

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

PALI PALMS PLAZA
970 North Kalaheo Avenue
Kailua, Hawaii

Registration No. 1420

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 30, 1981
Expires: July 30, 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 28, 1981, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 24, 1981. 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, AS AMENDED.

1. PALI PALMS PLAZA is a proposed leasehold condominium project consisting of (a) three (3) three-story buildings (Buildings A, B and C) containing 122 commercial apartments with a basement area

containing 148 parking stalls, (b) a one-story building (Building D) (without a basement) containing one (1) commercial apartment and (c) a grade-level parking lot containing 131 parking stalls.

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 the issuance of this Preliminary Public Report.
3. The Developer reports that the proposed Declaration of Horizontal Property Regime and the Bylaws have not been executed or filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii.
4. No advertising or promotional matters 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 Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, June 30, 1981, unless a Supplementary or Final Public Report issues, or the Commission, upon review of registration, issues an order extending the effective date of this report.
7. This Preliminary Public Report is made a part of the PALI PALMS PLAZA condominium project. The Developer shall be responsible for placing this Preliminary Public Report (yellow paper stock), together with the Disclosure Abstract, in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt therefor.

NAME OF PROJECT: PALI PALMS PLAZA

LOCATION: The project is located at 970 North Kalaheo Avenue, Kailua, City and County of Honolulu, State of Hawaii, and consists of approximately 3.348 acres of land.

TAX KEY: First Division, 4-4-23: 1 and 2

ZONING: B-1, R-3 and R-6

DEVELOPER: PALI PALMS ASSOCIATES, a registered Hawaii limited partnership, whose business and post office address is 345 Queen Street, Suite 301, Honolulu, Hawaii 96813 (Telephone: 524-2101), is the developer of the Project. The general partners of the Developer are Kendall H. Lutes, Charles E. Nolan, Jr. and Robert N. Rinker, all of the same address as the Developer.

ATTORNEY REPRESENTING DEVELOPER: Chun, Kerr & Dodd (Attention: Melvin Y. Kaneshige), 14th Floor, Amfac Building, 700 Bishop Street, Honolulu, Hawaii 96813; Telephone: 531-6575.

DESCRIPTION OF PROJECT AND APARTMENTS: The Project shall consist of four (4) buildings containing one hundred twenty-three (123) commercial apartments. The buildings will be constructed principally of reinforced concrete, wood, glass and appropriate trim. The Project shall consist of:

(a) Three (3) three-story buildings (Buildings A, B, and C) containing 122 commercial apartments, with a basement area containing 148 parking stalls,

(b) A one-story building (Building D) without a basement, containing one (1) apartment, and

(c) A grade-level parking lot, containing 131 parking stalls.

The first, second and third floors of Building A shall contain 9, 15 and 15 commercial apartments, respectively. The first, second and third floors of Building B each contain 13 commercial apartments. The first, second and third floors of Building C shall contain 14, 15 and 15 commercial apartments, respectively. Each of the apartments consists of one room and is different from the other apartments. No type designation is given to any of the apartments.

There is one commercial apartment, consisting of one room and toilet facilities, contained in Building D.

Each apartment has immediate access to its entries, and to the corridors, walkways, stairs and elevators adjacent to such apartment, if any, and connecting it to the common elements and parking areas of the Project and the public streets.

The street address for Buildings A, B, C and D is 970 North Kalahaheo Avenue, Kailua, Hawaii. The apartments in Buildings A, B, C and D are identified by a letter followed by a three-digit number: the letter designates the building in which the apartment is located (A, B, C or D). The first digit of the three digit number designates the floor on which the apartment is located (1, 2 or 3 for Buildings A, B and C and 1 for Building D). The last two digits identify the apartment location on each floor of each building as shown on the Condominium Map.

Each apartment is designated as a separate freehold estate. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls, the floors and ceilings (which shall consist of ceiling grids and tiles) surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or 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, the inner decorated or finished surfaces of all walls, floors and ceilings, any doors, windows or panels along the perimeters and all fixtures originally installed therein.

The square foot floor area of each apartment, as shown on Exhibit "A" attached hereto, includes a portion of the common elements and its measured as follows: Each apartment floor area is based on measurements taken to the centerline of all perimeter walls (and includes all the walls and partitions within its perimeter walls) and to the exterior of any glass windows or panels along the perimeter.

