

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON
NUUANU PARK PLACE
1720 Huna Street
Honolulu, Hawaii

REGISTRATION NO. 1054

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated November 27, 1978 and issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: May 26, 1981
Expires: October 26, 1981

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 prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION FILED NOVEMBER 15, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF MAY 22, 1981. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report dated November 27, 1978 and Final Public Report dated September 26, 1979, on Registration No. 1054, the Developer has forwarded additional information reflecting material changes that have been made in the documents for the project.

NOTE: THE PRIMARY CHANGES TO THE PROJECT INCLUDE: (A) AN INCREASE OF EIGHT (8) APARTMENTS (APARTMENT NOS. 15, 16, 17 AND 18 IN THE ADDED SUB-BASEMENT OF BUILDING A, AND APARTMENT NOS. 11, 12, 13 AND 14 IN THE SUB-BASEMENT OF BUILDING B), (B) AN INCREASE OF NINE (9) PARKING STALLS (STALLS IDENTIFIED AS II (COMPACT), JJ, KK, LL, MM, NN, OO, PP AND QQ LOCATED IN A FORMER PRIVATE PARK AREA OFF OF HUNA STREET), (C) THE REDUCTION IN SIZE OF THE PRIVATE PARK AREA OFF OF HUNA STREET, (D) CHANGE IN PERCENTAGE INTERESTS OF THE ORIGINALLY PLANNED ONE HUNDRED FOURTEEN (114) APARTMENTS, (E) ALTHOUGH THE TOTAL SQUARE FOOTAGE OF APARTMENTS NOS. 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 HAS REMAINED UNCHANGED, THE AREA OF THE LANAIS OF THESE APARTMENTS HAS BEEN REDUCED AND THE INTERIOR AREA OF THESE APARTMENTS HAS BEEN INCREASED, (F) THE PRIVATE YARDS HAVE BEEN DELETED AND THE AREA OF THE LANAIS HAS BEEN REDUCED IN APARTMENTS NOS. 115, 116, 117 and 118, (G) TWO OF THE LANAIS HAVE BEEN DELETED IN APARTMENTS NOS. 215, 216, 217 and 218, (H) THE FOLLOWING PARKING STALLS HAVE BEEN CHANGED FROM REGULAR SIZE TO COMPACT SIZE PARKING STALLS: PARKING STALLS NOS. 103, 203, 302, 316, 417, 417 (TANDEM), 418, 418 (TANDEM), 502, D AND E, AND (I) PARKING STALL NO. 315 HAS BEEN CHANGED FROM A COMPACT SIZE PARKING STALL TO A MINI-COMPACT SIZE PARKING STALL. THE COMMISSION ADVISES THE PROSPECTIVE PURCHASER, OR PURCHASERS, TO READ THE ENTIRE REPORT IN ORDER TO BE AWARE OF ALL CHANGES REFLECTED HEREIN.

2. NUUANU PARK PLACE is now a leasehold condominium project consisting of two buildings with sub-basements and basements, one hundred twenty-two (122) apartments and one hundred eighty-one (181) assigned parking stalls.

3. 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 Supplementary Public Report.

4. 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 been recorded in the Bureau of Conveyances of the State of Hawaii, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime dated May 22, 1979, with By-Laws attached was recorded as aforesaid in Liber 13831, Page 527, and filed as aforesaid as Document No. 950488.

The approved Floor Plans showing the layout, location, apartment numbers, etc. have been designated Condominium File Plan No. 626 and Condominium Map No. 381.

The Declaration, the Condominium File Plan and Condominium Map were amended by instrument dated January 16, 1981, recorded as aforesaid in Liber 15303, Page 538, and filed as aforesaid as Document No. 1052324.

The Declaration, the Condominium File Plan and Condominium Map were further amended by instrument dated May 8, 1981, recorded as aforesaid in Liber 15540, Page 721, and filed as aforesaid as Document No. 1066953.

5. Advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

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

7. The Developer has requested and the Commission has granted an extension of the Final Public Report, which will expire on October 26, 1981, unless the Commission, upon review of the registration, issues an order extending the period of this report.

