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

AMERICAN SECURITY BANK BUILDING
1314 South King Street
Honolulu, Hawaii

REGISTRATION NO. 741

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: January 15, 1975
Expires: February 15, 1976

SPECIAL ATTENTION

A comprehensive reading of this 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 DECEMBER 31, 1974, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF JANUARY 3, 1975. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. AMERICAN SECURITY BANK BUILDING is a proposed leasehold condominium project consisting of a reinforced concrete 15-story building containing a basement, parking facility, and 916 apartments, herein called "units". Of this total number of units, there are 326 units which are designated as "Commercial Units" and 590 units which are designated as "Parking Units".

2. The Developer has filed all documents and exhibits deemed necessary by the Commission for the registration of the Horizontal Property Regime and the issuance of a Preliminary Public Report.

3. No promotional or advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.

4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Unit Owners and a copy of the Floor Plans, herein called "said Condominium Map") have not been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and the Bureau of Conveyances of the State of Hawaii.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, January 15, 1975, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: AMERICAN SECURITY BANK BUILDING

LOCATION: The land submitted to the Horizontal Property Regime, approximately 66,297 square feet, is situated on the corner of Akoko Lane and South King Street, Honolulu, Hawaii.

TAX MAP KEY: FIRST DIVISION 2-4-4-4; 5, 6, 7 & 8.

ZONING: COMMUNITY BUSINESS (B-2)

DEVELOPER: AMSEC INVESTMENTS, a Hawaii registered limited partnership. PRIME INVESTMENTS, INC., a Hawaii corporation, is the General Partner of AMSEC INVESTMENTS. The address of Prime Investments, Inc. is 126 Queen Street, Honolulu, Hawaii.

ATTORNEY REPRESENTING DEVELOPER: Damon, Shigekane, Key & Char, 810 Richards Street, Honolulu, Hawaii 96813 (Attention: Vernon F. L. Char and Charles W. Key). Telephone No. 531-8031.

DESCRIPTION OF THE PROJECT: The proposed Declaration of Horizontal Property Regime reflects a 916 unit leasehold condominium, consisting of a building containing a basement, parking facility, and 15 floors, principally constructed of reinforced concrete, masonry, steel, glass and aluminum.

1. UNITS. The building contains a total of 916 units, and of this total number of units, there are 326 units which are designated "Commercial Units" and 590 units which are designated "Parking Units". Each Commercial Unit is described in Exhibit "A" attached hereto and made a part hereof, and each Parking Unit is described in Exhibit "B" attached hereto and made a part hereof, and the location and approximate size of all of the units and the designation of units as commercial or parking are as shown on said Condominium Map.

2. USE: The property and each of the units are intended and restricted as to use, and shall be used only, for purposes which are consistent with and appropriate to the design of the Building and other improvements on said Land, and for which adequate elevator, stair, ventilation, plumbing, electrical and similar facilities exist. In addition to, and without limitation of the foregoing:

(a) Parking Units shall be used solely for the parking of motor vehicles, in accordance with such reasonable regulations as shall be established by the Board of Directors from time to time.

(b) Commercial Units shall be used solely for business and commercial purposes within and in accordance with all applicable statutes, ordinances and rules and regulations promulgated by proper governmental authorities; provided, however: (1) Except for Commercial Unit G-1, no Commercial Unit on the ground floor shall be used for the purpose of operating a bank, savings and loan, industrial loan company, or other lending institution; (2) except for Commercial Units B-2 through B-10 inclusive, and G-2, and except for Commercial Units situate on the Sixteenth (16th) Floor, no Unit shall be used for the purpose of operating therein a restaurant, bar or cabaret, or otherwise for the sale or consumption of food or drink; and (3) except for Commercial Units situate on the first through the fourth floor of the Building and except for Commercial Units 502 through 525 inclusive, and 601 through 625 inclusive, and 701 through 725 inclusive, situate respectively on the fifth, sixth and seventh floors, no Unit shall be used as medical or dental offices and laboratories, except that offices of psychiatrists and optometrists shall be permitted.

(c) No owner of a Unit shall do, or suffer or permit to be done, anything which would impair the soundness or safety of the Property, or which would increase the rate or result in the cancellation of insurance applicable to the property, or which would be noxious or offensive or an interference with the peaceful possession and proper use of other Units.

(d) No Owner of a Unit shall, without the written approval of the Board of Directors, place or suffer to be placed upon or maintained (1) on any exterior door, wall or window or exterior boundary of a Unit, or upon any door, wall or window of the common element, any sign, curtains or drapes, awning or canopy, or advertising matter or other thing of any kind, or (2) any decoration, lettering or advertising matter on the glass of any window or door of a Unit, or (3) any advertising

matter within a Unit which shall be visible from the exterior thereof; provided, that the Board of Directors shall establish regulations permitting curtains or drapes and identifying signs or insignia.

