

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

ALOHA SURF HOTEL
444 Kanekapolei Street
Honolulu, Hawaii 96815

Registration No. 1099

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: April 25, 1979

Expires: May 25, 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 or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 28, 1979, AND ADDITIONAL INFORMATION SUBMITTED AS OF APRIL 20, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A HAWAII REVISED STATUTES.

1. ALOHA SURF HOTEL is a proposed leasehold condominium project consisting of two hundred four (204) apartment units, twelve (12) commercial space units and forty (40) parking stall units arranged throughout one fifteen (15) story building with a basement.
2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and 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 yet been filed in the office of the recording officer.
4. No preliminary advertising and promotional materials have been submitted to the Commission pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Preliminary Public Report is made a part of the registration of the ALOHA SURF HOTEL Condominium Project. The Developer is responsible for placing this 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 after the date of issuance, April 25, 1979, unless a Final or Supplementary Public Report is published or the Commission, upon review of registration, issues an order extending the effective period of this report.

NAME OF PROJECT: ALOHA SURF HOTEL

LOCATION: The 22,829 square foot parcel of land to be committed to the regime is situated at 444 Kanekapolei Street, Waikiki, City and County of Honolulu, State of Hawaii.

TAX KEY: 2-6-21-16

ZONING: The property to be developed is zoned Waikiki Special Design District Apartment Precinct under the present Comprehensive Zoning Code of the City and County of Honolulu.

DEVELOPER: A.S.H. PARTNERS, a registered Hawaii general partnership, whose business and post office address is 1215 Hunakai Street, Suite 109, Honolulu, Hawaii 96816.

ATTORNEY REPRESENTING DEVELOPER: Donald K. O. Wong of OKANO, NOGUCHI and WONG, 10th Floor, 915 Fort Street, Honolulu, Hawaii 96813 (Telephone No. (808) 521-6505).

DESCRIPTION OF PROJECT:

Description and Division of Project: The Project contains an existing one 15-story building with a basement consisting of main entry lobby, lounge, commercial space, recreation area and parking stalls on the first level, parking and commercial spaces on the basement level. The apartments are located on the second to the fifteenth floors of the building. The building is constructed principally of reinforced concrete steel and aluminum. The Project is divided into Commercial Space Units, Apartment Units and Parking Stall Units, more particularly described as follows:

Commercial Space Units: There are twelve (12) commercial space units located on the first floor and basement. (One (1) space unit located on both levels.) Each commercial space unit shall be a separate unit.

Each of the commercial units has access via the common areas, elevators, stairs, walkways and driveways to the adjacent public streets.

Each commercial space unit shall include the space within its boundaries as indicated on the Condominium Map and shall be deemed to include all of the non-load-bearing walls and partitions within its perimeter walls and the inner decorated or finished surfaces of all walls and floors within its perimeter walls up to the ceiling or in those units in which the ceiling is a concrete slab, up to such concrete slab. Additionally,

the exterior boundary of each commercial space unit is deemed to include the undecorated or unfinished surfaces of the interior perimeter wall or interior load-bearing walls, including all glass walls and the furred ceiling or undecorated or unfinished surface of the concrete slab ceiling of such unit, as the case may be. The unfinished surfaces of the floors of each commercial space unit and any pipes, wires, conduits, or other utility lines running through the unit which are utilized for or which serve more than one commercial space unit are deemed common elements.

The location, floor area, description of unit, numbering of unit, and percentage of common interest are more particularly described in Exhibit "A", attached hereto and made a part hereof.

Apartment Units: Two hundred four (204) apartment units are hereby designated in spaces within the perimeter walls, floors and ceilings of each of the units in the Project, which spaces together with appurtenant lanais (if any) are referred to herein as "apartments". There are thirty-four (34) types of apartments; each type, location and description are more particularly described in Exhibit "A" hereinabove referred to.

Each of the apartments in the Project has access to the common elements which give access to the streets via the elevators, stairways, walkways and driveways of the Project.