8. This Supplementary Public Report amends the Commission's Preliminary and Final Public Reports, dated November 27, 1978 and September 26, 1979, respectively, and is made a part of the registration on NUUANU PARK PLACE condominium project. The Developer has the responsibility of placing true copies of this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and the revised Disclosure Abstract in the hands of all purchasers. UNTIL SUCH TIME AS THE DEVELOPER SECURES A SIGNED COPY OF THE RECEIPT THEREFOR FROM EACH PURCHASER, SUCH PURCHASER'S CONTRACT SHALL NOT BE BINDING.

The information in the topical headings DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASERS, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, ENCUMBRANCES AGAINST TITLE, PURCHASE MONEY HANDLING, MANAGEMENT OF THE PROJECT and STATUS OF PROJECT has been altered as follows. All other topical headings have not been disturbed.

DESCRIPTION: The amended Declaration of Horizontal Property Regime and plans submitted by the Developer now indicate a leasehold condominium project consisting of one hundred twenty-two (122) apartments contained in two (2) buildings, with sub-basements and basements, constructed principally of concrete and concrete block.

The location and description of the various apartments of the project are as set forth in the Exhibit attached to this Supplementary Public Report.

The balance of the information contained in this topical heading has not been changed.

NOTE: The Developer advises that Building "B" will have aluminum railings instead of concrete block railings along the corridors of the fourth floor and above.

COMMON ELEMENTS: The information contained in this topical heading has not been changed, except for the following subparagraphs:

3. All yards, grounds and landscaping, including the pool and private parks.

4. All parking areas, including without limitation the one hundred eighty-one (181) parking stalls depicted on the Condominium File Plan and Condominium Map for the project.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called the "limited common elements", are 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: One or more parking spaces, as designated on said condominium map and condominium file plan by a number or letter, which number or letter is also set forth opposite to the number of each of the respective apartments set forth in the exhibit attached hereto, shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED TO PURCHASERS. Documents filed with the Real Estate Commission indicate that the purchaser will secure an Apartment Lease demising an undivided interest in the common elements of the project, and the same proportionate share of all common profits and expenses of the project and shall be used for all other purposes including voting, as follows:

All apartments, except Apartments Nos. 15, 16, 17 and 18:	.81967%
Apartments Nos. 15 and 18:	.81974%
Apartments Nos. 16 and 17:	.81973%

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE. The information in this topical heading has not been changed, except for the final sentence thereof:

"The private parks, as designated on said Condominium Map and Condominium File Plan, shall be used for private parks and playgrounds by the apartment owners in the manner intended by Ordinance No. 4621 of the City and County of Honolulu, Hawaii."

ENCUMBRANCES AGAINST TITLE: A Supplemental Commitment for Title Insurance dated May 4, 1981, issued by First American Title Insurance Company, and other information supplied to the Commission, provide that the following are encumbrances against title to the property:

1. For any taxes that may be due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor of the First Division, City and County of Honolulu, Hawaii.

2. AS TO ITEM I LOT C ONLY: (TK 1-7-19-23)

Easement of right-of-way in favor of Lot B for a sewer main granted to the City and County of Honolulu, as contained in that certain Deed dated October 10, 1945, filed in said Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 80795.

3. AS TO ITEM II ONLY: (TK 1-7-19-21)

Designation of Easement for sanitary sewer purposes, as shown on Map 4, as set forth by Land Court Order No. 31378, filed February 27, 1970.

4. AS TO ITEM III SECOND ONLY: (TK 1-7-19-21)

(a) "... an easement (10-ft. wide) for sanitary sewer purposes in favor of the City and County of Honolulu over and across the above-described parcel of land ...", containing an area of 50 square feet as per survey by Melvin M. Masuda, Land Surveyor, C. S. F. No. 18,427, dated September 29, 1978.

(b) Reservations in favor of the State of Hawaii, its successors and assigns, as contained in that certain Deed dated December 29, 1978, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13707, Page 627, to which reference is hereby made.

(c) Terms, conditions and covenants as contained in that certain Deed, recorded as aforesaid in Liber 13707, Page 627, to which reference is hereby made, but deleting restrictions, if any, based on race, color, religion or national origin.

5. AS TO ITEM IV ONLY: (TK 1-7-19-23)

(a) Free flowage of water in ditch running along the south boundary of Lot 3, File Plan No. 387, as contained in that certain Deed dated May 25, 1973, and recorded as aforesaid in Liber 9175, Page 413.

