

**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  
SUN VILLAGE - KAUAI  
Kuhio Highway  
Hanamaulu, Lihue, Kauai, State of Hawaii

State of Hawaii  
REGISTRATION NO. 1094

**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: June 12, 1979  
Expires: July 12, 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 buyer or prospective buyer is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 22, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 6, 1979. 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, AS AMENDED.

1. SUN VILLAGE - KAUAI is a proposed leasehold condominium project which will contain: 147 residential apartment units located in three low-rise buildings; a separate building in which are located a cafetorium, recreation and administration facilities, including two bowling lanes, hobby/craft, exercise rooms, a lounge area and a variety of other recreational facilities, including a swimming pool, pathways, gardens and shuffleboard, and 222 parking stalls (75 of which are unassigned).

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

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved floor plans) have not been filed in the Office of the Recording Officer.

4. Preliminary advertising or promotional matter has not been submitted pursuant to the rules and regulations promulgated by the Commission.

5. The buyer or prospective buyer is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Hawaii Real Estate Commission Rules and Regulations which relate to Horizontal Property Regimes.

6. This Preliminary Public Report is made a part of the registration of SUN VILLAGE - KAUAI condominium project. The Developer shall be responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed receipt for same.

7. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, June 12, 1979, unless a Final or 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: SUN VILLAGE - KAUAI

LOCATION: The land to be submitted to the Regime and on which the Project will be situated is located in Lihue on the Island of Kauai. The Developer advises that the land contains a total area of approximately 7.426 acres, together with an easement for roadway and utilities purposes of 0.795 acres, which easement provides access to Kuhio Highway, a public roadway. The owner retains the right to re-designate said easement at a later date. The subdivision by which the Property will be separated from other property owned by G.N. Wilcox Hospital and Health Center has not yet been approved by the County of Kauai, but will be accomplished prior to the issuance of the Final Report.

TAX MAP KEY: Fourth Division, a portion of 3-7-01:17.

ZONING: R-20 "Multi-Family Residential", pursuant to Ordinance No. PM-18-78, County of Kauai Bill No. 551, adopted December 19, 1978, a copy of which has been furnished to the Commission.

DEVELOPER: Luard & Associates, a Hawaii general partnership, whose mailing address is Suite 551, 1015 Bishop Street, Honolulu, Hawaii 96813. Telephone No.: 531-8507. The general partners of the Developer, their respective addresses and principal officers are:

Luard Corporation  
Suite 551, 1015 Bishop Street  
Honolulu, Hawaii  
Edward H. Schopp - President  
Helene LuRae Schopp - Secretary/Treasurer

Subdividers, Inc.  
Suite 551, 1015 Bishop Street  
Honolulu, Hawaii  
Mary S. Shern - President  
Gregory Schaefer - Vice President  
Mary A. Schaefer - Treasurer  
Edward H. Schopp - Secretary

Jack J. McGarrity A.I.A./Associates, Ltd.  
Suite 524, 1600 Kapiolani Blvd.  
Honolulu, Hawaii  
Jack J. McGarrity - President  
Pamela Kohara - Vice President/Secretary  
Robert E. Freeburg - Vice President/Treasurer

Cawdrey-Mars, a general partnership  
555 Pohukaina  
Honolulu, Hawaii  
James W. Cawdrey - President of Cawdrey & Associates  
Steve Herbert - President of Mars Constructors, Inc.

ATTORNEY REPRESENTING DEVELOPER: Jeffrey S. Grad, Attorney At Law, A Law Corporation, Suite 2001, 841 Bishop Street, Honolulu, Hawaii 96813. Telephone No.: 521-4757.

DESCRIPTION: The proposed Declaration provides that the land submitted to the Regime will be improved, according to the Developer's plans and intention to sell, by constructing thereon one hundred forty-seven (147) residential apartments.

The one hundred forty-seven (147) residential apartments are located in three (3) four story residential apartment buildings, named Ocean View Building, Garden Court Building and Valley View Building, and identified by the letters "A", "B" and "C", respectively. All of said buildings will have basements, portions of which will be utilized as common storage facilities. Additionally, the manager's residence will be located in the basement of Building B. Each of said buildings contain forty-nine (49) residential apartments, and each has two stairways and one elevator for access to the second, third and fourth floors.

