

# 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

PUUALII, PHASE I, INCREMENT 5  
Heeia, Koolaupoko, City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 1004

### **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: June 19, 1978  
Expires: July 19, 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 11, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, HAWAII REVISED STATUTES, CHAPTER 514A, AS AMENDED.

1. PuuAlii, Phase I, Increment 5, is a proposed leasehold condominium project consisting of thirty-four (34) residential apartments, arranged throughout four (4) separate apartment buildings (designated Buildings 2, 3, 4 and 5) with seventy-seven (77) parking stalls.
2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the

registration of this condominium project and issuance of this Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.
4. Preliminary advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Hawaii Revised Statutes, Chapter 514A, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Preliminary Public Report is made a part of the registration of PUUALII, PHASE I, INCREMENT 5 condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and obtaining a signed receipt for same.
7. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, June 19, 1978, unless a Supplementary Public Report or Final Public Report is published or the Commission, upon review of registration, issues an order extending the effective period of this report.

NAME OF PROJECT: PUUALII, PHASE I, INCREMENT 5

LOCATION: The approximate 3.076 acres of land to be committed to the regime is situated at Heeia, District of Koolaupoko, City and County of Honolulu, State of Hawaii.

TAX KEY: First Division, 4-6-02 portion of parcel 1.

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

DEVELOPER: SWIRE-McCORMACK LTD., a Hawaii corporation, whose business and post office address is 841 Bishop Street, Suite 2000, Honolulu, Hawaii 96813 (Telephone No. 524-2600).

The officers of SWIRE-McCORMACK LTD. are:

John Daniel Spink - President  
F. Alan Fosler - Vice President  
John Logan - Secretary/Treasurer

ATTORNEY REPRESENTING DEVELOPER: Stubenberg, Shigemura, Roney & Gniffke (Attention: James A. Stubenberg), 32 Merchant Street, Honolulu, Hawaii 96813 (Telephone No. 524-0933).

DESCRIPTION: The proposed Declaration of Horizontal Property Regime reflects that the project is to consist of thirty-four (34) residential apartments arranged throughout four (4) separate

two-story buildings. Each apartment shall consist of the space measured horizontally by the distances between the interior surfaces of the perimeter walls of each apartment, and measured vertically by the distance between the topside surface of the floor and the underside surface of the ceiling. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed as common elements. Each apartment shall include the adjacent lanai shown on the proposed Condominium Maps. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and the fixtures originally installed therein.

The principal materials of which the apartment buildings shall be constructed are wood with concrete footings.

There are a total of seventeen (17) two-story apartments containing two (2) bedrooms, two (2) baths, a kitchen, a living-dining area and a lanai; seventeen (17) one-story apartments containing three (3) bedrooms, two (2) baths, a kitchen, a living-dining area and a lanai. The type of units consists of the following:

(a) Type H1 each consists of two (2) bedrooms, two (2) baths, a kitchen, a living-dining area and a lanai.

(b) Type H1E each consists of two (2) bedrooms, two (2) baths, a kitchen, a living-dining area and a lanai.

(c) Type H4 each consists of three (3) bedrooms, two (2) baths, a kitchen, a living-dining area and a lanai.

(d) Type H4E each consists of three (3) bedrooms, two (2) baths, a kitchen, a living-dining area and a lanai.

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

Each apartment has two parking spaces assigned to to it. There shall be a total of seventy-seven (77) parking stalls including nine (9) guest parking stalls. Two (2) automobile parking spaces for each apartment shall be appurtenant to and for the exclusive use of such apartment. One (1) of the parking spaces is a garage of approximately 200 square feet, the other parking space is an open parking stall.