(b) Grant in favor of the City and County of Honolulu, a municipal corporation of the State of Hawaii dated April 30, 1970, recorded as aforesaid in Liber 6998, Page 136.

6. AS TO ITEMS I AND IV ONLY:

(a) Indenture of Master Lease dated May 22, 1979, executed by and between Jo Paul Rognstad, husband of Betty Ann Rognstad, and Diane Myung Sun Kim, unmarried, as Lessors, and Acoustic, Insulation and Drywall, Inc., a Hawaii corporation, as Lessee, filed as Document No. 950484, and also recorded in Liber 13831, Page 431.

(b) Mortgage dated October 18, 1979, executed by and between Jo Paul Rognstad, husband of Betty Ann Rognstad, and Diane Myung Sun Kim, unmarried, as Mortgagor, in the amount of \$596,095.49 in favor of American Security Bank, a Hawaii banking corporation, as Mortgagee, filed as aforesaid as Document No. 976730 and also recorded as aforesaid in Liber 14135, Page 769.

7. AS TO ITEMS I, III FIRST AND IV ONLY:

(a) Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 7793.

8. AS TO ITEM II AND ITEM III FIRST ONLY:

(a) Grant in favor of the City and County of Honolulu, a municipal corporation of the State of Hawaii dated January 12, 1970, filed as aforesaid as Document No. 495724, and also recorded as aforesaid in Liber 6908, Page 1.

9. AS TO ITEMS II AND III ONLY:

(a) Indenture of Unrecorded Lease dated April 1, 1973, executed by and between Toshio Matsushima and Hilda Hisayo Matsushima, husband and wife, as Lessor, and Amfac Financial Corp., a Hawaii corporation, as Lessee, filed as Document No. 634776, and also recorded in Liber 9243, Page 432; by instrument dated May 22, 1979, filed as aforesaid as Document No. 950117, and also recorded in Liber 13827, Page 166, said Unrecorded Lease was amended. Through mesne assignments, said Lease is now held by Acoustic, Insulation and Drywall, Inc., a Hawaii corporation, as Assignee, by Assignment of Lease dated May 23, 1979, filed as Document No. 950485, and also recorded in Liber 13831, Page 499.

(b) The Terms and Provisions and the Conditions and Restrictions as contained in that certain Revocable Living Trust Agreement dated May 14, 1975, made by Toshio Matsushima, as Settlor, and Hilda Hisayo Matsushima and Toshio Matsushima, as Trustees, filed as Document No. 803753, and also recorded in Liber 11996, Page 497, as amended, to which reference is hereby made.

(c) The Terms and Provisions and the Conditions and Restrictions contained in that certain Revocable Living Trust Agreement dated May 14, 1975, made by

Hilda Hisayo Matsushima, as Settlor, and Hilda Hisayo Matsushima and Toshio Matsushima, as Trustees, filed as Document No. 803754, and also recorded in Liber 11996, Page 503, as amended, to which reference is hereby made.

10. The restrictions, covenants and conditions as contained in that certain Declaration of Restrictive Covenants (Private Parks) dated June 28, 1979, filed as Document No. 966170, and recorded in Liber 14007, Page 572, as amended, to which reference is hereby made, but deleting restrictions, if any, based on race, color, religion or national origin.

11. The Terms, Provisions and Covenants in Co-Owners Agreement dated May 22, 1979, made by and between Toshio Matsushima and Hilda Hisayo Matsushima, as Trustees under those certain revocable living trust agreements dated May 14, 1975, short forms of which were filed in said Office of the Assistant Registrar as Documents Nos. 803753 and 803754, and also recorded in said Bureau of Conveyances in Liber 11996, Page 497, and Liber 11996, Page 503, respectively, as Trustees, and Jo Paul Rognstad, husband of Betty Ann Rognstad, and Diane Myung Sun Kim, unmarried, as Individuals, filed as Document No. 950487, and also recorded in Liber 13831, Page 512, as amended.

12. Mortgage dated October 18, 1979, in the amount of \$8,250,000.00, executed by and between Acoustic, Insulation and Drywall, Inc., a Hawaii corporation, as Mortgagor, and American Security Bank, a Hawaii banking corporation, filed as aforesaid as Document No. 976728, and also recorded as aforesaid in Liber 14135, Page 706.