Recreational amenities in the Project, as shown on the proposed Condominium Map, include a swimming pool, pathways, gardens and one shuffleboard area. Additionally, Building D contains a cafetorium together with a holding kitchen, a lounge, a maintenance shop for the Project and offices for Project management. The basement of Building D contains two bowling lanes, an arts and crafts room, a T.V. viewing and mailroom, sauna and exercise room. All recreational and other common amenities and the manager's residence are included among the common elements.

All buildings will be constructed principally of reinforced concrete, steel, glass, aluminum, wood, stucco, and allied building materials.

There are additional facilities for maintenance purposes, such as a sewage lift station with its associated equipment and electrical and mechanical facilities.

Residential parking for the one hundred forty seven (147) apartments will be in 147 assigned full-size stalls located near the residential buildings, as tentatively designated in Exhibit "A" attached hereto. There are a total of two hundred twenty two (222) open full-size parking stalls; the balance of 75 stalls will be unassigned, and are designated as common elements for use by apartment owners and their guests. G. N. Wilcox Memorial Hospital and Health Center has been granted an easement (designated Easement No. 2 on the Condominium Map) for "roadway, utility and hospital parking". The westerly portion of said easement as shown on said Map will be reserved exclusively for the Hospital's parking, and such designated parking areas are not for the benefit of the apartment owners. The easterly portion of said easement is reserved exclusively for the Project's assigned and guest parking, and will not at any time be available for use by the Hospital. The Hospital has agreed to maintain at its expense the entire easement area, including the assigned and guest parking stalls reserved for the Project, and the Association of Apartment Owners will not be liable therefor. (See Encumbrances on Title, below.)

The one hundred forty seven (147) residential apartments are divided into four basic types: (i) Two bedroom, two bath (Type "D"); (ii) Two bedroom, one bath (Type "C"); (iii) One bedroom, one bath (Type "B"); and (iv) Studio apartments (Type "A"). There are twenty one (21) two bedroom, two bath apartments; seventy two (72) two bedroom, one bath apartments; forty eight (48) one bedroom, one bath apartments; and six (6) studio apartments. The basic types of apartments are described as follows:

(a) Studio Type (Type "A"): Containing a studio, one bathroom, a dressing area, a kitchen, a hallway, an exterior entryway, and a plant lanai. Each Type "A" Unit contains a gross floor area of approximately 480.1 square feet, including a lanai of approximately 20 square feet. All of the Type "A" Units are located on the first floor.

(b) One Bedroom Type (Type "B"): Containing one bedroom, one bathroom, a kitchen, a living-dining area, an entryway and a plant lanai. Each Type "B" Unit contains a gross floor area of approximately 588.08 square feet, including a lanai of approximately 33.33 square feet.

(c) Two Bedroom, One Bath Type (Type "C"): containing two bedrooms, one bathroom, a kitchen, a living-dining area, an entryway and a plant lanai. Each Type "C" Unit contains a gross floor area of approximately 787.45 square feet.

(d) Two Bedroom, Two Bath Type (Type "D"): containing two bedrooms, two bathrooms, a kitchen, a living-dining area, and a plant lanai. Each Type "D" Unit contains a gross floor area of approximately 960.2 square feet, including a lanai of approximately 40 square feet.

The Developer has reserved the right to (i) combine any two adjoining Type "B" Units located on the fourth floor of each building and/or (ii) to combine any two adjoining Type "A" Units, by altering or removing all or a portion of the wall intervening between them if the structural integrity and soundness of the Project is not thereby affected. The Units created by combining two Type "B" Units will be "Alternate Type "E" apartments. The Unit created by combining two Type "A" Units will be a Type "D" Unit. An "Alternate Type "E" Unit is described as follows:

Two bedroom, two bath type ("Alternate Type "E"): containing two bedrooms, two bathrooms, a kitchen, a living-dining area, and a plant lanai. Each Type "E" Unit contains a gross floor area of 1,176 square feet, including a lanai of approximately 66.66 square feet.

