

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

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

**FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

ON

CENTURY PARK PLAZA - INITIAL INCREMENT
Kuala Street, Pearl City, Oahu, Hawaii

REGISTRATION NO. 1347A
(formerly Registration Nos. 1347 and 1348)

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 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: November 1, 1983
Expires: December 1, 1984

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 NOTICES OF INTENTION SUBMITTED ON SEPTEMBER 3, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 18, 1983. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Reports for CENTURY PARK PLAZA - FIRST INCREMENT (Registration No. 1347) and CENTURY PARK PLAZA - SECOND INCREMENT (Registration No. 1348), both dated September 19, 1980, the Developer has forwarded additional information reflecting the fact that material changes have been made in the documents and plans for the project. Said Public Reports have been extended to coincide with the expiration date of this Final Public Report.
2. The first and second increments of the project will now be built together as the initial increment and shall consist of two towers containing six hundred (600) residential apartments and, subject to approval by appropriate City and County agencies, fourteen (14) commercial apartments, to be built in accordance with floor plans filed with the Real Estate Commission. There will be a total of 839 covered and uncovered parking stalls in the initial increment, seven of which have been designated for visitors.
3. The Developer shall be responsible for placing this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and revised Disclosure Abstract (attached to this Final Public Report) in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.
4. Advertising and promotional matter has been submitted to the Real Estate Commission.
5. The Declaration of Horizontal Property Regime was recorded at the Bureau of Conveyances of the State of Hawaii in Liber 16569 at Page 339. The Declaration has been amended twice by instruments recorded at the Bureau of Conveyances of the State of Hawaii in Liber 17382 at Page 248 and in Liber 17382 at Page 259, respectively. The By-laws of the Association of Apartment Owners was recorded at the Bureau of Conveyances of the State of Hawaii in Liber 16569 at Page 416. The By-laws have been amended by an instrument recorded at the Bureau of Conveyances of the State of Hawaii in Liber 17382 at Page 254. Approved floor plans and elevations have been filed in the Bureau of Conveyances as Condominium Map No. 857. The floor plans and elevations have also been amended.
6. The purchaser should acquaint himself with Chapter 514A, Hawaii Revised Statutes, as amended, and the rules and regulations of the Real Estate Commission which relate to Horizontal Property Regimes.
7. The developer has complied with Chapter 514A, Hawaii Revised Statutes, as amended, and has fulfilled the requirements of the Commission for issuance of this Final Public Report.
8. This Final Public Report automatically expires thirteen (13) months after the date of issuance,

November 1, 1983, unless a Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Except for the information under the topical headings which follow, the information in the Preliminary Public Reports dated September 19, 1980 has not been changed.

LOCATION: Due to withdrawal of certain pre-designated areas from the project, the project presently consists of approximately 214,639 square feet or 4.928 acres of land.

ZONING: The Developer advises that the zoning for the project has been changed to A-2 and P-1.

DESCRIPTION OF THE PROJECT:

A. Incremental Development. Although the Developer is still considering the development of the property in separate increments, there have been substantial changes in the plans for such increments. THE DEVELOPER DOES NOT REPRESENT THAT ANY INCREMENT AFTER THE INITIAL INCREMENT WILL BE DEVELOPED. The present plan of incremental development is as follows:

(1) Initial Increment: The initial increment shall consist of two (2) apartment buildings, being Towers A and B as shown on the Condominium Map and as described hereinbelow. A total of three hundred (300) residential and, subject to approval by appropriate City and County agencies, thirteen (13) commercial apartments shall be included within Tower A, and a total of three hundred (300) residential apartments and, subject to approval by appropriate City and County agencies, one (1) commercial apartment shall be included within Tower B. The initial increment shall also contain a five-level (including porte cochere level) parking structure adjacent to the apartment buildings, a recreation area, one tennis court, one combination tennis/basketball court, one grass volleyball court, a pool, two tot lots and a change room/toilet facility building adjacent to the pool area. There will not be a play field and recreation building as originally planned.

(2) Subsequent Increment: The subsequent increment, if constructed, will add one (1) apartment building, being Tower C as shown on the Condominium Map, constructed principally of concrete, glass and gypsum board. Subject to the Developer's right to alter the plans for Tower C as set forth in the Declaration, Tower C, if constructed, shall be thirty-six (36) stories in height, shall have no basement, and shall contain up to a total of two hundred twelve (212) residential apartments. All improvements in the subsequent increment, if constructed, shall, to the extent feasible, be consistent with improvements in the initial increment in terms of quality of construction.

B. Description of Buildings: The initial increment shall contain two (2) apartment buildings (Towers A and B) constructed principally of concrete, glass and gypsum board. Tower A shall be forty-three (43) stories in height, shall have four basement levels (including the porte cochere level), and shall contain a total of three hundred (300) residential and, subject to approval by appropriate City and County agencies,

thirteen (13) commercial apartments. Tower B shall be forty-three (43) stories in height, shall have three basement levels, and shall contain a total of three hundred (300) residential apartments and, subject to approval by appropriate City and County agencies, one (1) commercial apartment.

In addition to the apartment buildings, there will be constructed in the initial increment (1) a change room/toilet facility building, which building shall consist of one story, without basement, and contain no apartments; and (2) a five-level (including porte cochere level) parking structure adjacent to the apartment buildings, without basement and containing no apartments. The change room/toilet facility building shall be constructed principally of wood; and the parking structure shall be constructed principally of concrete.

C. Description of the Apartments: Six hundred (600) separate residential condominium apartments are designated in the space within the perimeter and party walls, windows, doors, floors and ceilings of each of the six hundred (600) residential apartment units of the property, which spaces together with the appurtenant lanai air space, if any, are referred to herein as "residential apartments". Fourteen (14) commercial apartments are designated in the spaces within the perimeter and party walls, windows, doors, floors and ceilings of each of said commercial apartment units of the property, which spaces are referred to herein as "commercial apartments". The residential and commercial apartments are herein sometimes referred to collectively as the "apartments". The residential and commercial apartments are designated on said Condominium Map, as amended, and described as follows:

(1) Residential Apartment Numbers and Locations: The residential apartment designations will be composed of the apartment number preceded by the floor number and followed by the building letter designation (Towers A, B and C). The designations for the residential apartments in Tower A on the 27th floor, for instance, will be as follows: "2701A", "2702A", "2703A", "2704A", "2705A", "2706A", "2707A" and "2708A". There are eight (8) residential apartments on each of the following floors of Towers A and B, which residential apartments will be numbered from "01" to "08": 2nd, 3rd, 4th, 5th, 6th, 8th, 9th, 10th, 12th, 14th, 15th, 17th, 18th, 19th, 21st, 22nd, 23rd, 25th, 26th, 27th, 29th, 30th, 31st, 33rd, 34th, 35th, 37th, 38th, 39th, 41st, 42nd and 43rd floors. There are four (4) residential apartments on each of the following floors of Towers A and B, which residential apartments will be numbered from "01" to "04": 1st, 7th, 11th, 16th, 20th, 24th, 28th, 32nd, 36th, 40th and 44th floors. There is no 13th floor in either Tower A or B. The residential apartment numbers and locations are more fully illustrated on the Condominium Map, as amended.

(2) Commercial Apartment Numbers and Locations: The commercial apartments located in Tower A are numbered serially from C-1 to C-13. There are four commercial apartments on each of the first basement level (which is the level immediately below the first floor and adjacent to the third floor parking level), being C-1, C-2, C-3 and C-4; second basement level (which is the level immediately below the first basement level and adjacent to the second floor parking level), being C-5,

C-6, C-7 and C-8; third basement level (which is the level immediately below the second basement level and adjacent to the first floor parking level), being C-9, C-10, C-11 and C-12; and fourth basement level (which is the level immediately below the third basement level and adjacent to the porte cochere parking level, being C-13. The commercial apartment located in Tower B is numbered C-14 and is located on the second basement level of Tower B (which is the level immediately below the first basement level of Tower B and adjacent to the second floor parking level). The commercial apartment numbers and locations are more fully illustrated on the Condominium Map, as amended.

