

# 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

FRANKLIN TOWERS  
990 Ala Nanala Street  
Honolulu, Hawaii

REGISTRATION NO. 1416

### **IMPORTANT — Read This Report Before Buying**

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

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: June 25, 1981  
Expires: July 25, 1982

#### 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 21, 1981, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 18, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. FRANKLIN TOWERS is a proposed fee simple condominium project consisting of one hundred fifty-seven (157) two-bedroom two-bath apartments contained in two (2) connected forty-story buildings (Tower East and Tower West) with no basement. There will be a separate parking structure which will contain 249 parking stalls of which 176 will be covered and 73 will be uncovered. Each apartment will have at least one parking stall appurtenant thereto.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and the issuance of this Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, with Bylaws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have not yet been executed nor filed in the office of the recording officer.
4. No advertising or promotional materials have been submitted pursuant to the 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, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, June 25, 1981, unless a Final or Supplementary Public Report issues, or the Commission, upon the review of the registration, issues an order extending the effective period of this report.
7. This Preliminary Public Report is made a part of the registration on FRANKLIN TOWERS condominium project. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt therefor.

NAME OF PROJECT: FRANKLIN TOWERS

LOCATION: The approximately 81,696 square feet of land committed to the Horizontal Property Regime is situated on 990 Ala Nanala Street, Salt Lake, in Moanalua, Honolulu, City and County of Honolulu, State of Hawaii.

TAX MAP KEY: 1-1-59:2

ZONING: A-3 (Apartment)

DEVELOPER: SEVENTY-SEVEN, INC., a Hawaii corporation, whose principal place of business and post office address is 615 Piikoi Street, Suite 2001, Honolulu, Hawaii, and whose telephone number is 533-1878.

ATTORNEY REPRESENTING DEVELOPER: John P. Moon of the Law Offices of Wheelon, Ezra, O'Connor & Moon, Suite 1795, Grosvenor Center, 733 Bishop Street, Honolulu, Hawaii; Telephone 531-7534.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime reflects that the project will consist of the following:

1. The Land. The land in fee simple.
2. The Building. There will be two connected 40-story residential apartment buildings without basements consisting of 157 apartment units with a common foyer on the ground level and a separate parking structure. The parking structure is comprised of five levels and contains a total of 249 parking stalls which includes 206 standard parking stalls, 37 compact parking stalls and 6 tandem parking stalls. The two towers will be connected on the ground floor by a common foyer. Also located on the ground floor are the mechanical room, main lounge/foyer, manager's office, electrical room, a meeting room, the resident manager's apartment, the sauna, trash rooms and elevator lobbies. Each apartment tower will be serviced by two elevators and a stairway. The principal materials to be used in the construction of the building will be reinforced concrete, steel, wood, aluminum, concrete blocks, glass and allied building materials.
3. Other Improvements: The project will also consist of other improvements including a swimming pool, a jacuzzi, a tot lot, wading pool, shuffleboard, tennis court, paddle tennis court, barbeque and picnic areas, landscaping and a separate loading area.

4. Apartments. Each tower contains two apartments per floor from the second floor through the penthouse with 13th floor omitted. There are thirty-nine (39) Type "A" apartments (Diamond Head corner) and thirty-nine (39) Type "B" apartments (Diamond Head interior) located in Tower East. There are thirty-nine (39) Type "C" apartments (Ewa corner) and forty (40) Type "D" apartments (Ewa interior) located in Tower West. The approximate areas of the various types of units are as follows: Type A - 1,111 square feet; Type B - 1,089 square feet; Type C - 1,102 square feet; and Type D - 1,098 square feet. Said areas include a foyer, living/dining area, kitchen, two bedrooms, two bathrooms and a lanai. All approximate square footage is calculated based on the following:

- (1) Center line of walls between apartments.
- (2) Exterior wall line between apartments, common areas, and elevator lobby.
- (3) Center line of walls between apartment and elevator.
- (4) Exterior line of walls or windows between apartment and exterior of building.
- (5) Exterior line of lanai walls or railing walls between lanai and exterior of building.