The Apartment Number, the Parking Space Numbers, the Unit Type, the Number of Rooms, the Number of Floors, the approximate Living Area of each apartment (in square feet), the approximate area of each Garage (in square feet), the approximate area of each Lanai (in square feet), the approximate Total Area of each apartment and its appurtenant lanai and/or garage (in square feet), and the Percent of Common Interest of each apartment in the common elements are as follows:

<u>Apt** No.</u>	<u>Parking Space Nos.</u>	<u>Unit Type</u>	<u>No. of Rms.</u>	<u>No. of Flrs.</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Garage</u>	<u>Sq. Ft. Lanai</u>	<u>Total Square Feet</u>	<u>% of Common Interest</u>
221	1 & 2*	H4E	7	1	981	200	84	1,265	2.9587
222	7 & 8*	H4	7	1	964	200	84	1,248	2.9078
223	9 & 10*	H4	7	1	964	200	84	1,248	2.9078
224	15 & 16*	H4E	7	1	981	200	84	1,265	2.9587
211	3 & 4*	H1E	6	2	983	200	84	1,267	2.9650
212	5 & 6*	H1	6	2	974	200	84	1,258	2.9378
213	11 & 12*	H1	6	2	974	200	84	1,258	2.9378
214	13 & 14*	H1E	6	2	983	200	84	1,267	2.9650
321	17 & 18*	H4E	7	1	981	200	84	1,265	2.9587
322	23 & 24*	H4	7	1	964	200	84	1,248	2.9078
323	25 & 26*	H4	7	1	964	200	84	1,248	2.9078
324	31 & 32*	H4	7	1	964	200	84	1,248	2.9078
325	33 & 34*	H4E	7	1	981	200	84	1,265	2.9587
311	19 & 20*	H1E	6	2	983	200	84	1,267	2.9650
312	21 & 22*	H1	6	2	974	200	84	1,258	2.9378
313	27 & 28*	H1	6	2	974	200	84	1,258	2.9378
314	29 & 30*	H1	6	2	974	200	84	1,258	2.9378
315	35 & 36*	H1E	6	2	983	200	84	1,267	2.9650
421	46 & 47*	H4E	7	1	981	200	84	1,265	2.9587
422	52 & 53*	H4	7	1	964	200	84	1,248	2.9078
423	54 & 55*	H4	7	1	964	200	84	1,248	2.9078
424	60 & 61*	H4E	7	1	981	200	84	1,265	2.9587
411	48 & 49*	H1E	6	2	983	200	84	1,267	2.9650
412	50 & 51*	H1	6	2	974	200	84	1,258	2.9378
413	56 & 57*	H1	6	2	974	200	84	1,258	2.9378
414	58 & 59*	H1E	6	2	983	200	84	1,267	2.9650
521	62 & 63*	H4E	7	1	981	200	84	1,265	2.9587
522	68 & 69*	H4	7	1	964	200	84	1,248	2.9078
523	70 & 71*	H4	7	1	964	200	84	1,248	2.9078
524	76 & 77*	H4E	7	1	981	200	84	1,265	2.9587
511	64 & 65*	H1E	6	2	983	200	84	1,267	2.9650
512	66 & 67*	H1	6	2	974	200	84	1,258	2.9378
513	72 & 73*	H1	6	2	974	200	84	1,258	2.9378
514	74 & 75*	H1E	6	2	983	200	84	1,267	2.9650

NOTE: \* represents open parking stall.

\*\* Apartment Nos. 221 through 224 inclusive and 211 through 214 inclusive are located at 46-010 Aliikane Place.

Apartment Nos. 321 through 325 inclusive and 311 through 315 inclusive are located at 46-020 Aliikane Place.

Apartment Nos. 421 through 424 inclusive and 411 through 414 inclusive are located at 46-026 Aliikane Place.

Apartment Nos. 521 through 524 inclusive and 511 through 514 inclusive are located at 46-036 Aliikane Place.

