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
KANALOA AT KEAUHOU
Keauhou, Kona, Hawaii

REGISTRATION NO. 1075

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 29, 1979
Expires: February 29, 1980

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 9, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 22, 1979. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. KANALOA AT KEAUHOU is a proposed fee simple condominium project consisting of fourteen (14) residential buildings containing a total of sixty-two (62) apartments. One hundred thirty-three (133) parking stalls are available as shown on the plans for the project. Sixty-two (62) are covered and seventy-one (71) are uncovered. Each apartment unit shall have one (1) covered parking stall assigned to it.

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

3. The basic documents (Declaration of Horizontal Property Regime, with Bylaws of Association of Apartment Owners attached, and a copy of the approved floor plans) have not yet been recorded in the office of the recording officer.

4. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public dissemination.

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 relates to Horizontal Property Regime.

6. This Preliminary Public Report is made a part of the registration on KANALOA AT KEAUHOU condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the receipt for Horizontal Property Regime Public Report from each prospective purchaser.

7. This Preliminary Public Report automatically expires thirteen (13) months from the date of issuance, January 29, 1979, unless a final or supplementary public report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: KANALOA AT KEAUHOU

LOCATION: The project is located on land situate in Keauhou, Kona, Hawaii. The description of the land and the reserved easements, rights, powers and privileges are more fully set forth in the Declaration.

TAX KEY: 7-8-10:43 (portion), Third Division

ZONING: RS-7.5 Multiple-Residential District

DEVELOPER: The Notice of Intention reveals the Developer to be NORTH PARK INDUSTRIAL, a California partnership registered to do business in Hawaii, consisting of Bratton Development Corporation and Ventura Westlake Development Corp., both California corporations, having their principal place of business and post office address at 971-B Westlake Boulevard, Westlake Village, California 91361 (Telephone (213) 889-7500).

ATTORNEY REPRESENTING DEVELOPER: Ashford & Wriston (Galen C. K. Leong), 235 Queen Street, Honolulu, Hawaii 96813 (Phone: 524-4787).

DESCRIPTION OF PROJECT: The proposed Declaration states that there will be fourteen separate buildings in the Project of either two or three stories constructed principally of wood, metal and glass. There are no basements. The fourteen buildings contain a total of 62 apartments. The parking areas provide 133 parking stalls. In addition, the Project includes a two-story community building which contains an office, restrooms, a residential unit, a lounge with indoor recreational areas and a lanai.

The apartments are more particularly described as follows:

(a) Sixty-two (62) estates are designated as apartments in the spaces within the perimeter walls, floors and ceilings of each of the apartments contained in the fourteen (14) separate buildings designated as Buildings 1 through 14, inclusive, located in the Project as shown on the proposed Condominium Map.

In this project there are four building types, described as Building Type A, Building Type B, Building Type C and Building Type D.

Each of Building Types A, B and C are two-story buildings. Each contains four apartments, two two-bedroom apartments on the first floor and two two-bedroom apartments on the second floor. The two apartments on the first floor are both of the same floor plan, which is designated as Apartment Type 1, except that each of the apartments is the reverse of the other. The two apartments on the second floor are both of the same floor plan, which is designated as Apartment Type 2, except that each of the apartments is the reverse of the other.

Building Type D is a three-story building, with an attic, which contains six one-bedroom apartments, two on each floor. The apartments on each floor are of the same floor plan, which are designated as Apartment Type 3 on the first floor, Apartment Type 4 on the second floor and Apartment Type 5 on the third floor and attic, except that each of the apartments on each floor is the reverse of the other.

(b) The Apartment Types are described in the Exhibit attached hereto and made a part hereof.

(c) Each apartment has immediate access to the walkways of the Project which connect the apartment to the parking areas, driveways and the adjacent public street.

(d) Except as specifically otherwise provided in the Declaration, an apartment shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings which surround each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as herein provided. Each apartment shall be deemed to include all of the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, all lanais, all windows and glass walls at the perimeter of the apartment and all fixtures and appliances originally installed therein for its exclusive use.

