

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

HARBOR POINTE
98-939 Moanalua Road
Waimalu, District of Ewa, Oahu, Hawaii

REGISTRATION NO. 1184

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: March 25, 1980
Expires: April 25, 1981

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the buyer or prospective buyer is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 4, 1979 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF MARCH 19, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. HARBOR POINTE is a proposed fee simple condominium project which, according to the Developer's plans, will contain: Eighty-eight (88) residential apartment units, including a resident manager's apartment, located in eighteen (18) low-rise buildings; and a variety of recreational facilities, including a swimming pool, pathways, and gardens. There will be a total of 110 parking spaces (102 full size and 8 compact), of which one (full size) will be assigned to each apartment, and the remaining twenty two (22) parking spaces will be a common element and available for guest parking.

SPECIAL NOTE: There will be nine (9) first floor apartments for the handicapped, arranged to include wide (two foot, eight inch) doorways into the master bedroom and bathroom. Such apartments are Model Type A, 2 bedroom, 2 bath, with locations shown on the Condominium Map.

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

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

4. The Developer intends to qualify this project for home mortgage insurance under Section 234 of the National Housing Act. As a condition for qualification, the Developer shall enter into a Regulatory Agreement with the Federal Housing Commissioner, which governs the management, operation and maintenance of the project in accordance with standards required by the Federal Housing Commissioner. The project shall be subject to the Regulatory Agreement, a copy of which has been filed with the Commission.

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

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

7. This Preliminary Public Report is made a part of the registration of HARBOR POINTE Condominium Project. The Developer shall be responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of purchasers and prospective purchasers. Securing a signed receipt therefor from each such person is also the responsibility of the Developer.

8. This Preliminary Public report automatically expires thirteen (13) months after the date of issuance, March 25, 1980, unless a Final or a Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this report.

NAME OF PROJECT: HARBOR POINTE

LOCATION: The land to be submitted to the regime and on which the project will be situated is located at 98-939 Moanalua Road, in Waimalu, District of Ewa, City and County of Honolulu, Oahu, and contains a total area of approximately 3.00 acres, together with easements for roadway and utilities purposes, which easements provide road access to a public roadway and access to the Pearl City Sewage Treatment Plant.

TAX MAP KEY: First Division, 9-8-11-45.

ZONING: A-1, "Low Density Apartment".

DEVELOPER: Harbor Point Developers, a Hawaii limited partnership, whose mailing address is 744-F Kohou Street, Honolulu, Hawaii 96817. Telephone No.: 845-6641. The general partner of the Developer, its respective address and principal officers are:

K & M Construction, Inc.
744-F Kohou Street, Honolulu, Hawaii 96817
Herbert M. Murray - President
Robert C. Kay - Secretary/Treasurer

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

DESCRIPTION: The proposed Declaration provides that the land submitted to the Regime will be improved, according to the Developer's plans and intention to sell, by constructing thereon eighty-eight (88) residential apartments. Parking for the apartments consists of 110 stalls, of which 102 are full sized and 8 are compact sized.

Apartments

The eighty-eight (88) residential apartments, one of which will be reserved for use by the Residential Manager, are located in eighteen (18) three-story residential apartment buildings, numbered "1" through "18". The buildings are of two types: Type 1 or Type 2. Type 1 buildings (numbered "1" through "13") contain apartments on all three of its floors. Type 2 buildings (numbered "14" through "18") contain apartments on its second and third floors; its ground floor is used for parking and storage purposes. Each of the buildings will be a three-story wooden frame structure with wooden exterior sidings and composite roofing; where

roofing is used above entrances and windows it will be metal, painted various colors. The ground floors of the buildings will be concrete. Other floors will be wood. There are no basements.

The perimeter of each of the 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, as thus established.