COMMON ELEMENTS: The common elements will include the land and all improvements on the land (except for all portions thereof which are apartments) as well as all common elements mentioned in Chapter 514A, Hawaii Revised Statutes, which are actually included in the project, including specifically but not limited to:

- (a) Said land in fee simple.
- (b) Except as provided in subparagraphs (a), (b) and (c) under the heading Limited Common Elements, all foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, chases, roofs and walls and walkways around said buildings.
- (c) All yards, grounds, landscaping, retaining walls, planters, common restrooms and all refuse facilities.
- (d) All ducts, sewer lines, electrical equipment, central water heating systems, wiring, pipes and other central and appurtenant transmission facilities and in-

stallations on, over, under and across the project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution.

(e) All parking areas and spaces (some of which shall be limited common elements as described in subparagraphs (d) and (e) under the heading Limited Common Elements below), driveways, ramps, loading areas and walkways.

(f) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, 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 hereby set aside and 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) The buildings designated Buildings A and C, including, without limitation their foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, chases, entries, stairways, corridors, lobbies, hallways, utility and maintenance rooms, exterior surfaces, elevators, ducts, electrical equipment, central water heating systems, wiring, pipes, refuse facilities, and other central and appurtenant transmission facilities and installations located within said buildings which serve more than one apartment in such buildings, shall be limited to the use of owners of apartments of Buildings A and C.

(b) The building designated Building B, including, without limitation, its foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, chases, entries, stairways, corridors, lobbies, hallways, utility and maintenance rooms, exterior surfaces, elevator, ducts, electrical equipment, central water heating system, wiring pipes, refuse facilities, and other central and appurtenant transmission facilities and installations located within said building, shall be limited to the use of owners of Building B.

(c) The building designated Building D, including, without limitation, its foundation, floor slab, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, chases, entries, corridors, exterior surfaces, ducts, electrical equipment, central water heating systems, wiring, pipes, refuse containers, and other central and appurtenant transmission facilities and installations located within said building which are not part of the apartment in such building, shall be limited to the use of the owner of the apartment in Building D.

(d) With respect to apartments in Buildings A, B and C, the 148 parking stalls located in the basement under Buildings A, B and C shall be appurtenant to and be for the exclusive use of the apartments in Buildings A, B and C on an unassigned basis. Each such apartment shall have the right to use that number of parking stalls located in said basement, on an unassigned basis, as indicated in Exhibit "A" attached hereto.

(e) With respect to the apartment in Building D, 50 parking stalls, as delineated on the Condominium Map, shall be appurtenant to and be for the exclusive use of such apartment. Said apartment shall always have at least 50 parking stalls appurtenant to it.

(f) All other common elements of the project which are rationally related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings.

INTEREST TO BE CONVEYED TO PURCHASERS:

Each apartment shall have appurtenant thereto an undivided percentage interest in the common elements of the project, as shown opposite the number of each apartment in Exhibit "A" attached hereto, and the same percentage share in all common profits and expenses of the common elements of the project, and, except as herein expressly provided for, all other purposes, including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The commercial apartments in Buildings A, B and C shall only be used by the respective owners thereof, their tenants and licensees to house occupants whose caliber and lines of business are typical of the occupants in the few most prestigious office buildings in the City and County of Honolulu; provided, however, that the commercial apartments in Buildings A, B and C shall not be used by any occupant for restaurant purposes or for a business which involves primarily the

retailing on the premises of tangible personal property to members of the general public. The commercial apartment in Building D shall only be used to house one commercial restaurant where at least 95% of the gross sales of food and alcoholic and non-alcoholic beverages sold therein are for consumption only in such apartment. The Association and any apartment owner or owners shall not operate any business upon or within the project or within any apartment or permit any concessionaire, licensee, sublessee or other person to operate any business upon or within the project or in any apartment in violation of any applicable zoning or building law, ordinance or regulation. The apartments in the project shall not be used by any concessionaire, licensee, sublessee, occupant or other person (i) for the storage, display and/or sale of any pornographic materials, books, magazines, movies or peepshows, for the conducting of any dating service or brokerage, massage parlor, fortune-telling or palm reading business, photographic salon or studio devoted to nude photography or display of such photographs, nudist club, or club, room or den where narcotics are or marijuana is illegally offered, sold, used, stored or otherwise made available, or for the operation of such machines or any device, arrangement or activity for the purpose of gambling, social or otherwise; (ii) under or in connection with any time-sharing plan, agreement or arrangement, which, for purposes of the foregoing, shall mean any arrangement, plan, program, scheme or similar device as shall be defined from time to time as "time-sharing" by any applicable city and county, state or federal statute, ordinance, code, regulation or other law; (iii) for any purpose deemed "residential" within the meaning of Chapters 516 and/or 519 of the Hawaii Revised Statutes, as amended from time to time. Nor shall the Association or any apartment owner assign or otherwise convey its or his interest in the project or any apartment or any portion thereof to any land trust established under or pursuant to Chapter 558 of the Hawaii Revised Statutes, or any successor or substitute law, or to any other similar trust now or hereafter permitted under, or provided for in, the laws of any jurisdiction.

