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

Tropicana West (CONVERSION)
94-222, 94-224, 94-230, 94-234, 94-238, 94-242, 94-246, 94-250, 94-254, 94-258, 94-260, 94-262, 94-264, 94-266, 94-268, 94-270, 94-272 and 94-274 Leowahine Street, 94-259, 94-263, 94-267 and 94-207 Waipahu Street, Waipahu, Hawaii 96797
Registration No. 1306

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: July 23, 1980

Expires: August 23, 1981

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 2, 1980 AND ADDITIONAL INFORMATION

SUBSEQUENTLY FILED AS LATE AS JULY 16, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. "TROPICANA WEST" is a leasehold condominium Project consisting of ninety-eight (98) buildings, each of which is either two (2) stories high or one full story with a partial second story, and contains 406 condominium apartments and 430 parking spaces, as shown on the Condominium Map. The Developer advises that the Buildings were completed during 1966, and the Apartments have since been used as residential rental units.

2. The Developer of the Project has submitted to the Commission for examination all documents and materials deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, Bylaws of the Association of Apartment Owners, and a copy of the Condominium Map) have not yet been recorded in the Bureau of Conveyances of the State of Hawaii.

4. No preliminary advertising and promotional materials have been submitted to the Commission pursuant to rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, 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 TROPICANA WEST condominium Project. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers, and for securing a signed copy of the receipt(s) therefor.

7. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, July 23, 1980 unless a Final or Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: "TROPICANA WEST".

LOCATION: The land submitted to the Horizontal Property Regime is approximately 794,990 square feet and is situated at 94-222, 94-224, 94-230, 94-234, 94-238, 94-242, 94-246, 94-250, 94-254, 94-258, 94-260, 94-262, 94-264, 94-266, 94-268, 94-270, 94-272 and 94-274 Leowahine Street, 94-259, 94-263, 94-267 and 94-207 Waipahu Street, Waipahu, Hawaii 96797.

TAX MAP KEY: First Division: 9-4-47-5 and 9-4-28-34

ZONING: I-1 Apartment District.

DEVELOPER: DOUBLEPINE CORP., a Hawaii corporation, whose principal place of business and post office address is 1314 South King Street, Suite 864, Honolulu, Hawaii 96814 (Telephone No. 521-9784). The corporation's Officers are Charles Ray Considine, President, Timothy M. Considine, Vice President/Secretary, Charles Edward Considine, Vice President/Secretary, Frederick A. Zane, Vice President, Thalia Kelly Considine, Secretary/Treasurer.

ATTORNEY REPRESENTING DEVELOPER: Damon, Key, Char & Bocken, (Attention Vernon F. L. Char or Denis C. H. Leong), 10th Floor, City Bank Building, 810 Richards Street, Honolulu, Hawaii, 96813 (Telephone No. 531-8031).

DESCRIPTION OF THE PROJECT: The proposed Declaration of Horizontal Property Regime and the proposed Condominium Map describe the Project as follows:

I. GENERAL DESCRIPTION OF BUILDINGS AND IMPROVEMENTS

A. GENERAL.

The Project consists of 98 existing buildings, each either two stories high or one full story with a partial second story, all without basements, identified as Buildings 1 through 98, and each building is constructed principally of concrete floor slabs at the ground floor, hollow tile and stucco walls, wood shake roofs and appropriate trim. The buildings contain 406 Apartments (either 2 or 3 bedroom Apartments). All 2-bedroom Apartments are two story Apartments, and all 3-bedroom Apartments are single-level Apartments located on the ground floor.

B. TYPES OF BUILDINGS.

There are three (3) basic types of buildings designated as Type I, Type II and Type III.

1. Type I Building. There are 9 Type I buildings in the Project. Type I buildings each contain 4 Apartments, identified as follows: facing the front entry of the building, the type of Apartments left to right are the Type A (3-bedroom), Type B (2-bedroom), Type BB (2-bedroom), and Type AA (3-bedroom).

2. Type II Building. There are 82 Type II buildings in the Project. The Type II buildings each contain 4 Apartments, identified as follows: facing the front entry of the building, the type of Apartments left to right are Type B, Type BB, Type B, and Type BB.

3. Type III Building. There are 7 Type III buildings in the Project. Type III buildings contain 6 Apartments, identified as follows: facing the front entry of the building, the type of Apartments left to right are Type A, Type B, Type BB, Type B, Type BB and Type AA.

C. PARKING.

There are 430 parking spaces located in 22 parking lots in the Project. The parking lots are designated as "A" through "V", inclusive. The parking spaces are numbered with a prefix identifying the lot in which the space is located followed by the number 1 through 430, inclusive. For instance, the first parking space which is located in parking lot A is numbered parking space "A1".

D. OTHER COMMON FACILITIES.

The Project also includes an outdoor swimming pool, an outdoor wading pool, and a recreational building.

II. DESCRIPTION OF APARTMENTS

Each Apartment shall constitute an Apartment as defined and used in Chapter 514A, Hawaii Revised Statutes, as amended, and shall be a separate freehold estate. The Apartments are described hereinbelow and on said Condominium Map. There are 4 basic types of Apartments designated as Type A, AA, B and BB. The location of each Apartment, approximate gross area, and the number of rooms contained in each type of Apartment are as follows:

A. Type A Apartments -- 3-bedroom Apartments. Type A Apartments are located in the Type I and Type III buildings, are located on the ground floor, and contain 6 rooms consisting of 3 bedrooms, 2 bathrooms and a kitchen/living/dining room, as shown on the Condominium Map. Measured from the exterior surfaces of the exterior walls and the center line of the party wall, each Type A Apartment includes approximately 998 square feet of gross area, as shown on the Condominium Map.

B. Type AA Apartments -- 3-bedroom Apartments. Type AA Apartments are located in the Type I and Type III buildings and are mirror images of Type A Apartments.

C. Type B Apartments -- 2-bedroom Apartments. Type B Apartments are each two story Apartments located in all types of buildings and contain 5 rooms, consisting of 2 bedrooms, 1 full bathroom and one 1/2 bathroom, a kitchen and a living room, as shown on the Condominium Map. The kitchen, living room and 1/2 bathroom are located on the ground floor and the 2 bedroom and full bathroom are located on the second floor. Measured from the exterior surfaces of

the exterior front and rear walls, and the center lines of each side wall, each Type B Apartment includes approximately 882 square feet of gross area, as shown on the Condominium Map.

D. Type BB Apartments -- 2-bedroom Apartments. Type BB Apartments are located in all types of buildings and are mirror images of Type B Apartments.

