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

FIVE REGENTS
2888 Ala Ilima Street
Honolulu, Hawaii

REGISTRATION NO. 1045

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: October 20, 1978
Expires: November 20, 1979

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser 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 FILED SEPTEMBER 29, 1978 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 17, 1978. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. FIVE REGENTS is a proposed leasehold condominium project to consist of one (1) twenty-nine story building, without a basement, containing a total of three hundred one (301) apartment units (including one (1) apartment which is designated a common element). There will be three hundred (300) parking stalls contained on the site of the project (246 regular stalls, 35 compact stalls, 4 regular tandem stalls and 15 compact tandem stalls).

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of this Preliminary Public Report.

3. No advertising matter has been filed pursuant to the rules and regulations promulgated by the Commission.

4. The basic condominium documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners of Five Regents and a copy of the approved floor plans) have not been filed in the Office of the recording officer.

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

6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, October 20, 1978, unless a Final Public Report issues or the Commission upon review of the registration, issues an order extending the period of this report.

7. This Preliminary Public Report is made a part of FIVE REGENTS Condominium Project. The Developer has the responsibility of placing a true copy of this Preliminary Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt for the Preliminary Public Report from each purchaser.

NAME OF PROJECT: FIVE REGENTS

LOCATION: 2888 Ala Ilima Street, Honolulu, Hawaii, with approximately 50,144 square feet committed to the Regime.

TAX MAP KEY: FIRST DIVISION: 1-1-62: 24

ZONING: A-3

DEVELOPER: Century Center, Ltd., a Hawaii corporation, the principal place of business and post office address of which is 1750 Kalakaua Avenue, Honolulu, Hawaii 96815. The officers of the corporation are: Leroy Robert Allen, President-Treasurer, and Vernon K. O. Dang, Vice President-Secretary.

ATTORNEY REPRESENTING DEVELOPER: Hamilton, Gibson, Nickelsen, Rush & Moore (Attention: Ken Harimoto), 20th Floor Hawaii Building, 745 Fort Street, Honolulu, Hawaii 96813, Phone: 521-2611.

DESCRIPTION:

1. Apartments. The proposed Declaration of Horizontal Property Regime and plans submitted by the Developer

indicate a leasehold condominium project consisting of one (1) twenty-nine story building, without a basement, constructed principally of concrete and there will be three hundred one (301) freehold estates designated in the spaces within the perimeter walls of each of the three hundred one (301) apartment units contained in the building, which spaces, together with appurtenant lanais, if any, are referred to herein as "apartments" and are designated on said plans and described as follows:

Apartments 501, 502, 503, 504, 505, 506, 507, 508, 509, 510 (herein designated a common element), 511 and 512 are located on the fifth floor of the building of the project;

Apartments 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611 and 612 are located on the sixth floor of the building of the project;

Apartments 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711 and 712 are located on the seventh floor of the building of the project;

Apartments 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811 and 812 are located on the eighth floor of the building of the project;

Apartments 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911 and 912 are located on the ninth floor of the building of the project;

Apartments 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011 and 1012 are located on the tenth floor of the building of the project;

Apartments 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111 and 1112 are located on the eleventh floor of the building of the project;

Apartments 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211 and 1212 are located on the twelfth floor of the building of the project;

Apartments 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311 and 1312 are located on the thirteenth floor of the building of the project;

Apartments 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411 and 1412 are located on the fourteenth floor of the building of the project;

Apartments 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511 and 1512 are located on the fifteenth floor of the building of the project;

Apartments 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611 and 1612 are located on the sixteenth floor of the building of the project;

Apartments 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711 and 1712 are located on the seventeenth floor of the building of the project;

Apartments 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811 and 1812 are located on the eighteenth floor of the building of the project;

Apartments 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911 and 1912 are located on the nineteenth floor of the building of the project;

Apartments 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011 and 2012 are located on the twentieth floor of the building of the project;

Apartments 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111 and 2112 are located on the twenty-first floor of the building of the project;

Apartments 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211 and 2212 are located on the twenty-second floor of the building of the project;

Apartments 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311 and 2312 are located on the twenty-third floor of the building of the project;

Apartments 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411 and 2412 are located on the twenty-fourth floor of the building of the project;

Apartments 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511 and 2512 are located on the twenty-fifth floor of the building of the project;

Apartments 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611 and 2612 are located on the twenty-sixth floor of the building of the project;

Apartments 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711 and 2712 are located on the twenty-seventh floor of the building of the project;

Apartments 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811 and 2812 are located on the twenty-eighth floor of the building of the project;

Apartments 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911 and 2912 are located on the twenty-ninth floor of the building of the project.