The perimeter of each of the residential apartments into which the Project is so divided shall be established by the center line of all perimeter walls which are also party walls (whether or not load-bearing); the exterior face of the perimeter walls which are not party walls (whether or not load-bearing); the exterior face of any glass windows, doors, panels or railings along the perimeter; and the inner decorated or finished surfaces of the perimeter floors and ceilings. The gross floor area of each apartment is calculated based on the perimeter.

Each apartment will include a range and oven, dishwasher, disposal, refrigerator, washer-dryer, ceiling fans, draperies and carpeting, except the bathroom and kitchen, which will have vinyl-asbestos floors. Each of the apartments shall also include all walls, partitions, floors, ceilings and other improvements within said perimeter, any adjacent lanai shown on the proposed Condominium Map; all built-in appliances and fixtures and all furnishings and appliances described above; and all air space encompassed within said perimeter; excluding therefrom, however, all elements herein established as common elements; and provided,

further, however, that each wall or part of a wall within and along said perimeter, whether load-bearing or non-load-bearing, is not so included, but is a common element (except for the inner decorated surface of any perimeter wall, which is included).

Apartments on the first level have direct access to the grounds. Access to the apartments on the second, third and fourth levels are via one elevator and two stairways and the open corridor on that floor.

All residential apartments are identified by a letter followed by a three-digit number. The letter identifies the building in which the apartment is located, the first digit indicates the floor on which the apartment is located and the last two digits indicate the apartment's relative location on a given floor, as follows: Standing on each floor at the easterly corner facing the courtyard, the apartments to one's left are odd-numbered in ascending order up to 11 and the apartments to one's right are even-numbered in ascending order up to 12. For an example, Apartment A101 is located on the first floor of Building "A", and is the first apartment on one's left as he faces into the courtyard.

COMMON ELEMENTS: The proposed Declaration reflects that the common elements will include all of the land and improvements other than apartments, specifically including:

(a) the land in fee simple (although the Developer will only be conveying a leasehold, not a fee simple interest, therein);

(b) all foundations, floor slabs, columns, girders, beams, supports, load-bearing walls, main walls, interior walls separating adjacent apartments in the same building, halls, roofs of the building, stairs, stairways, fire escapes and entrances and exits of the apartment buildings, elevators, and other apparatus, equipment and installations appurtenant to the buildings;

(c) all yards, grounds, landscaping, pathways, sidewalks, driveways and roads;

(d) All parking areas not otherwise designated as limited common elements or designated on the Condominium Map as within Easement 2 in favor of the Hospital for its exclusive use and benefit;

(e) central and appurtenant installations for services and utilities such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, incinerators, refuse collection, sewage and sewage treatment, and like services and utilities including, without limitation, all such central and appurtenant installations which run through an apartment but which are utilized by or serve more than one apartment;

(f) the swimming pool, the Cafetorium Recreation and Administration Building D;

(g) all basements, including the Manager's residence located in the basement of Building B, and any common storage spaces located in the basements of said buildings;

(h) all driveways;

(i) all other portions of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use, but not included as a part of any apartment pursuant to the Declaration, as the same may lawfully be amended from time to time; provided, however, that entryways with respect to Unit "A" apartments are deemed to be included within said Unit "A" apartments.

LIMITED COMMON ELEMENTS: The proposed Declaration reflects that the limited common elements include:

(a) Any walkway or corridor which connects the apartment or apartments adjoining it to the stairway, elevator or exterior of the Project shall be appurtenant to and for the exclusive use of said adjoining apartment or apartments;

(b) One (1) automobile parking space for each apartment shall be appurtenant to and for the exclusive use of such apartment, as shown on Exhibit "A" attached hereto;

(c) All other common elements of the Project which are rationally related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings;

INTEREST TO BE CONVEYED TO PURCHASER: The undivided percentage interest in the common elements appurtenant to each apartment is as set forth below, and each apartment shall have said percentage in all common profits and expenses of the Project and for all of the purposes including voting. The percentage of residential expenses to be charged to and borne by each residential apartment is set forth as follows:

