

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

HIKINO I

Pa'aono Street
Pa'awalu Street
Waipio, Ewa District, Hawaii
Registration No. 1580

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: December 7, 1984
Expires: January 7, 1986

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 prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED DECEMBER 16, 1983, AND INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 23, 1984. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report No. 1580 on HIKINO I dated February 17, 1984, the Developer has submitted additional information deemed material.
2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and issuance of this Final Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime and By-Laws both dated November 5, 1984, have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1267757 and Document No. 1267758, respectively. The Condominium Map has also been filed as Condominium Map No. 528.
4. Preliminary advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, December 7, 1984, unless a Supplementary Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this Report.
7. This Final Public Report is made a part of the registration of the HIKINO I condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock), Final Public Report (white paper stock), and Disclosure Abstract of November 7, 1984, in the hands of all purchasers and prospective purchasers and securing a signed copy of receipt therefor.

Except for the information under the topical headings below, there have been no other changes to information provided in the Preliminary Public Report.

LOCATION: The location of the Project is unchanged, but the formal description of the land is now Lot 10191, area 99,773 square feet, as shown on Map 629 filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, with Land Court Application 1000.

TAX KEY: The tax key parcel number of the land has been changed to 9-4-115-27, First Division.

DESCRIPTION OF PROJECT: All information under this topical heading remains unchanged except that paragraphs 1, 2 and 3 have been revised to read as follows and Exhibit "A" referred to in paragraph 2 has been revised and is attached hereto as Exhibit "A":

"1. Description of Buildings. The following has been added to the information under this paragraph:

"There will be eighty (80) parking stalls in the Project, ten (10) of which are guest stalls."

"2. Layout and Area of Individual Apartments. As shown on the condominium map, there are seven (7) apartment unit types: Type A, Type B, Type C, Type D, Type E, Type F and Type G. Type A is designated as studio apartments, Types B and C as one bedroom and Types D, E, F and G as two bedroom apartments. The location, unit numbers, model types, net living area, lanai area, common interest and parking stall(s) for each of the apartments are as shown on Exhibit "A" hereto.

"3. Limits of Apartments. The respective apartments shall not be deemed to include (a) the undecorated or unfinished surfaces of the perimeter or party walls or the interior load bearing walls; (b) the exterior surfaces of all perimeter doors, door frames and window frames; (c) the undecorated or unfinished surfaces of the floors and ceilings surrounding each apartment; or (d) any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment; all of the same being deemed common elements as hereinafter provided. The respective apartments shall also not be deemed to include the adjacent lanai, the same being deemed a limited common element as provided below. Subject to the foregoing, each apartment shall be deemed to include (i) all of the walls and partitions which are not load-bearing within its perimeter or party walls; (ii) any glass windows or panels; (iii) doors (except for the exterior surface of any door located on perimeter walls); (iv) the inner decorated or finished surfaces of all walls, floors and ceilings, door frames and window frames; (v) the air space within the perimeters; and (vi) any fixtures and appliances originally installed therein."

COMMON ELEMENTS: All information under this topical heading remains unchanged except that paragraph (3) has been revised to read as follows:

"(3) All common spaces such as yards, gardens, planting areas, trash collection areas, all parking areas, loading zones, driveways and access lanes, including parking stalls 214 through 217 and 225-230, which are visitor parking stalls;"

LIMITED COMMON ELEMENTS: All information under this topical heading remains unchanged except that only seventy (70) of the eighty (80) parking stalls in the Project will be designated as limited common elements, and the initial parking stall assignments have been revised and are set forth in Exhibit "A" attached hereto.

INTEREST TO BE CONVEYED TO PURCHASERS: All information under this topical heading remains unchanged except that the percentage common interest appurtenant to each apartment has been revised to read as set forth in Exhibit "A" attached hereto.

