

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
THE HOBRON IN WAIKIKI
343 Hobron Lane
Honolulu, Hawaii 96815

REGISTRATION NO. 1001

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: May 30, 1978
Expires: June 30, 1979

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED May 8, 1978 AND INFORMATION SUBSEQUENTLY FILED AS OF May 26, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. THE HOBRON IN WAIKIKI is a fee-simple condominium project consisting of a forty-three (43) story building containing six hundred seven (607) condominium units, consisting of five hundred ninety-six (596) residential apartment units and eleven (11) commercial apartment units, together with integrated parking areas and recreational facilities.
2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of this proposed condominium project and the issuance of this Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved floor plans) have not yet been filed in the Office of the Recording Officer.
4. The Developer has advised the Commission that advertising and promotional materials required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public exposure.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the condominium rules and regulations which relate to horizontal property regimes.
6. This Preliminary Public Report is made a part of the registration of THE HOBRON IN WAIKIKI condominium project. The Developer is responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed receipt for said Preliminary Public Report from all purchasers and prospective purchasers is also the responsibility of the Developer.
7. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, May 30, 1978, unless a Final or 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: THE HOBRON IN WAIKIKI

LOCATION: The land of the Project, consisting of approximately 46,376 square feet, is situated at 343 Hobron Lane, Honolulu, Hawaii.

TAX KEY: First Division, 2-6-12-47 through 52 and a portion of 43

ZONING: H-2

DEVELOPER: WAIKIKI HOBRON ASSOCIATES, a Hawaii limited partnership whose principal place of business and post office address is 23 South Vineyard Boulevard, Suite 301, Honolulu, Hawaii.

ATTORNEY REPRESENTING DEVELOPER: Mukai, Ichiki, Raffetto & MacMillan (Attention: Stanley Y. Mukai and Wesley Y. S. Chang), 345 Queen Street, Suite 800, Honolulu, Hawaii. Telephone number: 531-6277.

DESCRIPTION OF PROJECT: The proposed Declaration of Horizontal Property Regime describes the Project as follows:

1. Description of Building. The Project shall consist of a forty-three (43) story building containing six hundred seven (607) condominium units, consisting of five hundred ninety-six (596) residential apartment units (hereinafter called "Apartments" or "Residential Apartments") and eleven (11) commercial apartment units (hereinafter referred to as the "Commercial Units"), together with integrated parking areas and recreational facilities. The upper forty-two (42) levels are designated as "floors" and are numbered in ascending order from 2 through 44 (excluding the number 13). The first level of the building is designated as the "Lower Lobby" and the level between the lower lobby and the second floor is designated the "Mezzanine Level". The building shall be constructed principally of concrete floor slabs, reinforced concrete bearing walls, concrete roof slabs, concrete masonry, lumber, steel, aluminum, glass and allied building materials.

The first or Lower Lobby Level of the Project contains three (3) Commercial Units, vehicular ramps, driveways and twelve (12) parking stalls, a pedestrian entry ramp, the main lobby, elevator foyer, project management offices, a laundry room and a laundry chute leading from the upper floors, mechanical and electrical rooms, lavatory facilities and garden and planting areas.

The second or Mezzanine Level of the Project shall contain five (5) Commercial Units, vehicular driveways, exit and entry ramps, five (5) parking stalls, an elevator foyer, mechanical and telephone equipment rooms, a pool deck and a swimming pool.

Each of the second, third and fourth levels of the Project, (designated respectively on said Condominium Map as the second, third and fourth floors) shall contain vehicular driveways, exit and entrance ramps, and parking stalls. Each of said floors shall also contain an elevator foyer and stairways, and a mechanical room will also be located on the fourth floor adjoining the elevator foyer. There will be sixty-seven (67) parking units on the second floor, seventy (70) parking units on the third floor, and sixty-four (64) parking units on the fourth floor.

The fifth floor of the building will contain eight (8) Residential Apartments, two (2) Commercial Units, stairways and an elevator foyer. The fifth floor will also include recreational areas and facilities consisting of a recreation deck extending around the periphery of the building, a jacuzzi pool, two shuffle board courts, two sauna baths, lavatory facilities, and garden and planting areas.

The sixth floor shall be the first full residential floor of the Project, and said floor will share a common floor plan with each of the next seventeen (17) ascending floors of the building through the twenty-fourth floor. Each of said floors will contain sixteen (16) Residential Apartments, interior access corridors, an elevator foyer and vestibule, stairways and a laundry chute.

The twenty-fifth and twenty-sixth floors are "stacked" floors containing twelve (12) two-level Residential Apartments which shall have access only by way of the twenty-sixth floor. Each such Residential Apartment shall have an entry on the twenty-sixth floor, and a separate entry and stairway leading to the remaining portion of the Apartment situate on the twenty-fifth floor. The twenty-fifth floor will be without interior access corridors or elevator or stairway access. In addition to the upper portions of said Apartments located on the twenty-sixth floor, said floor shall also contain an elevator foyer, stairways and a laundry chute.

The twenty-seventh floor shall contain sixteen (16) Residential Apartments, interior access corridors, an elevator foyer, an elevator machine room, stairways and a laundry chute.

The twenty-eighth through the forty-fourth floors, inclusive, shall each contain sixteen (16) Residential Apartments, interior access corridors, an elevator foyer, mechanical room, two stairways, and a laundry chute.

The roof of the Project shall contain one (1) Commercial Unit, an elevator foyer and vestibule, mechanical rooms, and two stairways.

2. Types of Apartments. The Project is divided into six hundred seven (607) separate condominium units consisting of five hundred ninety-six (596) Residential Apartment units and eleven (11) Commercial Units. There are two hundred eighteen (218) parking stalls which will be retained by the Developer and appurtenant to Commercial Unit C-2. The parking stalls will not be sold but will be available on a rental basis to purchasers of condominium units.