13. Mortgage dated October 18, 1979, in the amount of \$8,250,000.00, executed by and between Jo Paul Rognstad, husband of Betty Ann Rognstad, and Diane Myung Sun Kim, unmarried, as Mortgagor, and American Security Bank, a Hawaii banking corporation, filed as aforesaid as Document No. 976729, and also recorded as aforesaid in Liber 14135, Page 738.

14. Assignment of Contract Proceeds dated May 2, 1980, executed by and between Jo Paul Rognstad & Associates, Inc., a Hawaii corporation, as Assignor, American Security Bank, a Hawaii banking corporation, and Acoustic, Insulation & Drywall, Inc., a Hawaii corporation, as Borrower, recorded as aforesaid in Liber 14718, Page 469.

15. Assignment of Lease Rentals as Additional Security dated May 2, 1980, executed by and between Jo Paul Rognstad, husband of Betty Ann Rognstad, and Diane M. S. Kim, unmarried, as Assignor, American Security Bank, a Hawaii banking corporation, and Acoustic, Insulation & Drywall, Inc., a Hawaii corporation, as Borrower, recorded as aforesaid in Liber 14718, Page 602.

16. Condominium Map No. 381, filed in said Office of the Assistant Registrar.

Condominium File Plan No. 626, filed in said Bureau of Conveyances.

17. The restrictions, covenants, agreements, obligations, conditions, easements and other provisions set forth in Declaration of Horizontal Property Regime dated May 22, 1979, filed as aforesaid as Document No. 950488, and also recorded as aforesaid in Liber 13831, Page 527, and the By-Laws attached thereto.

18. Said Condominium Map, Condominium File Plan and Declaration were amended by instrument dated January 16, 1981, filed as Document No. 1052324, and recorded in Liber 15303, Page 538.

Said Condominium Map, Condominium File Plan and Declaration were further amended by instrument dated May 8, 1981, filed as Document No. 1066953, and recorded in Liber 15540, Page 721.

19. State tax lien dated September 10, 1980, recorded in Liber 14985, Page 56.

20. (a) Financing Statement of Jo Paul Rognstad & Associates, Inc. in favor of American Security Bank, filed May 8, 1980 in Liber 14709, Page 653.

(b) Financing Statement of Jo Paul Rognstad in favor of American Security Bank, filed May 8, 1980 in Liber 14709, Page 654.

(c) Financing Statement of Diane M. S. Kim in favor of American Security Bank, filed May 8, 1980 in Liber 14709, Page 655.

(d) Financing Statement of Acoustic, Insulation and Drywall, Inc. in favor of American Security Bank, filed November 8, 1979 in Liber 14136, Page 1.

21. State tax lien dated November 17, 1980, recorded in Liber 15147, Page 794.

22. State tax lien dated December 5, 1980, recorded in Liber 15198, Page 716.

23. State tax lien dated December 17, 1980, recorded in Liber 15223, Page 753.

24. Default Judgment dated December 2, 1980, recorded in Liber 15241, Page 450.

25. Financing Statement of Acoustic, Insulation & Drywall, Inc. in favor of Admor Distributors Corp., filed December 2, 1980, in Liber 15182, Page 430.

26. Order re hearing of January 6, 1981 (enjoining Joseph Paul Rognstad, Jo Paul Rognstad and Associates, Architects, Inc., and Acoustic Insulation and Drywall, Inc., from transferring or encumbering property), First Circuit Court, FC-D No. 97929, recorded as aforesaid in Liber 15329, Page 53.

27. Garnishment order, First Circuit Court, FC-D No. 97929, recorded as aforesaid in Liber 15337, Page 319.

28. State tax lien dated February 4, 1981, recorded as aforesaid in Liber 15337, Page 738.

29. Federal tax lien dated February 4, 1981, recorded as aforesaid in Liber 15343, Page 479.

30. State tax lien dated February 17, 1981, recorded as aforesaid in Liber 15357, Page 302.

31. State tax lien dated March 10, 1981, recorded as aforesaid in Liber 15403, Page 313.

32. State tax lien dated March 27, 1981, recorded as aforesaid in Liber 15446, Page 241.

33. State tax lien dated April 14, 1981, recorded as aforesaid in Liber 15484, Page 223.

34. Decree granting absolute divorce: Order re hearing of February 17, 1981; Order Modifying Decree and Prior Order and awarding additional attorney's fees, recorded as aforesaid in Liber 15487, Page 515.