COMMON ELEMENTS: The remaining portions of the proposed Project are designated as "common elements", including specifically but not limited to:

(a) The land in fee simple.

(b) The yards and grounds, fences, walkways, driveways and pavement.

(c) The recreational facilities, including the swimming pools and tennis courts.

(d) Central facilities and appurtenant installations for utility and other common services such as power, light, gas and water.

(e) All other buildings, apparatus and installations existing for common use, including the community building.

(f) 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, herein called the "limited common elements", are designated and set aside for the use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

(a) The land beneath each building and all of the common elements comprising such building shall be appurtenant to and for the exclusive use of the apartment located within such building.

(b) Each apartment shall have appurtenant thereto an exclusive right to use the parking stall or stalls assigned to such apartment in the Apartment Deed and as set forth in the Exhibit attached hereto. Each apartment shall always have at least one parking stall appurtenant to it but otherwise any parking stall may be conveyed and made appurtenant to another apartment by a written instrument expressly identifying the apartment to which the parking stall is appurtenant as well as the apartment to which the parking stall will become appurtenant, which written instrument shall be denominated as an amendment of the Declaration, shall be executed by the owner of each apartment affected with the consent of the mortgagee of each apartment affected. The conveyance and Amendment of Declaration shall be effective upon filing of the same in the Bureau of Conveyances of the State of Hawaii. A copy of said instrument, together with the recording data, shall be given to the Association by the affected apartment owners within 15 days of the filing thereof.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the Project (called the "common interest") as set forth in the Exhibit attached hereto and the same proportionate share in the common expenses of the Project and for all other purposes, including voting.

EASEMENTS: In addition to any easements designated in the proposed Declaration in the limited common elements, the apartments and common elements shall have and be subject to the following easements:

1. Each apartment shall have appurtenant thereto nonexclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and support of such apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive or limited use of the limited common elements as herein provided and in all other apartments of its building for support.

2. If any part of the common elements encroaches upon any apartment or if any apartment encroaches upon any common element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall and does exist. If any portion of the Project shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the common elements or apartments due to such construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

3. The Association of Apartment Owners of the Project shall have the right, to be exercised by its Board of Directors or Managing Agent, to enter any apartment and limited common element from time to time during reasonable hours as may be necessary for the operation of the Project or at any time for making emergency repairs therein required to prevent damage to any apartments or common elements or for the installation, repair or replacement of any common elements.

PURPOSES AND RESTRICTIONS: The apartments shall be occupied and used as dwellings by the respective owners thereof, their tenants, families, domestic servants and guests.

Except for the above expressed restrictions, the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of the Declaration.

OWNERSHIP OF TITLE: The Preliminary Report dated January 3, 1979 issued by Title Guaranty of Hawaii, Incorporated, states that title to the land is vested in Kamehameha Development Corporation, a Hawaii corporation, whose address is 700 Bishop Street, Suite 601, Honolulu, Hawaii 96813.

The Developer has no vested interest in the land but has an option to purchase the land at any time on or before November 31, 1979 pursuant to the terms of an option agreement dated December 21, 1978 by and between Kamehameha Development Corporation and Developer.

If the option is not exercised on or before November 31, 1979, each purchaser will be entitled to a full refund of any deposits paid pursuant to a Sales Contract, without interest. Such refunds will be made within five (5) days after November 31, 1979. The Escrow Agreement provides that no disbursements of purchasers' funds can be made prior to the issuance of a Final Public Report, which will not be issued until Developer has exercised the option.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report dated January 3, 1979 reports that title to the land is subject to the following:

1. For real property taxes that may be due and owing, reference is hereby made to the Office of the Tax Assessor, Third Division.

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. Location of the seaward boundary in accordance with the law of the State of Hawaii, and shoreline setback line in accordance with County Regulation and/or Ordinance.

4. An easement in favor of the County of Hawaii to construct, install, maintain, repair, replace and use a road for ingress and egress only to the Heeia treatment plant site and underground utility and sewer lines and appurtenances along, across and under Lot 2, as described in Deed dated September 4, 1969, recorded in Liber 6734, at Page 124.