3. Description of Apartments. The Project is divided into six hundred seven (607) separately designated condominium apartments, as more particularly described herein and on said Condominium Map. The numbering, approximate gross area in square feet, number of rooms, and appurtenant common interest of each apartment in the common elements are as set forth in Exhibit "A" attached hereto and hereby made a part hereof for all purposes.

4. Access. Except for the apartments on the twenty-fifth and twenty-sixth floors, for which the access is as described above, each apartment has immediate access to its entry after travel by passenger elevator or stairway to its designated floor by the walkways, driveways, and ramps connecting the building to the street entrances to the Project. The building shall be serviced by six (6) elevators and two (2) stairways.

5. Limits of Apartments. Each condominium unit, whether commercial or residential, shall include: (i) all the walls and partitions within its perimeter walls; (ii) all glass windows, louvers, doors, panels and railings along its perimeter; (iii) the undecorated or unfinished surfaces of the perimeter walls or interior load bearing walls; (iv) the interior finished surfaces of the floors and ceilings; (v) all built-in fixtures and appliances originally installed therein; (vi) the adjacent lanai, if any, as shown on the proposed Condominium Map; (vii) any utility system or component thereof which is located within any apartment designed for the exclusive use of such apartment; and (viii) all of the air space encompassed within the condominium unit.

Notwithstanding the foregoing, the condominium units shall not include: (i) that portion of any load-bearing interior or perimeter wall within or surrounding any unit which, (except for the inner finished surfaces of any such wall) shall be a common element; (ii) the floors and ceilings of any apartment which shall be common elements, except for their inner finished surfaces; and (iii) any pipes, shafts, chases, ducts or any other enclosed spaces for wiring, plumbing, air exhaust or ventilation, serving or being utilized by more than one condominium unit, the same being deemed common elements.

Notwithstanding the designation of the limits of the respective apartments hereinabove, the approximate gross floor area of each unit, as set forth in Exhibit "A" attached hereto, is computed by measuring from the center line of exterior walls and from the center line of interior party walls, and no reduction has been made to account for interior

walls, ducts, vents, shafts, and the like located within the perimeter walls.

COMMON ELEMENTS. The proposed Declaration states that the common elements shall include the common elements described in paragraph 5 above and the limited common elements described hereinbelow, and all portions of the Project other than the condominium units, including specifically, but not limited to:

- (a) All of the land comprising the Project;
- (b) All foundations, columns, girders, beams, floor slabs, supports and load-bearing walls (except for the inner finished surfaces within each unit);
- (c) All structural elements, stairways, walkways, retaining walls, fences, and railings;
- (d) On the Lower lobby level of the Project, all pedestrian walkways, ramps and elevator foyer and exits to the building, the main lobby and elevator foyer, all administrative and management offices, the lavatory facilities and mechanical and electrical rooms located on said level, all yards, grounds and landscape areas (except those which are contained within any Commercial Unit as shown on said Condominium Map, and the main vehicular driveway from the curblin of the adjoining public street (Hobron Lane) to the exterior surface of the perimeter wall of the building;
- (e) On the Mezzanine Level, the elevator foyer, vestibule and the mechanical and electrical rooms on said floor;
- (f) The central water heater, elevators, elevator machine rooms, stairwells, and all ducts, sewer lines, electrical equipment, pipes, wiring, and other central and appurtenant transmission facilities and installations which serve all condominium units for service such as power, light, water, gas, refuse, telephone, and radio and television signal distribution, but expressly excluding air conditioning; and
- (g) Any and all other structures, apparatus and installations of common use, and all other parts of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS. The proposed Declaration provides that certain parts of the common elements, designated as "limited common elements", are set aside and reserved for the exclusive use of certain units, and such units shall have appurtenant thereto exclusive easements for the use of such limited common elements. Unless otherwise stated hereinbelow, all costs of every kind pertaining to each limited common element, including but not limited to costs of security, maintenance, repair, replacement, additions and improvements, will be borne entirely by the unit or

units to which they are appurtenant. If any cost is charged to more than one unit, each such unit shall bear that portion of the total cost equal to the ratio which its common interest bears to the total common interest of all units responsible for said cost. The limited common elements so set aside and reserved are as follows:

(a) The following limited common elements are appurtenant to and for the exclusive use of the Commercial Units: (i) all ducts, waterlines, electrical equipment, pipes, wiring, or other utility system or components thereof serving more than one Commercial Unit, but excluding any portion of such facilities serving the Residential Apartments or the limited common elements appurtenant thereto; (ii) all other common elements for the Project which are rationally related to only the Commercial Units.

(b) The following limited common elements are appurtenant to and for the exclusive use of all Residential Apartments: (i) all recreational areas and facilities of the Project, including the swimming pool but excluding the pool deck on the Mezzanine Level, and the jacuzzi pool, sauna baths, shuffle board courts, lavatory facilities and recreation deck on the fifth floor, together with all garden and planting areas located in or adjacent to said recreational areas; (ii) the laundry room on the Lower Lobby Level, the laundry chute and all pipes, wires, conduits, ducts, vents and equipment comprising the central air conditioning system for the building, which central air conditioning shall serve the Residential Apartments only; (iii) the resident manager's apartment, being Apartment No. 502, as shown on said Condominium Map; and (iv) all components of the hot and cold water circulations system serving the residential units, including heaters, pumps, wastelines, conduits and pipes;

(c) All electrical, plumbing, telephone, cable, television, or other utility systems, or any component thereof, serving or for the exclusive use of only one unit, or one or more limited common elements appurtenant to only one unit, to the extent such system is located outside the boundaries of such unit as described herein, shall be a limited common element appurtenant to such unit; and

(d) All elevator foyers and access corridors on each of the second, third and fourth floors and on the sixth through twelfth and fourteenth through forty-fourth floors, inclusive, shall be appurtenant to and for the exclusive use of the condominium units on such floors.