The respective apartments shall not include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floor and ceiling surrounding each apartment or any pipes, wires, conduits, ducts or other utility or service lines and their housing or enclosures running through such apartment which are utilized by or which serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, all doors, windows and perimeter glass, the inner decorated or finished surfaces of all walls, floors and ceilings and any built-in fixtures. Each apartment shall include the adjoining lanai.

5. Parking. There is a separate parking structure which is comprised of six (6) levels. The first five (5) levels designated as levels A through E are used for parking, and level F is the tennis court deck. The parking structure contains 249 parking stalls which include 206 standard parking stalls, 37 compact parking stalls and 6 tandem parking stalls of which 12 are guest parking stalls, the use of which will be regulated by the Association. Apartment Owners may transfer parking stalls in accordance with H.R.S. 514A-14.

COMMON ELEMENTS: The proposed Declaration designates one freehold estate consisting of the remaining portions and appurtenances of the project, being the common areas and facilities and herein referred to as "common elements". The common elements will include, but are not limited to, the following:

(a) The land in fee simple.

(b) All foundations, columns, bearing walls, girders, beams, slabs, roof, chases, elevators, elevator lobbies, hallways, walkways, stairways, entries, entrances and exits into and from the Project.

(c) All yards, grounds, landscaping, electrical rooms, mechanical rooms, meeting rooms, recreation rooms and areas, saunas, common toilets, trash rooms, storage rooms, and lounge areas.

(d) All guest parking stalls and areas designated for loading and unloading.

(e) All ducts, electrical and mechanical equipment, wiring and other central appurtenant installations including power, lights, water, sewer, gas, ventilation, refuse, cable television, security systems, telephone and other communication systems, and all elevators with elevator housing and appurtenant equipment.

(f) The manager's office and Apartment No. 1A and parking stall 13A for the resident manager of the Project.

(g) All other devices or installations or improvements upon the land existing for or normally in common use by all the owners of apartments within the Project.

(h) The limited common elements as described hereinafter.

LIMITED COMMON ELEMENTS: Certain of the common elements will be designated as "limited common elements" and are set aside and reserved for the use of certain apartments, which apartments shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and so reserved are as follows:

(a) Parking Stalls. Each apartment will have as an appurtenance at least one parking stall for the exclusive use of such apartment. The respective apartments and the parking stalls appurtenant thereto are set forth in Exhibit "A" attached hereto and made a part hereof. Each apartment shall at all times have at least one parking stall appurtenant to it, provided that apartment owners with the consent of the mortgagee, if any, will have the right to change the designation of

parking stalls which are appurtenant to their respective apartments by amendment of the Declaration and the respective apartment deeds involved;

(b) Mailboxes. Mailboxes for all apartments will be located in the ground floor lobby and each mailbox shall be a limited common element for the exclusive use of the apartment having the same number as inscribed on the mailbox.

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

INTEREST TO BE CONVEYED PURCHASER. The common interest, the proportionate share in the profit and common expenses, common elements and for all other purposes including voting for each of the apartments in the Project are as follows:

(a) All two-bedroom apartments except PHA, PHB, PHC and PHD shall have a .00641 interest in the common interest.

(b) PHA, PHB, PHC and PHD shall each have a .00642 interest in the common interest.

(c) The resident manager's unit shall have no percentage interest.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE. The uses to which the Project may be put are identified hereafter and include such other uses which may be permitted under the zoning ordinances subject to such limitations as may be contained herein, the By-Laws and House Rules, which may be adopted or amended from time to time governing the use of the Project.

(a) The residential apartments described herein shall at all times be used as permanent or temporary residences and for no other purposes; provided, that the Declarant may use any of such apartments for sales or display purposes prior to the sale and conveyance thereof by the Declarant.

(b) The owner of an apartment will not use or permit the same to be used for any purpose which will injure the reputation of the Project. No owner shall suffer anything to be done or kept in his apartment or elsewhere which will jeopardize the soundness of the buildings or which will interfere with or unreasonably disturb the rights of others, or which will obstruct the stairways or entrance ways or exits or which will increase the rate of fire insurance on the building or parking structure or the contents throughout, or which will reduce the value of the building.