Each apartment unit shall include the space within its boundaries as indicated on the Condominium Map and shall be deemed to include all non-load-bearing walls and partitions and the inner decorated or finished surfaces of all walls, floors and ceilings within the perimeter walls of the apartment unit, including paint, wallpaper or the like, carpeting, floor covering, exterior glass, the entrance door and built-in fixtures, and the adjacent lanai, if any. Additionally, an apartment unit which has a lanai shall include the sliding doors, windows and glass walls and the frames thereof which separate the lanai from the rest of the apartment unit. The configuration within the apartment unit as well as the interior walls and partitions cannot be altered in any manner without prior written approval of the Board of Directors of the Association of Owners. The respective apartment units shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls. The unfinished surfaces of the floors and ceilings surrounding each apartment unit or any pipes, wires,

conduits or other utility lines running through the apartment units which are utilized for or serve more than one apartment unit are deemed common elements.

Parking Stall Units: Forty (40) parking stall units are designated within the perimeter of the painted "striping", which units are designated on said Condominium Map referred to herein as "parking stalls". The location, type and floor area are more particularly described in Exhibit "A" hereinabove referred to.

Access to the parking stall units are via the driveway and ramps leading from the public streets to the basement of the building and the ground floor parking area.

Each regular parking stall unit shall be limited within the dimension of the perimeter of the painted striping. Each parking stall unit shall include the space within its respective boundaries and shall include the air space up to a height, measured perpendicularly from the floor, of 6 feet 6 inches from the floor.

NOTE: The Developer presently has no intention of selling any of the parking stalls to any third-party purchaser.

COMMON ELEMENTS: One (1) freehold estate is hereby designated in all of the remaining portions and appurtenances of the Project, (herein called the "common elements"), including specifically, but not limited to:

- a. The land submitted to the Horizontal Property Regime;
- b. All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, roofs, stairways, corridors, elevators, elevator lobbies, shafts and walls and walkways around said building;
- c. All yards, grounds, landscaping, garden areas, refuse facilities, restrooms for common use, switch room, A. C. room, transformer room, lobby area, boiler room and all recreation facilities including swimming pool and surrounding decking;
- d. All parking areas, driveways, ramps, etc. excluding the forty (40) parking stall units designated separate freehold estates, and excluding the driveways and ramps leading from the public streets to the basement of the building and from the public streets to the ground floor parking area;

e. All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities and installations over, under and across the Project which serve more than one apartment for services such as power, light, water, gas, air conditioning, refuse, telephone and radio and television signal distribution;

NOTE: The Condominium Map filed by the Developer shows no separation of utility meters between the commercial, parking and apartment units.

f. All chairs, pool equipment, drapes, rugs, carpeting, lobby furnishings, cleaning supplies and equipment, provided that the furnishings and fixtures of individual apartments and commercial space units shall be appurtenant to and included in the individual units and shall not be a common element; and

g. Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance or safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated "limited common elements" are hereby set aside and reserved for the exclusive use of certain condominium units, and such units shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are listed below. Unless otherwise provided herein, all costs of every kind pertaining to each limited common element, including but not limited to costs of security, maintenance, repair, replacements, additions and improvements, shall be borne entirely by the unit or units to which they are appurtenant. If any cost is charged to more than one unit, each such unit shall bear a portion of the cost equal to the ratio which its common interest bears to the total common interest of all units responsible for such costs.

a. The following are limited common elements appurtenant to and for the exclusive use of all the commercial space units: the plumbing, electrical or other utility systems or components thereof serving more than one commercial unit but excluding any portion of such facilities serving the apartment units or the limited common elements appurtenant thereto and provided, however, that if at any time there shall be only one commercial unit, then such utility systems serving such unit or limited common elements appurtenant thereto shall be limited common elements appurtenant to that unit to the extent that any such system or component thereof is located outside the boundaries of such unit;

b. (1) The following are limited common elements appurtenant to and for the exclusive use of Commercial Space Unit HC-1: all linen storage closets located on the second through Penthouse floors inclusive and the linen chutes;

(2) The following are limited common elements appurtenant to and for the exclusive use of the parking stall units: all driveways and ramps leading from the public streets to the basement of the building and from the public streets to the ground floor parking area;

c. All electrical, plumbing, telephone, cable television or other utility systems or any component thereof serving or for the exclusive use of only one unit or one or more limited common elements appurtenant to only one unit, to the extent such system is located outside the boundaries of such unit as described herein, shall be a limited common element appurtenant to such unit.

