



REAL ESTATE COMMISSION
 STATE OF HAWAII
 DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
 PROFESSIONAL AND VOCATIONAL LICENSING DIVISION
 1010 Richards Street - P. O. Box 3469
 Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on

VISTA WAIKOLOA

5445 Waikoloa Beach Drive
 Waikoloa, Hawaii

Registration No. 2142

Issued: January 17, 1990
Expires: February 17, 1991

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of November 30, 1989, and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

- PRELIMINARY:** (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.
- FINAL:** (white) The developer has legally created a condominium and has filed complete information with the Commission.
 No prior reports have been issued
 Supersedes all prior public reports
 Must be read together with _____
- SUPPLEMENTARY:** (pink) Updates information contained in the
 Prelim. Public Report dated _____
 Final Public Report dated _____
 Supp. Public Report dated _____
- And Supersedes all prior public reports
 Must be read together with _____
 This report reactivates the _____ public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required Not Required - disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

] No prior reports have been issued by the Commission.

] Changes made are as follows:

TABLE OF CONTENTS

	page
Report Purpose	1
Type of Report	1
Summary of Changes from Earlier Public Reports	2
Table of Contents	3
General Information on Condominiums	4
Summary of the Condominium Project	5
I. PEOPLE CONNECTED WITH THE PROJECT	6
Developer	
Real Estate Sales Agent	Managing Agent
Escrow Company	Attorney for Developer
II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS	
A. Declaration	7
B. Condominium Map (File Plan)	7
C. Bylaws	7
D. House Rules	8
E. Changes to Condominium Documents	8
III. THE CONDOMINIUM PROJECT	
A. Interest to be Conveyed to Buyer	9
B. Underlying Land	10
C. Buildings and Other Improvements	10
D. Common Elements, Limited Common Elements, Common Interest	14
E. Encumbrances Against Title	15
F. Management of the Common Elements	15
G. Maintenance Fees	16
H. Utility Charges	16
I. Construction Warranties	16
J. Status of Construction	17
K. Project Phases	17
L. Sales Documents Filed with the Real Estate Commission	17
IV. ADDITIONAL INFORMATION NOT COVERED ABOVE	18
Buyer's Right to Cancel Sales Contract	19
Signature of Real Estate Commission Chairman	20
EXHIBIT A: Description of Buildings	
EXHIBIT B: Boundaries of Each Apartment	
EXHIBIT C: Permitted Alterations to Apartments	
EXHIBIT D: Parking Stalls	
EXHIBIT E: Common Elements	
EXHIBIT F: Limited Common	
EXHIBIT G: Encumbrances Against Title	
EXHIBIT H: Maintenance Fees	
EXHIBIT I: Construction Warranties	
EXHIBIT J: Summary of Pertinent Provisions of Sales Contract	
EXHIBIT K: Summary of Pertinent Provisions of Escrow Contract	
EXHIBIT L: Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort and Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort Conference	

GENERAL INFORMATION ON CONDOMINIUMS

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of Hawaii's "Condominium Property Act" (Chapter 514A, Hawaii Revised Statutes) must be followed.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

Common elements are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called limited common elements and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged, or encumbered, and they may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Some condominium projects are leasehold. This means that the land or the building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owner/tenant) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements. The leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without a vote of the owners. Some of these actions may significantly impact the quality of life for all apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is vitally important to all apartment owners that the transition from developer to owner control be accomplished in an orderly manner and in a spirit of cooperation.

SUMMARY OF THE CONDOMINIUM PROJECT

Interest to be Conveyed to Buyer:

- Fee simple interest in an apartment and an undivided feehold interest in the common elements.
- Leasehold interest in an apartment and an undivided leasehold interest in the common elements.
- Fee simple interest in an apartment and an undivided leasehold interest in the common elements.

Types of Project:

- 1. New Building(s) Conversion
 Both New Building(s) and Conversion
- 2. Residential Commercial
 Mixed Residential and Commercial
 Other _____
- 3. High Rise (5 stories or more) Low Rise
- 4. Single or Multiple Buildings
- 5. Apartment Description

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>
<u>A</u>	<u>34</u>	<u>2/2.5</u>	<u>1406</u>	<u>340</u>
<u>B</u>	<u>42</u>	<u>2/2</u>	<u>1262</u>	<u>340</u>
<u>BE</u>	<u>28</u>	<u>2/2</u>	<u>1330</u>	<u>340</u>
<u>BE3</u>	<u>14</u>	<u>2/2</u>	<u>1269</u>	<u>340</u>
<u>C</u>	<u>4</u>	<u>3/3.5</u>	<u>2630</u>	<u>841</u>
<u>NR</u>	<u>1</u>	<u>0/0</u>	<u>200</u>	<u>0</u>

Total Apartments: 123

**Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.*

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:

	<u>Number of Stalls</u>
Assigned Stalls (Individual Units)	<u>122</u>
Guest Stalls	<u> </u>
Unassigned Stalls	<u>31</u>
Extra Stalls Available for Purchase	<u> </u>
Other: _____	<u> </u>
Total Parking Stalls	<u>153</u>

7. Recreational amenities: The Project will have a Community Building (excluding the Non-residential Apartment located therein), swimming pool, spa and an entertainment area. The management office shall occupy the Non-residential Apartment.

I. PEOPLE CONNECTED WITH THE PROJECT

Developer: HHC Development Company, Inc. Phone: 523-8554
Name (Business)
1001 Bishop Street, Suite 1560
Business Address
Honolulu, Hawaii 96813

Names of officers or general partners of developers who are corporations or partnerships:

T. Tominaga - President
M. Ishihara - Managing Director
M. Kanai - Treasurer
T. Sugimori - Secretary

Real Estate Sales Agent: Waikoloa Properties, Inc. (Hawaii) Phone: 885-7966
Name (Business)
S.R. 5000-A
Business Address
Waikoloa, Hawaii 96743

and **

Escrow: Title Guaranty Escrow Services, Inc. Phone: 521-0211
Name (Business)
235 Queen Street
Business Address
Honolulu, Hawaii 96813

Managing Agent: To be determined Phone: _____
Name (Business)
Business Address

Attorney for Developer: Kobayashi, Watanabe, Sugita,
Kawashima & Goda (Benjamin A. Kudo/Donna Y. Kanemaru)
Name
745 Fort Street, 8th Flr.
Business Address
Honolulu, Hawaii 96813

**Highness Kosan Co., Inc.
4-32-4 Nishishinjuku
Shinjuku-ku
Tokyo 160, Japan

Note: Highness Kosan Co., Inc. is not a licensed real estate broker in the State of Hawaii and is prohibited from engaging in real estate activities in this State.

**II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

- A. **Declaration of Condominium Property Regime** contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

- Proposed
 Recorded - Bureau of Conveyances - Book _____ Page _____
 Filed - Land Court - Document Number _____

Amendment date(s) and recording/filing information:

- B. **Condominium Map (File Plan)** shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed
 Recorded - Bureau of Conveyance Condo Map No. _____
 Filed - Land Court Condo Map No. _____

Amendment date(s) and recording/filing information:

- C. **Bylaws of the Association of Apartment Owners** govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the way in which meetings will be conducted, and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed
 Recorded - Bureau of Conveyances - Book _____ Page _____
 Filed - Land Court - Document Number _____

Amendment date(s) and recording/filing information:

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- D. **House Rules.** The Board of Directors may adopt house rules to govern the use and operation of the common elements and individual apartments. House rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais, keeping of pets, and occupancy limits. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial house rules are usually adopted by the developer.

The House Rules for this condominium are:

- Proposed Adopted
- Developer does not plan to adopt house rules.

E. **Changes to Condominium Documents**

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

- 1. **Apartment Owners:** Minimum percentage of common interest which must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%	<u>75%</u> 65%, except when a higher percentage is required in specific provisions of By-Laws
Bylaws	65%	
House Rules	---	<u>Majority of Board of Directors</u>

The percentages for individual condominium projects may be more than the minimum set by law.