(3) Layout and Area of Individual Apartments: The residential apartments are constructed according to basically fifteen (15) different floor plans, and the commercial apartments are constructed according to six (6) different floor plans. A description of each of said floor plans, designating the layout, number of rooms and approximate area of each apartment is set forth hereinbelow:

Layout and Area of Residential Apartments

<u>UNIT TYPE</u>	<u>CHARACTERISTICS</u>	<u>APARTMENT NUMBERS</u>	<u>TOTAL APPROX. GROSS AREA (sq. ft.) (incl. lanai, if any)</u>
A	Interior unit, studio-living area, kitchenette, and bathroom.	401A, 405A, 501A, 505A, 601A, 605A, 801A, 805A, 901A, 905A, 1001A, 1005A, 1201A, 1205A, 1401A, 1405A, 1501A, 1505A, 1701A, 1705A, 1801A, 1805A, 1901A, 1905A, 2101A, 2105A, 2201A, 2205A, 2301A, 2305A, 2501A, 2505A, 2601A, 2605A, 2701A, 2705A, 2901A, 2905A, 3001A, 3005A, 3101A, 3105A, 3301A, 3305A, 3401A, 3405A, 3501A, 3505A, 3701A, 3705A, 3801A, 3805A, 3901A, 3905A, 4101A, 4105A, 4201A, 4205A, 4301A, 4305A, 401B, 405B, 501B, 505B, 601B, 605B, 801B, 805B, 901B, 905B, 1001B, 1005B, 1201B, 1205B, 1401B, 1405B, 1501B, 1505B, 1701B, 1705B, 1801B, 1805B, 1901B, 1905B, 2101B, 2105B, 2201B, 2205B, 2301B, 2305B, 2501B, 2505B, 2601B, 2605B, 2701B, 2705B, 2901B, 2905B, 3001B, 3005B, 3101B, 3105B,	360

<u>UNIT TYPE</u>	<u>CHARACTERISTICS</u>	<u>APARTMENT NUMBERS</u>	TOTAL APPROX. GROSS AREA (sq. ft.) (incl. lanai, if any)
		3301B, 3305B, 3401B, 3405B, 3501B, 3505B, 3701B, 3705B, 3801B, 3805B, 3901B, 3905B, 4101B, 4105B, 4201B, 4205B, 4301B, 4305B	
AR	Same as A, layout reversed	404A, 408A, 504A, 508A, 604A, 608A, 804A, 808A, 904A, 908A, 1004A, 1008A, 1204A, 1208A, 1404A, 1408A, 1504A, 1508A, 1704A, 1708A, 1804A, 1808A, 1904A, 1908A, 2104A, 2108A, 2204A, 2208A, 2304A, 2308A, 2504A, 2508A, 2604A, 2608A, 2704A, 2708A, 2904A, 2908A, 3004A, 3008A, 3104A, 3108A, 3304A, 3308A, 3404A, 3408A, 3504A, 3508A, 3704A, 3708A, 3804A, 3808A, 3904A, 3908A, 4104A, 4108A, 4204A, 4208A, 4304A, 4308A, 404B, 408B, 504B, 508B, 604B, 608B, 804B, 808B, 904B, 908B, 1004B, 1008B, 1204B, 1208B, 1404B, 1408B, 1504B, 1508B, 1704B, 1708B, 1804B, 1808B, 1904B, 1908B, 2104B, 2108B, 2204B, 2208B, 2304B, 2308B, 2504B, 2508B, 2604B, 2608B, 2704B, 2708B, 2904B, 2908B, 3004B, 3008B, 3104B, 3108B, 3304B, 3308B, 3404B, 3408B, 3504B, 3508B, 3704B, 3708B, 3804B, 3808B, 3904B, 3908B, 4104B, 4108B, 4204B, 4208B, 4304B, 4308B	360
B	Corner unit, one bedroom, living area, kitchen and bathroom	202A, 206A, 302A, 306A, 402A, 406A, 502A, 506A, 602A, 606A, 802A, 806A, 902A, 906A, 1002A, 1006A, 1202A, 1206A, 1402A, 1406A, 1502A, 1506A, 1702A, 1706A,	515

<u>UNIT TYPE</u>	<u>CHARACTERISTICS</u>	<u>APARTMENT NUMBERS</u>	TOTAL APPROX. GROSS AREA (sq. ft.) (incl. lanai, if any)
		1802A, 1806A, 1902A, 1906A, 2102A, 2106A, 2202A, 2206A, 2302A, 2306A, 2502A, 2506A, 2602A, 2606A, 2702A, 2706A, 2902A, 2906A, 3002A, 3006A, 3102A, 3106A, 3302A, 3306A, 3402A, 3406A, 3502A, 3506A, 3702A, 3706A, 3802A, 3806A, 3902A, 3906A, 4102A, 4106A, 4202A, 4206A, 4302A, 4306A, 202B, 206B, 302B, 306B, 402B, 406B, 502B, 506B, 602B, 606B, 802B, 806B, 902B, 906B, 1002B, 1006B, 1202B, 1206B, 1402B, 1406B, 1502B, 1506B, 1702B, 1706B, 1802B, 1806B, 1902B, 1906B, 2102B, 2106B, 2202B, 2206B, 2302B, 2306B, 2502B, 2506B, 2602B, 2606B, 2702B, 2706B, 2902B, 2906B, 3002B, 3006B, 3102B, 3106B, 3302B, 3306B, 3402B, 3406B, 3502B, 3506B, 3702B, 3706B, 3802B, 3806B, 3902B, 3906B, 4102B, 4106B, 4202B, 4206B, 4302B, 4306B	
BR	Same as B, layout reversed	203A, 207A, 303A, 307A, 403A, 407A, 503A, 507A, 603A, 607A, 803A, 807A, 903A, 907A, 1003A, 1007A, 1203A, 1207A, 1403A, 1407A, 1503A, 1507A, 1703A, 1707A, 1803A, 1807A, 1903A, 1907A, 2103A, 2107A, 2203A, 2207A, 2303A, 2307A, 2503A, 2507A, 2603A, 2607A, 2703A, 2707A, 2903A, 2907A, 3003A, 3007A, 3103A, 3107A, 3303A, 3307A, 3403A, 3407A, 3503A, 3507A, 3703A, 3707A, 3803A, 3807A, 3903A, 3907A, 4103A, 4107A,	515

<u>UNIT TYPE</u>	<u>CHARACTERISTICS</u>	<u>APARTMENT NUMBERS</u>	<u>TOTAL APPROX. GROSS AREA (sq. ft.) (incl. lanai, if any)</u>
		4203A, 4207A, 4303A, 4307A, 203B, 207B, 303B, 307B, 403B, 407B, 503B, 507B, 603B, 607B, 803B, 807B, 903B, 907B, 1003B, 1007B, 1203B, 1207B, 1403B, 1407B, 1503B, 1507B, 1703B, 1707B, 1803B, 1807B, 1903B, 1907B, 2103B, 2107B, 2203B, 2207B, 2303B, 2307B, 2503B, 2507B, 2603B, 2607B, 2703B, 2707B, 2903B, 2907B, 3003B, 3007B, 3103B, 3107B, 3303B, 3307B, 3403B, 3407B, 3503B, 3507B, 3703B, 3707B, 3803B, 3807B, 3903B, 3907B, 4103B, 4107B, 4203B, 4207B, 4303B, 4307B	
C	Corner unit, two bedrooms, living area, kitchen and two bathrooms	701A, 703A, 1101A, 1103A, 1601A, 1603A, 2001A, 2003A, 2401A, 2403A, 2801A, 2803A, 3201A, 3203A, 3601A, 3603A, 4001A, 4003A, 4401A, 4403A, 701B, 703B, 1101B, 1103B, 1601B, 1603B, 2001B, 2003B, 2401B, 2403B, 2801B, 2803B, 3201B, 3203B, 3601B, 3603B, 4001B, 4003B, 4401B, 4403B	890
CR	Same as C, layout reversed	702A, 704A, 1102A, 1104A, 1602A, 1604A, 2002A, 2004A, 2402A, 2404A, 2802A, 2804A, 3202A, 3204A, 3602A, 3604A, 4002A, 4004A, 4402A, 4404A, 702B, 704B, 1102B, 1104B, 1602B, 1604B, 2002B, 2004B, 2402B, 2404B, 2802B, 2804B, 3202B, 3204B, 3602B, 3604B, 4002B, 4004B, 4402B, 4404B	890