(e) All of the parking stalls, driveways (with the exception of the exterior driveway areas designated as common elements hereinabove), turn-around areas and vehicular entrance and exit ramps of the Project shall be appurtenant to and for the exclusive use of Commercial Unit C-2. Specifically, but without limiting the generality of the foregoing, such limited common elements shall consist of the following: (i) on the Lower Lobby Level, the vehicular ramps leading from Hobron Lane and Kaiwo Drive, and the driveways and twelve (12) parking stalls located on said level; (ii) on the Mezzanine Level, the ramp leading to the second floor and the five (5) parking stalls located along said ramp; and (iii) on the second, third and fourth floors, all parking stalls, driveways, ramps and turn-around areas contained therein.

INTEREST TO BE CONVEYED TO PURCHASERS: The Developer will by means of an Apartment Deed, convey the apartment and an undivided percentage interest in the common elements appurtenant thereto and in the land described in the proposed Declaration. The percentage interest appurtenant to each apartment is set forth hereinabove under the heading "Percentage Common Interest" in Exhibit "A" attached hereto and shall be the same proportionate share for all common profits and expenses of the project, and for all other purposes, including voting.

RESTRICTIONS AS TO USE: The buildings and other improvements and each of the units shall be restricted to the following uses:

(a) Each Residential Apartment shall be used and occupied solely for residential purposes, which shall be deemed to include long-term or transient rentals. The owner of each Residential Apartment shall have the absolute right to lease his Apartment subject to the restrictions, limitations, covenants and conditions contained in this Declaration, the By-Laws, or any conveyance document.

NOTE: The Developer advises that the property is currently zoned for hotel-apartment use but it does not intend to promote, organize or administer any hotel-type operation. Individual Apartment Owners, however, are free to make such decision subsequent to the closing of sales of their respective Apartments.

(b) The Commercial Units may be used for any purposes which may from time to time be permitted by law; provided, however, that no Commercial Unit shall be operated as a massage parlor or for the sale or display of pornographic goods, publications or films, or for any other obscene or offensive purposes which are inconsistent with the nature of the Project.

(c) Except as permitted in the Declaration or in the By-Laws, no owner will suffer anything to be done or kept in his unit or elsewhere which will jeopardize the soundness of the building, or which will interfere with or unreasonably disturb the rights of other owners or their tenants and guests, or which will obstruct the lobbies, corridors or stairways, or walkways of the Project or which will cause an increase in the rate of fire insurance on the improvements of the Project, or the contents thereof, or which will reduce the value of any of such improvements.

(d) Except as otherwise provided in the Declaration or in the By-Laws, no unit owner will, without the prior written consent of the Board of Directors (and any other persons required by the By-Laws or by law), make any structural alterations within his unit or make any alterations in or additions to the exterior of the building (including, in the case of Residential Apartments only, any awnings, jalousies or screens or to any portion or portions of the common elements.

(e) The owner of any Residential Apartment will not, without the prior written consent of the Board of Directors, display any sign or place any other thing in or upon any door, window, wall or other portion of the apartment or common elements, so as to be visible from the exterior.

(f) The owner of any Commercial Unit shall have the right at any time and from time to time, at his or its sole cost and expense, and without the consent or joinder of the residential owners, to alter such unit, or to cause or permit such alterations to be made by his or its tenants and sublessees, in accordance with the provision hereinafter set forth. Specifically, but without limiting the generality of the foregoing, any such Commercial Unit owner may, or may cause or permit his or its tenants and lessees to, install, maintain, remove, and rearrange partitions and other structures from time to time within any such Commercial Unit, and to paint, paper, panel, plaster, tile, finish, and do or cause to be done such other work on the interior surfaces of the ceilings, floors and walls within any such Commercial Unit and to finish, alter or substitute any plumbing, electrical or other fixtures attached to said ceilings, floors and walls as shall be appropriate for the utilization of such unit by such owner or the tenants or lessees thereof; provided, that such plumbing and electrical alterations and/or substitutions shall not adversely affect the plumbing and electrical systems of the Project.

With respect to any portions of a Commercial Unit, or any two adjacent Commercial Units under common ownership, which shall be separated only by a common element which is a wall or floor, the owner of the Commercial Unit, or owner of any two adjacent units, shall have the right at any time, and from time to time, to alter, remove all or portions of the intervening wall or floor (whether or not load-bearing) if the structural integrity of the Project is not thereby affected and if the finish of the common element then remaining is restored to the condition substantially comparable to that of the common element prior to such alterations. The owner of any Commercial Unit, or the owner of any adjacent Commercial Units, may install in and attach to such opening or openings in such common elements, elevators, stairways, lifts, tubes and other service devices and may remove and retain ownership of the installed equipment. The owner of any such Commercial Unit may also install windows, ducts, vents, pipes, wiring and other utility installations in and through the exterior of the walls of the Project. Any of the foregoing provisions to the contrary notwithstanding any alteration of a common element shall be performed under the supervision of a licensed architect, and prior to commencing any alteration of a common element, the owner of the Commercial Unit, or any adjacent Commercial Units, shall secure a performance and payment bond naming as obligees such owner, and collectively the owners of all other units, both residential and commercial, as their interests may appear, in a penal sum of not less than 100% of the cost of the construction, guaranteeing completion of construction free and clear of all mechanics' and materialmen's liens. Upon the termination of the common ownership of any adjacent units, if the

intervening floor or wall shall have been altered or removed pursuant to the foregoing provisions, such intervening wall or floor shall be restored to substantially the condition in which the same existed prior to such alteration or removal, if the new owner or owners do not consent to such alteration. In the event that any such change or alteration requires any amendment to the Declaration of Horizontal Property Regime or the Condominium Map for the Project, such amendment may be executed by the owner of such Commercial Unit(s), without requiring the consent or joinder of the owners of the Residential Apartments or any other person or group, other than any mortgagee of such unit(s), and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