- 2. **Developer:** The developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

The Developer may amend the Declaration, By-Laws and Condominium Map (a) at any time prior to the recording of the first apartment deed or other conveyance to a party not signatory to the Declaration; (b) to make any amendments required by law, by the Real Estate Commission of the State of Hawaii, by any title insurer issuing title insurance on the Project, or by any governmental agency of any other jurisdiction as a condition to marketing the Project in such jurisdiction; and (c) to file the "as built" verified statement required by Section 514-A-12, HRS.

B. Underlying Land:

Address: 5445 Waikoloa Beach Drive Tax Map Key: 3rd-6-9-07:9
Waikoloa, Hawaii (TMK)

[] Address [] TMK is expected to change because _____

Land Area: 8.717 [] square feet [X] acre(s) Zoning: RM 1.5

Fee Owner: HHC Development Co., Ltd.
Name

1001 Bishop Street, Suite 1560
Address

Honolulu, Hawaii 96813

Sublessor: N/A
Name

Address

C Buildings and Other Improvements:

1. [X] New Building(s) [] Conversion of Existing Building(s)
[] Both New Building(s) and Conversion

2. Buildings: 7 Residential Floors Per Building three
1 Maintenance Building, 1 Community Building
[X] Exhibit A contains further explanations.

3. Principal Construction Material:

[X] Concrete [] Hollow Tile [X] Wood

[X] Other tile roofs, exterior synthetic plaster finish, metal framed windows, glass, steel and aluminum

4. Permitted Uses:

	<u>No. of Apts.</u>		<u>No. of Apts.</u>
[X] Commercial	<u>1</u>	[] Industrial	<u>0</u>
[X] Residential	<u>122</u>	[] Agricultural	<u>0</u>
[] Timeshare/Hotel	<u>0</u>	[] Recreational	<u>0</u>

[X] Other: Developer reserves right to use the commercial apartment (#100) for rental to a managing agent or rental manager, in addition to other uses permitted by the Declaration

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

[X] Pets Not allowed

[X] Number of Occupants: Two (2) per bedroom, except for immediate family members; Four (4) per bedroom maximum.

[] Other: _____

[] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 123

Elevators 7

Stairways Various

Trash Chutes No

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>
<u>A</u>	<u>34</u>	<u>2/2.5</u>	<u>1406</u>	<u>340</u>
<u>B</u>	<u>42</u>	<u>2/2</u>	<u>1262</u>	<u>340</u>
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<u>NR</u>	<u>1</u>	<u>0/0</u>	<u>200</u>	<u>0</u>

**Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.*

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

See Exhibit "B" attached

Permitted Alterations to Apartments;

See Exhibit "C" attached

7. Parking Stalls:

Total Parking Stalls: 153

	Regular		Compact		Tandem		TOTAL
	covered	open	covered	open	covered	open	
Assigned (for individual units)		122					122
Guest Unassigned		31					31
Extra Available for Purchase							
Other:							
Total Covered & Open		153					

Each apartment will have the exclusive use of at least One (1) parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

Commercial parking garage permitted in condominium project.

Exhibit D contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities.

There are no recreational or common facilities.

Swimming pool

Storage Area

Recreation Area

Laundry Area

Tennis Court

Trash Chute

Other: Community Building, Maintenance Building

9. Present Condition of Improvements

(For conversions of residential apartments in existence for at least five years):

a. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations

N/A

b. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

N/A

10. Conformance to Present Zoning Code

a. No variances to zoning code have been granted.

Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

	<u>Conforming</u>	<u>Non-Conforming</u>	<u>Illegal</u>
Uses	<u> X </u>	<u> </u>	<u> </u>
Structures	<u> X </u>	<u> </u>	<u> </u>
Lot	<u> X </u>	<u> </u>	<u> </u>

If a variance has been granted or if uses, improvements or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the non-conformity, and restrictions on altering and repairing structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

D. Common Elements, Limited Common Elements, Common Interest:

1. **Common Elements:** Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners.

Exhibit E describes the common elements.

As follows:

2. **Limited Common Elements:** Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which may use them are:

described in Exhibit F

as follows:

3. **Common Interest:** Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

Exhibit D describes the common interests for each apartment.

As follows:

E. **Encumbrances Against Title:** An encumbrance is a claim against or a liability on the property.

Exhibit G describes the encumbrances against the title contained in the title report dated October 5, 1989 and issued by Title Guaranty of Hawaii, Inc.,

Blanket Liens:

A blanket lien is a mortgage on a condominium project that secures a construction loan. It is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

There are no blanket liens affecting title to the individual apartments.

There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. Buyer's interest will be affected only if the developer defaults prior to conveying the apartment to buyer.

<u>Type of Lien</u>	<u>Effect on Buyer's Interest If Developer Defaults</u>
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F. **Management of the Common Elements:** The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a managing agent to assist the Association in managing the condominium project.

Initial Managing Agent: When the developer or the developer's affiliate is the initial managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial managing agent for this condominium is:

not affiliated with the Developer.

the Developer or the Developer's affiliate.

self-managed by the Association of Apartment Owners.

other _____

G. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided to each apartment.

Exhibit H contains a schedule of maintenance fees and maintenance fee disbursements.

H. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- Electricity
- Gas
- Other electricity for the common areas, refuse collection
- Not applicable
- Television Cable
- Water & Sewer

I. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements:

See Exhibit "I"

2. Appliances: A description of warranties on the appliances to be installed in each apartment is presently unavailable inasmuch as the purchase contracts therefor have not been executed by the Developer. The Developer will attempt to assign to buyers the unexpired term, if any, of any manufacturer's or dealer's warranties covering any fixtures or appliances in the apartment. By such assignment, the Developer will be merely passing through to buyers any such manufacturer's or dealer's warranties, and the developer will not be adopting any such warranties or acting as co-warrantor. Purchaser acknowledges and agrees that THE DEVELOPER IS NOT ADOPTING ANY SUCH CONTRACTOR'S, MANUFACTURER'S OR DEALER'S WARRANTIES, OR ACTING AS CO-WARRANTOR, BUT IS MERELY ATTEMPTING TO PASS THROUGH TO PURCHASER THE BENEFIT OF ANY SUCH WARRANTIES.

J. Status of Construction and Estimated Completion Date:

Commencement of Construction - January 1990

Estimated Completion Date - June 1991

K. Project Phases:

The developer has has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's Present Plans for Future Development:

L. Sales Documents Filed With the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

Notice to Owner Occupants

Specimen Sales Contract

Exhibit J contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated _____

Exhibit K contains a summary of the pertinent provisions of the escrow contract.

Other Exhibit L - Declaration for Waikoloa Beach Resort and
Declaration for Waikoloa Beach Resort Conference

IV. ADDITIONAL INFORMATION NOT COVERED ABOVE

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
 - a. Either the Final Public Report **OR** the Supplementary Public Report which has superseded the Final Public Report;
AND
 - b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
 - a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
 - b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
 - c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Condominium Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other Waikoloa Resort Association Declaration

If these documents are not in final form, the buyer should ask to see the most recent draft.

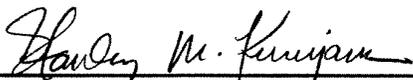
Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS, and Hawaii Administrative Rules, Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

This Public Report is a part of Registration No. 2142 filed with the Real Estate Commission on
October 12, 1989.

Reproduction of Report. When reproduced, this report must be on:

yellow paper stock white paper stock pink paper stock

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.



(for) PETER N. YANAGAWA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Bureau of Conveyances
Department of Finance, County of Hawaii
Planning Department, County of Hawaii
Federal Housing Administration
Escrow Agent

Condominium Public Report
For
Vista Waikoloa

EXHIBIT A

Description of Buildings

The Project consists of seven (7) apartment buildings containing one hundred twenty-two (122) residential apartments and one (1) community building (hereinafter referred to as the "Community Building") containing one (1) non-residential apartment. The apartment buildings and Community Building will be constructed primarily of reinforced concrete, glass, wood, plaster, tile and appropriate trim.

