REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

WILDER AT PIIKOI
1201 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 937

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 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: November 10, 1977
Expires: December 10, 1978

SPECIAL ATTENTION

A comprehensive reading of this 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 5, 1977, AND INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 4, 1977. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. WILDER AT PIIKOI is a leasehold condominium project consisting of two (2) residential buildings and containing a total of one hundred sixty-six (166) apartments. One hundred seventy-four (174) parking spaces are available as shown on the plans for said project.

2. The Developer of the project has submitted to the Commission for examination all documents and exhibits deemed necessary for the issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of the approved floor plans) have been recorded in the office of the recording officer.

   The Declaration and By-Laws dated September 26, 1977 have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 12504 at Page 432.

   The Bureau of Conveyances has assigned Condominium Map No. 521 to the project.

4. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public dissemination.

5. 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 relates to Horizontal Property Regime.

6. This Final Public Report is made a part of the registration on WILDER AT PIIKOI condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report (white 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 purchaser and prospective purchaser.

7. This Final Public Report automatically expires thirteen (13) months from the date of issuance, November 10, 1977, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: WILDER AT PIIKOI

LOCATION: The project is located on those certain parcels of land situate at 1201 Wilder Avenue, Honolulu, Hawaii, and contains 31,518 square feet or thereabouts. The description of the land and the reserved easements, rights, powers and privileges are more fully set forth in the Declaration.

TAX KEY: 2-4-20: Parcels 79, 72, 73, 74 and 37

ZONING: A-4

DEVELOPER: The Notice of Intention reveals the Developer to be 1201 WILDER JOINT VENTURE, a registered Hawaii joint venture, whose principal place of business and post office address is

Suite 1625, Davies Pacific Center, 841 Bishop Street, Honolulu, Hawaii 96813. The members of the joint venture are:

SMITH DEVELOPMENT CORP.
Suite 1625, Davies Pacific Center
841 Bishop Street
Honolulu, Hawaii 96813
Telephone No. 524-5414

HUI HOUSE, INCORPORATED
801 Alakea Street
Honolulu, Hawaii 96813
Telephone No. 524-2525

ATTORNEY REPRESENTING DEVELOPER: OKUMURA TAKUSHI FUNAKI & WEE, ATTORNEYS AT LAW, A LAW CORPORATION, (Alfred M. K. Wong), Alexander Young Building, Suite 500, 1015 Bishop Street, Honolulu, Hawaii 96813, Telephone No. 536-1791.

DESCRIPTION OF PROJECT: The project will consist of two (2) buildings. The existing 4-story walk-up concrete building (the "Low Rise") located on Liholiho Street contains sixteen (16) apartments. The 30-story reinforced concrete building (the "Tower") to be built will be located on the corner of Wilder Avenue and Piikoi Street and consists of ten (10) parking levels on the first 5 floors and 25 floors designated the sixth through twelfth and fourteenth through thirty-first floors (number "13" has been omitted) containing 150 apartments. There will be a recreation area at ground level adjacent to the buildings which will consist of a swimming pool and two pavilions with shower and restroom facilities. Said buildings are more particularly described in Exhibit "A" attached hereto and made a part hereof.

There are one hundred sixty-six (166) freehold estates in the spaces within the perimeter walls, floors and ceilings of the 166 apartments in said buildings. The 166 apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or of the interior loadbearing walls, the floors and perimeter ceilings surrounding each apartment, or any pipes, wires, ducts, conduits, or other utility or service lines running through such apartments which are utilized for or serve more than one apartment, all of which are common elements as provided in the Declaration. Each apartment shall be deemed to include the walls and partitions which are not loadbearing and which are within its perimeter walls; doors and door frames; windows and window frames; the inner decorated or finished surfaces of walls, floors and ceilings, adjoining or connected thereto; and all fixtures originally installed therein. Notwithstanding the designation of the limits of the apartments, the square footage of each respective apartment is measured from the exterior face of exterior walls and the center line of party walls, and no reduction is made to account for interior loadbearing walls, ducts, vent shafts and the like, located within the perimeter walls.

All apartments will be numbered and located as shown on the Condominium Map.