COMMON ELEMENTS: The proposed Declaration reflects that the common elements shall include all of the land and improvements other than apartments specifically including:

(a) Said land in fee simple;

(b) All foundations, floor slabs, columns, beams, supports, unfinished perimeter and load-bearing walls, roofs, and walkways around and between said building;

(c) All yards, grounds, landscaping, garden areas, roads, curbs, and like facilities;

(d) All driveways and parking areas which are of common use by owners of more than one apartment;

(e) All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities over, under and across the project which serve more than one apartment for services, such as power, light, water, air conditioning, refuse, sewer, telephone and radio and television signal distribution;

(f) Nine (9) guest automobile parking spaces designated on the proposed Condominium Map as Parking Space Numbers 37 to 45 inclusive;

(g) Any and all apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance or safety, or normally in common use.

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

(a) Two (2) automobile parking spaces for each apartment, as designated on the proposed Condominium Maps and as shown under the topical heading of DESCRIPTION, shall be appurtenant to and for the exclusive use of such apartment.

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

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

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

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration reflects that the apartments are intended to be used only as residential apartments. The parking stalls shall be used only for the purpose of parking passenger automobiles.

OWNERSHIP OF TITLE: A preliminary report issued on March 20, 1978, by Security Title Corporation certifies that the Trustees of Bernice P. Bishop Estate have title to the land committed to the project. By lease dated June 7, 1976, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 768125, said Trustees leased the aforesaid property to Thomas Francis McCormack for a term commencing from the first day of January, 1976, a copy of which lease has been filed with the Real Estate Commission. Also, by Master Construction Sublease dated June 7, 1976, filed in said Office of the Assistant Registrar as Document No. 768126, said Trustees and Thomas Francis McCormack, as Lessors, leased the aforesaid property to Swire-McCormack Ltd., as Lessee, for a term of 61 years commencing from the first day of January 1976.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report issued March 20, 1978 by Security Title Corporation identifies the following encumbrances on the land:

1. Declaration of Protective Provisions for Alii Shores Yacht Club dated June 1, 1973, filed in said Office of the Assistant Registrar as Document No. 639983, and also recorded on July 19, 1973 in the Bureau of Conveyances of the State of Hawaii in Book 9325, Page 120.
2. The terms and provisions of that certain Bishop Estate Lease No. 24,620 dated June 7, 1976, filed in said Office of the Assistant Registrar as Document No. 768125, and also recorded in said Bureau of Conveyances in Book 11460, Page 547, made by and between TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP, as Lessors, and THOMAS FRANCIS McCORMACK, husband of Hilda Frances McCormack, as Lessee, for a term commencing from the first day of January, 1976; as amended by instrument dated June 3, 1977, filed in said Office of the Assistant Registrar as Document No. 838309, and also recorded on October 4, 1977 in said Bureau of Conveyances in Book 12471, Page 444.
3. The terms and provisions of that certain Bishop Estate Lease No. 24,620-A dated June 7, 1976, filed in said Office of the Assistant Registrar as Document No. 768126, and also recorded on June 9, 1976 in said Bureau of Conveyances in Book 11461, Page 1, made by and between TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP, "Owners", and THOMAS FRANCIS McCORMACK, husband of Hilda Frances McCormack, "Tenant", holder of the Master Lease dated June 7, 1976, filed in said Office of the Assistant Registrar as Document No. 768125, and also recorded in said Bureau of Conveyances in Book 11460, Page 547, as Lessors, and SWIRE-McCORMACK LTD., a Hawaii corporation, as Lessee, for a term of 61 years commencing from the first day of January, 1976; as amended by instrument dated June 6, 1977, filed in said Office of the Assistant Registrar as Document No. 838310, and also recorded on October 4, 1977 in said Bureau of Conveyances in Book 12471, Page 451.

