Guaranty of Hawaii, Inc. search of title reflects: (1) Designation of Easement A-9, 5 feet wide for pedestrian use only, over and across Lot 21-B-2, as shown on May 19, as set forth by Land Court Order No. 30556, filed August 21, 1969; (2) Designation of Easement 1 for sewer line purposes, over and across Lot 74, as shown on Map 21, as set forth by Land Court Order No. 30557, filed August 21, 1969; (3) As to Easement A-9 and Easement 1, the reservation in Deed dated February 24, 1970 and filed as Document No. 495471; (4) Agreement by and between Young Men's Christian Association of Honolulu and Developer re: Performance of Certain Obligations, dated February 24, 1970, and filed as Document No. 495472; (5) Mortgage dated March 23, 1970, filed as Document No. 497241, made by Developer to First Hawaiian Bank for the sum of Eighteen Million Dollars (\$18,000,000.00); (6) Mortgage dated March 26, 1970 filed as Document No. 497528, made by Developer to Connecticut General Insurance Corporation for the sum of Eight Million Three Hundred and Twenty-Five Thousand Dollars (\$8,325,000.00); in addition, (7) a Declaration of Horizontal Property Regime, with By-Laws attached, was filed with the Assistant Registrar of the Land Court on May 28, 1971, as Document No. 539014 and noted on Transfer Certificate of Title No. 131,899 and Land Court Map No. 114 to the project has been filed with the Assistant Registrar of the Land Court. Said Declaration was amended by instrument dated July 20, 1971, filed as Document No. 547798.

PURCHASE MONEY HANDLING: An Escrow Agreement dated May 28, 1971 has been executed and a copy of same has been filed with the Commission. The Escrow Agent is First Hawaiian Bank, a Hawaii corporation. Upon examination the Specimen Sales Contract and the executed Escrow Agreement are found to be in consonance with Chapter 514, Hawaii Revised Statutes, and particularly Sections 514-15(6) and 514-36 through 514-40.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust, as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration

of the affairs of the project. The Board of Directors may employ necessary personnel to carry out management and operation of the project. An initial managing agent has been identified in the Specimen Sales Contract and a Specimen Management Agreement has been submitted as part of the registration.

FINANCING OF PROJECT: Developer has filed an estimated total project cost of \$27,464,000.00. Developer has advised the Commission that it intends to finance part of total project cost through an existing building construction loan of \$18,000,000.00 from the First Hawaiian Bank. The balance of the total project cost will be financed through Developer's equity funds and purchasers' down payments on 456 apartments to be held in escrow and disbursed pursuant to the escrow agreement.

STATUS OF PROJECT: A Building Contract has been executed on March 30, 1970 between Developer, as Owner, and Swinerton & Walberg Co., as Contractor. The Developer advised the Commission in April 1971 that the project had been 40% completed and that the estimated date of completion was June 1, 1972. The Specimen Sales Contract states that if the building and other improvements are not completed for occupancy on or before June 1, 1973, subject to extension for force majeure, the Sales Contract shall terminate and all payments made by purchasers shall be refunded without deduction or interest.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted April 14, 1971 and information subsequently filed as late as August 12, 1971.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 378 filed with the Commission on April 14, 1971.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be yellow.

YH:va

Att.