<u>UNIT TYPE</u>	<u>CHARACTERISTICS</u>	<u>APARTMENT NUMBERS</u>	<u>TOTAL APPROX. GROSS AREA (sq. ft.) (incl. lanai, if any)</u>
D	Lobby-level unit, two bedrooms, entry, living area, dining area, kitchen, two bathrooms and two lanais	101A, 102B	1,392
DR	Lobby-level unit, two bedrooms, entry, living area, dining area, kitchen, two bathrooms and two lanais	102A	1,392
E	Lobby-level unit, two bedrooms, entry, living area, dining area, kitchen, two bathrooms and two lanais	103A	1,311
ER	Lobby-level unit, two bedrooms, entry, living area, dining area, kitchen, two bathrooms and two lanais	103B	1,311
F	Lobby-level unit, one bedroom, living area, dining area, kitchen, one bathroom and one lanai	104A	676
FR	Lobby-level unit, one bedroom, living area, dining area, kitchen, one bathroom, and one lanai	104B	676
G	Lobby-level unit, two bedrooms, entry, living area, dining area, kitchen, two bathrooms and two lanais	101B	1,316
H	Interior unit (handicap), studio-living area, kitchenette and bathroom	201A, 205A, 301A, 305A, 201B, 205B, 301B, 305B	360
HR	Same as H, layout reversed	204A, 208A, 304A, 308A, 204B, 208B, 304B, 308B	360

Layout and Area of Commercial Apartments

<u>UNIT TYPE</u>	<u>CHARACTERISTICS</u>	<u>APARTMENT NUMBERS</u>	<u>TOTAL APPROX. GROSS AREA (sq. ft.)</u>
1	Mauka-Ewa corner unit containing one unpartitioned room	C-1, C-5, C-9	1,500
2	Makai-Ewa corner unit containing one unpartitioned room	C-2, C-6, C-10	1,500
3	Makai-Diamond Head corner unit containing one unpartitioned room	C-3, C-7, C-11	1,500
4	Mauka-Diamond Head corner unit containing one unpartitioned room	C-4, C-8, C-12	1,500
5	Fourth basement level unit in Tower A containing one unpartitioned room	C-13	6,000
6	Second basement level unit in Tower B containing four unpartitioned rooms, a storage room and mens' and womens' bathrooms	C-14	6,000

NOTE: In accordance with local architectural practice, the approximate 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 non-party walls, and the interior half of its perimeter party walls, whether loadbearing or non-loadbearing. THE AREAS SHOWN ABOVE ARE APPROXIMATE ONLY, AND THE ACTUAL APARTMENT AREAS ARE LIKELY TO VARY SOMEWHAT.

(4) Access to Common Elements: Each residential apartment has immediate access to a corridor leading to two (2) stairways and three elevators, each stairway and elevator leading to the grounds of the property or common elements leading to the grounds and to Kuala Street. Each commercial apartment has immediate access to three elevators and to the parking structure leading to the grounds of the property or common elements leading to the grounds and to Kuala Street.

(5) Other Data Identifying and Defining the Apartments: The respective apartments shall not be deemed to include the perimeter or party walls or the undecorated or unfinished surfaces thereof; the exterior surfaces of all doors, door frames, windows and window frames; the interior load-bearing walls; the undecorated or unfinished surfaces of the floors and ceilings surrounding each apartment; or any pipes, wires, conduits or other utility or service lines which are utilized for or serve more than one apartment; all of the foregoing being common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls; the

inner decorated or finished surfaces of all walls, floors, ceilings, doors, door frames, windows and window frames; lanai air space, if any; and all fixtures in the apartment.

COMMON ELEMENTS: The playfield and recreation building, neither of which will be developed or built, are no longer common elements. The combination tennis/basketball court, grass volleyball court, tot lots and the change room/toilet facility building have been included as common elements.

Except for paragraphs (3) and (4) which have been revised and are shown below in their revised form, paragraph (7) which has been deleted, and paragraph (8) which has been re-numbered as paragraph (7), all information under this topical heading in the Preliminary Public Report remains unchanged.

(3) All common spaces such as yards, gardens, planting areas, trash collection areas, the recreation area on the first basement level of Tower B (including mens' and womens' exercise rooms and a locker and toilet area), the storage area on the third basement level of Tower B, the swimming pool, tennis court, combination tennis/basketball court, grass volleyball court, tot lots, all parking areas including those visitor parking stalls, if any, designated in Exhibit "A" attached hereto, parking structures, driveways, access lanes and ramps leading to the parking areas;

(4) All common premises such as the lobby, change room/toilet facility building, electrical rooms, utility rooms, mechanical rooms and other premises for the use of janitors or other persons employed for operation of the property, if any;

LIMITED COMMON ELEMENTS: Paragraphs (1) and (3) have been revised as indicated below, paragraph (2) has been eliminated as mailboxes will not be limited common elements, and new paragraphs (4), (5) and (6) have been added.

(1) Each apartment shall have for its exclusive use one (1) parking stall as designated and assigned in the schedule set forth in Exhibit "A" attached hereto and incorporated herein by this reference; except that each two-bedroom apartment (Types C, CR, D, DR, E, ER and G) shall have for its exclusive use two parking stalls as designated and assigned in the schedule set forth in said Exhibit "A", and each commercial apartment shall have for its exclusive use those parking stalls designated and assigned in the schedule set forth in said Exhibit "A".

(3) Each apartment "4401A", "4402A", "4403A", "4404A", "4401B", "4402B", "4403B" and "4404B" shall have for its exclusive use the roof garden area situated directly above such apartment.

(4) Each apartment "101A", "102A", "103A", "104A", "101B", "102B", "103B" and "104B" shall have for its exclusive use the yard area(s) immediately adjacent to such apartment, as more particularly shown on the Condominium Map, as amended.

(5) The recreation area, storage area, pool, tennis court, combination tennis/basketball court, grass volleyball court, tot lots and change room/toilet facility building shall be limited common elements appurtenant to all residential apartments.

(6) All installations for services such as pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under, or across the property which serve only the residential apartments for services such as power, light, gas, hot water, cold water, air conditioning, sewage, telephone and radio and television signal distribution, if any, shall be limited common elements appurtenant to all residential apartments unless such installations serve only a single commercial apartment or a few residential apartments, in which case such installations are limited common elements appurtenant to that/those residential apartment(s). Similarly, all such installations which serve only the commercial apartments shall be limited common elements appurtenant to all commercial apartments unless such installations serve only a single commercial apartment or a few commercial apartments, in which case such installations are limited common elements appurtenant to that/those commercial apartment(s).

COMMON INTEREST: The common interest allocations among apartments have been revised, and are as follows:

<u>Unit Type</u>	<u>Common Interest</u>
A	.10756
AR	.10756
B	.15389
BR	.15389
C	.26595
CR	.26595
D	.41595
DR	.41595
E	.39175
ER	.39175
F	.20201
FR	.20201
G	.39325
H	.10756
HR	.10756
1	.44821
2	.44821
3	.44821
4	.44821
5	1.79283
6	1.79283

The common interests stated hereinabove are subject to change upon the completion of the subsequent increment, if any.

EASEMENTS: Paragraphs (1) and (3) in the Preliminary Public Report remain unchanged, but paragraph (2) has been revised as indicated below, and paragraph (4) has been added.

(2) With respect to each increment, the Developer, its agents, employees, contractors, licensees, successors and

assigns shall have an easement over, under and upon the property as may be reasonably necessary for the completion of improvements to and correction of defects in the property or in the new increment. Such easement shall terminate twenty-four (24) months after the later of (1) the date of the recording in the Bureau of Conveyances of the State of Hawaii of the first condominium conveyance document conveying an apartment in the newly constructed increment, or (2) "date of completion" (as that term is defined in Section 507-43(f), Hawaii Revised Statutes) of the improvement to be completed or corrected in that increment. Such period shall be extended for such additional period (not to exceed twenty-four (24) months) as may be reasonably necessary for the completion of such improvements in the exercise of due diligence or such additional period as may become necessary if such completion is delayed by reason of force majeure.

(4) The owners of apartments C-1 through C-14, their guests, licensees and invitees shall have an easement for ingress to and egress from the respective apartments over and across the common elements of the property, including, without limitation, the parking areas and lobbies and corridors thereof.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: Paragraphs (1) and (2) in the Preliminary Public Report have been revised as indicated below, and a new paragraph (4) is added:

(1) Except when the holder of the first mortgage on an apartment has entered into possession of the apartment following (i) a default under its first mortgage, (ii) a foreclosure proceeding, or (iii) a conveyance in lieu of foreclosure, the residential apartments shall be occupied and used only "as residential dwellings". The commercial apartments may be used for any purpose which may from time to time be permitted by law (notwithstanding the designated use set forth in the Condominium Map, if any). The Association shall have the power to enact resolutions, rules and regulations, and have the power to amend and repeal the same from time to time, reasonably restricting and regulating the use of the apartments and the common elements; provided, that any such resolutions, rules or regulations shall be consistent with the terms of the Declaration, and the By-Laws.