Each of the 166 apartments will have immediate access to a corridor, which, in the 4-story building, leads to two stairways and in the 30-story building, leads to two elevators and two stairways.

Each of the 166 apartments will be one of twelve types, as enumerated in said Exhibit "A".

The number of rooms, approximate area and total number of each type of apartment in the project are enumerated in said Exhibit "A".

COMMON ELEMENTS: The Declaration states that the owners of apartments will have an undivided interest in the common elements, including specifically but not limited to:

a. Said land in fee simple.

b. All foundations, columns, girders, beams, supports, main walls, roofs, entrances, hallways, stairways and exits of said buildings.

c. All driveways and parking spaces.

d. The yards, gardens, and recreational facilities, including the swimming pool, two pavilions with kitchen facilities, barbecue pits, sauna, Jacuzzi, restrooms and shower.

e. All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities and installations which serve more than one apartment for services such as power, light, water, gas, refuse, telephone, radio and television signal distribution.

f. All tanks, pumps, motors, fans, compressors, ducts, and, in general, all apparatus and installations existing for common use.

g. 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. Each of the 156 parking stalls in the Tower building shall be a limited common element appurtenant to and reserved for the exclusive use of Apartment 605 and each of the 18 parking stalls in the Low Rise building shall be a limited common element appurtenant to and reserved for the exclusive use of Apartment 101; provided,

however, that Developer hereby reserves the right to sell to owners of other apartments any or all of such parking stalls as limited common elements appurtenant to such other apartments and, by way of amendment to this Declaration as provided herein, to redesignate such parking stalls to be appurtenant to other apartments.

b. (1) The Tower building, including all driveways, parking spaces, foundations, girders, beams, supports, main walls, roofs, entrances, hallways, stairways, exits, lobbies and elevators located therein, shall be for the exclusive use of the apartments in said Tower and all costs and expenses of every description pertaining to said Tower including but not limited to the cost and expense of maintenance, repair and replacement of and the making of any additions and improvements thereto, shall be borne by apartments located in said Tower exclusively.

(2) The Low Rise building, including all driveways, parking spaces, foundations, girders, beams, supports, main walls, roofs, entrances, hallways, stairways, exits, lobbies and elevators located therein, shall be for the exclusive use of the apartments in said Low Rise and all costs and expenses of every description pertaining to said Low Rise including but not limited to the cost and expense of maintenance, repair and replacement of and the making of any additions and improvements thereto, shall be borne by apartments located in said Low Rise exclusively.

c. The non-structural portions of the wall separating the "05" and "06" apartments shall be for the exclusive use of such "05" and "06" apartments with the right of the owners of such apartments to combine the apartments by removing the non-structural wall; provided, however, that written notice shall be given to the Board of Directors of the combining of such apartments and after combining of such apartments, the apartments shall not be separately conveyed unless such common walls are replaced and notice thereof has been given to the Board.

d. 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.

INTEREST TO BE CONVEYED TO PURCHASER: Each of the one hundred sixty-six (166) apartments shall have appurtenant thereto an undivided percentage interest in all the common elements of the project as shown in Exhibit "B" attached hereto and made a part hereof, such interest being defined and referred to as the "common interest" and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting; PROVIDED, HOWEVER, that profit and expenses relating to limited common elements under paragraph 6.b. of the Declaration shall be borne only by the users thereof in accordance with the "limited common interests" shown in said Exhibit "B" and shall be referred to as "limited common expenses".

PURPOSES AND RESTRICTIONS: The purposes for which said buildings and other improvements and each of the apartments are intended and shall be restricted as to use are as follows:

a. The common interest and easements appurtenant to each apartment shall have a permanent character, shall not be altered without the consent of all owners of apartments affected thereby and Lessor as expressed in an amendment to the Declaration duly recorded, shall not be separated from such apartment and shall be deemed to be conveyed or encumbered with such apartment even though not expressly mentioned or described in the conveyance or other instrument; excepting, however, the exclusive easements for the use of parking stalls. Any exclusive easement for the use of a parking stall may be conveyed to another apartment owner by a written instrument expressly identifying the apartment to which the parking stall is appurtenant as well as the apartment to which the parking stall will become appurtenant, which written instrument shall be denominated as an amendment of the Declaration and of the leases of each apartment affected. Such amendment need only be executed by lessees directly affected and Lessor. The Lessor's joinder in such amendment will be necessary, but such joinder will not unreasonably be withheld, although a reasonable service charge may be made therefor. To the extent that the joinder of apartment owners in addition to those directly affected may be required in order to validate the amendment of declaration for the limited purpose of transferring such easements, such joinder shall be accomplished by power of attorney from each of the owners not affected to the affected owners, the acceptance of ownership of an apartment subject to the Declaration being a grant of such power and the grant, being coupled with an interest, being irrevocable. The transfer, amendment of declaration and amendment of leases shall be effective upon recording of the same in the Bureau of Conveyances of the State of Hawaii. A copy of said conveyance and amendment of declaration and leases shall be given to both the Lessor and the Association by the affected owners within fifteen (15) days of the filing thereof.

b. The common elements shall remain undivided, and no right shall exist to partition or divide any part thereof except as provided by said Horizontal Property Act.

c. The apartments shall be occupied and used only for residential purposes and no apartment shall be used as a tenement or rooming house or for or in connection with the carrying of any business, trade or profession whatsoever. The foregoing notwithstanding, the Owners of the respective apartments shall have the absolute right to lease such apartments for residential purposes.

d. Administration of the project shall be vested in its Association of Apartment Owners, herein called the "Association", consisting of all apartment owners of the project in accordance with the By-Laws of the Association of Apartment Owners. The owner of each apartment upon

acquiring title thereto automatically shall become a member of the Association and shall remain a member thereof until such time as his ownership in the Association automatically shall cease; provided, however, that if and to the extent a lease of any apartment filed with the Board of Directors of the Association so provides, the lessee of such apartment shall be deemed to be the owner thereof.

OWNERSHIP OF TITLE: The Developer reports that title to the land is vested in the following:

HIROSHI ODO and TOKU ODO, husband and wife: LOT 53 of File Plan 47, Tax Map Key No. 2-4-20-79, area 7,111 square feet.

ANNIE AMANA CHANG, unmarried: LOT 54 of File Plan 47, Tax Map Key No. 2-4-20-72, area 5,433 square feet.

ERNEST Y. B. KAM, unmarried: LOT 55 of File Plan 47, Tax Map Key No. 2-4-20-73, area 6,528 square feet.

MALTA LOT VENTURE, a registered Hawaii joint venture: LOT 56 of File Plan 47, Tax Map Key No. 2-4-20-74, area 4,646 square feet.

TEHO LOT VENTURE, a registered Hawaii joint venture: LOT 59 of File Plan 47, Tax Map Key No. 2-4-20-37, area 7,800 square feet.

The Preliminary Report dated October 24, 1977 by Long & Melone, Ltd. confirms such ownership.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated October 24, 1977 by Long & Melone, Ltd. reports that title to the land is subject to the following:

1. Title to all mineral and metallic mines reserved to the State of Hawaii.

2. Covenant in Deeds dated October 17, 1912, recorded in the Bureau of Conveyances of the State of Hawaii in Book 445, Page 298; dated August 24, 1914, recorded in book 415, Page 145; dated August 18, 1916, recorded in Book 462, Page 6; dated September 14, 1916, recorded in Book 455, Page 374; and dated January 11, 1916, recorded in Book 428, Page 472, respectively, to wit:

"That no malt, vinous, spirituous or intoxicating liquors of any kind shall ever be sold or exposed for sale or manufactured on the granted premises or any part thereof."

3. Terms, covenants, conditions, reservations and restrictions contained in the following Leases:

(a) (As to Lot 53) Lease dated May 13, 1974, made between Hiroshi Odo and Toku Odo, husband and wife, as Lessors, and Hui House, Incorporated and Smith Development Corp., as Lessees, recorded in Book 9894, Page 475, which

lease was assigned to 1201 Wilder Joint Venture, a registered Hawaii joint venture consisting of said Hui House, Incorporated and Smith Development Corp., by Assignment of Lease dated November 10, 1976, recorded in Book 12201, Page 312.