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

September 13, 1971  
Registration No. 378

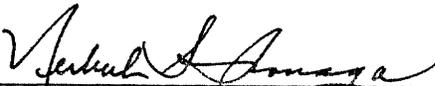
  
for DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

EXHIBIT B

RESIDENTIAL APARTMENTS

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
300	G-2	1419	2329	3	West	.285 %
301	U	1194	1533	3	West	.184 %
302	W	1150	996	3	West	.169 %
303	V	952	1021	3	West	.169 %
304	A-2	1349	1615	3	West	.271 %
400	G-1	1282	146	4	West	.198 %
401	F	930	122	4	West	.169 %
402	E	702	122	4	West	.125 %
403	D	842	124	4	West	.154 %
404	C	842	124	4	West	.154 %
405	B	676	115	4	West	.125 %
406	A	1349	146	4	West	.213 %
500	G-1	1282	146	5	West	.198 %
501	F	930	122	5	West	.169 %
502	E	702	122	5	West	.125 %
503	D	842	124	5	West	.154 %
504	C	842	124	5	West	.154 %
505	B	676	115	5	West	.125 %
506	A	1349	146	5	West	.213 %
507	A-1	1349	973	5	East	.242 %
508	B-1	676	312	5	East	.125 %
509	C	842	124	5	East	.154 %
510	D	842	124	5	East	.154 %
511	E-1	702	312	5	East	.125 %
512	F-1	930	406	5	East	.169 %
513	G-3	1282	858	5	East	.228 %
600	G-1	1282	146	6	West	.198 %
601	F	930	122	6	West	.169 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
602	E	702	122	6	West	.125 %
603	D	842	124	6	west	.154 %
604	C	842	124	6	West	.154 %
605	B	676	115	6	West	.125 %
606	A	1349	146	6	West	.213 %
607	A	1349	146	6	East	.213 %
608	B	676	115	6	East	.125 %
609	C	842	124	6	East	.154 %
610	D	842	124	6	East	.154 %
611	E	702	122	6	East	.125 %
612	F	930	122	6	East	.169 %
613	G-1	1282	146	6	East	.198 %
700	G-1	1282	146	7	West	.198 %
701	F	930	122	7	West	.169 %
702	E	702	122	7	West	.125 %
703	D	842	124	7	West	.154 %
704	C	842	124	7	West	.154 %
705	B	676	115	7	West	.125 %
706	A	1349	146	7	West	.213 %
707	A	1349	146	7	East	.213 %
708	B	676	115	7	East	.125 %
709	C	842	124	7	East	.154 %
710	D	842	124	7	East	.154 %
711	E	702	122	7	East	.125 %
712	F	930	122	7	East	.169 %
713	G-1	1282	146	7	East	.198 %
800	G-1	1282	146	8	West	.213 %
801	F	930	122	8	West	.169 %
802	E	702	122	8	West	.125 %
803	D	842	124	8	West	.154%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
804	C	842	124	8	West	.154 %
805	B	676	115	8	West	.125 %
806	A	1349	146	8	West	.213 %
807	A	1349	146	8	East	.213 %
808	B	676	115	8	East	.125 %
809	C	842	124	8	East	.154 %
810	D	842	124	8	East	.154 %
811	E	702	122	8	East	.125 %
812	F	930	122	8	East	.169 %
813	G -1	1282	146	8	East	.213 %
900	G -1	1282	146	9	West	.213 %
901	F	930	122	9	West	.169 %
902	E	702	122	9	West	.125 %
903	D	842	124	9	West	.154 %
904	C	842	124	9	West	.154 %
905	B	676	115	9	West	.125 %
906	A	1349	146	9	West	.228 %
907	A	1349	146	9	East	.228 %
908	B	676	115	9	East	.125 %
909	C	842	124	9	East	.154 %
910	D	842	124	9	East	.154 %
911	E	702	122	9	East	.125 %
912	F	930	122	9	East	.169 %
913	G -1	1282	146	9	East	.213 %
1000	G -1	1282	146	10	West	.213 %
1001	F	930	122	10	West	.169 %
1002	E	702	122	10	West	.140 %
1003	D	842	124	10	West	.154 %
1004	C	842	124	10	West	.154 %
1005	B	676	115	10	West	.125 %