Said Sublease is subject to the following:

- a) Mortgage dated January 13, 1978, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 861372, and also recorded on February 22, 1978 in said Bureau of Conveyances in Book 12732 Page 163, made by SWIRE-McCORMACK LTD., a Hawaii corporation, as Mortgagor(s), to BANK OF HAWAII, a Hawaii banking corporation, as Mortgagee(s), to secure the repayment of the sum of \$2,000,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor(s) therein referred to.
- b) Mortgage dated June 9, 1976, filed in said Office of the Assistant Registrar as Document No. 768534, and also recorded on June 14, 1976 in said Bureau of Conveyances in Book 11465 Page 261, made by SWIRE-McCORMACK LTD., as Mortgagor, to SWIRE PROPERTIES (Netherlands) B. V., as Mortgagee, to secure the repayment of the sum of \$1,000,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to.

By instrument dated January 24, 1978, filed in said Office of the Assistant Registrar as Document No. 861373, and also recorded on February 22, 1978 in said Bureau of Conveyances in Book 12732 Page 205, the foregoing mortgage was subordinated to the lien of that certain mortgage referred to as Encumbrance No. 3a hereof.

- c) Mortgage dated December 2, 1976, filed in said Office of the Assistant Registrar as Document No. 793973, and also recorded on December 14, 1976 in Said Bureau of Conveyances in Book 11880 Page 42, made by SWIRE-McCORMACK LTD., as Mortgagor, to SWIRE PROPERTIES (Netherlands) B. V., as Mortgagee, to secure the repayment of the sum of \$2,400,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to.

By instrument dated January 24, 1978, filed in said Office of the Assistant Registrar as Document No. 861373, and also recorded on February 22, 1978 in said Bureau of Conveyances in Book 12732 Page 205, the foregoing mortgage was subordinated to the lien of that certain mortgage referred to as Encumbrance No. 3a hereof.

4. Declaration as to Merger of Increments in a Condominium Project dated May 12, 1977, filed in said Office of the Assistant Registrar as Document No. 838311, and also recorded on October 4, 1977 in said Bureau of Conveyances in Book 12471 Page 458, made by the Trustees of the Estate of Bernice Pauahi Bishop, Deceased, Thomas Francis McCormack, husband of Hilda Frances McCormack and Swire-McCormack Ltd., a Hawaii corporation, "Developer".

5. Declaration of Covenants, Conditions and Restrictions for PuuAlii dated May 12, 1977, filed in said Office of the Assistant Registrar as Document No. 838312, and also recorded on October 4, 1977 in said Bureau of Conveyances in Book 12471 Page 469.
6. Grant dated September 30, 1977, filed in said Office of the Assistant Registrar as Document No. 839449, made by the Trustees of the Estate of Bernice Pauahi Bishop, as Grantors, and the City and County of Honolulu, a municipal corporation of the State of Hawaii, as Grantee, and the Board of Water Supply, City and County of Honolulu, as Board, granting forever, the right, in the nature of an easement, to be exercised and enjoyed by the Board, to construct, etc., an underground water pipeline or pipelines, etc., as the Board shall deem necessary to properly measure and control water conveyed to consumers through the pipeline or pipelines, or to provide a proper water fixture for fire fighting purposes, over, under, across and through Lot 1640. Consents thereto filed as Document Nos. 839450, 839451 and 839452.
7. Easement 581 over and across Lot 1640, as shown on Map 173, as set forth by Land Court Order No. 46715, filed March 3, 1977.
8. Designation of Easement 590 affecting Lot 1640, as shown on Map 184, as set forth by Land Court Order No. 49233, filed January 20, 1978.
9. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 1559.
10. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.

A Supplemental Title Report issued by Security Title Corporation on April 7, 1978 indicated that a Mechanics' Lien had been filed for \$35,922.

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

MERGER OF INCREMENTS; RESTRICTIVE COVENANTS: The Developer has placed on record a Declaration as to Merger of Increments in a Condominium Project, a copy of which has been filed with and is available for public inspection at the Office of the Real Estate Commission. Said Declaration will affect the Project and approximately 9.794 acres of additional property. In addition, the Developer has placed on record a Declaration of Covenants, Conditions and Restrictions for PuuAlii affecting the project and other property, a copy of which has been filed with and is available for inspection at the Office of the Real Estate Commission.