(b) (As to Lot 54) Lease dated June 30, 1974, made between Annie Amana Chang, unmarried, as Lessor, and 1201 Wilder Joint Venture, as Lessee, recorded in Book 10008, Page 374.

(c) (As to Lot 55) Lease dated June 24, 1974, made between Ernest Y. B. Kam, unmarried, as Lessor, and 1201 Wilder Joint Venture, as Lessee, recorded in Book 10008, Page 414.

(d) (As to Lot 56) Lease dated May 12, 1977, made between Malta Lot Venture, a registered Hawaii joint venture, as Lessor, and 1201 Wilder Joint Venture, as Lessee, recorded in Book 12201, Page 318.

(e) (As to Lot 59) Lease dated May 12, 1977, made between Teho Lot Venture, as Lessor, and 1201 Wilder Joint Venture, as Lessee, recorded in Book 12201, Page 362.

4. 3 Foot Building Setback Line along Liholiho Street, as shown on Survey Plan of Kataichi Ninomiya, Registered Professional Surveyor, dated April 20, 1977.

5. 1 foot encroachment of tile wall along the westerly boundary of adjacent Lot 58, as shown on Survey Plan of Kataichi Ninomiya, Registered Professional Surveyor, dated April 20, 1977.

6. Mortgage and Security Agreement dated May 12, 1977, made between Malta and Teho Joint Venture, a registered Hawaii jont venture consisting of Malta Lot Venture and Teho Lot Venture, both of which are registered Hawaii joint ventures, as Mortgagor, and Crocker National Bank, as Mortgagee, recorded in Book 12201, Page 254.

7. Financing Statement made by Malta and Teho Joint Venture, Debtor, to Crocker National Bank, Secured Party, recorded May 13, 1977 in Book 12201, Page 283.

8. Additional Security Mortgage and Security Agreement dated May 12, 1977, made between Malta and Teho Venture, as Mortgagor, and Charles Pankow Associates, as Mortgagee, recorded in Book 12201, Page 289.

9. Financing Statement made by Malta and Teho Joint Venture, Debtor, to Charles Pankow Associates, Secured Party, recorded May 13, 1977 in Book 12201, Page 306.

10. Mortgage and Security Agreement dated May 12, 1977, made between 1201 Wilder Joint Venture, as Mortgagor, and Crocker National Bank, as Mortgagee, recorded in Book 12201, Page 405.

11. Financing Statement made by 1201 Wilder Joint Venture, Debtor, to Crocker National Bank, Secured Party, recorded May 13, 1977 in Book 12201, Page 442.

12. Mortgage and Security Agreement dated May 12, 1977, made between 1201 Wilder Joint Venture, as Mortgagor, and Charles Pankow Associates, as Mortgagee, recorded in Book 12201, Page 456.

13. Financing Statement made by 1201 Wilder Joint Venture, Debtor, to Charles Pankow Associates, Secured Party, recorded May 13, 1977 in Book 12201, Page 493.

14. Assignment of Interests in Joint Ventures as Security and Financing Statement between Hui House, Incorporated, as Assignor, and Commercial Finance, Limited, as Assignee, dated May 12, 1977, recorded in Book 12201, Page 562.

15. For real property taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Taxation Division.

16. Financing Statement by Hui House Incorporated, Debtor, to Smith Development Corporation. Recorded October 12, 1977 in Book 12484, page 201.

17. Declaration of Horizontal Property Regime and By-Laws dated September 26, 1977, recorded in Book 10254, page 432, as amended and Condominium Map 521.

