

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

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

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
KONA COFFEE VILLAS
Mamalahoa Highway
North Kona, Island and County of Hawaii, Hawaii

REGISTRATION NO. 1124

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

It was prepared as a supplement to an earlier Report dated June 28, 1979 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: September 19, 1979

Expires: July 28, 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 26, 1979 AND INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 13, 1979. DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since issuance of the Preliminary Public Report, Developer reports that material changes have been made in the KONA COFFEE VILLAS condominium project as presented in the Notice of Intention submitted April 26, 1979.

The Developer has informed the Commission that the Project will consist of seven (7) separate residential buildings (not including the recreation

building) containing a total of one hundred seventy six (176) apartments, and two hundred thirty five (235) parking stalls. The Project will be constructed in three (3) increments of sixty (60), forty eight (48) and sixty eight (68) apartments, respectively, and it is proposed that the apartments comprising each of such increments will be completed and conveyed to the purchasers thereof prior to the completion of any increment to be completed later in time.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) becoming a part of the KONA COFFEE VILLAS condominium registration. The Developer is responsible for placing a true copy of this Supplementary Public Report and revised Disclosure Abstract in the hands of all purchasers and prospective purchasers, along with a copy of the said Preliminary Public Report and securing a signed receipt therefor.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, Bylaws of Association of Apartment Owners and a copy of the approved floor plans) have not yet been recorded in the office of the recording officer.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes and the condominium rules and regulations which relate to horizontal property regimes.
6. This Supplementary Public Report automatically expires on July 28, 1980, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information contained in the Preliminary Public Report of June 28, 1979 has not been disturbed except for the following: DESCRIPTION, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, ENCUMBRANCES AGAINST TITLE, and PURCHASE MONEY HANDLING. The topical heading "DEVELOPER'S OPTION TO CONSTRUCT ADDITIONAL INCREMENTS" has been deleted in its entirety.

DESCRIPTION: The information under this topical heading in the Preliminary Public Report has been amended in its entirety as follows:

The project will consist of seven (7) separate residential buildings, which contain a total of one hundred seventy six (176) apartments, and two hundred thirty five (235) parking spaces.

The project will also contain one (1) recreation pavilion, two (2) tennis courts, a play area, walkways, driveways and outdoor parking areas. Each unit will include standard appliances. Each building will be constructed principally of hollow tile walls, with concrete floors and landings, wood framing, and a Monier tile roof.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the walls surrounding garden courts, the floors and ceilings surrounding each apartment, any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Subject to the foregoing, each apartment shall include all of the walls and partitions which are not load-bearing within its perimeter walls, any glass windows or panels within its perimeter, the inner decorated or finished surfaces of all walls, floors and ceilings, and all adjacent lanais.

Each apartment on the ground floor of the building has access to its entries and to the walkways connecting said building to the parking and recreational areas of the Project. Each apartment above the ground floor has immediate access to its entries and to a stairway leading to the ground floor.

1. Incremental Development.

(a) The Project will be completed and occupied in three (3) separate increments of sixty (60), forty eight (48), and sixty eight (68) apartments, respectively, as more particularly described hereinbelow, and the Developer has reserved the right to complete, obtain a Certificate of Occupancy for, and convey title to the apartments comprising each of said increments prior to the completion of any increment to be constructed later in time. Upon the completion of each of the second and third increments, said increment shall be merged with the preceding increment or increments, and the increments so merged shall be controlled and administered as a single condominium project.

The first increment, Increment I, which shall consist of Buildings A and B of Increment I, the sewage treatment plant, the recreation pavilion, play area, tennis courts, driveways, parking and utility installations adequate to service such buildings and facilities, shall be completed on or about September 1980. Upon the completion of the first increment, the

Project shall consist of the sixty (60) apartments contained in said Buildings A and B of Increment I and the common elements and facilities constructed as part of said first increment.

The second increment, Increment II, which is estimated for completion on or about January 1981, shall consist of Buildings A and B of Increment II, driveways, parking and utility installations adequate to service such buildings. Upon the completion of the second increment, the Project shall consist of one hundred eight (108) apartments and the common elements and facilities constructed as part of the first and second increments.