3. DIMENSIONS AND DESCRIPTION OF UNITS:

(a) Each Commercial Unit consists of that portion of the Building containing the Commercial Unit which lies within the boundaries of the Unit as shown on said Condominium Map, exclusive of any stairways, interior load-bearing walls and pillars, and any existing and future pipes, wires, conduits, ducts, vents and other service and utility lines which are utilized for or serve more than one Unit. Where a Commercial Unit is bounded by an exterior wall, the Unit shall be considered to include any door, window, or other closure therein, and the boundary shall be the unfinished surface of such wall on the side of the Unit, to the effect that the Commercial Unit shall include the paint, wallpaper, enamel, stain or other finishings on such surface. Where a Commercial Unit is bounded by an interior wall immediately adjacent to and adjoining a common element, the Unit shall be considered to include any door, window, or other closure therein, and the boundary shall be the unfinished surface of such wall on the side of the common element to the effect that the Commercial Unit shall exclude the paint, wallpaper, enamel, stain or other finishings on such surface. With the exception of load-bearing walls and pillars, the interior one-half of any party wall between Commercial Units shall be deemed to be part of the Commercial Unit. The horizontal boundaries of each Commercial Unit shall be the unfinished surface of the top of the concrete floor and the unfinished surface of the bottom of the concrete ceiling. Where a Commercial Unit consists in whole or in part of unenclosed space, the boundary defining such space is the boundary as shown on said Condominium Map.

(b) Each Parking Unit consists of that portion of the Building containing the Unit which lies within the boundaries of the Unit as shown on said Condominium Map exclusive of any adjacent walls and pillars, stairways, and any existing and future pipes, wires, conduits, ducts, vents, and other service and utility lines which are utilized for or serve more than one Unit. The Unit consists of the unenclosed space shown on said Condominium Map and can never be enclosed, and the boundary defining such space is the boundary as shown on said Condominium Map. The horizontal boundaries of each Parking Unit shall be the surface of the top of the concrete floor and the surface of the bottom of the concrete ceiling and if no ceiling exists then said Unit boundary shall extend vertically to a height of ten (10) feet.

COMMON ELEMENTS: The common elements consist of all parts of the Property other than the Units, including, without limitation, the following:

(a) Said land in fee simple;

(b) All foundations, columns, girders, beams, supports, main walls, bearing walls, roofs, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the Building.

(c) All existing and future central and appurtenant installations for power, light, water, air conditioning and ventilation, and all pipes, wires, conduits, ducts, vents and other service and utility lines which are utilized for or serve more than one Unit;

(d) Except for the elevator and machinery and equipment appurtenant thereto designated on said Condominium Map as the "Bank Elevator" within Commercial Units B-1 and G-1, all elevators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;

(e) Yards, gardens, walkways and driveways;

(f) Except for restrooms and janitor's rooms which are within and a part of a Commercial Unit, all restrooms, vestibules, storage rooms and premises for the use of janitors and other persons employed for the operation of the Property;

(g) Machinery and electrical rooms;

(h) Areas set aside for use in conjunction with parking of automobiles and parking garage equipment and machinery and areas for parking of bicycles; and

(i) All other parts of the Property necessary or convenient to its existence, maintenance and safety or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements hereinafter called and designated limited common elements are herein set aside and reserved for the exclusive use of certain Units and such Units shall have appurtenant thereto exclusive elements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) The outside walkway and land area designated on said Condominium Map as a limited common element appurtenant to Commercial Unit G-1 are appurtenant to and for the exclusive use of said Commercial Unit G-1.

(b) The land area designated as "loading area" on said Condominium Map shall be a limited common element appurtenant to all Commercial Units.

(c) Except as hereinbelow set forth in subparagraphs (d) through (k) inclusive of this paragraph, all common elements within the interior walls of that portion of the Building within which the Commercial Units are situate are appurtenant to and for the exclusive use of all the Commercial Units.

(d) The stairways between the first floor and basement are appurtenant to and for the exclusive use of all Units located in the basement.

(e) The elevator and machinery and equipment appurtenant thereto located in the basement, and on the first, second, third and fourth floors designated on said Condominium Map as Bank elevator are appurtenant to and for the exclusive use of Commercial Units B-1, G-1, 225 and 325.

(f) The doorways separating the Commercial Units and the Parking Units on the first through the fourth floors, inclusive, are restricted for the use of the Commercial Units on each such floor.

(g) Except for restrooms and janitor's rooms which are within and a part of a Commercial Unit, and except further as hereinbelow set forth in subparagraphs (h), (i) and (j) of this paragraph, the corridors and elevator lobbies and the storage rooms, vestibules, janitor's rooms, and restrooms on each floor of that portion of the Building within which the Commercial Units are situate are restricted for the use of the Commercial Units on each such floor.

(h) Portions of the corridors, as shown on said Condominium Map by letter on certain floors of the Building are appurtenant to and for the exclusive use of those certain Commercial Units as shown on Exhibit "C" attached hereto and made a part hereof.

(i) The elevator and machinery and equipment appurtenant thereto shown on said Condominium Map as the Parking Elevator are appurtenant to and for the exclusive use of all Parking Units.

(j) The equipment on the first floor within that portion of the Building within which the Commercial Units are situate with an entry through that portion of the Building within which the Parking Units are situate is a common element for the use and benefit of all Units.

(k) The ventilation conduit extending from Commercial Unit G-2 through the Building up to the roof is appurtenant to and for the exclusive use of said Commercial Unit G-2.

