

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

TUTU RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

ON

PAT'S AT PUNALUU
53-507 Kam Hwy.
Oahu, Hawaii

REGISTRATION NO. 497

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 until

- (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 28, 1973
Expires: October 28, 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 NOVEMBER 15, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 21, 1973. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION AND DATA OF MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Preliminary Report on the PAT'S AT PUNALUU project, Registration No. 497, dated January 31, 1973, the Developer has submitted additional information and requested a Final Report on the project.

This Final Report is made a part of the registration, a copy of which the Developer is required to provide all purchasers or prospective purchasers of apartments.

2. The Developer has complied with Chapter 514, Hawaii Revised Statutes, and has fulfilled the requirements of the Commission for the issuance of this Final Public Report prior to the completion of construction.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The Basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners), and a copy of the approved Floor Plans have been filed in the office of the recording officer on August 20, 1973.

The Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, dated August 3, 1973, was filed with the Assistant Registrar of the Land Court as Documents No. 644805 and noted on Transfer Certificate of Title Nos. 26,667 and 133,566.

The approved Floor Plans showing the layout, location, etc., have been designated Condominium Map No. 176 by the Assistant Registrar.

5. 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.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, September 28, 1973, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the Preliminary Public Report of January 31, 1973, with the exception of the following has not been disturbed.

NAME OF PROJECT: PAT'S AT PUNALUU

DESCRIPTION: The Developer advises the Commission that the description of the project and its condominium units have been changed in accordance with modified building plans and said changes are described in the Declaration and in Exhibit "A" attached hereto and made a part hereof.

INTEREST TO BE CONVEYED: The percentage interest in the common elements and voting has been changed as described in Exhibit "B" attached hereto and made a part hereof.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report prepared by Security Title Corporation dated August 20, 1973, certifies that title to the property is subject to:

1. Tax Key: 5-3-8-2 - Area Assessed: 126,659 Square Feet
Taxes for the Fiscal Year 1972-1973 in the amount of \$8,333.31 have been paid in full.
2. The terms and provisions of that certain Lease herein referred to.
3. Real Property Mortgage and Security Agreement dated July 11, 1973, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 639613, made by GLEN IVAN PAYTON, JR., husband of Bettye June Payton, and JERRY CHARLES MERRICK, husband of Patricia Jo Merrick, as Mortgagors, to FIRST HAWAIIAN BANK, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$3,673,600.00, made by said Mortgagee to LEROY ROBERT ALLEN and HIROKO ALLEN, husband and wife (the "Allens"), any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said "ALLENS" therein referred to. Waivers of dower by Bettye June Payton and Patricia Jo Merrick.
4. Undated Financing Statement recorded on July 17, 1973, in the Bureau of Conveyances of the State of Hawaii in Book 9318, Page 474.
5. Undated Financing Statement recorded on July 17, 1973, in said Bureau of Conveyances in Book 9319, Page 26.
6. The restrictions, covenants, conditions and other provisions contained in that certain Declaration of Horizontal Property Regime dated August 3, 1973, filed in said Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 644805, and the By-Laws attached thereto to which reference is hereby made.
7. Condominium Map No. 176, filed in the Bureau of Conveyances of the State of Hawaii on August 20, 1973.
8. As to that portion of the land herein described bordering on the Ocean:
 - a) Saving and excepting that portion of the land last hereinabove described, lying seaward of the line of vegetation.
 - b) The effect of Sections 205-31 to 205-37, inclusive, Hawaii Revised Statutes, as now or hereafter amended.

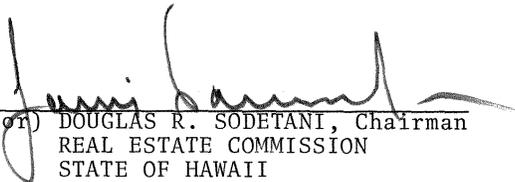
STATUS OF PROJECT: The Developer reports that work on the project commenced July 15, 1973, and the estimated date of completion is August 15, 1974.

FINANCING: The Developer advises that First Hawaiian Bank is providing the construction financing and shall provide mortgage loans to individually qualified purchasers of the units.

The prospective purchaser or purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted November 15, 1972, and additional information subsequently filed as of September 21, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 497 filed with the Commission on November 15, 1972.