INTEREST TO BE CONVEYED TO PURCHASER: The proposed Declaration reflects that the undivided percentage interest, referred to above, established and to be conveyed with the respective units cannot be changed, that the undivided interests in the common areas and facilities and the leasehold titles to the respective units to be conveyed shall not be separate or separately conveyed, and that each of such undivided interests shall be deemed to be conveyed or encumbered with its respective unit even though the description in the instrument of conveyance or encumbrance may refer only to the leasehold title to the unit. The respective percentage interest of each commercial space unit, apartment unit and parking stall unit are more particularly described in Exhibit "A" hereinabove referred to, for all purposes including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration reflects that the apartment units are to be used primarily for residential uses including the rental of apartment units from time to time, and the use and rental of units for transient or hotel purposes, subject to all provisions of the Declaration or By-Laws and House Rules.

The parking stall units are to be used for the parking of motor vehicles subject to such limitations contained in the Declaration or By-Laws and House Rules.

The commercial space units are to be used primarily for commercial uses and for offices, subject to all provisions of the Declaration or By-Laws and House Rules.

The proposed House Rules provide, among others, that no pets, livestock, poultry or other animals shall be allowed or kept in any part of the Project.

OWNERSHIP OF TITLE: A Preliminary Title Report issued on February 12, 1979, by Aloha Title Co., Inc., reflects that the title to the land committed to the Project is owned by Chubu Taiheiyo Sogo Kaihatsu Kabushiki Kaisha, a Japan corporation. The Developer is purchasing said property pursuant to an unrecorded agreement dated December 8, 1978, a copy of which has been supplied to the Commission.

ENCUMBRANCES AGAINST TITLE: Said report indicates the following encumbrances on the property as of that date:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.
2. Perpetual covenant as set forth in that certain Deed dated July 6, 1927, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 13321, to which reference is hereby made.
3. A Master Plan setback line, as shown on Map 25, as set forth by Land Court Order 26774.
4. Any and all existing unrecorded Leases and Subleases.
5. Mortgage dated May 18, 1978, filed on May 23, 1978 in said Office of the Assistant Registrar as Document No. 876594, made by CHUBU TAIHEIYO SOGO KAIHATSU KABUSHIKI KAISHA, a Japan corporation, to HONOLULU FEDERAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association.
6. Financing Statement recorded on May 23, 1978 in the Bureau of Conveyances of the State of Hawaii in Liber 12908, Page 437, made by CHUBU TAIHEIYO SOGO KAIHATSU KABUSHIKI KAISHA, 444 Kanekapolei Street, Honolulu, HI 96815, to HONOLULU FEDERAL SAVINGS AND LOAN ASSOCIATION, 188 Merchant Street, Honolulu, HI 96813.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated February 28, 1979, identifies Aloha Title Co., Inc., dba Queen Escrow, a Hawaii corporation, as Escrow Agent. On examination the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Sections 514A-37, 514A-39 and 514A-63 through 66, Hawaii Revised Statutes.

It is incumbent upon the purchaser or prospective purchaser that he read with care the Sales Contract and the executed

Escrow Agreement. The Escrow Agreement establishes how the proceeds from the dwelling units and all sums received from any sources are placed in trust, as well as the retention and disbursement of said trust funds. Specifically, the executed Escrow Agreement provides that if at any time the Escrow Agent receives a request in writing from Seller to refund payments made under a Sales Contract, the Escrow Agent shall, upon receipt of such request, pay said funds as directed by Seller and thereupon the Sales Contract shall be returned to Seller and shall be deemed no longer held thereunder.

MANAGEMENT AND OPERATIONS: The Developer contemplates appointing Aaron M. Chaney, Inc., a Hawaii corporation, whose principal place of business is Suite 400, 841 Bishop Street, Honolulu, Hawaii, as the initial Managing Agent.

STATUS OF PROJECT: The Developer has advised the Commission that the building was completed in 1967, under the hotel/apartment zoning code then existing, as evidenced by the Certificate of Occupancy issued by the Building Department of the City and County of Honolulu on August 21, 1967. The Project is presently operated as a hotel. Three (3) commercial space units are on leases.

SPECIAL NOTATION BY DEVELOPER:

1. All apartments will be sold "as is" without any warranties of merchantability or fitness for a particular purpose with respect to purchaser's apartment, appliances, furnishings or anything installed therein, the common elements of the Project or any portion thereof.