5. Easement "A" for sewer and waterline purposes, 10 feet wide, to construct, install, maintain, repair, replace and operate an underground water pipeline and appurtenances along, across and under the land and containing an area of 9,925 square feet.

6. Easement for sewer force main along the easterly boundary of the land.

7. Any and all other existing easements as shown on B.P. Bishop Estate's maps Nos. 7619A and 8232 and affecting the land.

8. Final subdivision approval of the County of Hawaii.

PURCHASE MONEY HANDLING: A copy of the specimen Sales Contract and the executed Escrow Agreement dated January 8, 1979, have been submitted as part of the registration. The Escrow Agreement identifies Title Guaranty Escrow Services, Inc. as the 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 agreement 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 executed Escrow Agreement provides in part:

> A purchaser shall be entitled to return of his funds, and Escrow shall pay such funds to such purchaser, without interest, promptly after purchaser has requested such return but only if Escrow shall have received from Developer a written notice that any one of the following has occurred:
>
> (a) Developer shall have requested Escrow to return to purchaser the funds of purchaser then being held hereunder by Escrow; or

(b) Developer shall have notified Escrow of Developer's exercise of the option to rescind the sales contract pursuant to any right of rescission stated 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 requiring approval of a county officer having jurisdiction over the issuance of building permits (except such changes as are specifically authorized in the Declaration of Horizontal Property Regime or by the terms of the sales contract or to which said purchaser has otherwise consented in writing); 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 his right to a refund.

In any of the foregoing events, Escrow shall, upon receipt of a written request for a refund from purchaser, pay said funds to said purchaser (less cancellation fee to Escrow of $25.00 per apartment) and thereupon said sales contract and any conveyance document theretofore delivered to Escrow shall be returned to Developer and shall be deemed no longer held hereunder; provided, however, that no refund shall be made to a purchaser at purchaser's request prior to receipt by Developer of written notice from Escrow of its intent to make such refund.

The specimen Sales Contract also provides, in part, that all rights of a Purchaser 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.

MERGER OF ADDITIONAL INCREMENTS: The proposed Declaration provides that the project may be amended by way of merger as set forth in Paragraph S of the Declaration, which contains the provisions set forth below. At the present time, the Developer intends to develop the 62 units covered by this report, which will be the first increment of development of the Kanaloa at Keauhou project and which will be designated as The Fairway Villas.

1. Any provision in the proposed Declaration to the contrary notwithstanding, the Developer shall have the right

at its option to amend the Project, by way of merger, as hereinafter provided, at any time up to, but not later than January 1, 1982, by the construction and addition to the Project of up to one hundred (100) additional apartments, together with such supporting and servicing common elements which the Developer determines in its sole discretion are beneficial to the Project, on up to an additional approximate 9.68 acres of adjoining land, which land is described in Exhibits "C" and "D" attached to the proposed Declaration; such additions may be added in two increments as follows:

(a) Increment II. Approximately forty-four (44) apartments on approximately 3.81 acres of land described in said Exhibit "C".

(b) Increment III. Approximately fifty (50) apartments, on approximately 5.87 acres of land described in said Exhibit "D".

2. The Project described herein is the first increment of a proposed three (3) increment project as described in paragraph S of the proposed Declaration, which may be developed in two or more increments, all at the option of the Developer. The purpose of the merger provisions of said paragraph S of the Declaration is to provide for a merger of all increments just as if the increments involved had been developed as one single project. A merger may occur with respect to the second increment or any subsequent increments, or any one of them, at the same or different times and merger with respect to one of said increments shall not affect the right of the Developer to merge another increment or increments at a later date subject to all of the provisions of the proposed Declaration.

3. Merger shall take effect with respect to a particular additional increment upon the happening of all of the following conditions with respect thereto:

(a) Recordation in the Bureau of Conveyances of the State of Hawaii by the Developer of a Declaration of Horizontal Property Regime and Bylaws covering the additional increment in a form substantially identical hereto (except for the descriptions of apartments and the common elements and the percentage of common interest therein) and a Condominium Map depicting the plot and floor plans of the additional increment, both complying with the requirements of Chapter 514A, Hawaii Revised Statutes, as amended; and

(b) Recordation in the Bureau of Conveyances of the State of Hawaii by the Developer of a "Certificate of Merger", which certificate shall contain:

(i) A certification by a Hawaii registered architect or professional engineer showing the layout, location, apartment numbers and dimensions of the apartments as built;

(ii) A certification by Developer that the increment has been substantially completed, that a notice of completion has been filed and that the period for filing of mechanics' and materialmen's liens has expired; and

(iii) The common interest of each apartment of the project after completion of the subject merger.