Building A will contain seventeen (17) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Four (4) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths. The remaining unit shall contain three (3) bedrooms and three and one-half (3 1/2) baths.

Building B will contain seventeen (17) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Four (4) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths. The remaining unit shall contain three (3) bedrooms and three and one-half (3 1/2) baths.

Building C will contain seventeen (17) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Four (4) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths. The remaining unit shall contain three (3) bedrooms and three and one-half (3 1/2) baths.

Building D will contain eighteen (18) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Six (6) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths.

Building E will contain eighteen (18) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Six (6) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths.

Building F will contain eighteen (18) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Six (6) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths.

Building G will contain seventeen (17) units. Twelve (12) units shall contain two (2) bedrooms and two (2) baths. Four (4) units shall contain two (2) bedrooms and two and one-half (2 1/2) baths. The remaining unit shall contain three (3) bedrooms and three and one-half (3 1/2) baths.

Community Building will contain one (1) non-residential apartment which may be used as the management office. The Community Building will also contain certain recreational amenities as common elements of the Project.

Exhibit A
3045n

Condominium Public Report
For
Vista Waikoloa

EXHIBIT B

Boundaries of Each Apartment

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls or partitions, the foundations, columns, girders, beams, floor slabs, supports, roofs, skylights and ceilings located within or at the perimeter of or surrounding such apartment, any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust or air conditioning running through or otherwise located within such apartment which are utilized for or serve more than one apartment and any mechanical, electrical and air conditioning equipment originally installed and located within such apartment utilized for or serving more than one apartment, all of which are deemed common elements as hereinafter provided. Each apartment shall be deemed to include all of the walls and partitions which are not load-bearing and which are within its perimeter walls, the inner decorated or finished surfaces of all walls, floors, roofs and ceilings; all glass windows, window frames, louvres, shutters (if any), panels, doors and door frames along its perimeter; any mechanical, electrical and air conditioning equipment originally installed and located within such apartment utilized for or serving only such apartment; the lanai shown on the Condominium Map to the inner decorated or finished surfaces of the exterior perimeter walls of such lanai and to the exterior edge of the exterior railings of such lanai; and all of the fixtures and appliances originally installed therein, including the carpets, refrigerator, dishwasher, range, oven, microwave oven, garbage disposal, washer, dryer, sinks and bathroom fixtures originally installed therein.

Condominium Public Report
For
Vista Waikoloa

EXHIBIT C

Permitted Alterations to Apartments

The owner of an apartment shall not, except as specifically permitted in the Declaration of Condominium Property Regime or Bylaws of the Vista Waikoloa Owners Association, without the prior written consent of the Board of Directors and Fee Owner, make any structural alterations in or additions to the apartment or make any alterations or additions to the exterior of the apartment (including awnings, jalousies or screens) or to any other portion or portions of the common elements. Additions to or alterations of any apartment made within such apartment shall be permitted; provided that such addition or alteration shall not jeopardize the soundness or safety of the Project, reduce the value therefor, violate the uniform external appearance of the apartment or impair any easement.

Except as otherwise expressly set forth and reserved in the Declaration of Condominium Property Regime or Bylaws, any additions or alterations to the exterior of apartments and to their lanais and structures and landscaping in common elements shall be undertaken by the Association or any apartment owners only upon the review and approval by the Planning Department, County of Hawaii after the written consent of the Association is obtained by the affirmative vote of not less than seventy-five percent (75%) of the apartment owners and accompanied by the written consent of holders of all liens affected thereby.

VISTA WAIKOLOA - Apartment Schedule

10/4/89

Apt. No.	Type	BR/Bath	Living Area	Lanal Area	Total Area	Common Interest	Maint. Fee/mo.	Parking Stall #
100	NR	0/0	200	0	200	0.1202	49.58	
A-101	BE	2/2	1,330	340	1,670	0.7986	329.42	1
A-102	A	2/2.5	1,406	340	1,746	0.8443	348.27	16
A-103	A	2/2.5	1,406	340	1,746	0.8443	348.27	15
A-104	B	2/2	1,262	340	1,602	0.7578	312.59	2
A-105	B	2/2	1,262	340	1,602	0.7578	312.59	3
A-106	BE	2/2	1,330	340	1,670	0.7986	329.42	4
A-201	BE	2/2	1,330	340	1,670	0.7986	329.42	5
A-202	A	2/2.5	1,406	340	1,746	0.8443	348.27	19
A-203	A	2/2.5	1,406	340	1,746	0.8443	348.27	18
A-204	B	2/2	1,262	340	1,602	0.7578	312.59	6
A-205	B	2/2	1,262	340	1,602	0.7578	312.59	7
A-206	BE	2/2	1,330	340	1,670	0.7986	329.42	8
A-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	9
A-302	C	3/3.5	2,630	841	3,471	1.5793	651.46	17
A-303	B	2/2	1,262	340	1,602	0.7578	312.59	10
A-304	B	2/2	1,262	340	1,602	0.7578	312.59	11
A-305	BE3	2/2	1,269	340	1,609	0.7620	314.33	12
B-101	BE	2/2	1,330	340	1,670	0.7986	329.42	31
B-102	B	2/2	1,262	340	1,602	0.7578	312.59	32
B-103	B	2/2	1,262	340	1,602	0.7578	312.59	33
B-104	A	2/2.5	1,406	340	1,746	0.8443	348.27	21
B-105	A	2/2.5	1,406	340	1,746	0.8443	348.27	20
B-106	BE	2/2	1,330	340	1,670	0.7986	329.42	34
B-201	BE	2/2	1,330	340	1,670	0.7986	329.42	13
B-202	B	2/2	1,262	340	1,602	0.7578	312.59	28
B-203	B	2/2	1,262	340	1,602	0.7578	312.59	29
B-204	A	2/2.5	1,406	340	1,746	0.8443	348.27	23
B-205	A	2/2.5	1,406	340	1,746	0.8443	348.27	22
B-206	BE	2/2	1,330	340	1,670	0.7986	329.42	30
B-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	14
B-302	B	2/2	1,262	340	1,602	0.7578	312.59	27
B-303	B	2/2	1,262	340	1,602	0.7578	312.59	26
B-304	C	3/3.5	2,630	841	3,471	1.5793	651.46	24
B-305	BE3	2/2	1,269	340	1,609	0.7620	314.33	25

EX-100 D

Apt. No.	Type	BR/Bath	Living Area	Lanai Area	Total Area	Common Interest	Maint. Fee/mo.	Parking Stall #
C-101	BE	2/2	1,330	340	1,670	0.7986	329.42	58
C-102	A	2/2.5	1,406	340	1,746	0.8443	348.27	68
C-103	A	2/2.5	1,406	340	1,746	0.8443	348.27	67
C-104	B	2/2	1,262	340	1,602	0.7578	312.59	49
C-105	B	2/2	1,262	340	1,602	0.7578	312.59	48
C-106	BE	2/2	1,330	340	1,670	0.7986	329.42	47
C-201	BE	2/2	1,330	340	1,670	0.7986	329.42	59
C-202	A	2/2.5	1,406	340	1,746	0.8443	348.27	66
C-203	A	2/2.5	1,406	340	1,746	0.8443	348.27	65
C-204	B	2/2	1,262	340	1,602	0.7578	312.59	52
C-205	B	2/2	1,262	340	1,602	0.7578	312.59	51
C-206	BE	2/2	1,330	340	1,670	0.7986	329.42	50
C-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	60
C-302	C	3/3.5	2,630	841	3,471	1.5793	651.46	64
C-303	B	2/2	1,262	340	1,602	0.7578	312.59	55
C-304	B	2/2	1,262	340	1,602	0.7578	312.59	54
C-305	BE3	2/2	1,269	340	1,609	0.7620	314.33	53
D-101	BE	2/2	1,330	340	1,670	0.7986	329.42	56
D-102	B	2/2	1,262	340	1,602	0.7578	312.59	57
D-103	B	2/2	1,262	340	1,602	0.7578	312.59	150
D-104	A	2/2.5	1,406	340	1,746	0.8443	348.27	74
D-105	A	2/2.5	1,406	340	1,746	0.8443	348.27	73
D-106	BE	2/2	1,330	340	1,670	0.7986	329.42	63
D-201	BE	2/2	1,330	340	1,670	0.7986	329.42	77
D-202	B	2/2	1,262	340	1,602	0.7578	312.59	151
D-203	B	2/2	1,262	340	1,602	0.7578	312.59	152
D-204	A	2/2.5	1,406	340	1,746	0.8443	348.27	72
D-205	A	2/2.5	1,406	340	1,746	0.8443	348.27	71
D-206	BE	2/2	1,330	340	1,670	0.7986	329.42	62
D-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	76
D-302	B	2/2	1,262	340	1,602	0.7578	312.59	75
D-303	B	2/2	1,262	340	1,602	0.7578	312.59	153
D-304	A	2/2.5	1,406	340	1,746	0.8443	348.27	70
D-305	A	2/2.5	1,406	340	1,746	0.8443	348.27	69
D-306	BE3	2/2	1,269	340	1,609	0.7620	314.33	61