35. Order directing lien to attach, First Circuit Court, M. L. No. 3742, recorded as aforesaid in Liber 15489, Page 457.

36. State tax lien dated April 24, 1981, recorded as aforesaid in Liber 15503, Page 576.

37. Additional Charge Mortgage, Security Agreement and Financing Statement in favor of American Security Bank, a Hawaii banking corporation, dated March 6, 1981, filed as aforesaid as Document No. 1064995, and recorded as aforesaid in Liber 15507, Page 307, re an Additional Charge in the amount of \$800,000.00 to be added to Mortgage dated October 18, 1979, filed as aforesaid as Document No. 976729, and also recorded in said Bureau of Conveyances in Liber 14135, Page 738.

38. Additional Charge Mortgage, Security Agreement and Financing Statement in favor of American Security Bank, a Hawaii banking corporation, dated March 6, 1981, filed as aforesaid as Document No. 1064996, and recorded as aforesaid in Liber 15507, Page 314, re an Additional

Charge in the amount of \$800,000.00 to be added to Mortgage dated October 18, 1979, filed as aforesaid as Document No. 976728, and also recorded in said Bureau of Conveyances in Liber 14135, Page 706.

NOTE A: Divorce of Jo Paul Rognstad and Betty Rognstad on September 9, 1980 in Honolulu, Hawaii. (NOTE: Not noted on Transfer Certificate of Title No. 213,399.)

NOTE B: Assumpsit, First Circuit Court, Civil No. 64505. CBM of the Pacific, Ltd., doing business as Collection Consultants, Plaintiff, v. Acoustic Insulation & Drywall, Inc., Defendant, filed on February 17, 1981, re (1) Plaintiff prays for judgment in the principal sum of \$28,866.90, plus interest, costs and attorney's fees, (2) last entry dated February 17, 1981 - "Summons". Pending.

NOTE C: Injunction, First Circuit Court, Civil No. 64660. Correa and Sons, Inc., a Hawaii corporation, and Acoustic Insulation & Drywall, Inc., a Hawaii corporation, Plaintiffs, v. City and County of Honolulu, The Huna-Huli Street Association, an unincorporated Hawaii association, Edwin Stewart, Russell Stewart, and John Does 1-50, Defendants, filed on March 2, 1981, re (1) action for declaratory injunctive and monetary relief against Defendants for interfering with the installation of the water line to Nuuanu Park Place Condominium, (2) last entry dated March 4, 1981 "Order to Show Cause After Order Granting Motion for Temporary Restraining Order". Pending.

NOTE D: Preliminary Injunction, First Circuit Court, Civil No. 64665. Huna-Huli Association, Plaintiff, v. Acoustic Insulation & Drywall, Inc.; Correa & Sons, Inc.; John Does 1-10; Jane Does 1-10; Doe Partnerships 1-10; Doe Corporations 1-10; Doe Governmental Entities 1-10; and Doe Entities 1-10, filed on March 3, 1981, re (1) Plaintiff prays as follows: that the Court enter a preliminary and permanent injunction enjoining Defendants from trespassing on Huna and Huli Streets, (2) last entry dated March 5, 1981 - "Return of Service". Pending.

NOTE: The Developer has supplied the Commission with a memorandum from First American Title Company of Hawaii, Inc. dated February 10, 1981, indicating that the title company will issue the following indorsement to all Owner's and Lender's policies on individual units in the project:

"The Company hereby insures that Huna Road, abutting the premises described in Schedule C provides access to the herein described premises.

The total liability of the Company under said policy and any indorsements therein shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the Conditions and Stipulations thereof to pay.

This indorsement is made a part of said policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

This indorsement is not to be construed as insuring the title to said estate or interest as of any later date than the date of said policy, except as herein expressly provided as to the subject matter hereof."

PURCHASE MONEY HANDLING: The Commission has been supplied a copy of an assignment dated June 4, 1980, under the terms of which First American Title Company of Hawaii, Ltd., 733 Bishop Street, Suite 110 (P. O. Box 3894), Honolulu, Hawaii 96812, has become the Escrow Agent for the project. Fidelity Pacific Company, the proposed permanent lender for the project, has withdrawn its commitment to make individual loans to purchasers of apartments; however, a new permanent commitment for individual loans to purchasers of apartments has been issued by American Security Bank, a copy of which commitment has been supplied to the Commission.

