

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

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

## PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

POHĀ KEA POINT, PHASE III, INCREMENT 1  
Lilipuna Road  
Kaneohe, Hawaii

Registration No. 1707

### 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 28, 1985

EXPIRES: November 28, 1986

#### SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED September 27, 1985, AND INFORMATION SUBSEQUENTLY FILED AS OF October 11, 1985. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME ACT (CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED).

1. POHA KEA POINT, PHASE III, INCREMENT 1, is a proposed leasehold condominium project consisting of twenty-six (26) residential apartments in a single six-level building (designated Building 31), with sixty-two (62) appurtenant parking stalls and seven (7) guest parking stalls.
2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and issuance of this Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.
4. Preliminary advertising and promotional matter have not been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Hawaii Revised Statutes, Chapter 514A, as amended, and the rules and regulations of the Hawaii Real Estate Commission which relate to horizontal property regimes.
6. This Preliminary Public Report is made a part of the registration of POHA KEA POINT, PHASE III, INCREMENT 1 condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) and attached Disclosure Abstract in the hands of all purchasers and prospective purchasers and obtaining a signed receipt for same.
7. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, October 28, 1985, unless a Supplementary Public Report or Final Public Report is published or the Commission, upon review of registration, issues an order extending the effective period of this report.

NAME OF PROJECT: POHA KEA POINT, PHASE III, INCREMENT 1.

LOCATION: The Project is located on Land Court Lot 1432-B-1, consisting of approximately 3.968 acres of land situated at Heeia, District of Koolaupoko, City and County of Honolulu, State of Hawaii.

TAX KEY: First Division, portion of 4-6-01-2.

ZONING: Planned Development-Housing District No. R-45 (Ordinance No. 4421).

DEVELOPER: SWIRE PROPERTIES (HAWAII) LTD., a Hawaii corporation, whose business and post office address 46-005 Kawa Street, Suite 206, Kaneohe, Hawaii 96744 (Telephone No. 235-0950).

The officers of SWIRE PROPERTIES (HAWAII) LTD. are:

President: F. Alan Fosler  
Vice Presidents: Robert K.R. Fullerton;  
Stephen L. Owens  
Secretary/Treasurer: Gregg E. Toland

ATTORNEY REPRESENTING DEVELOPER: James A. Stubenberg, 1188 Bishop Street, Suite 2108, Honolulu, Hawaii 96813 (Telephone No. 526-0892).

DESCRIPTION OF PROJECT: The proposed Declaration of Horizontal Property Regime (hereinafter "Declaration") reflects that the project is to consist of twenty-six (26) freehold estates designated in the spaces within the perimeter walls, floors and ceilings of each of the twenty-six (26) apartment units of the Project located in a single six-story building. Said spaces, together with lanais are referred to therein as "apartments". The building in which the apartments are located is constructed principally of concrete, wood, and glass.

The type of apartments consists of the following:

(a) Apartment types 2F, 2FR, and 2FRE are each one-story apartments consisting of 2 bedrooms (including master bedroom), 2 bathrooms (including master bath), a kitchen, living/dining room and lanai.

(b) Apartment types 3F, 3FE, 3FR, and 3FRE are each one-story apartments consisting of 3 bedrooms (including master bedroom), 2 baths (including master bath), a kitchen, living/dining room and lanai.

(c) Apartment types 2L, 2LR, 2LE and 2LRE are each two-story apartments consisting of 2 bedrooms (including master bedroom), 2 baths (including master bath), a kitchen, living/dining room and lanai.

(d) Apartment types 2P, 2PE, and 2PR are each two-story apartments consisting of 2 bedrooms (including master bedroom), 2 baths (including master bath), a kitchen, living/dining room and lanai.

(e) Apartment types 3P and 3PRE are each two-story apartments consisting of 3 bedrooms (including master bedroom), 2 baths (including master bath), kitchen, living/dining room and lanai.

The Apartment Numbers, the Parking Space Numbers, the Apartment Type, the Number of Rooms, the Number of Floors, the approximate net Living Area of each Apartment (in square feet), the approximate area of each Lanai (in square feet), the approximate Total Area of each Apartment and its appurtenant lanai (in square feet), and the Percentage of

Common Interest of each Apartment in the common elements are as set forth in the attached Exhibit "A".