Apt. No.	Type	BR/Bath	Living Area	Lanai Area	Total Area	Common Interest	Maint. Fee/mo.	Parking Stall #
E-101	BE	2/2	1,330	340	1,670	0.7986	329.42	88
E-102	A	2/2.5	1,406	340	1,746	0.8443	348.27	98
E-103	A	2/2.5	1,406	340	1,746	0.8443	348.27	97
E-104	B	2/2	1,262	340	1,602	0.7578	312.59	123
E-105	B	2/2	1,262	340	1,602	0.7578	312.59	86
E-106	BE	2/2	1,330	340	1,670	0.7986	329.42	83
E-201	BE	2/2	1,330	340	1,670	0.7986	329.42	87
E-202	A	2/2.5	1,406	340	1,746	0.8443	348.27	96
E-203	A	2/2.5	1,406	340	1,746	0.8443	348.27	95
E-204	B	2/2	1,262	340	1,602	0.7578	312.59	124
E-205	B	2/2	1,262	340	1,602	0.7578	312.59	85
E-206	BE	2/2	1,330	340	1,670	0.7986	329.42	82
E-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	122
E-302	A	2/2.5	1,406	340	1,746	0.8443	348.27	94
E-303	A	2/2.5	1,406	340	1,746	0.8443	348.27	93
E-304	B	2/2	1,262	340	1,602	0.7578	312.59	125
E-305	B	2/2	1,262	340	1,602	0.7578	312.59	84
E-306	BE3	2/2	1,269	340	1,609	0.7620	314.33	81
F-101	BE	2/2	1,330	340	1,670	0.7986	329.42	118
F-102	B	2/2	1,262	340	1,602	0.7578	312.59	108
F-103	B	2/2	1,262	340	1,602	0.7578	312.59	105
F-104	A	2/2.5	1,406	340	1,746	0.8443	348.27	101
F-105	A	2/2.5	1,406	340	1,746	0.8443	348.27	100
F-106	BE	2/2	1,330	340	1,670	0.7986	329.42	89
F-201	BE	2/2	1,330	340	1,670	0.7986	329.42	117
F-202	B	2/2	1,262	340	1,602	0.7578	312.59	107
F-203	B	2/2	1,262	340	1,602	0.7578	312.59	104
F-204	A	2/2.5	1,406	340	1,746	0.8443	348.27	103
F-205	A	2/2.5	1,406	340	1,746	0.8443	348.27	102
F-206	BE	2/2	1,330	340	1,670	0.7986	329.42	90
F-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	109
F-302	B	2/2	1,262	340	1,602	0.7578	312.59	106
F-303	B	2/2	1,262	340	1,602	0.7578	312.59	92
F-304	C	3/3.5	2,630	841	3,471	1.5793	651.46	99
F-305	BE3	2/2	1,269	340	1,609	0.7620	314.33	91

Apt. No.	Type	BR/Bath	Living Area	Lanai Area	Total Area	Common Interest	Maint. Fee/mo.	Parking Stall #
G-101	BE	2/2	1,330	340	1,670	0.7986	329.42	137
G-102	B	2/2	1,262	340	1,602	0.7578	312.59	134
G-103	B	2/2	1,262	340	1,602	0.7578	312.59	121
G-104	A	2/2.5	1,406	340	1,746	0.8443	348.27	113
G-105	A	2/2.5	1,406	340	1,746	0.8443	348.27	114
G-106	BE	2/2	1,330	340	1,670	0.7986	329.42	112
G-201	BE	2/2	1,330	340	1,670	0.7986	329.42	136
G-202	B	2/2	1,262	340	1,602	0.7578	312.59	133
G-203	B	2/2	1,262	340	1,602	0.7578	312.59	120
G-204	A	2/2.5	1,406	340	1,746	0.8443	348.27	115
G-205	A	2/2.5	1,406	340	1,746	0.8443	348.27	116
G-206	BE	2/2	1,330	340	1,670	0.7986	329.42	110
G-301	BE3	2/2	1,269	340	1,609	0.7620	314.33	135
G-302	B	2/2	1,262	340	1,602	0.7578	312.59	130
G-303	B	2/2	1,262	340	1,602	0.7578	312.59	119
G-304	A	2/2.5	1,406	340	1,746	0.8443	348.27	131
G-305	A	2/2.5	1,406	340	1,746	0.8443	348.27	132
G-306	BE3	2/2	1,269	340	1,609	0.7620	314.33	111

Condominium Public Report
For
Vista Waikoloa

EXHIBIT E

Common Elements

One freehold estate is hereby designated in all common elements of the Project which include all other portions of the Project other than the apartments (except as herein specifically included) and all other common elements mentioned in the Act, which are actually included in the Project, including specifically but not limited to:

- (a) Said land in fee simple;
- (b) All structural components such as foundations, beams, supports, main walls, roofs, entrances, exits, floor slabs, unfinished perimeter party and load-bearing walls, awnings, and walkways of said buildings;
- (c) All walkways;
- (d) All yards, grounds, landscaping, retaining walls, planters, abutting common areas, recreational facilities, swimming pool and deck areas, lavatories and storage rooms, jacuzzi pool, all refuse facilities, maintenance building and Community Building;
- (e) All ducts, electrical equipment, central water heating systems, wiring, pipes and other central and appurtenant transmission facilities and installations on, over, under and/or across the property which serve more than one apartment for services such as power light, hot water, cold water, incineration, sewage, gas, telephone and television and radio signal distribution, if any;
- (f) Any apparatus and installation existing for common use such as tanks, pumps, motors, fans, compressors, ducts, vents and other installations and apparatus;
- (g) A total of one hundred fifty-three (153) parking spaces;

(h) Deck areas, loading areas and refuse facilities;

(i) Any and all facilities for distribution and storage of mail; and

(j) Any and all other apparatus and installation of common use and all other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

Exhibit E
3045n

Condominium Public Report
For
Vista Waikoloa

EXHIBIT F

Limited Common Elements

Certain parts of the common elements, herein called and designated "Limited Common Elements", are hereby set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) Each apartment shall have exclusive use of one (1) uncovered parking stall as designated on the Condominium Map.

(b) All other common elements of the project which are rationally related to an individual apartment(s) or buildings shall be limited to the use of such apartment(s) or buildings.

Condominium Public Report
For
Vista Waikoloa

EXHIBIT G

Encumbrances Against Title

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

2. Grant in favor of AtPac Land Co. of all rights to underground water under or appurtenant to Lots 5, 6, 8, R-1 and R-2 as shown on File Plan 1853, with the right to transfer and assign said rights to the State of Hawaii, County of Hawaii, Department of Water Supply or any public or private utility or other corporation; provided, however, that said rights shall not include any surface right to enter upon and drill for water, as granted by Deed dated December 20, 1985, recorded in Liber 19166 at Page 513.

3. Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort dated as of April 1, 1980, effective on April 23, 1980, recorded in Liber 14670 at Page 531, as amended and supplemented by instruments dated as of April 1, 1980, effective as of April 23, 1980, recorded in Liber 14670 at Page 607, dated December 30, 1980, effective December 30, 1980, recorded in Liber 15297 at Page 147, dated June 10, 1981, effective as of July 1, 1981, recorded in Liber 15676 at Page 497, dated October 29, 1985, recorded in Liber 19071 at Page 562, dated December 20, 1985, recorded in Liber 19166 at Page 388, dated December 9, 1985, recorded in Liber 19166 at Page 392, dated December 20, 1985, recorded in Liber 19166 at Page 412 dated as of June 1, 1986, recorded in Liber 19792 at Page 339, dated May 1, 1989, recorded in Liber 23179 at Page 433, dated as of May 1, 1989, recorded in Liber 23187 at Page 750, and dated as of August 24, 1989, recorded in Liber 23588 at Page 784.

Consent and Subordination to Supplemental Declaration (Releasing Covered Property); Second Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort; and Supplemental Declaration (Annexing Real Property) dated December 4, 1985, recorded in Liber 19166 at Page 420, by Aetna Life Insurance Company, as Mortgagee under Mortgage recorded in Liber 14671 at Page 150.

4. Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort Conference dated as of April 1, 1980, effective on April 23, 1980, recorded in Liber 14670 at Page 631, as amended and supplemented by instruments dated as of April 1, 1980, effective as of April 23, 1980, recorded in Liber 14670 at Page 674, dated December 20, 1985, recorded in Liber 19166 at Page 426, dated December 20, 1985, recorded in Liber 19166 at Page 434, dated December 20, 1985, recorded in Liber 19166 at Page 438, dated December 20, 1985, recorded in Liber 19166 at Page 448 dated as of June 1, 1986, recorded in Liber 19792 at Page 344, dated as of May 1, 1989, recorded in Liber 23187 at Page 757, and dated as of August 24, 1989, recorded in Liber 23588 at Page 788.

5. Grant in favor of Hawaii Electric Light Company, Inc. and Hawaiian Telephone Company, nka GTE Hawaiian Telephone Company Incorporated, dated November 20, 1980, recorded in Liber 15501 at Page 694, as amended by Amendment of F.P. 1562 Joint Underground Easements dated June 1, 1986, recorded in Liber 19750 at Page 607; granting the right in the nature of a perpetual nonexclusive utility easement upon, across, through and under Easements "19" and "21" affecting Lot 6 as shown on File Plan 1853.

6. Easement "E-13" (133 square feet) for electric switch purposes, as shown on File Plan No. 1562.

7. Easement "E-14" (42 square feet) for electric transformer purposes, as shown on File Plan No. 1562.

8. Grant in favor of Hawaii Electric Light Company, Inc., dated November 20, 1980, recorded in Liber 15320 at Page 111, as amended by Amendment of F.P. 1562 Underground Easements - HELCO dated June 1, 1986, recorded in Liber 19750 at Page 596; granting the right in the nature of a perpetual nonexclusive utility easement upon, across, through and under Easements "E-13" and "E-14" (42 square feet) as shown on File Plan No. 1562, "Waikoloa Beach Resort Phase I (Amended)" and Easements 8 and 9 as shown on File Plan 1853.

9. Exception and reservation contained in Deed dated December 27, 1979, recorded in Liber 14514 at Page 399, excepting and reserving nonexclusive easements over, across, along and through Easement "E-13" and Easement "E-14" as shown on File Plan No. 1562.

10. Grant in favor of Waikoloa Resort Utilities, Inc., dated March 28, 1980, recorded in Liber 14670 at Page 692, as amended by Amendment of File Plan 1562 Utility Easement dated June 1, 1986, recorded in Liber 19773 at Page 655; granting an easement for utility purposes over Easement "20" affecting Lot 6 as shown on File Plan 1853.

11. Grant in favor of Hawaii Electric Light Company, Inc. and Hawaiian Telephone Company, dated November 20, 1980, recorded in Liber 15446 at Page 63, as amended by Amendment of Easements R-1 to R-4 dated June 1, 1986, recorded in Liber 19750 at Page 569, said amendment amended by Correction of Amendment of Easements R-1 to R-4 dated August 18, 1986, recorded in Liber 19791 at Page 552; granting the right in the nature of perpetual nonexclusive utility easement upon, across, through and under said Easement "20" affecting Lot 6 as shown on File Plan 1853.

12. Easement "9" (211 square feet) for electrical purposes, as shown on File Plan 1853.

13. Grant in favor of AtPac Land Co. of a nonexclusive easement for walkway, slope and bikeway purposes and for electrical, gas, communications and other utility purposes over, under, across, along and through said Easement "7", "8" and "9", with the right to grant to the State of Hawaii, County of Hawaii, Department of Water Supply or other appropriate governmental agency or to any public or private utility or other corporation, easements for any or all of said purposes, as granted by Deed dated December 20, 1985, recorded in Liber 19166 at Page 513.

14. Easement "7" (6,965 square feet) for slope and walkway purposes, as shown on File Plan No. 1853.

15. Grant in favor of Hawaii Electric Light Company, Inc. and Hawaiian Telephone Company, dated November 20, 1980, recorded in Liber 15501 at Page 694, as amended by Amendment of F.P. 1562 Joint Underground Easements dated June 1, 1986, recorded in Liber 19750 at Page 607; granting the right in the nature of a perpetual nonexclusive utility easement upon, across, through and under said Easement "7".

16. Easement "8" (72 square feet) for electrical purposes as shown on File Plan No. 1853.

17. With respect to those portions of the property described hereinabove which comprise portions of the land

formerly included within Lot 5 of the "Waikoloa Beach Resort Phase II" as shown on File Plan 1853, filed in the Bureau of Conveyances of the State of Hawaii:

(a) Declaration of Golf Course Use dated March 28, 1980, recorded in Liber 14670 at Page 785, by Transcontinental Development Co., a Texas general partnership, as heretofore amended, including, without limitation, as amended by instruments dated July 14, 1981, recorded in Liber 15706 at Page 354, and dated December 20, 1985, recorded in Liber 19166 at Page 473.

(b) Golf Play Agreement dated March 19, 1980, recorded in Liber 14670 at Page 790, by and between Transcontinental Development Co., a Texas partnership, and TAAS Associates, a joint venture registered as a Hawaii general partnership, as heretofore amended, including, without limitation, as amended by instruments dated June 9, 1981, recorded in Liber 15706 at Page 357, and dated December 20, 1985, recorded in Liber 19166 at Page 482.

(c) Golf Play Agreement dated March 28, 1980, recorded in Liber 14671 at Page 1, by and between Transcontinental Development Co., a Texas partnership, and AtPac Land Co., a Texas partnership, as heretofore amended, including, without limitation, as amended by Amendment to Golf Play Agreement dated June 9, 1981, recorded in Liber 15706 at Page 349 and second Amendment to Golf Play Agreement (AtPac) dated December 20, 1985, recorded in Liber 19166 at Page 489, as amended by Correction of Second Amendment to Golf Play Agreement (AtPac) dated February 10, 1986, effective December 20, 1985, recorded in Liber 19446 at Page 292, and further amended by Golf Play Agreement (Lot 3) dated August 21, 1986, recorded in Liber 19792 at Page 367.

18. With respect to those portions of the property described hereinabove, which comprise portions of Land Commission Award No. 4452 to H. Kalama, the claims of any person purporting to be an heir of H. Kalama, including but not limited to the claims of Abraham Kualaku McAulton and Palmroy P. K. Bush.