(g) The owner of any two adjoining Residential Apartments may with the consent of any mortgagee of such Residential Apartments, alter or remove all or portions of the intervening wall (whether or not load-bearing) which separates such units if the structural integrity of the Project is not thereby affected and if the finish of the common element then remaining is restored to a condition substantially comparable to that of the common elements prior to such alteration of a common element; provided, however, that the owner shall secure a performance and payment bond naming as obligees said owner and collectively the owners of all other units as their interests may appear, in a penal sum of not less than 100% of the cost of such construction, guaranteeing the completion thereof free and clear of all mechanics' and materialmen's liens. The owner of such adjacent Residential Apartments may install in and attach to such opening or openings in such wall, doors and other service devices and may remove and retain ownership of the items so installed. Upon the termination of the common ownership of such adjacent Residential Apartments, any intervening wall which has been altered or removed pursuant to the foregoing provisions shall be restored to substantially the condition in which the same existed prior to such alteration or removal, if the new owner or owners do not consent to such alteration. Subject to the terms and conditions of this Declaration and the By-Laws, and at the sole expense of the apartment owner involved, the owner of any such two adjacent Residential Apartments shall also have the right to make additions to or alterations and physical partitions within such Residential Apartments; provided, that no work shall be done which would jeopardize the soundness or safety of the Project, reduce the value thereof, detract from the external appearance of the Residential Apartments, or impair any easement, without in every such case the prior written consent of the mortgagees of such units, the Board and all other Residential Apartment owners directly affected thereby (as determined by the Board).

(h) Notwithstanding the foregoing, no unit owner or owners shall be permitted to physically partition any corridor in such a manner as to limit the access of any other unit to its entrance doorway, or to any stairwell or elevator.

OWNERSHIP OF TITLE:

Preliminary Title Reports, dated April 18, 1978, issued by Long & Melone, Ltd., indicate that title to the land is vested as follows:

Dora Chong Ai Lee Kong, as to an undivided three-quarters (3/4) interest and Enoch Kong, as undivided one-quarter (1/4) interest, own the properties identified as Tax Map Key No. 2-6-12-47, 48, and 49 as tenants-in-common and also hold, as such tenants-in-common, an undivided one-half (1/2) interest in the property identified as Tax Map Key No. 2-6-12-43 for roadway purposes. Said properties are covered by Transfer Certificate of Title Nos. 42,784, 111,326 and 176,331.

Kwai Kin Lee and Po Hin Lee, husband and wife, as tenants by the entirety, own the property identified as Tax Map Key No. 2-6-12-50 and covered by Transfer Certificate of Title No. 152,973. By Agreement of Sale dated September 30, 1974, Kwai Kin Lee and Po Hin Lee sold such property to Clifford Pok Sung Shin and Aileen Chanoche Kong Shin, husband and wife, as tenants by the entirety. Said Agreement of Sale was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 698952.

Mae Chaibong Kim Pahk, as to an undivided forty percent (40%) interest, Joel Nahmhay Pahk, husband of Janice Phillips Pahk, as to an undivided twenty percent (20%) interest, Daniel Nahmyong Pahk, husband of Marcia Ostrofsky Pahk, as to an undivided twenty percent (20%) interest, and Isaac Nahmhyung Pahk, as to an undivided twenty percent (20%) interest, own the property identified as Tax Map Key No. 2-6-12-52 as tenants-in-common in the above percentage interests. Said property is covered by Transfer Certificate of Title No. 164,640.

Mae Chaibong Kim Pahk is the owner of the property identified as Tax Map Key No. 2-6-12-51 and covered by Transfer Certificate of Title No. 111,137.

ENCUMBRANCES AGAINST TITLE: Preliminary title reports dated April 18, 1978, issued by Long & Melone, Ltd., report that title to the land is subject to the following encumbrances:

A. The land covered by Transfer Certificates of Title Nos. 42,784, 111,326 and 176,331 is subject to the following:

1. MORTGAGE

Mortgagors : Dora Chong Ai Lee Kong, widow;
Enoch Kong, unmarried; and
Aileen Canoche Kong Shin, wife
of Clifford Pok Sung Shin
Mortgagee : Pioneer Federal Savings and
Loan Association (now Pioneer
Federal Savings and Loan
Association of Hawaii)
Filed as Land Court Document No. 542544
To Secure: \$360,000.00

2. SECOND MORTGAGE

Mortgagors : Dora Chong Ai Lee Kong, widow;
 Enoch Kong, unmarried; and
 Aileen Chanoche Kong Shin, wife
 of Clifford Pok Sung Shin
Mortgagee : Amfac Financial Corp.
Dated : January 24, 1974
Filed as Land Court Document No. 666513

Mortgage the premises herein described as security for the performance of Revolving Credit Agreement dated January 24, 1974 and the repayment of the amounts due under promissory note dated January 24, 1974, the aggregate principal amount not to exceed \$300,000.00

3. MORTGAGE

Mortgagors : Dora Chong Ai Lee Kong, widow;
 Enoch Kong, unmarried; and
 Aileen Chanoche Kong Shin, wife
 of Clifford Pok Sung Shin
Mortgagee : Finance Factors, Limited
Dated : April 10, 1974
Filed as Land Court Document No. 675738
To Secure : \$120,000.00

4. MORTGAGE

Mortgagors : Clifford Pok Sung Shin and
 Aileen Chanoche Kong Shin,
 husband and wife; Dora
 Chong Ai Lee Kong, widow;
 Enoch Kong, unmarried; and
 Waiialae Kahala Investment
 Company, a Hawaii Limited
 Partnership, the general
 partner of which is Clifford
 P. S. Shin
Mortgagee : Rainbow Finance Corporation
Dated : July 10, 1975
Filed as Land Court Document No. 727369
To Secure : \$185,000.00
(affects premises herein described, besides
other premises.)

5. MORTGAGE

Mortgagors : Dora Chong Ai Lee Kong, widow,
 and Enoch Kong, unmarried
Mortgagees : Richard Niide and Betty Niide,
 husband and wife
Dated : April 26, 1977

Filed as Land Court Document No. 818472

Mortgage the premises herein described as security for the repayment of \$30,000.00 according to that certain Agreement executed by Clifford Pok Sung Shin, husband of Aileen Chanoche Kong Shin, and the Mortgagees, dated September 16, 1976.

