

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
FAIRWAY VILLA
Ala Wai Boulevard
Waikiki, Honolulu, Hawaii

REGISTRATION NO. 491

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 thereafter

- (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: January 10, 1973
Expires: February 10, 1974

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 27, 1972, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 10, 1973. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. FAIRWAY VILLA is a proposed leasehold condominium project consisting of a single building containing twenty-eight (28) floors with the first floor containing two levels, a parking level designated "Basement" and the ground level, and containing three hundred sixty-two (362) apartments, a resident manager's apartment and one (1) auxiliary unit. The Developer intends to sell the apartments and auxiliary unit 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 of the project has submitted to the Commission for examination all documents and exhibits deemed necessary for the issuance of this Preliminary Public Report.
3. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. 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 Regime.
5. The Preliminary Public Report is made a part of the registration on Fairway Villa condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser when it is issued is also the responsibility of the Developer.
6. The Preliminary Public Report automatically expires thirteen (13) months from the date of issuance, January 10, 1973, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: FAIRWAY VILLA

LOCATION: The project is located on land situate at 2333-2349 Ala Wai Boulevard, Waikiki, Honolulu, Hawaii, and containing 37,910 square feet or thereabouts. The description of the land and the reserved easements, rights, powers and privileges are more fully set forth in the Declaration.

TAX KEY: 2-6-21: Parcels 21, 22, 41, 42, 64 and 112

ZONING: H-2

DEVELOPER: FAIRWAY VILLA VENTURE, a registered Hawaii joint venture, whose principal place of business and post office address is Suite 923, 841 Bishop Street, Honolulu, Hawaii, 96813, Telephone Nos. 538-1809 and 536-0186. The members of the joint venture are:

The CarWin Corporation	Phone Nos. 538-1809 and
Suite 923	536-0186
841 Bishop Street	
Honolulu, Hawaii 96813	

Officers: President - W. Winston Wright
Vice President - Carl Finseth
Secretary-Treasurer - Lola Wright

Theodore H. Smyth, Trustee	
Under Indenture of Trusts	
dated January 29, 1960,	
as amended	Phone No. (805) 967-4671
4234 Cresta Avenue	
Santa Barbara, California 93105	

ATTORNEY REPRESENTING DEVELOPER: Okumura and Takushi (Alfred M. K. Wong), 1022 Bethel Street, Suite 400, Honolulu, Hawaii, 96813, Telephone 536-1791.

DESCRIPTION OF PROJECT: The proposed Declaration of Horizontal Property Regime states that the land will be improved by constructing thereon a single building consisting of twenty-eight (28) stories, designated the first through twelfth and fourteenth through twenty-ninth floors (number thirteen has been omitted), and containing three hundred sixty-two (362) apartments, a resident manager's apartment and one (1) auxiliary unit, each of which shall constitute an "apartment", as defined and used in Chapter 514, Hawaii Revised Statutes, and which are sometimes hereafter separately or collectively called condominium unit or units, and each of which shall constitute a separate estate. The building is constructed principally of reinforced concrete, steel, glass, aluminum and allied building materials with integrated walls, columns, supports and parking facilities. The building is more particularly described as follows:

The building shall have twenty-eight (28) floors with the first floor through parking level sixth being essentially for parking purposes and the seventh floor through the twenty-eight floor being essentially for apartment or commercial purposes and the twenty-ninth floor is essentially a recreation deck and swimming pool; and one (1) elevator machinery room and one (1) cooling tower are located on the roof of the building.

The first floor consists of two separate levels, the partial basement level has only parking with access to the ground level portion of the first floor through the stairs. The ground level portion has a mechanical-equipment room, a trash room, telephone switchgear, a transformer vault, three (3) loading areas, the Manager's office, one (1) auxiliary unit, the main lobby and mail room.

The second floor has an elevator lobby, extensions from the first floor of the transformer vault and one of the mechanical rooms, extensions of the lobby and parking.

The third through sixth floors each have an elevator lobby, utility room and parking.

