

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

SEA BREEZE AT PROSPECT
12 Prospect Street
Honolulu, Hawaii

Registration No. 1443

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: August 26, 1981
Expires: September 26, 1982

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 ON JUNE 29, 1981, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 14, 1981. 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. SEA BREEZE AT PROSPECT is a proposed fee simple condominium project consisting of thirteen (13) residential apartments to be built in four (4) buildings, all in accordance with floor plans filed with the Real Estate Commission. The project will contain thirty-three (33) parking spaces, including seven (7) for guest parking.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.
3. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and the Condominium Map) have not been recorded in the Bureau of Conveyances of the State of Hawaii.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relates to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, August 26, 1981, unless a Supplementary or Final Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Report is made a part of the registration on SEA BREEZE AT PROSPECT condominium project. The Developer shall be responsible for placing this Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt therefor.

NAME OF PROJECT: SEA BREEZE AT PROSPECT

LOCATION: The project is located at 12 Prospect Street, Honolulu, Hawaii and consists of approximately 50,562 square feet.

TAX KEY: First Division, 2-2-06:13 & 14

ZONING: R-6

DEVELOPER: Sea Breeze Prospect Investors, a registered Hawaii limited partnership, 46-157 Malina Place, Kaneohe, Hawaii 96744; Telephone (808) 235-5616. The sole general partner is James S. Sorenson, 608 Kaimalino Road, Kailua, Hawaii 96734; Telephone (808) 254-2944.

ATTORNEY REPRESENTING DEVELOPER: Carlsmith & Dwyer, Suite 1800
Pioneer Plaza, 900 Fort Street, Honolulu, Hawaii 96813
(Attention: Charles Edward Pear, Jr., Mitchell A. Imanaka, or
John R. Dwyer, Jr.), Telephone No. 524-8000.

DESCRIPTION OF THE PROJECT:

A. Description of Buildings: The property is planned to contain four (4) separate apartment buildings constructed principally of wood, stucco, glass, concrete, aluminium, and gypsum board. There shall be four (4) different and distinct buildings, designated as buildings 1, 2, 3 and 4. Buildings 1, 2, and 3 shall each contain three (3) apartments, and building 4 shall contain four (4) apartments. The buildings cascade downhill at approximately two to three stories above grade; no building contains a basement.

In addition to the apartment buildings, there will be constructed a garage building between buildings 2 and 3, and another garage beneath the recreation deck, which buildings shall consist of one story, without basement, and contain no apartments.

The apartment buildings are numbered counterclockwise from the entry on Prospect Street as shown on the proposed Condominium Map.

B. Description of the Apartments: The proposed Declaration of the Horizontal Property Regime provides that thirteen (13) separate condominium apartments are designated in the space within the perimeter and party walls, windows, doors, floors and ceilings of each of the thirteen (13) apartment units (specifically including the appurtenant lanais) of the property, distributed among the apartment buildings of the property as described above, which spaces together with appurtenant lanai air spaces are referred to as "apartments", and are designated on said Condominium Map and described as follows:

(1) Apartment Numbers and Locations: The apartment designations will consist of the number "12" followed by a letter from "A" through "M". Apartments 12A through 12C are located in Building 1; 12D through 12F are located in Building 2; 12G through 12I are located in Building 3; and 12J through 12M are located in Building 4. The apartments are numbered in alphabetical order proceeding (more or less) counterclockwise from the North-East corner of Building 1. The apartment numbers and locations are more fully illustrated on said Condominium Map.

(2) Layout and Area of Individual Apartments: The apartments are constructed according to thirteen (13) floor plans, as described in Exhibit "A", attached hereto and incorporated herein by this reference.

(3) Access to Common Elements: Each apartment has immediate access to the grounds of the property or to a walkway or stairway leading to the grounds of the property and to Prospect Street.

