REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON

HARBOR POINTE
98-939 Moanalua Road
Aiea, Oahu, Hawaii

REGISTRATION NO. 1566

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 until

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

Issued: October 18, 1984
Expires: November 18, 1985

SPECIAL ATTENTION

A comprehensive reading of this Report by the prospective purchaser 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 particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 1, 1983, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 11, 1984.

THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514-A HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Report on November 29, 1983, on HARBOR POINTE, Registration No. 1566, the Developer reports that certain material changes have been made in the project.

The Developer has decided to construct the Project consisting of a total of eighteen (18) buildings containing eighty-seven (87) residential apartments in multiple increments.

THIS FINAL PUBLIC REPORT PERTAINS ONLY TO THE APARTMENTS CONTAINED IN THE INITIAL INCREMENT OF THE PROJECT. The Developers reserves the right to require alteration of the Project by giving written notice to the Association of Apartment Owners of HARBOR POINTE of its decision to build one or more additional Subsequent Increments on or before June 30, 1991.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the Condominium Map) were executed on June 28, 1984, and filed in the Bureau of Conveyances, State of Hawaii, in Book 18109, Page 390.

4. Advertising and promotional matters have not been filed pursuant to the Rules and Regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.

6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, October 18, 1984, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

7. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the HARBOR POINTE registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Public Report and updated Disclosure Abstract of July 1, 1984. The Developer is also responsible for securing from each purchaser or prospective purchaser a signed receipt therefor.

The information in the Preliminary Public Report of November 29, 1983, under the topical headings DESCRIPTION OF PROJECT, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURCHASE MONEY HANDLING, PHASE II DEVELOPMENT, ENCUMBRANCES AGAINST TITLE, STATUS OF PROJECT, and EXHIBIT "A" attached hereto and

incorporated by reference, has been changed. The Developer reports that all other information in the Preliminary Public Report remains the same.

DESCRIPTION OF PROJECT: The Declaration provides that the land submitted to the Regime will be improved, according to the Developer's plans and intention to sell, by constructing thereon twenty-three (23) residential apartments plus a manager's unit, in the Initial Increment. Parking for the apartments consists of forty-one (41) stalls. Each apartment is assigned one (1) full sized parking stall. There are sixteen (16) guest parking stalls, of which eight (8) are full sized and eight (8) are compact sized.

The twenty-three (23) residential apartments are located in six (6) three-story residential apartment buildings, numbered "1", "2", "3", "13", "14", and "15". The buildings are of two types: Type 1 or Type 2. Type 1 buildings (numbered "1", "2", "3", and "13") contain apartments on all three of its floors. Type 2 buildings (numbered "14" and "15") contain apartments on its second and third floors; its ground floor is used for parking and storage purposes. Each of the buildings is a three-story wooden frame structure with wooden exterior sidings and composite roofing; where roofing is used above entrances and windows, such is composed of wood shake. The ground floors of the buildings are concrete. Other floors are wood. There are no basements.

The perimeter of each of the apartments into which the project is so divided is established by the center line of all perimeter walls which are also party walls (whether or not load-bearing); the exterior face of the perimeter walls which are not party walls (whether or not load-bearing); the exterior face of any glass windows, doors, panels or railings along the perimeter floors and ceilings.

NOTE: The net living area of each apartment as set forth below is not calculated according to this perimeter. The net living area of each apartment is calculated according to the interior faces of the walls and doors.

Each apartment includes a range and oven, dishwasher, water heater, disposal and carpeting, except in bathrooms and kitchen, which have vinyl floors. Each of the apartments also includes all walls, partitions, floors, ceiling and other improvements within said perimeter; any adjacent lanai, deck and entry porch shown on the Condominium Map; all built-in appliances and fixtures and all furnishings and appliances described above; and all air space encompassed within said perimeter; excluding therefrom, however, all elements herein established as common elements; and provided, further, however, that each wall or part of a wall within and along said perimeter, whether load-bearing or non-load-bearing, is not so included, but is a common element (except for the inner decorated surface of any perimeter wall, which is included).

Each of the 23 apartments is constructed according to one of three (3) different floor plans; designated Models A, B and C. Model A (two bedrooms and a den) and Model B

(two bedrooms) apartments are located in buildings designated as Type 1 Building, which buildings are numbered "1", "2", "3", and "13" on the Condominium Map. Model A apartments are located on the ground floor of each Type 1 Building. Model B apartments are split level and are located on the second and third floors of each Type 1 Building. Parking stall(s) for the use of Model A and Model B apartments are not located within the Type 1 Buildings, but are uncovered and are located within the areas designated for such purposes on the Condominium Map.

