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
PLANTATION VIEW HALE
94-249 Waikele Road
Waipahu, Hawaii 96797

REGISTRATION NO. 1639 (CONVERSION)

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 is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 27, 1984 AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 5, 1984. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. PLANTATION VIEW HALE is a fee simple condominium conversion project consisting of seventy-two (72) residential apartments contained in four (4) buildings with eighty (80) uncovered parking stalls located on the grounds of the Project. Each apartment will

have appurtenant to it one parking stall, except that Apartment A-100 and C-115 each have two (2) assigned parking stalls. Six (6) of the eighty (80) parking stalls are designated for guest parking.

2. The Developer of the Project has submitted to the Commission for its examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime dated September 18, 1984, and the Bylaws of the Association of Apartment Owners dated September 18, 1984, have been recorded in the Bureau of Conveyances of the State of Hawaii in Book 18160 at Pages 334 and 362, respectively. The approved floor plans have also been filed as aforesaid and designated as Condominium Map No. 922.

4. No advertising or promotional materials have been submitted to 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 Final Public Report expires thirteen (13) months after issuance, October 18, 1984, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.

7. This Final Public Report is made a part of the registration of PLANTATION VIEW HALE. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and securing a signed copy of the receipt therefor.

NAME OF PROJECT: PLANTATION VIEW HALE.

LOCATION: The Project is located at 94-249 Waikele Road, Waipahu, Hawaii 96797 and has a land area of approximately 84,220 square feet.

TAX KEY: 9-4-10:38 (1st Tax Division-City and County of Honolulu).

ZONING: Apartment District (A-2) under the Ordinances of the City and County of Honolulu.

DEVELOPER: ROYAL POINCIANA PARTNERS, a Hawaii general partnership, whose principal place of business and post office address is 2255 Kuhio Avenue, Suite 1214, Honolulu, Hawaii 96815 (telephone: (808) 923-8424). The general partners of the partnership are: William Gumpert, Lynn Gumpert, Ronald Robertson, Edward C. Kemper, Paul Nakatani, Jay Westcott and Earl Goldstein.

ATTORNEY REPRESENTING DEVELOPER: Cades Schutte Fleming & Wright (Attention: Philip J. Leas), Suite 1200, 1000 Bishop Street, P. O. Box 939, Honolulu, Hawaii 96808 (telephone: (808) 521-9328).

DESCRIPTION OF PROJECT: The Project consists of seventy-two (72) residential apartments contained in two (2) three-story buildings, without basements, and two (2) four-story buildings, without basements. The description and location of the respective apartments are more particularly described in Exhibit "A" herein attached.

Each apartment shall be deemed to include: (i) all the walls, columns and partitions which are not load-bearing within its perimeter walls, (ii) the inner decorated or finished surfaces of all walls, floors and ceilings, (iii) any doors, door frames, windows and window frames along the perimeters, (iv) the airspace within the perimeters, and (v) all fixtures installed therein. Apartment A-100 and the apartments in Buildings C and D shall each be deemed to include the adjacent lanai to which each apartment has direct access. The respective apartments shall not be deemed to include: (a) the undecorated or unfinished surfaces of the perimeter (party and non-party) walls, except that Apartment A-100 shall include the nonstructural walls and fences on the exterior perimeter of its adjacent lanai (b) the interior load-bearing columns, girders, beams and walls, (c) the undecorated or unfinished floors and ceilings surrounding each apartment, or (d) any pipes, shafts, 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. The corridors and walkways of Buildings A and B shall not be treated as lanais but shall be part of the common elements.

All first-floor apartments have direct access onto the grounds of the Project. All second, third and fourth floor level apartments have access directly onto common element walkways and corridors which connect to common element stairways leading to the grounds of the Project.

COMMON ELEMENTS: One freehold estate is designated in all remaining portions and appurtenances of the Project, herein called the "common elements", including specifically, but not limited to:

a. The Land in fee simple.

b. All foundations, floor slabs, sewers, columns, girders, beams, supports, unfinished perimeter walls, load-bearing walls and roofs.

c. The swimming pools, manager's office, laundry room and all grounds, trees, landscaping and lawn sprinkler systems, except for any trees and landscaping in the yard area that comprises part of Apartment A-100.

d. All refuse containers on the grounds of the Project.

e. All roads, six guest parking stalls nos. 50, 51, 52, 53, 54, and 55, parking areas, driveways, walkways, stairways, building entries and corridors.

f. All ducts, electrical equipment, wiring, pipes and other central appurtenant transmission facilities over, under and across the Project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and television signal distribution.

g. Any and all other appurtenant installations of common use and all other parts of the Project necessary and convenient to its existence, maintenance and safety or normally in common use.