(4) Other Data Identifying and Defining the Apartments: The respective apartments shall not be deemed to include the perimeter or party walls or the undecorated or unfinished surfaces thereof; the exterior surfaces of all perimeter walls, doors, door frames, windows and window frames; the interior load-bearing walls; the floor and ceiling surrounding each apartment; any pipes, wires, conduits or other utility or service lines which are utilized for or serve more than one apartment; all of the foregoing being common elements. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls; the inner decorated or finished surfaces of all walls, floors, ceilings, doors, door frames, windows and window frames; the lanai air space; and all fixtures originally installed in the apartment.

COMMON ELEMENTS: The proposed Declaration of Horizontal Property Regime designates one freehold estate in all of the remaining portions of the property, herein called the "common elements", including specifically but not limited to:

(1) Said land in fee simple;

(2) All structural components, such as foundations, beams, supports, main walls, roofs, halls, corridors, exterior stairs, stairways, entrances, exits, floor slabs, unfinished perimeter, party and load-bearing walls, and walkways of said buildings;

(3) All common spaces such as yards, gardens, planting areas, the pool and recreation area, trash collection areas, all parking areas, driveways and access lanes;

(4) All common premises for the use of janitors or other persons employed for operation of the property, if any;

(5) Installations for services such as pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under, or across the property which serve more than one apartment for services such as power, light, gas, hot water, cold water, incineration, sewage, telephone, radio and television signal distribution, if any;

(6) Any apparatus and installations existing for common use, such as tanks, pumps, motors, fans, compressors, ducts, vents, and other such installations and apparatus;

(7) The guest parking stalls shown on the proposed Condominium Map.

(8) 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, called the "limited common elements", are designated and set

aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

(1) Each apartment shall have for its exclusive use a garage containing two (2) parking stalls as shown on Exhibit "A", attached hereto and incorporated herein by this reference.

The respective garages shall not be deemed to include the perimeter or party walls or the undecorated or unfinished surfaces thereof; the exterior surfaces of all perimeter walls, doors, door frames, windows and window frames; the interior load-bearing walls; the floor and ceiling surrounding each garage; any pipes, wires, conduits or other utility or service lines which are utilized for or serve the common elements or more than one apartment; all of the foregoing being common elements as herein provided.

Each garage shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls; the inner decorated or finished surfaces of all walls, floors, ceilings, doors, door frames, windows and window frames; and all fixtures originally installed in the garage.

(2) Each apartment shall have for its exclusive use the mailbox bearing the same number as such apartment.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the property (herein called the "common interest"), and the same proportionate share in all common profits and expenses of the property and for all other purposes, including voting, as shown on Exhibit "A", attached hereto and incorporated herein by this reference.

EASEMENTS. The proposed Declaration of Horizontal Property Regime provides that the apartments and common elements, including limited common elements, shall have and be subject to a number of easements, including but not limited to the following, which the purchaser should note:

(1) The Developer shall have the right to conduct extensive sales activities on the property, including the use of model apartments, sales and management offices, and extensive sales displays and activities until the earlier to occur of (a) forty-eight (48) months from the date of the recording in the Bureau of Conveyances of the State of Hawaii of the first apartment deed conveying an apartment or (b) the closing of the sale of the last unsold apartment in the property. In the event that the Developer is unable to sell all of the apartments within the forty-eight (48) month period, the Developer shall have the right to conduct sales activities on the property until the closing of the sale of the last unsold apartment in the property provided that such sales activities are conducted in an unobtrusive manner which will not unreasonably interfere with the use, possession and aesthetic enjoyment of the property by the other apartment owners. In the event that the Developer's mortgage lender or any successor to or assignee of the Developer's mortgage lender

shall acquire any portion of the property in the course of any foreclosure or other legal proceeding or in the exercise of the mortgage remedies or by an assignment in lieu of foreclosure, such mortgage lender, its successors and assigns shall have the right to conduct such extensive sales activities on the property until at least ninety-five percent (95%) of all of the apartments have been sold and recorded, notwithstanding the foregoing.