The first six floors, being the basement level of the first floor through parking level six, contain three hundred forty-seven (347) standard parking spaces and one hundred eight (108) compact parking spaces. 26 spaces have been combined with 26 spaces to form tandem stalls by placing the two spaces end to end, said tandem stalls being designated stalls 101-102; 103-104; 105-106; 302 & 2313; 401-402; 508-509; 602-603; 628 through 643; 646 through 667. Thus after the said combination of spaces, the location of the resulting four hundred fifty-five (455) parking stalls is as follows: the basement level of the first floor contains seventy-one (71) stalls, including the Manager's stall; the second floor contains sixty-three (63) stalls; the third through fifth floor contains seventy-six (76) stalls; and the sixth floor contains ninety-three (93) stalls. Each floor contains access ramps and two (2) stairwells.

The seventh through the twelfth and fourteenth through the twenty-seventh floors contain twelve (12) studio apartments, four (4) one-bedroom apartments and two (2) two-bedroom apartments on each floor. Mechanical-electrical equipment and other service spaces, washer-dryer room, elevators and stairwells are also located on each of the seventh through the twenty-seventh floors.

The twenty-eighth floor contains three (3) penthouses and pool storage room.

The twenty-ninth floor contains the recreation deck with a swimming pool, shower and sauna rooms and a locker room.

The building is rectangular in shape and runs roughly North and South.

APARTMENTS: Each apartment has been given a three or four digit number designation by which its location in the building can be determined. The last two digits indicate the location of the apartment on a floor and the digit or digits preceding the last two digits indicate the floor on which the apartment is located. For example, Apartment 701 is located at the Makai end of the building on the 7th floor and Apartment 2618 is located at the Mauka end of the building on the 26th floor.

Auxiliary Unit Number 1 is located on the 1st floor
Apartments 701 to 718 are located on the 7th floor
Apartments 801 to 818 are located on the 8th floor
Apartments 901 to 918 are located on the 9th floor
Apartments 1001 to 1018 are located on the 10th floor
Apartments 1101 to 1118 are located on the 11th floor
Apartments 1201 to 1218 are located on the 12th floor
Apartments 1401 to 1418 are located on the 14th floor
Apartments 1501 to 1518 are located on the 15th floor
Apartments 1601 to 1618 are located on the 16th floor
Apartments 1701 to 1718 are located on the 17th floor
Apartments 1801 to 1818 are located on the 18th floor
Apartments 1901 to 1918 are located on the 19th floor
Apartments 2001 to 2018 are located on the 20th floor
Apartments 2101 to 2118 are located on the 21st floor
Apartments 2201 to 2218 are located on the 22nd floor
Apartments 2301 to 2318 are located on the 23rd floor
Apartments 2401 to 2418 are located on the 24th floor
Apartments 2501 to 2518 are located on the 25th floor
Apartments 2601 to 2618 are located on the 26th floor
Apartments 2701 to 2718 are located on the 27th floor
Apartments PH 2801 to PH 2803 are located on the 28th floor

The types of apartments are more particularly described as follows:

TYPICAL STUDIO APARTMENT: There are two hundred forty (240) studio apartments, consisting of two basic types: Type A-3 and A-4. Types A-3 and A-4 contain three (3) rooms, including a living-room-bedroom-kitchen, a bathroom, a dressing room and a lanai. The floor area of these apartments is approximately 428 sq. ft., including a lanai of approximately 70 sq. ft.

TYPICAL ONE-BEDROOM APARTMENTS: There are eighty (80) typical one-bedroom apartments consisting of four basic types: Type A-2; A-5; A-6; and A-7. Types A-2, A-5, A-6, and A-7 contain four (4) rooms, including a living room, a bedroom, a kitchen, a bathroom

and a lanai. Type A-2 apartments have a floor area of approximately 670 sq. ft., including a lanai of approximately 131 sq. ft. Type A-5 apartments have a floor area of approximately 657 sq. ft., including a lanai of approximately 131 square feet. Type A-6 apartments have a floor area of approximately 679 sq. ft., including a lanai of approximately 130 sq. ft. Type A-7 apartments have a floor area of approximately 668 sq. ft., including a lanai of approximately 129 sq. ft.

TYPICAL TWO-BEDROOM APARTMENT: There are forty (40) typical two-bedroom apartments, consisting of two basic types: Type A-1 and A-8. Types A-1 and A-8 contain six (6) rooms, a living room, two bedrooms, a kitchen, two bathrooms and a lanai. The floor area of these apartments is approximately 845 sq. ft., including a lanai of approximately 132 sq. ft.