The final increment, Increment III, shall be comprised of the remainder of the improvements of the Project, including Buildings AB, C and D of Increment III, and shall be completed on or about May 1981. Upon construction of the third increment, the Project shall consist of one hundred seventy six (176) apartments and the common elements described hereinbelow.

The completion dates of the respective increments specified hereinabove are estimates only, and if the completion of any of said increments as herein provided shall be delayed by war, earthquake, fire, flood or similar disaster, or by strikes or labor disputes or any other cause beyond the control of the Developer, the time for completion thereof shall be extended according to the duration and nature of such delay; provided, however, that all three increments shall, in any event, be completed on or before December 31, 1985.

(b) Until the completion and merger of the second increment, the percentage interest in the common elements appurtenant to each of the sixty (60) apartments comprising the first increment shall be as set forth in Exhibit A-1 attached hereto and made a part hereof. After the completion of the first and second increments, but prior to the completion and merger of the third increment, the percentage interest appurtenant to each of the one hundred eight (108) apartments then comprising the Project shall be as set forth in Exhibit A-2 attached hereto and made a part hereof. After the completion and merger of all three increments, the common interest appurtenant to each apartment shall be as set forth in Exhibit A-3 attached hereto and made a part hereof. The foregoing provisions to the contrary notwithstanding, until the completion and merger of all three increments:

(i) That portion of real property taxes attributable to the land of the Project shall be allocated between and among the then existing apartment owners as though all three increments had been completed and merged, and each apartment owner shall only be responsible for that portion of the real property taxes assessed on account of said land as shall equal the common interest appurtenant to his apartment as shown on Exhibit A-3. The balance of any real property taxes

assessed on account of said land for fiscal periods prior to the completion of all three increments shall be borne by the Developer, and the Developer shall pay the same directly or, if such excess is assessed to the apartment owners, shall promptly reimburse each apartment owner therefor; provided, that the Developer shall be entitled to reimbursement from the owners of apartments in the second and third increments of any portion of such real property taxes payable by the Developer which are properly allocable to such owners; and

(ii) The existing apartment owners shall be liable for common expenses, only with respect to the common elements then existing which they have the right to use.

(c) In furtherance of the rights reserved to the Developer under this paragraph, the Developer, its employees, agents, contractors and subcontractors, shall have the right at any time, and from time to time, to enter upon the Project and the common elements thereof and do all things reasonably necessary, desirable or useful for constructing and completing the second and third increments (said second and third increments shall hereafter be referred to as the "Additional Increments"), connecting the same to the utility installations of the Project, and selling the apartments contained within said Additional Increments, upon and subject to the following terms and conditions:

(i) Each of the Additional Increments shall be constructed in accordance with the plans and specifications therefor, as contained in said Condominium File Plan, or in accordance with such modified plans and specifications as shall be approved by the Developer; provided, however, that no modification of the plans as incorporated in said Condominium File Plan shall: (a) require the alteration or demolition of any existing apartments or any buildings or structures constituting part of the common elements; or (b) omit any of the recreational facilities or amenities described herein; or (c) increase the share of the common expenses payable by the existing owners;

(ii) The Developer shall have the right to add, delete, relocate, realign, reserve and grant all easements and rights-of-way over, under and on the common elements necessary to service said Additional Increments; provided, that such easements and rights-of-way do not materially impair the use of any apartment or its appurtenant interest in the common elements;

(iii) The Developer, or its contractor, shall secure a performance and payment bond for each Additional Increment naming as obligees the Developer, and collectively the owners of all existing apartments as their interests may appear

through the Association of Apartment Owners, in a penal sum of not less than one hundred percent (100%) of the cost of the construction of such increment guaranteeing completion thereof free and clear of all mechanic's and materialmen's liens;

(iv) The construction of the Additional Increments shall be performed in such manner as shall cause the least practicable annoyance to and interference with the then existing apartment owners. Each purchaser of an apartment in the first and second increments, by his acceptance and occupancy of his apartment on closing, agrees: (a) to remain outside of any fenced or posted construction areas or any other areas upon which work is being performed pending completion, and to exert diligent efforts to prohibit entry into such areas by members of his household and by his invitees; and (b) to indemnify and save harmless Owner and its contractors and agents from and against any and all loss or liability for death or injury to persons or damage or loss of property on account of such entry either by the apartment purchaser or his family and invitees;