(2) The Developer, its agents, employees, contractors, licensees, successors and assigns shall have an easement over, under and upon the property as may be reasonably necessary for the completion of improvements to and correction of defects in the property. Such easement shall terminate twenty-four (24) months after the later of (i) the date of the recording in the Bureau of Conveyances of the State of Hawaii of the first apartment deed conveying an apartment, or (ii) the "date of completion" (as that term is defined in Section 507-43(f), Hawaii Revised Statutes) of the improvement. Such period shall be extended for such additional period (not to exceed twenty-four (24) months) as may be reasonably necessary for the completion of such improvements in the exercise of due diligence or such additional period as may become necessary if such completion is delayed by reason of force majeure.

PURPOSES OF AND RESTRICTIONS ON USE OF BUILDINGS AND INDIVIDUAL APARTMENTS. The proposed Declaration of Horizontal Property regime provides: (1) The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and personal guests and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen, or bellboy service. The Association shall have the power to enact resolutions, rules and regulations, and have the power to amend and repeal the same from time to time, reasonably restricting and regulating the use of the apartments and the common elements; provided, that any such resolutions, rules or regulations shall be consistent with the terms of this Declaration, and the By-Laws.

(2) The owners of the respective apartments shall have the absolute right to sell, lease, rent or otherwise transfer such apartments subject to all provisions of the Horizontal Property Act, this Declaration and the By-Laws attached hereto; provided, however, that no apartment owner may sell, lease, rent or otherwise transfer less than the entire apartment.

(3) No apartment owner shall use his apartment or appurtenant limited common elements for any purpose which will injure the reputation of the property, or suffer anything to be done or kept in his apartment or elsewhere on the property which will (a) jeopardize the soundness of the property, or (b) interfere with or unreasonably disturb the rights of other owners and occupants, or (c) reduce the value of the property, or (d) increase the rate (unless such owner pays such increase and the Board approves thereof) or result in the cancellation of fire insurance on the apartments or the contents thereof.

The proposed House Rules provide, in part: (1) No waterbeds shall be permitted in the apartments; (2) No pets shall be allowed on the premises; (3) Occupancy is limited to not more than two persons per bedroom, with certain exceptions.

OWNERSHIP OF TITLE: A Preliminary Title Report issued by Title Guaranty of Hawaii, Inc., dated May 19, 1981, reflects that fee simple title to the land is held by the Developer as to TMK 2-2-06-14 and by Mervyn Thomas Prindiville, Jr. as to TMK 2-2-06-13. The Developer has entered into an Agreement to purchase Lot 13 from Prindiville dated February 2, 1981. Said Agreement gives the Developer the option of extending the contract from June 30, 1981 to September 30, 1981.

ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report issued by Title Guaranty of Hawaii, Inc., dated May 19, 1981, states that title to the land is subject to the following encumbrances:

As to Lot 13 (TMK 2-2-06-13):

Grant in favor of the City and County of Honolulu dated May 24, 1970, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 7039 Page 141, granting an easement to construct, cut and maintain a slope along, through, over and across the hereinafter described parcel of land:

"PARCEL S-12 of PUNCHBOWL APARTMENT AREA IMPROVEMENT DISTRICT: Being a portion of Lot 13, Block 31 of the Auwaiolimu Lots, and being also a portion of Grant 12830 to Hannah McCorriston and Gertrude Annie McCorriston. Situate at Auwaiolimu, Honolulu, Oahu, Hawaii.

As to Lot 14 (TMK 2-2-06-14):

- (a) Slope Easement "S-13" (area 6,671 square feet), situate as set forth in Deed dated November 3, 1980, recorded in Liber 15117 at Page 400.
- (b) Road widening setback line.
- (c) That certain Mortgage by and between Sea Breeze Prospect Investors, a registered Hawaii limited partnership, as Mortgagor, and Prospect Park, a Hawaii partnership, as Mortgagee, dated November 3, 1980, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15117 at Page 406.
- (e) That certain Second Mortgage by and between Sea Breeze Prospect Investors, a registered Hawaii limited partnership, as Mortgagor, and Hawaii Thrift & Loan, Incorporated, a Hawaii corporation, as Mortgagee, dated October 29, 1980, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15117 at Page 417.