Each apartment will include a range and oven, dishwasher, water heater, disposal and carpeting, except in bathrooms and kitchen, which will have vinyl floors. Each of the apartments shall also include all walls, partitions, floors, ceilings and other improvements within said perimeter; any adjacent lanai, deck and entry porch shown on the proposed Condominium Map; all built-in appliances and fixtures and all furnishings and appliances described above; and all air space encompassed within said perimeter; excluding therefrom, however, all elements 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).

Each of the 88 apartments will be constructed according to one of three (3) different floor plans, designated Models A, B and C. Model A (two bedrooms and a den) and Model B (two bedrooms) apartments are located in buildings designated as Type 1 Buildings, which buildings are numbered "1" through "13" on the Condominium Map. Model A apartments are located on the ground floor of each Type 1 Building. Model B apartments are split level and are located on the second and third floors of each Type 1 Building. Parking stall(s) for the use of Model A and Model B apartments are not located within the Type 1 Buildings, but are uncovered and are located within the areas designated for such purposes on the Condominium Map.

Model C (two bedrooms and a den) apartments are located in buildings designated as Type 2 Buildings, which buildings are numbered "14" through "18" on the Condominium Map. Model C apartments are located on the second or third floors of each Type 2 Building. Parking stall(s) for the use of each Model C apartment are covered and are located on the ground floor of Type 2 Buildings, containing the apartment to which each stall is appurtenant, all as designated on the Condominium Map.

A description of each of said floor plans, designating the layout, number of rooms and approximate area thereof, follows:

Description of Models

Model A
(24 apartments,
including 9 handi-
capped units,
designated as A-H)

2 bedrooms and den, ground floor units in Buildings "1" through "13". Each Model A contains a living room, dining room, kitchen, 2 bedrooms, a den, 2 baths, covered lanai, front entry porch and sill vent windows; apartment area 1115.4 square feet; lanai area 72 square feet; front entry porch 32 square feet; sill vent area 23 square feet; total area approximately 1243.5 square feet. Each unit also has a privacy yard as a limited common element. The A-H units are identical to the Model A units, except that the master bathroom (including the doorway) has been enlarged four square feet, thereby reducing the square footage of the master bedroom by four square feet.

Model B
(48 apartments)

Split level, with units located on the second and third floors in Buildings "1" through "13". Each Model B contains a living/dining room, kitchen, 2 bedrooms, 2 baths, partially covered deck, entry, interior stairway connecting both floors and sill vent windows; apartment area 1,035 square feet; deck area 98.6 square feet; sill vent area 37 square feet; total area approximately 1,170.6 square feet.

Model C
(16 apartments)

Single floor units located on either the second or third floors of Buildings "14" through "18". Each Model C consists of a living room, dining room, kitchen, 2 bedrooms, one den, 2 baths, covered lanai, front entry porch and sill vent windows; apartment area 1105.4 square feet; lanai area 72.25 square feet; front entry porch 71.6 square feet; sill vent area 24 square feet; total area approximately 1273.25 square feet.

The first digit in an apartment number indicates the building number from 1 through 18. The last digit indicates as follows: Model A type apartment numbers ending in "1" or "4" are on the ground floors. The Model B type apartment numbers ending in "2", "3", "5" or "6" are each located on the second and third floors, the "2" or "5" numbered units on the right of each second floor entry and

the "3" or "6" numbered units are on the left of each second floor entry. The Model C type apartment numbers ending in "1" or "3" are located on the second floor and those ending in "2" or "4" are located on the third floor.

Each ground level apartment (Model A) will have immediate access to the project grounds. Above-ground level apartments (Models B and C) will have access to the grounds through a stairway adjoining the building in which it is located. The grounds connect the buildings to the street entrances and parking areas of the project. The project will have no elevators.