6. FORECLOSURE PROCEEDINGS

Plaintiffs : Amfac Financial Corp., et al.
Defendants : Clifford Pok Sung Shin, et al.
Filed in the First Circuit Court, State of
Hawaii with Civil No. 53231.

Filed December 2, 1977, Notice of Pendency
of Action in favor of Amfac Financial Corp.,
filed as Land Court Document No. 849233, to
foreclose Mortgage Document No. 666513.

Filed December 27, 1977, Notice of Lis Pendens
in favor of Pioneer Federal Savings and Loan
Association of Hawaii, filed as Land Court
Document No. 852561, to foreclose Mortgage
Document No. 542544.

Filed February 24, 1978, Interlocutory Decree
of Foreclosure: ordered and decreed to
foreclose Mortgage Document No. 666513 in
favor of Amfac Financial Corp.

Filed March 30, 1978, Order Granting Motion
for Summary Judgment and for Interlocutory
Decree of Foreclosure: Mortgage Document
No. 542544 in favor of Pioneer Federal Savings
and Loan Association of Hawaii is hereby
foreclosed; property shall be sold; such sale
shall not be final until approved and confirmed
by the Court. Mervyn Lee is hereby appointed
as Commissioner and is authorized and directed
to take possession and to sell the property on
foreclosure sale.

7. Order Authorizing Attachment of Mechanic's and
Materialman's Lien filed on December 23, 1977
in the First Circuit Court, State of Hawaii as
M. L. No. 3387, and also filed as Land Court
Document No. 852977, in the matter entitled
BEN HAYASHI, LTD., Lienor, vs. DORA CHONG AI
LEE KONG and ENOCH KONG, et al., on the interest
of Dora Chong Ai Lee Kong and Enoch Kong as fee
owners in and to Lots 76, 80, and 85. (Said
Order is not noted on Transfer Certificates of
Title No. 42, 784; 111,326; and 176,331.)

Civil No. 53831 was filed on February 14, 1978
in the First Circuit Court to enforce Mechanic's
Lien No. 3387.

8. TAXES FOR THE FISCAL YEAR 1978-1979 AND
SUBSEQUENT YEARS

Tax Key	:	2-6-12-47 (Lots 76 and 80)
Assessed Value of Land	:	\$225,876.00 (1978)
Exemption	:	-----
Assessed Value of Improvements:	:	202,541.00
Exemption	:	-----
Net Value	:	\$428,417.00

Taxes for the Fiscal Year 1977-1978 in the
amount of \$6,657.24 have been paid in full.

TAXES FOR THE FISCAL YEAR 1978-1979 AND
SUBSEQUENT YEARS

Tax Key	:	2-6-12-49 (Lot 85)
Assessed Value of Land	:	\$121,157.00 (1978)
Exemption	:	-----
Assessed Value of Improvements:	:	80,846.00
Exemption	:	-----
Net Value	:	\$202,003.00

Taxes for the Fiscal Year 1977-1978 in the amount of \$3,235.07 have been paid in full.

B. The land covered by Transfer Certificate of Title No. 152,973 is subject to the following:

1. Sewer Easement 16 running along the North boundary of Lot 86, as shown on Map 15, as set forth by Land Court Order No. 7218, filed January 29, 1947.
2. As to Sewer Easement 16: A perpetual easement for sewer purposes in favor of the City and County of Honolulu, as set forth in Deed dated January 2, 1948, filed as Land Court Document No. 98848.
3. MORTGAGE
Mortgagors : Kwai Kin Lee and Po Hin Lee,
 husband and wife
Mortgagee : Honolulu Federal Savings and
 Loan Association
Dated : October 17, 1972
Filed as Land Court Document No. 602513
To Secure : \$76,000.00
4. AGREEMENT OF SALE
Vendors : Kwai Kin Lee and Po Hin Lee,
 husband and wife
Vendees : Clifford Pok Sung Shin and
 Aileen Chanoche Kong Shin,
 husband and wife, as Tenants
 of the Entirety
Dated : September 30, 1974
Filed as Land Court Document No. 698952
Consideration: \$500,000.00

(Consent required for assignment or sale of vendees' interest.)

5. ASSIGNMENT OF PURCHASER'S INTEREST UNDER AGREEMENT OF SALE AS SECURITY - SECURITY AGREEMENT

Assignors : Clifford Pok Sung Shin and
Aileen Chanoche Kong Shin,
husband and wife
Assignee : Amfac Financial Corp.
Dated : March 12, 1975
Filed as Land Court Document No. 717008

Assigns all right, title and interest in Agreement of Sale Document No. 698952 as security for the repayment of promissory note dated January 29, 1974, in the amount of \$300,000.00.

Consent thereto given by Kwai Kin Lee and Po Hin Lee, husband and wife, to foregoing Assignment as Security, filed as Land Court Document No. 720115.

6. SECOND ASSIGNMENT OF PURCHASER'S INTEREST UNDER AGREEMENT OF SALE AS SECURITY - SECURITY AGREEMENT

Assignors : Clifford Pok Sung Shin and
Aileen Chanoche Kong Shin,
husband and wife
Assignee : Rainbow Finance Corporation
Dated : July 10, 1975
Filed as Land Court Document No. 727370

Assigns all right, title and interest in Agreement of Sale Document No. 698952 as security for the repayment of promissory note dated July 10, 1975.

7. Order Authorizing Attachment of Mechanic's and Materialman's Lien filed on December 23, 1977 in the First Circuit Court, State of Hawaii as M. L. No. 3387, and also filed as Land Court Document No. 852977, in the matter entitled BEN HAYASHI, LTD., Lienor, vs. CLIFFORD POK SUNG SHIN and AILEEN CHANOCH KONG SHIN, et al., in the amount of \$1,700.00 on the interest of Clifford Pok Sung Shin and Aileen Chanoche Kong Shin as vendees in Lot 86 under Agreement of Sale Document No. 698952.