PURCHASE MONEY HANDLING: A copy of the specimen Sales Contract and the executed Escrow Agreement dated June 25, 1976, have been submitted as part of the registration. The Escrow Agreement identifies Long & Melone Escrow, Ltd. as the Escrow. Upon examination, the Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514-35 through 514-40, Hawaii Revised Statutes. Among other provisions, the Specimen Sales Contract provides for cancellation of sales agreement between Buyer and Seller and refund to Buyer for all payments made without interest if the following events should occur: (a) In the event less than 120 apartments are sold prior to October 1, 1978; (b) If the Project is not completed and ready for occupancy two (2) years from date of sales agreement. The Sales Contract further provides that all rights, title and interest of the Buyer under the Sales Contract are and shall be subject and subordinate to the lien of any mortgage hereto or hereafter made by the Seller to Crocker National Bank and to all advances hereto and hereafter made thereon, and all payments or expenses heretofore or hereafter made or incurred to protect the security thereof and to any and all sums which may become a lien pursuant to the terms of the loan or any other agreement relating thereto. It is incumbent upon the purchaser and prospective purchaser that he reads with care the specimen Sales Contract and the executed Escrow Agreement. The latter agreement establishes how the proceeds from the sale of apartments and all sums received from any source are placed in escrow, as well as the methods of disbursement of said funds.

MANAGEMENT AND OPERATIONS: The Declaration discloses that the administration of the project shall be vested in the

Association of Apartment Owners. Operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association in accordance with the By-Laws except that the initial Managing Agent shall be appointed by the Developer. First Hawaiian Bank, a Hawaii corporation, whose principal place of business and post office address is 161 South King Street, Honolulu, Hawaii 96813, has been named as the initial Managing Agent. The Management Agreement shall be for a term of six (6) months from the date of execution and may be terminated by either party upon thirty (30) days written notice to the other party.

HOUSE RULES: The proposed House Rules provides in part that the occupancy of any apartment shall be limited to:

Low Rise Building: One-bedroom apartments shall be occupied by no more than 3 persons and two-bedroom apartments shall be occupied by no more than 4 persons.

Tower Building: Studio apartments shall be occupied by no more than 2 persons, one-bedroom apartments shall be occupied by no more than 3 persons, two-bedroom apartments shall be occupied by no more than 3 persons, and three-bedroom apartments shall be occupied by no more than 4 persons.

STATUS OF PROJECT: The estimated date of completion of all the units in the project is December 31, 1978.

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 October 5, 1977 and information subsequently filed as of November 4, 1977.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 937.

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

AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

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

REGISTRATION NO. 937

November 10, 1977

EXHIBIT "A"

DESCRIPTION OF PROJECT

1. 30-Story Building (Tower)

1.1 Description. The 30-story building located at Wilder Avenue and Piikoi Street shall have 30 floors with the first 5 floors consisting of 10 parking levels and the next 25 floors consisting of apartments.

The first floor consists of a lobby, trash room, pump room, electrical room, transformer vault, parking level "A" with 21 parking spaces numbered 100 through 120 and parking level "B" with 10 spaces numbered 121 through 130.

The second floor consists of a lobby, parking level "C" with 17 parking spaces numbered 200 through 216 and parking level "D" with 13 spaces numbered 217 through 229.

The third floor consists of a lobby, parking level "E" with 17 parking spaces numbered 300 through 316 and parking level "F" with 15 spaces numbered 317 through 331.

The fourth floor consists of a lobby, parking level "G" with 17 parking spaces numbered 400 through 416 and parking level "H" with 15 parking spaces numbered 417 through 431.

The fifth floor consists of a lobby, parking level "I" with 16 parking spaces numbered 500 through 515 and parking level "J" with 15 parking spaces numbered 516 through 530.

There are 156 parking stalls in the 10 parking levels, 27 of which are compact stalls. The compact stalls are indicated by the letter "C" after the parking stall number. The compact stalls are 111C, 112C, 113C, 114C, 117C, 124C, 125C, 212C, 215C, 216C, 220C, 221C, 312C, 315C, 316C, 320C, 321C, 412C, 415C, 416C, 420C, 421C, 511C, 514C, 515C, 519C and 520C.

The sixth through twelfth and fourteenth through thirty-first floors each contains one studio apartment, two 1-bedroom apartments, two 2-bedroom apartments and one 3-bedroom apartment for a total of six apartments, a lobby, corridor, a trash room and a meter room.

1.2 Materials. The principal materials used in the construction of the building are reinforced concrete, aluminum, glass, steel and wood.

1.3 Location, Area and Percentage Common Interest of Apartments. The building is roughly rectangular in shape with the length of the building running along Piikoi Street and the width of the building running along Wilder Avenue.