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


(For) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

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

REGISTRATION NO. 497

September 28, 1973

DESCRIPTION OF BUILDING

The project is to consist of One Hundred Forty-Two (142) separately designated and legally described leasehold estates in apartment and commercial units. There shall be five (5) separate buildings in said project. Three of these are existing two-story buildings constructed of reinforced concrete for the ground units and wooden material for the second floor units and the roof.

Each of these buildings contains four (4) beach lodge units, two on the ground floor and two on the second floor, and said buildings are designated on the Condominium File Plan as Allis Cottage, Kings Cottage and Regents Cottage. The fourth existing building, designated on the Condominium File Plan as the Restaurant Building, when renovated shall contain a restaurant/cocktail lounge, kitchen, restaurant shop, and three commercial shops, a lobby and clerk's office and desk on the ground floor, and two offices on the second floor in said restaurant building.

The fifth building, to be constructed as new construction, designated as the Main Building on said Condominium File Plan, shall be built principally of reinforced concrete and reinforced concrete blocks, said building to contain and distributed over nine floors one hundred twenty-four (124) apartment units, two elevators, an elevator machine room.

Each Beach Home unit, Cottage unit and Royal Penthouse shall have an exclusive parking stall for its use, except the Manager shall have two stalls, the Royal Penthouse-2 shall have three (3) extra stalls, Royal Penthouse-3 and Royal Penthouse-4 shall each have an additional stall. The Beach Lodge units shall share together those parking stalls designated as "L". The Restaurant Building shall have shared seventeen (17) parking stalls designated as "R". All the parking stalls are designated on the Condominium File Plan.

The apartments and commercial units shall be numbered and situated as follows:

(a) The Allis Cottage, Kings Cottage and Regents Cottage. Each unit shall be identified by the name of the cottage and a number immediately following it. All even numbers indicate the unit is located on the Kaneohe side, and the odd numbers indicate the unit is located on the Kahuku side. All units bearing numbers 1 or 2 are ground floor units and all units bearing numbers 3 or 4 are second (2nd) floor units. For example: "King-1" indicates a unit located on the ground floor, Kahuku side of the Kings Cottage building. "Allii-4" indicates a unit located on the second (2nd) floor, Kaneohe side, in the Allis Cottage building. Each ground floor unit shall contain a bedroom, a bathroom and dressing alcove, a wet bar and an enclosed lanai. The unit shall contain 474 square feet including 96 square feet of lanai, and connecting thereto an attached open patio of 100 square feet. Each second (2nd) floor unit shall contain the same area and number of rooms as the ground floor unit except it does not have an open patio.

(b) The Main Building: The main building shall have nine (9) floors of apartments containing fifty-five (55) Beach Homes, fifty-seven (57) Beach Lodges, and twelve (12) Royal Penthouses. The above units shall be designated with initials BH, BL OR RPH preceding its numbers. Excepting for the Penthouse floor, the first digit indicates the floor from "1" to "7". The two remaining digits indicate the location of the unit with respect to the Kaneohe or Kahuku side, commencing with "01" on the Kahuku side and ending with "16" on the Kaneohe side. Located on the eighth floor, the penthouse units are designated with the letters RPH and shall be numbered from the Kahuku side "1" and ending at "12" on the Kaneohe side. The ninth floor is used as the second floor of some of the penthouse units.

(i) The following units are Beach Lodge units and consist of a bedroom, bathroom and dressing alcove, a wet bar and a lanai.

| <u>Unit</u> | <u>Interior Square Feet</u> | <u>Lanai Square Feet</u> |
|---------------------|---------------------------------|------------------------------|
| <u>First Floor</u> | | |
| BL-101 | 468 | 58 |
| BL-102 | 524 | 58 |
| BL-103 | 620 | 54 |
| BL-104 | 634 | 70 |
| BL-105 | 524 | 58 |
| BL-106 | 524 | 36 |
| BL-107 | 524 | 36 |
| BL-108 | 524 | 58 |
| BL-110 | 550 | 128 |
| <u>Second Floor</u> | | |
| BL-201 | 468 | 58 |
| BL-202 | 524 | 58 |
| BL-203 | 620 | 54 |
| BL-204 | 634 | 70 |
| BL-205 | 524 | 58 |
| BL-206 | 524 | 36 |
| BL-207 | 524 | 36 |
| BL-208 | 524 | 58 |
| <u>Third Floor</u> | | |
| BL-301 | 468 | 280 |
| BL-302 | 524 | 58 |
| BL-303 | 524 | 150 |
| BL-304 | 524 | 180 |
| BL-305 | 524 | 58 |
| BL-306 | 524 | 36 |
| BL-307 | 524 | 36 |
| BL-308 | 524 | 58 |