TYPICAL THREE-BEDROOM PENTHOUSE: There are three (3) typical three-bedroom penthouse apartments, being numbers PH 2801, PH 2802 and PH 2803, which contain seven (7) rooms, a living room, three bedrooms, a kitchen, two bathrooms and a lanai. PH 2801 has a floor area of approximately 1281 sq. ft., including a lanai of approximately 206 sq. ft. PH 2802 has a floor area of approximately 1306 sq. ft., including a lanai of approximately 224 sq. ft. PH 2803 has a floor area of approximately 2557 sq. ft., including a lanai of approximately 412 sq. ft.

AUXILIARY UNIT: There is one (1) auxiliary unit. Auxiliary Unit Number 1 is located at the Mauka-Diamond Head corner of the first floor and consists of one room of approximately 1,227 sq. ft.

The number, type, area and floor level of each apartment is shown on Exhibit "A" attached hereto and incorporated herein by reference.

Each apartment shall include all the walls and partitions within its perimeter walls, any glass windows or panels along the perimeter; the entirety of perimeter non-party walls and the interior half of the perimeter party walls, whether load bearing or non-load bearing; the inner decorated or finished surfaces of the floors and ceilings; any adjacent lanai or terrace shown on said Condominium Map; the built-in fixtures including all electrical and plumbing fixtures; appliances which may be installed; carpeting; vinyl asbestos tile; drapes and drapery rods.

COMMON ELEMENTS: The proposed Declaration states that the owners of apartments will have an undivided interest in the common elements, including specifically but not limited to: (a) the land on which the project is located; (b) all foundations, columns, girders, beams, supports, load bearing walls, corridors, fire escapes, entry halls, stairs, walkways, entrances and exits of the apartment building; (c) the roofs; (d) all yards and refuse areas; (e) all driveway and parking areas; (f) all ducts, electrical equipment, wiring and other central and appurtenant installations for services, including power, light, cold and hot water, air conditioning, television antenna, refuse and telephone; (g) automatic electric passenger elevators with elevator housing and appurtenant equipment; (h) swimming pool with recreation area, the corridor and the elevator lobby situated on the recreation deck; (i) the manager's residence on the seventh floor; (j) the manager's office on the first floor and parking stall on the basement level of the first floor; (k) ten (10) parking stalls for guest parking purposes, as shown on Exhibit "D" attached to said Declaration; and (l) any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration reflects that certain parts of the common elements, called the limited common elements, are designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows: (a) One parking stall designated on said Condominium Map with the same designation as an apartment shall be appurtenant to and for the exclusive use of such apartment. Additional parking stalls designated on Exhibit "D" will be offered for sale to apartment purchasers on terms and conditions established by the Developer. Such parking stalls may be conveyed with the original lease of an apartment or by amendment of the original lease of an apartment, and shall be appurtenant to and for the exclusive use of each such apartment when so conveyed; (b) The lanai and recreation area (containing approximately 3,944 square feet) located at the Ewa side of the twenty-eight floor and adjacent to the three penthouses shall be restricted for the use of the three penthouse owners (PH 2801, PH 2802 and PH 2803); (c) The corridors, storage area, trash room and elevator lobbies on each apartment floor on and above the sixth floor are restricted for the use of the apartment owners living on each floor.

RESERVATION OF EASEMENTS: The Owner reserves the right to grant, relocate, cancel and otherwise dispose of any and all utility and other easements now or hereafter located on or affecting the land upon which said project is located.

COMMON INTEREST: Each apartment 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 in the attached Exhibit "A".

PURPOSE OF BUILDING AND RESTRICTION AS TO USE: The proposed Declaration of Horizontal Property Regime 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 owner of each apartment within the building shall use such apartment only as living accommodations for hotel or apartment use. The owner of the auxiliary area in the building shall use such auxiliary area only for office purposes, sale of food, hotel lobby, merchandise or services or any other commercial undertaking, provided however, auxiliary area 1 shall have the exclusive right to use such area for restaurant and bar operations.
- (b) The owner of a condominium unit shall not use the same for any purpose which will injure the reputation of the building. Such owner shall not suffer anything to be done or kept in his apartment or elsewhere which will jeopardize the soundness of the building, 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 apartment building.
- (c) The owner of a condominium unit shall not, without the prior written consent of the Board, make any structural alterations in or additions to the exterior of the apartment or to any other portion or portions of the common elements without the unanimous consent of all of the apartment owners, all as provided in the By-Laws attached hereto.