II

Those apartments, the last two digits of the numbers of which are -01, are located in the Mauka side of the building;

Those apartments, the last two digits of the numbers of which are -02, are located in the Ewa-Mauka corner of the building;

Those apartments, the last two digits of the numbers of which are -03, are located in the Ewa side of the building next to the apartments, the numbers of which end in -02;

Those apartments, the last two digits of the numbers of which are -04, are located in the Ewa side of the building next, in the Makai direction, to the apartments, the numbers of which end in -03;

Those apartments, the last two digits of the numbers of which are -05, are located in the Ewa-Makai corner of the building;

Those apartments, the last two digits of the numbers of which are -06, are located in the Makai side of the building next to the apartments, the numbers of which end in -05;

Those apartments, the last two digits of the numbers of which are -07, are located in the Makai side of the building next, in a Diamond Head direction, to the apartments, the numbers of which end in -06;

Those apartments, the last two digits of the numbers of which are -08, are located in the Diamond Head-Makai corner of the building;

Those apartments, the last two digits of the numbers of which are -09, are located in the Diamond Head side of the building next, in a Mauka direction, to the apartments, the numbers of which end in -08;

Those apartments, the last two digits of the numbers of which are -10, are located in the Diamond Head side of the building next, in a Mauka direction, to the apartments, the numbers of which end in -09;

Those apartments, the last two digits of the numbers of which are -11, are located in the Mauka-Diamond Head corner of the building; and

Those apartments, the last two digits of the numbers of which are -12, are located in the Mauka side of the building next, in a Diamond Head direction, to the apartments, the numbers of which end in -01.

III

A description of each of the apartments, designating the layout, number of rooms and approximate floor area thereof, is as follows:

Apartments 501, 506, 507 and 512 each contains a living/sleeping area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 502, 505, 508 and 511 each contains one bedroom, a living room, kitchen, bathroom and a total area of approximately 350 square feet;

Apartments 503 and 504 each contains a studio area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartment 510 (the manager's office, herein designated a common element) contains a studio area, bathroom, kitchenette and a total area of approximately 240 square feet;

Apartments 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801 and 2901 each contains a living/sleeping area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2203, 2302, 2402, 2502, 2602, 2702, 2802 and 2902 each contains one bedroom, a living room, kitchen, bathroom and a total area of approximately 350 square feet;

Apartments 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803 and 2903 each contains a studio area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804 and 2904 each contains a studio area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1707, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805 and 2905 each contains one bedroom, a living area, kitchen, bathroom and a total area of approximately 350 square feet;

Apartments 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806 and 2906 each contains a living/sleeping area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807 and 2907 each contains a living/sleeping area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 608, 708, 808, 908, 1008, 1108, 1208 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808 and 2908 each contains one bedroom, a living area, kitchen, bathroom and a total area of approximately 350 square feet;

Apartments 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809 and 2909 each contains a studio area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810 and 2910 each contains a studio area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartments 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811 and 2911 each contains one bedroom, a living area, kitchen, bathroom and a total area of approximately 350 square feet;

Apartments 612, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812 and 2912 each contains a living/sleeping area, kitchen, bathroom and a total area of approximately 300 square feet;

Apartment 509 contains a living/sleeping area, kitchen, bathroom and a total area of approximately 298 square feet; and

Apartment 3000 contains a television antenna mechanical space and a total area of approximately 480 square feet.

2. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls, doors and door frames, windows and window frames, the lanai air space (if any), the inner decorated or finished surfaces of all walls, floors and ceilings and all fixtures originally installed therein.