19. Easement "A" for utility purposes, as shown on File Plan 1964.

20. Easement "B" for slope and walkway purposes, as shown on File Plan 1964.

21. Easement "C" for slope and bikeway purposes, as shown on File Plan 1964.

Exhibit G
3045n

EXHIBIT H

VISTA WAIKOLOA

Estimated Monthly/Annual Common Expenses

	<u>MONTHLY</u>	<u>ANNUAL</u>
<u>RECEIPTS</u>		
Maintenance Fees	\$ 41,250	\$495,000
Interest	200	2,400
	\$ 41,450	\$497,400
<u>DISBURSEMENTS</u>		
<u>Utilities</u>		
Electric	\$ 5,000	\$ 60,000
Water/Sewer	7,000	84,000
Telephone	250	3,000
Cable Television	1,500	18,000
	\$ 13,750	\$165,000
<u>Building Maintenance</u>		
Air Conditioning	\$ 2,000	\$ 24,000
Cleaning Supplies	100	1,200
Elevators	2,000	24,000
Lighting	120	1,440
Grounds Supply	280	3,360
Pest Control	600	7,200
Pool	350	4,200
Refuse	400	4,800
Repairs and Purchases	600	7,200
Security	2,000	24,000
	\$ 8,450	\$101,400
<u>Administration</u>		
Management Fee	\$ 1,700	\$ 20,400
Salaries - Grounds	4,200	50,400
Salaries - Maintenance	1,500	18,000
Salaries - Manager	1,500	18,000
Payroll Taxes	900	10,800
Health Care	700	8,400
Workers Comp/TDI	500	6,000
Manager's Apartment Rent	1,000	12,000
	\$ 12,000	\$144,000

Exhibit H
VISTA WAIKOLOA
 Estimated Mo./Annual Common Expenses
 Page 2

Other

Auto	\$ 100	\$ 1,200
Insurance - Directors	350	4,200
Insurance - Fire and Liability	3,000	36,000
Insurance - Umbrella	400	4,800
Legal and Audit	450	5,400
Office Supplies & Printing	250	3,000
Travel	200	2,400
	\$ 4,750	57,000
TOTAL DISBURSEMENTS	\$ 38,950	\$964,800
 <u>RESERVE TRANSFERS</u>		
Replacement Reserves	\$ 2,500	\$ 30,000
TOTAL DISBURSEMENTS AND RESERVES	\$ 41,450	\$497,400
NET SURPLUS	-0-	-0-

It is hereby certified that the foregoing estimate of the Monthly/Annual Common Expenses and the Estimate of Initial Maintenance fees set forth in Exhibit H to this Condominium Public Report of the project have been based on generally accepted accounting principles.

HHC DEVELOPMENT COMPANY, LTD.

Dewar Millar

Dewar Millar, Project Director

VISTA WAIKOLOA - MAINTENANCE FEE SCHEDULE

<u>UNIT TYPE</u>	<u>INDIVIDUAL UNIT % C. I.</u>	<u>BD/BATH</u>	<u>NUMBER OF UNITS</u>	<u>LIVING AREA</u>	<u>TOTAL LIV. AREA</u>	<u>CATEGORY % C. I.</u>	<u>MAINT. FEE</u>	<u>MAINT. FEE PER UNIT</u>	<u>ANNUAL MAINT. FEE PER UNIT</u>
A	0.8443	2/2.5	34	1,406	47,804	28.7052	11,841.31	348.27	\$4,179.24
B	0.7578	2/2	42	1,262	53,004	31.8276	13,128.89	312.59	\$3,751.08
BE	0.7986	2/2	28	1,330	37,240	22.3608	9,223.83	329.42	\$3,953.04
BB3	0.7620	2/2	14	1,269	17,766	10.668	4,400.55	314.33	\$3,771.96
C	1.5793	3/3.5	4	2,630	10,520	6.3172	2,605.85	651.46	\$7,817.52
NR	0.1202	0/0	1	200	200	0.1202	49.58	49.58	\$ 594.96
Totals				123		166,354	100.0000	41,250	494,997.12

Condominium Public Report
For
Vista Waikoloa

EXHIBIT I

Construction Warranties

Paragraph 19 of the Sales Contract and Deposit Receipt states: The execution, delivery and recordation of the Apartment Deed shall constitute the assignment by Seller to Buyer of any and all warranties given Seller by the general contractor for the Project and by any subcontractors or materialmen, including but not limited to said contractor's guarantee of materials and workmanship against faulty or deficient materials and installation for a period of one (1) year after "substantial completion" of the Apartment, as that term is defined in the construction contract for the Project, and the benefit of such warranties shall accrue to Buyer on closing without further instruments or documents. Seller agrees to cooperate with Buyer during the effective period of any such warranties in asserting any claims based on such warranties. If closing occurs after the expiration of the warranties of the general contractor, subcontractors and materialmen, Seller will also give to Buyer a construction warranty from the Seller which shall last for a period of ninety (90) days from the date of closing; provided, however, that if closing occurs within ninety (90) days before the expiration of the warranties of the general contractor, subcontractors and materialmen, Seller's warranty shall extend for a certain period after said expiration date so that the total period for Seller's warranty shall be ninety (90) days.

Condominium Public Report
For
Vista Waikoloa

EXHIBIT J

Summary of Sales Contract

A specimen Condominium Sales Contract and Deposit Receipt has been submitted to the Real Estate Commission as part of the registration. The specimen Sales Contract and Deposit Receipt provides in part:

(a) That if the purchasers who have agreed to obtain mortgage loans have not secured commitment therefor within thirty (30) days after application for the same satisfactory to the Developer, the Developer may elect to terminate at Developer's option, the Sales Contract upon written notice to the purchaser and, upon such termination all monies paid by the purchaser be refunded without interest less the cost of any credit report, escrow cancellation fees, if any, and other costs actually incurred by the Developer or lending institution in processing such loan application; provided, however, that if the Developer ascertains that the purchaser has failed to qualify for the mortgage loan due to the failure to use his best efforts to obtain such mortgage loan in good faith or to do or perform all acts necessary to obtain such loan, then such failure shall constitute a default by the purchaser entitling Developer to retain all sums paid as liquidated damages;

(b) Prospective purchaser should be aware that the Developer's mortgage loans (interim, renewals and extensions) used for the construction of the Project shall be and remain at all times a superior lien on the Project, and purchasers intentionally waive and subordinate the priority of lien under the Sales Contract or reservation agreement in favor of such mortgage loan and waives any claims which they may have against Developer for breach of the Sales Contract or reservation agreement in the event that said mortgage loans are foreclosed;

(c) That the Sales Contract constitutes only a reservation agreement until such time as the Developer deposits in the U.S. mail a notice addressed to the purchaser stating that the Developer has determined that the Project can go forward, after which time the Sales Contract

shall become binding. Prior to that time, either the Developer or the purchaser has an unconditional right to cancel the contract by written notice to each other;

(d) Additionally, the Sales Contract provides that Developer makes no warranties, expressed or implied, with respect to the apartments or any common elements or anything installed therein. Developer shall assign to purchasers any and all warranties given Developer by the general contractor of the Project together with any guaranties against faulty material or workmanship. Purchaser shall receive direct warranties given by dealers or manufacturers on appliances installed in apartments and common elements.

(e) All expenses in connection with the sale are to be payable by purchaser, including, but not limited to, the cost of drafting the Apartment Deed and the cost of the acknowledgments in respect thereof; the State of Hawaii conveyance tax (NOTE: In connection with the conveyance tax, the Developer and purchaser will appoint Escrow Agent as their agent for the purpose of filing the affidavit in respect thereto); the escrow fee; the cost of obtaining financing or a financing commitment for any portion of the purchase price and all expenses incident thereto; the expense of credit reports; the drafting of mortgages, etc. (which costs shall be paid directly to Purchaser's mortgagee and shall in no event be reimbursed by Developer); acknowledgments of the Purchaser on all instruments; recording fees; and any costs incurred for title insurance.