The By-laws of the Association of Apartment Owners provide that no livestock, poultry, rabbits or other animals whatsoever shall be allowed or kept in any part of the project.

Among other provisions, the Rules and Regulations for the project provide that public access to apartment Buildings A, B and C will be open from 7:00 a.m. to 6:00 p.m. weekdays and 7:00 a.m. to 1:00 p.m. Saturdays. On Sundays, holidays and after regular open hours, public access to the apartments in these buildings will be regulated.

OWNERSHIP OF TITLE: A Preliminary Title Report, dated April 10, 1981, and prepared by Title Guaranty of Hawaii, Incorporated, certifies that title to the land committed to this regime is vested in James Christian Castle, James Gordon McIntosh and Hawaiian Trust Company, Limited, a Hawaii corporation, Trustees under six unrecorded Trust Agreements dated December 29, 1976 made by Alice Hedemann Castle, and leased to Pali Palms Associates by lease dated July 15, 1980.

ENCUMBRANCES: Said Preliminary Title Report dated April 10, 1981 prepared by Title Guaranty of Hawaii, Incorporated, states that as of the date of the search, title to the land is subject to:

1. For any taxes that may be due and owing reference is made to the Office of the Tax Assessor.
2. As to Lot 460 only, improvement assessment, Kailua Sewers, Section 1, District No. 154, Lot No. 573.
3. As to Lot 460 only, easement "X" (10 feet wide) for storm drain purposes, as shown on Map 184, as set forth by Land Court Order No. 17581, filed October 13, 1959, which easement was granted to Trousdale Construction Company, a California corporation, for a drainage system across said easement, by instrument dated November 30, 1959, filed as Document No. 251867.
4. As to Lot 460 only, easement "1" for sanitary sewer purposes, as shown on Map 197, as set forth by Land Court Order No. 21679, filed September 10, 1963.
5. As to Lot 461-A-1 only, easement "D", as shown on Maps 109 and 212, as set forth by Land Court Order No. 10932, filed January 22, 1952, granted to the State of Hawaii for rights of way in the nature of a perpetual easement for ingress to and egress from for the sole purpose of constructing, maintaining and repairing a canal, etc., by instrument dated February 6, 1953, filed as Document No. 146810 and also recorded in Liber 2669, Page 74.
6. As to Lot 461-A-1 only, easement "2" for sanitary sewer purposes, as shown on Map 197, as set forth by Land Court Order No. 21679, filed September 10, 1963.
7. As to easements "1" and "2": A grant in favor of the

City and County of Honolulu, granting an easement to construct, etc. an underground sewer pipeline, etc. across said easements, by instrument dated March 21, 1963, filed as Land Court Document No. 315097.

8. Terms, agreements, reservations, covenants, conditions and provisions contained in that certain Lease with Pali Palms Associates dated July 15, 1980, a Short Form of which is also dated July 15, 1980, filed as Document No. 1021689.
9. That certain Mortgage and Security Agreement made by Pali Palms Associates, a Hawaii limited partnership, as mortgagor, and Crocker National Bank, a national banking association, as mortgagee, dated July 15, 1980 and filed as Document No. 1021690.
10. Assignment of Leases dated July 15, 1980, filed as Document No. 1021691, made by Pali Palms Associates, a Hawaii limited partnership, as assignor, to Crocker National Bank, a national banking association, as assignee.