(l) All common elements within the interior of that portion of the Building within which the Parking Units are situate are appurtenant to and for the exclusive use of the Owners of the Parking Units, subject, however, to emergency ingress and egress in favor of all Commercial Units.

INTEREST IN THE COMMON ELEMENTS AND ALLOCATION OF ASSESSMENTS AND EXPENSES:

(a) Except as modified by the provisions of subparagraphs (b), (c), (d), (e), (f), (g) and (h) set forth immediately below, the percentage of undivided interest in the common elements appurtenant to each Unit for all purposes, including voting and allocation of common expenses, shall be as set forth in column No. 3 of Exhibits "A" and "B" attached hereto;

(b) Except as modified by the provisions of subparagraphs (c), (d) and (e) below, in the case of the limited common elements appurtenant to one or more of the Commercial Units, the cost of all utilities and all costs and expenses of maintenance, repair and replacement of, and the making of any improvements to any such limited common elements shall be charged to and assessed against the Owners of the Commercial Units as set forth in column No. 4 of Exhibit "A" and the same shall for all purposes be deemed common expenses of all the Commercial Units.

(c) Commercial Units B-1 and G-1 shall directly pay all costs and expenses of maintenance, repair and replacement of and the making of any improvements to the elevator and machinery and equipment appurtenant thereto designated on said Condominium Map as "Bank Elevator", and unless same is paid separately as hereinabove provided for, the Association of Unit Owners shall pay said costs and expenses which, in turn, shall be chargeable to and assessed against said Commercial Units B-1 and G-1, in equal shares, and shall be deemed to be a common expense of said Commercial Units.

(d) Commercial Unit G-1 shall pay all costs and expenses of maintenance, repair and replacement of and the making of any improvements pertaining to the outside walkway and land area which is a limited common element appurtenant to Commercial Unit G-1, and unless same is paid as hereinabove provided for, the Association of Unit Owners shall pay said costs and expenses, which, in turn, shall be chargeable to and assessed against the owner of said Commercial Unit and shall be deemed to be a common expense of said Commercial Unit.

(e) Commercial Unit G-2 shall pay all costs and expenses of maintenance, repair and replacement of and the making of any improvements pertaining to the ventilation conduit which is a limited common element appurtenant to Commercial Unit G-2, and unless same is paid as hereinabove provided for, the Association of Unit Owners shall pay said costs and expenses, which, in turn, shall be chargeable to and assessed against said Commercial Unit G-2 and shall be deemed to be a common expense of said Commercial Unit.

(f) In the case of the Parking Units in their entirety and the limited common elements appurtenant to all of the Parking Units, the cost of all utilities and all costs and expenses of maintenance, repair and replacement of, and the making of any improvements to such limited common elements and Parking Units shall be charged to and assessed against the Owners of the Parking Units as set forth in column 4 of Exhibit "B" and the same shall for all purposes be deemed common expenses of all the Parking Units.

(g) In the event the Board of Directors has reason to believe that a Commercial Unit is consuming common metered utilities in excess of the percentage allocation set forth in column (3) of Exhibit "A", then the Board of Directors,

in its sole discretion, may measure such consumption, if feasible, and if same is in excess of said percentage allocation, then and in such event, the Board of Directors may assess and charge the cost of the excess consumption against the Commercial Unit in question and the same shall for all purposes be deemed to be a common expense.

(h) Except as may otherwise be provided herein, in the case of all costs and expenses of maintenance and repair of the exterior of the Building and pertaining to the maintenance and repair of all exterior common elements, such costs and expenses shall be allocated as follows:

(1) Eighty-four Percent (84%) of such expenses are attributed to the Commercial Units and the same shall be allocated amongst the Commercial Units as set forth in column 4 of Exhibit "A" and the same shall be deemed to be common expenses of each such Commercial Unit; and

(2) Sixteen Percent (16%) of such expenses are attributed to the Parking Units and the same shall be allocated amongst the Parking Units as set forth in column 4 of Exhibit "B" and the same shall be deemed to be common expenses of each such Parking Unit.

INTEREST TO BE TRANSFERRED TO PURCHASER: Each purchaser shall receive a deed from the Developer for the Unit and the undivided interest in the common elements (excluding any interest in the Land) established by the Declaration of Horizontal Property Regime (as set forth in column 2 of Exhibits "A" and "B"), and a 65-year ground lease from the owner of the fee simple property for an undivided interest in the Land equal to the undivided interest in the common elements attributable to the Unit. Ownership of the Unit (and interest in the common elements) and the ground lease can never be separated.

OWNERSHIP OF LAND: The Developer has filed with the Commission a Certificate of Title dated August 8, 1974, issued by Long & Melone, Ltd., and updated on December 20, 1974, which reveals that the ownership of fee simple title is vested in DONALD CHOY GHEE LOOK and MILDRED LAU LOOK, husband and wife, as tenants in common.