- (d) The owner of a condominium unit shall not, without the prior written consent of the Board or the Managing Agent, display any sign or any other device in or upon any door, window, wall or other portion of the apartment or common elements, or otherwise so as to be visible from the exterior.
- (e) The owner of auxiliary Unit number 1 shall be permitted to construct, improve or otherwise utilize such condominium unit, as shown on said Condominium Map for future construction of improvements, provided that (1) said improvements to be constructed in full compliance with all applicable laws, ordinance, and regulations, including Building and Fire Codes, (2) said improvements shall be made at the sole cost and expense of such owner and (3) such owner shall protect and hold harmless the other condominium units and their owners and all mortgagees of said units, the common elements, and the limited common elements and the premises from any liens of any kind or character which may arise, for labor performed or material furnished in connection with said improvements, including the carrying of a bond conditioned to protect the aforementioned interests and to indemnify said interests against all actions, suits, damages and claims whomsoever brought or made by reason of said improvements.

OWNERSHIP OF TITLE: The Developer reports that title to the land is vested in Theodore Hilton Smyth, Trustee under that certain Short Form Declaration of Trusts dated October 13, 1972. The Preliminary Report dated December 18, 1972 issued by Title Guaranty of Hawaii, Incorporated confirms such ownership.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated December 18, 1972 reports that title to the land is subject to the following:

1. Real property taxes that may be due and owing.
2. As to Lot 24-E-2-A only: Delineation of Easement for sanitary sewer affecting Lot 24-E-2-A, as shown on Map 28, as set forth by Land Court Order No. 27447, filed August 29, 1967.
3. As to Lot 24-E-2-A only: A Grant of Easement in favor of the City and County of Honolulu, for sewer, dated April 21, 1967 and filed as Land Court Document No. 425263.
4. As to Lot 47 only: Delineation of Easement for sanitary sewer affecting Lot 47, as shown on Maps 14 and 26, as set forth by Land Court Order No. 26484, filed November 23, 1966.
5. As to Lot 47 only: A Grant of Easement in favor of the City and County of Honolulu for sewer affecting Lot 47, dated November 1, 1966 and filed as Land Court Document No. 404641.
6. As to Lot 24-N-1 only: "Any and all existing subsurface easements in favor of the Hawaiian Electric Company, Inc. for subsurface electric lines and facilities; and the Hawaiian Telephone Company, for subsurface telephone lines and facilities; together with the right of vehicular and pedestrian ingress and egress through and across

the above described land to be used in common with the Grantees, their heirs, executors, administrators and assigns for all purposes in connection with the rights hereby reserved and excepted;" as set forth in that certain Deed dated June 12, 1969, filed as Land Court Document No. 485782.

7. As to Lot 24-N-1 only: "The rights of the Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, their respective successors and assigns, to construct, install, maintain and repair electric lines, telephone lines and appurtenant equipment and facilities; all of which rights shall, however, be subject to the right of the Grantees to construct a building or portion of a building above the surface of said land, subject to applicable laws, ordinances or rules and regulations having the effect of law, provided, and so long as a clearance of at least 14 feet above the surface of the said land shall be forever maintained; together, also, with the ownership of the respective facilities of the foregoing mentioned public utility companies, their respective successors and assigns.", as set forth in said Deed.
8. As to Lot 24-N-1 only: The reservations and covenants in Deed dated June 13, 1969, filed as Land Court Document No. 485782.

PURCHASE MONEY HANDLING: A copy of the specimen Sales Contract and the executed Escrow Agreement dated October 6, 1972 has been submitted as part of the registration. The Escrow Agreement identifies Title Guaranty Escrow Services, Inc. as the Escrow. Upon examination, the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes.

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 Apartment 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 the management and operation of the project. A specimen Management Agreement has been submitted as part of the registration, but the initial Managing Agent has not been selected as yet.

ARCHITECT: Jo Paul Rognstad

STATUS OF PROJECT: The Developer has not commenced construction. It is estimated that improvements will be completed on or about July 1974.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted October 27, 1972, and additional information subsequently filed as of January 10, 1973.

The PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 491 filed with the Commission on October 27, 1972.