	<u>Percentage of Undivided Ownership and Common Expenses</u>
1. Type "A": Each Studio Apartment (Total Number: 6)	0.43166
2. Type "B": Each One Bedroom, One Bath Apartment (Total Number: 48)	0.54500

3. Type "C": Each Two Bedroom, One  
Bath Apartment (Total Number:  
72) 0.73000
4. Type "D": Each Two Bedroom, Two  
Bath Apartment (Total Number: 21) 0.89000

NOTE: Alternate Type "E" (formed by combining two Type "B" Units) will have a percentage of undivided ownership and common expense equal to 1.090.

USE: The proposed Declaration states that each apartment shall be used only as a private dwelling by the respective owner(s) thereof, their tenants, families, domestic servants and guests; provided however, the apartments shall be occupied by a "Retirement Age Family", which term is intended to mean a single person who shall be at least fifty five (55) years of age or a family consisting of two or more persons, and the head of which (or spouse) is at least fifty five (55) years of age; and provided further, the apartments shall not be occupied by any person under twenty-one (21) years of age except as a visitor, provided such visit shall not exceed fourteen (14) consecutive days. Such restrictions as to occupancy are not intended to restrict the ownership of an apartment. The apartments shall not be rented or used for transient or hotel purposes, which are defined as (i) rental for any period less than six (6) months, or (ii) rental in which the occupants of the apartment are provided customary hotel services.

OWNERSHIP OF TITLE: A Commitment for Title Insurance issued on May 30, 1979, by First American Title Insurance Company, certifies that the Trustees of G. N. Wilcox Memorial Hospital and Health Center have title to the land committed to the Project. By Development Agreement dated as of June 29, 1978, said Trustees have contracted for the development of the Project by Luard & Associates, which Agreement was recorded in Liber 13473, Page 132.

ENCUMBRANCES ON TITLE: Said Preliminary Title Report dated May 30, 1979, reveals the following encumbrances:

(1) For information on real property taxes, check with the Tax Assessor of the Fourth Division.

(2) Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent 4481 and Royal Patent Grant 188.

(3) Grant of Easement for Water Pipe Line in favor of The Lihue Plantation Company, Limited, a Hawaii corporation, dated December 7, 1964, recorded on December 21, 1965 in the Bureau of Conveyances of the State of Hawaii in Liber 4946, Page 596, granting a right to install and maintain an underground 10" water pipe line.

(4) Grant in favor of the County of Kauai, a political subdivision of the State of Hawaii, Board of Water Supply of the County of Kauai, dated October 13, 1965, recorded on March 22, 1966 in said Bureau of Conveyances in Liber 5286, Page 71, granting an easement to install and maintain an underground water pipe line. By instrument dated April 25, 1968, recorded on May 23, 1968 in said Bureau of Conveyances in Liber 6070, Page 450, said Grant was corrected.

(5) That certain Trust Indenture dated October 1, 1971, executed by and between G. N. Wilcox Memorial Hospital, a non-profit corporation duly organized and existing under and by virtue of the laws of the State of Hawaii, "Obligor", and The First National Bank of West Bend, a national banking association with trust powers duly organized and existing under and by virtue of the laws of the United States, "Corporate Trustee" or "Trustee", and M. J. Gouing, Jr., "Co-Trustee", recorded on November 3, 1971 in said Bureau of Conveyances in Liber 7921, Page 216, re issuance of First Mortgage Bonds, Series A, not to exceed \$2,100,000.00.

(6) Development Agreement made by and between G. N. Wilcox Memorial Hospital and Health Center, "Wilcox", and Luard & Associates, "Developer", a Hawaii joint venture partnership comprised of Luard Corporation (E. H. Schopp), Jack J. McGarrity AIA/Associates, Ltd. (Jack McGarrity), Cawdrey-Mars (A joint venture of Cawdrey and Associates and Mars Constructors, Inc.), and Subdividers, Inc. (Jack Shern and Mary Shern), as partners, dated January 26, 1979 and January 30, 1979, recorded on February 8, 1979, in said Bureau of Conveyances in Liber 13473, Page 132, to which reference is hereby made.