(v) The Developer shall have the right, at its own expense, to execute and record such amendments to the Declaration and the Condominium File Plan as shall be necessary to effect the merger of the Additional Increments or which may be necessary or appropriate in furtherance of the rights reserved to the Developer under the Declaration to construct and complete the Additional Increments; and

(vi) To the extent that the joinder of all apartment owners may be required in order to validate any amendment of the Declaration as contemplated under subparagraph (v) hereinabove, such joinder shall be accomplished by power of attorney from each of the owners to the Developer, and the acceptance of ownership of an apartment in the Project shall constitute a grant of such power and such grant, being coupled with the interest of the Developer to develop portions of said Project in increments, shall be irrevocable so long as the Developer's right of incremental development shall remain in existence pursuant to the terms of the Declaration.

(d) The foregoing provisions to the contrary, notwithstanding, the Developer shall have the right to merge the second and third increments, or either of them, at the same or at different times, and the merger of the third increment prior to the merger of the second increment shall not affect the right of the Developer to merge the second increment at a later date, subject to all of the terms, covenants and conditions herein contained.

(e) The merger of either or both of the Additional Increments with the previous increment or increments shall take effect only after the completion of such Additional Increments and the issuance of a Certificate of Occupancy therefor and upon the recordation by the Developer of an Amendment to the Declaration which shall certify that the increment has been completed as aforesaid and that the merger has been consummated. Without limiting the generality of the foregoing, the following consequences shall ensue from and after the effective date of each merger:

(i) All of the increments so merged shall be treated for purposes of administration, use and sharing of common expenses as though they had been developed, divided into apartments and used by the owners thereof as a single undivided Project. The apartments in each of the merged increments shall have an equal and non-exclusive right to use the common elements constructed as part of each of said increments, subject to the terms, conditions and limitations provided in the Declaration and By-Laws, and the apartments in each of the merged increments shall have appurtenant thereto an undivided percentage interest in the common elements of the Project and the same proportionate share in all common profits and expenses of the Project, and for all other purposes including voting, as set forth in Exhibits A-1, A-2 and A-3 attached hereto.

(ii) The Developer may require the owner of the additional apartments added to the Project by merger to make contribution, in addition to their share of the common elements, to the maintenance reserves of the Project. The Developer may provide that such contributions may be made over a period of time, and in establishing the amounts and terms of such contribution, Developer shall take into account the amount of maintenance reserves accumulated prior to the addition of such apartments and the condition of the pre-existing apartments in the Project. The owners of additional apartments added to the Project by merger shall not be obligated to pay or assume any outstanding debts, expenses, costs or other obligations of the owners of pre-existing apartments in the Project as of the effective date of the merger, with the exception of any such debts, expenses, costs or obligations which were incurred for the common benefit of the pre-existing apartments and the owners of the additional apartments added to the Project by merger; and

(iii) Within sixty (60) days following the completion and merger of the last of said increments, a special meeting of the Association of Apartment Owners shall be called to elect a new Board of Directors to replace the existing board of directors

and govern the entire Project. The procedures for calling and holding such a meeting and all of the meetings of the Association shall be as set forth in the By-Laws attached to the Declaration.

2. Building Descriptions. There will be seven (7) buildings, as further described below. Each building will have two (2) or three (3) stories, including a ground floor, but no basement.

The Developer shall construct a recreation pavilion as a separate building which will be a common element of the project. The size, location and dimensions of the recreation building will be in accord with the condominium file plan. The furnishings, if any, of the recreation pavilion shall be at the sole discretion of the Developer.

3. Apartments. Upon the completion of all three increments, the Project will be divided into one hundred seventy six (176) separately designated and described condominium apartment units (herein called the apartments), as more particularly described hereinbelow and on said proposed Condominium File Plan.