(f) Purchaser may also be required to prepay maintenance fees for a period of up to two (2) months, prepay insurance premiums for up to one (1) year, prepay real property taxes for the remainder of the tax year prorated as of the date that a certificate of occupancy for the apartment has been issued by the County of Hawaii and pay a non-refundable start-up fee in an amount equal to two (2) months maintenance fees, which shall be a one-time non-transferable non-refundable assessment at sale, not as a common expense, shall be in addition to the normal monthly maintenance fees, shall be held, accounted for and expended as funds of the Association for the benefit of all of the apartment owners by Developer and the managing agent, all of which shall be paid at preclosing. Purchaser further agrees that all maintenance, other taxes, assessments and other expenses shall also be prorated between Developer and purchaser as of such proration date for real property taxes which shall be the date that a certificate of occupancy for the apartment has been issued by the County of Hawaii.

(NOTE: This amount, together with other amounts required, are in addition to and are not part of the total purchase price and shall be paid at preclosing).

(g) If (i) the development and construction of the Project is delayed due to governmental restrictions or regulations, or if said delay is caused by fire, earthquake, tidal wave, acts of God, the elements, war or civil disturbances, strikes or other labor disturbances, or economic controls making it impossible to obtain the necessary labor or material, or any other event, matters of conditions including any litigation or threat of litigation concerning the Project, and Developer determines in its sole discretion that increases in development and construction costs have or will occur, or (ii) Developer cannot obtain a construction loan or loans for the Project, except at an interest rate higher than acceptable to Developer, as determined by Developer in its sole discretion, and Developer determines, in its sole discretion, that increases in development and construction costs will occur because of much higher interest rate, then and in any such event, Developer may increase the total Purchase Price for the Property by an amount not in excess of the Property's proportionate share (approximately based on the percentage common interest specified above) of the total amount of such increases in development and construction and/or interest costs.

(h) The Developer has made no representations with respect to the possibility or probability of rental or other income from the apartment or other economical benefit 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 by a third party will provide services relating to the rental or sale of the apartment nor representations as to the possible advantages from the rental of the apartment under Federal and 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, Developer may obtain an injunction enjoining such acts of the purchaser and Developer may, in addition, pursue any other remedies and purchaser shall pay the Developer's costs and attorneys' fees in connection therewith. In the event that the purchaser or anyone

claiming by or through him alleges that the offer to sell or the purchase of the apartment gives rise to any violation of any Federal or State disclosure laws or regulations, the purchaser covenants not to sue for any remedy other than to sue for refund of the purchase price and actual closing cost plus interest at ten percent (10%) per annum from the date of closing to the date of repayment. Purchaser agrees to absorb any additional charges incurred with respect to the apartment as the reasonable use value of the apartment. The terms of this paragraph shall survive final closing of the sale and purchaser's occupancy of the apartment.

Exhibit J
3045n

Condominium Public Report
For
Vista Waikoloa

EXHIBIT K

Summary of Escrow Agreement

An executed Escrow Agreement has been submitted to the Real Estate Commission as part of the registration. The Escrow Agreement dated October 10, 1989, identified Title Guaranty Escrow Services, Inc. as the escrow agent. The Escrow Agreement provides that the Escrow Agent shall refund to purchaser all of purchaser's funds, with interest, less a cancellation fee of not less than \$25.00, if purchaser shall request refund of his funds and any one of the following shall have occurred:

(a) Developer and purchaser have requested Escrow Agent in writing to return to purchaser the funds or purchaser then held under the Escrow Agreement by Escrow Agent; or

(b) Developer has notified Escrow Agent of Developer's exercise of the option to rescind the sales contract pursuant to any right of rescission stated therein or otherwise available to Developer; or

(c) With respect to a purchaser whose funds were obtained prior to the issuance of the Final Report,

(i) upon receiving a true copy of the Final Report, purchaser elects to cancel the sales contract before the earlier of (1) the conveyance of the apartment to the purchaser, or (2) midnight of the thirtieth day following the date of delivery of the final public report to such purchaser, or

(ii) there is a material change in the Project which directly, substantially and adversely affects the use or value of (1) the purchaser's apartment or limited common elements appurtenant thereto, or (2) those amenities of the Project available for purchaser's use, except for any additions, deletions, modifications and reservations including, without limitation, the merger or addition or phasing of the Project made pursuant to the terms of the Declaration.

Escrow shall promptly and diligently close the transactions and perform such services as are necessary or proper therefor including the recordation of all documents. If purchaser fails to make any payment on or before the due date or fails to perform in any matter which is being handled by Escrow, Escrow shall promptly notify Developer of any such failure on the part of purchaser.

Exhibit K
3045n

Condominium Public Report
For
Vista Waikoloa

EXHIBIT L

Declarations of Covenants, Conditions and Restrictions

The Project is subject to the Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort and the Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort Conference, copies of which will be given to each purchaser.

Summary of Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort

The Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort ("DCCR") is designed to preserve the desirability, attractiveness and value of Waikoloa Beach Resort.

The condominium association for Vista Waikoloa shall be a member of Waikoloa Beach Resort Association ("Association") and shall exercise all votes of all owners of units in the condominium project. Each unit shall be entitled to one (1) vote. Each owner shall pay one Assessment Share for each vote to which his unit is entitled. No assessment is due until units are completed and approved for occupancy. The Association shall estimate the annual expense budget which may include capital items; provided that capital items other than capital replacements shall not exceed 10% of the operating budget for the immediately preceding year without majority approval of the Association membership at an Association meeting with a quorum present. Special Assessments may be assessed against an owner for (a) costs incurred by the Association by reason of an owner's failure to comply with the DCCR; or (2) any costs incurred by the Association which disproportionately benefits one or more owners.

The Association shall have broad powers including the power to (1) maintain and improve Common Use Property; (2) enforce the DCCR, charter and bylaws of the Association; (3) contract and pay for services beneficial to the Association; (4) contract and pay for insurance beneficial to the Association; (5) borrow money; (6) delegate its power

to committees, officers or employees; (7) pay, compromise or contest taxes and/or assessments on Common Use Property.

Summary of Declaration of Protective Covenants, Conditions and Restrictions for Waikoloa Beach Resort Conference

Waikoloa Beach Resort Conference is a non-profit corporation created to develop and provide a program of advertising and marketing to promote the Waikoloa Beach Resort area.

Members include hotel, condominium, condominium hotel, commercial and restaurant. A condominium member or condominium association consisting of 100 or more dwelling units is deemed a Hotel Lot during calendar years in which during any one calendar month 25% or more of the units are rented for periods of less than 20 days. There is the possibility that Vista Waikoloa may be considered a Hotel Lot for the purposes of Waikoloa Beach Resort Conference. The condominium association shall constitute the member of the Waikoloa Beach Conference rather than the individual condominium owners.

Hotel members are entitled to one (1) vote per each Hotel Lot. The aggregate of all condominium members are entitled to one (1) vote when annual assessments payable by condominium members exceed \$30,000.00.

Condominium members shall be assessed approximately \$24.00 per calendar year for each condominium unit provided, however, that condominium projects which qualify as Hotel Lot shall be assessed as hotel members. Assessments may be increased proportionally to the increase in assessment for hotel members but shall not exceed the increase in Consumer Price Index for all Urban Consumers for the month of November of the immediately preceding year over November of the second preceding year plus ten (10%) percent of the immediately preceding year's assessment. All sums on account of assessments which have not been expended at the end of any accounting year shall be applied to the following year's expenses.