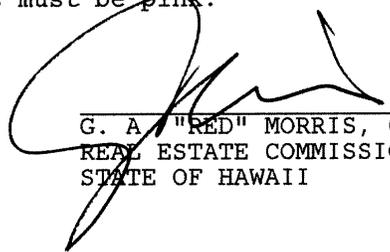
MANAGEMENT OF THE PROJECT: The By-Laws which are incorporated in the Declaration provide that the operation of the project shall be conducted for the Association of Apartment Owners under the direction of the Board of Directors by a responsible managing agent. The specimen Sales Contract provides that the Developer may appoint the initial managing agent for the project. The Developer indicates that it has appointed as said initial managing agent: Spectrum Properties, Inc., whose principal place of business and post office address is 1750 Kalakaua Avenue, Suite 211, Honolulu, Hawaii 96826.

STATUS OF PROJECT: The construction of the project has been substantially completed, as evidenced by a copy of the Notice of Completion under Chapter 507 of the Hawaii Revised Statutes, a copy of which has been supplied to the Commission.

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 November 15, 1978, and information subsequently filed as of May 22, 1981.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1054 filed with the Commission on November 15, 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 pink.



G. A. "RED" MORRIS, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

REGISTRATION NO. 1054

May 26, 1981

EXHIBIT

The project consists of two (2) buildings, being Buildings A and B. The apartments on each floor of the buildings are numbered consecutively from south-west to northeast, beginning with 01 on each floor of Building B (beginning with 11 in the sub-basement), and 15 on each floor of Building A, as set forth below.

1. Building A contains a sub-basement, a basement and three (3) floors.
 - (a) Apartment Nos. 15, 16, 17 and 18 are located on the sub-basement floor.
 - (b) Apartments Nos. 115, 116, 117 and 118 are located on the first floor (the basement).
 - (c) Apartments Nos. 215, 216, 217 and 218 are located on the second floor.
 - (d) Apartments Nos. 315, 316, 317 and 318 are located on the third floor.
 - (e) Apartments Nos. 415, 416, 417 and 418 are located on the fourth floor.

2. Building B contains a sub-basement (the pool level, containing a recreation room and four (4) apartments), a basement and six (6) floors.
 - (a) Apartment Nos. 11, 12, 13 and 14 are located on the sub-basement floor.
 - (b) Apartments Nos. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 are located on the first floor (the basement).
 - (c) Apartments Nos. 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213 and 214 are located on the second floor.
 - (d) Apartments Nos. 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313 and 314 are located on the third floor.
 - (e) Apartments Nos. 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413 and 414 are located on the fourth floor.
 - (f) Apartments Nos. 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513 and 514 are located on the fifth floor.
 - (g) Apartments Nos. 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613 and 614 are located on the sixth floor.

- (h) Apartments Nos. PH-1, PH-2, PH-3, PH-4, PH-5, PH-6, PH-7, PH-8, PH-9, PH-10, PH-11, PH-12, PH-13 and PH-14 are located on the penthouse floor (seventh floor).
3. Two (2) apartments, being Apartment Nos. 116 and 117, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and three (3) lanais. Each apartment contains a floor area of approximately 1140 square feet, including the lanais of approximately 190 square feet.
 4. Two (2) apartments, being Apartments Nos. 115 and 118, are built according to a floor plan, or its mirror image, each consisting of eight rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and three (3) lanais. Each apartment contains a floor area of approximately 1220 square feet, including the lanais of approximately 270 square feet.
 5. Four (4) apartments, being Apartments Nos. 215, 216, 217 and 218, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and a lanai. Each apartment contains a floor area of approximately 1080 square feet, including the lanai of approximately 130 square feet.
 6. Eight (8) apartments, being Apartments Nos. 315, 316, 317, 318, 415, 416, 417 and 418, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and a lanai. Each apartment contains a floor area of approximately 1080 square feet, including the lanai of approximately 130 square feet.
 7. Apartment No. 101 is built according to a floor plan consisting of eight (8) rooms, including two (2) bedrooms, two (2) bathrooms, a storage room, a living room, a dining room, a kitchen and two (2) lanais, containing a floor area of approximately 1060 square feet, including the lanais of approximately 80 square feet.
 8. Apartment No. 201 is built according to a floor plan consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and two (2) lanais, containing a floor area of approximately 1030 square feet, including the lanais of approximately 70 square feet.

