

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

WAIKALANI WOODLANDS  
Phase II (Buildings "A" and "B")  
Waipio, Ewa  
Honolulu, Hawaii

REGISTRATION NO. 811

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

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued by the Real Estate Commission on the above 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: July 2, 1980  
Expires: August 2, 1981

### 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 SEPTEMBER 29, 1975, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 27, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated October 23, 1975, and the extensions thereof on Registration No. 811, the Developer reports that substantial changes have been made in the information which was presented in the Preliminary Public Report. Therefore, this Supplementary Public Report supersedes in its entirety said Preliminary Public Report and is made a part of the registration on Waikalani Woodlands Condominium Project. However, the Developer is further required, upon request of a prospective purchaser, to deliver a copy of the Preliminary Public Report issued October 23, 1975.

WAIKALANI WOODLANDS is a fee simple condominium project subject to development in up to four (4) phases. Phase I (Buildings "C" and "D") has been completed and is the subject of the Final Public Report attached hereto as Exhibit "A" and incorporated herein by reference. Phase II (Buildings "A" and "B") is the subject of the present Report. Upon the filing of the Amendment to the Declaration for Phase II, Phase I and Phase II shall comprise a single condominium project.

Phase II contains a total of one hundred forty-four (144) apartments consisting of ninety-six (96) 2-bedroom apartments and forty-eight (48) 3-bedroom apartments. There will be two parking structures (Numbers "1" and "2") containing one hundred seventy-five (175) and one hundred four (104) parking stalls respectively.

2. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock) and The Disclosure Abstract in the hands of all purchasers and prospective purchasers. The Developer is further required, upon request of a prospective purchaser, to deliver a copy of the Preliminary Public Report issued October 23, 1975. It is also the responsibility of the Developer to obtain the required receipt therefor.

3. The Developer reports that the basic documents (Declaration Submitting Property to the Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved floor plans) for Phase I of the project have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii. The Declaration Submitting Property to the Horizontal Property Regime executed on August 12, 1975, with the By-Laws attached, as amended by Amendment dated March 16, 1976, ("Declaration"), were filed in said Office of the Assistant Registrar as Document Nos. 731956 and 757321, respectively. The proposed Amendment to and Restated Declaration Submitting Property to Horizontal Property Regime ("Proposed Amendment") adding

Phase II to the project has not been filed with said Office of the Assistant Registrar of the Land Court as of this date.

4. Advertising material has been submitted pursuant to the rules and regulations promulgated by the Commission.

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

6. This Supplementary Public Report automatically expires August 2, 1981, unless another Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this Report.

BECAUSE OF SUBSTANTIAL CHANGES TO THE PROJECT SINCE THE ISSUANCE OF THE COMMISSION'S PRELIMINARY PUBLIC REPORT DATED OCTOBER 23, 1975 FOR THE WAIKALANI WOODLANDS (BUILDINGS "A" AND "B"), THIS SUPPLEMENTARY PUBLIC REPORT AMENDS AND SUPERSEDES IN ENTIRETY SAID PRELIMINARY PUBLIC REPORT. THE DEVELOPER HAS SUBMITTED ALL OF THE INFORMATION ESSENTIAL TOWARD THE ISSUANCE OF THIS SUPPLEMENTARY PUBLIC REPORT AND THEREFORE THIS REPORT IS DEEMED COMPLETE IN ITSELF.

NAME OF PROJECT: "WAIKALANI WOODLANDS, PHASE II (Buildings "A" and "B")"

LOCATION: The parcel to be committed to the regime, as a fee simple condominium project, is situated at Waipio and Waikakalaua, District of Ewa, City and County of Honolulu, State of Hawaii, and described as Lots 5809-A and 5809-B, containing areas of 11.570 and 2.330 acres, respectively, as shown on Map 426 of Land Court Application 1000.

TAX MAP KEY: FIRST DIVISION a portion of 9-5-13-1 and 9-5-13-29.

ZONING: Planned Development-Housing District No. R-27

This project is a part of an overall Planned Development-Housing (PD-H) project enacted by the City and County of Honolulu by Ordinance 4275, approved February 19, 1974. The PD-H Ordinance anticipates the construction of as many as five hundred seventy-six (576) residential apartments. Unless and until they are repealed or otherwise superseded or amended, the provisions of said Ordinance shall constitute covenants running with the land which shall be binding upon all who may own or occupy any interest in the project; provided, however, that if any such provision is repealed or

otherwise superseded, it shall automatically cease to operate as a covenant running with the land; and, provided further, that if any such provision is amended, it shall thereafter operate as a covenant running with the land in its amended form.