The building contains one hundred fifty (150) apartments. Each apartment has been given a three or four digit number designation by which its location in the building can be determined. The last two digits indicate the type of apartment and location of the apartment on the floor and the digit or

digits preceding the last two digits indicate the floor on which the apartment is located. The apartments are numbered "01" through "06" starting at the East corner of the building or the corner which is closest to Wilder Avenue and Liholiho Street and proceeds clockwise. For example, Apartment 601 is located at the end of the building closest to Wilder Avenue and Liholiho Street on the 6th floor and Apartment 3106 is located at the corner of the building closest to Wilder Avenue and Piikoi Street on the 31st floor.

Each of the apartment floors from the 6th through 31st floors (number "13" has been omitted) are identical and contains six types of apartments designated "01" through "06" preceded by the floor number, except that the apartments located on the 31st floor have larger lanais than apartments on other floors and are numbered PH-1 through PH-6. Each apartment contains the number of rooms and the approximate floor area according to plans which are a part of said Condominium Map as follows:

Typical "01" Apartment. There are twenty-five (25) "01" apartments, one on each floor. Each "01" apartment contains one bedroom, a living-dining room, bathroom and kitchen, containing an area of approximately 543 square feet and a lanai of approximately 263 square feet for a total of approximately 806 square feet, except for Apartment PH-1 which has a lanai of approximately 294 square feet for a total of approximately 837 square feet.

Typical "02" Apartment. There are twenty-five (25) "02" apartments, one on each floor. Each "02" apartment contains one bedroom, living-dining room, kitchen and bathroom, containing an area of approximately 578 square feet, an unenclosed entry garden of 41 square feet and a lanai of approximately 202 square feet for a total of approximately 821 square feet, except that Apartment PH-2 has a lanai of approximately 233 square feet for a total of approximately 852 square feet.

Typical "03" Apartment. There are twenty-five (25) "03" apartments, one on each floor. Each "03" apartment contains two bedrooms, a living-dining room, kitchen and bathroom, containing an area of approximately 619 square feet and a lanai of approximately 215 square feet for a total of approximately 834 square feet, except for Apartment PH-3 which has a lanai of approximately 249 square feet for a total of approximately 868 square feet.

Typical "04" Apartment. There are twenty-five (25) "04" apartments, one on each floor. Each "04" apartment contains two bedrooms, living-dining room, kitchen and bathroom, containing an area of approximately 616 square feet and a lanai of approximately 254 square feet for a total of approximately 870 square feet, except for Apartment PH-4 which has a lanai of approximately 287 square feet for a total of approximately 903 square feet.

Typical "05" Apartment. There are twenty-five (25) "05" apartments, one on each floor. Each "05" apartment is a studio

apartment containing a bathroom and combined kitchen-dining-living room of approximately 402 square feet and a lanai of approximately 67 square feet for a total of approximately 469 square feet, except for Apartment PH-5 which has a lanai of approximately 80 square feet for a total of approximately 482 square feet.

Typical "06" Apartment. There are twenty-five (25) "06" apartments, one on each floor. Each "06" apartment contains three bedrooms, a bathroom, kitchen and living-dining room, containing an area of approximately 812 square feet, an unenclosed entry garden of 88 square feet and a lanai of approximately 113 square feet for a total of approximately 1013 square feet, except that Apartment PH-6 has a lanai of approximately 149 square feet for a total of approximately 1049 square feet.

2. 4-Story Building (Low Rise)

2.1 Description. The first floor consists of 18 parking spaces, numbered 1 through 18, trash area, storage area and Apartment 101.

The second through fourth floors each contains two 1-bedroom apartments and three 2-bedroom apartments.

2.2 Materials. The principal materials used in the construction of the building are concrete, concrete blocks and glass.

2.3 Location, Area and Percentage Common Interest of Apartments. The building is rectangular in shape with the length of the building running perpendicular to Liholiho Street.

The building contains sixteen (16) apartments. Each apartment has been given a three digit number designation by which its location in the building can be determined. Apartment 101 is the only apartment on the first floor and is located at the end of the building furthest from Liholiho Street. The corridor on each of the second through fourth floors is located on the mauka side of the building. The apartments on the second through fourth floors are numbered "01" through "04" preceded by the floor on which it is located starting from the apartment nearest Liholiho Street.

