

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
PARKLAND GARDENS  
(formerly known as Kuilei Plaza)  
2714 Kahoaloha Lane  
Honolulu, Hawaii

REGISTRATION NO. 673

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

It was prepared as a supplement to an earlier Report dated April 15 and Nov. 19, 1974 issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

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

Issued: June 18, 1976  
Expires: September 19, 1976

### SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 1, 1974 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS JUNE 16, 1976. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of April 15, 1974 and its Final Public Report of November 19, 1974 (the effective date of which has been extended to September 19, 1976) on Kuilei Plaza, Registration No. 673, the Developer reports that changes have been made in the plan or setup as represented in the April 1, 1974 Notice of Intention to Sell.

The Developer has advised the Commission that upon acquiring title to the land and filing another amendment to the Declaration a request will be made for the issuance of another Supplementary Public Report.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the PARKLAND GARDENS registration.

The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with copies of the Preliminary and Final Public Reports. The buyer shall sign the required receipt signifying that he has had an opportunity to read said reports.

2. Information disclosed to the Commission indicates that various changes have been made to the project, including the following:

(a) The original developer, Kuilei Development Company, has entered into an agreement, dated May 28, 1976, to sell the project in its entirety to Parkland Gardens Joint Venture, the new developer identified in this Supplementary Public Report. Certain provisions of said agreement which are of interest to purchasers or prospective purchasers are more fully discussed hereinbelow under the topical heading "Ownership of Title";

(b) The name of the project has been changed to "PARKLAND GARDENS"; and

(c) An additional parcel of land located across the street from the residential building, has been submitted to the Horizontal Property Regime. The new developer identified herein proposes to construct on said additional parcel a tennis court and other recreational facilities which will be part of the common elements of the project.

Although it has not yet acquired fee title to the project, Parkland Gardens Joint Venture has been authorized under its agreement with Kuilei Development Company to assume and exercise exclusive control over the project and to enter into contracts for the sale of the condominium apartments contained therein. It is contemplated that title to all 96 apartments of the project will be conveyed by Kuilei Development Company to the Parkland Gardens Joint Venture concurrently with or immediately prior to the closing of the apartment sales to individual purchasers.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for registration of the project and the updating of information disclosed therein.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the Approved Floor Plans) have been filed in the office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 700034 and a First Amendment to said Declaration dated May 28, 1976 was filed as aforesaid on June 4, 1976 as Document No. 767612.
5. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regime.
7. This Supplementary Public Report automatically expires September 19, 1976 unless another supplementary public report issues, or the Commission upon review of the registration, issues an order extending the effective period of this report.

Except for the topical headings which follow, the information disclosed in the Preliminary Public Report of April 15, 1974 and the Final Public Report of November 19, 1974, as extended, has not been disturbed.

NAME OF PROJECT: The name of the project has been changed from "KUILET PLAZA" to "PARKLAND GARDENS".

LOCATION: The Developer has notified the Commission that the correct address of the 25,402 square foot parcel originally submitted to the Horizontal Property Regime is 2714 Kahoaloha Lane rather than 2718-J Waiaka Road as was previously reported. In addition to said 25,402 square foot parcel, a second parcel of land located directly across Kahoaloha Lane from the residential building has been submitted to the Horizontal Property Regime for the project. Said additional parcel contains an area of 17,040 square feet, more or less.

TAX KEY: The Tax Map Key Number of the additional parcel described above is 2-2-1/-3/, First Division.

ZONING: The current zoning designation of said additional parcel is A-4.

DEVELOPER: The new developer is PARKLAND GARDENS JOINT VENTURE, a Hawaii joint venture, whose principal place of business is c/o Suite 740, Pacific Trade Center, 190 South King Street, Honolulu, Hawaii, Telephone No. 531-2751. The members of the joint venture are:

Great State Financial Corp.  
Suite 740, Pacific Trade Center  
190 South King Street  
Honolulu, Hawaii 96813  
Telephone No. 531-2751

EYF Developments, Incorporated  
Suite 303  
23 South Vineyard Boulevard  
Honolulu, Hawaii 96813  
Telephone No. 524-3370

Marvin Gardens, Inc.  
Suite 800  
345 Queen Street  
Honolulu, Hawaii 96813  
Telephone No. 531-6277

ATTORNEY REPRESENTING DEVELOPER: Mukai, Ichiki, Raffetto & MacMillan (Richard G. MacMillan), Suite 800, 345 Queen Street, Honolulu, Hawaii 96813, Telephone No. 531-6277.