(2) The owners of the respective apartments shall have the absolute right to sell, lease, rent or otherwise transfer such apartments, or their undivided interests therein, subject to all of the provisions of the Horizontal Property Act, the Declaration and the By-Laws; provided, however, that no apartment owner may sell, lease, rent or otherwise transfer less than the entire apartment except by way of a transfer of an undivided interest therein; provided further, that no apartment may be leased or rented for less than thirty days; and provided further, however, that owners of commercial apartments may sublet less than the entire apartment to tenants in the ordinary course of business.

(4) No owner of an apartment shall, without the written approval and consent of the Board of Directors, place or suffer to be placed or maintained (i) upon any door, wall or window of the common elements, any sign, curtains or drapes, awning or canopy, or advertising matter or other thing of any kind, or

(ii) any decoration, lettering or advertising matter on the glass of any window or door of the apartment or of the common elements or (iii) any advertising matter within the apartment which shall be visible from the exterior thereof; provided, that the Board of Directors shall establish reasonable and uniform regulations permitting the placement and maintenance by each owner of identifying signs and insignia of such sizes and materials and in such locations as shall be architecturally suitable and appropriate to the design and function of the property.

The revised House Rules also provide, in part, that the owner-occupant of a commercial apartment shall have the right to keep animals therein for commercial purposes, provided that such use is allowed by applicable zoning or other municipal regulations.

OWNERSHIP OF TITLE: A Preliminary Title Report issued by Founders Title and Escrow of Hawaii dated September 6, 1983, reflects that fee simple title to the land is held in the name of Aries International, Inc., a Hawaii corporation. By Master Lease dated August 30, 1982, as amended by Partial Cancellation of Master Lease dated October 13, 1983, both documents of which are recorded at the Bureau of Conveyances of the State of Hawaii, Aries International, Inc. has leased said land to the Developer.

ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report issued by Founders Title and Escrow of Hawaii dated September 6, 1983 indicates that encumbrances listed as numbers 2 - 5 in the Preliminary Public Report no longer remain as encumbrances on title and states that the land is subject to the following additional encumbrances:

1. Restriction of vehicular access along Kamehameha Highway as shown on File Plan No. 1449.
2. Grant of Abutter's Rights of Vehicle Access dated January 12, 1973, made by and between Servco Pacific, Inc., a Hawaii corporation, Grantor, and State of Hawaii, Grantee, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 8878 at Page 442.
3. Master Lease dated August 30, 1982 by and between Aries International, Inc., a Hawaii corporation, and Century Park Ventures, a registered Hawaii joint venture, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 16568 at Page 708.
4. Real Property Mortgage and Financing Statement dated August 30, 1982 by and between Century Park Ventures, a registered Hawaii joint venture, as Mortgagor, and Honolulu Federal Savings and Loan Association, a federal savings and loan association, as Mortgagee, recorded in Liber 16569 at Page 001.
5. A Financing Statement made by and between Century Park Ventures, Debtor(s), and Pacific Construction Co., Ltd., Secured Party, covering contractual rights to funds due or to become due to Debtor under contracts for the sale of condominium units in the Century Park Plaza Condominium, recorded September 7, 1982 in Liber 16559 at Page 406.

NOTE: This Agreement is subordinate to that certain construction loan in the amount of \$44,000,000.00 by Honolulu Federal Savings and Loan Association, as disclosed herein.

6. A Financing Statement made by and between Century Park Ventures, Debtor(s), and Honolulu Federal Savings and Loan Association, Secured Party, covering certain right, title and interest on property, recorded September 13, 1982 in Liber 16568 at Page 781.

7. Subordination Agreement dated August 30, 1982, made by and between Aries International, Inc., Grantor, and Honolulu Federal Savings and Loan Association, Grantee, recorded in Liber 16568 at Page 790.

8. Lessor's Estoppel Certificate dated August 30, 1982 made by Aries International, Inc., recorded in Liber 16569 at Page 47.

9. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions and easements as set forth in the Declaration of Horizontal Property Regime dated August 30, 1982, recorded in Liber 16569 at Page 339.

Also, By-laws of the Association of Apartment Owners of Century Park Plaza, dated August 30, 1982, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 16569 at Page 416. The floor plans were filed as Condominium Map No. 857.

10. Declaration of Restrictive Covenants dated August 30, 1982, recorded in Liber 16569 at Page 407. Said Declaration was amended by instrument dated January 30, 1983, recorded in Liber 16806 at Page 559.

11. Agreement for Issuance of Special Use Permit dated October 22, 1982, made by and between Century Park Ventures, a Hawaii Registered General Partnership, Lessee, and Aries International, Inc., a Hawaii corporation, Declarant, recorded in Liber 16806 at Page 549.

In addition to the foregoing, the Developer has reported that the Declaration, By-laws and Condominium Map mentioned in paragraph 9 above have since been amended. The two amendments to Declaration were recorded at said Bureau in Liber 17328 at Page 248 and 259, respectively, and the amendment to By-laws was recorded in Liber 17382 at Page 254.

PURCHASE MONEY HANDLING: A revised specimen of the Condominium Deposit Receipt and Sales Agreement and a revised Escrow Agreement have been submitted to the Real Estate Commission as part of the registration.

Among other things, the revised Escrow Agreement provides that the Developer will pay the escrow cancellation fee if the purchaser is entitled to a refund because the conditions provided for a refund under Section 514A-63, 514A-64 or 514A-66 of the Horizontal Property Act have been met and written notice thereof has been provided to the seller. Additionally, the Developer has waived its right to any interest earned on purchaser's deposits held in escrow.

Except for paragraph (3) which has been revised as follows, all of the numbered paragraphs in the Preliminary Public Report setting forth specific provisions of the Condominium Deposit Receipt and Sales Agreement remain unchanged.

(3) The seller may cancel the Condominium Deposit Receipt and Sales Agreement and hold the purchaser in default if any material discrepancies are discovered between the financial information furnished by the purchaser and the purchaser's actual financial status. Seller may also cancel if the purchaser's application or eligibility for a mortgage loan is rejected or not given unqualified approval within sixty (60) days after application. If purchaser proposes to pay the purchase price in cash and seller, in its sole discretion, after reviewing the written evidence submitted to it by purchaser, determines that seller is not satisfied as to purchaser's ability to make such cash payments, then seller may cancel the Condominium Deposit Receipt and Sales Agreement. Seller may also cancel the Condominium Deposit Receipt and Sales Agreement if the purchaser should die.

Purchasers will be responsible to pay the excise tax on lease rent collected by the Developer under the condominium conveyance document plus the excise tax which the Developer must pay under the Master Lease with the Fee Owner.

It is incumbent upon purchasers and prospective purchasers to read with care the revised Condominium Deposit Receipt and Sales Agreement and revised Escrow Agreement, both of which are on file at the Real Estate Commission.

MANAGEMENT AND OPERATION: The initial managing agent for the project will be First American Management Corporation. Its address is Suite 1210, 900 Fort Street, Honolulu, Hawaii 96813.

RIGHTS RESERVED TO DEVELOPER WITH RESPECT TO THE CONSTRUCTION AND CONSOLIDATION AND/OR MERGER OF ANY SUBSEQUENT INCREMENT:

The Developer advises that its reserved right to develop a subsequent increment and to merge the subsequent increment with the project is extended to December 31, 1992. Additionally, paragraph (1) has been amended to read as follows:

(1) The subsequent increment, if constructed, shall be constructed in accordance with plans and specifications prepared by a licensed architect; provided, however, that such plans and specifications shall not require the alteration or demolition of any existing apartments of the property or the elimination of the pool, change room/toilet facility building adjacent to the pool area, tennis court, combination tennis/basketball court, grass volleyball court, recreation areas and tot lots, without providing an equivalent replacement pool, change room/toilet facility building, tennis court, combination tennis/basketball court, grass volleyball court, recreation area and/or tot lot.

