

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
ISLAND COLONY
Seaside Ave. and Ala Wai Blvd.
Honolulu, Hawaii

REGISTRATION NO. 1037

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

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

Issued: October 17, 1978
Expires: November 16, 1979

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that the 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:

Attention: Residential Apartments in the Island Colony are being sold as securities because of a hotel rental operation in which apartment owners may participate. All prospective purchasers, whether or not they intend to participate in the hotel operation, are advised to carefully review the Preliminary Prospectus which describes the voluntary hotel operation and other important aspects of the Island Colony.

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 20, 1978, AND INFORMATION FILED AS OF OCTOBER 13, 1978. 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. The ISLAND COLONY is a proposed leasehold condominium hotel project consisting of 740 Residential Apartments, 5 Commercial Apartments, including a parking apartment, all located in a 43-story building. (The 5 commercial apartments are being retained by the developer and are not currently being offered for sale.)
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 Preliminary Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime, the Bylaws of the Association of Apartment Owners and the Condominium Map will be recorded in the Bureau of Conveyances of the State of Hawaii and filed in the Office of the Assistant Registrar of the Land Court immediately prior to the application for a Final Public Report.
4. No advertising or promotional materials have been submitted to the Commission pursuant to its rules and regulations.
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 Preliminary Public Report expires thirteen (13) months after issuance, November 16, 1979, unless a Final or Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
7. This Preliminary Public Report is part of the registration of the ISLAND COLONY. The Developer has the responsibility of placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and securing a signed copy of the receipt for the Preliminary Public Report from each purchaser.

NAME OF PROJECT: ISLAND COLONY

LOCATION: The Project is located in Waikiki, Honolulu, Hawaii

at the Ewa corner of Ala Wai Boulevard and Seaside Avenue and has a land area of approximately 49,823 square feet.

TAX KEY: 2-6-21-26.

ZONING: The property was zoned H-2 at the time the building permit was issued for the Project. Purchasers should be aware that this zoning classification imposes, among other things, a requirement of 24-hour front desk service and facilities for the registration and keeping of records relating to hotel guests and security for the Project. The property is now zoned "Apartment Precinct" within the Waikiki Special Design District.

DEVELOPER: HASEKO HAWAII, INC., a Hawaii corporation, Suite 1814, Hawaii Building, 745 Fort Street, Honolulu, Hawaii.

The following are officers of the corporation:

Seiji Kurasawa, President
Osamu Kaneko, Senior Vice President
Junro Ikegaki, Vice President
Soichiro Kawase, Vice President
Takehiko Yamamura, Secretary
Makoto Sakaguchi, Asst. Secretary-Treasurer

ATTORNEYS REPRESENTING DEVELOPER: Cades Schutte Fleming & Wright (Attention: Douglas E. Prior, Michael P. Porter or Mark A. Hazlett), Suite 1200, 1000 Bishop Street, P. O. Box 939, Honolulu, Hawaii 96808, telephone (808) 521-9200.

DESCRIPTION OF PROJECT:

Description and Division of Project

The Project contains a single building of 43 stories consisting of an entrance lobby, five commercial apartments, three floors of parking (contained in one apartment), 37 floors of residential apartments and a recreation and sun deck with a swimming pool. Each apartment in the Project has access to common elements which give access to the street, either directly or via an elevator. The Project is constructed of reinforced concrete, steel, glass, aluminum and allied building materials. The apartments are specifically described in Exhibit "A".

LIMITS OF APARTMENTS:

The respective apartments shall not be deemed to include the undecorated or unfinished floors and ceilings surrounding each apartment, or any pipes, wires, conduits, or other utility lines running through such apartment which are

utilized by or serve more than one apartment, the same being deemed common elements as hereinafter described. Each apartment shall include all walls and partitions which are not loadbearing within its perimeter walls, the inner, decorated, or finished surfaces of all walls, floors and ceilings, any built-in fixtures, the interior halves of all perimeter party walls measured from the centerlines of such walls to the interior of each apartment, and the non-party perimeter walls measured from the unfinished exteriors of such walls to interior of each apartment. Each residential apartment shall also include the entire floor or pad area of its adjacent lanai. Alterations to the perimeter walls are restricted in the Declaration.