4. The percentage of common interest of each apartment upon merger with an additional increment shall be calculated by dividing such apartment's floor area by the floor area of all apartments in the project after merger. The "floor area" of an apartment includes the total square feet of the apartment and its lanai, if any. The Developer may add or subtract up to .0009% to one apartment owned by the Developer, at its discretion, for the sole purpose of ensuring that the total common interest for all apartments equal 100%.

5. From and after the date of the recordation of the said Certificate of Merger with respect to a particular additional increment, the following consequences shall ensue:

(a) Use of Common Elements. The apartments in each of the merged increments shall have the right to use the common elements in each increment to the same extent and subject to the same limitations as are imposed upon an apartment in each increment just as though the merged increments had been developed as one increment.

(b) Board of Directors. The Board of the project immediately prior to the merger of a particular additional increment shall govern the merged project after completion of the merger; at a special meeting called for the purposes after the merger, the apartment owners may remove the said existing Board and elect a Board to govern the merged project until the next annual meeting. Procedures for calling and holding such meetings shall be those as set forth in the Bylaws.

(c) Interpretation. For purposes hereof, each of the merged increments shall be treated as part of a single project developed as a whole from the beginning, and there shall be only one Association of Apartment Owners and one Board, and the Declaration of Horizontal Property Regime and Bylaws applicable to each merged increment shall be construed as one

document applicable to the entire project constituting the merged increments except to the extent expressly otherwise provided for therein. It is the purpose hereof to provide that from and after the date of each merger all of the property so merged shall be treated as though it had been developed, divided into apartments, held, occupied and used by the owners thereof as a single undivided project.

6. Such additional apartments and common elements of each additional increment shall be located on said additional land, or part thereof, of their respective increment as determined by the Developer in its sole discretion, with reference, however, to the advice of a registered architect or professional engineer. The Developer shall for all purposes be deemed the "apartment owner" as to such additional apartments.

7. In connection with, and only to the extent necessary for the creation of such additional apartments and common elements, as aforesaid, the Developer shall have the right up to January 1, 1982 or upon merger of all three increments, whichever shall first occur, to remove, amend or add common elements; to remove, amend or add parking spaces; to enter upon the project premises with employees, agents and contractors for all purposes reasonably necessary for or useful to constructing and completing said additional apartments and common elements according to plans and specifications or amended plans and specifications approved by the officer of the County of Hawaii having jurisdiction over the issuance of building permits; to connect the additional apartments and common elements to utilities of the Project, to file amendments to the Declaration for purposes of certifying condominium maps filed as reflecting the improvements shown therein to be "as built"; and to sell or designate owners of the additional apartments. Such rights shall include the following:

(a) An easement over, under and across the common elements of the Project for the purposes of all work connected with or incidental to the development, construction and sale of apartments in any undeveloped portions of the additional increments;

(b) The right appurtenant to the undeveloped increments, in the nature of an easement over and upon the project and the development increments to create and cause dust, noise, vibration and other nuisances created by and resulting from any work connected with or incidental to the development, construction and sale of apartment in said undeveloped increments;

(c) The right to enter the Community Building swimming pool, tennis courts and other common areas of the Project for the purpose of showing prospective purchasers of apartments in the Project or in undeveloped increments the facilities of the Project;

(d) The right to place signs upon the Project and on undeveloped increments in conjunction with sales of apartments;

(e) The right of the Developer to use any apartment owned or rented by the Developer for sales or display purposes until all apartments in all increments are sold.