PURPOSES OF AND RESTRICTIONS ON USE OF BUILDINGS AND INDIVIDUAL APARTMENTS: The Declaration of Horizontal Property Regime provides, among other things:

An apartment shall be occupied and used only as a residential dwelling for the owner, his family, tenants and social guests and for no other purposes. No apartment owner shall be permitted to lease his apartment or any portion thereof for transient or hotel purposes, which are defined as (a) rental for any period of less than thirty (30) days; or (b) any rental in which the occupants of the apartments are provided customary hotel services such as room services for food and beverage, maid service, laundry and linen or bellboy service.

Among other provisions, the House Rules provide that: (1) no livestock, poultry, rabbits or other animals shall be allowed on the premises except that dogs, cats and other household pets limited to two (2) in number may be kept by the owners and occupants of residential apartments; (2) all pets must be registered immediately with the Managing Agent; and (3) occupancy is limited to no more than two persons per bedroom in each apartment, excluding children under the age of five, except that in no event shall the number of occupants per bedroom contained in each apartment exceed three (3) per bedroom, inclusive of children under the age of five.

NOTE: Purchasers and prospective purchasers of apartments are hereby specifically informed that all apartment owners, their tenants, families, servants and guests, and any other persons who may in any manner use the Project, shall be bound by and strictly comply with the provisions of the Declaration of Horizontal Property Regime, the By-Laws of the Association, and all agreements, decisions and determinations of the Association (including the House Rules for the Project). Purchasers and prospective purchasers are therefore advised to read and fully understand the Declaration of Horizontal Property Regime, the By-Laws of the Association of Apartment Owners, and the House Rules prior to executing any Sales Contract for the Project.

ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report issued by Security Title Corporation dated October 10, 1984, reflects that the land is presently subject to the following encumbrances:

1. Real property taxes as may be due and owing. For further information, check with the Finance Director, City and County of Honolulu.
2. Declaration of Covenants, Conditions and Restrictions, dated November 17, 1978, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 909239.
 - (a) By instrument dated November 17, 1980, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1042252, the foregoing Declaration was amended.
 - (b) By instrument dated November 4, 1980, filed in the Office of the Assistant Registrar as Document No. 1042710 the foregoing Declaration was further amended.

3. Terms and provisions of Unilateral Agreement and Declaration for Conditional Zoning dated February 12, 1982, filed as Document No. 1105595.
4. Easement 3376 as shown on Map 574 as set forth by Land Court Order No. 63071 filed June 25, 1982 (affecting Lot 10191).
5. Mortgage dated March 15, 1984, filed in the Office of the Assistant Registrar as Document No. 1225181, in favor of First Hawaiian Bank, a Hawaii corporation.
6. Financing Statement dated March 15, 1984, in favor of First Hawaiian Bank, recorded on March 19, 1984, in the Bureau of Conveyances of the State of Hawaii in Book 17731 at Page 214.
7. Conditions and agreements contained in that certain "AGREEMENT FOR ISSUANCE OF SPECIAL USE PERMIT UNDER SECTION 21-2.71, REVISED ORDINANCES OF HONOLULU, 1978, AS AMENDED," dated July 26, 1984, filed in the Office of the Assistant Registrar as Document No. 1249547.
8. Grant dated July 24, 1984, filed in said Office of the Assistant Registrar as Document No. 1253711, in favor of Hawaiian Electric Company, Inc., a Hawaii corporation, and Hawaiian Telephone Company, a Hawaii corporation (also affects other property).

PROGRAM OF FINANCING: The Developer reports that an interim loan for the construction of the Project has been arranged with First Hawaiian Bank.

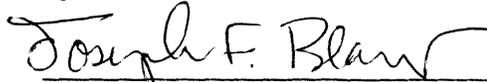
MANAGEMENT AND OPERATION: The Developer reports that since the date of issuance of the Preliminary Public Report, the initial Managing Agent for the Project has been changed. The new Managing Agent is Chaney, Brooks & Company, 606 Coral Street, Honolulu, Hawaii 96813, Telephone No. 544-1600.

STATUS OF THE PROJECT: The Developer reports that the construction of the Project was commenced in May, 1984. The estimated completion date is December, 1984.

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 on December 16, 1983, and additional information subsequently filed as of November 23, 1984.