COMMON ELEMENTS: The proposed Declaration states the owners of apartments will have an undivided interest in all the common elements, including specifically, but not limited to:

- (a) Said land;
- (b) All foundations, floor supports, columns, girders, beams, supporters, unfinished perimeter, party and load-bearing walls and roofs of the residential buildings;
- (c) The swimming pool and any other recreational areas shown on the Condominium Map;
- (d) All yards, grounds and landscaping, roads, walkways, loading areas, driveways and all refuse facilities;
- (e) All parking stalls not otherwise designated limited common elements;
- (f) All pipes, cables, conduits, elevators, ducts, fan rooms, electrical equipment, 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, gas, water, refuse, sewer, telephone, radio and television signal distribution, if any;
- (g) Apartment No. 1303 and Parking Stall No. 14, which are set aside for use by the Residential Manager of the project;
- (h) Any and all other apparatus and installments of common use and all other parts of the property necessary or convenient to its exercise, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated "limited common

elements", are to be reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

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

(b) Privacy yard areas as shown on said Condominium Map. The general location of the fences surrounding such areas is shown on the fence plans filed as a part of the proposed Condominium Map, but the actual height, location and placement of the fences may vary on account of topography. A prospective purchaser should note that an owner of an apartment to which said yard area is appurtenant has the obligation to keep such area well and substantially maintained in a neat and orderly condition;

(c) One (1) or more automobile parking space shall be assigned as set forth in Exhibit "A" attached hereto, to each of the apartments upon the original conveyance thereof, and shall be appurtenant to and for the exclusive use of such apartment. Each apartment shall always have at least one (1) parking space appurtenant to it, but otherwise any automobile parking space may be conveyed as provided for in the proposed Declaration;

(d) Certain of the apartments shall have appurtenant to it as a limited common element one (1) storage locker. Each storage locker shall be designated on the Condominium Map by a number corresponding to the number of the apartment to which it shall be appurtenant, except that in the case of Type II buildings, each locker number shall correspond to the number of the parking stall to which it shall be appurtenant. The cost of routine cleaning and maintenance of the inside of any storage locker appurtenant to an apartment and the cost of repairing any damage of said storage locker caused by the owner or occupant of said apartment or their permittees shall be borne by the owner of said apartment; but the cost of any other repairs to the said storage locker or the area in which it is located shall be borne by all apartment owners as a common expense.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project (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, according to its particular type, as set forth in said Exhibit "A" attached hereto and incorporated herein.

USE: The proposed Declaration provides that:

1. The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purposes. The apartments shall not be rented or used for transient or hotel purposes, which are defined as (i) rental for any period less than thirty (30) days; or (ii) any rental in which the occupants of the apartment are provided customary hotel services, such as providing room service for food and beverages, maid service, laundry and linen or bellboy service. Except as aforesaid, the apartment owners shall have the absolute right to lease such apartments subject to all provisions of this Declaration and the By-Laws attached thereto.

2. The owner of each apartment, upon acquiring title thereto, automatically shall become a member of the Association of Apartment Owners, herein called the "Association", and shall remain a member thereof until such time as his ownership of such apartment ceases for any reason, at which time his membership in the Association automatically shall cease; provided, however, that the lessee of such apartment shall be deemed to be the owner thereof, to such extent and for such purposes, including voting purposes, as shall be provided by lease registered under Chapter 501, or recorded under Chapter 502, Hawaii Revised Statutes, as amended.

3. Notwithstanding anything to the contrary, however, Owner has reserved the right to itself, its successors and assigns, until December 31, 1981 or until such time as the total condominium project is developed in accordance with said Condominium Map and all apartments therein have been sold, whichever shall first occur, to erect signs in the project and to use apartments as sales offices and as models for display to the public pursuant to the sales of apartments in this project and other projects of the Owner.

OWNERSHIP OF TITLE: A Preliminary Title Report issued on December 18, 1979 by Title Guaranty of Hawaii, Inc., indicates that The Episcopal Church in Hawaii (a Hawaii eleemosynary corporation) has title to the land committed to the project. By letter dated December 12, 1978, K & M Construction, Inc. and The McCormack Corporation were granted the exclusive option to acquire said land. Subsequently, by Assignment of Option dated September 26, 1979, such right was assigned to the Developer, Harbor Point Developers.

