

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

1010 RICHARDS STREET

P. O. BOX 3469

HONOLULU, HAWAII 96801

SECOND

## SUPPLEMENTARY

## HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)

## PUBLIC REPORT

on

SUN VILLAGE - KAUAI

Kuhio Highway

Hanamaulu, Lihue, Kauai, 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 was prepared as a supplement to an earlier Report dated June 12, 1979, May 8, 1980 and June 12, 1981 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 7, 1983

Expires: June 8, 1984

### 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 FEBRUARY 22, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 30, 1983. THE OFFEROR, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. SUN VILLAGE-KAUAI is an existing condominium project consisting of 143 residential apartments arranged throughout 3 four-story buildings, a separate building in which are located a cafetorium, recreation and administration facilities, including two bowling lanes, hobby/craft and exercise rooms, a lounge area and a variety of other recreational facilities, including a swimming pool, pathways, gardens and shuffleboard, and 222 parking stalls.

2. The Project was filed with the Commission, and the Commission issued a Preliminary Public Report on June 12, 1979, a Final Public Report on May 8, 1980, and a Supplementary Public Report on June 12, 1981.

3. The Project was completed according to Luard and Associates, the original Developer, on or about June 3, 1981. Fifty-eight apartments have previously been sold by the original Developer, Luard and Associates. Washington Mortgage Corporation, a Washington corporation duly qualified to do business in the State of Hawaii, herein called the "Offeror", has succeeded to the interest of the original Developer as to all of the 85 apartments which have not yet been sold. The Offeror has advised that it intends to sell all of these 85 apartments in an "as is, where is" condition, without warranties. The Offeror has complied with Chapter 514A, Hawaii Revised Statutes, as amended, and has fulfilled the requirements of the Commission for the issuance of this Second Supplementary Public Report.

4. No advertising or promotional matter has been filed as yet pursuant to the rules and regulations promulgated by the Commission.

5. The basic document, being the Declaration of Horizontal Property Regime with the By-Laws of the Association of Apartment Owners attached, dated November 26, 1979, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 14271 at page 1, and the plans have been filed as Condominium Map No. 669, as amended. Amendment No. 1 to Declaration of Horizontal Property Regime dated April 20, 1981 was recorded in said Bureau in Liber 15536 at page 408. Amendment No. 2 to Declaration of Horizontal Property Regime dated April 22, 1981 was recorded in said Bureau in Liber 15536 at page 422. Amendment No. 3 to Declaration of Horizontal Property Regime dated June 3, 1981 was recorded in said Bureau of Conveyances in Liber 15595 at page 51. The Declaration of Horizontal Property Regime, as so amended, and the By-Laws are hereinafter referred to as the "Declaration" and the "By-Laws", respectively.

6. Since the issuance of the Commission's first Supplementary Public Report, the Offeror has submitted additional information to that previously filed with the Commission. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Second Supplementary Public Report is issued for the purpose of providing additional information and updating information previously provided about the Project.

This Second Supplementary Public Report is also a recapitulation and reconfirmation in its entirety of material information provided in the Preliminary, Final and first Supplementary Public Reports, except that outdated information has been eliminated and current information substituted.

7. This Second Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), the Final Public Report (white paper stock) and the first Supplementary Public Report (pink paper stock) and is made a part of the registration of SUN VILLAGE-KAUAI. The Offeror is required to provide all purchasers and prospective purchasers of apartments sold hereunder with a copy of this Second Supplementary Public Report with attached Disclosure Statement, and, upon request by any purchaser or prospective purchaser, with copies of the Preliminary, Final and first Supplementary Public Report as well. Securing a signed copy of a receipt therefor is also the responsibility of the Offeror.

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

9. The Offeror has requested and the Commission has granted an extension of the Preliminary, Final and first Supplementary Public Reports, through this Second Supplementary Public Report, effective July 7, 1983. This Second Supplementary Public Report expires June 8, 1984, unless 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 which has been submitted to the Regime and on which the Project is situated is located in Lihue, on the Island of Kauai. The land contains a total area of approximately 7.426 acres, together with an easement for roadway and utility purposes of 0.628 acre, which easement provides access to Kuhio Highway, a public roadway. The fee owner retains the right to redesignate said easement at a later date.