<u>Ant. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Ant.</u>	<u>Lanai</u>			
1006	A	1349	146	10	West	.228 %
1007	A	1349	146	10	East	.228 %
1008	B	676	115	10	East	.125 %
1009	C	842	124	10	East	.154 %
1010	D	842	124	10	East	.154 %
1011	E	702	122	10	East	.140 %
1012	F	930	122	10	East	.169 %
1013	G -1	1282	146	10	East	.213 %
1100	G -1	1282	146	11	West	.213 %
1101	F	930	122	11	West	.169 %
1102	E	702	122	11	West	.140 %
1103	D	842	124	11	West	.154 %
1104	C	842	124	11	West	.154 %
1105	B	676	115	11	West	.125 %
1106	A	1349	146	11	West	.228 %
1107	A	1349	146	11	East	.228 %
1108	B	676	115	11	East	.125 %
1109	C	842	124	11	East	.154 %
1110	D	842	124	11	East	.154 %
1111	E	702	122	11	East	.140 %
1112	F	930	122	11	East	.169 %
1113	G -1	1282	146	11	East	.213 %
1200	G -1	1282	146	12	West	.213 %
1201	F	930	122	12	West	.169 %
1202	E	702	122	12	West	.140 %
1203	D	842	124	12	West	.154 %
1204	C	842	124	12	West	.154 %
1205	B	676	115	12	West	.125 %
1206	A	1349	146	12	West	.228 %
1207	A	1349	146	12	East	.228 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Land</u>			
1208	B	676	115	12	East	.125 %
1209	C	842	124	12	East	.154 %
1210	D	842	124	12	East	.154 %
1211	E	702	122	12	East	.140 %
1212	F	930	122	12	East	.169 %
1213	G-1	1282	146	12	East	.213 %
1400	G-1	1282	146	13	West	.213 %
1401	F	930	122	13	West	.184 %
1402	E	702	122	13	West	.140 %
1403	D	842	124	13	West	.169 %
1404	C	842	124	13	West	.169 %
1405	B	676	115	13	West	.125 %
1406	A	1349	146	13	West	.228 %
1407	A	1349	146	13	East	.228 %
1408	B	676	115	13	East	.125 %
1409	C	842	124	13	East	.169 %
1410	D	842	124	13	East	.169 %
1411	E	702	122	13	East	.140 %
1412	F	930	122	13	East	.184 %
1413	G-1	1282	146	13	East	.213 %
1500	G-1	1282	146	14	West	.228 %
1501	F	930	122	14	West	.184 %
1502	E	702	122	14	West	.140 %
1503	D	842	124	14	West	.169 %
1504	C	842	124	14	West	.169 %
1505	B	676	115	14	West	.140 %
1506	A	1349	146	14	West	.228 %
1507	A	1349	146	14	East	.228 %
1508	B	676	115	14	East	.140 %
1509	C	842	124	14	East	.169 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt</u>	<u>Lanai</u>			
1510	D	842	124	14	East	.169 %
1511	E	702	122	14	East	.140 %
1512	F	930	122	14	East	.184 %
1513	G -1	1282	146	14	East	.228 %
1600	G -1	1282	146	15	West	.228 %
1601	F	930	122	15	West	.184 %
1602	E	702	122	15	West	.140 %
1603	D	842	124	15	West	.169 %
1604	C	842	124	15	West	.169 %
1605	B	676	115	15	West	.140 %
1606	A	1349	146	15	West	.228 %
1607	A	1349	146	15	East	.228 %
1608	B	676	115	15	East	.140 %
1609	C	842	124	15	East	.169 %
1610	D	842	124	15	East	.169 %
1611	E	702	122	15	East	.140 %
1612	F	930	122	15	East	.184 %
1613	G -1	1282	146	15	East	.228 %
1700	G -1	1282	146	16	West	.228 %
1701	F	930	122	16	West	.184 %
1702	E	702	122	16	West	.140 %
1703	D	842	124	16	West	.169 %
1704	C	842	124	16	West	.169 %
1705	B	676	115	16	West	.140 %
1706	A	1349	146	16	West	.242 %
1707	A	1349	146	16	East	.242 %
1708	B	676	115	16	East	.140 %
1709	C	842	124	16	East	.169 %
1710	D	842	124	16	East	.169 %
1711	E	702	122	16	East	.140 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Balcony</u>			
1712	F	930	122	16	East	.184 %
1713	G -1	1282	146	16	East	.228 %