2. The existing building is non-conforming structure, defined as a structure which was previously lawful but which does not now comply with the present regulations of the district in which it is located as a result of the new CZC regulations.

Under the existing Waikiki Special Design District regulations, the following excerpt from Ordinance No. 4573 states:

"In case of total destruction, a non-conforming use structure may be replaced by a new structure containing either (1) up to the same floor area of the structure prior to its destruction, with the same use, or (2) up to the permitted floor area limit stipulated by this ordinance for similar uses, whichever is less. In any event, the new structure shall comply with the height and setback requirements of the Urban Design Controls and other applicable regulations set forth by this ordinance."

3. Although no contractual commitment has been made to the purchasers, the Developer may, at its own expense and at its sole discretion do cosmetic "touch-up" painting in the interior and exterior of the building and may make improvements to the lobby area.

4. Purchasers are advised that any and all representations, advice or discussion of the cash flow, vacancy factors, costs, expenses or projected income or projected expenses or similar items regarding the current or prospective operation of the Aloha Surf Hotel by any person in connection with the sale of the condominium units are not authorized by the Developer and the Developer specifically disclaims such representations, if any. Such representations should therefore not be relied upon by prospective purchasers. The Developer has not authorized, and prospective purchasers should not rely on, any representations other than those specifically contained in the condominium documentation prepared by the Developer.

5. The attention of prospective purchasers is further directed to the fact that the building, which was completed in 1967, is being sold in an "as is" condition. The Developer is not familiar with the structural quality or integrity of the building or the mechanical soundness of any of the systems of the building or the appliances, fixtures, or furnishings contained in individual apartments. Purchasers should therefore realize that they assume all risks of defects, whether latent or otherwise, failure or deterioration with respect thereto.

6. The hotel operation is expected to continue although no hotel management contract has been entered into or has been proposed to be entered into by the current hotel managers and the Developer acting on behalf of the Association. The hotel is currently being operated by the present owners and shall be until the Association is formed and the apartment owners determine how they wish to proceed. The Association, acting on behalf of all the apartment owners, would be responsible for selecting hotel operators for the apartment owners if the apartment owners so elect. It is expected that the Association would seek bids from various interested hotel operators, probably including the current operators, before selecting an operator.

7. The current hotel operators have made certain advanced bookings which it is expected that the hotel will honor in order to protect its reputation in the tourist industry. The proceeds of such bookings (and any other bookings which are made prior to instructions from the Association or the apartment owners), if in fact they

materialize, will be the property of apartment owners whose apartments are actually rented. The current hotel operators are expected to endeavor to rent the rooms in an equitable manner in order to distribute the rental income fairly among the apartment owners who wish to have their rooms rented. Such funds, if any, which are in excess of hotel operating expenses and ordinary reserves for expenses will be deposited by the operators into a trust account for the apartment owners. Until the Association or the apartment owners determine a plan of action, each apartment owner who is credited with income may withdraw such income if he so elects.

8. The Project is expected to be owned virtually exclusively by investors and it is anticipated that few, if any, of the apartments will be owner-occupied. Because of the hotel usage, the Project may not be deemed desirable by some purchasers for residential use. Maintenance costs are expected to be higher than they would be expected to be for a comparable project which is not subjected to hotel usage.

9. The Developer will not be actively involved in the organization or operation of the Association or participate in any way in the operation of the hotel itself, except to the degree that it may have ownership rights appurtenant to its ownership of unsold units.

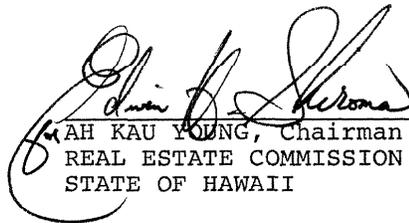
10. If the Condominium Association operates the hotel or contracts with the hotel operator for the operation of the hotel and income flows to the Association from the operation thereof, the Association, although unincorporated, may be treated for tax purposes as a corporation and adverse tax consequences may result therefrom. Prospective purchasers are urged to seek advice from their tax advisors with respect to this issue and all other tax aspects of this transaction.

