

**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

PARKWAY PHASE "A"  
Mokulele Street  
Kaneohe, Oahu, Hawaii

REGISTRATION NO. 714

**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: September 18, 1974  
Expires: October 18, 1975

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 28, 1974 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF SEPTEMBER 13, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. PARKWAY PHASE "A" is a proposed leasehold condominium project consisting of eighteen (18) multi-family structures of fifty-eight (58) units. The Developer intends to sell fifty-eight (58) of the apartments together with an undivided interest in the common elements of the project. There will be a total of fifty-eight (58) assigned tandem parking stalls, each tandem stall

accommodating to standard cars located in the condominium project. Each apartment will have appurtenant to it one (1) parking stall.

2. The basic documents (Master Declaration, 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.

3. This Preliminary Public Report is made a part of the registration on PARKWAY PHASE "A" condominium project. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each prospective purchaser.

4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.

5. Advertising and promotional matter has (not as yet) been submitted pursuant to the rules and regulations promulgated by the commission.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

7. This Preliminary Public Report automatically expires thirteen months after date of issuance, September 18, 1974, unless a Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: PARKWAY PHASE "A"

LOCATION: The approximately 7.218 acres committed to the regime is located at Mokulele Street, Kaneohe, Oahu, Hawaii.

TAX MAP KEY: 4-5-34:6 (portion) & 12 (portion)

ZONING: PD-H District No. R-30; Ordinance No. 4167

DEVELOPER: HKH Ventures, a limited partnership, whose principal place of business is 2024 North King Street, Honolulu, Hawaii, and whose telephone number is 847-4241.

The principals of the joint venture are:

Shigeru Horita, General Partner of HKH Ventures  
Herbert K. Horita, General Partner of HKH Ventures  
Kinji Kanazawa, General Partner of HKH Ventures

ATTORNEY REPRESENTING DEVELOPER: Kashiwa and Kanazawa, Suite 302 Town Tower at Harbor Square, 225 Queen Street, Honolulu, Hawaii. (Attention: Douglas S. Hasegawa) Phone: 521-4943.

DESCRIPTION: The proposed project consists of a parcel land situated at Kaneohe, Oahu, Hawaii, with improvements to be constructed thereon consisting of eighteen (18) multi-family structures, together with parking facilities. Said structures are constructed principally of wood with concrete block foundations, wood sidings and shake and gravel roofs.

APARTMENT TYPES: There will be six (6) types of apartment units which have been designated, for classification purposes only as Model "A", "AR", "B", "BR", "C" and "CR". The descriptions of said types of apartment units are as follows:

(a) The Design Type "A". Each of the Design Type "A" apartment units include: first floor - stairwell, utility room, bathroom, kitchen, living room-dining room combination and lanai; second floor - stairwell, hallway, two hallway closets, two bedrooms with wardrobe closets, two restrooms, bathroom and a balcony.

Each of the Design Type "A" apartment units contain an area of approximately 1,292 square feet.

(b) Design Type "AR" is merely the reverse of Design Type "A".

(c) Design Type "B". Each of the Design Type "B" apartment units include: First floor - stairwell, hallway, one bedroom with wardrobe closet, heater-washer-dryer closet, bathroom, kitchen, living room-dining room combination and lanai; second floor - stairwell, hallway, two hallway closets, two bedrooms with wardrobe closets, two restrooms, bathroom and a balcony.

Each of the Design Type "B" apartment units contain an area of approximately 1,412 square feet.

(d) Design Type "BR" is merely the reverse of Design Type "B".

(e) Design Type "C". Each of the Design Type "C" apartment units include: first floor - stairwell, hallway, heater-washer-dryer closet, one bedroom with wardrobe closet, bathroom, kitchen, living room-dining room combination and lanai; second floor - stairwell, hallway, two hallway closets, three bedrooms with wardrobe closets, two restrooms, bathroom and a balcony.

Each of the Design Type "C" apartment units contain an area of approximately 1,556 square feet.

(f) Design Type "CR" is merely the reverse of Design Type "C".

All units will be furnished with wall to wall carpeting in the living room-dining room area, dressing room area and bedrooms. The appliances included with each unit are a continuous range-oven with hood and fan, a garbage disposal and dishwasher.

The numbers of the apartment units and types are shown on Exhibit "B" attached hereto and by reference made a part hereof.