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


For DOUGLAS R. SODEVANI, Chairman
Real Estate Commission
State of Hawaii

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Commission, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 491

January 10, 1973

EXHIBIT "A"

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
701	A-1	713	132	845	7	.432%
702	A-2	539	131	670	7	.342%
703	A-3	358	70	428	7	.219%
704	A-4	358	70	428	7	.219%
705	A-3	358	70	428	7	.219%
706	A-4	358	70	428	7	.219%
707	A-3	358	70	428	7	.219%
708	A-4	358	70	428	7	.219%
709	A-3	358	70	428	7	.219%
710	A-4	358	70	428	7	.219%
711	A-3	358	70	428	7	.219%
712	A-5	526	131	657	7	.336%
713	A-3	358	70	428	7	.219%
714	A-6	549	130	679	7	.347%
715	A-3	358	70	428	7	.219%
716	A-3	358	70	428	7	.219%
718	A-7	539	129	668	7	.342%
801	A-1	713	132	845	8	.432%
802	A-2	539	131	670	8	.342%
803	A-3	358	70	428	8	.219%
804	A-4	358	70	428	8	.219%
805	A-3	358	70	428	8	.219%
806	A-4	358	70	428	8	.219%
807	A-3	358	70	428	8	.219%
808	A-4	358	70	428	8	.219%
809	A-3	358	70	428	8	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
810	A-4	358	70	428	8	.219%
811	A-3	358	70	428	8	.219%
812	A-5	526	131	657	8	.336%
813	A-3	358	70	428	8	.219%
814	A-6	549	130	679	8	.347%
815	A-3	358	70	428	8	.219%
816	A-3	358	70	428	8	.219%
817	A-8	713	132	845	8	.432%
818	A-7	539	129	668	8	.342%
901	A-1	713	132	845	9	.432%
902	A-2	539	131	670	9	.342%
903	A-3	358	70	428	9	.219%
904	A-4	358	70	428	9	.219%
905	A-3	358	70	428	9	.219%
906	A-4	358	70	428	9	.219%
907	A-3	358	70	428	9	.219%
908	A-4	358	70	428	9	.219%
909	A-3	358	70	428	9	.219%
910	A-4	358	70	428	9	.219%
911	A-3	358	70	428	9	.219%
912	A-5	526	131	657	9	.336%
913	A-3	358	70	428	9	.219%
914	A-6	549	130	679	9	.347%
915	A-3	358	70	428	9	.219%
916	A-3	358	70	428	9	.219%
917	A-8	713	132	845	9	.432%
918	A-7	539	129	668	9	.342%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
1001	A-1	713	132	845	10	.432%
1002	A-2	539	131	670	10	.342%
1003	A-3	358	70	428	10	.219%
1004	A-4	358	70	428	10	.219%
1005	A-3	358	70	428	10	.219%
1006	A-4	358	70	428	10	.219%
1007	A-3	358	70	428	10	.219%
1008	A-4	358	70	428	10	.219%
1009	A-3	358	70	428	10	.219%
1010	A-4	358	70	428	10	.219%
1011	A-3	358	70	428	10	.219%
1012	A-5	526	131	657	10	.336%
1013	A-3	358	70	428	10	.219%
1014	A-6	549	130	679	10	.347%
1015	A-3	358	70	428	10	.219%
1016	A-3	358	70	428	10	.219%
1017	A-8	713	132	845	10	.432%
1018	A-7	539	129	668	10	.342%
1101	A-1	713	132	845	11	.432%
1102	A-2	539	131	670	11	.342%
1103	A-3	358	70	428	11	.219%
1104	A-4	358	70	428	11	.219%
1105	A-3	358	70	428	11	.219%
1106	A-4	358	70	428	11	.219%
1107	A-3	358	70	428	11	.219%
1108	A-4	358	70	428	11	.219%
1109	A-3	358	70	428	11	.219%
1110	A-4	358	70	428	11	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
1111	A-3	358	70	428	11	.219%
1112	A-5	526	131	657	11	.336%
1113	A-3	358	70	428	11	.219%
1114	A-6	549	130	679	11	.347%
1115	A-3	358	70	428	11	.219%
1116	A-3	358	70	428	11	.219%
1117	A-8	713	132	845	11	.432%
1118	A-7	539	129	668	11	.342%
1201	A-1	713	132	845	12	.432%
1202	A-2	539	131	670	12	.342%
1203	A-3	358	70	428	12	.219%
1204	A-4	358	70	428	12	.219%
1205	A-3	358	70	428	12	.219%
1206	A-4	358	70	428	12	.219%
1207	A-3	358	70	428	12	.219%
1208	A-4	358	70	428	12	.219%
1209	A-3	358	70	428	12	.219%
1210	A-4	358	70	428	12	.219%
1211	A-3	358	70	428	12	.219%
1212	A-5	526	131	657	12	.336%
1213	A-3	358	70	428	12	.219%
1214	A-6	549	130	679	12	.347%
1215	A-3	358	70	428	12	.219%
1216	A-3	358	70	428	12	.219%
1217	A-8	713	132	845	12	.432%
1218	A-7	539	129	668	12	.342%