DEVELOPER: Headrick Development, Inc. (Headrick) is no longer the developer of the project, which has been acquired by TOWNE REALTY, INC. (Towne), a Wisconsin corporation, authorized to do business in the State of Hawaii, whose mailing address is 105 West Michigan Street, Milwaukee, Wisconsin 53203. John Chanin was duly appointed by the Bankruptcy Court in the U.S. District Court, District of Hawaii, 79-0129, as Trustee for Headrick Development, Inc. and has duly assigned and transferred to Towne all of the right, title and interest in and to all of the pertinent personal property owned by Headrick required for the development of the project, and by deed dated April 29, 1980, filed as aforesaid as Document No. 1009878 and from which Transfer Certificate of Title No. 223,710 has been issued, said Trustee has transferred and conveyed to Towne title to all the land involved in the project.

The officers of Towne Realty, Inc. are as follows:

Joseph J. Zilber	Chairman of the Board
Joseph Belin	Vice President
Arthur W. Wigchers, Jr.	Financial Vice President
Gerald Stein	Vice President & Secretary
James B. Young	Vice President & Assistant Secretary
S. Daniel Tishberg	Senior Vice President

ATTORNEY REPRESENTING DEVELOPER: Christopher N. Visher is no longer associated with the law firm of Ikazaki, Devens, Lo, Youth & Nakano, 1412 Amfac Building, 700 Bishop Street, Honolulu, Hawaii 96813, Telephone No. 521-1456. Matters should be brought to the attention of Richard C. Lo or James A. Nakano of that firm.

DESCRIPTION: The Proposed Amendment to the Declaration filed in the Land Court aforesaid, reflects that the Phase hereby submitted is to consist of the fee simple land identified as Lots 5809-A and 5809-B, as shown on Map 426, Land Court Application 1000; two (2) 12-story buildings, designated as Buildings "A" and "B", containing a total of one hundred forty-four (144) apartments and constructed basically of concrete, wood, steel, glass and allied building materials; two (2) parking structures, identified by the Numbers "1" and "2", containing, respectively, one hundred seventy-five (175) and one hundred four (104) parking stalls; and a recreation area containing a swimming pool, cabana and parking stalls. Each apartment shall have appurtenant

thereto, for exclusive use of such apartment two (2) numbered parking stalls. In addition to the parking available in the parking structures, there will also be some thirty-three (33) outside on-grade stalls in this Phase.

Building "A" will contain ninety-six (96) apartments, eight (8) apartments on each of the twelve (12) floors, of which forty-eight (48) will be 2-bedroom apartments and forty-eight (48) will be 3-bedroom apartments. Building "B" will contain forty-eight (48) apartments, four (4) apartments on each of the twelve (12) floors, all of which will contain 2-bedroom apartments. Building "A" will contain two (2) elevators and Building "B" will contain one (1) elevator. Each building will have three (3) stairways.

In total, there will be ninety-six (96) 2-bedroom apartments and forty-eight (48) 3-bedroom apartments in this Phase.

The 2-bedroom apartments will be similar in layout and in size, each containing 5 rooms with connecting hall and an exclusive lanai. Each apartment will include a complete bathroom with tub-shower combination; 2 bedrooms with closets; a kitchen with appliances, including a refrigerator and a range with oven and a hood ventilator; and a living room, which will be the largest room in the apartment. Each apartment will contain 889.96 square feet, more or less, including a lanai of 96.64 square feet, more or less, measuring from the inside surface of the perimeter walls and the exterior edge of the lanai. Included in each apartment's sale price will be wall to wall carpeting in all rooms, except the kitchen and bathroom.

The 3-bedroom apartments will be similar in layout and in size, each containing 7 rooms with connecting hall and an exclusive lanai. Each apartment will include 2 complete bathrooms with tub-shower combinations; 2 bedrooms with closets and 1 bedroom with walk-in closet; a kitchen with the same appliances included in the 2-bedroom apartments; and a living room which will be the largest room in the apartment. Each apartment will contain 1,119.95 square feet, more or less, including a lanai of 96.64 square feet, more or less, measuring from the inside surface of the perimeter walls and the exterior edges of the lanai. Included in the apartment's sale price will be wall to wall carpeting in all rooms except the kitchen and bathrooms.