COMMON ELEMENTS: The proposed Declaration provides that one (1) freehold estate is thereby designated in all of the remaining portions and appurtenances of the project, herein called "common elements", including specifically but not limited to:

(a) Said land in fee simple;

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, roofs, entries, stairways, walkways, entrances and exits of said building;

(c) All yards, grounds and landscaping;

(d) All parking areas;

(e) All pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, gas, water, sewer, telephone and television signal distribution, if any;

(f) The "Regency Club", which shall consist of the Laundry Room on the second floor of the building; the "Regents' Club", "Les Barres", Men's Sauna, Women's Suana, Men's Shower, Women's Shower, Men's Toilet, Women's Toilet, Pool and Pool Deck, Tennis/Volleyball Court, "The Loop" (jogging track), Basketball Court, Golf Putting Area, all designated as such on said plans and located on the fourth floor of the building; and the Roof Recreation Area and Wet Bar located on the roof of the building;

(g) Apartment 510, which shall be reserved for the exclusive use of the Resident Manager of the project;

(h) Reflecting Pool and Waterfall on the fourth and fifth floors of the building; and

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

LIMITED COMMON ELEMENTS: The proposed Declaration states that certain parts of the common elements, therein called the "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

(a) One parking stall designated on said plans shall be appurtenant to and for the exclusive use of such apartment as described and assigned in Exhibit "A" attached hereto. No parking stall shall be appurtenant to Apartment 3000 of the project.

(b) There shall be appurtenant to Apartment 3000 of the project the exclusive right in the nature of an easement to install, replace, repair and maintain within all parts of the project, including the stairwells and stairways and roof of the building of the project, from time to time and at all times, television and radio transmission and accessory

electrical lines and antennae and reflectors, together with conduits therefor, extending from any part of the grounds of the project to said apartment; the exclusive right in the nature of an easement to use all communications conduits located within the project except conduits for telephone lines and to transmit and receive radio and television signals from equipment installed within the project; provided, however, that the exercise of such right shall not unreasonably interfere with passage through such stairwells and stairways.

(c) The "Television Receiving Antenna Space" located on the grounds of the project and designated as such on said plans shall be reserved for the exclusive use of Apartment 3000 of the project.

INTEREST TO BE CONVEYED TO PURCHASERS: The proposed Declaration states that each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project (herein called the "common interest"), and the same proportionate share in all common profits and expenses of the project (excluding "Regency Club" expenses) and for all other purposes, including voting, as follows: All apartments described above containing a total area of approximately 300 square feet shall have appurtenant thereto a common interest of .31520%; all apartments described above containing a total area of approximately 350 squre feet shall have appurtenant thereto a common interest of .36773%; Apartment 509 shall have appurtenant thereto a common interest of .31309%; and Apartment 3000 shall have appurtenant thereto a common interest of .50431%. Each purchaser will secure a Condominium Conveyance Document conveying an apartment, together with said undivided percentage interest in the common elements of the building of the project, and leasing said undivided percentage interest in the land upon which the project is located.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration states that the apartments shall be occupied and used only for purposes permitted from time to time by applicable zoning ordinances, rules and regulations, and for no other purpose. The owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of the Declaration and By-Laws.

OWNERSHIP OF TITLE: A Preliminary Report dated September 19, 1978, issued by Security Title Corporation, represents that the fee simple title to the property submitted to the regime is vested in Leroy Robert Allen and Hiroko Allen (husband and wife). By Deed dated September 28, 1978 said property was conveyed to the Developer herein. Said Deed is recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 901986.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated September 19, 1978, issued by Security Title Corporation submitted to the Commission, provides that the following are encumbrances against title to the property:

1. The reservation of all artesian and other underground water and rights thereto in favor of the Trustees of the Estate of Samuel M. Damon in Deed dated October 7, 1965, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 372554, as qualified by that certain instrument dated October 12, 1965, filed as aforesaid as Document No. 372562.

2. Easement 482 (area 42 square feet) for transformer vault purposes on the northerly boundary, within 100 feet from the northwesterly corner, as shown on Maps 314 and 518 and as set forth by Land Court Order No. 24900 filed November 9, 1965.