Each Apartment shall be deemed to include all walls and partitions which are not load-bearing within its perimeter walls, the inner decorated and finished surfaces of all walls, floors, ceilings, windows and window frames, doors and door frames, and all fixtures originally installed therein for its exclusive use, as shown on the Condominium Map. 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 such 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 or the common elements, the same being deemed common elements as hereinafter provided.

Each Apartment has direct access to an exterior walkway which leads to the roadways within the Project and then the public street.

The Apartment numbers, the type and number of the building in which each Apartment is located, the type of Apartment, Building type and number, number of bedrooms, approximate total gross Apartment area, parking space(s) made appurtenant to the Apartment, and the common interest appurtenant to each Apartment are also set forth below.

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
1	I/1	A	3	998 sq. ft.	A13	.2690%
2	I/1	B	2	882 sq. ft.	A12	.2438%
3	I/1	BB	2	882 sq. ft.	A2	.2438%
4	I/1	AA	3	998 sq. ft.	A1	.2758%
5	II/2	B	2	882 sq. ft.	A10	.2438%
6	II/2	BB	2	882 sq. ft.	A9	.2438%
7	II/2	B	2	882 sq. ft.	A8	.2438%
8	II/2	BB	2	882 sq. ft.	A7	.2438%
9	II/3	B	2	882 sq. ft.	A6	.2438%
10	II/3	BB	2	882 sq. ft.	A5	.2438%
11	II/3	B	2	882 sq. ft.	A4	.2438%
12	II/3	BB	2	882 sq. ft.	A3	.2438%
13	II/4	B	2	882 sq. ft.	A11	.2438%
14	II/4	BB	2	882 sq. ft.	B19	.2438%
15	II/4	B	2	882 sq. ft.	B20	.2438%
16	II/4	BB	2	882 sq. ft.	B21	.2438%
17	II/5	B	2	882 sq. ft.	B14	.2438%
18	II/5	BB	2	882 sq. ft.	B18	.2438%
19	II/5	B	2	882 sq. ft.	B17	.2438%
20	II/5	BB	2	882 sq. ft.	B16	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
21	II/6	B	2	882 sq. ft.	B15	.2438%
22	II/6	BB	2	882 sq. ft.	B27	.2438%
23	II/6	B	2	882 sq. ft.	B28	.2438%
24	II/6	BB	2	882 sq. ft.	B29	.2438%
25	II/7	B	2	882 sq. ft.	B23	.2438%
26	II/7	BB	2	882 sq. ft.	B24	.2438%
27	II/7	B	2	882 sq. ft.	B25	.2438%
28	II/7	BB	2	882 sq. ft.	B26	.2438%
29	II/8	B	2	882 sq. ft.	C30	.2438%
30	II/8	BB	2	882 sq. ft.	C33	.2438%
31	II/8	B	2	882 sq. ft.	C32	.2438%
32	II/8	BB	2	882 sq. ft.	C31	.2438%
33	II/9	B	2	882 sq. ft.	C37	.2438%
34	II/9	BB	2	882 sq. ft.	C34	.2438%
35	II/9	B	2	882 sq. ft.	C35	.2438%
36	II/9	BB	2	882 sq. ft.	C36	.2438%
37	II/10	B	2	882 sq. ft.	C41	.2438%
38	II/10	BB	2	882 sq. ft.	C44	.2438%
39	II/10	B	2	882 sq. ft.	C45	.2438%
40	II/10	BB	2	882 sq. ft.	C42	.2438%
41	I/11	A	3	998 sq. ft.	C38	.2758%
42	I/11	B	2	882 sq. ft.	C39	.2438%
43	I/11	BB	2	882 sq. ft.	C40	.2438%
44	I/11	AA	3	998 sq. ft.	C43	.2758%
45	I/12	A	3	998 sq. ft.	D59	.2758%
46	I/12	B	2	882 sq. ft.	D56	.2438%
47	I/12	BB	2	882 sq. ft.	D55	.2438%
48	I/12	AA	3	998 sq. ft.	D54	.2758%
49	II/13	B	2	882 sq. ft.	D52	.2438%
50	II/13	BB	2	882 sq. ft.	D53	.2438%
51	II/13	B	2	882 sq. ft.	D58	.2438%
52	II/13	BB	2	882 sq. ft.	D57	.2438%
53	II/14	B	2	882 sq. ft.	D46	.2438%
54	II/14	BB	2	882 sq. ft.	D47	.2438%
55	II/14	B	2	882 sq. ft.	D48	.2438%
56	II/14	BB	2	882 sq. ft.	D49	.2438%
57	II/15	B	2	882 sq. ft.	D50	.2438%
58	II/15	BB	2	882 sq. ft.	D51	.2438%
59	II/15	B	2	882 sq. ft.	E64	.2438%
60	II/15	BB	2	882 sq. ft.	E63	.2438%
61	II/16	B	2	882 sq. ft.	E69	.2438%
62	II/16	BB	2	882 sq. ft.	E68	.2438%
63	II/16	B	2	882 sq. ft.	E76	.2438%
64	II/16	BB	2	882 sq. ft.	E77	.2438%
65	II/17	B	2	882 sq. ft.	E67	.2438%
66	II/17	BB	2	882 sq. ft.	E66	.2438%
67	II/17	B	2	882 sq. ft.	E65	.2438%
68	II/17	BB	2	882 sq. ft.	E62	.2438%
69	II/18	B	2	882 sq. ft.	E73	.2438%
70	II/18	BB	2	882 sq. ft.	E72	.2438%
71	II/18	B	2	882 sq. ft.	E74	.2438%
72	II/18	BB	2	882 sq. ft.	E75	.2438%
73	I/19	A	3	998 sq. ft.	E70	.2758%
74	I/19	B	2	882 sq. ft.	E71	.2438%
75	I/19	BB	2	882 sq. ft.	F82	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
76	I/19	AA	3	998 sq. ft.	F83	.2758%
77	II/20	B	2	882 sq. ft.	F93	.2438%
78	II/20	BB	2	882 sq. ft.	F91	.2438%
79	II/20	B	2	882 sq. ft.	F89	.2438%
80	II/20	BB	2	882 sq. ft.	F88	.2438%
81	III/21	A	3	998 sq. ft.	F86	.2758%
82	III/21	B	2	882 sq. ft.	F85	.2438%
83	III/21	BB	2	882 sq. ft.	F84	.2438%
84	III/21	B	2	882 sq. ft.	F92	.2438%
85	III/21	BB	2	882 sq. ft.	F94	.2438%
86	III/21	AA	3	998 sq. ft.	F95	.2758%
87	II/22	B	2	882 sq. ft.	F81	.2438%
88	II/22	BB	2	882 sq. ft.	F80	.2438%
89	II/22	B	2	882 sq. ft.	F79	.2438%
90	II/22	BB	2	882 sq. ft.	F78	.2438%
91	II/23	B	2	882 sq. ft.	G96	.2438%
92	II/23	BB	2	882 sq. ft.	G97	.2438%
93	II/23	B	2	882 sq. ft.	G101	.2438%
94	II/23	BB	2	882 sq. ft.	G102	.2438%
95	II/24	B	2	882 sq. ft.	G99	.2438%
96	II/24	BB	2	882 sq. ft.	G100	.2438%
97	II/24	B	2	882 sq. ft.	G103	.2438%
98	II/24	BB	2	882 sq. ft.	G104	.2438%
99	II/25	B	2	882 sq. ft.	G105	.2438%
100	II/25	BB	2	882 sq. ft.	G108	.2438%
101	II/25	B	2	882 sq. ft.	P305	.2438%
102	II/25	BB	2	882 sq. ft.	P306	.2438%
103	II/26	B	2	882 sq. ft.	G110	.2438%
104	II/26	BB	2	882 sq. ft.	G109	.2438%
105	II/26	B	2	882 sq. ft.	G106	.2438%
106	II/26	BB	2	882 sq. ft.	G107	.2438%
107	II/27	B	2	882 sq. ft.	G112	.2438%
108	II/27	BB	2	882 sq. ft.	G111	.2438%
109	II/27	B	2	882 sq. ft.	H115	.2438%
110	II/27	BB	2	882 sq. ft.	H114	.2438%
111	II/28	B	2	882 sq. ft.	H130	.2438%
112	II/28	BB	2	882 sq. ft.	H129	.2438%
113	II/28	B	2	882 sq. ft.	H119	.2438%
114	II/28	BB	2	882 sq. ft.	H120	.2438%
115	II/29	B	2	882 sq. ft.	H124	.2438%
116	II/29	BB	2	882 sq. ft.	H125	.2438%
117	II/29	B	2	882 sq. ft.	H126	.2438%
118	II/29	BB	2	882 sq. ft.	H127	.2438%
119	I/30	A	3	998 sq. ft.	H128	.2758%
120	I/30	B	2	882 sq. ft.	H116	.2438%
121	I/30	BB	2	882 sq. ft.	H117	.2438%
122	I/30	AA	3	998 sq. ft.	H118	.2758%
123	II/31	B	2	882 sq. ft.	I132	.2438%
124	II/31	BB	2	882 sq. ft.	I133	.2438%
125	II/31	B	2	882 sq. ft.	I134	.2438%
126	II/31	BB	2	882 sq. ft.	I135	.2438%
127	II/32	B	2	882 sq. ft.	I136	.2438%
128	II/32	BB	2	882 sq. ft.	I137	.2438%
129	II/32	B	2	882 sq. ft.	I138	.2438%
130	II/32	BB	2	882 sq. ft.	I139	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
131	III/33	A	3	998 sq. ft.	I143	.2758%
132	III/33	B	2	882 sq. ft.	I148	.2438%
133	III/33	BB	2	882 sq. ft.	I149	.2438%
134	III/33	B	2	882 sq. ft.	I150	.2438%
135	III/33	BB	2	882 sq. ft.	I151	.2438%
136	III/33	AA	3	998 sq. ft.	I159	.2758%
137	II/34	B	2	882 sq. ft.	I158	.2438%
138	II/34	BB	2	882 sq. ft.	I142	.2438%
139	II/34	B	2	882 sq. ft.	I141	.2438%
140	II/34	BB	2	882 sq. ft.	I140	.2438%
141	II/35	B	2	882 sq. ft.	I146	.2438%
142	II/35	BB	2	882 sq. ft.	I144	.2438%
143	II/35	B	2	882 sq. ft.	I156	.2438%
144	II/35	BB	2	882 sq. ft.	I157	.2438%
145	II/36	B	2	882 sq. ft.	I145	.2438%
146	II/36	BB	2	882 sq. ft.	I155	.2438%
147	II/36	B	2	882 sq. ft.	I154	.2438%
148	II/36	BB	2	882 sq. ft.	I153	.2438%
149	II/37	B	2	882 sq. ft.	J162	.2438%
150	II/37	BB	2	882 sq. ft.	J161	.2438%
151	II/37	B	2	882 sq. ft.	J160	.2438%
152	II/37	BB	2	882 sq. ft.	I152	.2438%
153	III/38	A	3	998 sq. ft.	J180	.2758%
154	III/38	B	2	882 sq. ft.	J179	.2438%
155	III/38	BB	2	882 sq. ft.	J178	.2438%
156	III/38	B	2	882 sq. ft.	J177	.2438%
157	III/38	BB	2	882 sq. ft.	J176	.2438%
158	III/38	AA	3	998 sq. ft.	J175	.2758%
159	II/39	B	2	882 sq. ft.	J163	.2438%
160	II/39	BB	2	882 sq. ft.	J164	.2438%
161	II/39	B	2	882 sq. ft.	J165	.2438%
162	II/39	BB	2	882 sq. ft.	J166	.2438%