COMMON ELEMENTS:

The common elements will include the limited common elements described below, all other portions of the Project, other than the apartments, including, specifically, but not limited to, the common elements mentioned in the Horizontal Property Act which are actually constructed on the land, and all other portions of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use, and which are not included as part of an apartment. In addition to the foregoing, the common elements include: (i) the loading and receiving areas, planters and landscaped areas, lobby, porte cochere, men's and women's rooms, foyer, elevators, elevator machinery, associated electric panels, pump rooms, and machine rooms on the first floor; (ii) the mechanical equipment and emergency room on the second floor; (iii) the deck area on the sixth floor, including the sauna facilities, men's and women's rooms, swimming pool; (iv) the trash chute on floors one through forty-three of the Project; and (v) the equipment loft on the roof of the Project for the elevator machinery.

LIMITED COMMON ELEMENTS:

Certain designated parts of the common elements are reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

1. Commercial Apartment 1. The limited common elements appurtenant to Commercial Apartment 1 shall include: a landscaped or parking area in the Diamond Head-Makai corner of the first floor of the Project and delineated on the Condominium Map; the office, balcony, administration, telephone equipment and storage rooms located on the second floor of the Project; certain space on the Mauka end of the fifth floor of the Project delineated on the Condominium Map, (which may be used for maintenance and storage, laundry facilities, employee housekeeping and maintenance offices, employee dining room or any other commercial purpose; certain space in the Mauka end of the sixth floor of the Project (which may be used for group meetings or any other commercial purpose) and delineated on the Condominium Map; for the seventh through forty-

third floors of the Project, each maid's and storage room; the sixth through the forty-fourth floors; and the roof deck of the Project, except for those areas consisting of the elevators and fire exits. Notwithstanding the designation of the telephone equipment room on the second floor as limited common element to Commercial Apartment 1, the Owner of Commercial Apartment 1 shall not obstruct or take any act to impair telephone service to the Residential Apartments whether or not such Apartments are owned by limited partners in the Partnership.

2. Commercial Apartment 2. The single limited common element appurtenant to Commercial Apartment 2 is a large exhaust vent or smoke tower which extends from the second through the sixth floors and is delineated on the Condominium Map.

3. Residential Apartments. There are no limited common elements appurtenant to the Residential Apartments.

PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED:

The undivided percentage common interest in the common elements appurtenant to each apartment is as set forth in Exhibit "B" attached hereto. Each apartment shall have such percentage in all common profits and expenses of the project and for all other purposes including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE:

The Project has been developed by the Developer as a condominium hotel with the intention that the maximum number of Residential Apartments be owned by persons joining and becoming limited partners in Island Colony Partners, a Hawaii limited partnership or any successor thereto (the "Partnership"). A Hotel Management Contract has been executed between the Partnership and the Hotel Corporation of the Pacific, Inc. (the "Hotel Operator") to provide for the operation of Commercial Apartment 1 and those Residential Apartments committed to the Partnership in a commercial hotel operation. The Hotel Operator shall also serve as managing agent for the Project for a term through January 1, 2000, unless earlier terminated. The common elements of the Project shall be subject at all times to use by the Hotel Operator and the hotel operation, including all customary hotel services such as maid, bellman, laundry, linen and room services, the daily arrival, registration, accommodation, and departure of hotel guests at all hours and all other activities incidental thereto.

Each Residential Apartment shall at all times be used as a permanent or temporary residence and for any other purpose permitted by all applicable laws, provided, however, that only Residential Apartments participating in the Partnership's hotel operation may be rented for less than a thirty (30) day term. The commercial apartments and the commercial elements appurtenant thereto may be used for any purpose which may from time to time be permitted by law. Without limiting the generality

of the foregoing, the owners of the commercial apartments may alter the layout of the spaces within the commercial apartments and may add additional commercial operations by further partitioning the commercial apartments so long as such changes to the interior of the commercial apartments do not upset the structural integrity of the Project. The parking apartment shall at all times be used to park motor vehicles and for any other purpose permitted by the applicable zoning laws. The owner of the parking apartment shall have the right to establish a system of control by gate, guard, parking cards, stickers, validation, rules and regulations, or otherwise for the vehicular access to and from the parking apartment, to redesignate, eliminate or create parking stalls, and to charge such rates for the parking of vehicles as the owner of the parking apartment shall determine in its sole discretion.