9. Two (2) apartments, being Apartments Nos. 301 and 314, are each built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and two (2) lanais, containing a floor area of approximately 1030 square feet, including the lanais of approximately 70 square feet.
10. Eight (8) apartments, being Apartments Nos. 401, 414, 501, 514, 601, 614, PH-1 and PH-14, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and two (2) lanais, containing a floor area of approximately 1020 square feet, including the lanais of approximately 60 square feet.
11. Apartment No. 114 is built according to a floor plan consisting of eight (8) rooms, including two (2) bedrooms, two (2) bathrooms, a storage room, a living room, a dining room, a kitchen, a lanai and a private yard, containing a floor area of approximately 1290 square feet, including the lanai of approximately 85 square feet and the private yard of approximately 180 square feet.
12. Apartment No. 214 is built according to a floor plan consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and two (2) lanais, containing a floor area of approximately 1185 square feet, including the lanais of approximately 225 square feet.
13. Three (3) apartments, being Apartments Nos. 102, 103 and 104, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 1125 square feet, including the lanai of approximately 40 square feet.
14. Seven (7) apartments, being Apartments Nos. 105, 106, 107, 110, 111, 112 and 113, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen, a lanai, and a private yard, containing a floor area of approximately 1350 square feet, including the lanai of approximately 85 square feet, and the private yard of approximately 140 square feet.
15. Two (2) apartments, being Apartments Nos. 108 and 109, are built according to a floor plan, or its

mirror image, each consisting of six (6) rooms, including two (2) bedrooms, a bathroom, a living room, a dining room, a kitchen, a lanai, and a private yard, containing a floor area of approximately 1220 square feet, including the lanai of approximately 85 square feet and the private yard of approximately 140 square feet.

16. Fifty-five (55) apartments, being Apartments Nos. 202, 203, 204, 205, 206, 302, 303, 304, 305, 306, 307, 310, 311, 312, 313, 402, 403, 404, 405, 406, 407, 410, 411, 412, 413, 502, 503, 504, 505, 506, 507, 510, 511, 512, 513, 602, 603, 604, 605, 606, 607, 610, 611, 612, 613, PH-2, PH-3, PH-4, PH-5, PH-6, PH-7, PH-10, PH-11, PH-12 and PH-13, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 1015 square feet, including the lanai of approximately 40 square feet.
17. Five (5) apartments, being Apartment Nos. 207, 210, 211, 212 and 213, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 1100 square feet, including the lanai of approximately 125 square feet.
18. Apartment No. 208 is built according to a floor plan consisting of six (6) rooms, including two (2) bedrooms, a bathroom, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 1005 square feet, including the lanai of approximately 125 square feet.
19. Apartment No. 209 is built according to a floor plan consisting of six (6) rooms, including two (2) bedrooms, a bathroom, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 995 square feet, including the lanai of approximately 125 square feet.
20. Five (5) apartments, being Apartments Nos. 308, 408, 508, 608 and PH-8, are built according to a floor plan consisting of six (6) rooms, including two (2) bedrooms, a bathroom, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 890 square feet, including the lanai of approximately 40 square feet.
21. Five (5) apartments, being Apartments Nos. 309, 409, 509, 609 and PH-9, are built according to a floor plan consisting of six (6) rooms, including two (2) bedrooms, a bathroom, a living room, a dining room, a kitchen and a lanai, containing a

floor area of approximately 905 square feet, including the lanai of approximately 40 square feet.