Model C (two bedrooms and a den) apartments are located in buildings designated as Type 2 Buildings, which buildings are numbered "14" and "15" on the Condominium Map. Model C apartments are located on the second or third floors of each Type 2 Building. Parking stall(s) for the use of each Model C apartment are covered and are located on the ground floor of Type 2 Buildings, containing the apartment to which each stall is appurtenant, all as designated on the Condominium Map.

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

Description of Models

Model A (6 apartments, including 4 handicapped units, designated A-H)	2 bedrooms and den, ground floor units in "Buildings "1", "2", "3", and "13". capped units, Each Model A contains a living room, dining room, kitchen, 2 bedrooms, a den, 2 baths, covered lanai, front entry porch and sill vent windows; apartment living area 1,115.4 square feet; lanai area 72 square feet; front entry porch 32 square feet; sill vent area 23 square feet; total area approximately 1,242.4 square feet. Each unit also has a privacy yard as a limited common element. The four A-H units are identical to the Model A units, except that the master bathroom (including the doorway) has been enlarged four square feet, thereby reducing the square footage of the master bedroom by four square feet.
Model B (11 apartments)	Split level, with units located on the second and third floors in Buildings "1", "2", "3", and "13". Each Model B contains a living/dining room, kitchen, 2 bedrooms, 2 baths, partially covered deck, entry, interior stairway connecting both floors and sill vent windows; apartment living area 1,035 square feet; deck area 98.6 square feet; sill

	vent area 37 square feet; total area approximately 1,170.6 square feet.
Model C (6 apartments)	Single floor units located on either the second or third floors of Buildings "14" and "15". Each Model C consists of a living room, dining room, kitchen, 2 bedrooms, one den, 2 baths, covered lanai, front entry porch and sill vent windows; apartment living area 1,105.4 square feet; lanai area 72.25 square feet; front entry porch 71.6 square feet; sill vent area 24 square feet; total area feet approximately 1,273.25 square feet.

NOTE: All area sizes stated are approximate measurements.

Method of Numbering Apartments: The first digit in an apartment indicates the building number "1", "2", "3", "13", "14", or "15". The last digit indicates as follows: Model A type apartment numbers ending in "1" or "4" are on the ground floors. The Model B type apartment numbers ending in "2", "3", "5" or "6" are each located on the second and third floors, the "2" or "5" numbered units on the right of each second floor entry and the "3" or "6" numbered units on the left of each second floor entry. The Model C type apartment numbers ending in "1" or "3" are located on the second floor and those ending in "2" or "4" are located on the third floor.

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

COMMON ELEMENTS: A portion of the land, more fully described in Exhibit "B" of the Declaration has been dedicated as a private park for the exclusive use by the occupants, owners or lessees of the Project.

LIMITED COMMON ELEMENTS: The attached Exhibit "A" amends and supersedes the Exhibit "A" referred to under subparagraph (c) in the Preliminary Public Report of November 29, 1983.

INTEREST TO BE CONVEYED TO PURCHASER. The Exhibit "A" referred to under this topical heading in the Preliminary Public Report has been amended and is superseded by the Exhibit "A" attached hereto.

PURCHASE MONEY HANDLING: A copy of the newly executed Escrow Agreement dated August 13, 1984 identifies Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow agent.

Among other provisions, the executed Escrow Agreement states that a purchaser under a Sales Contract shall be entitled to a refund as soon as possible after purchaser, seller and mortgagee advise Escrow in writing that a refund should be made and the refund will be made without any interest unless the Sales Contract so indicates.

INCREMENTAL DEVELOPMENT: The topical heading "PHASE II DEVELOPMENT" in the Preliminary Public Report has been deleted in its entirety and superseded by that section now entitled "INCREMENTAL DEVELOPMENT."

The Developer has specifically reserved the right to require alteration of the Project by giving written notice from time to time of its decision to build one or more Subsequent Increment(s) as the Developer deems necessary, to the Association of Apartment Owners of HARBOR POINTE on or before June 30, 1991, or within the maximum time allowed by the Veteran's Administration, if longer. The Subsequent Increment(s) shall be built on those building sites designated by the Developer and set forth on the Condominium Map, and shall comprise not more than twelve (12) buildings, numbered "4", "5", "6", "7", "8", "9", "10", "11", "12", "16", "17", and "18" on said Condominium Map, consisting of sixty-four (64) apartment units constructed according to the three (3) floor plans designated Models A, B, and C in the Initial Increment. Subject to the Developer's rights to modify and add as set forth herein, each of these buildings will be a three-story wooden frame structure with wooden exterior sidings and composite roofings.