The owner of any two or more apartments separated by a wall may alter or remove all or portions of the intervening wall, if the structural integrity and soundness of the Project is not thereby affected and if the finish of the wall then remaining is restored to a condition substantially compatible to that of the wall prior to such alteration. Upon the termination of the common ownership of such adjacent apartments, if the intervening wall shall have been altered or removed pursuant to the foregoing provisions, the owner of such apartments shall be obligated to restore such intervening wall to substantially the condition in which the wall existed prior to such alteration or removal.

The owner of any Commercial Apartment may from time to time install, maintain and rearrange partitions and other improvements within his apartment and the commercial elements as appropriate for their commercial utilization so long as the structural integrity or soundness of the Project is not impaired.

OWNERSHIP OF TITLE:

A Preliminary Title Report dated October 10, 1978, issued by Title Guaranty of Hawaii, Inc. states that fee simple title to the land is held by the Developer.

ENCUMBRANCES:

The Preliminary Title Report states that the title to the property is subject to the following encumbrances:

1. Second installment of real property taxes for fiscal year July 1, 1978 through June 30, 1979.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. Grant of easements in favor of the City and County of Honolulu, dated August 3, 1925, recorded in Liber 785, Page 462, of the Bureau of Conveyances of the State of Hawaii, as amended by instrument dated August 23, 1941, recorded in

Liber 1666, Page 290.

4. Grant in favor of Hawaiian Electric Company, Inc., dated March 6, 1959, recorded in Liber 3582, Page 152, granting a five-foot wide utility easement.

5. Grant in favor of Hawaiian Telephone Company, Inc., and Hawaiian Telephone Company, dated May 18, 1945, recorded in Liber 1894, Page 248, granting a ten-foot wide easement for utility purposes.

6. Covenants and agreements contained in instrument dated September 15, 1976, recorded in Liber 11682, Page 302.

PURCHASE MONEY HANDLING:

A copy of a specimen Sales Contract and Subscription Agreement (the "Sales Contract") and an executed Escrow Agreement have been submitted as part of the registration. The Escrow Agreement, dated September 15, 1978, identifies Title Guaranty Escrow Services, Inc. as the "Escrowee." Upon examination, the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, and particularly with Section 514A-39, 63, 64 through 66. 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 since the Escrow Agreement prescribes the procedure for receiving and disbursing the purchaser's down payments. The Sales Contract provides for subordination of a purchaser's interest thereunder to any interim or construction loan.

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 of Directors. The Hotel Operator shall serve as initial managing agent for a term coextensive with the Hotel Management Contract (through January 1, 2000) unless earlier terminated.

STATUS OF PROJECT:

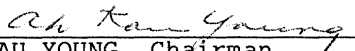
Construction of the Project commenced March 7, 1978 and the Developer currently estimates that it will be completed in late September or October, 1979.

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 20, 1978 and information subsequently filed as of October 13, 1978.

This PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1037 filed with the Commission on September 20, 1978.

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


AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

Distribution:

Department of Taxation
Bureau of Conveyances
Department of Land Utilization, City and
County of Honolulu
Escrow Agent
Federal Housing Administration

Registration No. 1037

October 17, 1978

Description of the Project

A. Physical Description. The Project consists of a single forty-three story building of concrete, reinforced steel, glass and allied building materials and is without basement. The Project contains 745 apartments, consisting of five Commercial Apartments and 740 Residential Apartments. The Commercial Apartments are located on the first through the sixth floors of the Project. The residential Apartments are located on the upper thirty-seven floors of the Project, beginning with the seventh floor.