163	II/40	B	2	882 sq. ft.	J174	.2438%
164	II/40	BB	2	882 sq. ft.	J173	.2438%
165	II/40	B	2	882 sq. ft.	J172	.2438%
166	II/40	BB	2	882 sq. ft.	J171	.2438%
167	II/41	B	2	882 sq. ft.	J170	.2438%
168	II/41	BB	2	882 sq. ft.	J169	.2438%
169	II/41	B	2	882 sq. ft.	J168	.2438%
170	II/41	BB	2	882 sq. ft.	J167	.2438%
171	I/42	A	3	998 sq. ft.	K194	.2758%
172	I/42	B	2	882 sq. ft.	K183	.2438%
173	I/42	BB	2	882 sq. ft.	K182	.2438%
174	I/42	AA	3	998 sq. ft.	K181	.2758%
175	II/43	B	2	882 sq. ft.	K184	.2438%
176	II/43	BB	2	882 sq. ft.	K185	.2438%
177	II/43	B	2	882 sq. ft.	K186	.2438%
178	II/43	BB	2	882 sq. ft.	K187	.2438%
179	II/44	B	2	882 sq. ft.	L199	.2438%
180	II/44	BB	2	882 sq. ft.	L200	.2438%
181	II/44	B	2	882 sq. ft.	L210	.2438%
182	II/44	BB	2	882 sq. ft.	L209	.2438%
183	II/45	B	2	882 sq. ft.	K193	.2438%
184	II/45	BB	2	882 sq. ft.	K192	.2438%
185	II/45	B	2	882 sq. ft.	K191	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
186	II/45	BB	2	882 sq. ft.	K190	.2438%
187	II/46	B	2	882 sq. ft.	L201	.2438%
188	II/46	BB	2	882 sq. ft.	L202	.2438%
189	II/46	B	2	882 sq. ft.	K189	.2438%
190	II/46	BB	2	882 sq. ft.	K188	.2438%
191	III/47	A	3	998 sq. ft.	L203	.2758%
192	III/47	B	2	882 sq. ft.	L204	.2438%
193	III/47	BB	2	882 sq. ft.	L205	.2438%
194	III/47	B	2	882 sq. ft.	L206	.2438%
195	III/47	BB	2	882 sq. ft.	L207	.2438%
196	III/47	AA	3	998 sq. ft.	L208	.2758%
197	II/48	B	2	882 sq. ft.	L198	.2438%
198	II/48	BB	2	882 sq. ft.	L197	.2438%
199	II/48	B	2	882 sq. ft.	L196	.2438%
200	II/48	BB	2	882 sq. ft.	L195	.2438%
201	II/49	B	2	882 sq. ft.	M211	.2438%
202	II/49	BB	2	882 sq. ft.	M212	.2438%
203	II/49	B	2	882 sq. ft.	M213	.2438%
204	II/49	BB	2	882 sq. ft.	M214	.2438%
205	II/50	B	2	882 sq. ft.	V425	.2438%
206	II/50	BB	2	882 sq. ft.	V426	.2438%
207	II/50	B	2	882 sq. ft.	M218	.2438%
208	II/50	BB	2	882 sq. ft.	M217	.2438%
209	II/51	B	2	882 sq. ft.	U407	.2438%
210	II/51	BB	2	882 sq. ft.	U401	.2438%
211	II/51	B	2	882 sq. ft.	M225	.2438%
212	II/51	BB	2	882 sq. ft.	M224	.2438%
213	III/52	A	3	998 sq. ft.	M219	.2758%
214	III/52	B	2	882 sq. ft.	M220	.2438%
215	III/52	BB	2	882 sq. ft.	M221	.2438%
216	III/52	B	2	882 sq. ft.	M222	.2438%
217	III/52	BB	2	882 sq. ft.	M223	.2438%
218	III/52	AA	3	998 sq. ft.	M226	.2758%
219	II/53	B	2	882 sq. ft.	I147	.2438%
220	II/53	BB	2	882 sq. ft.	O287	.2438%
221	II/53	B	2	882 sq. ft.	N232	.2438%
222	II/53	BB	2	882 sq. ft.	O259	.2438%
223	I/54	A	3	998 sq. ft.	N249	.2758%
224	I/54	B	2	882 sq. ft.	N248	.2438%
225	I/54	BB	2	882 sq. ft.	N247	.2438%
226	I/54	AA	3	998 sq. ft.	N238	.2758%
227	II/55	B	2	882 sq. ft.	N245	.2438%
228	II/55	BB	2	882 sq. ft.	N244	.2438%
229	II/55	B	2	882 sq. ft.	N239	.2438%
230	II/55	BB	2	882 sq. ft.	N242	.2438%
231	II/56	B	2	882 sq. ft.	N237	.2438%
232	II/56	BB	2	882 sq. ft.	N235	.2438%
233	II/56	B	2	882 sq. ft.	N233	.2438%
234	II/56	BB	2	882 sq. ft.	N231	.2438%
235	II/57	B	2	882 sq. ft.	N240	.2438%
236	II/57	BB	2	882 sq. ft.	N234	.2438%
237	II/57	B	2	882 sq. ft.	N236	.2438%
238	II/57	BB	2	882 sq. ft.	N246	.2438%
239	II/58	B	2	882 sq. ft.	N250	.2438%
240	II/58	BB	2	882 sq. ft.	N251	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
241	II/58	B	2	882 sq. ft.	N252	.2438%
242	II/58	BB	2	882 sq. ft.	N253	.2438%
243	II/59	B	2	882 sq. ft.	N258	.2438%
244	II/59	BB	2	882 sq. ft.	N257	.2438%
245	II/59	B	2	882 sq. ft.	N256	.2438%
246	II/59	BB	2	882 sq. ft.	N254	.2438%
247	II/60	B	2	882 sq. ft.	N227	.2438%
248	II/60	BB	2	882 sq. ft.	N228	.2438%
249	II/60	B	2	882 sq. ft.	N229	.2438%
250	II/60	BB	2	882 sq. ft.	N230	.2438%
251	II/61	B	2	882 sq. ft.	P296	.2438%
252	II/61	BB	2	882 sq. ft.	P295	.2438%
253	II/61	B	2	882 sq. ft.	P294	.2438%
254	II/61	BB	2	882 sq. ft.	P293	.2438%
255	II/62	B	2	882 sq. ft.	P300	.2438%
256	II/62	BB	2	882 sq. ft.	P299	.2438%
257	II/62	B	2	882 sq. ft.	P298	.2438%
258	II/62	BB	2	882 sq. ft.	P297	.2438%
259	II/63	B	2	882 sq. ft.	H123	.2438%
260	II/63	BB	2	882 sq. ft.	H122	.2438%
261	II/63	B	2	882 sq. ft.	P302	.2438%
262	II/63	BB	2	882 sq. ft.	P301	.2438%
263	II/64	B	2	882 sq. ft.	P312	.2438%
264	II/64	BB	2	882 sq. ft.	P311	.2438%
265	II/64	B	2	882 sq. ft.	P310	.2438%
266	II/64	BB	2	882 sq. ft.	O292	.2438%
267	II/65	B	2	882 sq. ft.	P303	.2438%
268	II/65	BB	2	882 sq. ft.	P304	.2438%
269	II/65	B	2	882 sq. ft.	P307	.2438%
270	II/65	BB	2	882 sq. ft.	P308	.2438%
271	II/66	B	2	882 sq. ft.	O291	.2438%
272	II/66	BB	2	882 sq. ft.	O290	.2438%
273	II/66	B	2	882 sq. ft.	O289	.2438%
274	II/66	BB	2	882 sq. ft.	O288	.2438%
275	II/67	B	2	882 sq. ft.	O279	.2438%
276	II/67	BB	2	882 sq. ft.	O278	.2438%
277	II/67	B	2	882 sq. ft.	O282	.2438%
278	II/67	BB	2	882 sq. ft.	O283	.2438%
279	II/68	B	2	882 sq. ft.	O285	.2438%
280	II/68	BB	2	882 sq. ft.	O284	.2438%
281	II/68	B	2	882 sq. ft.	O281	.2438%
282	II/68	BB	2	882 sq. ft.	O280	.2438%
283	II/69	B	2	882 sq. ft.	O274	.2438%
284	II/69	BB	2	882 sq. ft.	O275	.2438%
285	II/69	B	2	882 sq. ft.	D60	.2438%
286	II/69	BB	2	882 sq. ft.	D61	.2438%
287	II/70	B	2	882 sq. ft.	O266	.2438%
288	II/70	BB	2	882 sq. ft.	O267	.2438%
289	II/70	B	2	882 sq. ft.	O268	.2438%
290	II/70	BB	2	882 sq. ft.	O269	.2438%
291	II/71	B	2	882 sq. ft.	O270	.2438%
292	II/71	BB	2	882 sq. ft.	O271	.2438%
293	II/71	B	2	882 sq. ft.	O272	.2438%
294	II/71	BB	2	882 sq. ft.	O273	.2438%
295	II/72	B	2	882 sq. ft.	O265	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
296	II/72	BB	2	882 sq. ft.	O264	.2438%
297	II/72	B	2	882 sq. ft.	O263	.2438%
298	II/72	BB	2	882 sq. ft.	O262	.2438%
299	II/73	B	2	882 sq. ft.	Q342	.2438%
300	II/73	BB	2	882 sq. ft.	Q339	.2438%
301	II/73	B	2	882 sq. ft.	Q343	.2438%
302	II/73	BB	2	882 sq. ft.	Q346	.2438%
303	II/74	B	2	882 sq. ft.	R350	.2438%
304	II/74	BB	2	882 sq. ft.	O276	.2438%
305	II/74	B	2	882 sq. ft.	O260	.2438%
306	II/74	BB	2	882 sq. ft.	O261	.2438%
307	III/75	A	3	998 sq. ft.	Q348	.2758%
308	III/75	B	2	882 sq. ft.	R360	.2438%
309	III/75	BB	2	882 sq. ft.	R352	.2438%
310	III/75	B	2	882 sq. ft.	R361	.2438%
311	III/75	BB	2	882 sq. ft.	R351	.2438%
312	III/75	AA	3	998 sq. ft.	R364	.2758%
313	I/76	A	3	998 sq. ft.	R355	.2758%
314	I/76	B	2	882 sq. ft.	R354	.2438%
315	I/76	BB	2	882 sq. ft.	R353	.2438%
316	I/76	AA	3	998 sq. ft.	R349	.2758%
317	II/77	B	2	882 sq. ft.	R356	.2438%
318	II/77	BB	2	882 sq. ft.	R359	.2438%
319	II/77	B	2	882 sq. ft.	R358	.2438%
320	II/77	BB	2	882 sq. ft.	R357	.2438%
321	II/78	B	2	882 sq. ft.	R363	.2438%
322	II/78	BB	2	882 sq. ft.	R362	.2438%
323	II/78	B	2	882 sq. ft.	S366	.2438%
324	II/78	BB	2	882 sq. ft.	S365	.2438%
325	II/79	B	2	882 sq. ft.	S370	.2438%
326	II/79	BB	2	882 sq. ft.	S369	.2438%
327	II/79	B	2	882 sq. ft.	S368	.2438%
328	II/79	BB	2	882 sq. ft.	S367	.2438%
329	II/80	B	2	882 sq. ft.	S372	.2438%
330	II/80	BB	2	882 sq. ft.	S371	.2438%
331	II/80	B	2	882 sq. ft.	S376	.2438%
332	II/80	BB	2	882 sq. ft.	S373	.2438%
333	II/81	B	2	882 sq. ft.	S378	.2438%
334	II/81	BB	2	882 sq. ft.	S377	.2438%
335	II/81	B	2	882 sq. ft.	S374	.2438%
336	II/81	BB	2	882 sq. ft.	S375	.2438%
337	II/82	B	2	882 sq. ft.	Q345	.2438%
338	II/82	BB	2	882 sq. ft.	Q344	.2438%
339	II/82	B	2	882 sq. ft.	Q341	.2438%
340	II/82	BB	2	882 sq. ft.	Q340	.2438%
341	I/83	A	3	998 sq. ft.	Q337	.2758%
342	I/83	B	2	882 sq. ft.	Q338	.2438%
343	I/83	BB	2	882 sq. ft.	Q335	.2438%
344	I/83	AA	3	998 sq. ft.	Q336	.2758%
"					B22	
"					F87	
"					F90	
"					G98	
"					G113	
"					H121	