PURCHASE MONEY HANDLING: A copy of the specimen sales contract and the escrow agreement has been submitted as part of the registration. The escrow agreement dated May 13, 1981 identifies TITLE GUARANTY ESCROW SERVICES, INC., as the escrow agent. Upon examination, the specimen sales contract and the executed escrow agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly with Sections 514A-37, 514A-39 and 514A-63 through 514A-66.

Among other provisions the executed escrow agreement provides that a purchaser under contract of sale, upon written request, shall be entitled to a refund of all monies deposited with escrow, less a cancellation fee of not less than \$25.00 or a cancellation fee commensurate with the work done by escrow prior to such cancellation, whichever fee is greater, imposed by the escrow agent, if any one of the following shall have occurred: (a) Developer has requested escrow in writing to return to purchaser the funds of such purchase then held by escrow; or (b) if less than forty-eight (48) hours has elapsed since purchaser has acknowledged receipt of a true copy of the Real Estate Commission's Final Public Report for Pali Palms Plaza; or (c) if Sections 514A-63 through 514A-66, Hawaii Revised Statutes, as amended, have not been met.

The specimen sales contract provides in part: (1) that if the purchasers who have agreed to obtain mortgage loans have

not secured commitments therefor satisfactory to Developer within 45 days after application for the same, Developer may elect to terminate, at Developer's option, the sales contract upon written notice to the purchaser and, upon such termination, all monies paid by the purchaser shall be refunded without interest, less the cost of any credit report, escrow cancellation fees, if any, and other costs actually incurred by Developer or the lending institution in processing such loan application; provided, however, that if Developer ascertains that the purchaser has failed to qualify for the mortgage loan due to the failure to use his best efforts to obtain a mortgage loan in good faith or to do or perform all acts necessary to obtain such loan, then such factors shall constitute a default by the purchaser entitling Developer to retain all sums paid as liquidated damages as provided in paragraph 20 of the sales contract; (2) that if the purchaser who shall not require financing has not submitted an acceptable financial statement, Developer shall have thirty (30) days to terminate the sales contract and cause to be refunded to purchaser the amounts already paid, without interest, less the cost of any credit report, escrow cancellation fees and other costs actually incurred in reviewing such financial statement; (3) prospective purchasers should be aware that the Developer's mortgage loans (interim, renewals and extensions) used for the construction of the project shall be and remain at all times a superior lien on the project, and purchasers intentionally waive and subordinate the priority of lien under the sales contract or reservation agreement in favor of such mortgage loans and waive any claims which they may have against Developer for breach of the sales contract or reservation agreement in the event that said mortgage loans are foreclosed; (4) that the contract constitutes only a reservation agreement until such time as the Developer deposits in the U.S. mails a notice addressed to the purchaser stating that Developer has determined that the project can go forward, after which time the sales contract becomes binding. Prior to that time, either the Developer or the purchaser has an unconditional right to cancel the contract by written notice to the other.

Additionally, the sales contract provides that the Developer makes no warranties, express or implied, with respect to the apartments or any common element or anything installed therein. The Developer shall assign to buyers any and all warranties given the Developer by the general contractor of the project together with any guarantees against faulty material or workmanship.

RESERVATION OF RIGHT TO CREATE OR DELETE APARTMENTS IN BUILDING B: Notwithstanding anything to the contrary contained herein, at any time prior to the issuance of a

certificate of occupancy for Building B, Developer shall have the right, at any time and from time to time, at its sole cost and expense, and without the consent or joinder of any other apartment owner, any mortgagees or other lien holders (except for any mortgagee holding an interest in any apartment in Building B) or the Trustees, to create additional apartments or delete existing apartments in Building B upon the following terms and conditions:

(1) The plans and specifications shall be prepared by a licensed architect and shall neither require (i) the alteration or demolition of any existing apartments in Buildings A or C, (ii) nor the alteration of the external appearance or structural integrity of Building B, all as shown on the Condominium Map, (iii) nor the substantial alteration or diminishment of other improvements constituting a part of the common elements, except for any temporary loss of use during construction of such alterations or improvements.