As to both Parcels, the lien of real property taxes not yet due and payable. For further information, check with the Tax Assessor, First Division.

PURCHASE MONEY HANDLING: A specimen Condominium Reservation Agreement, Deposit Receipt and Sales Agreement (hereinafter called "Reservation and Sales Agreement") and the Escrow Agreement have been submitted to the Real Estate Commission as part of the registration. The Escrow Agreement dated June 16, 1981, identifies Title Guaranty Escrow Services, Inc. as the escrow agent. Upon examination, the specimen Reservation and Sales Agreement and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly with Section 514A-40, Section 514A-39 and Section 514A-63 through Section 514A-67. The provisions of the Reservation and Sales Agreement and the Escrow Agreement should be carefully read by the purchasers. The specimen Reservation and Sales Agreement filed as part of the registration recites the conditions under which the purchaser acknowledges receipt of the Public Report.

Among other provisions, the Escrow Agreement provides that the purchaser shall be entitled to a refund of his funds only if (a) seller advises Escrow in writing to refund the purchaser's funds or of seller's rescission of the Reservation and Sales Agreement; or (b) the conditions provided in Sections 514A-63, 514A-64 or 514A-66 of the Horizontal Property Act (as amended on the date the Reservation and Sales Agreement becomes binding and effective) have been met and written notice thereof has been provided to the seller; or (c) seller notifies Escrow of purchaser's cancellation of a reservation or of purchaser's exercise of any right of rescission in the Reservation and Sales Agreement.

Among other provisions, the specimen Reservation and Sales Agreement provides that:

(1) A Reservation and Sales Agreements 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. Accordingly, the reservation may be terminated at any time at the option of either party (and purchaser shall receive a refund) until such time as the purchaser and seller execute a confirmation letter agreeing to render the Reservation and Sales Agreement a binding contract. Therefore, the purchaser should be aware that the execution of a Reservation and Sales Agreement prior to the issuance of a Final Public Report does not necessarily mean that the purchaser will be able to purchase the apartment reserved for the price stated or on the other terms stated in the Reservation and Sales Agreement, or on any terms at all.

(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. The seller does, however, agree to attempt to pass through to the purchaser the benefit of the general contractor's warranties, if any, and also the unexpired term, if any, of any assignable manufacturer's or dealer's warranties covering any furnishings, fixtures and appliances in the apartment.

(3) The seller may cancel the Reservation and Sales Agreement and hold the purchaser in default if any material

discrepancies are discovered between the financial information furnished by the purchaser and the purchaser's actual financial status. Seller may also cancel if the purchaser's application or eligibility for a mortgage loan is rejected or not given unqualified approval within sixty (60) days after application. If purchaser proposes to pay the purchase price in cash and seller, in its sole discretion, after reviewing the written evidence submitted to it by purchaser, determines that seller is not satisfied as to purchaser's ability to make such cash payments, then seller may cancel the Reservation and Sales Agreement. Seller may also cancel the Reservation and Sales Agreement if the purchaser should die.

(4) The seller's mortgage loan (interim, renewals and extensions, used for acquiring the land, constructing the project, and associated costs) shall be and remain at all times a lien or charge on the project, including the individual apartments, prior to and superior to any and all other liens or charges on the project, and purchasers intentionally waive, relinquish and subordinate the priority or superiority of any lien or other legal or equitable interest they may have under the Reservation and Sales Agreement in favor of the lien or charge on the project of the security interest of the lender. The purchasers also consent to the assignment for security of seller's interest in the Reservation and Sales Agreement and purchasers' escrow deposits to lender. The purchasers also irrevocably appoint the Managing Agent to receive and accept service of process on behalf of the purchasers.