DEVELOPER'S OPTION TO SUBDIVIDE AND WITHDRAW AREAS AND TO GRANT EASEMENTS AND/OR RIGHTS OF WAYS: The Developer advises that it has caused the subdivision and withdrawal of those certain areas designated in Exhibit "D" to the Declaration, and that those areas no longer constitute a part of the project, but may

be added to the project as a subsequent increment at a later date. The withdrawal of the specified areas from the project will not affect the amount of lease rent to be paid by apartment owners under their respective Condominium Conveyance Documents.

GRANTING/REALIGNMENT OF EASEMENTS: The Developer and the Fee Owner, their successors and assigns, shall have the reserved right, to and until December 31, 1992, to delete, relocate, realign, reserve and grant all easements and rights of ways over, under and on the common elements necessary or desirable, including but not limited to, easements and/or rights of ways for utilities, cesspools, sanitary and storm sewers, cable television, refuse disposal, driveways, parking areas and roadways, provided that such easements and/or rights of ways shall not be located on or within any existing structure of the property and shall not be exercised so as to unreasonably disturb, impair or interfere with the normal use and enjoyment of the property by the apartment owners.

Each and every party acquiring an interest in the property, by such acquisition, consents to any such granting and/or realignment of easements and/or rights of ways as provided hereinabove; agrees to execute such documents and instruments and do such other things as may be necessary or convenient to effect the same; and appoints Developer and its assigns his attorney-in-fact with full power of substitution to execute such documents and instruments and to do such things on his behalf, which grant of such power, being coupled with an interest, is irrevocable for the term of said reserved rights, and shall not be affected by the disability of such party or parties.

CONVEYANCE OF COMMERCIAL APARTMENTS: In the event the Developer shall be unable to obtain a variance from the City and County of Honolulu to permit the conduct of commercial activities in any of the commercial apartments (C-1 through C-14), the Developer, at its sole option, shall have the absolute right to convey said commercial apartments or any one or more thereof to the Association, and the Association shall accept any such conveyance and all of the obligations and responsibilities of apartment ownership provided for in the Declaration, the By-laws, the rules and regulations and in any agreements, decisions and determinations lawfully made by the Association in accordance with the voting percentages established under the Horizontal Property Act, the Declaration and the By-laws.

STATUS OF THE PROJECT: The Developer advises that completion of the project is scheduled for about January, 1984.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the Notice of Intention submitted on September 3, 1980, and information subsequently filed as of October 18, 1983.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration Nos. 1347 and 1348 filed with the Commission on September 3, 1980.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facimiles must be white.



G. "RED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

DISTRIBUTION:

Department of Finance
Bureau of Conveyances
Planning Department
City and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1347A
November 1, 1983

EXHIBIT "A"

TOWER "A"

PARKING STALL ASSIGNMENTS

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
101A	4170*	702A	2134
	4050*		2135
102A	4051*	703A	2037
	4052*		2038
103A	4053*	704A	2035
	4054*		2036
104A	4055*	801A	4146*
201A	4117*	802A	1126
202A	295	803A	1125
203A	294	804A	4147*
204A	4116*	805A	4148*
205A	4115*	806A	1124
206A	2127	807A	1029
207A	2126	808A	4149*
208A	4114*	901A	4064*
301A	4150*	902A	1069
302A	2155	903A	1158
303A	2156	904A	4065*
304A	4151*	905A	4066*
305A	4152*	906A	1159
306A	2157	907A	1127
307A	2158	908A	4067*
308A	4153*	1001A	4028*
401A	4068*	1002A	3024
402A	2069	1003A	3023
403A	2152	1004A	4027*
404A	4069*	1005A	4026*
405A	4070*	1006A	3022
406A	2153	1007A	3069
407A	2154	1008A	4025*
408A	4071*	1101A	2057
501A	4024*		2058
502A	2065	1102A	2136
503A	2066		2137
504A	4023*	1103A	2041
505A	4022*		2042
506A	2067	1104A	2039
507A	2068		2040
508A	4021*	1201A	4125*
601A	4121*	1202A	3127
602A	1028	1203A	3126
603A	1027	1204A	4124*
604A	4120*	1205A	4123*
605A	4119*	1206A	3125
606A	1026	1207A	3124
607A	1025	1208A	4122*
608A	4118*	1401A	4142*
701A	2059	1402A	3028
	2060	1403A	3027

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
1404A	4143*	2104A	4043*
1405A	4144*	2105A	4042*
1406A	3026	2106A	1156
1407A	3025	2107A	1157
1408A	4145*	2108A	4041*
1501A	4060*	2201A	4048*
1502A	3156	2202A	1065
1503A	3157	2203A	1066
1504A	4061*	2204A	4047*
1505A	4062*	2205A	4046*
1506A	3158	2206A	1067
1507A	3159	2207A	1068
1508A	4063*	2208A	4045*
1601A	3150	2301A	4129*
	3151	2302A	2034
1602A	3059	2303A	2033
	3060	2304A	4128*
1603A	3033	2305A	4127*
	3034	2306A	2032
1604A	3132	2307A	2031
	3133	2308A	4126*
1701A	4032*	2401A	3146
1702A	3065		3147
1703A	3066	2402A	3039
1704A	4031*		3040
1705A	4030*	2403A	3037
1706A	3067		3038
1707A	3068	2404A	3136
1708A	4029*		3137
1801A	4036*	2501A	4133*
1802A	1033	2502A	2133
1803A	1032	2503A	2132
1804A	4035*	2504A	4132*
1805A	4034*	2505A	4131*
1806A	1031	2506A	2131
1807A	1030	2507A	2130
1808A	4033*	2508A	4130*
1901A	4040*	2601A	4138*
1902A	1131	2602A	2148
1903A	1130	2603A	2149
1904A	4039*	2604A	4139*
1905A	4038*	2605A	4140*
1906A	1129	2606A	2150
1907A	1128	2607A	2151
1908A	4037*	2608A	4141*
2001A	3148	2701A	4134*
	3149	2702A	2061
2002A	3057	2703A	2062
	3058	2704A	4135*
2003A	3035	2705A	4136*
	3036	2706A	2063
2004A	3134	2707A	2064
	3135	2708A	4137*
2101A	4044*	2801A	2055
2102A	1154		2056
2103A	1155	2802A	2138
			2139

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
2803A	2043	3505A	3160
	2044	3506A	1152
2804A	2146	3507A	1153
	2147	3508A	3161
2901A	4056*	3601A	2049
2902A	3032		2050
2903A	3031	3602A	2051
2904A	4057*		2052
2905A	4058*	3603A	2047
2906A	3030		2048
2907A	3029	3604A	2142
2908A	4059*		2143
3001A	2161	3701A	1121
3002A	3131	3702A	1061
3003A	3130	3703A	1062
3004A	2162	3704A	1120
3005A	2122	3705A	1022
3006A	3129	3706A	1063
3007A	3128	3707A	1064
3008A	2121	3708A	1021
3101A	2125	3801A	1072
3102A	3152	3802A	1146
3103A	3153	3803A	1147
3104A	2124	3804A	1073
3105A	2123	3805A	1162
3106A	3154	3806A	1148
3107A	3155	3807A	1149
3108A	2022	3808A	1163
3201A	2053	3901A	1123
	2054	3902A	1057
3202A	2140	3903A	1058
	2141	3904A	1122
3203A	2045	3905A	1024
	2046	3906A	1059
3204A	2144	3907A	1060
	2145	3908A	1023
3301A	2070	4001A	3144
3302A	3061		3145
3303A	3062	4002A	3055
3304A	2071		3056
3305A	2159	4003A	3041
3306A	3063		3042
3307A	3064	4004A	3138
3308A	2160		3139
3401A	3123	4101A	1070
3402A	1135	4102A	1037
3403A	1134	4103A	1036
3404A	3122	4104A	1071
3405A	3121	4105A	1160
3406A	1133	4106A	1035
3407A	1132	4107A	1034
3408A	3120	4108A	1161
3501A	3070	4201A	2026
3502A	1150	4202A	1053
3503A	1151	4203A	1054
3504A	3071	4204A	2025