NOTE: The laundry equipment in the laundry room is owned by a third party and is not part of the common elements.

LIMITED COMMON ELEMENTS: Each apartment shall have appurtenant thereto an exclusive easement for the use of a mailbox which bears the letter and number corresponding to the apartment and a parking space or spaces as designated on Exhibit "B" attached hereto as being appurtenant to such apartment.

INTEREST TO BE CONVEYED TO PURCHASER: The apartments have the percentage common interests in the common elements of the Project as set forth in Exhibit "B" attached hereto. Each apartment shall have such percentage interest in all common profits and expenses of the Project and for all other purposes, including voting. Interests in each apartment will be transferred by the Developer to each purchaser under an Apartment Deed conveying the improvements comprising the particular apartment, and an undivided percentage interest in the common elements, inclusive of the land.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The Declaration provides that each apartment shall be occupied and used only for residential purposes and no apartment shall be used as a tenement or rooming house or for or in connection with the carrying on of any business, trade or profession whatsoever. The respective apartments shall not be rented by the owners thereof for transient or hotel purposes, which shall be defined as (i) rental for any period less than thirty days, or (ii) any rental in which the occupants of the apartment are provided customary hotel services, such as room service for food and beverage, maid service, furnishing of laundry and linen, and bellboy service. Neither the apartments nor any interest therein shall be sold, transferred, conveyed, leased, occupied,

rented or used for or in connection with any time-sharing purpose or under any time-sharing plan, arrangement or program, including without limitation any so-called "vacation license", "travel club membership" or "time-interval ownership" arrangement. The term "time-sharing" as used herein shall be deemed to include, but is not limited to, any plan, program or arrangement under which the right to use, occupy, own or possess an apartment or apartments in the Project rotates among various persons on a periodically recurring basis according to a fixed or floating interval or period of time, whether by way of deed, lease, association or club membership, license, rental or use agreement, co-tenancy agreement, partnership or otherwise. Other than the foregoing obligations, the owners of the respective apartments shall have the absolute right to lease the same, provided that such lease covers an entire apartment, is in writing and is made subject to the covenants and restrictions contained in the Declaration and Bylaws. The Bylaws provide, in part, that no livestock, poultry, rabbits or other animals whatsoever shall be allowed or kept in any part of the Project, except that a dog or cat may be kept by an apartment owner residing in his own apartment if and to the extent permitted under Rules and Regulations promulgated by the Board.

OWNERSHIP OF TITLE: A Commitment for Title Insurance dated August 20, 1984, issued by First American Title Company states that the Developer acquired fee simple title to the land by deed dated March 13, 1984, and recorded in the Bureau of Conveyances in Book 17726 at Page 769.

ENCUMBRANCES: Such Commitment for Title Insurance dated August 20, 1984 states that the title to the property is subject to the following encumbrances:

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

2. Waikele Road improvement assessment, Improvement District No. 243, with a principal balance of $24,785.84 plus interest.

3. A 10-foot wide sanitary sewer easement covering 2,221 square feet of land.

4. Mortgage, Security Agreement and Financing Statement dated March 16, 1984, between the Developer and GECC Financial Corporation, recorded in the Bureau of Conveyances in Book 17726 at Page 776. This mortgage will be released as the Apartment Deeds for the apartments in the Project are issued to apartment purchasers.

5. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

6. Security Agreement in favor of GECC Financial Corporation, recorded in Book 17727 at Page 1.

7. Assignment of Lessors Interest in Lease, recorded in Book 17727 at Page 22.

PURCHASE MONEY HANDLING: A copy of a specimen Deposit Receipt and Sales Contract (the "Sales Contract") and an executed Escrow Agreement have been submitted as part of the registration. The Escrow Agreement, dated September 18, 1984, identifies First American Title Company of Hawaii, Inc. as "Escrow." 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. A prospective purchaser should carefully examine the form of Sales Contract and the Escrow Agreement to determine the time for and the amount of the installment payments on the purchase price and his obligations to pay the closing costs. It is incumbent upon the purchaser to read and understand the Escrow Agreement before signing the Sales Contract because the Escrow Agreement prescribes the procedure for receiving and disbursing the purchaser's down payments, and the Sales Contract provides that the purchaser approves the Escrow Agreement.