(2) Developer shall, at Developer's sole expense, without the consent or joinder of any owner of any apartment or lien holder thereof but with the joinder of the Trustees, execute and file an amendment or amendments to the Declaration and Condominium Map:

(i) to create the additional apartments or delete the existing apartments in Building B as shown on said plans and specifications;

(ii) to describe the common interests and common elements and limited common interests and limited common elements appurtenant to the additional apartments;

(iii) to reallocate the common interests appurtenant and the common expenses and voting rights attributable to each apartment in Building B so that the same shall be the product of (a) a fraction, the numerator of which is the square footage of each such apartment and the denominator of which is the total square footage of all of said apartments in Building B, as determined solely by the Developer, and (b) the total of all common interests appurtenant to all apartments in Building B as shown on Exhibit "A" attached hereto; provided, however, that the common interests appurtenant to all apartments in Building B shall at all times equal the total of all common interests appurtenant to all apartments in Building B as shown on Exhibit "A" attached hereto;

(3) Every apartment owner and all mortgagees and holders of liens affecting any of the apartments in the Project shall, if necessary or desirable to the exercise of the reserved rights of Developer, join in, consent to or execute all instruments and documents necessary or desirable to effect the creation of additional apartments or deletion of existing apartments provided for in paragraph 19(d) of the proposed Declaration, by execution of a contract for the purchase or sale of an apartment or by acceptance of any lease, lien or security interest therein, such apartment owner, mortgagee and holder of lien shall be deemed to have consented to Developer's reservation pursuant to paragraph 19(d) of the proposed Declaration and irrevocably appointed Developer its lawful and duly authorized attorney-in-fact with full right and power to join in, consent to or execute all such instruments and documents for and on behalf of the apartment owner, mortgagee and lien holder.

(4) Developer shall secure a performance and payment bond naming as obligees the Trustees, Developer and collectively the owners of all existing apartments as their interests may appear through the Association, in a penal sum of not less than 100% of the cost of the construction of the additional apartments with a corporate surety authorized to do business in Hawaii, guaranteeing the full and faithful performance of the construction free and clear of all mechanics' and materialmen's liens for such construction and the full payment of all subcontractors, laborers and materialmen.

(5) Each such amendment to the Declaration shall be filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii, and the effective date of the amendment shall be the date on which the said amendment shall be filed as aforesaid.

(6) Each and every conveyance, lease and mortgage or other lien given for or on any apartment created by the Declaration and all common interests and other appurtenances thereto shall be subject to the provisions of paragraph 19(d) of the proposed Declaration even though not expressly mentioned in the conveyance or other instrument.

PROGRAM OF FINANCING: The Developer has obtained a partial interim construction loan from Crocker National Bank in the amount of \$7,850,000 and has entered into a partial construction contract with Cawdrey-Mars-General, a joint venture.

MANAGEMENT AND OPERATION: Article V Section 2 of the proposed Bylaws states that the Board of Directors shall at all times employ a responsible corporate managing agent to manage and control the property subject at all times to direction by the Board of Directors. The Developer contemplates that Kendall H. Lutes Company, Ltd., whose principal is an affiliate of the developer, will be the initial managing Agent.

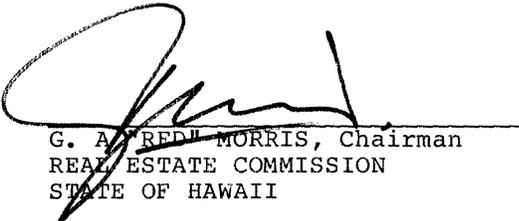
STATUS OF PROJECT: The development and construction of the project will be completed in two phases: Buildings A and C will be constructed first and then Buildings B and D will be constructed. Each purchaser agrees to accept his apartment upon substantial completion of such apartment, notwithstanding the fact that the project or some common elements of the project are incomplete.

The Developer advises that construction of PALI PALMS PLAZA commenced on July 15, 1980, and Buildings A and C are presently estimated to be completed about September 15, 1981. The construction of Buildings B and D has not commenced as of this date and there is no estimated completion date for those buildings.

The purchaser or prospective purchaser should be cognizant of the fact that this Preliminary Public Report represents information disclosed by the Developer in the required Notice of Intention submitted April 28, 1981, and information subsequently filed as of June 24, 1981.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1420 filed with the Commission on April 28, 1981.

The 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. A. "RED" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT
CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
TITLE GUARANTY ESCROW SERVICE, INC.