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
4205A	2024		1077
4206A	1055		1078
4207A	1056		1079
4208A	2023		1080
4301A	2030		1081
4302A	1142		1082
4303A	1143		1083
4304A	2029		1084
4305A	2028		1111
4306A	1144		1112
4307A	1145		1113
4308A	2027		1114
4401A	3142		1115
	3143		1116
4402A	216*		1117
	217*		1118
	218*		1119
	219*		1164
	220*		1165
	221*		1166
	222*		1167
	223*		1168
	224*		1169
	225*		1170
	226*		1171
	227*		1172
	228*		3053
	229*		3054
	286		3105
	287	4403A	3043
	288		3044
	289	4404A	3140
	290		3141
	291	C-1	3049
	292		3050
	293	C-2	3051
	307		3052
	308	C-3	3045
	309		3046
	310	C-4	3047
	311		3048
	312	C-5	1049
	313		1050
	314	C-6	1051
	315		1052
	316	C-7	1045
	1013		1046
	1014	C-8	1047
	1016		1048
	1017	C-9	245*
	1018		246*
	1019		247*
	1020		248*
	1074		249*
	1075		250*
	1076		251*

<u>Apt. No.</u>	<u>Stall No.</u>
	1042
	1043
	1044
C-10	252*
	253*
	254*
	255*
	256*
	257*
	1038
	1039
	1040
	1041
C-11	238*
	239*
	240*
	241*
	242*
	243*
	244*
	1139
	1140
	1141
C-12	231*
	232*
	233*
	234*
	235*
	236*
	237*
	1136
	1137
	1138

* uncovered parking

TOWER "B"

PARKING STALL ASSIGNMENTS

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
101B	4096*	702B	3110
	4097*		3111
102B	4094*	703B	3173
	4095*		3174
103B	4092*	704B	3084
	4093*		3085
104B	4091*	801B	4110*
201B	276*	802B	1103
202B	1009	803B	1104
203B	1010	804B	4111*
204B	275*	805B	4112*
205B	274*	806B	1105
206B	1011	807B	1106
207B	1012	808B	4113*
208B	273*	901B	4013*
301B	263*	902B	1001
302B	1092	903B	1002
303B	1091	904B	4014*
304B	264*	905B	4015*
305B	277*	906B	1003
306B	1090	907B	1004
307B	1089	908B	4016*
308B	3094	1001B	4079*
401B	4017*	1002B	1100
402B	1096	1003B	1099
403B	1095	1004B	4078*
404B	4018*	1005B	4077*
405B	4019*	1006B	1098
406B	1094	1007B	1097
407B	1093	1008B	4076*
408B	4020*	1101B	3011
501B	4075*		3012
502B	1005	1102B	3177
503B	1006		3178
504B	4074*	1103B	3087
505B	4073*		3086
506B	1007	1104B	3175
507B	1008		3176
508B	4072*	1201B	4161*
601B	4157*	1202B	2021
602B	1180	1203B	2072
603B	1179	1204B	4160*
604B	4156*	1205B	4159*
605B	4155*	1206B	1102
606B	1178	1207B	1101
607B	1177	1208B	4158*
608B	4154*	1401B	4106*
701B	3013	1402B	2076
	3014	1403B	2075

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
1404B	4107*	2104B	4006*
1405B	4108*	2105B	4007*
1406B	2074	2106B	2168
1407B	2073	2107B	2167
1408B	4109*	2108B	4008*
1501B	4009*	2201B	4087*
1502B	2166	2202B	2113
1503B	2165	2203B	2114
1504B	4010*	2204B	4086*
1505B	4011*	2205B	4085*
1506B	2164	2206B	2115
1507B	2163	2207B	2116
1508B	4012*	2208B	4084*
1601B	2093	2301B	4169*
	2094	2302B	3020
1602B	2091	2303B	3021
	2092	2304B	4168*
1603B	2089	2305B	4167*
	2090	2306B	2015
1604B	2179	2307B	2016
	2180	2308B	4166*
1701B	4083*	2401B	2097
1702B	2117		2098
1703B	2118	2402B	2095
1704B	4082*		2096
1705B	4081*	2403B	2103
1706B	2119		2104
1707B	2120	2404B	2005
1708B	4080*		2006
1801B	4165*	2501B	4098*
1802B	2017	2502B	3016
1803B	2018	2503B	3017
1804B	4164*	2504B	4099*
1805B	4163*	2505B	4100*
1806B	2019	2506B	3018
1807B	2020	2507B	3019
1808B	4162*	2508B	4101*
1901B	4102*	2601B	4001*
1902B	2080	2602B	3072
1903B	2079	2603B	3073
1904B	4103*	2604B	4002*
1905B	4104*	2605B	4003*
1906B	2078	2606B	3074
1907B	2077	2607B	3015
1908B	4105*	2608B	4004*
2001B	2105	2701B	4090*
	2106	2702B	3078
2002B	2107	2703B	3077
	2108	2704B	4089*
2003B	2007	2705B	4088*
	2008	2706B	3076
2004B	2009	2707B	3075
	2010	2708B	230*
2101B	4005*	2801B	2101
2102B	2170		2102
2103B	2169	2802B	2099
			2100

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
2803B	2001	3505B	259*
	2002	3506B	3114
2804B	2003	3507B	3115
	2004	3508B	258*
2901B	278*	3601B	3106
2902B	3164		3107
2903B	3163	3602B	3108
2904B	279*		3109
2905B	280*	3603B	3007
2906B	3162		3008
2907B	3079	3604B	3009
2908B	281*		3010
3001B	272*	3701B	296
3002B	3168	3702B	2084
3003B	3167	3703B	2083
3004B	271*	3704B	297
3005B	270*	3705B	306
3006B	3166	3706B	2082
3007B	3165	3707B	2081
3008B	269*	3708B	305
3101B	282*	3801B	304
3102B	3119	3802B	2174
3103B	3118	3803B	2173
3104B	283*	3804B	303
3105B	268*	3805B	302
3106B	3117	3806B	2172
3107B	3116	3807B	2171
3108B	284*	3808B	301
3201B	3092	3901B	300
	3093	3902B	2109
3202B	3090	3903B	2110
	3091	3904B	299
3203B	3088	3905B	1015
	3089	3906B	2111
3204B	3179	3907B	2112
	3180	3908B	298
3301B	285*	4001B	3098
3302B	3083		3097
3303B	3082	4002B	3095
3304B	265		3096
3305B	4049	4003B	3005
3306B	3081		3006
3307B	3080	4004B	3103
3308B	2129		3104
3401B	267	4101B	1088
3402B	3172	4102B	2011
3403B	3171	4103B	2012
3404B	266	4104B	1087
3405B	262*	4105B	1086
3406B	3170	4106B	2013
3407B	3169	4107B	2014
3408B	261*	4108B	1085
3501B	2128	4201B	1176
3502B	3112	4202B	2088
3503B	3113	4203B	2087
3504B	260*	4204B	1175

<u>Apt. No.</u>	<u>Stall No.</u>	<u>Apt. No.</u>	<u>Stall No.</u>
4205B	1174		
4206B	2086		
4207B	2085		
4208B	1173		
4301B	1107		
4302B	2178		
4303B	2177		
4304B	1108		
4305B	1109		
4306B	2176		
4307B	2175		
4308B	1110		
4401B	3101		
	3102		
4402B	3099		
	3100		
4403B	3001		
	3002		
4404B	3003		
	3004		

CENTURY PARK PLAZA

DISCLOSURE ABSTRACT

1. (a) PROJECT: Century Park Plaza
Pearl City, Oahu, Hawaii
- (b) DEVELOPER: Century Park Ventures
Suite 1200, Pioneer Plaza
900 Fort Street
Honolulu, Hawaii 96813
Tele: (808) 524-8505
- (c) PROJECT MANAGER: First American Management
Corporation
Suite 1210, Pioneer Plaza
900 Fort Street
Honolulu, Hawaii 96813
Tele: (808) 524-0722

2. USE OF APARTMENTS:

Except when the holder of the first mortgage on an apartment has entered into possession of the apartment following (i) a default under its first mortgage, (ii) a foreclosure proceeding, or (iii) a conveyance in lieu of foreclosure, the residential apartments shall be occupied and used only "as residential dwellings". There are thirteen (13) commercial apartments scheduled for Tower A of the project and one (1) commercial apartment scheduled for Tower B of the project. The commercial apartments may be used for any purpose which may from time to time be permitted by law. The Association shall have the power to enact resolutions, rules and regulations, and have the power to amend and repeal the same from time to time, reasonably restricting and regulating the use of the apartments and the common elements; provided, that any such resolutions, rule or regulation shall be consistent with the terms of the Declaration, and the By-Laws.