3. Easement 483 (12 feet wide) for storm drain and sanitary sewer purposes within approximately 75 feet from the northeasterly corner, as shown on Maps 314 and 518 and as set forth by Land Court Order No. 24900 filed November 9, 1965.

4. Declaration of Covenants dated November 23, 1965, filed as aforesaid as Document No. 375914, as amended.

5. Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, dated January 28, 1966, filed as aforesaid as Document No. 381416.

6. Grant in favor of the City and County of Honolulu, dated October 27, 1967, filed as aforesaid as Document No. 471823.

7. Mortgage in favor of Pacific Savings & Loan Association dated September 21, 1976, recorded in the Land Court as aforesaid as Document No. 782696.

8. For any taxes that may be due and owing, reference is made to the office of the Tax Assessor, first division.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated October 3, 1978, between Security Title Corporation and the Developer has been filed with the Commission. On examination, the executed Escrow Agreement, as well as the specimen Condominium Reservation Agreement, Deposit Receipt and Contract, filed with the Commission is found to be in compliance with Chapter 514A, Hawaii Revised Statutes.

Among other provisions, the Sales Contract provides:

1. It is expressly understood and agreed by and between Seller and Buyer that Buyer's apartment will be conveyed to Buyer as is and there are no express or implied warranties, including any implied warranty of merchantability or fitness of the apartment for a particular purpose.

2. Buyer agrees that all of the rights of Buyer are and shall be subject and subordinate to the lien of any mortgage securing the repayment of the interim loans made to finance the cost of construction and other costs during construction and to any and all advances made thereon.

The Escrow Agreement provides in part that:

A purchaser shall be entitled to a refund of his funds, and Escrow shall pay said funds to said purchaser, without interest and less Escrow's Twenty Dollar ($20.00) cancellation fee, if purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

1. Escrow receives a written request from the Seller to return to purchaser the funds of such purchaser then held hereunder by Escrow; or

2. If purchaser's funds were obtained prior to the issuance of a Final Public Report and if there is any change in the building plans, subsequent to the execution of purchaser's contract, requiring the approval of a county officer having jurisdiction over the issuance of permits for construction, unless the purchaser has given written approval or acceptance of the change; or

3. If the request is prior to the time the Final Public Report is issued, or if after such time, the Final Public Report differs in any material respect from the Preliminary Public Report, unless the purchaser has given written approval or acceptance of the differences; or

4. If the Final Public Report is not issued within one (1) year from the date of issuance of the Preliminary Public Report.

Upon refund of said funds to purchaser as aforesaid, Escrow shall return to Seller such purchaser's Sales Contract and any apartment deed theretofore delivered to Escrow, and thereupon purchaser shall be deemed no longer obligated thereunder.

If at any time the Seller shall certify in writing to Escrow that a purchaser, whose funds are being held hereunder by Escrow, has defaulted under the terms of his Sales Contract and that the Seller has terminated said Contract pursuant to the terms hereof, Escrow shall notify said purchaser of said default and shall thereafter treat all funds such purchaser paid under such Contract, less Escrow's Twenty Dollar ($20.00) cancellation fee, as the escrowed funds of said Seller and not of purchaser.

All funds received by Escrow shall be deposited in an interest bearing account or accounts in a federally insured bank or savings and loan institution, to be held therein subject to all the terms and provisions hereof and to be subject to being drawn only upon written approval or signature by Escrow. All interest earned from such account or accounts shall be credited to the account of Seller pursuant to agreement between Seller and purchasers as set forth in said Contract of Sale.

It is incumbent on the purchaser and prospective purchaser to read and understand the Escrow Agreement before signing the Condominium Reservation Agreement, Deposit Receipt and Contract, since the Escrow Agreement prescribes the procedure for receiving and disbursing purchaser's funds. The specimen Sales Agreement specifically provides that the purchaser approve said Escrow Agreement and assume the benefits and obligations therein provided. Purchaser and prospective purchasers are advised to read the provisions of the Reservation Agreement with care.

REGENCY CLUB: All apartment owners of the project shall be a regular member of the Regency Club and shall pay monthly assessments for costs and expenses incurred for the operation, maintenance and administration of the Club.