TAX KEY: 4th Division: 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.

OFFEROR: WASHINGTON MORTGAGE CORPORATION, a Washington corporation, whose principal place of business and post office address in Hawaii is Suite 882, Pacific Trade Center, 190 South King Street, Honolulu, Hawaii 96813 (Telephone number: 524-6616).

ATTORNEY REPRESENTING DEVELOPER: GOODSILL ANDERSON QUINN & STIFEL (Page M. Anderson, Attorney), 1600 Castle & Cooke Building, 130 Merchant Street, Honolulu, Hawaii 96813 (Telephone number: 547-5610).

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the Project consists of 143 residential apartments arranged through 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 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. Building A contains forty-eight (48) residential apartments. Building B contains forty-six (46) residential apartments. Building C contains forty-nine (49) residential apartments. Each of said buildings has two stairways and one elevator for access to the second, third and fourth floors.

Recreational amenities in the Project, as shown on the Condominium Map, include a swimming pool, pathways, gardens and one shuffleboard area. Additionally, Building D contains a cafeteria, 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, and exercise room. All recreation and other common amenities and the manager's residence are included among the common elements.

All buildings are 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.

The 85 residential apartments which are still for sale by Offeror are divided into five basic types: (i) Two bedroom, two bath (Type "D"); (ii) Two bedroom, one bath (Type "C"); (iii) One bedroom, one bath (Type "B"); (iv) Studio apartments (Type "A"); and (v) Two bedroom, two bath (Alternate Type "E"). The numbers of the apartments and their types are indicated in Exhibit A attached hereto and made a part hereof. 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.

(e) In accordance with the provisions of the Declaration, two adjoining Type "B" apartments have in some cases been combined to create an Alternate Type "E" apartment as follows:

1. Apartment Nos. A410 and A412 have been combined to form Apartment No. A410.
2. Apartment Nos. B310 and B312 have been combined to form Apartment No. B310.
3. Apartment Nos. B409 and B411 have been combined to form Apartment No. B409.
4. Apartment Nos. B410 and B412 have been combined to form Apartment No. B410.

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 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 A-101 is located on the first floor of Building "A", and is the first apartment on one's left as he faces into the courtyard.

The apartment number, the unit type, the number of rooms and the approximate living area of each apartment, its lanai separately and approximate total area of each apartment and the percent of the common interest of each apartment are set forth in Exhibit A attached hereto.

Residential parking for the 143 apartments will be in 147 assigned full-size stalls located near the residential buildings. Those for the 85 apartments to be sold are tentatively designated in Exhibit A attached hereto. There are a total of 222 open full-size parking stalls in the Project. Each apartment will have as appurtenant one parking space except for the Alternate Type "E" apartments which will have two stalls appurtenant to each. 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.

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

(a) the land in fee simple (although the Offeror will be only conveying a leasehold rather than 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 buildings, 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; and

(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.

NOTE: On April 19, 1979, Luard Corporation and G. N. Wilcox Memorial Hospital and Health Center ("Wilcox") entered into an agreement relating to the installation on the Project of a sewer lift station, sewer lines and related facilities for the use of Wilcox and the apartment owners of Sun Village-Kauai. The sewer lift station is a common element of the Project. In consideration of the installation of such facilities by Luard Corporation, Wilcox agreed to provide full

maintenance service to the sewer lift station and all replacement parts for the first five-year period. Beginning in the sixth year all maintenance is to be performed by Wilcox's maintenance department. Parts and replacement costs are to be shared, 65% to be borne by the apartment owners of the Project, and 35% to be borne by Wilcox. A copy of the Agreement between Luard Corporation and Wilcox has been furnished to the Commission. The sewer lift station, sewer lines and related facilities have been completed, and the first five-year period wherein Wilcox is to provide full maintenance service and replacement parts is running at the date of this report.