1800	G -1	1282	146	17	West	.228 %
1801	F	930	122	17	West	.184 %
1802	E	702	122	17	West	.140 %
1803	D	842	124	17	West	.169 %
1804	C	842	124	17	West	.169 %
1805	B	676	115	17	West	.140 %
1806	A	1349	146	17	West	.242 %
1807	A	1349	146	17	East	.242 %
1808	B	676	115	17	East	.140 %
1809	C	842	124	17	East	.169 %
1810	D	842	124	17	East	.169 %
1811	E	702	122	17	East	.140 %
1812	F	930	122	17	East	.184 %
1813	G -1	1282	146	17	East	.228 %
1900	G -1	1282	146	18	West	.228 %
1901	F	930	122	18	West	.184 %
1902	E	702	122	18	West	.140 %
1903	D	842	124	18	West	.169 %
1904	C	842	124	18	West	.169 %
1905	B	676	115	18	West	.140 %
1906	A	1349	146	18	West	.242 %
1907	A	1349	146	18	East	.242 %
1908	B	676	115	18	East	.140 %
1909	C	842	124	18	East	.169 %
1910	D	842	124	18	East	.169 %
1911	E	702	122	18	East	.140 %
1912	F	930	122	18	East	.184 %
1913	G-1	1282	146	18	East	.228 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
2000	G-1	1282	146	19	West	.228 %
2001	F	930	122	19	West	.184 %
2002	E	702	122	19	West	.140 %
2003	D	842	124	19	West	.169 %
2004	C	842	124	19	West	.169 %
2005	B	676	115	19	West	.140 %
2006	A	1349	146	19	West	.242 %
2007	A	1349	146	19	East	.242 %
2008	B	676	115	19	East	.140 %
2009	C	842	124	19	East	.169 %
2010	D	842	124	19	East	.169 %
2011	E	702	122	19	East	.140 %
2012	F	930	122	19	East	.184 %
2013	G-1	1282	146	19	East	.228 %
2100	G-1	1282	146	20	West	.228 %
2101	F	930	122	20	West	.184 %
2102	F	702	122	20	West	.154 %
2103	D	842	124	20	West	.169 %
2104	C	842	124	20	West	.169 %
2105	B	676	115	20	West	.140 %
2106	A	1349	146	20	West	.242 %
2107	A	1349	146	20	East	.242 %
2108	B	676	115	20	East	.140 %
2109	C	842	124	20	East	.169 %
2110	D	842	124	20	East	.169 %
2111	F	702	122	20	East	.154 %
2112	F	930	122	20	East	.184 %
2113	G-1	1282	146	20	East	.228 %
2200	T	1288	146	21	West	.242 %
2201	S	1292	251	21	West	.242 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Land</u>			
2202	R	1200	124	21	West	.213 %
2203	C	842	124	21	West	.169 %
2204	B	676	115	21	West	.140 %
2205	A	1349	146	21	West	.242 %
2206	A	1349	146	21	East	.242 %
2207	B	676	115	21	East	.140 %
2208	C	842	124	21	East	.169 %
2209	R	1200	124	21	East	.213 %
2210	S	1292	251	21	East	.242 %
2211	T	1288	146	21	East	.242 %
2300	T	1288	146	22	West	.242 %
2301	S	1292	251	22	West	.242 %
2302	R	1200	124	22	West	.213 %
2303	C	842	124	22	West	.169 %
2304	B	676	115	22	West	.140 %
2305	A	1349	146	22	West	.242 %
2306	A	1349	146	22	East	.242 %
2307	B	676	115	22	East	.140 %
2308	C	842	124	22	East	.169 %
2309	R	1200	124	22	East	.213 %
2310	S	1292	251	22	East	.242 %
2311	T	1288	146	22	East	.242 %
2400	T	1288	146	23	West	.242 %
2401	S	1292	251	23	West	.257 %
2402	R	1200	124	23	West	.228 %
2403	C	842	124	23	West	.184 %
2404	B	676	115	23	West	.140 %
2405	A	1349	146	23	West	.257 %
2406	A	1349	146	23	East	.257 %
2407	B	676	115	23	East	.140 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
2408	C	842	124	23	East	.184 %
2409	R	1200	124	23	East	.228 %
2410	S	1292	251	23	East	.257 %
2411	T	1288	146	23	East	.242 %
2500	T	1288	146	24	West	.242 %
2501	S	1292	251	24	West	.257 %
2502	R	1200	124	24	West	.228 %