(c) The owner of an apartment shall not without the prior written consent of the Board of Directors of the Association, make any structural alterations or additions to the apartment, or make any alterations to the exterior of the apartment including painting, awnings, jalousies, screens and air conditioning units which may protrude outside of the apartment, except such units as may be installed by the Declarant.

(d) All parking spaces in the Project shall be used only for the parking of automobiles, motorcycles, motorbikes and trucks one-half ton or less in capacity.

(e) The recreation areas are intended and restricted for use as recreational facilities by the owners and occupants of the apartments and their guests, subject to such regulations as may be established from time to time by the Board of Directors of the Association; provided that (1) portions of the meeting room and manager's office may be used as an office by the Board of Directors of the Project and (2) the recreation and ground floor facilities, including the manager's office, meeting room, lounges, and foyers, may, until the closing of the sale of the last unsold apartment in the Project, be used by the Declarant for sales or display purposes in connection with the sales of residential apartments in the Project.

(f) The resident manager's apartment and the manager's office may be used for such other purposes as the Board of Directors shall deem appropriate.

The proposed House Rules contain certain prohibitions regarding apartment use, common areas, parking, rentals, refuse, pets, swimming pool and community room. These include prohibition of any waterbeds and pets.

OWNERSHIP: The Developer has filed with the Commission a Preliminary Title Report, dated March 9, 1981, prepared by Title Guaranty of Hawaii, Inc. which states that title to the land committed to this Regime is vested in Seventy-Seven, Inc., the Developer.

ENCUMBRANCES AGAINST TITLE: The Preliminary Public Report dated March 9, 1981, lists the following encumbrances:

(1) For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor of the First Division.

(2) Excepting and reserving therefrom unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, all artesian and other underground water and rights thereto appurtenant to said premises, as reserved in Deed dated October 7, 1965, filed as Land Court Document No. 372554,

recorded in Liber 5163 at Page 496; said Trustees released all right to enter upon surface of lands to exercise said exception and reservation in Document No. 372554, including any rights of ingress and egress upon said lands by Release dated October 12, 1965, filed as Document No. 372562, recorded in Liber 5613 at Page 572.

(3) The covenants as set forth in Declaration dated November 24, 1970, filed as Document No. 520605.

(4) Designation of Easement "995", for utility purposes, as shown on Map 612, as set forth by Land Court Order No. 58296, filed November 18, 1980.

PURCHASE MONEY HANDLING: A copy of the specimen Purchase Agreement and the executed Escrow Agreement have been submitted as part of this registration. The Escrow Agreement dated March 27, 1981, identifies the Bank of Hawaii as the Escrow Agent. Upon examination, the specimen Purchase Agreement and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, and particularly with Sections 514A-37, 514A-39 and 514A-63 through 514A-66, Hawaii Revised Statutes.

Subject to such deductions as may be provided in the Purchase Agreement and the escrow cancellation fee, Purchaser shall be entitled to a return of his funds without interest, and Escrow shall pay such funds to such purchaser, promptly after request for return by Purchaser if one of the following has occurred:

(a) Seller notifies Escrow to return to Purchaser the funds of Purchaser then being held by Escrow; or

(b) Seller notifies Escrow of Seller's exercise of the option to rescind the Purchase Agreement pursuant to any right of rescission stated therein or otherwise available to Seller; or

(c) Purchaser's funds were obtained prior to the issuance of a Final Public Report and subsequent to the execution of the Purchase Agreement there is a change in condominium building plans requiring the approval of a county officer having jurisdiction over the issuance of permits for the construction of buildings (unless Purchaser has given written approval or acceptance of the specific change); or

(d) The Final Public Report differs in any material respect from the Preliminary Public Report; or

(e) If the Final Public Report is not issued within one year from the date of issuance of the Preliminary Public Report.

Among other provisions, the specimen Purchase Agreement includes the following:

1. The Purchase Agreement executed prior to the issuance of a Final Public Report for the project shall constitute a "reservation" and not a "binding contract" for the purchase of an apartment.

2. The Seller makes no warranties, express or implied, with respect to the apartments, the project, or consumer products or other things installed therein, including warranties of merchantability, habitability, workmanlike construction, or fitness for a particular purpose.