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
"					H131	
"					O277	
"					O286	
"					P309	
"					N313	
"					N314	
"					N315	
"					N316	
"					N317	
"					N318	
"					N319	
"					N320	
"					N321	
"					N322	
"					N323	
"					N324	
"					T386	
"					T393	
345	II/84	B	2	882 sq. ft.	Q333	.2438%
346	II/84	BB	2	882 sq. ft.	Q332	.2438%
347	II/84	B	2	882 sq. ft.	Q329	.2438%
348	II/84	BB	2	882 sq. ft.	Q328	.2438%
349	II/85	B	2	882 sq. ft.	S380	.2438%
350	II/85	BB	2	882 sq. ft.	S379	.2438%
351	II/85	B	2	882 sq. ft.	T383	.2438%
352	II/85	BB	2	882 sq. ft.	T382	.2438%
353	II/86	B	2	882 sq. ft.	T388	.2438%
354	II/86	BB	2	882 sq. ft.	T387	.2438%
355	II/86	B	2	882 sq. ft.	T390	.2438%
356	II/86	BB	2	882 sq. ft.	T389	.2438%
357	II/87	B	2	882 sq. ft.	T391	.2438%
358	II/87	BB	2	882 sq. ft.	T392	.2438%
359	II/87	B	2	882 sq. ft.	T394	.2438%
360	II/87	BB	2	882 sq. ft.	T395	.2438%
361	III/88	A	3	998 sq. ft.	U397	.2758%
362	III/88	B	2	882 sq. ft.	T396	.2438%
363	III/88	BB	2	882 sq. ft.	T381	.2438%
364	III/88	B	2	882 sq. ft.	T385	.2438%
365	III/88	BB	2	882 sq. ft.	T384	.2438%
366	III/88	AA	3	998 sq. ft.	Q325	.2758%
367	II/89	B	2	882 sq. ft.	Q327	.2438%
368	II/89	BB	2	882 sq. ft.	Q326	.2438%
369	II/89	B	2	882 sq. ft.	Q347	.2438%
370	II/89	BB	2	882 sq. ft.	U398	.2438%
371	II/90	B	2	882 sq. ft.	Q331	.2438%
372	II/90	BB	2	882 sq. ft.	Q334	.2438%
373	II/90	B	2	882 sq. ft.	Q330	.2438%
374	II/90	BB	2	882 sq. ft.	N243	.2438%
375	II/91	B	2	882 sq. ft.	N241	.2438%
376	II/91	BB	2	882 sq. ft.	N255	.2438%
377	II/91	B	2	882 sq. ft.	U399	.2438%
378	II/91	BB	2	882 sq. ft.	U400	.2438%
379	II/92	B	2	882 sq. ft.	U405	.2438%
380	II/92	BB	2	882 sq. ft.	U406	.2438%
381	II/92	B	2	882 sq. ft.	U403	.2438%