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

- (a) Said leasehold premises.
- (b) All foundations, supports, unfinished perimeter and load bearing walls, roofs and roof deck.
- (c) All yards, grounds, landscaping, planters, fences, mail boxes, refuse facilities and like facilities.
- (d) All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities, installations which serve more than one apartment for services such as power, light, water, gas, refuse, telephone and radio and television signal distribution.
- (e) All driveways, parking areas and walkways.
- (f) Any and all other apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance or safety, and normally in common use.

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 the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) One tandem automobile parking stall has been assigned to each apartment. The Condominium Map provides the location of each stall beside the building. Such stalls shall be appurtenant to and for the exclusive use of each apartment. Each apartment shall always have one tandem parking stall appurtenant to it.

(b) All other common elements of the Project which are rationally related to less than all of said apartments shall be limited to the use of such apartments.

COMMON INTEREST: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the Project (herein called the "common interest") and the same proportionate share in all common profits and expenses of the Project and for all other purposes including voting, according to the plan of such apartment as follows:

Type "A" and "AR" apartments:	0.015739235
Type "B" and "BR" apartments:	0.017201000
Type "C" and "CR" apartments:	0.018552000

USE: The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The apartments shall not be rented for transient or hotel

purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or bellboy service. Except for such transient or hotel purposes the owners of the respective apartments shall have the absolute right to lease such apartment subject to all provisions of this Declaration.

OWNERSHIP: According to a Certificate of Title issued June 17, 1974 by Long & Melone, Ltd., title to the land committed to the project is vested in HENRY HO WONG, husband of Colene Smith Wong, JAMES CHRISTIAN CASTLE, HAWAIIAN TRUST COMPANY, LIMITED and JAMES GORDON McINTOSH, Trustees of the Trust Estate created by Article Fifth of the Last Will and Testament of Harold K. L. Castle, Deceased; JAMES CHRISTIAN CASTLE, HAWAIIAN TRUST COMPANY, LIMITED and JAMES GORDON McINTOSH, Trustees of the Trust Estate created by Article Eighth of the Last Will and Testament of Harold K. L. Castle, Deceased; and IOLANI SCHOOL, a Hawaii eleemosynary corporation.

ENCUMBRANCES AGAINST TITLE: Said Certificate of Title also reflects that the following encumber the limited common elements, the apartments and common elements:

1. A 10-foot Ditch Easement, as shown on Maps 1 and 30.
2. Grant of Easement in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company, dated April 7, 1960, filed in the Office of the Assistant Registrar of the Land Court as Document No. 260038, for utility purposes, said Easement being 25 feet wide, extending 12-1/2 feet on each side of center line, located over, across, through, and under Lot A, as shown on Hawaiian Electric Company, Inc.'s Map 60-28.
3. Lease of Right-of-Way in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company, for a term of 5 years from April 22, 1965, dated April 22, 1965, filed as Land Court Document No. 360831, for utility purposes, said Easement being 25 feet wide, extending 12-1/2 feet on each side of center line, located over, across, through and under Lot A, as shown on Hawaiian Electric Company, Inc.'s Map 64-75. Said Lease of Right-of-Way amended and extended to expire on June 30, 1973 and thereafter from year to year until terminated by either party giving to the others 3 months' written notice by Amendment of Lease of Right-of-Way acknowledged September 4, 1968, filed as Land Court Document No. 455435.
4. The terms and conditions of that certain Lease dated December 23, 1941, filed in said Office of the Assistant Registrar of the Land Court as Document No. 62131, and also recorded in the Bureau of Conveyances of the State of Hawaii in Book 1688, Page 296, by and between Charles Maner Hite, Trustee under the Will and of the Estate of Emma Kalelemalani, deceased, as Lessor, and Kenneth Riley, as Lessee, for a term of 35 years from October 1, 1941; said Lease by mesne assignments having been assigned to Shigeru Horita, husband of Mitsue Horita, and Herbert Kazuo Horita, husband of Miriam Reiko Horita, authorized general

partners of HKH Ventures, a Limited Partnership, as joint tenants, by Assignment of Lease dated December 23, 1971, filed as Land Court Document No. 564341, and also recorded in said Bureau in Book 8169, Page 294.