Each apartment shall include the space and improvements within its perimeter walls, floors and ceilings, including all interior walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surface of all walls, floors and ceilings, all doors, window

glass and screens, all fixtures and all appliances originally installed as fixtures therein.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits, ducts, or other utility lines running through such apartment, the same being deemed common elements as hereinafter provided.

Each apartment will have immediate access to the balconies on each floor leading to the elevators and/or stairways or directly to the grounds, if on ground level.

COMMON ELEMENTS: The common elements will include the limited common elements hereinafter described, and all other portions of the land and improvements other than the apartments, including the buildings, the land on which they are located, and all elements mentioned in the Horizontal Property Act which are actually constructed on the land herein described, and specifically shall include, but shall not be limited to:

- (1) Said land in fee simple.
- (2) All foundations, floor slabs, columns, girders, beams, supports, load-bearing walls, interior walls separating adjacent apartments in the same building, fences and roofs of the buildings.
- (3) All yards, grounds, landscaping, mail boxes and refuse facilities.
- (4) All building walkways, building sidewalks, pathways, parking areas, driveways, private roads and pedestrian and automobile bridges.
- (5) All ducts, electrical equipment, wiring and other central and appurtenant installations, including power, light, water, sewer, gas and telephone; all pipes, wires, conduits or other utility or service lines, including television cables, which run through an apartment but which are utilized by or serve more than one apartment; and elevators, if installed.
- (6) All non-public recreational and managerial facilities.
- (7) All articles of personal property acquired for common use in the operation or maintenance of said buildings or common elements.

- (8) Any parking stall not specifically reserved for the use of an apartment.

LIMITED COMMON ELEMENTS: The Proposed Amendment reflects that each apartment shall have exclusive use of two (2) parking stalls, the numbers assigned to it as shown in the Exhibit "A" attached hereto.

INTEREST TO BE CONVEYED PURCHASER: The Proposed Amendment states that the undivided interest in the common elements appertaining to each apartment will vary in accordance with the following schedule, depending on whether additional phases are added to the project:

<u>Type of Apartment</u>	<u>Phases I &amp; II (Buildings "A" through "D")</u> % Interest, Each Apartment	<u>If Phases I, II &amp; III (Buildings "A" through "F")</u> % Interest, Each Apartment	<u>If Phases I, II, III &amp; IV (Buildings "A" through "H")</u> % Interest, Each Apartment
Apartment C-202 (2-bedroom)	.3230	.2031	.1647
Remaining 2-bedroom apartments	.3166	.2111	.1583
All 3-bedroom apartments	.4084	.2723	.2042

Each apartment's share of the common expense or profits and all other purposes including voting rights shall be in proportion to its undivided interest in the common elements.

PHASE DEVELOPMENT: The land to be submitted to the Horizontal Property Regime is a part of Planned Development Housing District R-27. The general location of said project shall be as indicated on the site plan which constitutes the first page of the plans described in the Declaration as the Condominium Map. The Declaration states that the Developer reserves the right, at its option, to add future phases to the project. It is anticipated that two subsequent phases will be added to this project, such that it will eventually consist of five hundred seventy-six (576) residential units with associated recreational and parking facilities. Purchasers are hereby notified that the Developer is not obligated to construct any facilities other than those specifically set forth in the Declaration and Proposed Amendment. The Declaration

further states that the construction of future phases provided for therein shall begin on or before December 31, 1983 and with respect to any phase for which construction has not commenced by that time, the right reserved herein shall lapse and be of no further force and effect. For further details regarding the possibility of phase development, purchasers are referred to paragraph 17 of the Declaration. Purchasers should also refer to paragraph 17 of the Proposed Amendment, which provides, among other things, that on merger of phases, any accumulated long-term reserve funds for major or emergency repairs on an existing phase shall remain intact, but other funds shall be consolidated into one fund. At that time, adjustments shall be made so that the contribution of apartment owners in existing and added phases shall be equal to each apartment's undivided interest in the merged project.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration states that each apartment shall be used only as a private dwelling by the respective owners thereof, their tenants, families, domestic servants and guests. Each owner shall comply with the terms of the Declaration and ByLaws of the Association of Apartment Owners.