DESCRIPTION OF PROJECT: The Declaration has been amended to provide for a total of 121 parking stalls rather than 125 and to reflect the submission to the project of the second parcel of land described above. In addition, the amended Declaration describes the project as follows:

The residential building on said land is a multi-story building constructed of reinforced concrete and masonry block consisting of fifteen (15) floors as follows:

a. The first floor consists of parking levels A and B containing thirty-eight (38) parking stalls, an elevator lobby,

trash room, electric room, pump room, lounge, laundry room and transformer vault.

b. The second floor consists of parking levels C and D containing forty (40) parking stalls, an elevator lobby, trash room, electric room, machine room and storage room.

c. The third floor consists of parking levels E and F containing forty-three (43) parking stalls, an elevator lobby, trash room and storage room.

d. The fourth through fifteenth floors (numbered fourth through twelfth and fourteenth through sixteenth) each contains eight (8) two-bedroom apartments, an elevator lobby, interior corridors and trash room.

e. There is an open recreation area on the roof of the building containing a Jacuzzi whirlpool, sauna bath, restroom facilities, barbecues, picnic tables, machine and equipment rooms and other facilities as shown on the Condominium Map.

On or before December 31, 1976, Developer shall construct and complete additional recreational facilities, consisting of a tennis court, pavilion with restroom facilities and children's playground, on the parcel which is situate directly across Kahoaloha Lane from the residential building. Said additional recreational facilities will be constructed in accordance with complete plans and specifications therefor prepared by a licensed architect and in accordance with the following terms and conditions:

a. No such plans and specifications shall require the alteration or demolition of any existing apartments or any portion of the residential building.

b. Developer shall have the right, at its own expense and without being required to obtain the consent or joinder of any apartment holder or lienholder, to execute and file an amendment to the Declaration: (i) to describe said additional recreational facilities; (ii) to file, as part of said Condominium Map, plans showing the location, lay-out and elevation of said additional recreational facilities together with the verified statement or statements of a registered architect or professional engineer required by Section 514-13 of the Hawaii Revised Statutes; (iii) if applicable, to add, delete, relocate, realign, reserve and grant all easements and rights-of-way over, under and on the common elements necessary or desirable to serve said additional recreational facilities.

c. Every apartment owner and all holders of liens affecting any of the apartments in the project shall, if required by law or by Developer, join in, consent to, or execute all instruments and documents necessary or desirable to effect the construction and completion of the additional recreational facilities provided for hereinabove; and

d. Developer shall secure a performance and payment bond naming as obligees collectively the owners of all existing apartments as their interest may appear through the Association

of Apartment Owners, in a penal sum of not less than one hundred percent (100%) of the cost of the construction of said additional recreational facilities guaranteeing completion of construction free and clear of all mechanic's and materialmen's liens. Developer, its employees, agents, contractors and subcontractors shall have the right to enter upon the project and the common elements thereof and to do all things reasonably necessary, desirable or useful for constructing and completing said additional recreational facilities.

COMMON ELEMENTS: The common elements, as described in said amended Declaration, have been expanded to include five (5) guest parking stalls, the additional parcel submitted to the Horizontal Property Regime and the tennis court, children's playground and playground equipment, pavilion and perimeter fencing to be constructed thereon.

LIMITED COMMON ELEMENTS: The limited common elements identified in the Declaration, as amended, are described as follows:

- a. One (1) automobile parking space shall be appurtenant to and for the exclusive use of each apartment, and twenty (20) additional parking spaces will be offered for sale to apartment purchasers on such terms and conditions as Developer shall establish. The particular parking stall appurtenant to each apartment and the additional stalls which will be offered for sale are more particularly set forth in Exhibit A attached hereto and made a part hereof. The Amended Declaration also provides that Developer shall have the right prior to the sale or conveyance of all of the apartments, to amend the Declaration to designate the apartments to which such additional parking stalls shall be appurtenant; and
- b. The corridors and elevator lobby on each apartment floor on and above the fourth floor shall be limited common elements appurtenant to and for the exclusive use of the apartments on each such floor.

There will be no assignment of individual storage lockers to the apartment owners; however, each owner shall have the right to use the common storage areas of the project.

INTEREST TO BE CONVEYED TO PURCHASERS: The Declaration, as amended, reflects that all apartments shall have appurtenant thereto an individual common interest of 1.04166%, with the exception of Apartment No. 405 which shall have an appurtenant common interest of 1.04230%.