1401	A-1	713	132	845	14	.432%
1402	A-2	539	131	670	14	.342%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
1403	A-3	358	70	428	14	.219%
1404	A-4	358	70	428	14	.219%
1405	A-3	358	70	428	14	.219%
1406	A-4	358	70	428	14	.219%
1407	A-3	358	70	428	14	.219%
1408	A-4	358	70	428	14	.219%
1409	A-3	358	70	428	14	.219%
1410	A-4	358	70	428	14	.219%
1411	A-3	358	70	428	14	.219%
1412	A-5	526	131	657	14	.336%
1413	A-3	358	70	428	14	.219%
1414	A-6	549	130	679	14	.347%
1415	A-3	358	70	428	14	.219%
1416	A-3	358	70	428	14	.219%
1417	A-8	713	132	845	14	.432%
1418	A-7	539	129	668	14	.342%
1501	A-1	713	132	845	15	.432%
1502	A-2	539	131	670	15	.342%
1503	A-3	358	70	428	15	.219%
1504	A-4	358	70	428	15	.219%
1505	A-3	358	70	428	15	.219%
1506	A-4	358	70	428	15	.219%
1507	A-3	358	70	428	15	.219%
1508	A-4	358	70	428	15	.219%
1509	A-3	358	70	428	15	.219%
1510	A-4	358	70	428	15	.219%
1511	A-3	358	70	428	15	.219%
1512	A-5	526	131	657	15	.336%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
1513	A-3	358	70	428	15	.219%
1514	A-6	549	130	679	15	.347%
1515	A-3	358	70	428	15	.219%
1516	A-3	358	70	428	15	.219%
1517	A-8	713	132	845	15	.432%
1518	A-7	539	129	668	15	.342%
1601	A-1	713	132	845	16	.432%
1602	A-2	539	131	670	16	.342%
1603	A-3	358	70	428	16	.219%
1604	A-4	358	70	428	16	.219%
1605	A-3	358	70	428	16	.219%
1606	A-4	358	70	428	16	.219%
1607	A-3	358	70	428	16	.219%
1608	A-4	358	70	428	16	.219%
1609	A-3	358	70	428	16	.219%
1610	A-4	358	70	428	16	.219%
1611	A-3	358	70	428	16	.219%
1612	A-5	526	131	657	16	.336%
1613	A-3	358	70	428	16	.219%
1614	A-6	549	130	679	16	.347%
1615	A-3	358	70	428	16	.219%
1616	A-3	358	70	428	16	.219%
1617	A-8	713	132	845	16	.432%
1618	A-7	539	129	668	16	.342%
1701	A-1	713	132	845	17	.432%
1702	A-2	539	131	670	17	.342%
1703	A-3	358	70	428	17	.219%
1704	A-4	358	70	428	17	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
1705	A-3	358	70	428	17	.219%
1706	A-4	358	70	428	17	.219%
1707	A-3	358	70	428	17	.219%
1708	A-4	358	70	428	17	.219%
1709	A-3	358	70	428	17	.219%
1710	A-4	358	70	428	17	.219%
1711	A-3	358	70	428	17	.219%
1712	A-5	526	131	657	17	.336%
1713	A-3	358	70	428	17	.219%
1714	A-6	549	130	679	17	.347%
1715	A-3	358	70	428	17	.219%
1716	A-3	358	70	428	17	.219%
1717	A-8	713	132	845	17	.432%
1718	A-7	539	129	668	17	.342%
1801	A-1	713	132	845	18	.432%
1802	A-2	539	131	670	18	.342%
1803	A-3	358	70	428	18	.219%
1804	A-4	358	70	428	18	.219%
1805	A-3	358	70	428	18	.219%
1806	A-4	358	70	428	18	.219%
1807	A-3	358	70	428	18	.219%
1808	A-4	358	70	428	18	.219%
1809	A-3	358	70	428	18	.219%
1810	A-4	358	70	428	18	.219%
1811	A-3	358	70	428	18	.219%
1812	A-5	526	131	657	18	.336%
1813	A-3	358	70	428	18	.219%
1814	A-6	549	130	679	18	.347%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
1815	A-3	358	70	428	18	.219%
1816	A-3	358	70	428	18	.219%
1817	A-8	713	132	845	18	.432%
1818	A-7	539	129	668	18	.342%
1901	A-1	713	132	845	19	.432%
1902	A-2	539	131	670	19	.342%
1903	A-3	358	70	428	19	.219%
1904	A-4	358	70	428	19	.219%
1905	A-3	358	70	428	19	.219%
1906	A-4	358	70	428	19	.219%
1907	A-3	358	70	428	19	.219%
1908	A-4	358	70	428	19	.219%
1909	A-3	358	70	428	19	.219%
1910	A-4	358	70	428	19	.219%
1911	A-3	358	70	428	19	.219%
1912	A-5	526	131	657	19	.336%
1913	A-3	358	70	428	19	.219%
1914	A-6	549	130	679	19	.347%
1915	A-3	358	70	428	19	.219%
1916	A-3	358	70	428	19	.219%
1917	A-8	713	132	845	19	.432%
1918	A-7	539	129	668	19	.342%
2001	A-1	713	132	845	20	.432%
2002	A-2	539	131	670	20	.342%
2003	A-3	358	70	428	20	.219%
2004	A-4	358	70	428	20	.219%
2005	A-3	358	70	428	20	.219%