This Final Horizontal Property Regime (Condominium) Public Report is made a part of Registration No. 1580 filed with the Commission on December 16, 1983.

The report, when reproduced shall be a true copy of the commission's Public Report. Paper stock must be white in color.


 _____ for
 G. A. "RED" MORRIS, Chairman
 REAL ESTATE COMMISSION
 STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF FINANCE, CITY AND COUNTY OF HONOLULU
OFFICE OF THE ASSISTANT REGISTRAR OF THE LAND COURT
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 1580

December 7, 1984

EXHIBIT "A"

<u>Bldg. and Apt. #</u>	<u>Model Type</u>	<u>Net Living Area</u>	<u>Lanai Area</u>	<u>Initial Parking Stall Assignment</u>
A-1	E	716	42	4
A-2	D	717	38	5
A-3	E	716	42	7
A-4	D	717	38	2
A-5	E	716	72	3
A-6	D	717	52	6
A-7	E	716	72	8
A-8	D	717	52	1
B-1	C	484	38	18
B-2	B	485	42	16
B-3	A	414	38	15
B-4	C	515	38	11
B-5	B	485	42	234
B-6	A	414	38	233
B-7	C	515	50	17
B-8	B	485	55	14
B-9	A	414	50	13
B-10	C	515	50	12
B-11	B	485	55	10
B-12	A	414	50	9
C-1	G	716	42	20, 21
C-2	F	717	38	23
C-3	G	716	42	24
C-4	F	717	38	19
D-1	E	716	42	221
D-2	D	717	38	28
D-3	E	716	42	25
D-4	D	717	38	223
D-5	E	716	72	220
D-6	D	717	52	27
D-7	E	716	72	26
D-8	D	717	52	224, 213
E-1	C	515	38	37
E-2	B	485	42	31
E-3	A	414	38	32*
E-4	C	515	38	219
E-5	B	485	42	34
E-6	A	414	38	33
E-7	C	515	50	38
E-8	B	485	55	29
E-9	A	414	50	30
E-10	C	515	50	218, 212
E-11	B	485	55	36
E-12	A	414	50	35
T-1	G	716	42	130
T-2	F	717	38	131, 128
T-3	G	716	42	132
T-4	F	717	38	133

*Parking Spaces 22, 129, 211, 222, 231 and 232 are also assigned to Apartment E-3.

<u>Bldg. and Apt.#</u>	<u>Model Type</u>	<u>Net Living Area</u>	<u>Lanai Area</u>	<u>Initial Parking Stall Assignment</u>
U-1	C	515	38	210
U-2	B	485	42	136
U-3	A	414	38	137
U-4	C	515	38	138
U-5	B	485	42	207
U-6	A	414	38	208
U-7	C	515	50	209
U-8	B	485	55	134
U-9	A	414	50	135
U-10	C	515	50	139
U-11	B	485	55	205
U-12	A	414	50	206

DESCRIPTION OF MODEL TYPES:

Type A (Studio) (414 sq. ft.)

End apartment located on either the first or second level of a two-story twelve-plex building consisting of a separate kitchen and bathroom and a living room/dining room combined with a sleeping area. All Type A apartments contain 414 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 50 square feet.

Type B (1 Bedroom/1 Bath) (485 sq. ft.)

Center apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, bathroom and one bedroom. All Type B apartments contain 485 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 42 square feet enclosed with a privacy fence and second story apartments have a balcony of 55 square feet.

Type C (1 Bedroom/1 Bath) (484 sq. ft.)

End apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, bathroom and one bedroom. All Type C apartments contain 484 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 50 square feet.

Type D (2 Bedroom/1 Bath) (717 sq. ft.)

End apartment located on either the first or second level of a two-story eight-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type D apartments contain 717 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 52 square feet.

Type E (2 Bedroom/1 Bath) (716 sq. ft.)

End apartment located on either the first or second level of a two-story eight-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type E apartments contain 716 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 42 square feet enclosed with a privacy fence and second story apartments have a balcony of 72 square feet.