LIMITED COMMON ELEMENTS: The 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) Two automobile parking spaces for each Alternate Type "E" apartment and one automobile parking space for each apartment other than Alternate Type "E" apartments shall be appurtenant to and for the exclusive use of such apartment, as shown on Exhibit A attached hereto; and

(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: To each purchaser will be assigned an apartment lease in the form, a copy of which has been filed with the Commission. This apartment lease will cover a designated apartment, together with its appurtenant undivided percentage interest in the common elements. The undivided percentage interest in the common elements appurtenant to each type of 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.

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

	<u>Percentage of Undivided Ownership and Common Expenses</u>
3. Type "C": Each Two Bedroom, One Bath Apartment	0.73000
4. Type "D": Each Two Bedroom, Two Bath Apartment	0.89000
5. Alternative Type "E" (formed by combining two Type "B" units)	1.09001

An amended disclosure abstract is attached hereto and made a part hereof.

USE: The 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.

(NOTE: A proposal to reduce the age of a Retirement Age Family from fifty-five (55) to a lower age is under consideration and may become effective on approval of the Association of Apartment Owners and the County of Kauai.) 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 Title Insurance Policy dated May 24, 1983 by First American Title Insurance Company shows that G. N. Wilcox Memorial Hospital and Health Center, a Hawaii nonprofit corporation, has fee title to the land and apartments. Offeror has an apartment lease covering each of the 85 apartments which it intends to sell.

ENCUMBRANCES ON TITLE: Said Title Insurance Policy reveals the following encumbrances:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 4481 and Royal Patent Grant 188.
2. Easement 2 for roadway and future utility purposes in favor of Lot 1 over and across Lot 2.
3. Easement 4 (10 ft. wide) for electric purposes in favor of Kauai Electric Company over and across Lot 2.

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 the Bureau of Conveyances of the State of Hawaii in Liber 5286, Page 71, granting an easement to install and maintain an underground water pipeline. 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. Right-of-entry and temporary easement in favor of Citizens Utilities Company, a Delaware corporation, duly authorized to do business in the State of Hawaii, dated July 13, 1979, recorded on August 29, 1979 in said Bureau of Conveyances in Liber 13950, Page 320, granting a temporary easement for construction and maintenance of power and communication lines.

6. Declaration of Restrictive Covenant dated November 6, 1979, recorded on November 29, 1979 in said Bureau of Conveyances in Liber 14245, Page 213.

7. Condominium Map No. 669, as amended, filed in said Bureau of Conveyances.

8. The restrictions, covenants, agreements, obligations, conditions, easements and other provisions set forth in Declaration of Horizontal Property Regime dated November 26, 1979, recorded on December 5, 1979 in said Bureau of Conveyances in Liber 14271, Page 1, and the By-Laws attached thereto.

By instruments dated April 20, 1981, April 22, 1981 and June 3, 1981, recorded on May 11, 1981, May 11, 1981 and June 5, 1981 in said Bureau of Conveyances in Liber 15536, Page 408, Liber 15536, Page 422 and Liber 15595, Page 51, respectively, the foregoing Declaration of Horizontal Property Regime was amended.

9. All exclusive and nonexclusive easements mentioned in said Declaration, and/or each apartment lease, and/or as delineated on Condominium Map No. 669, as amended.

10. Terms and provisions of each of 85 Apartment Leases.

11. Taxes that are due and owing; reference is made to the Department of Finance, County of Kauai.

PURCHASE MONEY HANDLING: Offeror has filed a specimen Deposit Receipt, Offer and Acceptance with Rider A, which Offeror intends to use as the sales contract. Among other provisions, this provides as follows:

A. Buyer acknowledges that Buyer has inspected the Apartment and the Project and accepts them, including all improvements, in an "as is" condition, without any warranties or promises by Seller about the condition of the Apartment or the Project or any improvements therein.

B. Seller makes and has made no warranties or promises about the condition of the Apartment or the Project, or improvements therein, and particularly makes and has made no warranties or promises, either express or implied, about the following:

1. The condition, state of repair, operating order, safety, structural soundness, construction or habitability of the Apartment or the Project, or any improvements therein, or the drainage, sewer, water, electrical, or other utility systems used in connection therewith, except that Seller represents that the range, refrigerator, disposal, washer and dryer and the plumbing and electrical fixtures in the Apartment are in working order as of the date of closing.