3. The Seller may cancel the Purchase Agreement if the Purchaser's application for eligibility for a mortgage loan is rejected or not approved within forty-five (45) days after application. The Seller has also reserved the right and option to cancel the Purchase Agreement by written notice to the Purchaser at any time prior to the commencement of construction and to the time that Seller has binding purchase agreements for all of the apartments in the project.

4. The Purchaser will pay for the following closing costs: costs of credit reports, acknowledgments of Purchaser's signature on the Apartment Deed, preparation fees for Apartment Deed and related documents, drafting of Purchaser's mortgage and acknowledgments thereon, mortgage insurance premiums, financing and other fees in connection with Purchaser's mortgage, search of title and title insurance, all recording fees except recording fees for documents to clear Seller's title and one-half of the escrow fees.

5. The Purchaser by execution of the Purchase Agreement has subordinated his interest to the lien of any construction mortgage made by the Seller to finance the cost of the development and construction of the project.

6. The Purchaser agrees that the Seller shall have the right to conduct construction activities for the completion of the improvements and correction of defects in the project, and such rights shall continue until 12 months after the latter of (i) the date of the filing in the Office of the Assistant Registrar of the Land Court of the State of Hawaii of the first conveyance of an apartment to a purchaser, or (ii) "substantial completion" (as the term is used in Chapter 507, Part II, Hawaii Revised Statutes) of the improvements to be completed or corrected.

7. Purchaser further agrees that Seller shall have and the Seller reserves the right to conduct sales activities on the project, including the use of model apartment units, sales offices, signs and extensive sales displays and activities until the closing of the last unsold apartment in the project.

The prospective purchaser's attention is directed particularly to the provision in the Purchase Agreement which states:

(a) THAT SELLER AND ITS AGENT HAVE NO PROGRAM AT THIS TIME NOR IS ANY PROGRAM PLANNED OR CONTEMPLATED TO OFFER A RENTAL SERVICE OF ANY KIND TO THE OWNERS OF APARTMENTS IN THE PROJECT, EITHER INDIVIDUALLY OR IN ANY FORM OF POOLING ARRANGEMENT, OR BY A THIRD-PARTY DESIGNATED OR ARRANGED FOR BY SELLER, NOR HAVE ANY REPRESENTATIONS BEEN MADE BY SELLER OR ITS AGENT AS TO THE FEASIBILITY OF RENTING THE APARTMENT, OR OTHERWISE GENERATING INCOME OR DERIVING ANY OTHER ECONOMIC BENEFIT FROM OWNERSHIP OF THE APARTMENT.

(b) THAT SELLER AND ITS AGENT HAVE MADE NO REPRESENTATIONS (NOR IS ANYONE AUTHORIZED TO DO SO) CONTRARY TO THIS PARAGRAPH WITH RESPECT TO EITHER BENEFITS TO BE DERIVED FROM THE RENTALS OR OTHER TAX TREATMENT OF ANY PURCHASER OF AN APARTMENT, EXCEPT AS TO THE AVAILABILITY OF INCOME TAX DEDUCTION FOR MORTGAGE INTEREST PAYMENTS AND REAL ESTATE TAXES.

The foregoing are only excerpts from certain paragraphs in the Purchase Agreement. It is incumbent upon the prospective purchaser that he read with care the entire Purchase Agreement and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

Among other provisions, the Escrow Agreement provides that the Escrow shall deposit any or all funds received and held in escrow in federally-insured savings and loan institutions or federally-insured banking institutions designated by Seller. Any and all interest earned on such funds during the holding thereof shall accrue to the credit of the Seller.

MANAGEMENT AND OPERATIONS: The Bylaws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. The initial managing agent will be Alliance Realty and Management, Inc.; however, a management agreement has not yet been executed.

FINANCING OF PROJECT: Developer has advised the Commission that it intends to finance the project costs by means of an interim construction loan, equity funds, and to the extent permitted by law and after meeting all statutory requirements, purchasers' funds. The Developer has also advised the Commission that negotiations are presently being conducted with a lending institution for the necessary construction and permanent financing, but that no commitments have been obtained as yet.