11. It is possible that the units being sold herewith would be regarded as securities under current interpretations of applicable law. The Developer has advised the Commission that the purchasers should be aware that the units have not been registered as securities under any applicable securities act.

12. Delivery of actual possession of the unit will therefore take place upon date of occupancy as described in paragraph 11 of the Sales Contract.

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 February 28, 1979, and additional information filed as of April 20, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1099 filed with the Commission on February 28, 1979. The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white in color.



AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 1099

Date: April 25, 1979

EXHIBIT "A"

COMMERCIAL SPACE UNITS

<u>Unit Number</u>	<u>Location</u>	<u>Description</u>	<u>Floor Area</u>	<u>% Common Interest</u>
C-1	First Floor	Open room	457.9 sq. ft.	.005877
C-2	First Floor	Waiting room, closet, bath	237.5 sq. ft.	.003049
C-3	First Floor	Waiting room, closet, bath	237.5 sq. ft.	.003049
C-4	First Floor	Waiting room, bath	187.5 sq. ft.	.002408
C-5*	First Floor	Beauty Shop	437.0 sq. ft.	.005609
C-6	First Floor	Barber Shop	216.0 sq. ft.	.002774
C-7	First Floor	Waiting room, bath	225.0 sq. ft.	.002889
C-8	First Floor	Open room	340.0 sq. ft.	.004315
C-9	First Floor	Open room	649.25 sq. ft.	.008333
C-10*	First Floor	Shop	608.0 sq. ft.	.007803
C-11*	First Floor	Cocktail lounge, kitchen, dining areas	1585.75 sq. ft.	.020349
HC-1	First Floor	Open room and reception room	500.0 sq. ft.	
	First Floor	Luggage room	64.75 sq. ft.	
	Basement	Laundry-House- keeping room	962.25 sq. ft.	
	Basement	Storage room	114.25 sq. ft.	
	Basement	Restroom	33.75 sq. ft.	.021495

*Space Leased. See Developer/Sales Representative for lease documents.

APARTMENT UNITS

Numbering and Location of Units:

Twenty (20) apartments are located on each of the second and third floors; fourteen (14) apartments are located on each of the fourth through the fifteenth floors (there is no thirteenth floor), and ten (10) apartments are located on the Penthouse floor.

Apartment No. 200 through 219 located on second floor.

Apartment No. 300 through 319 located on third floor.

Apartment No. 400 through 413 located on fourth floor.

Apartment No. 500 through 513 located on fifth floor.

Apartment No. 600 through 613 located on sixth floor.

Apartment No. 700 through 713 located on seventh floor.

Apartment No. 800 through 813 located on eighth floor.

Apartment No. 900 through 913 located on ninth floor.

Apartment No. 1000 through 1013 located on tenth floor.

Apartment No. 1100 through 1113 located on eleventh floor.

Apartment No. 1200 through 1213 located on twelfth floor.

Apartment No. 1400 through 1413 located on thirteenth floor.

Apartment No. 1500 through 1513 located on fourteenth floor.

Apartment No. PH-A through PH-J located on fifteenth floor.

<u>Type</u>	<u>Unit No.</u>	<u>Description</u>	<u>Floor Area</u>	<u>% Common Interest</u>
A-1	203, 205, 215, 303, 305, 315	Living room, bathroom	175 sq. ft.	.002245
A-2	204, 304	Living room, bathroom	183 sq. ft.	.002348
B-1	200, 219, 300, 319	Living room, bathroom	218 sq. ft.	.002797
B-2	208, 209, 217, 308, 309, 317	Living room, bathroom	219 sq. ft.	.002810