Each apartment has immediate access to its entries, and to the corridors and stairways, if any, appurtenant to each apartment, and by walkways connecting the building to the roads and parking areas of the Project.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed as common elements as herein provided. Each apartment shall include the adjacent lanai shown on the Condominium Map. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and the fixtures originally installed therein.

COMMON ELEMENTS: The proposed Declaration reflects that the common elements shall include:

- (a) Said land in fee simple;
- (b) All foundations, floor slabs, columns, beams, supports, unfinished perimeter and load-bearing walls, roofs, and walkways around and between said building;
- (c) All yards, grounds, landscaping, garden areas, roads, curbs, trash enclosures, and like facilities;
- (d) All driveways and parking areas which are of common use by owners of more than one apartment;
- (e) All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities over, under and across the project which serve more than one apartment for services, such as power, light, water, air conditioning, refuse, sewer, telephone and radio and television signal distribution;
- (f) All storage areas for the benefit of maintenance personnel, maintenance shed, fire hoses, and alarm boxes, if any;
- (g) Seven (7) guest automobile parking spaces designated on the proposed Condominium Map, being stall numbers 175, 176, 177, 178, L, M and N.
- (h) Any and all apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance or safety, or normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration reflects that the limited common elements include:

(a) The automobile parking space or spaces for each apartment, as designated on the proposed Condominium Map and as shown on Exhibit "A", herein attached, shall be appurtenant to and for the exclusive use of such apartment.

(b) Any walkway, stairway or corridor which connects the apartment or apartments adjoining it to the exterior of the project shall be appurtenant to and for the exclusive use of said adjoining apartment or apartments;

(c) The mailbox assigned to each apartment;

(d) The storage space, if any, located within any parking stall(s) shall be for the exclusive use of the apartment to which such stall or stalls are appurtenant;

(e) All other common elements of the project which are related to less than all of said apartments or buildings shall be limited to the use of such apartment or buildings.

INTEREST TO BE CONVEYED TO PURCHASER: The proposed Declaration reflects that the undivided interests established and to be conveyed with the respective apartments shall have a permanent character and shall not be altered without the consent of all of the apartment owners affected, expressed in an amendment to the proposed Declaration which shall be duly recorded, or except as otherwise set forth in the proposed Declaration; that the undivided interests in the common areas and facilities and the leasehold title to the respective apartments to be conveyed shall not be separated or separately conveyed; and each said undivided interest shall be deemed to be conveyed or encumbered with its respective apartment even though the description in the instrument of conveyance or encumbrance may refer only to leasehold title to the apartment. The proportionate shares of the separate owners of the respective apartments in the profits and common expenses in the common areas and facilities as well as their proportionate representation for voting purposes in the Association of Apartment Owners shall be the undivided interest shown on Exhibit "A".

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration reflects that the apartments are intended to be used only as residential apartments. The parking stalls shall be used only for the purpose of parking passenger automobiles. Parking stalls may be reassigned in the sole discretion of the Developer any time prior to the sale of the apartment to which such stalls may be appurtenant, provided that each apartment shall have the right to at least one (1) covered and one (1) open stall. The apartment shall not be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with

any time-sharing purpose or under any time-sharing plan, arrangement or program.

Additionally, the proposed Declaration of Horizontal Property Regime provides that the Developer shall have the right to occupy and use one (1) apartment and its appurtenant parking stalls as a sales model and/or sales office for the project until such time as all the apartments in the project have been sold.

The proposed House Rules reflect certain restrictions regarding pets, lanais and external attachments, among other things.

OWNERSHIP OF TITLE: The Preliminary Title Report issued on September 6, 1985, by Long & Melone, Ltd. certifies that the Trustees of Bernice P. Bishop Estate have title to the land committed to the project. By lease dated June 7, 1976, said Trustees leased the aforesaid property to Thomas Francis McCormack. By Master Construction Sublease dated June 7, 1976, said Trustees and Thomas Francis McCormack, as Lessors, leased the aforesaid property to Swire Properties (Hawaii) Ltd., the Developer. Both lease and sublease have been filed with the Real Estate Commission and are further described below. By Assignment dated December 1984, Thomas Francis McCormack assigned all of his interest in the land to the T.F. McCormack Trust established by an unrecorded trust document dated October 24, 1978.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report issued September 6, 1985, identifies the following encumbrances on the land:

1. Real Property Taxes due and payable. Reference is made to Director of Finance, City and County of Honolulu.
2. The terms and provisions of that certain Bishop Estate Lease No. 24,620 dated June 7, 1976, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 768125, and also recorded in the Bureau of Conveyances of the State of Hawaii in Book 11460 Page 547, made by and between TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP, as Lessor(s), to THOMAS FRANCIS McCORMACK, husband of Hilda Francies McCormack, as Lessee(s), for a term commencing from the first day of January, 1976. As amended by:
  - (a) Instrument dated June 3, 1977, filed in said Office as Document No. 838309 and also recorded in said Bureau in Book 12471 Page 444;
  - (b) Instrument dated March 6, 1978, filed in said Office as Document No. 872979, and also recorded in said Bureau in Book 12868 Page 431;

- (c) Instrument dated August 12, 1980, filed in said Office as Document No. 1035133 and also recorded on October 8, 1980 in said Bureau in Book 15040 Page 29;
  - (d) Instrument dated March 24, 1983, filed in said Office as Document No. 1175048 and also recorded on June 20, 1983 in said Bureau in Book 17120 Page 367.
3. The terms and provisions of that certain Bishop Estate Sublease No. 24,620A dated June 7, 1976, filed in said Office as Document No. 768126, and also recorded on June 9, 1976 in said Bureau in Book 11461 Page 1, made by and between TRUSTEES OF THE ESTATE OF BERNICE PAUAAHI BISHOP and THOMAS FRANCIS McCORMACK, husband of Hilda Frances McCormack, as Lessors, to SWIRE-McCORMACK LTD., a Hawaii corporation, as Lessee(s), for a term commencing from the first day of January, 1976. As amended by:
- (a) Instrument dated June 6, 1977, filed in said Office as Document No. 838310, and also recorded on October 4, 1977 in said Bureau in Book 12471 Page 451;
  - (b) Instrument dated March 6, 1980, filed in said Office as Document No. 872980, and also recorded on May 2, 1978 in said Bureau in Book 12868 Page 440;
  - (c) Instrument dated August 12, 1980, filed in said Office as Document No. 1035134, and also recorded in said Bureau in Book 15040 Page 38;
  - (d) Instrument dated December 9, 1982, filed in said Office as Document No. 1175049, and also recorded on June 20, 1983 in said Bureau in Book 17120 Page 371. (Also affects other property).
4. Easement 648 (22-ft. wide) for roadway and utility purposes, as set forth by Land Court Order No. 75,000 filed on August 22, 1985, and as shown on said Map 210.
5. Easements 650 to and including 658 for yard purposes, as set forth by said Land Court Order No. 75,000 and as shown on said Map 210.
6. Easement 487 as designated by Land Court Order No. 36611 filed on December 28, 1972 and shown on Maps 122 and 126.
7. Easements 651 through 658, inclusive, (approximately 45 feet wide) for yard purposes.

8. Declaration of Perpetual Covenants, Conditions and Restrictions for PuuAlii dated May 12, 1977, filed in said Office of the Assistant Registrar as Document No. 838312, and also recorded on October 4, 1977 in said Bureau of Conveyances in Book 12471 Page 469 and as amended by that certain Supplemental Declaration No. 2 For PuuAlii dated October 8, 1985, filed in said Office as Document No. 1327730.
9. Declaration As To Merger Of Increments In A Condominium Project dated August 30, 1985, filed in said Office as Document No. 1327731.
10. Mortgage, Security Agreement and Financing Statement dated January 13, 1978, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 861372, made by SWIRE-McCORMACK LTD., a Hawaii corporation, as Mortgagor, to BANK OF HAWAII, a Hawaii corporation, as Mortgagee.
11. Agreement For Issuance Of Special Use Permit dated June 16, 1984, filed in said Office as Document No. 1318276, made by SWIRE PROPERTIES (HAWAII) LTD., THOMAS FRANCIS McCORMACK, and the TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP.
12. Grant of Easement dated May 26, 1978 in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, filed in said Office as Document No. 888694 for utility purposes.

The Developer has advised the Commission that at the time the first apartment lease is entered into between the Lessors and an apartment purchaser, as Lessee, every mortgage and other lien affecting both such apartment and any other apartment shall be paid and satisfied of record, or the apartment being leased shall be released therefrom by partial release duly recorded.