8. In the event of each merger as aforesaid, each owner of a then added apartment shall be required to advance to the Association, as constituted after merger, upon filing of the respective Certificate of Merger, an amount equal to the average existing apartment's share of funds on deposit immediately prior to such merger with the Association hereby created for operation of the merged project, including the Maintenance Reserve Fund, but excluding funds which will be expended during the next 30 days.

9. The Owner shall have the right to execute, acknowledge and deliver any and all instruments necessary or appropriate for the purpose of carrying out the provisions and exercising the rights, powers and privileges granted by said Paragraph S, all as the true and lawful attorney-in-fact of the respective owners from time to time of the apartments of the Project as herein originally constituted or as merged as aforesaid.

10. No apartment owner in the Project shall enter into or offer to enter into any arrangement with any other apartment owner in the Project whereby any rental pool of apartments or any other sharing of rental income of apartments is established. This restriction shall terminate on the earlier of:

(a) January 1, 1982; or

(b) The date on which all apartments in all increments have been developed and sold by the Developer. The Developer may at any time waive this restriction by written notice to all apartment owners in the Project.

11. After completion of the merger of the prior increment or increments with the additional increment as provided in said Paragraph S of the Declaration, the Developer shall have the irrevocable right to amend the Declaration for each increment in its entirety so that there shall be one amended Declaration for all increments for the sole purpose of showing the merged project with a consolidated description of the land, buildings, apartments, common elements, limited common elements and common interests, without otherwise changing the form or content of such Declarations and Bylaws, and the apartment owners hereby give the Developer their irrevocable power of attorney coupled with an interest to amend the Declaration for this purpose. Upon the filing of such amended Declaration in said Bureau of Conveyances, the Developer shall provide a

copy of such amended Declaration to the Managing Agent for the project and each apartment owner at his or her last known address by certified mail. If more than one person owns an apartment, mailing of the amended Declaration to one of the owners shall be sufficient. After the last increment is merged in the Project, the amended Declaration shall omit said Paragraph S of the Declaration.

12. If any one or more of the provisions of said Paragraph S shall be declared to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions of said Paragraph S and shall in no way affect the enforceability of any other provision hereof.

MANAGEMENT AND OPERATIONS: The proposed Declaration provides that the administration of the project shall be vested in the Association of Apartment Owners. Operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association in accordance with the Bylaws except that the initial Managing Agent shall be appointed by the Developer. It is anticipated that Kanaloa Realty and Property Managers, Inc., whose principal place of business and post office address is 75-5699R Alii Drive, Kailua-Kona, Hawaii 96740 (Phone: 329-2717), will be named as the initial Managing Agent.

HOUSE RULES: The proposed House Rules provide in part:

> "No livestock, poultry, or other animals whatsoever, including cats and dogs, shall be allowed or kept in any part of the project except that common household pets which are confined, such as tropical fish or small birds, may be kept by apartment owners and occupants in their respective apartments but shall not be kept, bred or used therein for any commercial purposes nor allowed on any common elements at any time; provided, however, that any such pet causing a nuisance or unreasonable disturbance, as determined by the Board or Managing Agent, to any other apartment owner or occupant of the project shall be promptly and permanently removed from the project upon written notice given by the Board."

STATUS OF PROJECT: The estimated date of commencement of the project is not known at this time.

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 January 9, 1979 and information subsequently filed as of January 22, 1979.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1075.

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

(for)
AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
Department of Taxation
Bureau of Conveyances
Planning Commission, County of Hawaii
Federal Housing Administration
Escrow Agent

Registration No. 1075

January 29, 1979

EXHIBIT

Apartment Type 1 is an apartment containing an entry, living/dining room, kitchen, two bedrooms, two bathrooms and two lanais, comprising an approximate gross floor area of 1,487 square feet.

Apartment Type 2 is an apartment containing an entry stairway, living/dining room, kitchen, two bedrooms, two bathrooms and two lanais, comprising an approximate gross floor area of 1,613 square feet.

Apartment Type 3 is an apartment containing a living/dining room, kitchen, one bedroom, one bathroom and two lanais, comprising an approximate gross floor area of 1,086 square feet.

Apartment Type 4 is an apartment containing an entry stairway, a living/dining room, kitchen, one bedroom, one bathroom and two lanais, comprising an approximate gross floor area of 1,198 square feet.