The Developer advises that the property will be subject to a mortgage or mortgages to finance the acquisition, development and construction of the Project. All such mortgages will be released prior to any transfer of title to a purchaser. The Developer also advises that the Property may be subject to easements and like encumbrances for utilities and services to the Project and also will be subject to an easement for roadway, utility, and parking purposes in favor of other lands now owned by G. N. Wilcox Memorial Hospital and Health Center, the area of which easement is 1.568 acres as shown on the Condominium Map. The westerly portion of said easement as shown on said Map will be reserved exclusively for the Hospital's parking, and will not at any time be available for use by apartment owners or their guests. The easterly portion of said easement is reserved exclusively for the Project's assigned and guest parking, and will not at any time be available for use by the Hospital. The Hospital has agreed to maintain at its expense the entire easement area, including the assigned and guest parking stalls reserved to the Project, and the Association of Apartment Owners will not be liable therefor.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated February 6, 1979, identifies First American Title Company of Hawaii, Inc., a Hawaii corporation, as Escrow Agent. On examination the specimen Receipt and Sales Contract and the executed Escrow Agreement are found to be in compliance with Hawaii Revised Statutes, Chapter 514A, and particularly Section 514A-35, and Sections 514A-36 through Section 514A-40, and Sections 514A-63 through 514A-66, inclusive.

Among other provisions, the executed Escrow Agreement states that a purchaser under a Receipt and Sales Contract shall have the right to cancel his agreement to purchase, and to obtain a refund of all moneys held by Escrow which were paid by such purchaser if (a) purchaser requests a refund in writing and (b)(i) Seller has requested Escrow in writing to return to purchaser the funds of purchaser then being held; or (ii) purchaser's funds were obtained prior to the issuance of the Final Public Report and there is a change in the condominium building plans subsequent to the purchaser's execution of the sales contract requiring the approval of a county officer having jurisdiction over the issuance of permits for the construction of buildings (unless purchaser has given written approval of the specific change); or (iii) the Final Public Report differs in any material respect from the Preliminary Public Report; or (iv) the Final Public Report is not issued within one year from the date of issuance of the Preliminary Public Report.

Among other provisions, the specimen Deposit Receipt and Sales Contract states that (a) if at any time prior to commencement of construction, Seller estimates that due to any event beyond Seller's control, the total Project Costs shall exceed the total Project Costs set forth in the verified statement filed with the Real Estate Commission, so that the financial feasibility of the Project requires an increase in apartment sales price, then Seller may at its option terminate the Sales Contract and refund all sums paid by purchaser without interest, provided that commencement of construction shall not have occurred; provided, however, that Seller shall offer to Purchaser the first right to execute a new sales contract, at the increased apartment price, which offer shall remain open for fifteen (15) days, and both termination and offer shall be in writing, and (b) Developer may, at its option, terminate the Sales Contract if (i) it fails to sell at least sixty five percent (65%) of the apartments in the Project to financially qualified purchasers, as provided for in the Deposit Receipt and Sales Contract, by August 31, 1979; or (ii) it fails to receive subdivision approval from the County of Kauai by December 31, 1979; or (iii) it is prevented by the County of Kauai for any reason from consummating the transaction with the purchaser; or (iv) the Development Agreement is terminated for any reason (including the Seller's failure to perform its obligations thereunder or to pay sums of money as specified therein); or (v) it fails for any reason to complete the Project within 360 calendar days from the date

of commencement of construction. Should Developer so cancel the Sales Contract, Developer will refund all of Purchaser's payments with interest.

NOTE: Prospective purchasers should be aware that all security interests obtained by the construction lender in connection with such construction loans as well as any extensions, renewals or modifications thereof shall be prior to and superior to any and all liens or charges arising from the Sales Contract or any other prior reservation agreement.