MANAGEMENT AND OPERATIONS: The proposed Declaration provides that the operation of the project shall be conducted for the Association of Apartment Owners by a responsible managing agent who shall be appointed by the Association in accordance with the By-Laws. The Developer advises that it intends to retain PACIFIC ISLANDS MANAGEMENT, LTD., whose principal place of business is located at 1750 Kalakaua Avenue, Honolulu, Hawaii as the initial Managing Agent.

STATUS OF PROJECT: The Developer has advised the Commission that it estimates the construction of the project will commence in December 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 3, 1978, and additional information subsequently filed as of October 17, 1978.

This is a PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 1045 filed with the Commission on October 3, 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.

Ah Kau Young

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. 1045
October 20, 1978

EXHIBIT A

Unit Nos.	Floor	Parking Stall Nos.
501	1st	7-C
502	3rd	91
503	2nd	102-C
504	2nd	103-C
505	3rd	28
506	3rd	2-C
507	3rd	1-C
508	2nd	20
509	2nd	111-C
510	3rd	110-C
511	2nd	28
512	3rd	92-C
601	2nd	11-C
602	2nd	65
603	3rd	93-C
604	3rd	94-C
605	2nd	66
606	2nd	9-C
607	2nd	104-C
608	2nd	52
609	3rd	113-C
610	1st	23-C
611	2nd	51
612	2nd	10-C
701	1st	8-C
702	2nd	50
703	1st	70-C
704	1st	69-C
705	2nd	53
706	1st	72-C
707	1st	71-C
708	2nd	54
709	1st	9-C
710	1st	10-C
711	2nd	49
712	1st	73-C
801	2nd	33-C
802	2nd	48
803	3rd	24-C
804	3rd	26-C
805	2nd	55
806	2nd	36-C
807	2nd	38-C
808	2nd	47
809	3rd	27-C
810	3rd	29-C
811	2nd	56
812	2nd	35-C
901	3rd	72-C
902	2nd	58

C - Compact
CT - Compact Tandem
RT - Regular Tandem

Unit Nos.	Floor	Parking Stall Nos.
903	3rd	74
904	3rd	75
905	2nd	57
906	3rd	44-C
907	3rd	73
908	2nd	59
909	3rd	90
910	3rd	89
911	2nd	60
912	3rd	43-C
1001	3rd	88
1002	2nd	63
1003	3rd	78
1004	3rd	79
1005	2nd	64
1006	3rd	76
1007	3rd	77
1008	2nd	62
1009	3rd	86
1010	3rd	85
1011	2nd	61
1012	3rd	87
1101	3rd	84
1102	2nd	40
1103	3rd	82
1104	3rd	95
1105	2nd	39
1106	3rd	80
1107	3rd	81
1108	2nd	41
1109	3rd	96
1110	3rd	97
1111	2nd	42
1112	3rd	83
1201	3rd	71
1202	1st	54
1203	3rd	59
1204	3rd	60
1205	2nd	43
1206	3rd	57
1207	3rd	58
1208	1st	55
1209	3rd	69
1210	3rd	68
1211	1st	68
1212	3rd	70
1301	3rd	109
1302	1st	57
1303	3rd	105
1304	3rd	104

C - Compact
CT - Compact Tandem
RT - Regular Tandem

Unit Nos.	Floor	Parking Stall Nos.
1305	1st	56
1306	3rd	107
1307	3rd	106
1308	1st	58
1309	3rd	103
1310	3rd	102
1311	1st	59
1312	3rd	108
1401	3rd	101
1402	1st	66
1403	3rd	3
1404	3rd	4
1405	1st	67
1406	3rd	99
1407	3rd	98
1408	1st	65
1409	3rd	67
1410	3rd	66
1411	1st	64
1412	3rd	100
1501	3rd	61
1502	1st	61
1503	3rd	63
1504	3rd	25
1505	1st	60
1506	3rd	65
1507	3rd	64
1508	1st	62
1509	3rd	56
1510	3rd	30
1511	1st	63
1512	3rd	62
1601	3rd	42
1602	1st	52
1603	3rd	46
1604	3rd	47
1605	1st	53
1606	3rd	15
1607	3rd	45
1608	1st	51
1609	3rd	55
1610	3rd	54
1611	1st	50
1612	3rd	16
1701	3rd	5
1702	1st	2
1703	3rd	39
1704	3rd	38
1705	1st	1
1706	3rd	411