APT. NO.	BLDG. TYPE/NO.	TYPE OF APART.	NO. BED-ROOMS	GROSS APT. AREA(S)	APPURT. PARK. SPACES	APPURT. COMMON INTEREST
382	II/92	BB	2	882 sq. ft.	U402	.2438%
383	II/93	B	2	882 sq. ft.	U404	.2438%
384	II/93	BB	2	882 sq. ft.	U413	.2438%
385	II/93	B	2	882 sq. ft.	U411	.2438%
386	II/93	BB	2	882 sq. ft.	U410	.2438%
387	II/94	B	2	882 sq. ft.	U414	.2438%
388	II/94	BB	2	882 sq. ft.	U412	.2438%
389	II/94	B	2	882 sq. ft.	U409	.2438%
390	II/94	BB	2	882 sq. ft.	U408	.2438%
391	II/95	B	2	882 sq. ft.	V415	.2438%
392	II/95	BB	2	882 sq. ft.	V416	.2438%
393	II/95	B	2	882 sq. ft.	V417	.2438%
394	II/95	BB	2	882 sq. ft.	V418	.2438%
395	II/96	B	2	882 sq. ft.	V422	.2438%
396	II/96	BB	2	882 sq. ft.	V421	.2438%
397	II/96	B	2	882 sq. ft.	V420	.2438%
398	II/96	BB	2	882 sq. ft.	V419	.2438%
399	II/97	B	2	882 sq. ft.	M216	.2438%
400	II/97	BB	2	882 sq. ft.	M215	.2438%
401	II/97	B	2	882 sq. ft.	V424	.2438%
402	II/97	BB	2	882 sq. ft.	V423	.2438%
403	II/98	B	2	882 sq. ft.	V427	.2438%
404	II/98	BB	2	882 sq. ft.	V428	.2438%
405	II/98	B	2	882 sq. ft.	V429	.2438%
406	II/98	BB	2	882 sq. ft.	V430	.2438%