2. The merchantability of the Apartment and the improvements therein, or the fitness of the Apartment or the Project for any particular purpose.

3. The compliance of the Apartment or the Project with any building, health, zoning, land use, subdivision, setback or other applicable law, ordinance, rule or regulation.

4. The compaction, stability, composition, erosion or other condition of the soil of the Project for building or any other purpose.

C. Seller, and all entities, persons and agents related to or affiliated with Seller have no program at this time, nor is any program planned or contemplated, to offer a rental service of any kind to the owners of condominium units, either individually or in any form of pooling arrangement. Buyers of condominium units who desire to rent their units must, therefore, make their own rental arrangements.

D. Neither Seller nor its agents make any representation regarding either economic benefits to be derived from rentals or tax treatment of any buyer of a condominium unit. The tax treatment and economic benefits may vary with individual circumstances and Seller and its agents recommend that the Buyer consult his own attorney, accountant or other tax counsel for advice regarding tax treatment.

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. An Agency and Property Management Agreement with Certified Management, a division of A R Corporation, a Hawaii corporation, as the Managing Agent, is now in effect.

STATUS OF PROJECT: The Project was completed on or about June 3, 1981 and 58 of the apartments have previously been sold by Luard and Associates, the original Developer.

-----

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by Developer in the required Notice of Intention submitted February 22, 1979, and information subsequently filed as of June 30, 1983.

This SECOND SUPPLEMENTARY 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 Second Supplementary Public Report. The paper stock used in making facsimiles must be pink in color.

  
G. "Red" MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

Registration No. 1094

July 7, 1983

EXHIBIT A

<u>Apart. No.</u>	<u>Type</u>	<u>Undivided Interest</u>	<u>Parking Stall</u>	<u>No. of Rooms</u>	<u>Square Feet Living Area</u>	<u>Square Feet Lanai</u>	<u>Total Square Feet</u>
A-102	C	0.73000	67	5	747.45	40	787.45
A-104	C	0.73000	69	5	747.45	40	787.45
A-105	C	0.73000	70	5	747.45	40	787.45
A-107	D	0.89000	74	6	920.2	40	960.2
A-108a	A	0.43166	20	3	460.1	20	480.1
A-109	B	0.54500	43	4	554.75	33.33	588.08
A-110	B	0.54500	19	4	554.75	33.33	588.08
A-111	B	0.54500	87	4	554.75	33.33	588.08
A-112	B	0.54500	88	4	554.75	33.33	588.08
A-202	C	0.73000	58	5	747.45	40	787.45
A-205	C	0.73000	61	5	747.45	40	787.45
A-206	C	0.73000	62	5	747.45	40	787.45
A-207	D	0.89000	71	6	920.2	40	960.2
A-209	B	0.54500	44	4	554.75	33.33	588.08
A-210	B	0.54500	45	4	554.75	33.33	588.08
A-211	B	0.54500	46	4	554.75	33.33	588.08
A-212	B	0.54500	47	4	554.75	33.33	588.08
A-302	C	0.73000	52	5	747.45	40	787.45
A-304	C	0.73000	54	5	747.45	40	787.45
A-306	C	0.73000	56	5	747.45	40	787.45
A-308	D	0.89000	81	6	920.2	40	960.2
A-309	B	0.54500	63	4	554.75	33.33	588.08
A-311	B	0.54500	65	4	554.75	33.33	588.08
A-312	B	0.54500	86	4	554.75	33.33	588.08