OWNERSHIP OF TITLE: Title to the additional parcel of land which has been submitted to the Horizontal Property Regime is vested in Kuilei Development Company, a Hawaii joint venture.

SPECIAL NOTICE: The Commission has been furnished with a copy of an executed Purchase and Sale Agreement, dated May 28, 1976, whereby Kuilei Development Company has agreed to sell the project in its entirety, including the additional parcel described herein, to Parkland Gardens Joint Venture, the new Developer identified in this Supplementary Public Report. Under the terms of the Purchase and Sale Agreement, the new Developer has been authorized to assume control over

the project and to enter into sales contract for its own account with purchasers of apartments. However, purchasers and prospective purchasers should be cognizant of the fact that fee simple title to the project remains vested in Kuilei Development Company and that the new Developer will not acquire such title nor be in a position to convey apartments to the purchasers thereof until and unless certain conditions set forth in the Purchase and Sale Agreement have been fulfilled. The Developer reports that certain of such conditions have been satisfied, but that its acquisition of the project is still subject to the following contingencies: (a) the project must be fully completed and a Certificate of Occupancy issued therefor; (b) the project architect must furnish his "as built" verified statement required by Section 514-13 of the Hawaii Revised Statutes and an affidavit certifying that the building has been fully completed in accordance with approved plans and specifications and is in conformity with all applicable laws, ordinances and regulations; and (c) all liens, encumbrances and claims must be removed or discharged from the project, and the additional parcel described herein, except for certain mortgages which are to be assumed by the new developer.

The Purchase and Sale Agreement provides that the transaction will be closed within thirty days after all conditions have been satisfied or waived, but that the new Developer has the right to terminate the agreement if all of said conditions have not been fulfilled on or before July 28, 1976. If all of said conditions are satisfied, the new Developer will acquire title to the project and will thereafter convey individual apartments to the purchasers thereof by way of apartment deed. However, in the event the Purchase and Sale Agreement is terminated for failure of condition or for any other reason, the new Developer has the right to cancel all sales contracts and will have no further obligation to convey the apartments to the purchasers thereof. Purchasers should be aware that their rights under the sales contract with Parkland Gardens are made expressly conditional upon the acquisition of title to the project from Kuilei Development Company. The sales contracts provide that in the event that the new Developer does not acquire fee simple interest to the project prior to July 31, 1976, it has the right to cancel sales contracts and refund to the buyers all monies paid without interest. Other rights of cancellation are reserved to the new Developer and to apartment purchasers under the sales contracts, and are more particularly described under the topical heading "Purchase Money Handling" below.

NOTE: The Commission has been advised that a Second Supplementary Public Report will be issued immediately upon acquisition by the Developers of fee simple title to the entire project.

ENCUMBRANCES AGAINST TITLE: A Preliminary Public Report, dated May 21, 1976, issued by Title Guaranty of Hawaii, Inc. reflects that the title to said parcels is subject to the following:

- a. Real property taxes that may be due and owing.
- b. Grant dated October 2, 1956, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii

as Document No. 195145, in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company, both Hawaii corporations, granting an easement for utility purposes over and across Lots 2 and 3.

c. An easement in favor of the City and County of Honolulu for a sanitary sewer over and across Easement "A" as shown on Maps 1 and 2 of Land Court Application No. 1541 (amended).

d. Real Property Mortgage and Financing Statement dated August 7, 1974, filed in said Office of the Assistant Registrar as Document No. 692455, and also recorded on September 24, 1974 in the Bureau of Conveyances of the State of Hawaii in Book 10152, Page 327, made by KUILEI DEVELOPMENT COMPANY, a registered Hawaii partnership, as Mortgagor, to STATE SAVINGS AND LOAN ASSOCIATION, a Utah corporation, as Mortgagee, to secure the repayment of the sum of \$4,000,000.00.

e. The covenants, agreements, obligations, conditions and other provisions set forth in Declaration of Horizontal Property Regime dated October 21, 1974 and filed as Land Court Document No. 700034 and the By-Laws attached thereto, as amended by instrument dated May 28, 1976 and filed in said Office as Document No. 767,612. (Project covered by Condominium Map No. 231).

f. Mortgage dated August 26, 1971, filed in said Office as Document No. 550759, made by HAWAII NUI HUI, a registered Hawaii limited partnership, in favor of PIONEER FEDERAL SAVINGS & LOAN ASSOCIATION.