Apartment Type 5 is an apartment on two levels. On the first level is an entry, a living/dining room, kitchen, one bedroom, one bathroom and two lanais. On the attic level, which is reached by an interior stairway, is one bedroom, one bathroom and a lanai. The apartment has an approximate gross floor area of 1,762 square feet.

Apartment Types 1 and 1R are found on the first floors of all buildings which are Building Types A, B and C.

Apartment Types 2 and 2R are found on the second floors of all buildings which are Building Types A, B and C.

Apartment Types 3, 3R, 4, 4R, 5 and 5R are found only in buildings which are Building Type D. Apartment Types 3 and 3R are found on the first floor, Types 4 and 4R on the second floor and Types 5 and 5R on the third floor and attic of each Building Type D.

An "R" after an Apartment Type designation indicates that the apartment is a mirror image of the respective Apartment Type.

Bldg. No.	Bldg. Type	Unit No.	Apartment Type	Total Floor Area, Including Lanais	Stall No. of Assigned Covered Parking Stall	Common Interest
1	A	1A1	1	1,487	1	1.608
		1A2	1R	1,487	2	1.608
		1A3	2	1,613	3	1.744
		1A4	2R	1,613	4	1.744
2	B	2B1	1	1,487	5	1.608
		2B2	1R	1,487	6	1.608
		2B3	2	1,613	7	1.744
		2B4	2R	1,613	8	1.744
3	C	3C1	1	1,487	9	1.608
		3C2	1R	1,487	10	1.608
		3C3	2	1,613	11	1.744
		3C4	2R	1,613	12	1.744
4	D	4D1	3	1,086	37	1.174
		4D2	3R	1,086	13	1.174
		4D3	4	1,198	38	1.296
		4D4	4R	1,198	14	1.296
		4D5	5	1,762	15	1.906
		4D6	5R	1,762	16	1.906
5	B	5B1	1	1,487	39	1.608
		5B2	1R	1,487	40	1.608
		5B3	2	1,613	41	1.744
		5B4	2R	1,613	42	1.744
6	C	6C1	1	1,487	43	1.608
		6C2	1R	1,487	44	1.608
		6C3	2	1,613	45	1.744
		6C4	2R	1,613	46	1.744
7	A	7A1	1	1,487	47	1.608
		7A2	1R	1,487	48	1.608
		7A3	2	1,613	49	1.744
		7A4	2R	1,613	50	1.744
8	D	8D1	3	1,086	57	1.174
		8D2	3R	1,086	58	1.174
		8D3	4	1,198	59	1.296
		8D4	4R	1,198	60	1.296
		8D5	5	1,762	61	1.906
		8D6	5R	1,762	62	1.906
9	B	9B1	1	1,487	63	1.608
		9B2	1R	1,487	64	1.608
		9B3	2	1,613	65	1.744
		9B4	2R	1,613	66	1.744

Bldg. No.	Bldg. Type	Unit No.	Apartment Type	Total Floor Area, Including Lanais	Stall No. of Assigned Covered Parking Stall	Common Interest
10	C	10C1	1	1,487	67	1.608
		10C2	1R	1,613	68	1.608
		10C3	2	1,613	69	1.744
		10C4	2R	1,613	70	1.744
11	A	11A1	1	1,487	71	1.608
		11A2	1R	1,487	72	1.608
		11A3	2	1,613	73	1.744
		11A4	2R	1,613	74	1.744
12	D	12D1	3	1,086	96	1.174
		12D2	3R	1,086	75	1.174
		12D3	4	1,198	97	1.296
		12D4	4R	1,198	76	1.296
		12D5	5	1,762	98	1.906
		12D6	5R	1,762	99	1.906
13	A	13A1	1	1,487	114	1.608
		13A2	1R	1,487	115	1.608
		13A3	2	1,613	116	1.744
		13A4	2R	1,613	117	1.744
14	B	14B1	1	1,487	118	1.608
		14B2	1R	1,487	119	1.608
		14B3	2	1,613	120	1.744
		14B4	2R	1,613	121	1.744