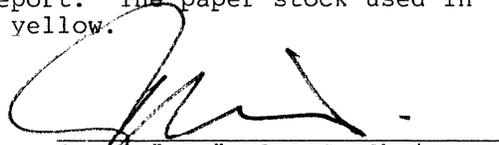
STATUS OF PROJECT: The Developer has advised the Commission that the building plans for the project have been completed and that the same have been submitted to the Building Department of the City and County of Honolulu and that a building permit has been obtained.

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The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted April 21, 1981, and information subsequently filed as of June 18, 1981.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1416 filed with the Commission on April 21, 1981.

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



G. W. "RED" MORRIS, 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. 1416

DATED: June 25, 1981.

EXHIBIT "A"

FRANKLIN TOWERS

Floor Levels	TOWER EAST (Diamond Head Direction)				TOWER WEST (Ewa Direction)			
	Apt. No.	Parking Stall	Apt. No.	Parking Stall	Apt. No.	Parking Stall	Apt. No.	Parking Stall
Penthouse	PHA	17A (Co, R) 4A (Co, R)	PHB	16A (Co, R) 3A (Co, R)	PHC	15A (Co, R) 2A (Co, R)	PHD	14A (Co, R) 1A (Co, R)
40	40A	21A (Co, R) 8A (Co, R)	40B	20A (Co, R) 7A (Co, R)	40C	19A (Co, R) 6A (Co, R)	40D	18A (Co, R) 5A (Co, R)
39	39A	25A (Co, R) 12A (Co, R)	39B	24A (Co, C) 11A (Co, C)	39C	23A (Co, C) 10A (Co, C)	39D	22A (Co, C) 9A (Co, C)
38	38A	33A (Co, R) 32A (Co, R)	38B	31A (Co, R) 30A (Co, R)	38C	29A (Co, R) 28A (Co, R)	38D	27A (Co, R) 26A (Co, R)
37	37A	47A (Co, R) 48A (Co, C)	37B	49A (Co, C) 38A (Co, R)	37C	37A (Co, C) 36A (Co, C)	37D	35A (Co, C) 34A (Co, R)
36	36A	39A (Co, R) 40A (Co, R)	36B	41A (Co, R) 42A (Co, R)	36C	43A (Co, R) 44A (Co, R)	36D	45A (Co, R) 46A (Co, R)
35	35A	4B (Co, R) 42E (Op, R)	35B	3B (Co, R) 41E (Op, R)	35C	2B (Co, R) 40E (Op, C)	35D	1B (Co, R) 39E (Op, C)
34	34A	8B (Co, R) 46E (Op, R)	34B	7B (Co, R) 45E (Op, R)	34C	6B (Co, R) 44E (Op, R)	34D	5B (Co, R) 43E (Op, R)
33	33A	21B (Co, R) 33B (Co, R, T)	33B	22B (Co, R) 34B (Co, R, T)	33C	10B (Co, C) 48E (Op, R)	33D	9B (Co, R) 47E (Op, R)
32	32A	17B (Co, R) 51E (Op, R)	32B	18B (Co, R) 50E (Op, R)	32C	19B (Co, R) 49E (Op, R)	32D	20B (Co, R) 32B (Co, R, T)
31	31A	13B (Co, R) 27E (Op, R)	31B	14B (Co, R) 26E (Op, R)	31C	15B (Co, R) 53E (Op, R)	31D	16B (Co, R) 52E (Op, R)
30	30A	24B (Co, R) 31E (Op, R)	30B	23B (Co, R) 30E (Op, R)	30C	11B (Co, R) 29E (Op, R)	30D	12B (Co, R) 28E (Op, R)
29	29A	28B (Co, R) 35E (Op, R)	29B	27B (Co, R) 34E (Op, R)	29C	26B (Co, R) 33E (Op, R)	29D	25B (Co, R) 32E (Op, R)