<u>Type</u>	<u>Unit No.</u>	<u>Description</u>	<u>Floor Area</u>	<u>% Common Interest</u>
B-3	201, 206, 211, 212 214, 301, 306, 311, 312, 314	Living room, bathroom	222 sq. ft.	.002849
B-4	413, 513, 613, 713, 813, 913, 1013, 1113, 1213, 1413, 1513	Living room, bathroom	223 sq. ft.	.002861
B-5	207, 210, 307, 310	Living room, bathroom	224 sq. ft.	.002874
B-6	202, 302	Living room, bathroom	226 sq. ft.	.002899
B-7	216, 316	Living room, bathroom	228 sq. ft.	.002925
B-8	213, 313	Living room, bathroom	229 sq. ft.	.002938
B-9	218, 318	Living room, bathroom	253 sq. ft.	.003246
C-1	400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1400, 1500	Living room, bathroom, lanai	261 sq. ft.	.003349
C-2	412, 512, 612, 712, 812, 912, 1012, 1112, 1212, 1412, 1512	Living room, bathroom, lanai	301 sq. ft.	.003862
C-3	402, 410, 502, 510, 602, 610, 702, 710, 802, 810, 902, 910, 1002, 1010, 1102, 1110, 1202, 1210, 1502, 1510	Living room, bathroom, lanai	335 sq. ft.	.004298
D-1	401, 407, 501, 507, 601, 607, 701, 707, 801, 807, 901, 907, 1001, 1007, 1101, 1107, 1201, 1207, 1401, 1407, 1501, 1507	Living room, kitchen, bath- room, lanai	360 sq. ft.	.004619
D-2	406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1406, 1506	Living room, kitchen, bath- room, lanai	361 sq. ft.	.004632

<u>Type</u>	<u>Unit No.</u>	<u>Description</u>	<u>Floor Area</u>	<u>% Common Interest</u>
D-3	403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1503	Living room, kitchen, bath- room, lanai	363 sq. ft.	.004658
D-4	405, 408, 505, 508, 605, 608, 705, 708, 805, 808, 905, 908, 1005, 1008, 1105, 1108, 1205, 1208, 1405, 1408, 1505, 1508	Living room, kitchen, bath- room, lanai	365 sq. ft.	.004683
D-5	404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404, 1504	Living room, kitchen, bath- room, lanai	367 sq. ft.	.004709
D-6	411, 511, 611, 711, 811, 911, 1011, 1111, 1211, 1411, 1511	Living room, kitchen, bath- room, lanai	374 sq. ft.	.004799
D-7	409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1509	Living room, kitchen, bath- room, lanai	386 sq. ft.	.004953
E	1402, 1410	Living room, bathroom, lanai	335 sq. ft.	.004298
F-1	1403	Living room, kitchen, bath- room, lanai	363 sq. ft.	.004678
F-2	1409	Living room, kitchen, bath- room, lanai	386 sq. ft.	.004953
G-1	PH-H	Living room, bathroom, lanai	416 sq. ft.	.005338
G-2	PH-I	Living room, bathroom, lanai	491 sq. ft.	.006300
G-3	PH-J	Living room, bathroom, lanai	503 sq. ft.	.006454
G-4	PH-A	Living room, bathroom, lanai	529 sq. ft.	.006788
H-1	PH-F	Living room, 1 bedroom, 1 bathroom, lanai	536 sq. ft.	.006877

<u>Type</u>	<u>Unit No.</u>	<u>Description</u>	<u>Floor Area</u>	<u>% Common Interest</u>
H-2	PH-E	Living room, 1 bedroom, 1 bathroom, lanai	559 sq. ft.	.007173
H-3	PH-D	Living room, 1 bedroom, 1 bathroom, lanai	591 sq. ft.	.007583
H-4	PH-B	Living room, 1 bedroom, 1 bathroom, lanai	649 sq. ft.	.008327
H-5	PH-G	Living room, 1 bedroom, 1 bathroom, lanai	672 sq. ft.	.008623
H-6	PH-C	Living room, 1 bedroom, 1 bathroom, lanai	727 sq. ft.	.009328

PARKING STALL UNITS

<u>Stall Number</u>	<u>Type</u>	<u>Location</u>	<u>Description</u>	<u>Area</u>	<u>% Common Interest</u>
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 20, 21, 22, 23, 25, 26, 27, 29, 30	Standard	Basement	8.5' x 19'	161.5 sq. ft.	.001443
16	Standard	Basement	11.5' x 19'	218.5 sq. ft.	.001443
17, 18	Compact	Basement	8' x 19'	152 sq. ft.	.001443
24	Standard	Basement	10.5' x 19'	199.5 sq. ft.	.001443
28	Standard	Basement	9.25' x 19'	175.75 sq. ft.	.001443
31, 32, 33, 34, 35, 36, 37, 38, 39, 40	Standard	Ground level	8.5' x 19'	161.5 sq. ft.	.001443