MERGER OF INCREMENTS; RESTRICTIVE COVENANTS: The Developer has placed on record a Declaration As To Merger Of Increments In A Condominium Project which affects the project and two other existing increments in Phase III. In addition, the Developer has placed on record a Declaration of Covenants, Conditions and Restrictions for PuuAlii affecting previously developed property. The Developer has placed on record Supplemental Declaration No. 2 for PuuAlii annexing the Project to Phases I and II of PuuAlii and subjecting the Project to said Declaration of Covenants, Conditions and Restrictions.

The Declaration of Covenants, Conditions and Restrictions provides, among other things, for mandatory membership of each purchaser in the PuuAlii Community Association, a non-profit corporation created primarily to provide for the management, maintenance, protection, preservation, architectural control and development of "Association



Property" (consisting of this Project and approximately 18.785 acres of existing property), 3.638 acres of "Recreation Property", and any additional adjacent properties added to either category.

Among other things, the Declaration As To Merger of Increments explains that (1) it is the intention of the Trustees of the Estate of Bernice Pauahi Bishop and Developer to merge this Project with other increments in Phase III so that upon completion of all increments, the entire phase shall be controlled and administered as a single condominium project; and (2) that while merger will affect the administration and use of increments and the sharing of common expenses, the ownership of apartments and their appurtenant common interests in each respective increment will not be affected.

Prospective purchasers are advised to carefully examine the form of Declaration of Horizontal Property Regime, Declaration as to Merger of Increments in a Condominium Project, Declaration of Covenants, Conditions and Restrictions for PuuAlii, and the Supplemental Declaration No. 2 for PuuAlii, copies of which are filed with the Real Estate Commission, so that they may familiarize themselves with this Project, how this increment will be merged into existing and future increments, and what restrictions and obligations will apply to all purchasers in each increment.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated July 17, 1985, identifies SECURITY TITLE CORPORATION, a Hawaii corporation, as Escrow Agent. On examination the specimen Receipt and Sales Contract and the executed Escrow Agreement are found to be in compliance with Hawaii Revised Statutes, Chapter 514A, and particularly Sections 514A-37, 514A-39, 514A-40 and 514A-63 and 514A-65.

Among other provisions, the executed Escrow Agreement states that a purchaser under a Receipt and Sales Contract (referred to in said Escrow Agreement as a "Purchase Agreement") shall have the right to cancel his agreement to purchase and to obtain a refund of all monies held by Escrow which were paid by such purchaser under such Agreement (without or without any interest thereon as provided in the Purchase Agreement) and less any cancellation fee imposed by Escrow, if any one of the following occurs: (i) Seller requests Escrow in writing to return to purchaser the funds of purchaser then being held by Escrow; (ii) Seller notifies Escrow of Seller's exercise of the option to rescind the Purchase Agreement pursuant to any right of rescission stated therein or otherwise available to Seller; (iii) Purchaser's funds are obtained prior to the issuance of a Final Public Report and the Final Public Report is not issued within thirteen (13) months of the date of issuance of such Preliminary Public Report; (iv) there is any material change in the project which directly, substantially and adversely affects the use or value of such purchaser's apartment, limited common elements appurtenant to such

apartment, or the amenities of the project available for the purchaser's use, and the purchaser does not approve the change in writing, and does not accept the apartment or occupy it for more than ninety (90) days; (v) construction of the project is not completed within twenty-four (24) months from the date of the Purchase Agreement and purchaser does not waive the delay; or (vi) after a Final Public Report is delivered, the purchaser notifies Seller in writing that purchaser has decided to cancel the Purchase Agreement within thirty (30) days of purchaser's receipt of a Final Public Report.

Among other provisions, the Specimen Receipt and Sales Contract states that Seller agrees that it will erect the building containing said apartment within the period of two (2) years from the date of the sales contract.

Additionally, the Specimen Receipt and Sales Contract provides that the Seller makes no warranties, express or implied, with respect to the apartment, the project or consumer products or other things installed or contained in the apartment or the project, including but not limited to, warranties of merchantability, habitability, workmanlike construction or fitness for a particular use.

MANAGEMENT AND OPERATIONS: The Developer has advised that it is negotiating with Certified Management, whose principal place of business and mailing address is 98-1238 Kaahumanu, Suite 404, Pearl City, Hawaii 96782, a division of A R Corporation, a Hawaii corporation, with respect to the property management contract.

NOTE: The Developer and its agents are not offering to provide services relating to the sale or rental of apartments purchased in the Project, and no representation or reference to that effect has been or will be made by or on behalf of the Developer.