COMMON ELEMENTS: The proposed Declaration provides that one estate shall be designated in all portions of the Project, other than the Apartments, and all other common elements mentioned in the Act, which are actually included in the Project, herein called "common elements," including specifically but not limited to:

a. Said land in fee simple;

b. All foundations, floor slabs (if any), columns, girders, beams, supports, unfinished perimeter and loadbearing walls, chases, entries, stairways and roof;

c. All yards, grounds, landscaping, recreational facilities, including the outdoor swimming pool, wading pool, and recreational building;

d. All parking areas, and spaces, roads within the Project, driveways and walkways;

e. All ducts, electrical equipment, central water heating system (if any), wiring, pipes and any other central and appurtenant transmission facilities and installations on, over, under and across the Project which serve more than one Apartment for services such as power, light, water, gas, refuse disposal, heating, cooling, sewer, telephone, radio and television signal distribution;

f. Any and all other apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use.

g. The limited common elements described below.

LIMITED COMMON ELEMENTS: Certain parts of the common elements hereinafter called "limited common elements" are designated and set aside and reserved for the exclusive use of certain Apartments, and such Apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The proposed Declaration provides that the limited common elements so set aside and reserved are as follows:

a. The parking spaces which are numbered and shown on the Condominium Map are each designated as limited common elements. Each Apartment shall have appurtenant to it for its exclusive use the parking space(s) designated as appurtenant to such Apartment, as shown hereinabove. Parking space(s) may be transferred from Apartment to Apartment in the Project as hereinafter more particularly set forth or as otherwise permitted by law.

b. The concrete slabs adjoining the side and/or back of certain Apartments, as shown on the Condominium Map, shall be appurtenant to and limited to the exclusive use of such adjoining Apartment.

INTEREST TO BE CONVEYED TO PURCHASERS: The proposed Declaration reflects that the undivided percentage interest, common elements, and easements appurtenant to each Apartment shall have a permanent character and shall not be altered except as specifically provided in said proposed Declaration, and shall not be separated from such Apartment and shall be deemed to be conveyed or encumbered with such Apartment even though not expressly mentioned or described in the conveyance or other instrument; except that parking spaces may be transferred as specifically provided in the proposed Declaration or otherwise by law. The common elements shall remain undivided and no right shall exist to partition or divide any part thereof except as provided by the Horizontal Property Act.

The proportionate shares of the separate owners of the respective Apartments in the profits and common expenses of the project and for all purposes, including voting, shall be the undivided percentage interest shown hereinabove.

PURPOSES AND RESTRICTIONS: The proposed Declaration reflects that the Apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The Apartments shall not be rented for transient or hotel purposes, which are defined as: (1) rental for any period less than thirty (30) days; or (2) any rental in which the occupants of an Apartment are provided customary hotel services such as room service for food and

beverage, maid service, laundry, and linen or bellboy service. Except for such transient or hotel purposes, the owners of the respective Apartments shall have the right to lease such Apartments for residential purposes subject to all provisions of this proposed Declaration, the Bylaws, and as further provided hereinbelow. The maximum number of individuals permitted to reside in or occupy the Apartments shall be as follows: for two-bedroom Apartments, 5 individuals; and for three-bedroom Apartments, 7 individuals.

Notwithstanding the foregoing, Developer may engage in real estate sales activities in such Apartments and on the premises of the Project for the purpose of selling such Apartments. Such activities may continue only until all such Apartments have been initially sold by the Developer. The Apartment uses are further governed by and subject to the provisions of the proposed Declaration and Bylaws.