NOTE: Purchasers and prospective purchasers are advised to read with care the proposed House Rules. Said proposed House Rules provide, in part, that no water beds are permitted in the Project.

OWNERSHIP TO TITLE: The Preliminary Title Report dated April 30, 1980, issued by Title Guaranty of Hawaii, Inc. reflects that ownership to fee title is vested in now Towne Realty, Inc., a Wisconsin corporation.

ENCUMBRANCES AGAINST TITLE: The said Preliminary Title Report as of April 30, 1980 certifies that title to the land is subject to the following:

1. Real property taxes. For further information, check with the Tax Assessor, First Division, on Tax Map Key 9-5-13-01 and 9-5-13-29.
2. All rights for non-exclusive perpetual easement for road purposes and utilities, in favor of Waipio Land Company, Limited, its successors and assigns; said easement for road purposes to cease upon conveyance as public roads, as set forth in Grant dated February 4, 1957, filed as Land Court Document No. 200525.
3. All rights of way in favor of Harold Thornton Stearns and Claudia Davis Stearns, as reserved in Land Court Orders Nos. 15154, filed January 30, 1957 and 17866, filed February 19, 1960, respectively.

4. The restrictive covenants as contained in Declaration made by Harold Thornton Stearns and Claudia Davis Stearns, husband and wife, and Waipio Land Company, Limited, dated January 2, 1967 and filed as Land Court Document No. 425140.

5. "Subject, also, to a non-exclusive easement 20-feet wide in favor of Lot 537, Map 68, Land Court Application 1000, across said Lot 2008 for roadway, pipeline and utility purposes along that certain roadway and bridge now existing on said Lot 2008 connecting said Road Lot 2007 with Easement 127, as shown on Map 230, Land Court Application 1000.", as set forth in Deed made by Harold Thornton Stearns and Claudia Davis Stearns, husband and wife, to L & H, Inc., a Hawaii corporation, dated March 24, 1971 and filed as Land Court Document No. 531643.

6. A Lis Pendens filed in Civil No. 39075 in the Circuit Court, First Circuit, State of Hawaii, dated April 13, 1973 and filed as Land Court Document No. 626122, in favor of State of Hawaii, re suit to condemn portions of the within premises together with any and all abutter's rights of access appurtenant to the remainder of said lands and easements over said lands.

7. Mortgage dated April 22, 1980, in favor of First of Boston Mortgage Corporation, a Massachusetts corporation, made by Towne Realty, Inc., a Wisconsin corporation, filed as Land Court Document No. 1009882.

8. Mortgage dated October 3, 1972 in favor of James Vincent Tomai, Jr., Robert Marsh Morgan and Peter Chung Ren Huang, as Trustees of C. I. Mortgage Group, a real estate investment trust, organized and existing under the laws of the Commonwealth of Massachusetts, pursuant to a Declaration of Trust, dated as of May 15, 1969, amended October 29, 1969, as further amended by an amended Declaration of Trust, dated January 27, 1971, amended January 26, 1972, said Declaration of Trust, the Amended Declaration of Trust and the amendments thereto being on file with the Secretary of Commonwealth of Massachusetts, as joint tenants, filed as Land Court Document No. 601596. The Mortgage was amended by instrument dated July 9, 1976 and filed as Land Court Document No. 803843 and by mesne assignments was assigned to Title Guaranty Escrow Services, Inc., a Hawaii corporation, by instrument dated January 9, 1980, filed as Land Court Document No. 1009885; and by instrument dated April 28, 1980, filed as Land Court Document No. 1009890, said Mortgage, as amended, was subordinated to the lien of that certain Mortgage referred to in encumbrance 7 hereof.

9. Mortgage dated July 21, 1975 in favor of Commercial Finance, Limited, a Hawaii corporation, Servco Financial

Corp., a Hawaii corporation, Standard Finance Company, Limited, a Hawaii corporation, and Imperial Finance Corporation, filed as Land Court Document No. 796187, which Mortgage was assigned to Title Guaranty Escrow Services, Inc., a Hawaii corporation, by instrument dated January 11, 1980, filed as Land Court Document No. 1009887, and which Mortgage, by instrument dated April 28, 1980, filed as Land Court Document No. 1009890, was subordinated to the lien of that certain Mortgage referred to in encumbrance 7 hereof.