The Owners of the respective apartments shall have the absolute right to sell, lease, rent or otherwise transfer such apartments, or their undivided interests therein, subject to all provisions of the Horizontal Property Act, the Declaration and the By-Laws attached thereto; provided, however, that no apartment owner may sell, lease, rent or otherwise transfer less than the entire apartment except by way of a transfer of an undivided interest therein; provided further, that no apartment may be leased or rented for less than thirty days; and provided further however, that owners of commercial apartments may sublet less than the entire apartment to tenants in the ordinary course of business. The apartments are subject to additional restrictions on their use as set forth in (i) the Declaration of Horizontal Property Regime of Century Park Plaza, (ii) the By-Laws attached thereto, (iii) the Condominium Conveyance Documents, (iv) the Sales Agreements for the individual apartments, and (v) the House Rules. Copies of the foregoing documents are on file with the Real Estate Commission of the State of Hawaii.

No apartment owner shall use his apartment or appurtenant limited common elements for any purpose which will injure the reputation of the property, or suffer anything to be done or kept in his apartment or elsewhere on the property which will (a) jeopardize the soundness of the property, or (b) interfere with or unreasonably disturb the rights of other owners and occupants, or (c) obstruct the corridors or stairways of the building, or (d) reduce the value of the property, or (e) increase the rate (unless such owner pays such increase) or result in the cancellation of fire insurance on the residential apartments as a group or the contents thereof.

3. WARRANTIES:

The developer anticipates BUT DOES NOT WARRANT that the construction contract with the contractor for the project shall contain a warranty clause similar to Section 13.2.2 of AIA Document A201 which generally provides as follows:

If, within one year after the date of substantial completion of the work or designated portion thereof or within one year after acceptance by the owner of designated equipment, any of the work is found to be defective or not in accordance with the contract documents, the contractor shall correct it promptly after receipt of a written notice from the owner to do so unless the owner has previously given the contractor a written acceptance of such condition. The owner shall give notice promptly after discovery of the condition.

Developer makes no warranties itself, but if the purchaser shall give developer written notice of any such condition promptly after discovery thereof, and during the unexpired term of such contractor's warranty, developer shall forward such notice together with a written notice to the contractor to correct such condition. Developer shall attempt to assign to purchaser the unexpired term, if any, and any manufacturer's or dealer's warranties covering any furnishings, fixtures or appliances in the apartment. Purchaser acknowledges and agrees that developer is not adopting any such contractor's, manufacturer's or dealer's warranties, or acting as co-warrantor, but is merely attempting to pass through to purchaser the benefit of any such warranties. The terms of the manufacturer's or dealer's written warranties are available for purchaser's inspection at the developer's sales office. THE DEVELOPER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT, THE PROPERTY, THE PROJECT, OR CONSUMER PRODUCTS OR OTHER THINGS INSTALLED OR CONTAINED IN THE APARTMENT, THE PROPERTY OR THE PROJECT, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, HABITABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR USE.

At developer's or the contractor's option, an inspection program may be instituted and, if so, purchaser shall agree to inspect purchaser's apartment on a date and at a time specified in advance by developer or the contractor and upon completion of such inspection, to sign an inspection sheet to be furnished by developer or the contractor which shall list all defects or damages, if any, to the apartment, and furnishings, fixtures or appliances therein, if any. Purchaser shall agree to conclude

the sale of the property and accept possession of the apartment despite the existence of any defects or damages to the apartment unless it is uninhabitable. Purchaser shall agree to indemnify Seller for any damages or losses, including interest and attorneys' fees, resulting from any refusal to conclude the sale of the property or to accept possession of the property as provided above, and if purchaser shall make any such refusal, purchaser shall be deemed to be in default under the Sales Agreement, and in addition to any other remedies it may have, developer at its option may cancel said Agreement and keep all payments made thereunder as liquidated damages.

 * THE ATTENTION OF THE PURCHASER IS DIRECTED TO ARTICLE IV *
 * SECTION D OF THE SALES AGREEMENT (INCORPORATED HEREIN BY *
 * THIS REFERENCE) PERTAINING TO THE ABSENCE OF REPRESENTATIONS *
 * AND WARRANTIES CONCERNING THE APARTMENT, THE PROPERTY, THE *
 * PROJECT, ESTIMATED MAINTENANCE FEES AND RENTAL OF THE *
 * APARTMENT, AND CONTAINING A COVENANT NOT TO SUE IN CERTAIN *
 * CASES. *

4. BREAKDOWN OF ANNUAL MAINTENANCE FEES AND MONTHLY ESTIMATED COSTS FOR EACH APARTMENT:

The breakdown of annual maintenance fees and the estimated cost for each apartment have been prepared by First American Management Corporation as of September, 1983, and are subject to revision based on actual cost for the items enumerated. The developer can make no assurances regarding the estimated maintenance assessments. Variables such as inflation, uninsured casualty loss or damages, increased or decreased services from those contemplated by the developer, apartment owner delinquencies and other factors may cause the maintenance assessments to be greater or lesser than the estimated maintenance assessments. The breakdown of the estimated cost for each apartment contained herein does not include the purchaser's obligation for the payment of lease rent and real property taxes; estimates of the lease rent and real property taxes will be provided by the developer upon request.

 * NOTE: THE DEVELOPER ADVISES THAT COSTS AND EXPENSES OF *
 * MAINTENANCE AND OPERATION OF A CONDOMINIUM PROJECT ARE *
 * DIFFICULT TO ESTIMATE INITIALLY AND EVEN IF SUCH MAINTEN- *
 * ANCE FEES HAVE BEEN ACCURATELY ESTIMATED, SUCH FEES WILL *
 * TEND TO INCREASE IN AN INFLATIONARY ECONOMY AND AS THE *
 * IMPROVEMENTS AGE. MAINTENANCE FEES CAN VARY DEPENDING ON *
 * SERVICES DESIRED BY APARTMENT OWNERS. THE PURCHAERS SHOULD *
 * CHECK THE MAINTENANCE FEE SCHEDULE TO SEE WHAT SERVICES ARE *
 * INCLUDED THEREIN. *

RESIDENTIAL APARTMENTS:

<u>Apartment Type</u>	<u>Apartment Numbers</u>	<u>Estimated Monthly Maintenance Fee</u>
A	401A, 405A, 501A, 505A, 601A, 605A,	\$69.92

801A, 805A, 901A,
905A, 1001A, 1005A,
1201A, 1205A, 1401A,
1405A, 1501A, 1505A,
1701A, 1705A, 1801A,
1805A, 1901A, 1905A,
2101A, 2105A, 2201A,
2205A, 2301A, 2305A,
2501A, 2505A, 2601A,
2605A, 2701A, 2705A,
2901A, 2905A, 3001A,
3005A, 3101A, 3105A,
3301A, 3305A, 3401A,
3405A, 3501A, 3505A,
3701A, 3705A, 3801A,
3805A, 3901A, 3905A,
4101A, 4105A, 4201A,
4205A, 4301A, 4305A,
401B, 405B, 501B,
505B, 601B, 605B,
801B, 805B, 901B,
905B, 1001B, 1005B,
1201B, 1205B, 1401B,
1405B, 1501B, 1505B,
1701B, 1705B, 1801B,
1805B, 1901B, 1905B,
2101B, 2105B, 2201B,
2205B, 2301B, 2305B,
2501B, 2505B, 2601B,
2605B, 2701B, 2705B,
2901B, 2905B, 3001B,
3005B, 3101B, 3105B,
3301B, 3305B, 3401B,
3405B, 3501B, 3505B,
3701B, 3705B, 3801B,
3805B, 3901B, 3905B,
4101B, 4105B, 4201B,
4205B, 4301B, 4305B

AR

404A, 408A, 504A,
508A, 604A, 608A,
804A, 808A, 904A,
908A, 1004A, 1008A,
1204A, 1208A, 1404A,
1408A, 1504A, 1508A,
1704A, 1708A, 1804A,
1808A, 1904A, 1908A,
2104A, 2108A, 2204A,
2208A, 2304A, 2308A,
2504A, 2508A, 2604A,
2608A, 2704A, 2708A,
2904A, 2908A, 3004A,
3008A, 3104A, 3108A,
3304A, 3308A, 3404A,
3408A, 3504A, 3508A,
3704A, 3708A, 3804A,
3808A, 3904A, 3908A,
4104A, 4108A, 4204A,
4208A, 4304A, 4308A,
404B, 408B, 504B,
508B, 604B, 608B,