In furtherance of the rights reserved to Developer, its employees, agents, contractors and subcontractors, shall have the right at any time, and from time to time prior to December 30, 1991, or within the maximum time allowed by the Veterans' Administration, if longer, to enter upon the Project and the common elements thereof and do all things reasonably necessary, desirable or useful for constructing, completing and selling the Subsequent Increment(s), connecting the same to the utility installations of the Project, and selling the apartments contained within said Subsequent Increment(s) upon and subject to the following terms and conditions:

1. Developer reserves the right to modify the present plan of incremental development as to the Subsequent Increment(s) by varying the mix of apartments; by creating a lesser number of apartments; by modifying, deleting and/or adding apartment types; by modifying, deleting and/or adding types of common elements; and/or by modifying the percentage interest appurtenant to each apartment of the project as shown in Exhibit "A" attached hereto upon merger of the Initial Increment and any Subsequent Increment; provided, however, that any Subsequent Increment shall be constructed in accordance with plans and specifications prepared by a licensed architect; and provided further, that such plans and specifications shall not require the alteration or demolition of any Apartments in any preceding increment(s) or any buildings or structures constituting part of the common elements thereof;

2. Developer shall have the right to add, delete, relocate, realign, reserve and grant all easements and rights-of-way over, under and on the common elements necessary or desirable to service said Subsequent Increment(s), including but not limited to easements and rights-of-way for utilities, cesspools, sanitary and storm sewers, sewage treatment plants, cable television, refuse disposal, driveways, parking areas and roadways; provided, that such easements and rights-of-way shall not materially impair the use of any Apartment in the Preceding Increment(s) or its appurtenant interest in the common elements;

3. Developer shall have the right to sell and issue an Apartment Deed for any apartment in the Subsequent Increment(s), to place signs or other advertising at the Project in connection with such sales or other advertising at said apartments as model units so long as such activities shall not unreasonably affect the use and enjoyment of the apartments in the Preceding Increment(s).

4. The construction and sale of the Subsequent Increment(s) shall be performed in such manner, as shall cause the least practicable annoyance to and interference with the Apartment owners of the Preceding Increment(s). Each purchaser of an apartment in the Preceding Increment(s), by his acceptance and occupancy of his Apartment on closing, agrees (i) to remain outside of any fenced or posted construction areas or any other areas upon which work is being performed pending completion, and to exert diligent efforts to prohibit entry into such areas by members of his household and by his invitees; and (ii) to indemnify and save harmless Developer and its contractors and agents from and against any and all loss or liability for death or injury to persons or damage or loss of property on account of such entry either by the Apartment purchaser or his family and invitees;

5. Developer shall have the right, at its own expense, and without being required to obtain the consent or joinder of any Apartment owner or lienholder, to execute and record any amendments to the Declaration of Horizontal Property Regime and the Condominium Map as shall be necessary or appropriate in furtherance of the rights reserved to Developer to construct and complete the Subsequent Increment(s), and without limiting the generality of the foregoing, Developer may amend the Declaration: (i) to create and establish the Subsequent Increment(s); (ii) to describe and allocate the common interest and common elements appurtenant to the Subsequent Increment(s); (iii) to decrease the common interest appurtenant to each Apartment in the Preceding Increment(s); and (iv) to merge the Subsequent Increment(s) with and into the Preceding Increment(s);

6. The common interest appurtenant to each Apartment in the Preceding Increment(s) shall be decreased and the common interest appurtenant to each new Apartment in the Subsequent Increment(s) shall be allocated on the following basis: The total net living floor area (exclusive of lanais) of all of the Apartments in the Preceding and the

Subsequent Increment(s) shall first be determined. The net living floor area of each such Apartment shall then be divided by such total net floor area and the resulting quotient shall be the common interest appurtenant to each such Apartment; the Developer may add or subtract up to 0.0009% to one (1) apartment owned by Developer, at its discretion, to ensure that the total common interests of all apartments is 100%;

7. Until the first merger of a Subsequent Increment, Developer shall be responsible for the payment of all real property taxes and other expenses allocable to the land of the Project within the area designated for Subsequent Increment(s), as shown on the Condominium Map (but excluding any such taxes assessed against the existing improvements herein described). Upon the merger of each Subsequent Increment, Developer's proportionate share of the real property taxes and other expenses allocable to the land of the Project shall be appropriately reduced to the ratio which the area of undeveloped land remaining subject to Developer's right of future development bears to the total land area of the Project. Developer will use its best efforts to arrange to have its proportionate share of any real property taxes excluded from the taxes assessed directly to the Apartment owners; provided, that if said proportionate share is nonetheless assessed to the Apartment owners, Developer shall promptly reimburse each Apartment owner therefor. In no event shall the owners of Apartments in the Preceding Increment(s) have any liability for any common expenses attributable to common interests to be constructed as part of any Subsequent Increment prior to the merger of such Subsequent Increment;