10. As to Lot 5809-A only, Mortgage dated September 20, 1976, in favor of The Hawaiian Insurance & Guaranty Company, Limited, a Hawaii corporation, filed as Land Court Document No. 782215, which Mortgage was assigned to Title Guaranty Escrow Services, Inc., a Hawaii corporation, by instrument dated January 2, 1980, filed as Land Court Document No. 1009889, and which Mortgage by instrument dated April 28, 1980 filed as Land Court Document No. 1009890, was subordinated to the lien of that certain Mortgage referred to in encumbrance 7 hereof.

11. Terms and conditions contained in unrecorded Agreement dated August 10, 1979, by and between Towne Realty, Inc. and Headrick Development, Inc., as approved by the Bankruptcy Court.

12. Collateral Assignment of Rents dated April 22, 1980, filed as Land Court Document No. 1009883, Towne Realty, Inc., a Wisconsin corporation, assigns to First of Boston Mortgage Corporation, a Massachusetts corporation, all right, title and interest in the rents, income and profits of the premises hereinbefore described, as security to that certain Mortgage referred to in encumbrance 7 hereof.

PURCHASE MONEY HANDLING: The Developer advises that the Escrow Agreement dated September 17, 1975, identifying Hawaii Escrow & Title, Inc. as "Escrow", has been cancelled.

A copy of the specimen Sales Contract and a newly executed Escrow Agreement dated December 3, 1979, have been submitted as part of the registration. The Escrow Agreement identifies Title Guaranty Escrow Services, Inc. as "Escrow". Upon examination, the Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended. It is incumbent upon the purchaser and prospective purchaser that he read with care the specimen Sales Contract and the executed Escrow Agreement. The latter establishes how the proceeds from the

sale of apartments and all sums received from any source are placed in escrow, as well as the methods of disbursement of said funds.

The specimen Sales Contract also provides in part:

1. All rights of the purchasers are and shall be subject and subordinate to the liens of any mortgage(s), advances or sums heretofore or hereafter made to finance the construction and other costs of the project.

2. Each buyer acknowledges that Seller has not authorized any salespersons or agents to make any representation as to rental or other income from any apartments nor any other economic benefit, including possible tax advantages to be derived from the purchase or ownership of an apartment; that buyer acknowledges that no such representation or warranty has been made; that Seller expressly disclaims and repudiates any such representation from any source as to any possible benefits arising from the purchase or ownership of an apartment; that Seller makes no warranties, express or implied, with respect to the apartment or project, including warranties of merchantability, habitability, workmanlike construction or fitness for a particular purpose; that Seller assigns to Buyer, to the extent assignable, the general contractor's warranties and any manufacturer's or dealer's warranties covering the personal property in the apartment.

Among other provisions, the Escrow Agreement provides that a purchaser shall be entitled to a refund of his funds, and Escrow shall pay said funds to said purchaser, without interest and less Escrow's cancellation fee, if purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

(a) Developer and the purchaser shall have requested Escrow in writing to return to purchaser the funds of purchaser held hereunder by Escrow; or

(b) Developer shall have notified Escrow of Developer's exercise of the option to cancel or rescind the sales contract pursuant to any right of cancellation or rescission provided therein or otherwise available to Developer; or

(c) With respect to a purchaser whose funds were obtained prior to the issuance of the Final Report, there shall have been a change in the building plans, subsequent to the execution of purchaser's sales contract, requiring approval of a county officer having jurisdiction over the

issuance of building permits, unless such change is specifically authorized in the Declaration of Horizontal Property Regime or by the terms of the sales contract or unless a purchaser's written approval or acceptance of the specific change is obtained or ninety (90) days have elapsed since the purchaser has accepted in writing the apartment or the purchaser has first occupied the apartment; or

(d) The Final Report differs in a material respect from the Preliminary Report, and the purchaser's written approval of such change shall not have been obtained; or

(e) The Final Report shall not have been issued within one (1) year from the date of issuance of the Preliminary Report and the purchaser has not waived or has not been deemed to have waived his right to a refund.