Among other provisions, the Escrow Agreement provides that a purchaser shall be entitled to a return of his funds from Escrow if the Developer and the purchaser shall request Escrow in writing to return to purchaser the funds of purchaser held under the Escrow Agreement by Escrow. Paragraph 23 of the Sales Contract provides for certain refunds to prospective owner-occupant buyers as follows:

> 23. Owner-Occupant Buyer on Reservation List. If, in accordance with section 514A-104, Hawaii Revised Statutes, the Buyer has signed an affidavit of intent to become an owner-occupant of the Apartment and has deposited $100.00 with the Seller to permit the Buyer to be put on a reservation list compiled by the Seller's broker, the following provisions shall be incorporated into this Sales Contract:
>
> (a) This Sales Contract shall be conditioned upon the Buyer obtaining adequate financing, or a commitment for adequate financing, within forty (40) calendar days following the issuance of the Final Public Report by the Real Estate Commission. If such financing or commitment is not obtained, this Sales Contract may be cancelled by the Seller.
>
> (b) If this Sales Contract is entered into by the Seller and Buyer during the ten calendar day period following the issuance of the Final Public Report covering the Project and the Buyer wishes to cancel this Sales Contract on account of hardship circumstances as described in Hawaii Revised Statutes section 514A-104(1) and in the Affidavit, or indicates an intent not to become an owner-occupant of the Apartment, the Seller shall cancel this Sales Contract.

(c) If this Sales Contract is cancelled pursuant to either of the above two subparagraphs, the Seller shall return all moneys paid pursuant to this Sales Contract, less any reasonable amount representing expenses incurred by the Seller to process this Sales Contract.

The Escrow Agreement provides that if a sale is cancelled, Escrow will be entitled to deduct from the money to be refunded at least $52.00 or a fee reasonable for the amount of work Escrow shall have already done on that sale, but in any event not more than the escrow fee that Escrow would have received if the sale had closed.

The Sales Contract, among other things, contains acknowledgments by each purchaser that: (i) the Developer will not sponsor, arrange or promote any program for the rental or temporary use and occupancy of apartments in the Project other than apartments retained by the Developer, if any; (ii) the Developer has authorized no agents, salesmen or brokers to make any representations as to future rental or other income from any apartment or any other economic benefit, including possible advantages from the ownership of an apartment under federal or state tax laws, to be derived from the purchase of an apartment in the Project; (iii) no such representations or warranties have been made, and the Developer expressly disclaims and repudiates any representation from any source as to any possible economic benefit arising from ownership of an apartment in the Project; (iv) the Project, the common elements and the apartment and anything installed or contained therein are being sold on an "as is" basis, without any warranties, express or implied, except that the disposal, the refrigerator and the oven/range included in the apartment will be in working order consistent with their age as of the closing date; and (v) the apartments in the Project may currently be occupied by tenants, and it is the responsibility of the purchaser and not the Developer to evict any tenants in the purchaser's apartment.

NOTE: Inspection and observation reports by engineers and architects pertaining to the condition of the buildings, the equipment, appliances and fixtures therein are attached to the Disclosure Abstract.

MANAGEMENT AND OPERATION: Article III, Section 3, of the Bylaws states that the Board of Directors shall at all times employ a responsible managing agent to manage and control the Project, subject at all times to direction by the Board. The Developer has selected Hawaii Management Corporation, whose principal place of business and post office address is 1221 Kapiolani Boulevard, Suite 700, Honolulu, Hawaii 96814 as the initial managing agent of the Project.

STATUS OF PROJECT: THE PROJECT IS A CONDOMINIUM CONVERSION. BUILDINGS A AND B WERE CONSTRUCTED IN ABOUT 1964 AND BUILDINGS C AND D WERE COMPLETED IN 1971. A LETTER DATED JUNE 8, 1984, FROM THE BUILDING DEPARTMENT, CITY AND COUNTY

OF HONOLULU, VERIFIES THAT THE PROJECT MET ALL CODE REQUIREMENTS AT THE TIME OF CONSTRUCTION AND NO VARIANCES OR SPECIAL PERMITS WERE GRANTED TO ALLOW DEVIATIONS FROM ANY APPLICABLE CODES.

The purchaser and prospective purchasers should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted September 29, 1984, and information subsequently filed as of October 5, 1984.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1639 filed with the Commission on September 29, 1984.

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

Joseph F. Blair for
G. A. "RED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

Distribution:

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

Registration No. 1639

October 18, 1984.

PHYSICAL DESCRIPTION

A. The Project. The Project consists of two (2) four-story buildings (Buildings A & B) without basements and two (2) three-story buildings (Buildings C & D) without basements and includes eighty (80) onsite uncovered parking stalls. Seventy-four (74) of the parking stalls are limited common elements assigned to apartments, and six (6) of the parking stalls are designated for guest parking. The buildings are principally constructed of concrete masonry and hollow tile with concrete floor slabs and pitch and gravel roofing. There are seventy-two (72) Apartments in the Project. The Project also includes two (2) swimming pools, a manager's office with adjoining half bathroom and a laundry room with adjoining restrooms.