ENCUMBRANCES AGAINST TITLE: Said Certificate of Title dated August 8, 1974, and updated on December 20, 1974, reveals that the fee simple title is subject to the following:

1. Title to all mineral and metallic mines reserved to the State of Hawaii.

2. The following Mortgages:

AS TO LOT 1 ONLY: Mortgage dated May 10, 1974, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 681198, made by DONALD CHOY GHEE LOOK and MILDRED LAU LOOK, husband and wife, as Mortagors, to AMERICAN SECURITY PROPERTIES, INC., a Hawaii corporation, to secure the repayment of the sum of $1,185,512.00;

AS TO LOT 10 ONLY: Mortgage dated May 10, 1974, recorded in the Bureau of Conveyances at Honolulu, Hawaii, in Book 10001, page 228, to secure the repayment of $84,000.00;

AS TO LOT 11 ONLY: Mortgage dated May 10, 1974, recorded in said Bureau in Book 9897, page 355, to secure the repayment of $91,023.00;

AS TO LOT 12 ONLY: Mortgage dated May 10, 1974, recorded in said Bureau in Book 9897, page 331, to secure the repayment of $68,805.00.

NOTE: The Commission has been informed that Developer intends to borrow money from an interim lender for the development of the project and said mortgagee will have a lien securing the note evidencing the indebtedness incurred for the development of the project. The mortgage and note secured thereby, and any renewals or extensions of said mortgage and note, shall be and remain at all times a lien or charge upon the project and superior to any and all liens or charges on the project arising from purchase agreements for apartments.

The provisions of Chapter 514, Hawaii Revised Statutes, require Developer to obtain either a complete or partial releases of the above described mortgages as and when individual units are transferred to purchasers.

PURCHASE MONEY HANDLING: An executed copy of the Escrow Agreement dated December 30, 1974, by and between QUEEN ESCROW CORP., as Escrow, and the Developer, as Developer, has been submitted to the Real Estate Commission as a part of this registration. On examination, the Escrow Agreement and Sales Contract, also submitted to the Commission as a part of this registration, are found to be in compliance with Chapter 514, Hawaii Revised Statutes, particularly with Section 514-36 through Section 514-39.

It should be noted that the developer may cancel the sales contract if less than 217 Commercial Units and less than 393 Parking Units are sold prior to one year from the date of issuance of this Report.

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

MANAGEMENT OF PROJECT: The By-Laws, which are incorporated in the Declaration, provides that the operation of the project shall be conducted for the Association of Unit Owners under the direction of the Board of Directors, and the Board of Directors may appoint a responsible corporate managing agent.

STATUS OF PROJECT: The Developer advises that construction has commenced and Developer has informed the Commission that

the project should be completed by March 1, 1976. Construction will be financed by purchasers' money from escrow as well as construction loan money to be obtained by Developer.

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 on December 31, 1974, and additional information subsequently filed as of January 3, 1975.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 741, filed with the Commission on December 31, 1974.

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.

(for) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 741

January 15, 1975.

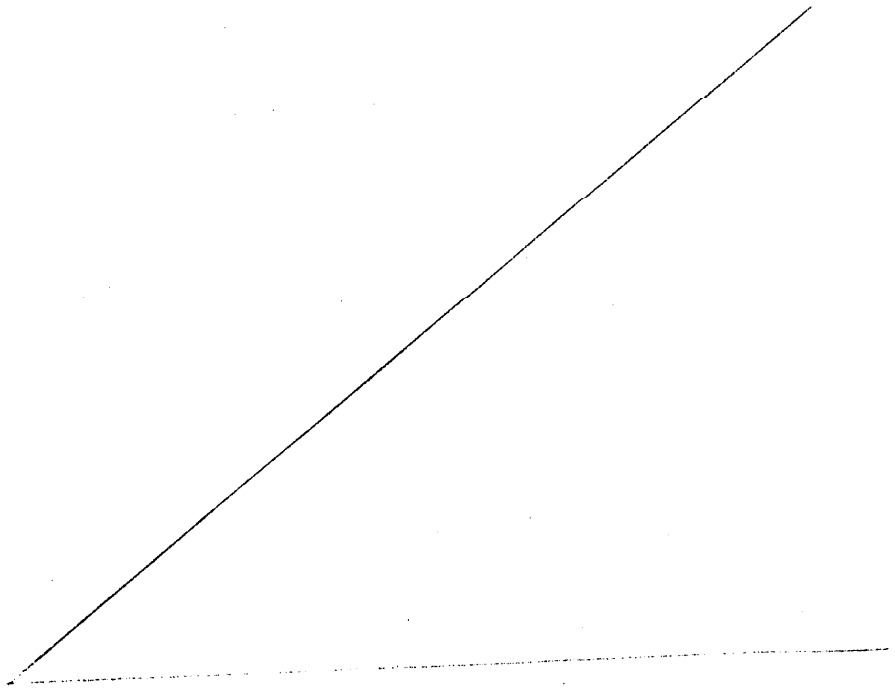
COMMERCIAL UNITS

The location of each Commercial Unit by floor within that portion of the Building containing Commercial Units, identification number, the approximate floor area in square feet and rooms thereof (where the Unit is unenclosed an "N" will be placed in this column), all as shown on said Condominium Map, and undivided interest in the common elements for purposes of paragraph (a) on page 6 of this Report, and allocation of certain expenses pursuant to paragraph (b) on page 7 of this Report, shall be as follows:

(1)	(2)	(3)	(4)	(5)
UNIT NUMBER	APPROXIMATE AREA IN SQUARE FEET	ALLOCATION OF COMMON INTEREST PER PARA. (a)	ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	NO. OF ROOMS
		BASEMENT		
B-1	8,826	.03664	.04950	N
B-2	716	.00297	.00402	N
B-3	485	.00201	.00272	N
B-4	485	.00201	.00272	N
B-5	485	.00201	.00272	N
B-6	485	.00201	.00272	N
B-7	551	.00229	.00309	N
B-8	632	.00262	.00354	N
B-9	619	.00257	.00347	N
B-10	567	.00235	.00318	N
		FIRST GROUND FLOOR		
G-1	8,774	.03513	.04747	2
G-2	5,131	.02054	.02776	3
		SECOND FLOOR		
201	511	.00204	.00276	N
202	502	.00202	.00273	N

(continued): Second Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
203	766	.00306	.00414	N
204	569	.00230	.00309	N
205	496	.00198	.00268	N
206	496	.00198	.00268	N
207	496	.00198	.00268	N
208	496	.00198	.00268	N
209	496	.00198	.00268	N
210	496	.00198	.00268	N



(continued): Second Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
211	496	.00198	.00268	N
212	496	.00198	.00268	N
213	496	.00198	.00268	N
214	496	.00198	.00268	N
215	496	.00198	.00268	N
216	496	.00198	.00268	N
217	496	.00198	.00268	N
218	556	.00223	.00302	N
219	377	.00153	.00205	N
220	377	.00153	.00205	N
221	639	.00258	.00347	N
222	650	.00261	.00353	N
223	642	.00258	.00347	N
224	642	.00258	.00347	N
225	664	.00267	.00359	N
	THIRD FLOOR			
301	511	.00204	.00276	N
302	502	.00202	.00273	N
303	766	.00306	.00414	N
304	569	.00230	.00309	N
305	496	.00198	.00268	N
306	496	.00198	.00268	N

(continued): Third Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
307	496	.00198	.00268	N
308	496	.00198	.00268	N
309	496	.00198	.00268	N
310	496	.00198	.00268	N
311	496	.00198	.00268	N
312	496	.00198	.00268	N
313	496	.00198	.00268	N
314	496	.00198	.00268	N
315	496	.00198	.00268	N
316	496	.00198	.00268	N
317	496	.00198	.00268	N
318	556	.00223	.00302	N
319	377	.00153	.00205	N
320	377	.00153	.00205	N
321	639	.00258	.00347	N
322	650	.00261	.00353	N
323	642	.00258	.00347	N
324	642	.00258	.00347	N
325	664	.00267	.00359	N
	FOURTH FLOOR			
401	523	.00210	.00284	N
402	662	.00266	.00358	N
403	601	.00242	.00325	N

(continued): Fourth Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
404	569	.00230	.00309	N
405	496	.00198	.00268	N
406	496	.00198	.00268	N
407	496	.00198	.00268	N
408	496	.00198	.00268	N
409	496	.00198	.00268	N
410	496	.00198	.00268	N
411	496	.00198	.00268	N
412	496	.00198	.00268	N
413	496	.00198	.00268	N
414	496	.00198	.00268	N
415	496	.00198	.00268	N
416	496	.00198	.00268	N
417	496	.00198	.00268	N
418	556	.00223	.00302	N
419	377	.00153	.00205	N
420	377	.00153	.00205	N
421	639	.00258	.00347	N
422	596	.00238	.00322	N
423	648	.00260	.00352	N
424	648	.00260	.00352	N
425	649	.00261	.00351	N

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
		FIFTH FLOOR		
502	685	.00275	.00372	N
503	779	.00313	.00421	N
504	569	.00230	.00309	N
505	496	.00198	.00268	N
506	496	.00198	.00268	N
507	496	.00198	.00268	N
508	496	.00198	.00268	N
509	496	.00198	.00268	N
510	496	.00198	.00268	N
511	496	.00198	.00268	N
512	496	.00198	.00268	N
513	496	.00198	.00268	N
514	496	.00198	.00268	N
515	496	.00198	.00268	N
516	496	.00198	.00268	N
517	496	.00198	.00268	N
518	556	.00223	.00302	N
519	377	.00153	.00205	N
520	377	.00153	.00205	N
521	639	.00258	.00347	N
522	652	.00263	.00354	N
523	685	.00275	.00372	N
524	525	.00210	.00284	N
525	656	.00264	.00355	N

(continued): Fifth Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
550	421	.00169	.00228	N
551	424	.00169	.00229	N
552	421	.00169	.00228	N
553	498	.00199	.00269	N
554	592	.00236	.00320	N
555	481	.00192	.00260	N
556	400	.00160	.00216	N
557	400	.00160	.00216	N
558	481	.00192	.00260	N
559	421	.00169	.00228	N
560	421	.00169	.00228	N
561	421	.00169	.00228	N
562	421	.00169	.00228	N
563	424	.00169	.00229	N
564	421	.00169	.00228	N
	SIXTH FLOOR			
601	561	.00201	.00270	N
602	662	.00266	.00358	N
603	597	.00241	.00324	N
604	569	.00230	.00309	N
605	496	.00198	.00268	N