Increment I, Building A

<u>Apartment No.</u>	<u>Apartment Type</u>
101	A
102	A-R
103	A
104	A-R
105	A
106	A-R
107	A
108	A-R
109	A
110	A-R
201	B
202	C
203	C-R
204	C
205	C-R
206	C
207	C-R
208	C
209	C-R
210	B-R
301	D
302	E
303	E-R
304	E
305	E-R
306	E
307	E-R
308	E
309	E-R
310	D-R

Increment I, Building B

<u>Apartment No.</u>	<u>Apartment Type</u>
111	A
112	A-R
113	A
114	A-R
115	A
116	A-R
117	A
118	A-R
119	A
120	A-R
211	B
212	C
213	C-R
214	C
215	C-R
216	C
217	C-R
218	C
219	C-R
220	B-R
311	D
312	E
313	E-R
314	E
315	E-R
316	E
317	E-R
318	E
319	E-R
320	D-R

Increment II, Building A

<u>Apartment No.</u>	<u>Apartment Type</u>
121	A
122	A-R
123	A
124	A-R
125	A
126	A-R
127	A
128	A-R
221	B
222	C
223	C-R
224	C
225	C-R
226	C
227	C-R
228	B-R

321	D
322	E
323	E-R
324	E
325	E-R
326	E
327	E-R
328	D-R

Increment II, Building B

<u>Apartment No.</u>	<u>Apartment Type</u>
129	A
130	A-R
131	A
132	A-R
133	A
134	A-R
135	A
136	A-R
229	B
230	C
231	C-R
232	C
233	C-R
234	C
235	C-R
236	B-R
329	D
330	E
331	E-R
332	E
333	E-R
334	E
335	E-R
336	D

Increment III, Building AB

<u>Apartment No.</u>	<u>Apartment Type</u>
137	A
138	A-R
139	A
140	A-R
141	A
142	A-R
143	A
144	A-R
145	A
146	A-R
147	A
148	A-R
237	B
238	C

239	C-R
240	C
241	C-R
242	C
243	C-R
244	C
245	C-R
246	C
247	C-R
248	B-R
341	E-R
342	E
343	E-R
344	E
345	E-R
346	E
347	E-R
348	D-R

Increment III, Building C

<u>Apartment No.</u>	<u>Apartment Type</u>
149	A
150	A-R
151	A
152	A-R
153	A
154	A-R
155	A
156	A-R
249	B
250	C
251	C-R
252	C
253	C-R
254	C
255	C-R
256	B-R
349	D
350	E
351	E-R
352	E
353	E-R
354	E
355	E-R
356	D-R

Increment III, Building D

<u>Apartment No.</u>	<u>Apartment Type</u>
157	A
158	A-R
159	A
160	A-R

257	B
258	C
259	C-R
260	B-R
357	D
358	E
359	E-R
360	D-R

Note: Apartment spaces designated with "R" after the apartment type on the above schedules are reverse types of such model.

Subject to minor variations in floor plans, all apartments will have six (6) rooms and will consist of the following types:

- Type A - Apartment is on the ground floor. It has a living area of approximately 853 square feet, a lanai area of approximately 149 square feet, for a gross floor area of approximately 1002 square feet, and an enclosed garden court of at least 320 square feet which is designated as a limited common element as hereinafter provided. Each apartment contains two bedrooms and two full baths.
- Type B - Apartment is on the second floor, at an end of the building. It has a living area of approximately 888 square feet, and a lanai area of approximately 149 square feet, for a gross floor area of approximately 1037 square feet. Each apartment contains two bedrooms and two full baths.
- Type C - Apartment is on the second floor. It has a living area of approximately 853 square feet and a lanai area of approximately 149 square feet, for a gross floor area of approximately 1002 square feet. Each apartment contains two bedrooms and two full baths.
- Type D - Apartment is on the third floor, at an end of the building. In all other respects, apartment is the same as Type B.
- Type E - Apartment is on the third floor. In all other respects, apartment is the same as Type C.

All areas set forth hereinabove are computed by measuring from the centerline of exterior end walls and from the centerline of interior party walls, and no reduction has been made to account for interior walls, ducts, vent shafts and the like located within the perimeter walls.

LIMITED COMMON ELEMENTS: Subsection (c) under this topical heading in the Preliminary Public Report issued June 28, 1979 is amended as follows:

- (c) One parking space shall be assigned to and be appurtenant to the respective apartments with which the same are conveyed upon the initial conveyance by deed, the assignment of the parking space(s) for each apartment being shown on the Condominium File Plan and Exhibit "B" attached hereto.