Building A, containing twenty-five Apartments, is situated at the northwesterly end of the Project. It is rectangular in shape and is situated approximately perpendicular to Waikele Road. Building B, containing twenty-three apartments, is situated southeast of Building A and is also rectangular in shape and sits approximately perpendicular to Waikele Road. Building C, containing twelve Apartments, is situated southeast of Building B; and Building D, containing twelve Apartments, is situated southeast of Building C. Buildings C and D are irregular in shape but roughly rectangular and are aligned approximately parallel to Waikele Road.

B. The Apartments. Apartment A-100 is the only Apartment on the lower level of Building A. Apartments A-101 through A-108 are on the next floor of Building A. Apartment A-101 is on the end of Building A closest to Waikele Road and Apartments A-101 through A-108 are numbered consecutively moving away from Waikele Road. Apartment A-201 is directly above Apartment A-101, Apartment A-202 is directly above Apartment A-102 and so on to Apartment A-208, which is situated directly above Apartment A-108. Apartment A-301 is directly above Apartment A-201, Apartment A-302 is directly above Apartment A-202 and so on to Apartment A-308, which is situated directly above Apartment A-208.

Apartments B-1, B-2, B-3, B-4 and B-5 are on the lower level of Building B. Apartment B-1 is on the end of Building B farthest from Waikele Road, and Apartments B-1 through B-5 are numbered consecutively moving toward Waikele Road. Apartments B-109 through B-114 are on the first floor above Apartments B-1 through B-5. Apartment B-109 is on the end of Building B closest to Waikele Road and Apartments B-109 through B-114 are numbered consecutively moving away from Waikele Road. Apartment B-209 is situated directly above Apartment B-109, Apartment B-210 is situated directly above Apartment B-110 and so on to Apartment B-214, which is situated directly above Apartment B-114.

Apartment B-309 is situated directly above Apartment B-209, Apartment B-310 is situated directly above Apartment B-210 and so on to Apartment B-314, which is situated directly above Apartment B-214.

Apartments C-115 through C-118 are situated on the first floor of Building C. Apartment C-115 is situated on the northwesterly end of Building C; and Apartment C-115 through C-118 are numbered consecutively moving toward the southeasterly end of Building C. Apartments C-215, C-216, C-217 and C-218 are situated directly above Apartments C-115, C-116, C-217 and C-218, respectively. Apartments C-315, C-316, C-317 and C-318 are situated directly above Apartments C-215, C-216, C-217 and C-218, respectively.

Apartments D-119 through D-122 are situated on the first floor of Building D. Apartment D-119 is situated on the northwesterly end of Building D; and Apartments D-119 through D-122 are numbered consecutively moving toward the southeasterly end of Building D. Apartments D-219, D-220, D-221 and D-222 are situated directly above Apartments D-119, D-120, D-121 and D-122, respectively. Apartments D-319, D-320, D-321 and D-322 are situated directly above Apartments D-219, D-220, D-221 and D-222, respectively.

The Apartments are comprised of nineteen (19) model types, as follows:

There are twenty-one (21) model "1" Apartments in the Project; namely, Apartments A-101, A-103, A-105, A-107, A-201, A-203, A-205, A-207, A-301, A-303, A-305, A-307, B-110, B-112, B-114, B-210, B-212, B-214, B-310, B-312, and B-314. Each model "1" apartment consists of two bedrooms, one bathroom and one living/dining room/ kitchen. Each such apartment contains an interior floor area of approximately 616 square feet.

There are twenty-one (21) model "1R" Apartments in the Project; namely, Apartments A-102, A-104, A-106, A-108, A-202, A-204, A-206, A-208, A-302, A-304, A-306, A-308, B-109, B-111, B-113, B-209, B-211, B-213, B-309, B-311, and B-313. Each model "1R" apartment consists of two bedrooms, one bathroom and one living/dining room/ kitchen. Each such apartment contains an interior floor area of approximately 616 square feet.

There is one (1) model "2" Apartment; namely, Apartment A-100, which consists of three bedrooms, two bathrooms, a living/dining room/kitchen, an entry area, one lanai and one exterior courtyard area, including the non-structural walls and fences on the exterior perimeter of such lanai. This apartment consists of an interior floor area of approximately 1,074 square feet, plus the lanai area of approxiately 197 square feet and the exterior courtyard area of approximately of 955 square square feet.