OWNERSHIP OF TITLE: The title insurance policy issued by Lawyers Title Insurance Corporation, dated June 30, 1980, states that the title to the land committed to the regime is vested in Caroline J. Robinson Limited Partnership, a Hawaii Limited Partnership; Bishop Trust Company, Limited, a Hawaii corporation, Trustee under the Will and of the Estate of James Lawrence P. Robinson, also known as J. L. P. Robinson and James Lawrence Prever Robinson, deceased; Mildred Teresa Centeio, and Herman G. P. Lemke, Trustees under the Will and of the Estate of Mark Alexander Robinson, deceased; Chinn Ho, Mildred Teresa Centeio, and Herman G. P. Lemke, Trustees under Deed of Trust of Mark Alexander Robinson and Mary Kapuahaulani Hart Robinson dated July 30, 1953, recorded in Book 2720, Page 352; and James Robinson, Ltd., a Hawaii corporation. Developer holds the lessees' interest under the Leases covering the land.

ENCUMBRANCES AGAINST TITLE: The title insurance policy issued as of June 30, 1980, also indicates the following encumbrances on the property as of that date:

1. AS TO LOT 2-B-1 ONLY:

a) EASEMENT A (12 feet wide)
As shown on : File Plan 958
Purpose : Sanitary sewer
Location : Along the southerly portion of said Lot 2-B-1

b) EASEMENT B (12 feet wide)
As shown on : File Plan 958
Purpose : Sanitary sewer and water pipeline
Location : Along the southerly portion of the westerly boundary of said Lot 2-B-1

c) EASEMENT D (12 feet wide)
As shown on : File Plan 958
Purpose : Sanitary sewer and water pipeline
Location : Along the southwesterly boundary of said Lot 2-B-1

d) EASEMENT E (10 feet wide)
As shown on : File Plan 958
Purpose : Sanitary sewer
Location : Along the southwesterly portion of the easterly boundary of said Lot 2-B-1

e) EASEMENT F (10 feet wide)
As shown on : File Plan 958
Purpose : Storm drain
Location : Along the southwesterly portion of the easterly boundary of said Lot 2-B-1

f) EASEMENT T (29 square feet)
As shown on : File Plan 958
Purpose : Storm drain
Location : Northwest corner of said Lot 2-B-1

g) EASEMENT U (12 feet wide)
As shown on : File Plan 958
Purpose : Drainage maintenance
Location : Southwesterly boundary of said Lot 2-B-1

h) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : February 28, 1962
Recorded in the Bureau of Conveyances in Book 4269, Page 103.
Purpose : Sanitary sewer
Location : Over and across Easement A and portion of Easement B

i) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : June 30, 1962
Recorded in the Bureau of Conveyances in Book 4580, Page 281.
Granting the right to discharge all surface and storm drain waters arising on or flowing across said Lot 2-B-1

j) LEASE OF RIGHT OF WAY
In Favor of : Hawaiian Electric Company, Inc.
Term : Commencing January 1, 1965 and expiring December 31, 2019
Dated : May 25, 1967
Recorded in the Bureau of Conveyances in Book 5845, Page 271.

k) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : November 17, 1967
Recorded in the Bureau of Conveyances in Book 6550, Page 1.
Purpose : To install, maintain, operate, repair and remove a sewer line or structure, as part of a sewer system
Location : Through, over, under and across Easement E and Lot 2-B-1

l) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : November 14, 1967
Recorded in the Bureau of Conveyances in Book 6550, Page 11.
Purpose : To construct, install, maintain, operate, repair and remove a drainage ditch or structure, as part of a drainage system
Location : Through, over, under and across Easement F

m) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : December 12, 1969
Recorded in the Bureau of Conveyances in Book 7238, Page 186.
Purpose : To construct &c for storm drain
Location : Over and across Easements T and U

2. AS TO LOT R ONLY:

a) 20 FOOT BUILDING SETBACK LINE
As shown on : File Plan 826
Location : Along Waipahu Street

b) EASEMENT 1 (12 feet wide)
As shown on : File Plan 826
Purpose : Sanitary Sewer
Location : Running parallel to and near the easterly boundary and crossing the southerly portion of said Lot R

c) EASEMENT 2
As Shown on : File Plan 826
Purpose : Roadway
Location : Along the northerly boundary of said Lot R

d) Easement 10 for storm drain purposes in favor of the City and County of Honolulu.

e) Easement 11 for storm drain purposes in favor of the City and County of Honolulu.

f) Easement 12 for sanitary sewer purposes in favor of the City and County of Honolulu.

g) Easement 13 for storm drain purposes in favor of the City and County of Honolulu.

h) Easement 14 for sanitary sewer purposes in favor of the City and County of Honolulu.

i) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : February 28, 1962
Recorded in the Bureau of Conveyances in Book 4269, Page 103.

Purpose : To construct, install, maintain, operate, repair and remove a sewer line or structure, as part of a sewer system
Location : Through, over, under and across all of Easement 1

j) LEASE OF RIGHT OF WAY
In Favor of : Hawaiian Electric Company, Inc.
Term : Commencing January 1, 1966 and expiring June 30, 2022
Dated : March 16, 1967
Recorded in said Bureau of Conveyances in Book 5721, Page 100.
Lease : A right and easement to build, etc., lines, etc., for the transmission of electricity, etc., through and under Lot R, said easement being 5 feet wide extending 2-1/2 feet on either side of the center lines, as shown on Hawaiian Electric Company, Inc.'s Map No. 66-34

k) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : November 17, 1967
Recorded in the Bureau of Conveyances in Book 6550, Page 1.
Purpose : To install, maintain, operate, repair and remove a sewer line or structure, as part of a sewer system
Location : Through, over, under and across Easements 14 and 12

l) GRANT OF EASEMENT
In Favor of : City and County of Honolulu
Dated : November 14, 1967
Recorded in the Bureau of Conveyances in Book 6550, Page 11.
Purpose : To construct, install, maintain, operate, repair and remove a drainage ditch or structure, as part of a drainage system
Location : Through, over, under and across Easements 10, 11 and 13

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

4. Terms, covenants, conditions, reservations and restrictions contained in Leases dated January 1, 1965, recorded in Book 5037, Page 171, as amended and dated March 11, 1966, recorded in Book 5315, Page 467, as amended.

5. ASSIGNMENT OF LEASES
Assignor : Tropic-Waipahu, a registered Hawaii joint venture
Assignee : Doublepine Corp., a Hawaii corporation
Dated : June 26, 1980
Recorded in the Bureau of Conveyances in Book 14831, Page 308.