INTEREST TO BE CONVEYED TO PURCHASER: Upon the completion of all three increments of the Project, each apartment shall have appurtenant thereto a percentage interest (herein called the "common interest") and the same proportionate share in all common profits and expenses of the Project, and for all other purposes including voting, as set forth in Exhibit A-3 attached hereto. Prior to completion of all of said increments, the common interest appurtenant to each apartment shall be as set forth in Exhibits A-1 and A-2 attached hereto.

All limited common elements costs and expenses including, but not limited to, maintenance, repair, replacement, additions and improvements shall be charged to the owner of the apartment to which the limited common elements are appurtenant.

NOTE: Purchasers and prospective purchasers are advised to review all the provisions of subparagraphs 1(b) and 1(c) under the topical heading "Description", which set forth the manner in which real property taxes and maintenance fees will be allocated prior to the completion of all three increments.

ENCUMBRANCES AGAINST TITLE: A Preliminary Title Report prepared by Title Guaranty of Hawaii, Inc. dated July 31, 1979, reflects the following encumbrances:

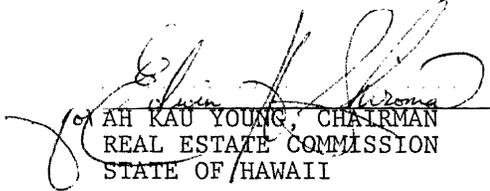
1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. For any taxes that are due and owing, reference is made to the Office of the Tax Assessor, Third Division.

PURCHASE MONEY HANDLING: Under the section describing certain provisions of the specimen Deposit Receipt and Sales Contract, the paragraph numbered 3 concerning construction of an additional one hundred sixteen (116) residential apartments has been deleted. The remaining information disclosed under said topical heading in the Preliminary Public Report has not been disturbed.

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 filed on April 26, 1979 and information subsequently filed as of September 13, 1979.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES
(CONDOMINIUM) PUBLIC REPORT is made a part of
REGISTRATION NO. 1124 filed with the Commission on
April 26, 1979.

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


AH KAU YOUNG, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

DATE: September 19, 1979

Registration No. 1124

EXHIBIT A-1

<u>Apartment Number(s)</u>	<u>Percentage Interest In Common Elements</u>
Increment I, Building A	
201, 210, 301, 310	1.7256%
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 202, 203, 204, 205, 206, 207, 208, 209, 302, 303, 304, 305, 306, 307, 308, 309	1.6576%

Increment I, Building B	
211, 220, 311, 320	1.7256%
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 212, 213, 214, 215, 216, 217, 218, 219, 312, 313, 314, 315, 316, 317, 318, 319	1.6576%

EXHIBIT A-2

<u>Apartment Number(s)</u>	<u>Percentage Interest In Common Elements</u>
Increment I, Building A	
201, 210, 301, 310	0.9581%
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 202, 203, 204, 205, 206, 207, 208, 209, 302, 303, 304, 305, 306, 307, 308, 309	0.92033%
Increment I, Building B	
211, 220, 311, 320	0.9581%
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 212, 213, 214, 215, 216, 217, 218, 219, 312, 313, 314, 315, 316, 317, 318, 319	0.92033%
Increment II, Building A	
221, 228, 321, 328	0.9581%
121, 122, 123, 124, 125, 126, 127, 128, 222, 223, 224, 225, 226, 227, 322, 323, 324, 325, 326, 327	0.92033%
Increment II, Building B	
229, 236, 329, 336	0.9581%
129, 130, 131, 132, 133, 134, 135, 136, 230, 231, 232, 233, 234, 235, 330, 331, 332, 333, 334, 335	0.92033%