ENCUMBRANCES ON TITLE: Said Preliminary Title Report dated December 18, 1979 reveals the following encumbrances:

1. Improvement Assessment: Moanalua Road

District No. 207	Lot No. 83-5
Payable	: 20 installments
Balance	: \$5,906.24
Installment No. 14	: \$ 860.61
Interest 6%	: \$ 354.37
Total	: \$1,214.98 Due: 8/1/80

2. Improvement Assessment: Moanalua Road

District No. 207	Lot No. 83-4
Payable	: 20 installments
Balance	: \$8,182.76
Installment No. 14	: \$1,182.69
Interest 6%	: \$ 490.97
Total	: \$1,673.66 Due: 8/1/80

3. Unilateral Agreement and Declaration for Conditional Zoning dated April 28, 1978, recorded in Liber 12863 at Page 474, by the Episcopal Church in Hawaii and the City Council of the City and County of Honolulu, State of Hawaii.

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

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated September 21, 1979, identifies Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow Agent. On examination, the specimen Receipt and Sales Contract and the executed Escrow Agreement are found to be in compliance with Hawaii Revised Statutes, Chapter 514A, and particularly Section 514A-37 and Section 514A-39, Section 514A-40, and Section 514A-63 through 66.

Among other provisions, the executed Escrow Agreement states that a Purchaser under a Reservation Agreement/Subscription and Sales Contract shall be entitled to a return of his funds, and Escrow shall pay such funds to such Purchaser, without interest, if any one of the following has occurred:

(a) Developer and the Purchaser shall have requested Escrow to return to Purchaser the funds of Purchaser held hereunder by Escrow; or

(b) Developer shall have notified Escrow of Developer's exercise of the option to cancel or rescind the Sales Contract pursuant to any right of cancellation or rescission provided therein or otherwise available to Developer; or

(c) With respect to a Purchaser whose funds were obtained prior to the issuance of the Final Report, there shall have been a change in the building plans requiring approval of a county officer having jurisdiction over the issuance of building permits (except such changes as are specifically authorized in the Declaration of Horizontal Property Regime or by the terms of the Sales Contract

or to which said Purchaser has otherwise consented in writing); or

(d) The Final Report differs in a material respect from the Preliminary Report, and the Purchaser's written approval of such change shall not have been obtained; or

(e) The Final Report shall not have been issued within one (1) year from the date of issuance of the Preliminary Report and the Purchaser has not waived his right to a refund.

In any of the foregoing events, Escrow shall, upon the occurrence of the event described in (a) or (b) above or upon receipt of a written request for a refund from Purchaser upon the occurrence of an event described in (c), (d) or (e) above, pay said funds to said Purchaser and thereupon said Sales Contract and any conveyance document theretofore delivered to Escrow shall be returned to Developer and shall be deemed no longer held hereunder; provided, however, that no refund shall be made to a Purchaser at Purchaser's request prior to receipt by Developer of written notice from Escrow of its intent to make such refund.

The Reservation Agreement/Subscription and Sales Contract also provides for other rights of cancellation by Purchaser or Developer and such include, but are not limited to, the following:

1. In the event Purchaser shall have died prior to his acquisition of title to the apartment, the Developer may elect to return all sums paid hereunder to Purchaser's estate or legal representative, and thereupon all rights of Purchaser shall cease and terminate without further liability on the part of the Developer.

2. In the event that a Purchaser is seeking a HUD insured or VA guaranteed loan, and neither HUD nor VA determines that Purchaser meets its credit requirements for participation in this project, or if Purchaser is unable to obtain a HUD insured, a VA guaranteed or a conventional loan within forty-five (45) days from the date hereof, Developer may elect to terminate the Sales Contract.