g. Federal tax lien against BRILHANTE & ASSOCIATES, INC. in the amount of \$1,505.68, dated May 11, 1976 and filed in the Bureau of Conveyances of the State of Hawaii in Book 11401, Page 373.

h. State tax lien against BRILHANTE & ASSOCIATES, INC. in the amount of \$1,164.57, dated May 10, 1976, and filed in said Bureau in Book 11401, Page 324.

i. State tax lien against BRILHANTE & ASSOCIATES, INC. in the amount of \$12,535.32, dated December 15, 1975, and filed in said Office as Document No. 745770 and also recorded in said Bureau in Book 11093, Page 407.

j. State tax lien against BRILHANTE & ASSOCIATES, INC. in the amount of \$1,803.29, dated January 21, 1976, and filed in said Office as Document No. 750871, and also recorded in said Bureau in Book 11180, Page 573.

PURCHASE MONEY HANDLING: A copy of the revised specimen Sales Contract and a new executed Escrow Agreement for the project have been submitted to the Commission. The new Escrow Agreement identifies State Savings & Loan Association as the escrow agent. Upon examination, the Escrow Agreement and specimen Sales Contract are found to be in consonance with Chapter 514, Hawaii Revised Statutes.

Among other provisions, the Escrow Agreement provides that a purchaser shall be entitled to a refund on his funds, without interest, and less an escrow cancellation fee, if purchaser

requests in writing a refund of his funds and any one of the following has occurred:

- a. Developer has requested Escrow in writing to return to purchaser the funds of purchaser then being held by Escrow; or
- b. Developer has notified Escrow 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. There is any change in the project subsequent to the execution of the Sales Contract requiring approval of a county officer having jurisdiction over the issuance of building permits, unless the purchaser has given written approval of the specific change; or
- d. The Final Public Report differs in any material respect from the Supplementary Public Report unless the purchaser has given written approval or acceptance of the changes in the said Supplementary Public Report.

Purchasers or prospective purchasers should be cognizant that the specimen Sales Contract provides, among other things, that: 1) Developer's obligations under said contract are subject to and conditioned upon the acquisition by Developer of fee simple title to the project, and in the event that Developer has not acquired such title prior to July 31, 1976, it may cancel such contract, at its option, and refund to the buyer all monies paid without interest; 2) the Developer may cancel such contract, at its option, and refund to buyers all monies paid without interest, in the event that less than sixty-five (65) apartments are sold prior to July 31, 1976; and 3) Developer may waive or extend the time for performance of either of said conditions; provided, that if the closing of the transaction contemplated does not occur on or before September 1, 1976, Purchaser shall have the right to terminate the contract and obtain a refund of all monies paid, without interest.

The specimen Sales Contract also reflects that the Developer will pay each purchaser a fixed monthly subsidy for thirty-six (36) months, commencing one month after closing. In addition, each purchaser shall have the option of obtaining a \$75.00 monthly advance from the Developer for a period of thirty-six (36) months, commencing one month after closing, to be applied against the maintenance fees assessed the purchaser. The amounts so advanced shall be deemed a loan from Developer and shall be repayable, together with interest thereon at the rate of ten and one-fourth percent (10-1/4%) per annum from the date of each such advance on the first day of the thirty-seventh (37th) month after closing, or upon the sooner sale or conveyance of the apartment.

It is incumbent upon purchasers and prospective purchasers that they read with care the specimen Sales Contract and the Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of apartments and all sums from any source are to be placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The Declaration, as amended, discloses that Urban Management Corp., whose principal place of business and post office address is 1711 Dole Street, Honolulu, Hawaii, has been appointed as the initial Managing Agent for the project.

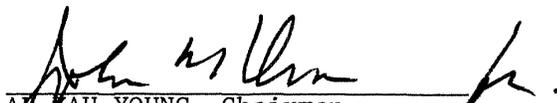
STATUS OF PROJECT: The Developer reports that the residential building of the project will be completed on or about July 1, 1976. However, it is estimated that the tennis court, pavilion and other recreational facilities located on the parcel across Kahoaloha Lane from said building will not be completed until September 12, 1976.

SPECIAL NOTICE: The Developer reports that the Declaration and By-Laws have been amended in certain other respects. The Declaration and By-Laws, as amended, are available for inspection at the Real Estate Commission and the office of the Developer.

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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 April 1, 1974 and information subsequently filed as of June 16, 1976.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 673 filed with the Commission on November 19, 1974 (which was extended to September 19, 1976).