8. The merger of any Subsequent Increment with the Preceding Increment(s) shall take effect prior to the start of construction of such Subsequent Increment, provided that (1) Developer has secured a performance and payment bond, issued by a surety licensed to do business in the State of Hawaii, naming as obligees the mortgagees of record, the Developer and collectively the owners of all apartments in the preceding increments as their interest may appear through the Association of Apartment Owners, in a penal sum of not less than one hundred percent (100%) of the cost of the construction of said Subsequent Increment guaranteeing completion thereof free and clear of all mechanic's and materialmen's liens; (2) Developer has secured general liability, fire, and workman's compensation insurance covering the period of construction of said Subsequent Increment, in amounts established with due regard to the then prevailing prudent business practices in the State of Hawaii; and (3) The Declaration of Horizontal Property Regime and the Condominium Map have been amended and a supplementary public report has been issued covering said Subsequent Increment. Without limiting the generality of the foregoing, the following consequences shall ensue from and after the effective date of such merger:

(i) Each of the increments so merged shall be treated for purposes of administration, use and sharing of common expenses as though they had been developed, divided into Apartments and used by the owners thereof as a single

undivided Project. The Apartments in each of the merged increments shall have an equal and non-exclusive right to use the common elements constructed as a part of each of said increments, subject to the terms, conditions and limitations provided in the Declaration of Horizontal Property Regime and in the Bylaws, and the Apartments in each of the merged increments shall have appurtenant thereto an undivided percentage interest in the common elements of the Project and the same proportionate share in all common profits and expenses of the Project, and for all other purposes including voting, as computed pursuant to subparagraph (6) hereinabove; and

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

9. Within sixty (60) days following the completion of construction of each Subsequent Increment, a special meeting of the Association of Apartment Owners shall be called to elect a new Board of Directors to replace the existing board of directors and govern the entire Project. The procedures for calling and holding such a meeting and all of the meetings of the Association are set forth in the Bylaws.

ENCUMBRANCES AGAINST TITLE: A preliminary title report dated August 1, 1984, issued by Title Guaranty of Hawaii, Inc., lists the following encumbrances:

1. Real Property Taxes due and payable, reference is made to Director of Finance, City and County of Honolulu.

2. UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING dated April 28, 1978, recorded in Liber 12863 at Page 474, by the EPISCOPAL CHURCH IN HAWAII and the CITY COUNCIL OF THE CITY AND COUNTY OF HONOLULU, STATE OF HAWAII.

3. Access right-of-way in favor of Lot B-1, as reserved in Warranty Deed dated June 16, 1982, recorded in Liber 16430 at Page 97.

4. MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT

MORTGAGOR	:	HARBOR POINT DEVELOPERS, a registered Hawaii limited partnership
MORTGAGEE	:	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF HAWAII, a Federal corporation, now known as FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AMERICA
DATED	:	June 16, 1982
RECORDED	:	Liber 16430 Page 107
AMOUNT	:	$550,000.00
CONSENT	:	By STATE OF HAWAII, by its Board of Land and Natural Resources, by instrument dated May 14, 1982, recorded in Liber 16430 at Page 127

5. MORTGAGE AND SECURITY AGREEMENT

MORTGAGOR	:	HARBOR POINT DEVELOPERS, a Hawaii limited partnership
MORTGAGEE	:	THE EPISCOPAL CHURCH IN HAWAII, a Hawaii non-profit corporation
DATED	:	June 28, 1982
RECORDED	:	Liber 16430, Page 130
AMOUNT	:	$1,168,000.00
CONSENT	:	By STATE OF HAWAII, by its Board of Land and Natural Resources, by instrument dated June 25, 1982, recorded in Liber 16430 at Page 163.

By instrument dated August 3, 1983, recorded in Liber 17244 at Page 339, the above Mortgage was subordinated to the lien of that certain Mortgage recorded in Liber 16430 at Page 107, hereinabove set forth, and that certain Additional Charge Mortgage recorded in Liber 17244 at Page 339, hereinbelow set forth.

6. AMENDMENT TO PROMISSORY NOTE AND MORTGAGE, SECURITY AGREEMENT, AND FINANCING STATEMENT, ADDITIONAL CHARGE MORTGAGE AND FINANCING STATEMENT TO THE MORTGAGE SET FORTH AS ENCUMBRANCE NO. 4

MORTGAGOR	:	HARBOR POINT DEVELOPERS, a Hawaii limited partnership
MORTGAGEE:	:	FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF AMERICA, a federal corporation
DATED	:	August 3, 1983
RECORDED	:	Liber 17244 Page 339
RE	:	Additional charge of $80,000.00; maturity date extended to December 31, 1983; etc.