B. Commercial Apartments. The five Commercial Apartments are each of a different floor plan and model type and are described as follows:

1. Commercial Apartment 1. This apartment is on the first floor and consists of approximately 2009 square feet. The apartment consists of a hotel front desk, offices, and employees' restrooms. Commercial Apartment 1 at all times shall include a clerk's desk or counter with 24-hour clerk service and facilities for registration and keeping of records relating to hotel guests. The apartment is located in the Northern or Mauka-Ewa corner of the Project.

2. Commercial Apartment 2. This apartment is on the first floor and consists of approximately 7,112 square feet. It is intended to serve as a kitchen and restaurant or other commercial facility. The apartment is located near the center of the Project.

3. Commercial Apartment 3. This apartment is on the first floor and consists of approximately 4,685 square feet. It is intended to serve as a commercial retail facility, mini-mart, gift shop, delicatessen or other commercial facility. The apartment is located in the Diamond Head corner of the Project adjacent to Commercial Apartment 2.

4. Commercial Apartment 4. This apartment is on the sixth floor and consists of approximately 8,604 square feet. This apartment is located in the approximate center of the sixth floor. It is intended for use as a cocktail bar and coffee shop or other commercial facility or facilities.

5. Commercial Apartment 5. This apartment is on the third, fourth and fifth floors of the Project and consists of approximately 93,227 square feet. The apartment contains approximately 291 parking stalls (regular, tandem or compact) and includes a ramp area on the second floor of the Project as shown on the Condominium Map.

The foregoing descriptions of the intended uses for the Commercial Apartments should not be deemed to limit use of the apartments. They may be any use permitted by law.

C. Residential Apartments. All 740 Residential Apartments are located on the seventh through the forty-fourth

floors of the Project. There is no floor numbered thirteen (13) in the Project. Each of these thirty-seven floors has an identical floor plan with twenty Residential Apartments, each of a different model type. The model types are numbered 01 through 21; there is no model type thirteen (13). The last two digits of each apartment number indicates the apartment's model type. As an example, apartments 4101 and 901 are both model type 01 apartments. Of the twenty model types, there are three categories of apartments. These are one-bedroom apartments, of which there are 148 apartments (four per floor), studio apartments of which there are 222 apartments (six per floor), and lodging apartments of which there are 370 units (ten per floor). Model types 01, 02, 20 and 21 are one-bedroom apartments. Model types 06, 07, 10, 11, 14, and 17 are studio apartments. Model types 03, 04, 05, 08, 09, 12, 15, 16, 18, and 19, are lodging apartments.

Each one-bedroom apartment consists of a bathroom, bedroom and lanai, and contains a living/dining room with kitchen facilities. Each one-bedroom apartment will be furnished with a disposal, unit air-conditioner, refrigerator, range and carpeting. Each studio apartment consists of a living/dining room with kitchen facilities, bathroom and lanai. Each studio apartment will be furnished with a disposal, unit air-conditioner, refrigerator, built-in cook top and carpeting. Each lodging apartment consists of a living/dining room with limited kitchen facilities, bathroom and lanai. Each lodging apartment will be furnished with a disposal, unit air-conditioner, refrigerator, and carpeting. Lodging apartments differ from studio apartments in that the lodging apartments are not furnished with the cooking facilities (a two-burner cook top) with which the studio apartments are furnished.

The Residential Apartment locations may be determined by reference to the apartment numbers. The first two digits for each four digit apartment number designates the floor upon which the apartment is located. For each Residential Apartment with a three-digit number, the first digit indicates the floor on which the apartment is located. As an example, Residential Apartment 701 is located on the seventh floor and Residential Apartment 1501 is located on the fifteenth floor. Odd numbered apartments begin with model type 01, which is at the Diamond Head-Mauka Corner of the Project, and progress along the Diamond Head side of the Project to model type 21, which is located in the Diamond Head-Makai corner of the Project. Model type 02 is located in the Mauka-Ewa corner of the Project, and the even-numbered model types proceed by even numbers to model type 20, which is located in the Makai-Ewa corner of the Project. As an example, Residential Apartment 2105 would be a lodging apartment located on the 21st floor of the Project on the Diamond Head side near the Mauka corner.