(continued): Sixth Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
606	496	.00198	.00268	N
607	496	.00198	.00268	N
608	496	.00198	.00268	N
609	496	.00198	.00268	N
610	496	.00198	.00268	N
611	496	.00198	.00268	N
612	496	.00198	.00268	N
613	496	.00198	.00268	N
614	496	.00198	.00268	N
615	496	.00198	.00268	N
616	496	.00198	.00268	N
617	496	.00198	.00268	N
618	556	.00223	.00302	N
619	377	.00153	.00205	N
620	377	.00153	.00205	N
621	639	.00258	.00347	N
622	652	.00263	.00354	N
623	685	.00275	.00372	N
624	525	.00210	.00284	N
625	656	.00263	.00356	N
650	421	.00169	.00228	N
651	424	.00169	.00229	N
652	421	.00169	.00228	N
653	498	.00199	.00269	N
654	592	.00236	.00320	N

(continued): Sixth Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
655	481	.00192	.00260	N
656	400	.00160	.00216	N
657	400	.00160	.00216	N
658	481	.00192	.00260	N
659	421	.00169	.00228	N
660	421	.00169	.00228	N
661	421	.00169	.00228	N
662	421	.00169	.00228	N
663	424	.00169	.00229	N
664	485	.00169	.00228	N
	SEVENTH FLOOR			
701	561	.00201	.00270	N
702	662	.00266	.00358	N
703	597	.00241	.00324	N
704	569	.00230	.00309	N
705	496	.00198	.00268	N
706	496	.00198	.00268	N
707	496	.00198	.00268	N
708	496	.00198	.00268	N
709	496	.00198	.00268	N
710	496	.00198	.00268	N

(continued): Seventh Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
711	496	.00198	.00268	N
712	496	.00198	.00268	N
713	496	.00198	.00268	N
714	496	.00198	.00268	N
715	496	.00198	.00268	N
716	496	.00198	.00268	N
717	496	.00198	.00268	N
718	556	.00223	.00302	N
719	377	.00153	.00205	N
720	377	.00153	.00205	N
721	639	.00258	.00347	N
722	652	.00263	.00354	N
723	685	.00275	.00372	N
724	525	.00210	.00284	N
725	656	.00263	.00356	N
750	421	.00169	.00228	N
751	424	.00169	.00229	N
752	421	.00169	.00228	N
753	498	.00199	.00269	N
754	592	.00236	.00320	N
755	481	.00192	.00260	N
756	400	.00160	.00216	N
757	400	.00160	.00216	N

(continued): Seventh Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
758	481	.00192	.00260	N
759	421	.00169	.00228	N
760	421	.00169	.00228	N
761	421	.00169	.00228	N
762	421	.00169	.00228	N
763	424	.00169	.00229	N
764	485	.00169	.00228	N
		EIGHTH FLOOR		
850	530	.00212	.00287	N
851	566	.00226	.00306	N
852	394	.00158	.00213	N
853	439	.00175	.00237	N
854	572	.00229	.00309	N
855	470	.00188	.00254	N
856	400	.00160	.00216	N
857	400	.00160	.00216	N
858	481	.00192	.00260	N
859	446	.00178	.00241	N
860	446	.00178	.00241	N
861	446	.00178	.00241	N
862	446	.00178	.00241	N
863	615	.00246	.00333	N
864	503	.00201	.00272	N

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
		NINTH FLOOR		
950	530	.00212	.00287	N
951	566	.00226	.00306	N
952	394	.00158	.00213	N
953	439	.00175	.00237	N
954	572	.00229	.00309	N
955	470	.00188	.00254	N
956	400	.00160	.00216	N
957	400	.00160	.00216	N
958	481	.00192	.00260	N
959	446	.00178	.00241	N
960	446	.00178	.00241	N
961	446	.00178	.00241	N
962	446	.00178	.00241	N
963	615	.00246	.00333	N
964	503	.00201	.00272	N
		TENTH FLOOR		
1050	530	.00212	.00287	N
1051	566	.00226	.00306	N
1052	394	.00158	.00213	N
1053	439	.00175	.00237	N
1054	572	.00229	.00309	N

(continued): Tenth Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
1055	470	.00188	.00254	N
1056	400	.00160	.00216	N
1057	400	.00160	.00216	N
1058	481	.00192	.00260	N
1059	446	.00178	.00241	N
1060	446	.00178	.00241	N
1061	446	.00178	.00241	N
1062	446	.00178	.00241	N
1063	615	.00246	.00333	N
1064	503	.00201	.00272	N
	ELEVENTH FLOOR			
1150	530	.00212	.00287	N
1151	566	.00226	.00306	N
1152	394	.00158	.00213	N
1153	439	.00175	.00237	N
1154	572	.00229	.00309	N
1155	470	.00188	.00254	N
1156	400	.00160	.00216	N
1157	400	.00160	.00216	N
1158	481	.00192	.00260	N
1159	446	.00178	.00241	N
1160	446	.00178	.00241	N

(continued): Eleventh Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
1161	446	.00178	.00241	N
1162	446	.00178	.00241	N
1163	615	.00246	.00333	N
1164	503	.00201	.00272	N
	TWELFTH FLOOR			
1250	530	.00212	.00287	N
1251	566	.00226	.00306	N
1252	394	.00158	.00213	N
1253	439	.00175	.00237	N
1254	572	.00229	.00309	N
1255	470	.00188	.00254	N
1256	400	.00160	.00216	N
1257	400	.00160	.00216	N
1258	481	.00192	.00260	N
1259	446	.00178	.00241	N
1260	446	.00178	.00241	N
1261	446	.00178	.00241	N
1262	446	.00178	.00241	N
1263	615	.00246	.00333	N
1264	503	.00201	.00272	N

(NOTE: A floor has not been designated as the Thirteenth.)