There is one (1) model "3" Apartment; namely, Apartment B-5, consisting of two bedrooms, one bathroom, one half-bathroom and one living room/kitchen. This apartment contains an interior floor area of approximately 654 square feet.

There are two (2) model "4" Apartments; namely, Apartments B-1 and B-3, which are studio apartments, each consisting of one bathroom and one living room/kitchen/ sleeping area and containing an interior floor area of approximately 606 square feet.

There are two (2) model "4R" Apartments; namely, Apartments B-2 and B-4, which are studio apartments, each consisting of one bathroom and one living room/kitchen/ sleeping area and containing an interior floor area of approximately 606 square feet.

There are four (4) model "5" Apartments; namely, Apartments C-215, C-315, D-219, and D-319, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately 770 square feet plus a lanai area of 71 square feet.

There are four (4) model "5R" Apartments; namely, Apartments C-218, C-318, D-222 and D-322, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately 770 square feet plus a lanai area of 71 square feet.

There is one (1) model "5A" Apartment; namely, Apartment D-119, consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately of 770 square feet plus a lanai of approximately 278 square feet.

There are two (2) model "5AR" Apartments; namely, Apartments C-118 and D-122, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately of 770 square feet plus a lanai of approximately 278 square feet.

There are two (2) model "6" Apartments; namely, Apartments D-220 and D-320, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately 823 square feet plus a lanai of approximately 71 square feet.

There are two (2) model "6R" Apartments; namely, Apartments C-217 and C-317, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai containing an interior floor area of approximately 823 square feet plus a lanai of approximately 71 square feet.

There is one (1) model "6A" Apartment; namely, Apartment D-120, consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately 823 square feet plus a lanai of approximately 284 square feet.

There is one (1) model "6AR" Apartment; namely, Apartment C-117, consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately 823 square feet plus a lanai of approximately 284 square feet.

There are two (2) model "7" Apartments; namely, Apartments D-221 and D-321, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing interior floor area of approximately 782 square feet plus a lanai area of approximately of 60 square feet.

There are two (2) model "7R" Apartments; namely, Apartments C-216 and C-316, each consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing interior floor area of approximately 782 square feet plus a lanai area of approximately of 60 square feet.

There is one (1) model "7A" Apartment; namely, Apartment D-121, consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai, containing an interior floor area of approximately 782 square feet plus a lanai area of approximately 272 square feet.

There is one (1) model "7AR" Apartment; namely, Apartment C-116, consisting of two bedrooms, one bathroom, one living room, one kitchen and one lanai containing an interior floor area of approximately 782 square feet plus a lanai area of approximately 272 square feet.

There is one (1) model "8" Apartment; namely, Apartment C-115, consisting of three bedrooms, two bathrooms, one living room, one kitchen and one lanai, containing an interior floor are of approximately 1,037 square feet plus a lanai area of approximately 278 square feet.

PLANTATION VIEW HALE

Parking Stall Assignments and
Percentage Interests in Common Elements

Apartment	Parking Stall(s)	Percentage Interest	Apartment	Parking Stall(s)	Percentage Interest
A-100	1 & 2	1.7360	B-209	48	1.3494
A-101	23	1.3494	B-210	45	"
A-102	24	"	B-211	42	"
A-103	25	"	B-212	39	"
A-104	26	"	B-213	36	"
A-105	3	"	B-214	33	"
A-106	4	"	B-309	49	"
A-107	5	"	B-310	46	"
A-108	22	"	B-311	43	"
A-201	6	"	B-312	40	"
A-202	7	"	B-313	37	"
A-203	8	"	B-314	34	"
A-204	10	"	C-115	56 & 57	1.7360
A-205	12	"	C-116	60	1.5002
A-206	15	"	C-117	64	"
A-207	18	"	C-118	72	"
A-208	21	"	C-215	58	"
A-301	13	"	C-216	61	"
A-302	16	"	C-217	63	"
A-303	19	"	C-218	71	"
A-304	9	"	C-315	59	"
A-305	11	"	C-316	65	"
A-306	14	"	C-317	62	"
A-307	17	"	C-318	70	"
A-308	20	"	D-119	69	"
B-1	31	0.9998	D-120	66	"
B-2	30	"	D-121	75	"
B-3	29	"	D-122	78	"
B-4	28	"	D-219	68	"
B-5	27	1.3494	D-220	73	"
B-109	47	"	D-221	76	"
B-110	44	"	D-222	79	"
B-111	41	"	D-319	67	"
B-112	38	"	D-320	74	"
B-113	35	"	D-321	77	"
B-114	32	"	D-322	80	"

EXHIBIT B