EXHIBIT A-3

<u>Apartment Number(s)</u>	<u>Percentage Interest In Common Elements</u>
Increment I, Building A	
201, 210, 301, 310	0.58779%
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 202, 203, 204, 205, 206, 207, 208, 209, 302, 303, 304, 305, 306, 307, 308, 309	0.56462%
Increment I, Building B	
211, 220, 311, 320	0.58779%
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 212, 213, 214, 215, 216, 217, 218, 219, 312, 313, 314, 315, 316, 317, 318, 319	0.56462%
Increment II, Building A	
221, 228, 321, 328	0.58779%
121, 122, 123, 124, 125, 126, 127, 128, 222, 223, 224, 225, 226, 227, 322, 323, 324, 325, 326, 327	0.56462%
Increment II, Building B	
229, 236, 329, 336	0.58779%
129, 130, 131, 132, 133, 134, 135, 136, 230, 231, 232, 233, 234, 235, 330, 331, 332, 333, 334, 335	0.56462%
Increment III, Building AB	
237, 248, 348	0.58822%
137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 341, 342, 343, 344, 345, 346, 347	0.56462%

EXHIBIT A-3 (continued)

<u>Apartment Number(s)</u>	<u>Percentage Interest In Common Elements</u>
Increment III, Building C	
249, 256, 349, 356	0.58779%
149, 150, 151, 152, 153, 154, 155, 156, 250, 251, 252, 253, 254, 255, 350, 351, 352, 353, 354, 355,	0.56462%
Increment III, Building D	
257, 260, 357, 360	0.58779%
157, 158, 159, 160, 258, 259, 358, 359	0.56462%

KONA COFFEE VILLAS

Parking Plan

Increment 1

Total: 72 Stalls

Unit No.	Stall No.	Unit No.	Stall No.	Guest Parking
101	1	211	44	37
102	4	212	47	38
103	7	213	50	39
104	10	214	53	40
105	13	215	56	41
106	16	216	59	42
107	19	217	62	
108	22	218	65	
109	31	219	68	
110	34	220	71	
111	43	301	3	
112	46	302	6	
113	49	303	9	
114	52	304	12	
115	55	305	15	
116	58	306	18	
117	61	307	21	
118	64	308	24	
119	67	309	33	
120	70	310	36	
201	2	311	45	
202	5	312	48	
203	8	313	51	
204	11	314	54	
205	14	315	57	
206	17	316	60	
207	20	317	63	
208	23	318	66	
209	32	319	69	
210	25, 26, 27, 28, 29, 30, 35	320	72	

Revised 6/21/79

EXHIBIT "B"

KONA COFFEE VILLAS

Parking Plan

Increment II

Total: 60 Stalls

Unit No.	Stall No.	Unit No.	Stall No.	Guest Parking
121	82	221	83	76
122	85	222	86	77
123	88	223	89	78
124	91	224	92	79
125	94	225	95	80
126	97	226	98	81
127	100	227	101	
128	103	228	104	
129	106	229	107	
130	109	230	110	
131	112	231	113	
132	115	232	116	
133	118	233	119	
134	121	234	122	
135	124	235	125	
136	127	236	128	
		321	73, 74, 75, 84	
		322	87	
		323	90	
		324	93	
		325	96	
		326	99	
		327	102	
		328	105	
		329	108	
		330	111	
		331	114	
		332	117	
		333	120	
		334	123	
		335	126	
		336	129, 130, 131, 132	

EXHIBIT "B"

KONA COFFEE VILLAS

Parking Plan

Increment III

Total: 103 Stalls

Unit No.	Stall No.	Unit No.	Stall No.	Guest Parking
137	151	243	166	143
138	153	244	169	144
139	155	245	172	145
140	157	246	186	146
141	159	247	189	147
142	162	248	192	148
143	165	249	201	149
144	168	250	204	150
145	171	251	207	
146	185	252	210	
147	188	253	213	
148	191	254	216	
149	200	255	219	
150	203	256	222	
151	206	257	225	
152	209	258	228	
153	212	259	231	
154	215	260	234	
155	218	341	161	
156	221	342	164	
157	224	343	167	
158	227	344	170	
159	230	345	173	
160	233	346	187	
237	133, 134,	347	190	
	135, 136,	348	193	
	137, 138,	349	194, 195,	
	139, 140,		196, 197,	
	141, 142,		198, 199,	
	174, 175,		202	
	176, 177,	350	205	
	178, 179,	351	208	
	180, 181,	352	211	
	182, 183,	353	214	
	184, 152	354	217	
238	154	355	220	
239	156	356	223	
240	158	357	226	
241	160	358	229	
242	163	359	232	
		360	235	

EXHIBIT "B"