3. The Developer shall have the following cancellation rights:

(a) If at any time prior to the commencement of construction, any event beyond Developer's control shall have occurred affecting, in Developer's judgment, the development of the project so that the total Project Costs, as estimated by Developer, shall exceed the total Project Costs set forth in the verified statement of Project Costs filed with the Real Estate Commission of the State of Hawaii and Developer determines therefore that the financial feasibility of the project requires an increase in the

apartment sales prices, then, provided that commencement of construction of the project shall not have occurred, Developer may at its option terminate the Sales Contract; provided, however, that Developer shall offer to Purchaser the first right to exercise a new sales contract at the increased apartment unit price.

(b) If Purchaser is seeking a HUD insured or VA guaranteed loan, and if by December 31, 1980, less than 80% of the total value of apartments in the project (or such lower percentage as HUD or VA may accept), have been sold to financially qualified purchasers, then Developer, at its option, may cancel the Sales Contract.

(c) Developer has informed each Purchaser that Developer has the exclusive right and option to acquire the property on which the project is being or is to be developed. Said option, which has been exercised by Developer, requires a closing date no later than December 12, 1979, unless extended for failure to obtain governmental approvals or on account of other events beyond Developer's control. If Developer has not acquired the Property prior to June 30, 1980, or if Developer at any time during the effective date of the Preliminary Public Report on the project determines in its sole discretion that Developer will not acquire or will be unable to acquire the property, then at any time thereafter, Developer at its option may cancel the Sales Contract.

5. If construction is not commenced by January 1, 1981, then or at any time thereafter until construction does commence, Developer at its option may cancel the Sales Contract upon written notice to the Purchaser. Developer is obligated otherwise to complete construction of the apartment within two (2) years from the date of issuance of a Final Public Report and from the date the Sales Contract becomes fully enforceable and effective between Purchaser and Developer; provided, however, that such two-year period shall be extended for any period of time during which Developer is actually and necessarily delayed in beginning or completing construction if said delay is caused by fire, earthquake, acts of God, the elements, war or civil disturbances, strikes or other labor disturbances, or economic controls making it impossible to obtain the necessary labor or material, or other matters or conditions beyond the control of Developer. If, pursuant to the foregoing sentence, such two-year period is extended for more than three (3) months, then and at any time thereafter until the project is completed, Developer may, upon fifteen (15) days' written notice to the Purchaser, terminate the Sales Contract; provided that if said two-year period is extended for more than nine (9) months, either the Developer or the Purchaser may, upon fifteen (15) days' written notice to the other, terminate said Sales Contract and all sums paid by the Purchaser hereunder shall be refunded without interest.

NOTE: Prospective purchasers should be aware that all security interests obtained by the Seller of

the property to the Developer and by the construction lender in connection with such construction loans as well as any extensions, renewals or modifications thereof shall be prior to and superior to any and all liens or charges arising from the Sales Contract or any other prior reservation agreement.

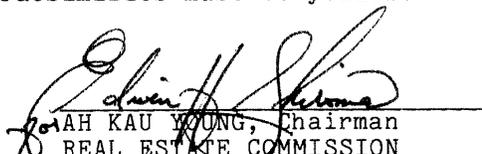
MANAGEMENT AND OPERATION: The By-Laws of this project state that the management and operation of the project shall be vested in the Board of Directors, that the Board of Directors shall employ, for the Association of Apartment Owners, a Managing Agent to perform such duties as the Board shall authorize,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

STATUS OF PROJECT: The Notice of Intention reflects that the financing for the construction of the project has not yet been arranged, a building permit has not been issued, construction of the project has not commenced as of the date of this Public Report, nor has permanent financing for the project been arranged. Developer advises that it has set April 1, 1980 as the estimated date for commencement of construction.

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 October 4, 1979 and information subsequently filed on March 19, 1980.

This PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1184 filed with the Commission on October 4, 1979.

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


EDWIN H. 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. 1184

March 25, 1980.