Prospective purchasers are advised to carefully examine the form of Declaration of Horizontal Property Regime, Declaration as to

Merger and Declaration of Covenants, Conditions and Restrictions so that they may familiarize themselves with this Project, how this increment will be merged into one or more future increments, and what restrictions and obligations will apply to all purchasers in each increment.

Among other things, the Declaration as to Merger explains that 1) it is the intention of the Owner and Developer to merge each increment with all prior increments so that upon completion of the last increment, the entire property shall be controlled and administered as a single condominium project; and 2) that while merger will affect the administration and use of increments and the sharing of common expenses, the ownership of apartments and their appurtenant common interests in each respective increment will not be affected.

The Declaration of Covenants, Conditions and Restrictions provides, among other things, for mandatory membership of each purchaser in the PuuAlii Community Association, which is created primarily to provide for the management, maintenance, protection, preservation, architectural control and development of "Association Property" (consisting of this Project and said 9.794 additional acres), a 3.638 acre "Recreation Property", and any additional adjacent properties added to either category.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated March 10, 1977, and amended March 23, 1978, identifies Security Title Corporation, a Hawaii corporation, as Escrow Agent. On examination the specimen Receipt and Sales Contract and the executed Escrow Agreement are found to be in compliance with Hawaii Revised Statutes, Chapter 514A, and particularly Hawaii Revised Statutes, Sections 514A-37, 514A-39, 514A-63, 514A-64, 514A-65 and 514A-66.

Among other provisions the executed Escrow Agreement states that a purchaser under a Receipt and Sales Contract shall have the right to cancel his agreement to purchase and to obtain a refund of all moneys held by Escrow which were paid by such purchaser under such sales agreement if (a) (i) the Final Public Report is not issued by the Real Estate Commission within one (1) year from the date of issuance of the Preliminary Public Report, or (ii) there is any change in the condominium building plans subsequent to the execution of the Receipt and Sales Contract and prior to the issuance of said Final Public Report, which change requires the approval of a county officer having jurisdiction over issuance of permits for construction of buildings, and Seller fails to obtain the purchaser's written approval or acceptance of the specific change (unless ninety (90) days have elapsed since the purchaser has accepted in writing the apartment or he first occupied the apartment), or (iii) the Final Public Report differs in any material respect from the Preliminary Public Report, and (b) the purchaser delivers notice in writing to Seller and Escrow cancelling the Receipt and Sales Contract and requesting such refund prior to the expiration of ten (10) days after the occurrence of any of the foregoing conditions.

Among other provisions, the specimen Receipt and Sales Contract states that 1) if the building is not erected within two (2) years from the date of the Sales, the purchaser may cancel said Contract upon written notice to Seller within sixty (60) days

from the end of said two-year period (unless the purchaser waives said delay), and 2) Seller may, at its option, terminate the Sales Contract if it fails to sell at least 50% of the apartments in the Project by a certain date, but should Seller do so, it will refund all of purchaser's payments without interest.

MANAGEMENT AND OPERATIONS: The Developer has advised that it is negotiating with Certified Management, a division of A R Corporation, a Hawaii corporation with respect to the property management contract.

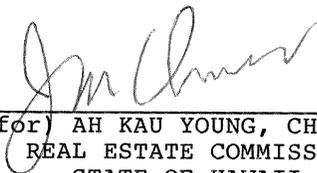
The Developer and its agents are not offering to provide services relating to the sale or rental of apartments purchased in the project, and no representation or reference to that effect has been or will be made by or on behalf of the Developer.

STATUS OF PROJECT: The Developer has advised that construction of said buildings and apartments will start on or about November 1, 1978.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted on May 11, 1978.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1004 filed with the Commission on May 11, 1978.

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

  
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(for) AH KAU YOUNG, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

June 19, 1978.

REGISTRATION NO. 1004.