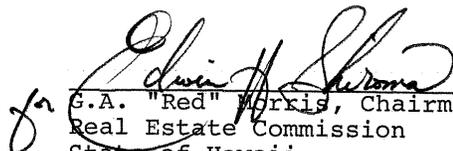
MANAGEMENT AND OPERATIONS: The By-Laws of this project state that the Board of Directors may employ for the Association of Apartment Owners, a management agent to perform such duties as the Board shall authorize, including the collection of all assessments from the owners. The Developer has filed with the Commission an executed Management Agreement naming Melemanu Realty & Finance, Inc. as the initial managing agent.

STATUS OF PROJECT: The construction of the project will be completed on or about: Building "A" - August 1980; Building "B" - February 1981.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted September 29, 1975, and information subsequently filed as of June 27, 1980.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 811, filed with the Commission on September 29, 1975.

The report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be pink.

  
for G.A. "Red" Morris, 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. 811

July 2, 1980

GARAGE NO. 1

<u>APT. NO.</u>	<u>STALL NO.</u>						
A-101	2	on site	stalls	(176 & 177)	A-701	168	169
A-102		"		(178 & 179)	A-702	158	159
A-103		"		(180 & 181)	A-703	170	171
A-104		"		(182 & 183)	A-704	160	161
A-105		"		(185 & 186)	A-705	172	173
A-106		"		(187 & 188)	A-706	82	83
A-107		"		(189 & 190)	A-707	174	175
A-108		"		(191 & 192)	A-708	84	85
A-201	184	2			A-801	9	10
A-202	13	14			A-802	86	87
A-203	3	4			A-803	11	12
A-204	15	16	T		A-804	88	89
A-205	5	6			A-805	45	46
A-206	17	18	T		A-806	90	91
A-207	7	8			A-807	47	48
A-208	19	20	T		A-808	92	93
A-301	62	63			A-901	49	50
A-302	74	75			A-902	94	95
A-303	64	65			A-903	51	52
A-304	76	77			A-904	96	97
A-305	66	67			A-905	53	54
A-306	78	79			A-906	98	99
A-307	68	69			A-907	55	56
A-308	80	81			A-908	100	101
A-401	116	117			A-1001	57	58
A-402	134	135			A-1002	21	22 T
A-403	118	119			A-1003	59	60
A-404	136	137			A-1004	23	24
A-405	120	121			A-1005	61	1
A-406	138	139			A-1006	25	26
A-407	122	123			A-1007	70	71
A-408	140	141			A-1008	27	28
A-501	124	131			A-1101	72	73
A-502	142	143			A-1102	29	30
A-503	125	126	T		A-1103	102	103
A-504	144	145			A-1104	31	32
A-505	127	128	T		A-1105	104	105
A-506	146	147			A-1106	33	34
A-507	129	130	T		A-1107	106	107
A-508	148	149			A-1108	35	36
A-601	132	133			A-1201	108	109
A-602	150	151			A-1202	37	38
A-603	162	163			A-1203	110	111
A-604	152	153			A-1204	39	40
A-605	164	165			A-1205	112	113
A-606	154	155			A-1206	41	42
A-607	166	167			A-1207	114	115
A-608	156	157			A-1208	43	44

Visitor Parking

T = Tandem Parking

10 on site stalls marked "Visitor"

EXHIBIT "A"

GARAGE NO. 2

<u>APT. NO.</u>	<u>STALL NO.</u>				
B-101	1	2	B-701	41	42
B-102	3	4	B-702	43	44
B-103	5	6	B-703	45	46
B-104	7	8	B-704	47	48
B-201	9	10	B-801	49	50
B-202	11	12	B-802	51	52
B-203	13	14	B-803	53	54
B-204	15	16	B-804	55	56
B-301	33	34	B-901	57	58
B-302	35	36	B-902	59	60
B-303	37	38	B-903	61	62
B-304	39	40	B-904	63	64
B-401	78	79 T	B-1001	73	74
B-402	80	81 T	B-1002	75	76
B-403	82	83 T	B-1003	77	84
B-404	71	72	B-1004	65	66
B-501	17	18	B-1101	67	68
B-502	19	20	B-1102	69	70
B-503	21	22	B-1103	85	86
B-504	23	24	B-1104	87	88
B-601	25	26	B-1201	89	90
B-602	27	28	B-1202	91	92
B-603	29	30	B-1203	93	94
B-604	31	32	B-1204	95	96

Visitor Parking

T = Tandem Parking

97 98  
99 100  
101 102  
103 104

6 on site stalls marked "Visitor"