<u>Apart. No.</u>	<u>Type</u>	<u>Undivided Interest</u>	<u>Parking Stall</u>	<u>No. of Rooms</u>	<u>Square Feet Living Area</u>	<u>Square Feet Lanai</u>	<u>Total Square Feet</u>
A-406	C	0.73000	83	5	747.45	40	787.45
A-409	B	0.54500	85	4	554.75	33.33	588.08
A-410	E	1.09001	48 & 49	6	1,109.50	66.66	1,176.16
A-411	B	0.54500	84	4	554.75	33.33	588.08
B-101	C	0.73000	95	5	747.45	40	787.45
B-102	C	0.73000	96	5	747.45	40	787.45
B-103	C	0.73000	97	5	747.45	40	787.45
B-105	C	0.73000	118	5	747.45	40	787.45
B-106	C	0.73000	119	5	747.45	40	787.45
B-108a	A	0.43166	157	3	460.1	20	480.1
B-108b	A	0.43166	158	3	460.1	20	480.1
B-109	B	0.54500	128	4	554.75	33.33	588.08
B-110	B	0.54500	129	4	554.75	33.33	588.08
B-111	B	0.54500	130	4	554.75	33.33	588.08
B-112	B	0.54500	131	4	554.75	33.33	588.08
B-201	C	0.73000	89	5	747.45	40	787.45
B-205	C	0.73000	93	5	747.45	40	787.45
B-206	C	0.73000	94	5	747.45	40	787.45
B-207	D	0.89000	24	6	920.2	40	960.2
B-209	B	0.54500	124	4	554.75	33.33	588.08
B-211	B	0.54500	126	4	554.75	33.33	588.08
B-301	C	0.73000	26	5	747.45	40	787.45
B-302	C	0.73000	27	5	747.45	40	787.45
B-303	C	0.73000	28	5	747.45	40	787.45
B-304	C	0.73000	29	5	747.45	40	787.45

<u>Apart. No.</u>	<u>Type</u>	<u>Undivided Interest</u>	<u>Parking Stall</u>	<u>No. of Rooms</u>	<u>Square Feet Living Area</u>	<u>Square Feet Lanai</u>	<u>Total Square Feet</u>
B-309	B	0.54500	122	4	554.75	33.33	588.08
B-311	B	0.54500	123	4	554.75	33.33	588.08
B-402	C	0.73000	33	5	747.45	40	787.45
B-406	C	0.73000	25	5	747.45	40	787.45
B-409	E	1.09001	120 & 121	6	1,109.50	66.66	1,176.16
C-101	C	0.73000	111	5	747.45	40	787.45
C-103	C	0.73000	113	5	747.45	40	787.45
C-104	C	0.73000	114	5	747.45	40	787.45
C-105	C	0.73000	115	5	747.45	40	787.45
C-106	C	0.73000	116	5	747.45	40	787.45
C-109	B	0.54500	143	4	554.75	33.33	588.08
C-110	B	0.54500	144	4	554.75	33.33	588.08
C-111	B	0.54500	145	4	554.75	33.33	588.08
C-112	B	0.54500	167	4	554.75	33.33	588.08
C-201	C	0.73000	105	5	747.45	40	787.45
C-204	C	0.73000	108	5	747.45	40	787.45
C-205	C	0.73000	109	5	747.45	40	787.45
C-206	C	0.73000	110	5	747.45	40	787.45
C-210	B	0.54500	140	4	554.75	33.33	588.08
C-211	B	0.54500	141	4	554.75	33.33	588.08
C-212	B	0.54500	142	4	554.75	33.33	588.08
C-302	C	0.73000	100	5	747.45	40	787.45
C-303	C	0.73000	101	5	747.45	40	787.45
C-304	C	0.73000	102	5	747.45	40	787.45
C-305	C	0.73000	103	5	747.45	40	787.45

<u>Apart. No.</u>	<u>Type</u>	<u>Undivided Interest</u>	<u>Parking Stall</u>	<u>No. of Rooms</u>	<u>Square Feet Living Area</u>	<u>Square Feet Lanai</u>	<u>Total Square Feet</u>
C-306	C	0.73000	104	5	747.45	40	787.45
C-308	D	0.89000	209	6	920.2	40	960.2
C-309	B	0.54500	135	4	554.75	33.33	588.08
C-310	B	0.54500	136	4	554.75	33.33	588.08
C-311	B	0.54500	137	4	554.75	33.33	588.08
C-312	B	0.54500	138	4	554.75	33.33	588.08
C-406	C	0.73000	216	5	747.45	40	787.45
C-408	D	0.89000	208	6	920.2	40	960.2
C-409	B	0.54500	132	4	554.75	33.33	588.08
C-411	B	0.54500	134	4	554.75	33.33	588.08
C-412	B	0.54500	117	4	554.75	33.33	588.08