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

  
ALAN KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
Department of Taxation  
Bureau of Conveyances  
Planning Dept., City & County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 673  
June 18, 1976

EXHIBIT "A"

<u>Apartment No.</u>	<u>Level</u>	<u>Stall No.</u>	<u>Type</u>
401	D	23	Regular Covered
402	F	31	Regular Open
403	F	32	Regular Open
404	F	33	Regular Open
405	A	9	Compact Covered
406	D	40	Regular Covered
407	D	39	Regular Covered
408	D	38	Regular Covered
501	E	16	Regular Covered
502	E	23	Regular Covered
503	F	29	Regular Covered
504	F	30	Regular Covered
505	D	32	Compact Covered
506	E	17	Regular Covered
507	E	18	Regular Covered
508	E	19	Regular Covered
601	F	28	Regular Covered
602	E	20	Regular Covered
603	E	21	Compact Covered
604	E	22	Regular Covered
605	D	31	Compact Covered
606	F	27	Regular Covered
607	F	26	Regular Covered
608	F	25	Regular Covered
701	B	33	Regular Covered
702	F	24	Compact Covered
703	E	15	Compact Covered
704	E	14	Regular Covered
705	D	30	Compact Covered
706	B	34	Regular Covered
707	B	35	Regular Covered
708	B	36	Regular Covered
801	B	23	Regular Covered
802	E	8	Regular Open
803	E	7	Regular Open
804	E	6	Regular Open
805	D	29	Compact Covered
806	B	22	Regular Covered
807	B	21	Regular Covered
808	B	20	Regular Covered

<u>Apartment No.</u>	<u>Level</u>	<u>Stall No.</u>	<u>Type</u>
901	A	8	Regular Covered
902	C	19	Regular Covered
903	C	4	Regular Covered
904	D	33	Compact Covered
905	C	12	Compact Covered
906	A	7	Regular Covered
907	A	6	Regular Covered
908	A	5	Regular Covered
1001	D	34	Regular Covered
1002	C	22	Regular Covered
1003	C	21	Regular Covered
1004	C	20	Compact Covered
1005	C	11	Compact Covered
1006	D	35	Regular Covered
1007	D	36	Regular Covered
1008	D	37	Regular Covered
1101	C	8	Regular Covered
1102	C	1	Regular Covered
1103	C	2	Regular Covered
1104	C	3	Regular Covered
1105	C	10	Compact Covered
1106	C	7	Regular Covered
1107	C	6	Regular Covered
1108	C	5	Regular Covered
1201	C	15	Regular Covered
1202	B	38	Regular Covered
1203	D	28	Regular Covered
1204	C	13	Regular Covered
1205	C	9	Compact Covered
1206	C	16	Regular Covered
1207	C	17	Regular Covered
1208	C	18	Regular Covered
1401	D	27	Regular Covered
1402	A	19	Regular Covered
1403	A	10	Regular Covered
1404	B	37	Regular Covered
1405	C	14	Compact Covered
1406	D	26	Regular Covered
1407	D	25	Regular Covered
1408	D	24	Regular Covered
1501	A	11	Regular Covered
1502	A	15	Regular Covered
1503	A	16	Regular Covered
1504	A	17	Regular Covered
1505	A	18	Regular Covered
1506	A	12	Regular Covered
1507	A	13	Regular Covered
1508	A	14	Regular Covered

<u>Apartment No.</u>	<u>Level</u>	<u>Stall No.</u>	<u>Type</u>
PH 1	B	27	Regular Covered
PH 2	A	4	Regular Covered
PH 3	A	3	Regular Covered
PH 4	A	2	Regular Covered
PH 5	A	1	Regular Covered
PH 6	B	26	Regular Covered
PH 7	B	25	Regular Covered
PH 8	B	24	Regular Covered

GUEST STALLS:

B-28	Compact Covered
B-29	Compact Covered
B-30	Compact Covered
B-31	Compact Covered
B-32	Compact Covered

STALLS TO BE SOLD:

E-1	Compact Open
E-2	Regular Open
E-3	Regular Open
E-4	Regular Open
E-5	Regular Open
E-9	Compact Open
E-10	Compact Open
E-11	Compact Open
E-12	Compact Open
E-13	Compact Open
F-34	Regular Open
F-35	Compact Open
F-36	Compact Open
F-37	Compact Open
F-38	Compact Open
F-39	Compact Open
F-40	Compact Open
F-41	Regular Open
F-42	Regular Open
F-43	Regular Open