5. Real property taxes which may be due and owing.

EASEMENTS: In addition to the above, the apartments and common elements shall also have and be subject to the following:

1. Each apartment shall have appurtenant thereto non-exclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and support of such apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive use of the limited common elements as provided herein; and in all other apartments of the building for support.

2. If any part of the common elements now or hereafter encroaches upon any apartment or limited common element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. In the event the building shall be partially or totally destroyed and then rebuilt, minor encroachments of any part of the common elements due to construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

3. Each apartment shall be subject to an easement in favor of the owners of all other apartments for access to any common elements located in such apartment.

PURCHASE MONEY HANDLING: An Escrow Agreement dated August 28, 1974, has been executed and a copy of same has been filed with the Commission. The Escrow Agent is Developers Escrow Services, Inc., a Hawaii corporation. Upon examination, the Specimen Sales Contract and the executed Escrow Agreement are found to be consonant with Chapter 514, Hawaii Revised Statutes, and particularly Sections 514-15(6) and 514-36 through 514-40. In addition, the Escrow Agreement provides the following:

Refunds to purchasers. A purchaser shall be entitled to a refund of his funds and Escrow Agent shall pay said purchaser without interest and less Escrow Agent's cancellation fee if purchaser shall in writing request refund of his funds and if any one of the following shall have occurred:

(a) Escrow Agent receives a written request from Developers to return to purchaser the funds of such person then held hereunder by Escrow Agent;

(b) A purchaser's funds were obtained prior to the issuance of the final public report, and there has been a change of the final public report, and there has been a change in the condominium building plans subsequent to the execution of the purchaser's condominium deposit, receipt, and contract requiring the approval of the City and County officer having jurisdiction over the issuance of permits for construction of buildings, unless the

purchaser has given written approval or acceptance of the specific change;

(c) If the purchaser's funds were obtained prior to the issuance of the final public report and the request is prior to the time the final public report is issued;

(d) If the final public report differs in any material respect from any preliminary public report that has been issued, unless the purchaser has given written approval or acceptance of the difference;

(e) The final public report is not issued within one year from the date of the issuance of the preliminary public report. Upon refund of said funds to the purchaser as aforesaid, Escrow Agent shall return to Developers such purchaser's condominium deposit, receipt, and contract, and any apartment deed theretofore delivered to Escrow Agent and thereafter purchaser shall be no longer obligated thereunder.

Purchaser's default. If at any time Developers shall certify in writing to Escrow Agent that a purchaser whose funds are being held hereunder by Escrow Agent has defaulted under the terms of his condominium deposit, receipt and contract, Escrow Agent shall notify said purchaser of his default and shall thereafter treat all funds of such purchaser paid on account of said condominium deposit, receipt and contract, less Escrow Agent's cancellation fee, as funds of Developers which were transmitted to Escrow Agent to be held pursuant to the provisions hereof and not as funds of such purchaser.

Compensation of Escrow Agent. The compensation of Escrow Agent for action hereunder is recited in a separate correspondence between Developers and Escrow Agent. The cancellation fee of \$50.00 per apartment or unit shall be paid to Escrow Agent for each transaction that is terminated after an escrow is opened for the purchaser.

It is incumbent upon the prospective purchaser that he reads with care the Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project.

STATUS OF PROJECT: No Building Contract has been executed as yet.

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The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information dis-

closed by the Developer in the required Notice of Intention submitted August 28, 1974 and additional information subsequently filed with the Commission as of September 13, 1974.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 714 filed with the Commission on August 28, 1974.

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

  
DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY  
AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 714  
September 18, 1974.

DESCRIPTION  
PARKWAY PD-H  
PHASE A  
LOT A

FIRST:

Being portions of Lot "A" of  
Land Court Application 743,  
Section 3 as shown on Map 30;

Royal Patent 7984,  
Land Commission Award 4452,  
Apana 13 to H. Kalama and

Royal Patent 6955,  
Land Commission Award 7587,  
Apana 2 to L. Kealoha

Situated at Puahuula, Waikalua-Loko and  
Mahinui, Kaneohe, Koolaupoko, Oahu, Hawaii

Beginning at the Southwest corner of this parcel of land, on the Southeast side of the Kaneohe Elementary School site and on the Northerly side of Mokulele Drive Extension, the coordinates of said point of beginning referred to Government Survey Triangulation Station "COOLIDGE" being 3686.28 feet South and 4901.15 feet East, thence running by azimuths measured clockwise from True South:

EXHIBIT "A"

DESCRIPTION  
PARKWAY PD-H PHASE A LOT A  
PAGE 2 OF 5

1. 245° 30'            251.91 feet along the Kaneohe Elementary School site, along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama and along Lot "B" of Land Court Application 743, Section 3 as shown on Map 30;
2. 160° 00' 45"       421.33 feet along the Kaneohe Elementary School site, along Lot "B" of Land Court Application 743, Section 3 as shown on Map 30 and along the remainders of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama and Royal Patent 6955, Land Commission Award 7587, Apana 2 to L. Kealoha;
3. 257° 25' 15"       182.32 feet along Lots 99 and 98 of the Pikoiloa Tract, Unit 4 (File Plan 555), along the remainders of Royal Patent 6955, Land Commission Award 7587, Apana 2 to L. Kealoha and Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama;
4. 263° 42' 15"       248.29 feet along Lots 97, 96 and 94 of the Pikoiloa Tract, Unit 4 (File Plan 555), along the remainders of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama;

DESCRIPTION  
PARKWAY PD-II PHASE A LOT A  
PAGE 3 OF 5

5. 286° 27' 15" 89.26 feet along Lot 93 of the Pikoiloa Tract, Unit 4 (File Plan 555), along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama;
6. 274° 40' 15" 118.81 feet along Lot 88 of the Pikoiloa Tract, Unit 4 (File Plan 555), along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama;
7. 280° 30' 15" 85.57 feet along the Southerly end of Koa Kahiko Street and along Lot 87 of the Pikoiloa Tract, Unit 4 (File Plan 555), along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama;
8. Thence along Lots 87 and 72 of the Pikoiloa Tract, Unit 4 (File Plan 555), along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama, on a curve to the left with a radius of 130.00 feet, the azimuth and distance of the chord being 245° 44' 02.5" 148.27 feet;
9. 336° 55' 25.23 feet along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama;

DESCRIPTION  
PARKWAY PD-II PHASE A LOT A  
PAGE 4 OF 5

10. Thence along the remainders of Lot "A" of Land Court Application 743, Section 3 as shown on Map 30 and Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama, on a curve to the right with a radius of 150.50 feet, the azimuth and distance of the chord being 66° 09' 10" 153.60 feet;
11. Thence along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama on a curve to the right with a radius of 310.50 feet, the azimuth and distance of the chord being 98° 40' 15" 19.87 feet;
12. 100° 30' 15" 60.67 feet along same;
13. 190° 30' 15" 10.00 feet along same;
14. Thence along same, on a curve to the left with a radius of 419.50 feet, the azimuth and distance of the chord being 99° 05' 15" 20.74 feet;
15. Thence along the remainders of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama and Lot "A" of Land Court Application 743, Section 3 as shown on Map 30, on a curve to the left with a radius of 219.50 feet, the azimuth and distance of the chord being 40° 27' 37.5" 369.05 feet;

DESCRIPTION  
PARKWAY PD-H PHASE A LOT A  
PAGE 5 OF 5

16. Thence along the remainder of Lot "A" of Land Court Application 743,  
Section 3 as shown on Map 30, on a curve  
to the left with a radius of 419.50 feet,  
the azimuth and distance of the chord  
being 341° 50' 20.74 feet;
17. 340° 25' 107.34 feet along same;
18. 58° 40' 104.69 feet along same, along the North side of  
Mokulele Drive Extension;
19. Thence along same, on a curve to the right with a radius of 270.00  
feet, the azimuth and distance of the  
chord being 75° 35' 157.13 feet;
20. 92° 30' 114.96 feet along same;
21. Thence along the remainders of Lot "A" of Land Court Application 743,  
Section 3 as shown on Map 30 and Royal  
Patent 7984, Land Commission Award 4452,  
Apana 13 to H. Kalama, on a curve to  
the right with a radius of 330.00 feet,  
the azimuth and distance of the chord  
being 79° 00' 154.07 feet to the  
point of beginning and containing an  
Area of 4.138 Acres.

PARK ENGINEERING, INC.