\$69.92

804B, 808B, 904B,
908B, 1004B, 1008B,
1204B, 1208B, 1404B,
1408B, 1504B, 1508B,
1704B, 1708B, 1804B,
1808B, 1904B, 1908B,
2104B, 2108B, 2204B,
2208B, 2304B, 2308B,
2504B, 2508B, 2604B,
2608B, 2704B, 2708B,
2904B, 2908B, 3004B,
3008B, 3104B, 3108B,
3304B, 3308B, 3404B,
3408B, 3504B, 3508B,
3704B, 3708B, 3804B,
3808B, 3904B, 3908B,
4104B, 4108B, 4204B,
4208B, 4304B, 4308B

B

202A, 206A, 302A,
306A, 402A, 406A,
502A, 506A, 602A,
606A, 802A, 806A,
902A, 906A, 1002A,
1006A, 1202A, 1206A,
1402A, 1406A, 1502A,
1506A, 1702A, 1706A,
1802A, 1806A, 1902A,
1906A, 2102A, 2106A,
2202A, 2206A, 2302A,
2306A, 2502A, 2506A,
2602A, 2606A, 2702A,
2706A, 2902A, 2906A,
3002A, 3006A, 3102A,
3106A, 3302A, 3306A,
3402A, 3406A, 3502A,
3506A, 3702A, 3706A,
3802A, 3806A, 3902A,
3906A, 4102A, 4106A,
4202A, 4206A, 4302A,
4306A, 202B, 206B,
302B, 306B, 402B,
406B, 502B, 506B,
602B, 606B, 802B,
806B, 902B, 906B,
1002B, 1006B, 1202B,
1206B, 1402B, 1406B,
1502B, 1506B, 1702B,
1706B, 1802B, 1806B,
1902B, 1906B, 2102B,
2106B, 2202B, 2206B,
2302B, 2306B, 2502B,
2506B, 2602B, 2606B,
2702B, 2706B, 2902B,
2906B, 3002B, 3006B,
3102B, 3106B, 3302B,
3306B, 3402B, 3406B,
3502B, 3506B, 3702B,
3706B, 3802B, 3806B,
3902B, 3906B, 4102B,
4106B, 4202B, 4206B,
4302B, 4306B

\$100.04

BR	203A, 207A, 303A, 307A, 403A, 407A, 503A, 507A, 603A, 607A, 803A, 807A, 903A, 907A, 1003A, 1007A, 1203A, 1207A, 1403A, 1407A, 1503A, 1507A, 1703A, 1707A, 1803A, 1807A, 1903A, 1907A, 2103A, 2107A, 2203A, 2207A, 2303A, 2307A, 2503A, 2507A, 2603A, 2607A, 2703A, 2707A, 2903A, 2907A, 3003A, 3007A, 3103A, 3107A, 3303A, 3307A, 3403A, 3407A, 3503A, 3507A, 3703A, 3707A, 3803A, 3807A, 3903A, 3907A, 4103A, 4107A, 4203A, 4207A, 4303A, 4307A, 203B, 207B, 303B, 307B, 403B, 407B, 503B, 507B, 603B, 607B, 803B, 807B, 903B, 907B, 1003B, 1007B, 1203B, 1207B, 1403B, 1407B, 1503B, 1507B, 1703B, 1707B, 1803B, 1807B, 1903B, 1907B, 2103B, 2107B, 2203B, 2207B, 2303B, 2307B, 2503B, 2507B, 2603B, 2607B, 2703B, 2707B, 2903B, 2907B, 3003B, 3007B, 3103B, 3107B, 3303B, 3307B, 3403B, 3407B, 3503B, 3507B, 3703B, 3707B, 3803B, 3807B, 3903B, 3907B, 4103B, 4107B, 4203B, 4207B, 4303B, 4307B	\$100.04
C	701A, 703A, 1101A, 1103A, 1601A, 1603A, 2001A, 2003A, 2401A, 2403A, 2801A, 2803A, 3201A, 3203A, 3601A, 3603A, 4001A, 4003A, 4401A, 4403A, 701B, 703B, 1101B, 1103B, 1601B, 1603B, 2001B, 2003B, 2401B, 2403B, 2801B, 2803B, 3201B, 3203B, 3601B, 3603B, 4001B, 4003B, 4401B, 4403B	\$172.89
CR	702A, 704A, 1102A, 1104A, 1602A, 1604A,	\$172.89

2002A, 2004A, 2402A,
 2404A, 2802A, 2804A,
 3202A, 3204A, 3602A,
 3604A, 4002A, 4004A,
 4402A, 4404A, 702B,
 704B, 1102B, 1104B,
 1602B, 1604B, 2002B,
 2004B, 2402B, 2404B,
 2802B, 2804B, 3202B,
 3204B, 3602B, 3604B,
 4002B, 4004B, 4402B,
 4404B

D	101A, 102B	\$270.40
DR	102A	\$270.40
E	103A	\$254.66
ER	103B	\$254.66
F	104A	\$131.32
FR	104B	\$131.32
G	101B	\$255.64
H	201A, 205A, 301A, 305A, 201B, 205B, 301B, 305B	\$69.92
HR	204A, 208A, 304A, 308A, 204B, 208B, 304B, 308B	\$69.92

COMMERCIAL APARTMENTS:

C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12	\$291.37
C-13, C-14	\$1,165.47

FIRST AMERICAN MANAGEMENT CORPORATION does hereby certify that the attached breakdown of annual maintenance fees and monthly estimated costs for each apartment is based on generally accepted accounting principles.

Dated: September 21, 1983.

FIRST AMERICAN MANAGEMENT
 CORPORATION

By [Signature]
 its
 [Signature] V.P.

PROPOSED OPERATING BUDGET FOR Century Park Plaza

RECEIPTS
 Maintenance Fee
 Start-up Fee
 Rental Income
 Parking
 Commissions
 Interest Income
 Late Fees
 Air Conditioning Fees
 Special Assessments
 Recreation Fees
 Other Receipts
TOTAL RECEIPTS

Monthly	Annually	Remarks
65,007	780,084	
65,007	780,084	

DISBURSEMENTS
 Audit & Tax Fees
 Insurance - Fire Package
 Insurance - Liability
 Insurance - Other
 Insurance - Medical
 Insurance - Workmen's Compensation
 Janitorial Service
 Lease Rent
 Legal Fees
 Management Fee
 Misc. & Project Office Expenses
 Refuse Service
 Maintenance & Repair - Building
 Maintenance & Repair - Elevator
 Maintenance & Repair - Sewage Facilities
 Maintenance & Repair - Other Equip.
 Maintenance & Repair - Grounds
 Maintenance & Repair - Pool
 Maintenance & Repair - Pest Control
 Maintenance & Repair - Road
 Maintenance & Repair - Roof
 Maintenance & Repair - Painting
 Payroll, Maintenance
 Payroll, Resident Manager
 Lodging, Resident Manager
 Payroll, Security Guard
 Payroll, Other
 Security Service
 Supplies, Grounds
 Supplies, Pool
 Supplies, Bldg., Other
 TV-Signal
 Taxes, Gross Income
 Taxes, Payroll
 Taxes, Real Property
 Taxes, Corporate Income
 Electricity
 Gas
 Telephone
 Water/Sewer
 Mortgage Loan Payment
 Other Disbursements
SUBTOTAL DISBURSEMENTS
 Transfer Reserve
Total Disbursements

100	1,200	90 audit 10 tx rtm.
3,000	36,000	
500	6,000	E&O \$400 + TDI \$100
180	2,160	4 @ \$45
510	6,120	
4,077	48,924	6.75/unit
150	1,800	
800	9,600	
150	1,800	
4,200	50,400	
200	2,400	Fire Equip. Roof Fans etc.
100	1,200	
50	600	
3,400	40,800	2 @ \$900; 2 @ \$800
1,500	18,000	
600	7,200	
6,400	76,800	2 shifts: 16 hrs. day @ 6.75/hr.
100	1,200	
150	1,800	
250	3,000	
		Building wired for cable
660	7,920	12% reman.
		12% reman.
20,000	240,000	2/3 Kukui Plaza (900 units)
3,300	39,600	2/3 Kukui Plaza (900 units)
520	6,240	Enterphone \$480 Mgr. 40
8,000	96,000	2/3 Kukui Plaza (900 units)
200	2,400	
59,097	709,164	
5,910	70,920	10% expenses
65,007	780,084	

PREPARED BY: [Signature] - CPA DATE: 9/15/83