(5) The seller makes no representations with respect to the possibility or probability of rental or other income from the apartment or other economical benefits to be derived from the rental of the apartment, including but not limited to, any representations to the effect that seller or the Managing Agent of the project or a third party will provide services relating to the rental or sale of the apartment nor representations as to possible advantages from the rental of the apartment under federal or state tax laws. If purchaser wishes to rent the apartment to third persons, purchaser must make his own arrangements. Purchaser further agrees and acknowledges that in the event that the offer to sell and the purchase of the apartment or the activities of purchaser with respect to the apartment are determined to be or alleged to give rise to any violation of any federal or state securities laws or regulations, the seller may obtain an injunction enjoining any such activities by the purchaser, and seller may in addition pursue any other remedies and purchaser shall pay the seller's cost and attorneys' fees in connection therewith. The terms of this paragraph will survive the closing, occupancy, and delivery of the apartment deed to the purchaser.

(6) The purchaser will pay all closing costs, including but not limited to, the escrow fee, conveyance taxes, all acknowledgment fees, all appraisal fees, all recording costs, charges for purchaser's credit report, costs for drafting of the mortgage and notes, and any assignment thereof, and costs to any title insurance. All applicable mortgage costs shall be paid by purchaser, and purchaser shall pay the nonrefundable start-up fee for commencement of the operations of the project by the Managing Agent and the Association of Apartment Owners. Real property taxes, maintenance costs and other prorations

shall be made, and risk of loss shall transfer from seller to purchaser on the scheduled Closing Date as defined in the specimen Reservation Sales Agreement. Purchaser shall execute all documents necessary for closing and deposit with escrow all funds other than proceeds of purchaser's first mortgage loan within ten (10) days after receiving written notice to pre-close. Pre-closing may commence at any time after the effective date of the Reservation and Sales Agreement.

(7) In the event development and construction of the Project is delayed due to governmental restrictions or regulations enacted after the date of the Reservation and Sales Agreement, or by occurrence of a contingency, the non-occurrence of which was a basic assumption upon which the contract was made, and seller determines that increases in development and construction costs because of such delay require increases in sales prices to maintain financial feasibility of the project, then and in any such event, and provided the apartment deed has not been recorded, seller may increase the total purchase price only to the extent necessitated by said increases in development and construction costs and seller shall notify purchaser in writing of any such increase in the total purchase price. After receipt of such notice, purchaser shall have fifteen (15) days within which to affirm or terminate said Reservation and Sales Agreement. If, within said fifteen day period, purchaser does not notify seller in writing that purchaser elects to terminate said Agreement, purchaser shall be deemed to have affirmed said Agreement at the increased purchase price. If purchaser elects to terminate said Agreement, seller shall cause escrow to refund to purchaser all deposits made pursuant hereto, without interest and less any escrow cancellation fee, and seller may then offer said apartment to other prospective purchasers. Nothing in this paragraph shall be deemed to terminate, modify or qualify the obligations of the seller to complete construction within the period prescribed in Section E.3 of the Reservation and Sales Agreement if purchaser timely affirms said Agreement at the increased purchase price.

It is incumbent upon purchasers and prospective purchasers that they read with care the specimen Reservation and Sales Agreement and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of the condominium apartments are placed in trust, as well as the retention and disbursement of funds.

MANAGEMENT AND OPERATION: The proposed By-Laws provide that the operation of the project shall be conducted for the Association of Apartment Owners by a responsible corporate Managing Agent. The Managing Agent shall be appointed by the Association, in accordance with the By-Laws, except that the Managing Agent for the initial period following the date of the organization of the Association of Apartment Owners may be appointed by the Developer without necessity of confirmation by the Association. The initial Managing Agent is expected to be Chaney, Brooks & Company. A copy of the proposed Management Agreement has been submitted to the Commission.