2503	C	842	124	24	West	.184 %
2504	B	676	115	24	West	.154 %
2505	A	1349	146	24	West	.257 %
2506	A	1349	146	24	East	.257 %
2507	B	676	115	24	East	.154 %
2508	C	842	124	24	East	.184 %
2509	R	1200	124	24	East	.228 %
2510	S	1292	251	24	East	.257 %
2511	T	1288	146	24	East	.242 %
2600	T	1288	146	25	West	.242 %
2601	S	1292	251	25	West	.257 %
2602	R	1200	124	25	West	.228 %
2603	C	842	124	25	West	.184 %
2604	B	676	115	25	West	.154 %
2605	A	1349	146	25	West	.257 %
2606	A	1349	146	25	East	.257 %
2607	B	676	115	25	East	.154 %
2608	C	842	124	25	East	.184 %
2609	R	1200	124	25	East	.228 %
2610	S	1292	251	25	East	.257 %
2611	T	1288	146	25	East	.242 %
2700	T	1288	146	26	West	.242 %
2701	S	1292	251	26	West	.257 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
2702	R	1200	124	26	West	.228 %
2703	C	842	124	26	West	.184 %
2704	B	676	115	26	West	.154 %
2705	A	1349	146	26	West	.257 %
2706	A	1349	146	26	East	.257 %
2707	B	676	115	26	East	.154 %
2708	C	842	124	26	East	.184 %
2709	R	1200	124	26	East	.228 %
2710	S	1292	251	26	East	.257 %
2711	T	1288	146	26	East	.242 %
2800	T	1288	146	27	West	.257 %
2801	S	1292	251	27	West	.257 %
2802	R	1200	124	27	West	.228 %
2803	C	842	124	27	West	.184 %
2804	B	676	115	27	West	.154 %
2805	A	1349	146	27	West	.257 %
2806	A	1349	146	27	East	.257 %
2807	B	676	115	27	East	.154 %
2808	C	842	124	27	East	.184 %
2809	R	1200	124	27	East	.228 %
2810	S	1292	251	27	East	.257 %
2811	T	1288	146	27	East	.257 %
2900	T	1288	146	28	West	.257 %
2901	S	1292	251	28	West	.257 %
2902	R	1200	124	28	West	.228 %
2903	C	842	124	28	West	.184 %
2904	B	676	115	28	West	.154 %
2905	A	1349	146	28	West	.257 %
2906	A	1349	146	28	East	.257 %
2907	B	676	115	28	East	.154 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
2908	C	842	124	28	East	.184 %
2909	R	1200	124	28	East	.228 %
2910	S	1292	251	28	East	.257 %
2911	T	1288	146	28	East	.257 %
3000	T	1288	146	29	West	.257 %
3001	S	1292	251	29	West	.271 %
3002	R	1200	124	29	West	.228 %
3003	C	842	124	29	West	.184 %
3004	B	676	115	29	West	.154 %
3005	A	1349	146	29	West	.271 %
3006	A	1349	146	29	East	.271 %
3007	B	676	115	29	East	.154 %
3008	C	842	124	29	East	.184 %
3009	R	1200	124	29	East	.228 %
3010	S	1292	251	29	East	.271 %
3011	T	1288	146	29	East	.257 %
3100	T	1288	146	30	West	.257 %
3101	S	1292	251	30	West	.271 %
3102	R	1200	124	30	West	.242 %
3103	C	842	124	30	West	.184 %
3104	B	676	115	30	West	.154 %
3105	A	1349	146	30	West	.271 %
3106	A	1349	146	30	East	.271 %
3107	B	676	115	30	East	.154 %
3108	C	842	124	30	East	.184 %
3109	R	1200	124	30	East	.242 %
3110	S	1292	251	30	East	.271 %
3111	T	1288	146	30	East	.257 %
3200	T	1288	146	31	West	.257 %
3201	S	1292	251	31	West	.271 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
3202	R	1200	124	31	West	.242 %
3203	Q	1173	124	31	West	.242 %
3204	N	1742	264	31	West	.358 %
3205	N	1742	264	31	East	.358 %
3206	Q	1173	124	31	East	.242 %
3207	R	1200	124	31	East	.242 %
3208	S	1292	251	31	East	.271 %
3209	T	1288	146	31	East	.257 %
3300	T	1288	146	32	West	.257 %
3301	S	1292	251	32	West	.271 %
3302	R	1200	124	32	West	.242 %
3303	Q	1173	124	32	West	.242 %
3304	N	1742	264	32	West	.358 %