2006	A-4	358	70	428	20	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
2007	A-3	358	70	428	20	.219%
2008	A-4	358	70	428	20	.219%
2009	A-3	358	70	428	20	.219%
2010	A-4	358	70	428	20	.219%
2011	A-3	358	70	428	20	.219%
2012	A-5	526	131	657	20	.336%
2013	A-3	358	70	428	20	.219%
2014	A-6	549	130	679	20	.347%
2015	A-3	358	70	428	20	.219%
2016	A-3	358	70	428	20	.219%
2017	A-8	713	132	845	20	.432%
2018	A-7	539	129	668	20	.342%
2101	A-1	713	132	845	21	.432%
2102	A-2	539	131	670	21	.342%
2103	A-3	358	70	428	21	.219%
2104	A-4	358	70	428	21	.219%
2105	A-3	358	70	428	21	.219%
2106	A-4	358	70	428	21	.219%
2107	A-3	358	70	428	21	.219%
2108	A-4	358	70	428	21	.219%
2109	A-3	358	70	428	21	.219%
2110	A-4	358	70	428	21	.219%
2111	A-3	358	70	428	21	.219%
2112	A-5	526	131	657	21	.336%
2113	A-3	358	70	428	21	.219%
2114	A-6	549	130	679	21	.347%
2115	A-3	358	70	428	21	.219%
2116	A-3	358	70	428	21	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
2117	A-8	713	132	845	21	.432%
2118	A-7	539	129	668	21	.342%
2201	A-1	713	132	845	22	.432%
2202	A-2	539	131	670	22	.342%
2203	A-3	358	70	428	22	.219%
2204	A-4	358	70	428	22	.219%
2205	A-3	358	70	428	22	.219%
2206	A-4	358	70	428	22	.219%
2207	A-3	358	70	428	22	.219%
2208	A-4	358	70	428	22	.219%
2209	A-3	358	70	428	22	.219%
2210	A-4	358	70	428	22	.219%
2211	A-3	358	70	428	22	.219%
2212	A-5	526	131	657	22	.336%
2213	A-3	358	70	428	22	.219%
2214	A-6	549	130	679	22	.347%
2215	A-3	358	70	428	22	.219%
2216	A-3	358	70	428	22	.219%
2217	A-8	713	132	845	22	.432%
2218	A-7	539	129	668	22	.342%
2301	A-1	713	132	845	23	.432%
2302	A-2	539	131	670	23	.342%
2303	A-3	358	70	428	23	.219%
2304	A-4	358	70	428	23	.219%
2305	A-3	358	70	428	23	.219%
2306	A-4	358	70	428	23	.219%
2307	A-3	358	70	428	23	.219%
2308	A-4	358	70	428	23	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
2309	A-3	358	70	428	23	.219%
2310	A-4	358	70	428	23	.219%
2311	A-3	358	70	428	23	.219%
2312	A-5	526	131	657	23	.336%
2313	A-3	358	70	428	23	.219%
2314	A-6	549	130	679	23	.347%
2315	A-3	358	70	428	23	.219%
2316	A-3	358	70	428	23	.219%
2317	A-8	713	132	845	23	.432%
2318	A-7	539	129	668	23	.342%
2401	A-1	713	132	845	24	.432%
2402	A-2	539	131	670	24	.342%
2403	A-3	358	70	428	24	.219%
2404	A-4	358	70	428	24	.219%
2405	A-3	358	70	428	24	.219%
2406	A-4	358	70	428	24	.219%
2407	A-3	358	70	428	24	.219%
2408	A-4	358	70	428	24	.219%
2409	A-3	358	70	428	24	.219%
2410	A-4	358	70	428	24	.219%
2411	A-3	358	70	428	24	.219%
2412	A-5	526	131	657	24	.336%
2413	A-3	358	70	428	24	.219%
2414	A-6	549	130	679	24	.347%
2415	A-3	358	70	428	24	.219%
2416	A-3	358	70	428	24	.219%
2417	A-8	713	132	845	24	.432%
2418	A-7	539	129	668	24	.342%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
2501	A-1	713	132	845	25	.432%
2502	A-2	539	131	670	25	.342%
2503	A-3	358	70	428	25	.219%
2504	A-4	358	70	428	25	.219%
2505	A-3	358	70	428	25	.219%
2506	A-4	358	70	428	25	.219%
2507	A-3	358	70	428	25	.219%
2508	A-4	358	70	428	25	.219%
2509	A-3	358	70	428	25	.219%
2510	A-4	358	70	428	25	.219%
2511	A-3	358	70	428	25	.219%
2512	A-5	526	131	657	25	.336%
2513	A-3	358	70	428	25	.219%
2514	A-6	549	130	679	25	.347%
2515	A-3	358	70	428	25	.219%
2516	A-3	358	70	428	25	.219%
2517	A-8	713	132	845	25	.432%
2518	A-7	539	129	668	25	.342%
2601	A-1	713	132	845	26	.432%
2602	A-2	539	131	670	26	.342%
2603	A-3	358	70	428	26	.219%
2604	A-4	358	70	428	26	.219%
2605	A-3	358	70	428	26	.219%
2606	A-4	358	70	428	26	.219%
2607	A-3	358	70	428	26	.219%
2608	A-4	358	70	428	26	.219%
2609	A-3	358	70	428	26	.219%
2610	A-4	358	70	428	26	.219%