| <u>Unit</u> | <u>Interior Square Feet</u> | <u>Lanai Square Feet</u> |
|----------------------|---------------------------------|------------------------------|
| <u>Fourth Floor</u> | | |
| BL-401 | 468 | 246 |
| BL-402 | 524 | 98 |
| BL-403 | 524 | 98 |
| BL-404 | 524 | 98 |
| BL-405 | 524 | 98 |
| BL-406 | 524 | 98 |
| BL-407 | 524 | 98 |
| BL-408 | 524 | 98 |
| <u>Fifth Floor</u> | | |
| BL-501 | 468 | 221 |
| BL-502 | 524 | 88 |
| BL-503 | 524 | 88 |
| BL-504 | 524 | 88 |
| BL-505 | 524 | 88 |
| BL-506 | 524 | 88 |
| BL-507 | 524 | 88 |
| BL-508 | 524 | 88 |
| <u>Sixth Floor</u> | | |
| BL-601 | 468 | 196 |
| BL-602 | 524 | 78 |
| BL-603 | 524 | 78 |
| BL-604 | 524 | 78 |
| BL-605 | 524 | 78 |
| BL-606 | 524 | 78 |
| BL-607 | 524 | 78 |
| BL-608 | 524 | 78 |
| <u>Seventh Floor</u> | | |
| BL-701 | 468 | 68 |
| BL-702 | 524 | 68 |
| BL-703 | 524 | 68 |
| BL-704 | 524 | 68 |
| BL-705 | 524 | 68 |
| BL-706 | 524 | 68 |
| BL-707 | 524 | 68 |
| BL-708 | 524 | 68 |

(ii) The following units are Beach Home units and consist of a bedroom, living room, entry, kitchenette, a bathroom and a lanai.

| <u>Unit</u> | <u>Interior Square Feet</u> | <u>Lanai Square Feet</u> |
|---------------------|---------------------------------|------------------------------|
| <u>First Floor</u> | | |
| BH-109 | 728 | 128 |
| BH-111 | 726 | 128 |
| BH-112 | 726 | 128 |
| BH-113 | 726 | 128 |
| BH-114 | 726 | 128 |
| BH-115 | 726 | 128 |
| BH-116 | 706 | 128 |
| <u>Second Floor</u> | | |
| BH-209 | 800 | 128 |
| BH-210 | 732 | 128 |
| BH-211 | 726 | 128 |
| BH-212 | 726 | 128 |
| BH-213 | 726 | 128 |
| BH-214 | 726 | 128 |
| BH-215 | 726 | 128 |
| BH-216 | 706 | 128 |
| <u>Third Floor</u> | | |
| BH-309 | 800 | 240 |
| BH-310 | 732 | 240 |
| BH-311 | 726 | 240 |
| BH-312 | 726 | 240 |
| BH-313 | 726 | 240 |
| BH-314 | 726 | 240 |
| BH-315 | 726 | 240 |
| BH-316 | 706 | 634 |
| <u>Fourth Floor</u> | | |
| BH-409 | 800 | 186 |
| BH-410 | 732 | 108 |
| BH-411 | 726 | 108 |
| BH-412 | 726 | 108 |
| BH-413 | 726 | 108 |
| BH-414 | 726 | 108 |
| BH-415 | 726 | 108 |
| BH-416 | 706 | 295 |
| <u>Fifth Floor</u> | | |
| BH-509 | 800 | 174 |
| BH-510 | 732 | 97 |
| BH-511 | 726 | 97 |
| BH-512 | 726 | 97 |
| BH-513 | 726 | 97 |
| BH-514 | 726 | 97 |
| BH-515 | 726 | 97 |
| BH-516 | 706 | 268 |