Civil No. 53831 was filed on February 14, 1978 in the First Circuit Court to enforce Mechanic's Lien No. 3387.

8. FINANCING STATEMENT

Debtors : Clifford Pok Sung Shin and
Aileen Chanoche Kong Shin
Secured Party: Amfac Financial Corp.

Recorded on April 14, 1975 in the Bureau of Conveyances of the State of Hawaii in Book 10568, Page 534.

9. CIRCUIT COURT JUDGMENT
Plaintiff : City Bank
Defendants : Clifford P. S. Shin and Aileen
C. K. Shin
Amount : \$18,187.26
Dated : January 4, 1977
Filed January 4, 1977 in the First Circuit
Court, State of Hawaii with Civil No. 49526.

Recorded January 12, 1977 in the Bureau of
Conveyances in Book 11952, Page 563.

10. CIRCUIT COURT JUDGMENT
Plaintiff : Mid Pacific Industries
Defendants : Clifford P.S. Shin and Aileen
C. K. Shin
Amount : \$23,700.00
Dated : January 6, 1977

Filed January 17, 1977 in the First Circuit
Court, State of Hawaii with Civil No. 48100.

Recorded January 19, 1977 in the Bureau of
Conveyances in Book 11966, Page 338.

11. CIRCUIT COURT JUDGMENT
Plaintiff : State Savings and Loan Association
Defendants : Clifford Pok Sung Shin and Aileen
Shin, et al.
Amount : \$45,711.17
Dated : May 6, 1977

Filed May 9, 1977 in the First Circuit Court,
State of Hawaii with Civil No. 47410.

Recorded May 16, 1977 in the Bureau of Conveyances
in Book 12205, Page 312.

12. CIRCUIT COURT JUDGMENT
Plaintiff : E. T. Ige Construction Company,
Inc., et al.
Defendants : Clifford P. S. Shin and Warren
E. Akiona
Amount : \$10,538.40
Dated : November 30, 1977

Filed January 9, 1978 in the Second Circuit
Court, State of Hawaii with Civils No. 2823
and 2931.

Recorded January 20, 1978 in the Bureau of
Conveyances in Book 12680, Page 552.

13. TAXES FOR THE FISCAL YEAR 1975-1976 AND
SUBSEQUENT YEARS

Tax Key	:	2-6-12-50
Assessed Value of Land	:	\$57,082.00 (1978)
Exemption	:	-----
Assessed Value of Improvements:	:	39,433.00
Exemption	:	-----
Net Value	:	\$96,515.00

Fiscal Year 1977-1978 Taxes

1st Installment - Delinquent		
Amount		\$778.87
Penalty		77.89
Interest to 4/78		45.69
Total		\$ 902.45

2nd Installment - Delinquent		
Amount		\$778.87
Penalty		77.89
Interest to 4/78		11.42
Total		\$ 868.18

Fiscal Year 1976-1977 Taxes - Delinquent		
Amount		\$1,547.78
Penalty		154.78
Interest to 4/78		158.94
Total		\$1,861.50

Fiscal Year 1975-1976 Taxes - Delinquent		
Amount		\$1,434.33
Penalty		143.44
Interest to 4/78		263.20
Total		\$1,840.97

C. The land covered by Transfer Certificate of
Title No. 164,640 is subject to the following:

1. MORTGAGE

Mortgagors	:	Mae Chaibong Kim Pahk, widow; Joel Nahmhay Pahk, husband of Janice Phillips Pahk; Daniel Nahmyong Pahk, husband of Marcia Ostrofsky Pahk; and Isaac Nahmhyung Pahk, unmarried
Mortgagee	:	American Security Bank
Dated	:	May 24, 1976

Filed as Land Court Document No. 766888
To Secure : \$25,000.00

Janice Phillips Pahk and Marcia Ostrofsky Pahk
release dower.

2. Order Authorizing Attachment of Mechanic's and Materialman's Lien filed on December 23, 1977 in the First Circuit Court, State of Hawaii as M. L. No. 3387, and also filed as Land Court Document No. 852977, in the matter entitled BEN HAYASHI, LTD., Lienor, vs. MAE CHAIBONG KIM PAHK, et al., in the amount of \$1,700.00 on the interest of Mae Chaibong Kim Pahk, Joel Nahmhay Pahk, husband of Janice Phillips Pahk, Daniel Nahmyong Pahk, husband of Marcia Ostrofsky Pahk and Isaac Nahmyhung Pahk, fee owners of Lot 77.

Civil No. 53831 was filed on February 14, 1978 in the First Circuit Court to enforce Mechanic's Lien No. 3387.

3. TAXES FOR THE FISCAL YEAR 1978-1979 AND SUBSEQUENT YEARS

Tax Key	:	2-6-12-52
Assessed Value of Land	:	\$ 85,463.00 (1978)
Exemption	:	-----
Assessed Value of Improvements:		21,500.00
Exemption	:	-----
Net Value	:	\$106,963.00

Taxes for the Fiscal Year 1977-1978 in the amount of \$1,817.42 have been paid in full.

D. The land covered by the Transfer Certificate of Title No. 111,137 is subject to the following:

1. Easement 10 over and across Lot 95, as shown on Map 15, as created by Land Court Order No. 7218, and noted on Transfer Certificate of Title No. 36,952, in favor of the City and County of Honolulu, for perpetual easements for sewer purposes, as mentioned in Deed dated January 2, 1948 and filed as Land Court Document No. 98848.

2. MORTGAGE
Mortgagor : Mae Chaibong Kim Pahk, widow
Mortgagee : State Savings and Loan Association
Dated : August 31, 1971
Filed as Land Court Document No. 550766
To Secure : \$29,000.00

3. AGREEMENT OF SALE
Vendor : Mae Chaibong Kim Pahk, widow
Vendees : Joel Nahmhay Pahk, husband of
Janice Phillips Pahk, Daniel
Nahmyong Pahk, husband of Marcia
Ostrofsky Pahk, and Isaac
Nahmhyung Pahk, unmarried, as
Tenants in Common.
Dated : March 5, 1974
Filed as Land Court Document No. 671791
Consideration: \$96,808.00

Agrees to sell "SEVENTY-FIVE PERCENT (75%)" of
the premises herein described. (Consent
required for assignment or sale of vendees'
interest.)