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
		FOURTEENTH FLOOR		
1450	530	.00212	.00287	N
1451	566	.00226	.00306	N
1452	394	.00158	.00213	N
1453	439	.00175	.00237	N
1454	572	.00229	.00309	N
1455	470	.00188	.00254	N
1456	400	.00160	.00216	N
1457	400	.00160	.00216	N
1458	481	.00192	.00260	N
1459	446	.00178	.00241	N
1460	446	.00178	.00241	N
1461	446	.00178	.00241	N
1462	446	.00178	.00241	N
1463	615	.00246	.00333	N
1464	503	.00201	.00272	N
		FIFTEENTH FLOOR		
1550	530	.00212	.00287	N
1551	566	.00226	.00306	N
1552	394	.00158	.00213	N
1553	439	.00175	.00237	N
1554	572	.00229	.00309	N
1555	470	.00188	.00254	N

(continued): Fifteenth Floor

(1) UNIT NUMBER	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (b)	(5) NO. OF ROOMS
1556	400	.00160	.00216	N
1557	400	.00160	.00216	N
1558	481	.00192	.00260	N
1559	446	.00178	.00241	N
1560	446	.00178	.00241	N
1561	446	.00178	.00241	N
1562	446	.00178	.00241	N
1563	615	.00246	.00333	N
1564	503	.00201	.00272	N
	SIXTEENTH FLOOR			
1650	530	.00212	.00287	N
1651	566	.00226	.00306	N
1652	394	.00158	.00213	N
1653	439	.00175	.00237	N
1654	572	.00229	.00309	N
1655	470	.00188	.00254	N
1656	400	.00160	.00216	N
1657	400	.00160	.00216	N
1658	481	.00192	.00260	N
1659	446	.00178	.00241	N
1660	446	.00178	.00241	N
1661	446	.00178	.00241	N
1662	446	.00178	.00241	N
1663	615	.00246	.00333	N
1664	503	.00201	.00272	N

PARKING UNITS

None of the Parking Units are enclosed so no reference to rooms shall be made. The location of each Parking Unit by floor within that portion of the Building containing Parking Units and approximate floor area thereof, both as shown on said Condominium Map, and the undivided interest in the common elements for purposes of paragraph (a) on page 6 of this Report, and the allocation of certain expenses pursuant to paragraph (f) on page 7 of this Report, shall be as follows:

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
	PARKING FLOOR B-1		
B-1-1 to B-1-17 inclusive	246	.00062	.00238
B-1-18 to B-1-27 inclusive	161	.00040	.00155
	PARKING FLOOR B-2		
B-2-28	161	.00040	.00155
B-2-29	161	.00040	.00155
B-2-30	108	.00030	.00104
B-2-31	161	.00040	.00155
B-2-32 to B-2-34 inclusive	161	.00040	.00155
B-2-35	160	.00056	.00109
B-2-36 to B-2-59 inclusive	161	.00040	.00155
B-2-60	108	.00030	.00104

EXHIBIT "B"

(continued): Parking Floor B-2

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
B-2-61 to B-2-84 inclusive	161	.00040	.00155
PARKING FLOOR B-3			
B-3-85 to B-3-91 inclusive	161	.00040	.00155
B-3-92 to B-3-106 inclusive	246	.00062	.00238
PARKING FLOOR 1-A			
1-A-107	161	.00040	.00155
1-A-108	161	.00040	.00155
1-A-109	108	.00030	.00104
1-A-110 to 1-A-113 inclusive	161	.00040	.00155
1-A-114	108	.00030	.00104
1-A-115 to 1-A-119 inclusive	161	.00040	.00155
1-A-120	108	.00030	.00104
1-A-121 to 1-A-138 inclusive	161	.00040	.00155
1-A-139	108	.00030	.00104
1-A-140 to 1-A-161 inclusive	161	.00040	.00155

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
	PARKING FLOOR 1-B		
1-B-162 to 1-B-168 inclusive	161	.00040	.00155
1-B-169 to 1-B-180 inclusive	246	.00062	.00238
	PARKING FLOOR 2-A		
2-A-181	161	.00040	.00155
2-A-182	161	.00040	.00155
2-A-183	108	.00030	.00104
2-A-184 to 2-A-187 inclusive	161	.00040	.00155
2-A-188	108	.00030	.00104
2-A-189 to 2-A-193 inclusive	161	.00040	.00155
2-A-194	108	.00030	.00104
2-A-195 to 2-A-212 inclusive	161	.00040	.00155
2-A-213	108	.00030	.00104
2-A-214 to 2-A-237 inclusive	161	.00040	.00155
	PARKING FLOOR 2-B		
2-B-238 to 2-B-240 inclusive	108	.00030	.00104