| <u>Unit</u> | <u>Interior Square Feet</u> | <u>Lanai Square Feet</u> |
|----------------------|---------------------------------|------------------------------|
| <u>Sixth Floor</u> | | |
| BH-609 | 800 | 162 |
| BH-610 | 732 | 86 |
| BH-611 | 726 | 86 |
| BH-612 | 726 | 86 |
| BH-613 | 726 | 86 |
| BH-614 | 726 | 86 |
| BH-615 | 726 | 86 |
| BH-616 | 706 | 235 |
| <u>Seventh Floor</u> | | |
| BH-709 | 800 | 150 |
| BH-710 | 732 | 75 |
| BH-711 | 726 | 75 |
| BH-712 | 726 | 75 |
| BH-713 | 726 | 75 |
| BH-714 | 726 | 75 |
| BH-715 | 726 | 75 |
| BH-716 | 706 | 205 |

(iii) The following units are Royal Penthouses:

PH-1 consists of two (2) bedrooms, one and one-half (1-1/2) bathrooms, a living room, a kitchenette and a lanai. The unit will contain 1,230 square feet including 230 square feet of lanai.

PH-2 consists of a two-story apartment with two (2) bedrooms, two and one-half (2-1/2) bathrooms, a living room, a kitchenette and a lanai. The unit will contain 3,600 square feet including 1,700 square feet of lanai.

PH-3 is the same as PH-2 except it will contain 2,400 square feet including 500 square feet of lanai.

PH-4 is the same as PH-2 except it will contain 2,360 square feet including 500 square feet of lanai.

PH-5 consists of a two-story apartment with two (2) bedrooms, two (2) bathrooms, a living room, a kitchenette and a lanai. The unit will contain 1,970 square feet including 460 square feet of lanai.

PH-6, PH-7, PH-8, PH-9, PH-10 each consist of a two-story apartment containing three (3) bedrooms, two bathrooms, a living room, kitchenette and a lanai. PH-6 will contain 1,772 square feet including 310 square feet of lanai. PH-7 will contain 1,620 square feet including 230 square feet of lanai. PH-8, PH-9 and PH-10 each will contain 1,668 square feet including 260 square feet of lanai.

PH-11 consists of one (1) bedroom, one (1) bathroom, a living room, kitchenette and a lanai. The unit will contain 738 square feet including 64 square feet of lanai.

PH-12 is the same as PH-11 except it contains 901 square feet including 195 square feet of lanai.

(c) The Restaurant Building: The restaurant building shall consist of three (3) shops, a lobby and clerk's office and desk on the ground floor, two (2) offices on the second floor, and a restaurant-cocktail lounge on the ground floor. Appurtenant to the restaurant is a patio and service yard adjacent to the kitchen.

Shop-"1" contains 190 square feet.

Shop-"2" contains 154 square feet.

Shop-"3" contains 2,000 square feet.

Office "1" contains 588 square feet.

Office "2" contains 500 square feet.

The restaurant contains 6,992 square feet consisting of a dining room (2,932 sq.ft.), a kitchen (3,100 sq.ft.), a cocktail lounge (320 sq.ft.), and a restaurant shop (640 sq.ft.).