22. Apartment No. 11 is built according to a floor plan consisting of eight (8) rooms, including two (2) bedrooms, two (2) bathrooms, a storage room, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 980 square feet, including the lanai of approximately 40 square feet.
23. Two (2) apartments, being Apartment Nos. 12 and 13, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including a bedroom, two (2) bathrooms, two (2) storage rooms, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 1125 square feet, including the lanai of approximately 40 square feet.
24. Apartment No. 14 is built according to a floor plan consisting of eight (8) rooms, including a bedroom, two (2) bathrooms, two (2) storage rooms, a living room, a dining room, a kitchen and a lanai, containing a floor area of approximately 1125 square feet, including the lanai of approximately 40 square feet.
25. Two (2) apartments, being Apartment Nos. 15 and 18, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, rooms, a living room, a dining room, a kitchen, three (3) lanais and a private yard. Each apartment contains a floor area of approximately 1370 square feet, including the lanais of approximately 310 square feet and the private yard of approximately of 110 square feet.
26. Two (2) apartments, being Apartment Nos. 16 and 17, are built according to a floor plan, or its mirror image, each consisting of eight (8) rooms, including three (3) bedrooms, two (2) bathrooms, rooms, a living room, a dining room, a kitchen, three (3) lanais and a private yard. Each apartment contains a floor area of approximately 1330 square feet, including the lanais of approximately 270 square feet and the private yard of approximately of 110 square feet.

NOTE: IN ACCORDANCE WITH LOCAL PRACTICE, THE APPROXIMATE GROSS FLOOR AREA OF EACH APARTMENT AS SET FORTH ABOVE INCLUDES ALL OF THE WALLS AND PARTITIONS WITHIN ITS PERIMETER WALLS, THE ENTIRETY OF ITS PERIMETER NONPARTY WALLS AND THE INTERIOR HALF OF ITS PERIMETER PARTY WALLS, WHETHER LOAD-BEARING OR NONLOAD-BEARING.

<u>Apt. No.</u>	<u>Parking Stall No(s)</u>	<u>Apt. No.</u>	<u>Parking Stall No(s)</u>
101	101, V, LL, MM, NN OO, PP, QQ	315	315 (Mini Compact), 315 (Tandem)
102	102	316	316 (Compact), 316 (Tandem)
103	103 (Compact)and U	317	317, 317 (Tandem)
104	104 and R	318	318, 318 (Tandem)
105	105 and P	401	401 (Compact)
106	106 and B	402	402
107	107 and CC	403	403
108	108	404	404
109	109 and O	405	405
110	110	406	406
111	111 and I	407	407 and Q
112	112	408	408
113	113 and E (Compact)	409	409
114	114	410	410 and H
115	115 and F	411	411 and GG
116	116 (Compact)	412	412
117	117 (Compact)	413	413
118	118 and L	414	414 and Y
201	201	415	415, 415 (Tandem)
202	202	416	416, 416 (Tandem)
203	203 (Compact)	417	417 (Compact),
204	204		417 (Compact), (Tandem)
205	205		
206	206 and HH	418	418 (Compact),
207	207		418 (Compact), (Tandem)
208	208		
209	209	501	501
210	210	502	502 (Compact)
211	211	503	503 (Compact)
212	212	504	504 and Z
213	213	505	505
214	214	506	506 and M
215	215 and G	507	507 and K
216	216	508	508
217	217	509	509
218	218	510	510 and BB
301	301	511	511 and DD
302	302 (Compact)	512	512 and AA
303	303	513	513
304	304	514	514 and A
305	305	601	601
306	306	602	602
307	307	603	603
308	308	604	604 and EE
309	309	605	605
310	310	606	606
311	311 and S	607	607, 607 (Tandem)
312	312	608	608 and T
313	313	609	609
314	314	610	610, 610 (Tandem)

<u>Apt. No.</u>	<u>Parking Stall No(s)</u>	<u>Apt. No.</u>	<u>Parking Stall No(s)</u>
611	611, 611 (Tandem)	PH-1	PH-1 (Compact)
612	612, 612 (Tandem)		PH-1 (Tandem)
613	613	PH-2	PH-2, PH-2 (Tandem)
614	614 and N	PH-3	PH-3, PH-3 (Tandem)
11	FF	PH-4	PH-4, PH-4 (Tandem)
12	X		and C
13	W	PH-5	PH-5, PH-5 (Tandem)
14	D (Compact)	PH-6	PH-6, PH-6 (Tandem)
15	J	PH-7	PH-7, PH-7 (Tandem)
16	II (Compact)	PH-8	PH-8
17	JJ	PH-9	PH-9
18	KK	PH-10	PH-10, PH-10 (Tandem)
		PH-11	PH-11, PH-11 (Tandem)
		PH-12	PH-12, PH-12 (Tandem)
		PH-13	PH-13, PH-13 (Tandem)
		PH-14	PH-14, PH-14 (Tandem),