The square footage for each Residential Apartment has been determined in accordance with the definition in paragraph 4 of the Declaration of the limits of each apartment. Square footages for each Residential Apartment are as follows:

EXHIBIT "A"

RESIDENTIAL APARTMENTS

RESIDENTIAL APARTMENT NUMBERS (no 13th floor)	MODEL TYPE	APPROXIMATE FLOOR AREA W/O LANAI	APPROXIMATE TOTAL FLOOR AREA (floor area w/lanai)
701, 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001, 4101, 4201, 4301, 4401	01	563	669
702, 802, 902, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4002, 4102, 4202, 4302, 4402	02	563	669
703, 803, 903, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003, 4103, 4203, 4303, 4403	03	280	396
704, 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504, 3604, 3704, 3804, 3904, 4004, 4104, 4204, 4304, 4404	04	292	396
705, 805, 905, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805, 1905,	05	302	418

EXHIBIT "A"

RESIDENTIAL APARTMENT NUMBERS (no 13th floor)	MODEL TYPE	APPROXIMATE FLOOR AREA W/O LANAI	APPROXIMATE TOTAL FLOOR AREA (floor area w/lanai)
2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405, 3505, 3605, 3705, 3805, 3905, 4005, 4105, 4205, 4305, 4405			
706, 806, 906, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4006, 4106, 4206, 4306, 4406	06	309	413
707, 807, 907, 1007, 1107, 1207, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407, 3507, 3607, 3707, 3807, 3907, 4007, 4107, 4207, 4307, 4407	07	308	424
708, 808, 908, 1008 1108, 1208, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508, 3608, 3708, 3808, 3908, 4008, 4108, 4208, 4308, 4408	08	316	420
709, 809, 909, 1009, 1109, 1209, 1409, 1509 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509, 3609, 3709, 3809, 3909,	09	308	424

EXHIBIT "A"

RESIDENTIAL APARTMENT NUMBERS (no 13th floor)	MODEL TYPE	APPROXIMATE FLOOR AREA W/O LANAI	APPROXIMATE TOTAL FLOOR AREA (floor area w/lanai)
4009, 4109, 4209, 4309, 4409			
710, 810, 910, 1010, 1110, 1210, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410, 3510, 3610, 3710, 3810, 3910, 4010, 4110, 4210, 4310, 4410	10	316	420
711, 811, 911, 1011, 1111, 1211, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811, 3911, 4011, 4111, 4211, 4311, 4411	11	308	424
712, 812, 912, 1012, 1112, 1212, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3012, 3112, 3212, 3312, 3412, 3512, 3612, 3712, 3812, 3912, 4012, 4112, 4212, 4312, 4412	12	316	420
714, 814, 914, 1014, 1114, 1214, 1414, 1514, 1614, 1714, 1814, 1914, 2014, 2114, 2214, 2314, 2414, 2514, 2614, 2714, 2814, 2914, 3014, 3114, 3214, 3314, 3414, 3514, 3614, 3714, 3814, 3914, 4014, 4114, 4214, 4314, 4414	14	316	420
715, 815, 915, 1015, 1115, 1215, 1415, 1515,	15	308	424

EXHIBIT "A"