Type F (2 Bedroom/1 Bath) (717 sq. ft.)

End apartment located on the first level of a one-story four-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type F apartments contain 717 square feet of NET LIVING AREA and, additionally, a lanai of 38 square feet enclosed with a privacy fence.

Type G (2 Bedroom/1 Bath) (716 sq. ft.)

End apartment located on the first level of a one-story four-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type G apartments contain 716 square feet of NET LIVING AREA. All type G apartments have a lanai of 42 square feet enclosed with a privacy fence.

SCHEDULE OF COMMON INTERESTS

<u>Model Type</u>	<u>Common Interest</u>	<u>Number in Project</u>	<u>Total Common Interest</u>
A	1.225	12	14.700
B	1.435	12	17.220
C	1.432	12	17.184
D	2.122	8	16.976
E	2.119	8	16.952
F	2.123	4	8.492
G	2.119	<u>4</u>	<u>8.476</u>
		60	100.000%

As nearly as practicable, the percentage common interest for each apartment is determined by calculating what percentage of the total interior net floor area of all of the residential apartments is represented by the net floor area of the particular apartment and multiplying the percentage thus obtained by one hundred percent (100%).

HIKINO I
DISCLOSURE ABSTRACT
as of November 1, 1984
Registration No. 1580

1. NAME AND ADDRESS OF PROJECT: HIKINO I, Oli Loop, Waipahu, Oahu, Hawaii.

2. NAME AND ADDRESS OF DEVELOPER: Gentry-Waipio, a Joint Venture, 94-539 Puahi Street, Waipahu, Oahu, Hawaii 96797, TELEPHONE: (808) 671-6411.

3. MANAGING AGENT OF PROJECT: Chaney, Brooks & Company, 606 Coral Street, Honolulu, Hawaii 96813, TELEPHONE: (808) 544-1800.

4. USE OF APARTMENTS.

The Project shall consist of sixty (60) apartments which shall be utilized for residential purposes only. No apartment owner shall be permitted to lease his apartment or any portion thereof for transient or hotel purposes.

5. EXTENT OF NON-RESIDENTIAL USE.

The Declaration and By-Laws do not authorize any commercial or non-residential use of the Project.

6. WARRANTIES.

Except for defects in any appliance or other consumer product (for which no warranty, express or implied, is given by the Developer, and which shall be covered only by the respective manufacturers' or dealers' warranties, if any), Developer shall remedy all defects in workmanship which are discovered within one (1) year from the date of completion of the building in which the apartment is located, as defined in Section 507-43 of the Hawaii Revised Statutes, as amended. Except for the express one (1) year warranty, excluding appliances and other consumer products made in the preceding sentence, THE DEVELOPER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT, THE PROJECT, OR CONSUMER PRODUCTS CONTAINED IN THE APARTMENT OR THE PROJECT, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY OR WORKMANLIKE CONSTRUCTION. The execution and delivery of the deed conveying the apartment from the Developer to purchaser shall operate as an assignment from the Developer to purchaser of manufacturers' or dealers' warranties, if any, covering any appliance and other consumer products for the unexpired term thereof, to the extent that Developer has the right and power to make such an assignment. Purchaser acknowledges and agrees that Developer is not stating that any such warranties exist, or that such an assignment will be effective, is not adopting any such manufacturers' or dealers' warranties, and is not acting as a co-warrantor, but is merely attempting to pass through to the purchaser the benefits of such warranties, if any. The terms of the manufacturers' or dealers' written warranties, if any, are available for purchaser's examination at Developer's office.

At Developer's option, an inspection program may be instituted, and, if so, purchaser shall agree to inspect purchaser's apartment on a date and at a time specified in advance by Developer, and upon completion of such inspection, to sign an inspection sheet

to be furnished by Developer which shall list all defects or damages, if any, to the apartment, furnishings, or appliances, and further agreeing to accept possession of the apartment despite the existence of any defects or damages to the apartment unless it is uninhabitable. Purchaser shall agree to indemnify Developer for any damages or losses, including interest and attorney's fees, resulting from any refusal to conclude the sale of the apartment or to accept possession of the apartment as provided above, and if purchaser shall make any such refusal, purchaser shall be deemed to be in default under the Reservation and Sales Agreement.