28	28A	35B (Co, R) 13E (Op, R)	28B	31B (Co, R) 38E (Op, R)	28C	30B (Co, R) 37E (Op, R)	28D	29B (Co, R) 36E (Op, R)
27	27A	39B (Co, R) 17E (Op, R)	27B	38B (Co, R) 16E (Op, R)	27C	37B (Co, R) 15E (Op, R)	27D	36B (Co, R) 14E (Op, R)
26	26A	43B (Co, R) 21E (Op, R)	26B	42B (Co, R) 20E (Op, R)	26C	41B (Co, R) 19E (Op, R)	26D	40B (Co, R) 18E (Op, R)
25	25A	47B (Co, C) 25E (Op, R)	25B	46B (Co, C) 24E (Op, R)	25C	45B (Co, R) 23E (Op, R)	25D	44B (Co, R) 22E (Op, R)
24	24A	39C (Co, R) 4E (Op, R)	24B	38C (Co, C) 3E (Op, R)	24C	37C (Co, C) 2E (Op, R)	24D	48B (Co, C) 1E (Op, C)
23	23A	43C (Co, R) 8E (Op, R)	23B	42C (Co, R) 7E (Op, R)	23C	41C (Co, R) 6E (Op, R)	23D	40C (Co, R) 5E (Op, R)
22	22A	47C (Co, R) 12E (Op, C)	22B	46C (Co, R) 11E (Op, C)	22C	45C (Co, R) 10E (Op, C)	22D	44C (Co, R) 9E (Op, R)
21	21A	51C (Co, R)	21B	50C (Co, C)	21C	49C (Co, C)	21D	48C (Co, C)
20	20A	27C (Co, C)	20B	26C (Co, C)	20C	25C (Co, C)	20D	24C (Co, R)
19	19A	31C (Co, R)	19B	30C (Co, R)	19C	29C (Co, R)	19D	28C (Co, R)
18	18A	35C (Co, R)	18B	34C (Co, R)	18C	33C (Co, R)	18D	32C (Co, R)
17	17A	13C (Co, R)	17B	12C (Co, R)	17C	11C (Co, R)	17D	36C (Co, R)
16	16A	17C (Co, R)	16B	16C (Co, R)	16C	15C (Co, R)	16D	14C (Co, R)
15	15A	21C (Co, C)	15B	20C (Co, C)	15C	19C (Co, R)	15D	18C (Co, R)
14	14A	2C (Co, R)	14B	1C (Co, C)	14C	23C (Co, R)	14D	22C (Co, C)
12	12A	6C (Co, R)	12B	5C (Co, R)	12C	4C (Co, R)	12D	3C (Co, R)
11	11A	10C (Co, R)	11B	9C (Co, R)	11C	8C (Co, R)	11D	7C (Co, R)
10	10A	4D (Co, R)	10B	3D (Co, R)	10C	2D (Co, R)	10D	1D (Co, R)
9	9A	8D (Co, R)	9B	7D (Co, R)	9C	6D (Co, R)	9D	5D (Co, R)
8	8A	16D (Co, R)	8B	15D (Co, R)	8C	14D (Co, R)	8D	9D (Co, R)
7	7A	20D (Co, R)	7B	19D (Co, R)	7C	18D (Co, R)	7D	17D (Co, R)
6	6A	24D (Co, R)	6B	23D (Co, R)	6C	22D (Co, R)	6D	21D (Co, R)
5	5A	28D (Co, R)	5B	27D (Co, R)	5C	26D (Co, R)	5D	25D (Co, R)
4	4A	37D (Co, R)	4B	31D (Co, R)	4C	30D (Co, R)	4D	29D (Co, R)
3	3A	41D (Co, R)	3B	40D (Co, R)	3C	39D (Co, R)	3D	38D (Co, R)
2	2A	45D (Co, R)	2B	44D (Co, R)	2C	43D (Co, R)	2D	42D (Co, R)
Ground	1A	13A (Co, R)	(Manager's apartment)					

Each of the foregoing parking spaces is shown on said condominium map and the legend for the parking stall designations is as follows:

Legend

Co = covered  
Op = open  
R = regular stall  
C = compact stall  
T = tandem stall

A tandem stall is situated directly in front of another parking stall and the exit from the tandem stall would be blocked if both cars were parked.

END OF EXHIBIT "A"