<u>STATUS OF PROJECT</u>: Developer advises that construction commenced September 4, 1984. Completion of construction is estimated at September 5, 1985.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted September 1, 1983, and information subsequently filed as of October 11, 1984.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1566 filed with the Commission on September 1, 1983.

The Report, when reproduced, shall be a true copy of the Commissioner's public report. The paper stock must be white in color.

Joseph F. Blanco for

G. A. "Red" Morris, Chairman
Real Estate Commission
State of Hawaii

Distribution:

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

Registration No. 1566

Dated: October 18, 1984

BLDG NO.	APT NO.	MODEL TYPE	ASSIGNED PARKING STALL NOS.	PERCENTAGE INTEREST	
				Initial Increment	Total
				23 units	87 units
1	101	A/HANDICAP	31	4.608	1.212
	102	B	32	4.341	1.142
	103	B	33	4.341	1.142
2	201	A/HANDICAP	34	4.608	1.212
	202	B	35	4.341	1.142
	203	B	36	4.341	1.142
	204	A/HANDICAP	37	4.608	1.212
	205	B	38	4.341	1.142
	206	B	39	4.341	1.142
3	301	A	42*	4.608	1.212
	302	B	20	4.341	1.142
	303	B	19	4.341	1.142
	304	A	43*	4.608	1.212
	305	B	17	4.341	1.142
	306	B	18	4.341	1.142
4	401	A			1.212
	402	B			1.142
	403	B			1.142
	404	A			1.212
	405	B			1.142
	406	B			1.142
5	501	A			1.212
	502	B			1.142
	503	B			1.142
	504	A			1.212
	505	B			1.142
	506	B			1.142
6	601	A			1.212
	602	B			1.142
	603	B			1.142
	604	A			1.212
	605	B			1.142
	606	B			1.142
7	701	A			1.212
	702	B			1.142
	703	B			1.142
	704	A/HANDICAP			1.212
	705	B			1.142
	706	B			1.142
8	801	A/HANDICAP			1.212
	802	B			1.142

BLDG NO.	APT NO.	MODEL TYPE	ASSIGNED PARKING STALL NOS.	PERCENTAGE INTEREST	
				Initial Increment	Total
				23 units	87 units
	803	B			1.142
	804	A/HANDICAP			1.212
	805	B			1.142
	806	B			1.142
9	901	A/HANDICAP			1.212
	902	B			1.142
	903	B			1.142
	904	A			1.212
	905	B			1.142
	906	B			1.142
10	1001	A/HANDICAP			1.212
	1002	B			1.142
	1003	B			1.142
	1004	A			1.212
	1005	B			1.142
	1006	B			1.142
11	1101	A			1.212
	1102	B			1.142
	1103	B			1.142
	1104	A			1.212
	1105	B			1.142
	1106	B			1.142
12	1201	A			1.212
	1202	B			1.142
	1203	B			1.142
	1204	A			1.212
	1205	B			1.142
	1206	B			1.142
13	1301	A/HANDICAP	30	4.608	1.182
	1302	B	13	4.341	1.112
	1303 (Manager's Apt.)	B	14		
14	1401	C	40*	4.100	1.078
	1402	C	41*	4.100	1.078
15	1501	C	44*	4.100	1.078
	1502	C	45*	4.100	1.078
	1503	C	51*	4.100	1.078
	1504	C	50*	4.100	1.078
16	1601	C			1.078
	1602	C			1.078

BLDG NO.	APT NO.	MODEL TYPE	ASSIGNED PARKING STALL NOS.	PERCENTAGE INTEREST	
				Initial Increment	Total
				23 units	87 units
17	1701	C			1.078
	1702	C			1.078
	1703	C			1.078
	1704	C			1.078
18	1801	C			1.078
	1802	C			1.078
	1803	C			1.078
	1804	C			1.078
			TOTAL:	100.000	100.000

NOTE: (1) *covered parking under building (Type 2)
(2) All Model Type "C" to have covered parking

Guest Parking Stall No.
12
22C
23C
24C
25C
26
27
28
29
52
53
54
55
56C
57C
58C
59C

Regular stall: 8-1/2' X 19' (min.)
Compact stall: 7-1/2' X 16' (min.) - denoted by letter "C" above

PAGE THREE OF EXHIBIT "A"
END OF EXHIBIT "A"