DESIGNATION OF APARTMENTS
 APARTMENT NUMBERS, AREA
 AND PERCENTAGE INTEREST IN
COMMON ELEMENTS AND FOR VOTING

MAIN BUILDING

| <u>Unit Number</u> | <u>Area in Square Feet Of Each Unit</u> | <u>Lanai</u> | <u>Percentage Interest in the Common Elements and Voting</u> |
|------------------------|---|--------------|--|
| <u>First Floor</u> | | | |
| | <u>Interior</u> | | |
| BL-101 | 468 | 58 | .532 |
| BL-102 | 524 | 58 | .532 |
| BL-103 | 620 | 54 | .532 |
| BL-104 | 634 | 70 | .532 |
| BL-105 | 524 | 58 | .532 |
| BL-106 | 524 | 36 | .532 |
| BL-107 | 524 | 36 | .532 |
| BL-108 | 524 | 58 | .532 |
| BH-109 | 728 | 128 | .709 |
| BL-110 | 550 | 128 | .532 |
| BH-111 | 726 | 128 | .709 |
| BH-112 | 726 | 128 | .709 |
| BH-113 | 726 | 128 | .709 |
| BH-114 | 726 | 128 | .709 |
| BH-115 | 726 | 128 | .709 |
| BH-116 | 706 | 128 | .709 |
| <u>Second Floor</u> | | | |
| BL-201 | 468 | 58 | .532 |
| BL-202 | 524 | 58 | .532 |
| BL-203 | 620 | 54 | .532 |
| BL-204 | 634 | 70 | .532 |
| BL-205 | 524 | 58 | .532 |
| BL-206 | 524 | 36 | .532 |
| BL-207 | 524 | 36 | .532 |
| BL-208 | 524 | 58 | .532 |
| BH-209 | 800 | 128 | .709 |
| BH-210 | 732 | 128 | .709 |
| BH-211 | 726 | 128 | .709 |
| BH-212 | 726 | 128 | .709 |
| BH-213 | 726 | 128 | .709 |
| BH-214 | 726 | 128 | .709 |
| BH-215 | 726 | 128 | .709 |
| BH-216 | 706 | 128 | .709 |

| <u>Unit Number</u> | <u>Area in Square Feet Of Each Unit</u> | <u>Lanai</u> | <u>Percentage Interest in the Common Elements and Voting</u> |
|------------------------|---|--------------|--|
| <u>Third Floor</u> | | | |
| BL-301 | 468 | 280 | .532 |
| BL-302 | 524 | 58 | .532 |
| BL-303 | 524 | 150 | .532 |
| BL-304 | 524 | 180 | .532 |
| BL-305 | 524 | 58 | .532 |
| BL-306 | 524 | 36 | .532 |
| BL-307 | 524 | 36 | .532 |
| BL-308 | 524 | 58 | .532 |
| BH-309 | 800 | 240 | .709 |
| BH-310 | 732 | 240 | .709 |
| BH-311 | 726 | 240 | .709 |
| BH-312 | 726 | 240 | .709 |
| BH-313 | 726 | 240 | .709 |
| BH-314 | 726 | 240 | .709 |
| BH-315 | 726 | 240 | .709 |
| BH-316 | 706 | 634 | .709 |
| <u>Fourth Floor</u> | | | |
| BL-401 | 468 | 246 | .532 |
| BL-402 | 524 | 98 | .532 |
| BL-403 | 524 | 98 | .532 |
| BL-404 | 524 | 98 | .532 |
| BL-405 | 524 | 98 | .532 |
| BL-406 | 524 | 98 | .532 |
| BL-407 | 524 | 98 | .532 |
| BL-408 | 524 | 98 | .532 |
| BH-409 | 800 | 186 | .709 |
| BH-410 | 732 | 108 | .709 |
| BH-411 | 726 | 108 | .709 |
| BH-412 | 726 | 108 | .709 |
| BH-413 | 726 | 108 | .709 |
| BH-414 | 726 | 108 | .709 |
| BH-415 | 726 | 108 | .709 |
| BH-416 | 706 | 295 | .709 |

| <u>Unit Number</u> | <u>Area in Square Feet Of Each Unit</u> | <u>Lanai</u> | <u>Percentage Interest in the Common Elements and Voting</u> |
|------------------------|---|--------------|--|
| <u>Fifth Floor</u> | | | |
| BL-501 | 468 | 221 | .532 |
| BL-502 | 524 | 88 | .532 |
| BL-503 | 524 | 88 | .532 |
| BL-504 | 524 | 88 | .532 |
| BL-505 | 524 | 88 | .532 |
| BL-506 | 524 | 88 | .532 |
| BL-507 | 524 | 88 | .532 |
| BL-508 | 524 | 88 | .532 |
| BH-509 | 800 | 174 | .709 |
| BH-510 | 732 | 97 | .709 |
| BH-511 | 726 | 97 | .709 |
| BH-512 | 726 | 97 | .709 |
| BH-513 | 726 | 97 | .709 |
| BH-514 | 726 | 97 | .709 |
| BH-515 | 726 | 97 | .709 |
| BH-516 | 706 | 268 | .709 |
| <u>Sixth Floor</u> | | | |
| BL-601 | 468 | 196 | .532 |
| BL-602 | 524 | 78 | .532 |
| BL-603 | 524 | 78 | .532 |
| BL-604 | 524 | 78 | .532 |
| BL-605 | 524 | 78 | .532 |
| BL-606 | 524 | 78 | .532 |
| BL-607 | 524 | 78 | .532 |
| BL-608 | 524 | 78 | .532 |
| BH-609 | 800 | 162 | .709 |
| BH-610 | 732 | 86 | .709 |
| BH-611 | 726 | 86 | .709 |
| BH-612 | 726 | 86 | .709 |
| BH-613 | 726 | 86 | .709 |
| BH-614 | 726 | 86 | .709 |
| BH-615 | 726 | 86 | .709 |
| BH-616 | 706 | 235 | .709 |