3305	N	1742	264	32	East	.358 %
3306	Q	1173	124	32	East	.242 %
3307	R	1200	124	32	East	.242 %
3308	S	1292	251	32	East	.271 %
3309	T	1288	146	32	East	.257 %
3400	T	1288	146	33	West	.257 %
3401	S	1292	251	33	West	.271 %
3402	R	1200	124	33	West	.242 %
3403	Q	1173	124	33	West	.242 %
3404	N	1742	264	33	West	.358 %
3405	N	1742	264	33	East	.358 %
3406	Q	1173	124	33	East	.242 %
3407	R	1200	124	33	East	.242 %
3408	S	1292	251	33	East	.271 %
3409	T	1288	146	33	East	.257 %
3500	T	1288	146	34	West	.271 %
3501	S	1292	251	34	West	.271 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interests</u>
		<u>Apt.</u>	<u>Lanai</u>			
3502	R	1200	124	34	West	.242 %
3503	Q	1173	124	34	West	.242 %
3504	N	1742	264	34	West	.373 %
3505	N	1742	264	34	East	.373 %
3506	Q	1173	124	34	East	.242 %
3507	R	1200	124	34	East	.242 %
3508	S	1292	251	34	East	.271 %
3509	T	1288	146	34	East	.271 %
3600	T	1288	146	35	West	.271 %
3601	S	1292	251	35	West	.271 %
3602	R	1200	124	35	West	.242 %
3603	Q	1173	124	35	West	.242 %
3604	N	1742	264	35	West	.373 %
3605	N	1742	264	35	East	.373 %
3606	Q	1173	124	35	East	.242 %
3607	R	1200	124	35	East	.242 %
3608	S	1292	251	35	East	.271 %
3609	T	1288	146	35	East	.271 %
3700	M	1474	131	36	West	.314 %
3701	L	1423	298	36	West	.329 %
3702	K	1310	143	36	West	.285 %
3703	J	1212	143	36	West	.271 %
3704	H	1960	287	36	West	.446 %
3705	H	1960	287	36	East	.446 %
3706	J	1212	143	36	East	.271 %
3707	K	1310	143	36	East	.285 %
3708	L	1423	298	36	East	.329 %
3709	M	1474	131	36	East	.314 %
3800	M	1474	131	37	West	.329 %
3801	L	1423	298	37	West	.329 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
3802	K	1310	143	37	West	.300 %
3803	J	1212	143	37	West	.271 %
3804	H	1960	287	37	West	.446 %
3805	H	1960	287	37	East	.446 %
3806	J	1212	143	37	East	.271 %
3807	K	1310	143	37	East	.300 %
3808	L	1423	298	37	East	.329 %
3809	M	1474	131	37	East	.329 %
3900	M	1474	131	38	West	.329 %
3901	L	1423	298	38	West	.329 %
3902	K	1310	143	38	West	.300 %
3903	J	1212	143	38	West	.285 %
3904	H	1960	287	38	West	.446 %
3905	H	1960	287	38	East	.446 %
3906	J	1212	143	38	East	.285 %
3907	K	1310	143	38	East	.300 %
3908	L	1423	298	38	East	.329 %
3909	M	1474	131	38	East	.329 %
4000	M	1474	131	39	West	.329 %
4001	L	1423	298	39	West	.343 %
4002	K	1310	143	39	West	.300 %
4003	J	1212	143	39	West	.285 %
4004	H	1960	287	39	West	.446 %
4005	H	1960	287	39	East	.446 %
4006	J	1212	143	39	East	.285 %
4007	K	1310	143	39	East	.300 %
4008	L	1423	298	39	East	.343 %
4009	M	1474	131	39	East	.329 %
4100	M	1474	131	40	West	.329 %
4101	L	1423	298	40	West	.343 %

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>		<u>Floor Level</u>	<u>Tower</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>			
4102	K	1310	143	40	West	.300 %
4103	J	1212	143	40	West	.285 %
4104	H	1960	287	40	West	.446 %
4105	H	1960	287	40	East	.446 %
4106	J	1212	143	40	East	.285 %
4107	K	1310	143	40	East	.300 %
4108	L	1423	298	40	East	.343 %
4109	M	1474	131	40	East	.329 %

COMMERCIAL UNITS

Commercial Unit No. 1 has a common interest of	.608 %
Commercial Unit No. 2 has a common interest of	.143 %
Commercial Unit No. 3 has a common interest of	1.148 %