NOTE: The Bonds of Matrimony between Janice K.
Pahk and Joel N. Pahk were dissolved by
Decree of Absolute Divorce filed on
December 8, 1976 in the First Circuit
Court, State of Hawaii, with Divorce
No. 99607. Said Decree is not noted on
Transfer Certificate of Title No. 111,137.

4. Order Authorizing Attachment of Mechanic's and
Materialman's Lien filed on December 23, 1977
in the First Circuit Court, State of Hawaii as
M. L. No. 3387, and also filed as Land Court
Document No. 852977, in the matter entitled
BEN HAYASHI, LTD., Lienor, vs. MAE CHAIBONG
KIM PAHK, et al., in the amount of \$1,700.00
on the interest of Mae Chaibong Kim Pahk as
fee owner and the interests of Joel Nahmhay
Pahk, husband of Janice Phillips Pahk, Daniel
Nahmyong Pahk, husband of Marcia Ostrofsky
Pahk, and Isaac Nahmhyung Pahk as vendees in
Lot 81 under Agreement of Sale Document No.
671791.

Civil No. 53831 was filed on February 14, 1978
in the First Circuit Court to enforce Mechanic's
Lien No. 3387.

5. TAXES FOR THE FISCAL YEAR 1978-1979 AND
SUBSEQUENT YEARS
Tax Key : 2-6-12-51
Assessed Value of Land : \$ 72,174.00
(1978)
Exemption : -----
Assessed Value of Improvements: 38,992.00
Exemption : -----
Net Value : \$111,166.00

Taxes for the Fiscal Year 1977-1978 in the
amount of \$1,833.52 have been paid in full.

All of the lands covered by the foregoing Transfer Certificate of Title are also subject to:

- (a) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (b) Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

SPECIAL NOTE: Section 514A-18 of the Hawaii Revised Statutes requires that at the time of the first conveyance of each apartment, every mortgage and other lien, except any improvement district or utility assessment, affecting both the apartment and any other apartment shall be paid and satisfied of record, or the apartment being conveyed and its common interest shall be released therefrom by partial release duly recorded.

PURCHASE MONEY HANDLING: An executed Escrow Agreement, dated May 4, 1978, identifies KING ESCROW SERVICE CORPORATION, a Hawaii corporation, as the escrow agent. Upon examination, the specimen Deposit Receipt and Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, and in particular with Sections 514A-39 and 514A-63 through 514A-67.

Among other provisions, the Escrow Agreement provides that a purchaser under a Sales Contract shall be entitled to a return of his funds, with interest but less the \$25.00 escrow cancellation fee and less the cost of any credit reports and any loan processing fees, after purchaser has requested such return and if Escrow shall have received from Developer a written notice that any one of the following has occurred:

- (a) Developer shall have requested Escrow to return to purchaser the funds of purchaser then being held by Escrow; or
- (b) Developer shall have 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 shall have been a change in the building plans of the project subsequent to the date of Developer's execution of the Sales Contract which change requires the approval of a county officer having jurisdiction over the issuance of building permits unless the purchaser gives his written approval or acceptance of the specific change; or

(d) The Final Report differs in any material respect from this Preliminary Report unless the purchaser has given written approval or acceptance of the changes in said Final Public Report; or

(e) The Final Report shall not have been issued within one (1) year from the date of issuance of this Preliminary Report.

According to the specimen Deposit Receipt and Sales Contract, in the event that: (i) less than four hundred eighty-nine (489) Residential Apartments in the Project are sold prior to June 30, 1978; or (ii) an interim construction loan cannot be obtained for the Project prior to June 30, 1978; or (iii) prior to the issuance of the Final Report, due to the failure of committed financing, the actions of governmental agencies, or other similar factors over which Developer has no control, Developer determines that it will be unable to complete construction of the Project; Developer may, at its option, cancel the contract and cause the escrow agent to refund to buyer all monies paid with interest but less a cancellation fee of \$25.00 and less the cost of any credit reports and any loan processing fees.

The specimen Deposit Receipt and Sales Contract also states: (1) If the project is not completed and ready for occupancy within two (2) years from the date of Buyer's execution of the Sales Contract, then Buyer shall have the right to terminate the Sales Contract and Developer shall cause Escrow to refund all payments previously made with interest, but less the escrow cancellation fee. (2) All of Buyer's right, title and interest under the Sales Contract are and shall be subject and subordinate to the lien of any mortgage made by Developer to any institutional lender for the purpose of securing the repayment of a construction loan.

It is incumbent upon the purchaser and prospective purchaser to read and understand the Escrow Agreement before executing the Deposit Receipt and Sales Contract, since the Escrow Agreement describes the procedure for receiving and disbursing purchasers' funds, and the Deposit Receipt and Sales Contract specifically provides that the purchaser approves the provisions of the Escrow Agreement and assumes the benefit and obligations therein provided.

SPECIAL NOTE: THE DEVELOPER HAS INFORMED THE COMMISSION THAT NONE OF THE PARKING STALLS OR COMMERCIAL UNITS TO BE CONSTRUCTED AS PART OF THE PROJECT WILL BE AVAILABLE FOR SALE TO THE PUBLIC, AND THAT THE DEVELOPER INTENDS TO RETAIN TITLE TO ALL OF THE PARKING STALLS AND TO THE COMMERCIAL UNITS. SAID PARKING STALLS WILL BE AVAILABLE FOR RENT BY PURCHASERS OF APARTMENTS AT RATES TO BE ESTABLISHED BY THE DEVELOPER.