<u>Apt. No.</u>	<u>Type</u>	<u>Area Square Feet</u>			<u>Floor Level</u>	<u>Common Interest</u>
		<u>Apt.</u>	<u>Lanai</u>	<u>Total</u>		
2611	A-3	358	70	428	26	.219%
2612	A-5	526	131	657	26	.336%
2613	A-3	358	70	428	26	.219%
2614	A-6	549	130	679	26	.347%
2615	A-3	358	70	428	26	.219%
2616	A-3	358	70	428	26	.219%
2617	A-8	713	132	845	26	.432%
2618	A-7	539	129	668	26	.342%
2701	A-1	713	132	845	27	.432%
2702	A-2	539	131	670	27	.342%
2703	A-3	358	70	428	27	.219%
2704	A-4	358	70	428	27	.219%
2705	A-3	358	70	428	27	.219%
2706	A-4	358	70	428	27	.219%
2707	A-3	358	70	428	27	.219%
2708	A-4	358	70	428	27	.219%
2709	A-3	358	70	428	27	.219%
2710	A-4	358	70	428	27	.219%
2711	A-3	358	70	428	27	.219%
2712	A-5	526	131	657	27	.336%
2713	A-3	358	70	428	27	.219%
2714	A-6	549	130	679	27	.347%
2715	A-3	358	70	428	27	.219%
2716	A-3	358	70	428	27	.219%
2717	A-8	713	132	845	27	.432%
2718	A-7	539	129	668	27	.342%
PH 2801	PH 2801	1075	206	1281	28	.654%
PH 2802	PH 2802	1082	224	1306	28	.666%
PH 2803	PH 2803	2145	412	2557	28	1.306%
Auxiliary	Unit #1			1227	1	.626%