THE ATTENTION OF THE PURCHASER IS DIRECTED TO ARTICLE IV.I OF THE RESERVATION AND SALES AGREEMENT (INCORPORATED HEREIN BY THIS REFERENCE) PERTAINING TO THE ABSENCE OF REPRESENTATIONS AND WARRANTIES CONCERNING THE APARTMENT, THE PROPERTY, THE PROJECT, ESTIMATED MAINTENANCE FEES AND RENTAL OF THE APARTMENT, WHICH PARAGRAPH ALSO CONTAINS A COVENANT NOT TO SUE IN CERTAIN CASE.

7. MAINTENANCE FEES.

The breakdown of annual maintenance fees and the monthly estimated cost for each apartment are attached hereto as Exhibit "A" and are certified to be based on generally-accepted accounting principles. The Developer advises that the costs and expenses of maintaining and operating a condominium project are difficult to estimate initially and Developer can give no assurances regarding the estimated maintenance assessments. Even if estimated accurately, such fees will tend to increase in an inflationary economy and as the improvements age; therefore the fees are subject to revision based on actual cost for the items enumerated. In addition, variables such as inflation, uninsured casualty loss or damages, increased or decreased services from those contemplated by the Developer, apartment owner delinquencies and other factors may cause the maintenance assessments to be greater or lesser than the estimated maintenance assessments.

GENTRY-WAIPPIO, A JOINT VENTURE
a registered Hawaii general partnership

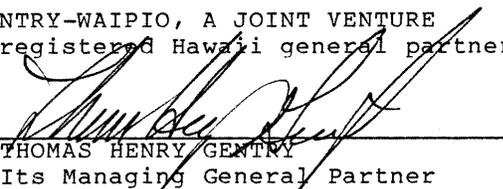
By 
THOMAS HENRY GENTRY
Its Managing General Partner

EXHIBIT "A"

Monthly Estimated Maintenance Cost for Each Apartment

1. Total Estimated Monthly Cost
See Exhibit "A-1" attached \$ 3,459.16
2. Total Estimated Annual Maintenance Fees \$41,510.00
3. Estimated Monthly Cost Per Apartment: See Breakdown Below

<u>Apartment Type</u>	<u>Percentage Common Interest</u>	<u>Maintenance Fee</u>
A	1.225	\$42.50
B	1.435	50.00
C	1.432	50.00
D	2.122	73.50
E	2.119	73.50
F	2.123	73.50
G	2.119	73.50

The above breakdown of maintenance fees for apartments does not include the purchaser's obligation for the payment of real property taxes. An estimate of real property taxes will be provided by the Developer upon request by the purchaser.

PROPOSED OPERATING BUDGET

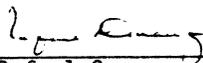
HIKINO
Phase I
(60 Units)

<u>RECEIPTS</u>	<u>Monthly</u>	<u>Annually</u>	<u>Remarks</u>
Maintenance Fees	\$ 3,459	\$ 41,508	
TOTAL RECEIPTS	\$ 3,459	\$ 41,508	
 <u>DISBURSEMENTS</u>			
Audit & Tax Fees	\$ 84	\$ 1,008	
Insurance Package	383	4,596	
Insurance - Other	50	600	
Management & Accounting Services	670	8,040	
Misc. & Project Office Expenses	43	516	
Refuse Service	150	1,800	
Maintenance & Repair - Grounds	575	6,900	
Supplies, Building & Other	100	1,200	
Electricity	150	1,800	
Water/Sewer	550	6,600	
SUBTOTAL DISBURSEMENTS	\$ 2,755	\$ 33,060	
TRANSFER TO RESERVES	\$ 704	\$ 8,448	
TOTAL DISBURSEMENTS	\$ 3,459	\$ 41,508	

The operating budget (prorated on a monthly basis) and the estimated monthly cost for each unit is for one year commencing November 1, 1984. The information contained herein is based on data available to us at this time.