Exhibit L
3045n

WATANABE, ING & KAWASHIMA

ATTORNEYS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

HAWAII TOWER, 5th & 6th FLOORS

745 FORT STREET

HONOLULU, HAWAII 96813

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Pamela J. Larson
Ronald Y. K. Leong
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Lani Nariyo
Seth M. Reiss
Marcus B. Sierra
Robert T. Takamatsu
Jeffrey N. Watanabe
Cynthia Winegar
Randall Y. Yamamoto

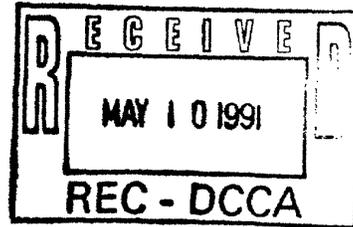
OF COUNSEL:
George R. Anyoshi

Facsimile (808) 544-8399
Telex 6502396585 MCI
MCI Mail: 2396585
ABA/Net ABA2281

May 10, 1991

HAND DELIVERED

Ms. Kiley Chun
Real Estate Commission
Department of Commerce
and Consumer Affairs
828 Fort Street Mall, Suite 600
Honolulu, Hawaii 96813



Re: Vista Waikoloa - Registration No. 2142

Dear Kiley:

Enclosed herewith for your file is one (1) amendment of pages 4 and 10 of the final public report issued on November 28, 1990, amendment of page 1 of Exhibit "D" of the final public report issued on November 28, 1990, one (1) copy of the Second Amendment of Declaration of Condominium Property Regime and one (1) copy of the First Amendment of the Bylaws of the Vista Waikoloa Owners Association.

As we previously discussed, the amendment of the final public report and Second Amendment of Declaration of Condominium Property Regime ("Second Amendment") discloses the increase in the square footage of the lanai for units A-103, A-203 and A-302. This increase in square footage of the lanais do not affect the percentage common interest for each respective unit and, thus, does not affect the estimated amount of monthly maintenance fee for each respective unit.

The Second Amendment also corrects two (2) errors. First, it corrects the State of Hawaii Bureau of Conveyance document number of the First Amendment of the Declaration of Condominium Property Regime cited in the first "Whereas" clause. Second, it corrects Paragraph 16 of the Declaration of Condominium Property Regime as it relates to condemnation. The original Paragraph 16 provided that all compensation and damages for or on account of any land and

Ms. Kiley Chun
May 10, 1991
Page 2

freehold interest shall be payable to Developer. Due to the fact that Vista Waikoloa is a fee simple condominium project, we have revised Paragraph 16 to provide that all compensation and damages for or on account of any land and freehold interest shall be payable to a bank or trust company, as trustee for all apartment owners, designated by the Board of Directors.

In regards to the First Amendment to the Bylaws of the Vista Waikoloa Owners Association, this amendment restates the Bylaws so that it conforms with current provisions of Chapter 514A, Hawaii Revised Statutes.

A copy of these amendments shall be given to all owners and prospective purchasers. Per our discussions with you and your predecessor, Ms. Linda Saito, it is our understanding that none of these amendments require a supplemental public report. Should this understanding be incorrect, please contact us immediately.

Should you have any questions regarding this matter, please feel free to contact the undersigned.

Very truly yours,


DONNA Y. KANEMARU
for
WATANABE, INC & KAWASHIMA

SUMMARY OF THE CONDOMINIUM PROJECT

Interest to be Conveyed to Buyer:

- Fee simple interest in an apartment and an undivided feehold interest in the common elements.
- Leasehold interest in an apartment and an undivided leasehold interest in the common elements.
- Fee simple interest in an apartment and an undivided leasehold interest in the common elements.

Types of Project:

- 1. New Building(s) Conversion
 Both New Building(s) and Conversion
- 2. Residential Commercial
 Mixed Residential and Commercial
 Other _____
- 3. High Rise (5 stories or more) Low Rise
- 4. Single or Multiple Buildings

5. Apartment Description

<u>Apt Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)</u>	<u>Lanai/Patio (sf)</u>
A	34	2/2.5	1417	381
B	42	2/2	1230	381
BE	28	2/2	1286	381
BE3	14	2/2	1230	381
C	4	3/3.5	2780	1025
NP	1	0/0	180	0

Total Apartments: 123

**Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.*

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:

	<u>Number of Stalls</u>
Assigned Stalls (Individual Units)	<u>123</u>
Guest Stalls	<u> </u>
Unassigned Stalls	<u>30</u>
Extra Stalls Available for Purchase	<u> </u>
Other: _____	<u> </u>
Total Parking Stalls	<u>153</u>

- 7. **Recreational amenities:** The Project will have a Management Building (excluding the Non-residential Apartment located therein) Community Pavilion, swimming pool, spa and an entertainment area. The management office shall occupy the Non-residential Apartment.

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

Pets Not Allowed

Number of Occupants: Two (2) per bedroom, except for immediate family members; Four (4) per bedroom maximum.

Other: _____

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 123

Elevators 7

Stairways Various

Trash Chutes No

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)</u>	<u>Lanai/Patio (sf)</u>
<u>A</u>	<u>34</u>	<u>2/2.5</u>	<u>1417</u>	<u>381</u>
<u>B</u>	<u>42</u>	<u>2/2</u>	<u>1230</u>	<u>381</u>
<u>BF</u>	<u>28</u>	<u>2/2</u>	<u>1286</u>	<u>381</u>
<u>BE3</u>	<u>14</u>	<u>2/2</u>	<u>1230</u>	<u>381</u>
<u>C</u>	<u>4</u>	<u>3/3.5</u>	<u>2780</u>	<u>1025</u>
<u>NR</u>	<u>1</u>	<u>0/0</u>	<u>180</u>	<u>0</u>

Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

See Exhibit "B: attached

Permitted Alterations to Apartments:

See Exhibit "C" attached

<u>Apl. No.</u>	<u>Type</u>	<u>BR/Bath</u>	<u>Rooms</u>	<u>Living Area</u>	<u>Land Area</u>	<u>Total Area</u>	<u>Common Interest</u>	<u>Mar. Lev./mo.</u>	<u>Parking Stall</u>
101	NR	0/0	1	180	0	180	0.1096	66.76	149
A-101	BE	2/2	6	1,286	381	1,667	0.7824	476.59	1
A-102	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	16
A-103	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	15
A-104	B	2/2	6	1,230	381	1,611	0.7483	455.82	2
A-105	B	2/2	6	1,230	381	1,611	0.7483	455.82	3
A-106	BE	2/2	6	1,286	381	1,667	0.7824	476.59	4
A-201	BE	2/2	6	1,286	381	1,667	0.7824	476.59	5
A-202	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	19
A-203	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	18
A-204	B	2/2	6	1,230	381	1,611	0.7483	455.82	6
A-205	B	2/2	6	1,230	381	1,611	0.7483	455.82	7
A-206	BE	2/2	6	1,286	381	1,667	0.7824	476.59	8
A-301	BE3	2/2	6	1,230	381	1,611	0.7484	455.88	9
A-302	C	3/3.5	12	2,780	1,025	3,805	1.6914	1,030.30	17
A-303	B	2/2	6	1,230	381	1,611	0.7483	455.82	10
A-304	B	2/2	6	1,230	381	1,611	0.7483	455.82	11
A-305	BE3	2/2	6	1,230	381	1,611	0.7484	455.88	12
B-101	BE	2/2	6	1,286	381	1,667	0.7824	476.59	31
B-102	B	2/2	6	1,230	381	1,611	0.7483	455.82	32
B-103	B	2/2	6	1,230	381	1,611	0.7483	455.82	33
B-104	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	21
B-105	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	20
B-106	BE	2/2	6	1,286	381	1,667	0.7824	476.59	34
B-201	BE	2/2	6	1,286	381	1,667	0.7824	476.59	13
B-202	B	2/2	6	1,230	381	1,611	0.7483	455.82	28
B-203	B	2/2	6	1,230	381	1,611	0.7483	455.82	29
B-204	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	23
B-205	A	2/2.5	7	1,417	381	1,798	0.8621	525.14	22
B-206	BE	2/2	6	1,286	381	1,667	0.7824	476.59	30
B-301	BE3	2/2	6	1,230	381	1,611	0.7484	455.88	14
B-302	B	2/2	6	1,230	381	1,611	0.7483	455.82	27
B-303	B	2/2	6	1,230	381	1,611	0.7483	455.82	26
B-304	C	3/3.5	12	2,780	1,025	3,805	1.5914	1,030.30	35
B-305	BE3	2/2	6	1,230	381	1,611	0.7484	455.88	25

9