RESIDENTIAL APARTMENT NUMBERS (no 13th floor)	MODEL TYPE	APPROXIMATE FLOOR AREA W/O LANAI	APPROXIMATE TOTAL FLOOR AREA (floor area w/lanai)
1615, 1715, 1815, 1915, 2015, 2115, 2215, 2315, 2415, 2515, 2615, 2715, 2815, 2915, 3015, 3115, 3215, 3315, 3415, 3515, 3615, 3715, 3815, 3915, 4015, 4115, 4215, 4315, 4415			
716, 816, 916, 1016, 1116, 1216, 1416, 1516, 1616, 1716, 1816, 1916, 2016, 2116, 2216, 2316, 2416, 2516, 2616, 2716, 2816, 2916, 3016, 3116, 3216, 3316, 3416, 3516, 3616, 3716, 3816, 3916, 4016, 4116, 4216, 4316, 4416	16	315	419
717, 817, 917, 1017, 1117, 1217, 1417, 1517, 1617, 1717, 1817, 1917, 2017, 2117, 2217, 2317, 2417, 2517, 2617, 2717, 2817, 2917, 3017, 3117, 3217, 3317, 3417, 3517, 3617, 3717, 3817, 3917, 4017, 4117, 4217, 4317, 4417	17	305	421
718, 818, 918, 1018, 1118, 1218, 1418, 1518, 1618, 1718, 1818, 1918, 2018, 2118, 2218, 2318, 2418, 2518, 2618, 2718, 2818, 2918, 3018, 3118, 3218, 3318, 3418, 3518, 3618, 3718, 3818, 3918, 4018, 4118, 4218, 4318, 4418	18	313	417
719, 819, 919, 1019, 1119, 1219, 1419, 1519, 1619, 1719, 1819, 1919, 2019, 2119, 2219, 2319, 2419, 2519, 2619, 2719, 2819, 2919, 3019, 3119,	19	297	413

EXHIBIT "A"

RESIDENTIAL APARTMENT NUMBERS (no 13th floor)	MODEL TYPE	APPROXIMATE FLOOR AREA W/O LANAI	APPROXIMATE TOTAL FLOOR AREA (floor area w/lanai)
3219, 3319, 3419, 3519, 3619, 3719, 3819, 3919, 4019, 4119, 4219, 4319, 4419			
720, 820, 920, 1020, 1120, 1220, 1420, 1520 1620, 1720, 1820, 1920, 2020, 2120, 2220, 2320, 2420, 2520, 2620, 2720, 2820, 2920, 3020, 3120, 3220, 3320, 3420, 3520, 3620, 3720, 3820, 3920, 4020, 4120, 4220, 4320, 4420	20	570	676
721, 821, 921, 1021, 1121, 1221, 1421, 1521, 1621, 1721, 1821, 1921, 2021, 2121, 2221, 2321, 2421, 2521, 2621, 2721, 2821, 2921, 3021, 3121, 3221, 3321, 3421, 3521, 3621, 3721, 3821, 3921, 4021, 4121, 4221, 4321, 4421	21	570	676

EXHIBIT "A"

COMMON INTERESTS

The undivided interest in the common elements appurtenant to each apartment is set forth below. Common interests have been roughly based on approximate apartment square footages, with the exceptions of Commercial Apartments 1 and 5. Commercial Apartment 1's common interest has been computed based on its approximate floor area together with twenty percent (20%) of the area of the limited common elements appurtenant to it. The common interest for Commercial Apartment 5, the parking apartment, because of its limited use, has been based on its appraised value in relation to the appraised value of the Residential Apartments. The following common interests shall be valid and effective whether or not the Developer's calculations of such interests are accurate or mathematically correct.

<u>Apartment Type</u>	<u>Percentage of Common Interest</u>	<u>Number of Apartments</u>	<u>Percentage Total</u>
Commercial Apartment 1	1.995	x 1	= 1.995
Commercial Apartment 2	1.869	x 1	= 1.869
Commercial Apartment 3	1.231	x 1	= 1.231
Commercial Apartment 4	2.260	x 1	= 2.260
Commercial Apartment 5	1.625	x 1	= 1.625
TOTAL			<u>8.980</u>
Residential Apartment/ Lodging (Residential Apartments 703 to 4403, 704 to 4404, 705 to 4405, 708 to 4408, 709 to 4409, 712 to 4412, 715 to 4415, 716 to 4416, 718 to 4418, 719 to 4419)	.109	x 370	= 40.330
Residential Apartments/ Studio (Residential Apartments 706 to 4406, 707 to 4407, 710 to 4410, 711 to 4411, 714 to 4414, 717 to 4417)	.111	x 222	= 24.642
Residential Apartments/ One Bedroom (Residential Apartments 701 to 4401, 702 to 4402, 720 to 4420, 721 to 4421)	.176	x 148	= <u>26.048</u>
TOTAL			91.020
			<u><u>100.000%</u></u>

EXHIBIT "B"