We certify that the monthly maintenance fee and the monthly operating costs have been based on generally accepted accounting principles.

November 7, 1984



Rafael Guanzon, CPM
Senior Vice-President
Chaney, Brooks & Company

EXHIBIT "A-1"

*Inter-Office
Memo*

State of Hawaii
**PROFESSIONAL & VOCATIONAL
LICENSING DIVISION**

To _____ Date 12/14/84
From REAL ESTATE COMMISSION Time _____
Subject _____

The areas of some type "C" apartments have been erroneously reported earlier. Consequently, the attached amended Exhibit A pages 1 and 2 should replace those made a part of the Final Public Report on HIKINO I, Registration No. 1580 issued December 7, 1984.

Thank you....

EXHIBIT "A"

<u>Bldg. and Apt. #</u>	<u>Model Type</u>	<u>Net Living Area</u>	<u>Lanai Area</u>	<u>Initial Parking Stall Assignment</u>
A-1	E	716	42	4
A-2	D	717	38	5
A-3	E	716	42	7
A-4	D	717	38	2
A-5	E	716	72	3
A-6	D	717	52	6
A-7	E	716	72	8
A-8	D	717	52	1
B-1	C	484	38	18
B-2	B	485	42	16
B-3	A	414	38	15
B-4	C	484	38	11
B-5	B	485	42	234
B-6	A	414	38	233
B-7	C	484	50	17
B-8	B	485	55	14
B-9	A	414	50	13
B-10	C	484	50	12
B-11	B	485	55	10
B-12	A	414	50	9
C-1	G	716	42	20,21
C-2	F	717	38	23
C-3	G	716	42	24
C-4	F	717	38	19
D-1	E	716	42	221
D-2	D	717	38	28
D-3	E	716	42	25
D-4	D	717	38	223
D-5	E	716	72	220
D-6	D	717	52	27
D-7	E	716	72	26
D-8	D	717	52	224,213
E-1	C	484	38	37
E-2	B	485	42	31
E-3	A	414	38	32*
E-4	C	484	38	219
E-5	B	485	42	34
E-6	A	414	38	33
E-7	C	484	50	38
E-8	B	485	55	29
E-9	A	414	50	30
E-10	C	484	50	218,212
E-11	B	485	55	36
E-12	A	414	50	35
T-1	G	716	42	130
T-2	F	717	38	131,128
T-3	G	716	42	132
T-4	F	717	38	133

*Parking Spaces 22, 129, 211, 222, 231 and 232 are also assigned to Apartment E-3.

<u>Bldg. and Apt. #</u>	<u>Model Type</u>	<u>Net Living Area</u>	<u>Lanai Area</u>	<u>Initial Parking Stall Assignment</u>
U-1	C	484	38	210
U-2	B	485	42	136
U-3	A	414	38	137
U-4	C	484	38	138
U-5	B	485	42	207
U-6	A	414	38	208
U-7	C	484	50	209
U-8	B	485	55	134
U-9	A	414	50	135
U-10	C	484	50	139
U-11	B	485	55	205
U-12	A	414	50	206

DESCRIPTION OF MODEL TYPES:

Type A (Studio) (414 sq. ft.)

End apartment located on either the first or second level of a two-story twelve-plex building consisting of a separate kitchen and bathroom and a living room/dining room combined with a sleeping area. All Type A apartments contain 414 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 50 square feet.

Type B (1 Bedroom/1 Bath) (485 sq. ft.)

Center apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, bathroom and one bedroom. All Type B apartments contain 485 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 42 square feet enclosed with a privacy fence and second story apartments have a balcony of 55 square feet.

Type C (1 Bedroom/1 Bath) (484 sq. ft.)

End apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, bathroom and one bedroom. All Type C apartments contain 484 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 50 square feet.

Type D (2 Bedroom/1 Bath) (717 sq. ft.)

End apartment located on either the first or second level of a two-story eight-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type D apartments contain 717 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 52 square feet.