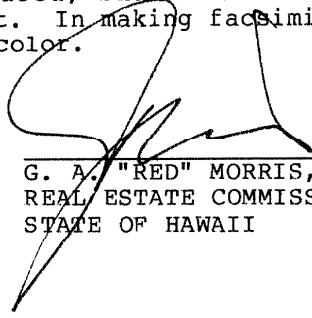
STATUS OF PROJECT: The Developer has advised the Commission that it is negotiating a contract for construction of the building of the Project. The offsite improvements, roadways and preliminary landscaping have been completed.

The Developer has advised the Commission that construction will commence on November 1, 1985, and that the estimated date of completion is July 31, 1986.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted on September 27, 1985 and information subsequently filed as of October 11, 1985.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1707 filed with the Commission on September 27, 1985.

The report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles, the paper stock shall be yellow in color.



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G. A. "RED" MORRIS, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

REGISTRATION NO. 1707

October 28, 1985

EXHIBIT A

POHA KEA POINT, PHASE III  
INCREMENT 1  
BUILDING NO. 31

<u>Apt. No.</u>	<u>Parking Stall Nos.*</u>	<u>Apt. Type</u>	<u>No. of Rms.</u>	<u>No. of Stories</u>	<u>Approx. Sq. Ft. Living Area</u>	<u>Approx. Sq. Ft. Lanai</u>	<u>Approx. Total Square Feet</u>	<u>% of Common Interest</u>
3121	181(C)	2LE	6	2	998	175	1173	4.0265
	182(O)							
3122	183(C)	2LR	6	2	998	123	1121	3.8479
	184(O)							
3123	189(C)	2L	6	2	998	123	1121	3.8479
	190(O)							
3124	191(C)	2LR	6	2	998	123	1121	3.8479
	192(O)							
3125	197(C)	2L	6	2	998	123	1121	3.8479
	198(O)							
3126	199(C)	2LR	6	2	998	123	1121	3.8479
	200(O)							
3127	203(C)	2L	6	2	998	123	1121	3.8479
	204(O)							
3128	205(C)	2LR	6	2	998	123	1121	3.8479
	206(O)							
3129	207(C)	2LRE	6	2	990	212	1202	4.1259
	208(O)							
	201(C)							
	202(O)							
	193(C)							
	194(O)							
	195(C)							
	196(O)							
	210(O)							
3131	K(C)	3PRE	7	2	1008	146	1154	3.9611
	211(O)							
3132	J(C)	3F	7	1	1093	165	1258	4.3181
	212(O)							
3133	213(O)	3FR	7	1	1093	165	1258	4.3181
	179(C)							
	180(O)							
3134	I(C)	3F	7	1	1093	165	1258	4.3181
	187(C)							
	188(O)							
3135	H(C)	3FRE	7	1	1093	165	1258	4.3181
	185(C)							
	186(O)							
3141	219(C)	2F	6	1	871	146	1017	3.4909
	216(O)							
3142	220(C)	2FR	6	1	871	146	1017	3.4909
	224(O)							
3143	237(C)	2F	6	1	871	146	1017	3.4909
	<u>236(O)</u>							

<u>Apt. No.</u>	<u>Parking Stall Nos.*</u>	<u>Apt. Type</u>	<u>No. of Rms.</u>	<u>No. of Stor-ries</u>	<u>Approx. Sq. Ft. Living Area</u>	<u>Approx. Sq. Ft. Lanai</u>	<u>Approx. Total Square Feet</u>	<u>% of Common Interest</u>
3144	231(C) 228(O)	2FRE	6	1	871	146	1017	3.4909
3151	217(C) 214(O)	3FRE	7	1	1093	165	1258	4.3181
3152	218(C) 215(O)	2P	6	2	896	224	1120	3.8445
3153	221(C) 225(O)	2PR	6	2	896	129	1025	3.5183
3154	222(C) 226(O)	2P	6	2	896	129	1025	3.5183
3155	223(C) 227(O)	2PR	6	2	896	129	1025	3.5183
3156	235(C) 234(O)	2P	6	2	896	129	1025	3.5183
3157	232(C) 229(O)	3P	7	2	1008	146	1154	3.9611
3158	233(C) 230(O)	2PE	6	2	896	129	1025	3.5183

Guest Parking Stall Nos. - 175(O), 176(O), 177(O), 178(O),  
L(O), M(O), N(O)

\* C = Carport (covered)  
O = Open (uncovered)

Underscored parking stall numbers indicate compact length  
(Example: "236(O)")