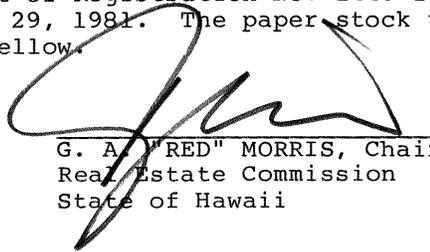
LAND TRUST. In the event title to any apartment and its appurtenant common interest is transferred to a trustee under a land title holding trust under which substantially all powers

of management, operation and control of the apartment remain vested in the trust beneficiary or beneficiaries, the trust estate and the beneficiaries thereunder from time to time shall be liable for and shall pay all common expenses and all other charges, costs and expenses assessed against such apartment or the owner thereof pursuant to this Declaration, the By-Laws, the Rules and Regulations (House Rules) or the Horizontal Property Act. No claim for payment of common expenses or other charges, costs or expenses shall be made against any such trustee personally and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against any such lien or assessment, but the amount thereof shall constitute a lien on the apartment as provided in this Declaration, the By-Laws, and the Horizontal Property Act, notwithstanding any transfer of beneficial interest under such trust.

STATUS OF THE PROJECT: The Developer advises that construction of the project will commence on about August 1981, and completion is scheduled for about June, 1982.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the Notice of Intention submitted on June 29, 1981, and information subsequently filed as of August 14, 1981.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1443 filed with the Commission on June 29, 1981. The paper stock used in making facsimiles must be yellow.



G. A. "RED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

DISTRIBUTION:

Department of Finance
Bureau of Conveyances
Planning Department
City and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1443

August 26, 1981

EXHIBIT "A"

<u>Apt. No</u>	<u>Living Room</u>	<u>Dining Area</u>	<u>Kitchen</u>	<u>Lanai</u>	<u>Bed-room</u>	<u>Bath-room</u>	<u>Separate Laundry Area</u>	<u>Storage Room</u>	<u>Interior Area</u>	<u>Lanai Area</u>
12A	1	1	1	1	3	2-1/2	1	0	1700	176
12B	1	1	1	1	2	2	1	0	1444	140
12C	1	1	1	1	3	2-1/2	1	0	1644	176
12D	1	1	1	1	2	2	1	0	1422	120
12E	1	1	1	1	3	3	1	0	1694	125
12F	1	1	1	1	3	3	1	0	1694	125
12G	1	1	1	1	3	2-1/2	1	0	1650	150
12H	1	1	1	1	3	2-1/2	1	0	1686	160
12I	1	1	1	1	3	2-1/2	1	1	1686	160
12J	1	1	1	1	3	2-1/2	1	2	1772	132
12K	1	1	1	1	3	2-1/2	1	1	1694	160
12L	1	1	1	1	3	2-1/2	1	1	1660	160
12M	1	1	1	1	3	2-1/2	1	1	1660	160

NOTE: In accordance with local architectural practice, the approximate floor area of each apartment as set forth above includes all of the walls and partitions within its perimeter walls, the entirety of its perimeter non-party walls, and the interior half of its perimeter party walls, whether load-bearing or non-load bearing. THE AREAS SHOWN ABOVE ARE APPROXIMATE ONLY, AND THE DEVELOPER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE AREAS OF ANY PARTICULAR APARTMENT.

PARKING STALLS and PERCENTAGE COMMON INTEREST

<u>Apartment Number</u>	<u>Parking Stall Number</u>	<u>Percentage Common Interest</u>
12A	1 and 2	8.0%
12B	3 and 4	6.8%
12C	5 and 6	7.8%
12D	7 and 8	6.6%
12E	9 and 10	7.8%
12F	11 and 12	7.8%
12G	13 and 14	7.7%
12H	15 and 16	7.9%
12I	17 and 18	7.9%
12J	19 and 20	8.2%
12K	21 and 22	7.9%
12L	23 and 24	7.8%
12M	25 and 26	7.8%
		<u>100.0%</u>