C - Compact
CT - Compact Tandem
RT - Regular Tandem

Unit Nos.	Floor	Parking Stall Nos.
1707	3rd	40
1708	1st	3
1709	3rd	53
1710	3rd	48
1711	1st	4
1712	3rd	23
1801	3rd	6
1802	1st	39
1803	3rd	22
1804	3rd	21
1805	1st	5
1806	3rd	14
1807	3rd	13
1808	1st	40
1809	3rd	8
1810	3rd	9
1811	1st	41
1812	3rd	7
1901	3rd	31
1902	1st	48
1903	3rd	49
1904	3rd	50
1905	1st	49
1906	3rd	52
1907	3rd	51
1908	1st	42
1909	3rd	10
1910	3rd	11
1911	1st	43
1912	3rd	32
2001	3rd	12
2002	1st	44
2003	3rd	34
2004	2nd	101
2005	1st	47
2006	3rd	19
2007	3rd	33
2008	1st	45
2009	2nd	83
2010	2nd	84
2011	1st	46
2012	3rd	20
2101	2nd	85
2102	1st	24
2103	2nd	100
2104	2nd	99
2105	1st	6
2106	2nd	87
2107	2nd	88
2108	1st	11

C - Compact
CT - Compact Tandem
RT - Regular Tandem

Unit Nos.	Floor	Parking Stall Nos.
2109	2nd	98
2110	2nd	97
2111	1st	22
2112	2nd	86
2201	2nd	189
2202	1st	26
2203	2nd	91
2204	2nd	92
2205	1st	25
2206	2nd	96
2207	2nd	95
2208	1st	21
2209	2nd	93
2210	2nd	94
2211	1st	20
2212	2nd	90
2301	2nd	105
2302	1st	28
2303	2nd	1
2304	2nd	2
2305	1st	27
2306	2nd	110
2307	2nd	107
2308	1st	19
2309	2nd	108
2310	2nd	109
2311	1st	29
2312	2nd	106
2401	2nd	3
2402	1st	37
2403	2nd	7
2404	2nd	8
2405	1st	38
2406	2nd	5
2407	2nd	6
2408	1st	36
2409	2nd	37
2410	2nd	34
2411	1st	12
2412	2nd	4
2501	2nd	82
2502	1st	35
2503	2nd	78
2504	2nd	77
2505	1st	13
2506	2nd	80
2507	2nd	79
2508	1st	34
2509	2nd	76
2510	2nd	75

C - Compact
CT - Compact Tandem
RT - Regular Tandem

Unit Nos.	Floor	Parking Stall Nos.
2511	1st	14
2512	2nd	81
2601	2nd	167
2602	1st	31
2603	2nd	71
2604	2nd	72
2605	1st	30
2606	2nd	69
2607	2nd	70
2608	1st	32
2609	2nd	73
2610	2nd	74
2611	1st	33
2612	2nd	68
2701	2nd	24
2702	3rd	36-CT
2703	2nd	14
2704	2nd	15
2705	1st	15
2706	2nd	12
2707	2nd	13
2708	3rd	35-CT
2709	2nd	22
2710	2nd	21
2711	3rd	112-CT
2712	2nd	23
2801	2nd	32
2802	3rd	18-CT
2803	2nd	30
2804	2nd	18
2805	3rd	17-CT
2806	2nd	31
2807	2nd	17
2808	3rd	111-CT
2809	2nd	29
2810	2nd	19
2811	2nd	26-CT
2812	2nd	16
2901	1st	17-CT
2902	2nd	25-RT
2903	2nd	44-CT
2904	2nd	45-CT
2905	3rd	37-RT
2906	2nd	112-CT
2907	2nd	27-CT
2908	2nd	46-RT
2909	2nd	113-CT
2910	1st	16-CT
2911	1st	18-RT
2912	1st	74-CT

C - Compact
CT - Compact Tandem
RT - Regular Tandem