MANAGEMENT AND OPERATION: The By-Laws of this Project state that the management and operation of the Project shall be vested in the Board of Directors, that the Board of Directors shall employ, for the Association of Apartment Owners, a Managing Agent to perform such duties as the Board shall authorize, including the collection of all assessments from the Owners. The Developer, on February 6, 1979, entered into an Agency and Property Management Agreement with Certified Management, a division of A R Corporation, a Hawaii corporation, as the Managing Agent.

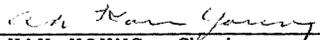
STATUS OF PROJECT: The Notice of Intention reflects that the financing for the construction of the Project has not yet been arranged, construction of the Project has not commenced as of the date of this Public Report, nor has permanent financing for the Project been arranged. Developer advises that it has set June 1, 1979, as the estimated date for commencement of construction. As stated above, subdivision of the Property has not yet been approved by the County of Kauai, but will be accomplished prior to issuance of the Final Public Report. Should the Developer fail to obtain said subdivision prior to issuance of the Final Public Report, Developer reserves the right to terminate the Sales Contract.

The Developer has the obligation, as set forth in the specimen Sales Contract, to complete the construction of the Project within two years from the date of issuance by the Real Estate Commission of a Final Public Report on the Project, and as stated above under the heading of PURCHASE MONEY HANDLING, a purchaser signing a Sales Contract merely reserves an apartment and is not obligated to purchase unless and until he voluntarily receipts for a copy of the Final Public Report. The Developer's obligation to complete the Project within said two-year period is subject to a six-month extension of time for matters outside of the Developer's control; provided, if the completion of construction for any reason is delayed for 180 calendar days beyond the original completion date under the Construction Contract for the Project, being three hundred sixty (360) calendar days from the commencement of construction, Seller at its option may, by written notice to Purchaser, terminate this Sales Contract and return to Purchaser all sums paid by Purchaser with interest thereon as provided in Section F.5 above, and both parties shall be released from all further obligation and liabilities hereunder.

The Buyer or prospective buyer should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted February 22, 1979, and information subsequently filed as of June 6, 1979.

This PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1094 filed with the Commission on February 22, 1979.

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

  
AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

Registration No. 1094

June 12, 1979.

EXHIBIT "A"

SCHEDULE OF PARKING ASSIGNMENT

OCEANVIEW BUILDING

GARDEN COURT BUILDING

VALLEY VIEW BUILDING

<u>Apt. #</u>	<u>Parking #</u>	<u>Apt. #</u>	<u>Parking #</u>	<u>Apt. #</u>	<u>Parking #</u>
A 101	15	B 101	91	C 101	110
102	54	102	92	102	111
103	16	103	93	103	112
104	55	104	94	104	113
105	17	105	95	105	114
106	56	106	96	196	115
107	41	107	75	107	101
108a	28	108a	159	108a	174
108b	29	108b	160	108b	175
109	32	109	147	109	163
110	33	110	148	110	164
111	34	111	149	111	165
112	35	112	150	112	166
A 201	49	B 201	137	C 201	119
202	23	202	138	202	120
203	14	203	139	203	121
204	24	204	140	204	122
205	50	205	141	205	123
206	25	206	142	206	124
207	39	207	76	207	102
208	45	208	77	208	103
209	26	209	155	209	118
210	27	210	156	210	167
211	30	211	157	211	168
212	31	212	158	212	169
A 301	18	B 301	131	C 301	125
302	51	302	132	302	126
303	19	303	133	303	127
304	52	304	134	304	128
305	20	305	135	305	129
306	53	306	136	306	130
307	40	307	73	307	99
308	44	308	74	308	100
309	8	309	151	309	170
310	9	310	152	310	171
311	10	311	153	311	172
312	11	312	154	312	173
A 401	36	B 401	85	C 401	104
402	46	402	86	402	105
403	37	403	87	403	106
404	47	404	88	404	107
405	38	405	89	405	108
406	48	406	90	406	109
407	42	407	71	407	97
408	43	408	72	408	98
409	21	409	145	409	116
410	13	410	143	410	161
411	22	411	146	411	117
412	12	412	144	412	162