Each of the second through fourth floors are identical.

Each apartment contains the number of rooms and approximate floor area according to plans which are a part of said Condominium Map as follows:

Apartment 101 (Type "A"). Apartment 101 contains one bedroom, living room, bathroom and kitchen, containing an area of approximately 592 square feet and a lanai of approximately 120 square feet for a total area of approximately 712 square feet.

Apartments 201, 301 and 401 (Type "B"). Apartments 201, 301 and 401 are Type "B" apartments which contain two bedrooms,

living room, bathroom and kitchen, containing an area of approximately 843 square feet and a lanai of approximately 90 square feet for a total area of approximately 933 square feet.

Apartments 202, 302 and 402 (Type "C"). Apartments 202, 302 and 402 are Type "C" apartments which contain two bedrooms, living room, bathroom and kitchen, containing an area of approximately 832 square feet and a lanai of approximately 90 square feet for a total area of approximately 922 square feet.

Apartments 203, 303 and 403 (Type "D"). Apartments 203, 303 and 403 are Type "D" apartments which contain two bedrooms, living room, bathroom and kitchen, containing an area of approximately 832 square feet and a lanai of approximately 90 square feet for a total area of approximately 922 square feet.

Apartments 204, 304 and 404 (Type "E"). Apartments 204, 304 and 404 are Type "E" apartments which contain one bedroom, living room, bathroom and kitchen, containing an area of approximately 565 square feet and a lanai of approximately 108 square feet for a total area of aproximately 673 square feet.

Apartments 205, 305 and 405 (Type "F"). Apartments 205, 305 and 405 are Type "F" apartments which contain one bedroom, living room, bathroom and kitchen, containing an area of approximately 576 square feet and a lanai of approximately 108 square feet for a total area of approximately 684 square feet.

The apartments in the "Low Rise" building are to be sold in an "as is" condition and without any warranties by the Developer.

3. Recreation Area.

The recreation area contains a swimming pool, outdoor shower, men's and women's restrooms, sauna, and two pavilions, one with a Jacuzzi and the other with barbecue pits.

EXHIBIT "B"

30-STORY BUILDING (TOWER)

APT. TYPE	TOTAL NO.	AREA - SQUARE FEET APT.	GARDEN	LANAI	TOTAL	LIMITED COMMON INTERESTS	COMMON INTERESTS
"01" (1-Bedroom)	24	543	none	263	806	0.67%	0.60%
PH-1	1	543	none	294	837	0.67%	0.60%
"02" (1-Bedroom)	24	578	41	202	821	0.67%	0.60%
PH-2	1	578	41	233	852	0.67%	0.60%
"03" (2-Bedroom)	24	619	none	215	834	0.67%	0.60%
PH-3	1	619	none	249	868	0.67%	0.60%
"04" (2-Bedroom)	24	616	none	254	870	0.67%	0.60%
PH-4	1	616	none	287	903	0.67%	0.60%
"05" (studio)	24	402	none	67	469	0.44%	0.40%
PH-5	1	402	none	80	482	0.44%	0.40%
"06" (3-Bedroom)	24	812	88	113	1013	0.88%	0.80%
PH-6	1	812	88	149	1049	0.88%	0.80%

4-STORY BUILDING (LOW RISE)

APT. TYPE	TOTAL NO.	AREA - SQUARE FEET APT.	LANAI	TOTAL	LIMITED COMMON INTERESTS	COMMON INTERESTS
"A" (1-Bedroom) Apt. 101	1	592	120	712	4.9%	0.49%
"B" (2-Bedroom) Apts. 201, 301 & 401	3	843	90	933	7.1%	0.71%
"C" (2-Bedroom) Apts. 202, 302 & 402	3	832	90	922	7.1%	0.71%
"D" (2-Bedroom) Apts. 203, 303 & 403	3	832	90	922	7.1%	0.71%
"E" (1-Bedroom) Apts. 204, 304 & 404	3	565	108	673	5.2%	0.52%
"F" (1-Bedroom) Apts. 205, 305 & 405	3	576	108	684	5.2%	0.52%