(continued): Parking Floor 2-B

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
2-B-241 to 2-B-247 inclusive	161	.00040	.00155
2-B-248 to 2-B-265 inclusive	246	.00062	.00238
	PARKING FLOOR 3-A		
3-A-266	161	.00040	.00155
3-A-267	161	.00040	.00155
3-A-268	108	.00030	.00104
3-A-269 to 3-A-272 inclusive	161	.00040	.00155
3-A-273	108	.00030	.00104
3-A-274 to 3-A-278 inclusive	161	.00040	.00155
3-A-279	108	.00030	.00104
3-A-280 to 3-A-297 inclusive	161	.00040	.00155
3-A-298	108	.00030	.00104
3-A-299 to 3-A-321 inclusive	161	.00040	.00155
	PARKING FLOOR 3-B		
3-B-322 to 3-B-324 inclusive	108	.00030	.00104

(continued): Parking Floor 3-B

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
3-B-325 to 3-B-331 inclusive	161	.00040	.00155
3-B-332 to 3-B-349 inclusive	246	.00062	.00238
PARKING FLOOR 4-A			
4-A-350	161	.00040	.00155
4-A-351	161	.00040	.00155
4-A-352	108	.00030	.00104
4-A-353 to 4-A-356 inclusive	161	.00040	.00155
4-A-357	108	.00030	.00104
4-A-358 to 4-A-362 inclusive	161	.00040	.00155
4-A-363	108	.00030	.00104
4-A-364 to 4-A-381 inclusive	161	.00040	.00155
4-A-382	108	.00030	.00104
4-A-383 to 4-A-405 inclusive	161	.00040	.00155
PARKING FLOOR 4-B			
4-B-406 to 4-B-408 inclusive	108	.00030	.00104

(continued): Parking Floor 4-B

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
4-B-409 to 4-B-415 inclusive	161	.00040	.00155
4-B-416 to 4-B-433 inclusive	246	.00062	.00238
PARKING FLOOR 5-A			
5-A-434 to 5-A-462 inclusive	161	.00040	.00155
5-A-463	108	.00030	.00104
5-A-464 to 5-A-486 inclusive	161	.00040	.00155
PARKING FLOOR 5-B			
5-B-487 to 5-B-493 inclusive	161	.00040	.00155
5-B-494 to 5-B-499 inclusive	246	.00062	.00238
5-B-500	108	.00030	.00104
5-B-501 to 5-B-511 inclusive	246	.00062	.00238
PARKING FLOOR 6-A			
6-A-512 to 6-A-540 inclusive	161	.00040	.00155

(continued): Parking Floor 6-A

(1) NUMBER OF UNIT	(2) APPROXIMATE AREA IN SQUARE FEET	(3) ALLOCATION OF COMMON INTEREST PER PARA. (a)	(4) ALLOCATION OF CERTAIN EXPENSES PER PARA. (f)
6-A-541	108	.00030	.00104
6-A-542 to 6-A-560 inclusive	161	.00040	.00155
	PARKING FLOOR 6-B		
6-B-561 to 6-B-566 inclusive	161	.00040	.00155
6-B-567 to 6-B-573 inclusive	246	.00062	.00238
6-B-574 to 6-B-590 inclusive	161	.00040	.00155

A portion of the corridors, as shown on said Condominium Map by letter on the following floors of the Building shall be appurtenant to and for the exclusive use of the following Commercial Units:

(1) FLOOR	(2) UNITS	(3) PORTION OF CORRIDOR
Basement	B-4 - B-10 inclusive	A
2	218 - 221 inclusive	A
2	212 - 225 inclusive	B
2	201 - 207 inclusive	C
3	318 - 321 inclusive	A
3	312 - 325 inclusive	B
3	301 - 307 inclusive	C
4	418 - 421 inclusive	A
4	412 - 425 inclusive	B
4	401 - 407 inclusive	C
5	518 - 521 inclusive	A
5	512 - 525 inclusive	B
5	502 - 506 inclusive	C
5	550 - 564 inclusive	D
5	555 - 558 inclusive	E
6	618 - 621 inclusive	A
6	612 - 625 inclusive	B
6	601 - 607 inclusive	C
6	650 - 664 inclusive	D
6	655 - 658 inclusive	E
7	718 - 721 inclusive	A
7	712 - 525 inclusive	B
7	701 - 707 inclusive	C
7	750 - 764 inclusive	D
7	755 - 758 inclusive	E

EXHIBIT "C"

(1) FLOOR	(2) UNITS	(3) PORTION OF CORRIDOR
8	851 - 863 inclusive	D
8	855 - 858 inclusive	E
9	951 - 963 inclusive	D
9	955 - 958 inclusive	E
10	1051 - 1063 inclusive	D
10	1055 - 1058 inclusive	E
11	1151 - 1163 inclusive	D
11	1155 - 1158 inclusive	E
12	1251 - 1263 inclusive	D
12	1255 - 1258 inclusive	E
14	1451 - 1463 inclusive	D
14	1455 - 1458 inclusive	E
15	1551 - 1563 inclusive	D
15	1555 - 1558 inclusive	E
16	1651 - 1663 inclusive	D
16	1655 - 1658 inclusive	E