1149 Bethel Street  
Honolulu, Oahu, Hawaii

August 27, 1974

Tax Map Key: 4-5-34: Por. 6 & 12



*Masao Kawahara*  
Registered Professional Surveyor  
Certificate Number 1246-S

DESCRIPTION  
PARKWAY PD-H  
PHASE A  
LOT B

SECOND:

Being portions of Lot "A" of  
Land Court Application 743,  
Section 3 as shown on Map 30 and

Royal Patent 7984,  
Land Commission Award 4452,  
Apana 13 to H. Kalama

Situated at Waikalua-Loko and  
Mahinui, Kaneohe, Koolaupoko, Oahu, Hawaii

Beginning at the Southeast corner of this parcel of land, being also the Southwest corner of Lot 218 of Pikoiloa Tract, Unit 7 (File Plan 641) and on the North side of Mokulele Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "COOLIDGE" being 3376.09 feet South and 5948.48 feet East, thence running by azimuths measured clockwise from True South:

1. 65° 30' 15" 142.59 feet along the remainder of Lot "A" of Land Court Application 743, Section 3 as shown on Map 30, along the North side of Mokulele Drive Extension;

DESCRIPTION  
PARKWAY PD-II PHASE A LOT B  
PAGE 2 OF 3

2. Thence along same, on a curve to the right with a radius of 210.00 feet, the azimuth and distance of the chord being  $75^{\circ} 30' 07.5''$  72.92 feet;
3.  $85^{\circ} 30'$  109.09 feet along same;
4. Thence along same, on a curve to the left with a radius of 270.00 feet, the azimuth and distance of the chord being  $72^{\circ} 05'$  125.30 feet;
5.  $58^{\circ} 40'$  100.69 feet along same;
6.  $160^{\circ} 25'$  101.32 feet along the remainder of Lot "A" of Land Court Application 743, Section 3 as shown on Map 30;
7. Thence along same, on a curve to the right with a radius of 390.50 feet, the azimuth and distance of the chord being  $161^{\circ} 50'$  19.31 feet;
8. Thence along same and along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama, on a curve to the right with a radius of 190.50 feet, the azimuth and distance of the chord being  $220^{\circ} 27' 37.5''$  320.29 feet;
9. Thence along the remainder of Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama, on a curve to the right with a radius of 390.50 feet, the azimuth and distance of the chord being  $279^{\circ} 05' 15''$  19.31 feet;

DESCRIPTION  
PARKWAY PD II PHASE A LOT B  
PAGE 3 OF 3

10. 280° 30' 15"          60.67 feet along same;
11. Thence along same and along the remainder of Lot "A" of Land Court Application 743, Section 3 as shown on Map 30, on a curve to the left with a radius of 329.50 feet, the azimuth and distance of the chord being 278° 40' 15"      21.08 feet;
12. Thence along the remainder of Lot "A" of Land Court Application 743, Section 3 as shown on Map 30, on a curve to the left with a radius of 169.50 feet, the azimuth and distance of the chord being 248° 04' 43"      163.10 feet;
13. 336° 55'              243.79 feet along Royal Patent 7984, Land Commission Award 4452, Apana 13 to H. Kalama, along Kawa Stream and Lots 216, 217 and 218 of Pikoiloa Tract, Unit 7 (File Plan 641) to the point of beginning and containing an Area of 3.080 Acres.

PARK ENGINEERING, INC.

1149 Bethel Street  
Honolulu, Oahu, Hawaii

August 27, 1974

Tax Map Key: 4-5-34: Por. 6 & 12



*Masao Kawahara*  
Registered Professional Surveyor  
Certificate Number 1246-S

EXHIBIT "B"

APARTMENT NUMBER

MODEL TYPE

1	B
2	C
3	Ar
4	Br
5	B
6	A
7	Cr
8	Br
9	B
10	A
11	Cr
12	Br
13	B
14	C
15	Ar
16	Br
17	B
18	B
19	Br
20	B
21	B
22	Br
23	B
24	C
25	Ar
26	Br
27	B
28	B
29	Br
30	B
31	Br
32	Br
33	B
34	C
35	Br
36	B
37	A
38	Br
39	B
40	A
41	Cr
42	Br
43	B
44	Br
45	B

APARTMENT NUMBER

MODEL TYPE

46	Br
47	B
48	Br
49	Br
50	B
51	B
52	Ar
53	A
54	B
55	Br
56	B
57	Br
58	Br