EXHIBIT "A"

<u>BLDG. NO.</u>	<u>APT. NO.</u>	<u>MODEL TYPE</u>	<u>ASSIGNED PARKING STALL NOS.</u>	<u>PERCENTAGE INTEREST</u>
1	101	A/HANDICAP	31	1.182
	102	B	32	1.112
	103	B	33	1.112
2	201	A/HANDICAP	34	1.182
	202	B	35	1.112
	203	B	36	1.112
	204	A/HANDICAP	37	1.182
	205	B	38	1.112
	206	B	39	1.112
3	301	A	42*	1.182
	302	B	20	1.112
	303	B	19	1.112
	304	A	43*	1.182
	305	B	17	1.112
	306	B	18	1.112
4	401	A	47*	1.182
	402	B	16	1.112
	403	B	15	1.112
	404	A	46*	1.182
	405	B	7	1.112
	406	B	6	1.112
5	501	A	103*	1.182
	502	B	8	1.112
	503	B	9	1.112
	504	A	102*	1.182
	505	B	10	1.112
	506	B	11	1.112
6	601	A	101*	1.182
	602	B	69	1.112
	603	B	70	1.112
	604	A	94*	1.182
	605	B	72	1.112
	606	B	71	1.112
7	701	A	95*	1.182
	702	B	90	1.112
	703	B	89	1.112
	704	A/HANDICAP	96*	1.182
	705	B	88	1.112
	706	B	89	1.112
8	801	A/HANDICAP	84	1.182
	802	B	83	1.112
	803	B	82	1.112
	804	A/HANDICAP	81	1.182
	805	B	80	1.112
	806	B	79	1.112

EXHIBIT "A", cont'd.

<u>BLDG. NO.</u>	<u>APT. NO.</u>	<u>MODEL TYPE</u>	<u>ASSIGNED PARKING STALL NOS.</u>	<u>PERCENTAGE INTEREST</u>
9	901	A/HANDICAP	78	1.182
	902	B	77	1.112
	903	B	76	1.112
	904	A	75	1.182
	905	B	74	1.112
	906	B	73	1.112
10	1001	A/HANDICAP	93*	1.182
	1002	B	86	1.112
	1003	B	85	1.112
	1004	A	109*	1.182
	1005	B	67	1.112
	1006	B	68	1.112
11	1101	A	104*	1.182
	1102	B	66	1.112
	1103	B	65	1.112
	1104	A	110*	1.182
	1105	B	64	1.112
	1106	B	63	1.112
12	1201	A	49*	1.182
	1202	B	5	1.112
	1203	B	4	1.112
	1204	A	48*	1.182
	1205	B	3	1.112
	1206	B	2	1.112
13	1301	A/HANDICAP	12	1.182
	1302	B	13	1.112
	1303 (Manager's Apt.)	B	14	(3)
14	1401	C	40*	1.2105
	1402	C	41*	1.2105
15	1501	C	44	1.2105
	1502	C	45	1.2105
	1503	C	51	1.2105
	1504	C	50	1.2105
16	1601	C	107	1.2105
	1602	C	108	1.2105
17	1701	C	106	1.2105
	1702	C	105	1.2105
	1703	C	99	1.2105
	1704	C	100	1.2105

EXHIBIT "A", cont'd.

<u>BLDG. NO.</u>	<u>APT. NO.</u>	<u>MODEL TYPE</u>	<u>ASSIGNED PARKING STALL NOS.</u>	<u>PERCENTAGE INTEREST</u>
18	1801	C	98	1.2105
	1802	C	97	1.2105
	1803	C	91	1.2105
	1804	C	90	1.2105
			TOTAL:	<u>100.000</u>

NOTE: (1) * covered parking under building (Type II)
 (2) All Model Type "C" to have covered parking
 (3) Manager's Apt. is considered part of the common elements; therefore, there is no applicable percentage interest.

Guest Parking Stall No. 1
 21
 22 compact
 23 compact
 24 compact
 25 compact
 26
 27
 28
 29
 30
 52
 53
 54
 55
 56 compact
 57 compact
 58 compact
 59 compact
 60
 61
 62

Regular stall: 8-1/2' x 19' (min.)
 Compact stall: 7-1/2' x 16' (min.)