REGISTRATION NO. 1420

DATE: June 30, 1981

PALI PALMS PLAZA

<u>Apartment Number</u>	<u>Total Area (Square Feet)</u>	<u>Number of Unassigned Parking Spaces</u>	<u>Percentage of Common Interest</u>	<u>Apartment Number</u>	<u>Total Area (Square Feet)</u>	<u>Number of Unassigned Parking Spaces</u>	<u>Percentage of Common Interest</u>
A 101	2,535	6	2.806	A 308	510	1	0.564
A 102	2,040	5	2.258	A 309	510	1	0.564
A 103	510	1	0.564	A 310	890	1	0.985
A 104	510	1	0.564	A 311	666	1	0.738
A 105	635	1	0.703	A 312	533	1	0.590
A 106	666	1	0.738	A 313	533	1	0.590
A 107	533	1	0.590	A 314	533	1	0.590
A 108	533	1	0.590	A 315	626	1	0.693
A 109	1,159	2	1.283				
A 201	635	1	0.703	B 101	890	1	0.985
A 202	510	1	0.564	B 102	1,135	2	1.257
A 203	510	1	0.564	B 103	510	1	0.564
A 204	1,135	2	1.257	B 104	510	1	0.564
A 205	510	1	0.564	B 105	510	1	0.564
A 206	510	1	0.564	B 106	510	1	0.564
A 207	510	1	0.564	B 107	510	1	0.564
A 208	510	1	0.564	B 108	1,135	2	1.257
A 209	510	1	0.564	B 109	510	1	0.564
A 210	890	1	0.985	B 110	635	1	0.703
A 211	666	1	0.738	B 111	477	1	0.528
A 212	533	1	0.590	B 112	533	1	0.590
A 213	533	1	0.590	B 113	809	1	0.895
A 214	533	1	0.590				
A 215	626	1	0.693	B 201	890	1	0.985
				B 202	1,135	2	1.257
A 301	635	1	0.703	B 203	510	1	0.564
A 302	510	1	0.564	B 204	510	1	0.564
A 303	510	1	0.564	B 205	510	1	0.564
A 304	1,135	2	1.257	B 206	510	1	0.564
A 305	510	1	0.564	B 207	510	1	0.564
A 306	510	1	0.564	B 208	1,135	2	1.257
A 307	510	1	0.564	B 209	510	1	0.564
				B 210	635	1	0.703

PALI PALMS PLAZA

<u>Apartment Number</u>	<u>Total Area (Square Feet)</u>	<u>Number of Unassigned Parking Spaces</u>	<u>Percentage of Common Interest</u>	<u>Apartment Number</u>	<u>Total Area (Square Feet)</u>	<u>Number of Unassigned Parking Spaces</u>	<u>Percentage of Common Interest</u>
B 211	477	1	0.528	C 201	1,145	2	1.268
B 212	533	1	0.590	C 202	520	1	0.576
B 213	809	1	0.895	C 203	912	1	1.010
B 301	890	1	0.985	C 204	510	1	0.564
B 302	1,135	2	1.257	C 205	500	1	0.554
B 303	510	1	0.564	C 206	891	1	0.986
B 304	510	1	0.564	C 207	635	1	0.703
B 305	510	1	0.564	C 208	510	1	0.564
B 306	510	1	0.564	C 209	510	1	0.564
B 307	510	1	0.564	C 210	510	1	0.564
B 308	1,135	2	1.257	C 211	510	1	0.564
B 309	510	1	0.564	C 212	510	1	0.564
B 310	635	1	0.703	C 213	510	1	0.564
B 311	477	1	0.528	C 214	510	1	0.564
B 312	533	1	0.590	C 215	1,415	2	1.566
B 313	809	1	0.895	C 301	1,145	2	1.268
C 101	1,665	3	1.843	C 302	520	1	0.576
C 102	775	1	0.858	C 303	912	1	1.010
C 103	510	1	0.564	C 304	510	1	0.564
C 104	510	1	0.564	C 305	500	1	0.554
C 105	1,389	2	1.537	C 306	891	1	0.986
C 106	635	1	0.703	C 307	635	1	0.703
C 107	510	1	0.564	C 308	510	1	0.564
C 108	510	1	0.564	C 309	510	1	0.564
C 109	510	1	0.564	C 310	510	1	0.564
C 110	510	1	0.564	C 311	510	1	0.564
C 111	510	1	0.564	C 312	510	1	0.564
C 112	510	1	0.564	C 313	510	1	0.564
C 113	510	1	0.564	C 314	510	1	0.564
C 114	1,415	2	1.566	C 315	1,415	2	1.566
				D 101	6,313	50	6.986