| <u>Unit Number</u> | <u>Area in Square Feet Of Each Unit</u> | <u>Lanai</u> | <u>Percentage Interest in the Common Elements and Voting</u> |
|------------------------|---|--------------|--|
| <u>Seventh Floor</u> | | | |
| BL-701 | 468 | 68 | .532 |
| BL-702 | 524 | 68 | .532 |
| BL-703 | 524 | 68 | .532 |
| BL-704 | 524 | 68 | .532 |
| BL-705 | 524 | 68 | .532 |
| BL-706 | 524 | 68 | .532 |
| BL-707 | 524 | 68 | .532 |
| BL-708 | 524 | 68 | .532 |
| BH-709 | 800 | 150 | .709 |
| BH-710 | 732 | 75 | .709 |
| BH-711 | 726 | 75 | .709 |
| BH-712 | 726 | 75 | .709 |
| BH-713 | 726 | 75 | .709 |
| BH-714 | 726 | 75 | .709 |
| BH-715 | 726 | 75 | .709 |
| BH-716 | 706 | 205 | .709 |
| <u>Penthouse</u> | | | |
| RPH-1 | 1,000 | 230 | 1.050 |
| RPH-2 | 1,900 | 1,700 | 2.100 |
| RPH-3 | 1,900 | 500 | 1.940 |
| RPH-4 | 1,860 | 500 | 1.940 |
| RPH-5 | 1,510 | 460 | 1.490 |
| RPH-6 | 1,462 | 310 | 1.390 |
| RPH-7 | 1,390 | 230 | 1.390 |
| RPH-8 | 1,408 | 260 | 1.390 |
| RPH-9 | 1,408 | 260 | 1.390 |
| RPH-10 | 1,408 | 260 | 1.390 |
| RPH-11 | 674 | 64 | .774 |
| RPH-12 | 706 | 195 | .774 |

| <u>Unit Number</u> | <u>Area in Square Feet Of Each Unit</u> | <u>Lanai</u> | <u>Percentage Interest in the Common Elements and Voting</u> |
|------------------------|--|---------------|--|
| <u>Alliis Cottage</u> | | | |
| Allii #1 | 378 100 Patio | 96 (enclosed) | .597 |
| Allii #2 | 378 100 Patio | 96 " | .597 |
| Allii #3 | 378 No Patio | 96 " | .597 |
| Allii #4 | 378 No Patio | 96 " | .597 |
| <u>Kings Cottage</u> | | | |
| King #1 | 378 100 Patio | 96 " | .597 |
| King #2 | 378 100 Patio | 96 " | .597 |
| King #3 | 378 No Patio | 96 " | .597 |
| King #4 | 378 No Patio | 96 " | .597 |
| <u>Regents Cottage</u> | | | |
| Regent #1 | 378 100 Patio | 96 " | .597 |
| Regent #2 | 378 100 Patio | 96 " | .597 |
| Regent #3 | 378 No Patio | 96 " | .597 |
| Regent #4 | 378 No Patio | 96 " | .597 |
| <u>Commercial</u> | | | |
| Shop #1 | 190 | | .164 |
| Shop #2 | 154 | | .140 |
| Shop #3 | 2,000 | | 1.185 |
| Office #1 | 588 | | .510 |
| Office #2 | 500 | | .460 |
| Restaurant | | | 4.040 |
| | (Kitchen, 3,100 sq.ft.; dining room, 2,932 sq.ft.; cocktail lounge/restaurant, 320 sq.ft.; shop, 640 sq.ft.) | | |