6. FIRST MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT
Mortgagor : Doublepine Corp., a Hawaii corporation
Mortgagee : State Savings and Loan Association, a Utah corporation
Dated : June 30, 1980
Recorded in the Bureau of Conveyances in Book 14830, Page 522.

7. ASSIGNMENT OF SUBLEASES
Assignor : Doublepine Corp., a Hawaii corporation
Assignee : State Savings and Loan Association, a Utah corporation
Dated : June 30, 1980
Recorded in the Bureau of Conveyances in Book 14830, Page 595.

8. FINANCING STATEMENT
Debtor : Doublepine Corp.
Secured Party : State Savings and Loan Association
Recorded in the Bureau of Conveyances in Book 14830, Page 557.

ASSIGNED FOREGOING ITEMS 6, 7 AND 8
Assignor : State Savings and Loan Association
Assignee : Coast Federal Savings and Loan Association
Dated : June 30, 1980
Recorded in the Bureau of Conveyances in Book 14830, Page 610.

9. SECOND MORTGAGE
Mortgagor : Doublepine Corp., a Hawaii corporation
Mortgagee : Coast Federal Savings and Loan Association
Acknowledged : June 26, 1980
Recorded in the Bureau of Conveyances in Book 14830, Page 567.

10. Unrecorded leases and tenancy agreements, if any.

11. Real property taxes as they 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 July 8, 1980, identifies Long & Melone Escrow, Ltd., a Hawaii corporation, as escrow agent. On examination, the Escrow Agreement and the specimen Sales Contract also submitted to the Commission as a part of this Registration are found to be in compliance with Chapter

514A, Hawaii Revised Statutes, particularly with Sections 514A-39 through 40 and 514A-63 through 66, inclusive.

Among other provisions, the executed Escrow Agreement states that a purchaser under the Sales Contract shall be entitled to a return of his funds and Escrow shall pay such funds to said purchaser without interest, promptly after purchaser has requested such return, if Escrow shall have received from Developer a written notice that any one of the following has occurred:

a. Developer shall have requested Escrow to return to purchaser the funds of purchaser then being held by Escrow; or

b. Developer shall have notified Escrow of Developer's exercise of the option to rescind the Sales Contract pursuant to any right of rescission stated therein or otherwise available to Developer; or

c. With respect to a Purchaser whose funds were obtained prior to the issuance of the Final Public Report, there shall have been a substantive change in the building plans of a type which gives Purchaser a right to cancel his Sales Contract pursuant to Chapter 514A of the Hawaii Revised Statutes (unless Purchaser's written approval or acceptance of the specific change is obtained, or ninety (90) days have elapsed since the Buyer has accepted in writing the Apartment or he has first occupied the Apartment); or

d. The Final Public Report differs in a material respect from the Preliminary Public Report, and the Purchaser's written approval of such change shall not have been obtained and Purchaser shall request the refund; or

e. The Final Public Report shall not have been issued within one (1) year from the date of issuance of the Preliminary Public Report and Purchaser's rights are not waived under Section 514A-66, Hawaii Revised Statutes.

In any of the foregoing events Escrow shall, upon receipt of the written request for a refund from purchaser, pay said funds to the purchaser (less the cancellation fee and the escrow and cancellation costs, as defined in the Sales Contract) and thereupon said Sales Contract and any conveyance document theretofore delivered to Escrow shall be returned to Developer; provided, however, that no refund shall be made to a Purchaser at Purchaser's request prior to receipt by Developer of written notice from Escrow of its intent to make such refund.

The specimen Sales Contract provides in part that: (1) Seller expressly reserves the right to sell or lease unsold Apartments free from any restrictions on such sale or lease which may apply to Buyer under the Declaration and Bylaws; (2) the Buyer acknowledges in the Sales Contract that construction activity may continue on the site after Buyer has occupied his Apartment, which may result in noise, dust or other annoyances and that the Developer's sales

activities, including the use of model units and signs for sales displays and related activities, may continue until the last Apartment in the Project is sold; (3) Buyer shall assume the lease or tenancy agreement if the Apartment is rented; (4) Buyer understands and agrees that the Seller's mortgage loan(s) shall be and remain at all times a superior lien on the project and purchasers waive and subordinate the priority of his lien under the sales contract in favor of the mortgage loan(s); (5) Buyer accepts the Apartment, buildings, improvements and the project "as is" "where is" without any warranties, express or implied, or representations whatsoever; (6) Buyer should note that the Sales Contract places restrictions on the apartment owners, precluding them from entering into any rental pool or other rental-sharing arrangements with other such Apartment owners until after the expiration of fifteen (15) years from the date of recordation of Buyer's conveyancing documents; and (7) At any time before the issuance of the Final Public Report, Seller or Buyer may cancel the Sales Contract and, in that event, Escrow shall refund to Buyer all payments made by Buyer, without interest, less escrow and cancellation costs.

It is incumbent upon the purchaser and the prospective purchaser that he read with care the Sales Contract and Escrow Agreement. The Escrow Agreement establishes how the proceeds on the sale of the Apartment and all sums from any source are placed in Escrow, as well as the retention, disbursement, and refund of said escrow funds.

MANAGEMENT AND OPERATIONS: The proposed Declaration and Bylaws which are incorporated within the proposed Declaration provide that the administration of the Project shall be vested in the Association of Apartment Owners under the direction of the Board of Directors by a responsible corporate managing agent who shall be appointed by the Association in accordance with the Bylaws; provided, however, Developer has reserved the right to designate the managing agent for the initial two-year period subject to certain conditions provided in the proposed Declaration and Bylaws. Developer advises that the managing agent has not yet been selected.

The Developer has represented that to the best of his information and belief, the building built on the subject premises is in compliance with all ordinances, codes, rules and regulations or other requirements in force at that time of its construction thereof, and that no variance was granted from any ordinance, code, rule, regulation or other requirement in force at the time of construction thereof. Also, there are no current outstanding notices to the owners of the improvements of uncured violations or building codes or of other municipal regulations. The Developer has submitted a letter to the Commission from the City's Building Department Director in support of the foregoing statements.

STATUS OF PROJECT: The Developer advises that the Buildings are pre-existing and was completed in 1966. All Apartments will be sold "as is" without any warranties whatsoever and without any warranties of merchantibility or fitness for a particular purpose with respect to purchaser's Apartment,

appliances or anything installed therein, the common elements of the Project or any portions of the Project.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted May 2, 1980, and additional information subsequently filed as late as July 16, 1980.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1306 filed with the Commission on May 2, 1980.

This 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.

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

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

Registration No. 1306

July 23, 1980