PROSPECTIVE PURCHASERS SHOULD ALSO TAKE ESPECIAL NOTE THAT THERE ARE LAUNDRY CHUTES BUT NO TRASH CHUTES IN THE PROJECT.

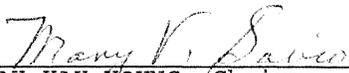
MANAGEMENT OF PROJECT: The By-Laws, which are incorporated in the Declaration, provide that the operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the

Association in accordance with the By-Laws, although the Declaration permits the Developer to appoint the initial Managing Agent. The Developer advises that they intend to retain Dillingham Land Corporation as the initial Managing Agent.

STATUS OF PROJECT: Construction of the Project has not yet commenced; however, it is expected that the project will be completed on or about April 1, 1980.

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 May 8, 1978 and information subsequently filed as of May 26, 1978.

This is a PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT, which is made a part of REGISTRATION NO. 1001, dated May 8, 1978. This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.


(for) AH KAU YOUNG, Chairman
Real Estate Chairman
State of Hawaii

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Commission, City and
County of Honolulu
Federal Building Administration
Escrow Agent

Registration No. 1001
May 30, 1978

EXHIBIT "A"

1. Description of Commercial Units. With the exception of Unit C-2 which shall consist of two (2) rooms and the exception of Commercial Unit C-10, each Commercial Unit shall contain one (1) room (which is subject to partition) and the lanai or lanais shown on said Condominium Map as being appurtenant thereto. Commercial Units C-1 through C-3 located on the Lower Lobby Level, Commercial Units C-4 through C-8 are located on the Mezzanine Level, Commercial Units C-9 and C-10 are located on the fifth floor adjacent to the recreational areas, and Commercial Unit C-11 is located on the rooftop of the Project.

2. Description of Residential Units.

(a) Each residential apartment has been given a three or four digit numerical designation by which its location in the building can be determined. The numerical designation of each apartment begins with its respective floor number. The last two digits in the numerical designation indicate the location of the unit on the floor. The lowest numbered apartment on each floor, ending in "01", is located on the southwesterly corner of the building. The number sequence then progressively ascends in a counter-clockwise fashion around the periphery of the building.

(b) Subject to variations in their respective floor area and layout, each of the residential units described hereinbelow as a "studio" shall contain a general purpose room with a kitchenette and a bathroom. The kitchenette shall consist of a portable refrigerator and a portable two-burner

electric range, with the exception of certain studios located on the twenty-eighth through the forty-fourth floors (those units ending in "08" and "09") which will also have a sink. Each of the seven (7) studios and the resident manager's unit on the fifth floor of the Project shall also have an adjacent lanai which shall be enclosed by a wall separating such lanai from the recreational areas located on said floor.

(c) The four (4) one-bedroom, two bath apartments of the Project (Apartment Nos. 2601, 2606, 2607 and 2612) are split-level units situate on the twenty-fifth and twenty-sixth floors. Each of said apartments contains a bedroom and a bathroom on the upper level and a living area with a kitchenette and bathroom on the lower level.

(d) The four (4) three-bedroom, three bath apartments of the Project (Apartment Nos. 2602, 2605, 2608 and 2611) are corner, split-level units situate on the twenty-fifth and twenty-sixth floors. Each of said apartments contains a living room, bedroom, bathroom and a compact kitchen on the upper level and two bedrooms and two bathroom on the lower level.

3. Information Pertaining to Units. The approximate gross floor areas, lanai area (if any), number of rooms and common interest of all of the commercial and residential condominium units of the Project are set forth below. All areas shown are computed by measuring from the center line from exterior walls and from the center line of interior party walls without deduction for interior wall ducts, vents, shafts and the like located within the perimeter walls.

COMMERCIAL UNITS

<u>Unit No.</u>	<u>Gross Area Sq. Ft.</u>	<u>Location</u>	<u>No. of Rooms*</u>	<u>Percentage Common Interest</u>
C-1	1,368	Lower Lobby Level	1	.7895%
C-2	7,430	" "	2	4.2882%
C-3	405'	" "	1	.2338%
C-4	1,478	Mezzanine Level	1	.8530%
C-5	518	" "	1	.2990%
C-6	518	" "	1	.2990%
C-7	1,478'	" "	1	.8530%
C-8	3,690	" "	unenclosed	2.1297%
C-9	3,090	Fifth Floor	1	1.7834%
C-10	680	" "		.3925%
C-11	4,374	Rooftop	unenclosed	2.5245%

RESIDENTIAL APARTMENTS

<u>Floor</u>	<u>Apartment No.</u>	<u>Apt. Type & No. of Rooms</u>	<u>Gross Living Area Sq. Ft.</u>	<u>Lanai Area</u>	<u>Percentage Common Interest</u>
5th	01, 04, 05, 08	Studio (2)	254	124	.1467%
	02, 03, 06, 07	Studio (2)	245	141	.1414%
6th thru 12th and 14th thru 24th	01, 08, 09, 16	Studio (2)	239	---	.1379%
	02, 07, 10, 15	Studio (2)	211	---	.1218%
	03, 06, 11, 14	Studio (2)	251	---	.1449%
	04, 05, 12, 13	Studio (2)	231	---	.1333%
26th	01, 06, 07, 12	1-Bedroom (4)	543	---	.3134%
	02, 05, 08, 11	3-Bedroom (8)	877	---	.5062%
	03, 04, 09, 10	Studio (2)	551	---	.3181%
27th	01, 08, 09, 16	Studio (2)	239	---	.1379%
	02, 07, 10, 15	Studio (2)	211	---	.1218%
	03, 06, 11, 14	Studio (2)	251	---	.1449%
	04, 05, 12, 13	Studio (2)	231	---	.1333%
28th thru 44th	01, 16	Studio (2)	239	---	.1379%
	02, 07, 10, 15	Studio (2)	219	---	.1264%
	08, 09	Studio (2)	345	---	.1991%
	03, 06, 11, 14	Studio (2)	251	---	.1449%
	04, 05, 12, 13	Studio (2)	231	---	.1333%