

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

PENAKII II
Waipio, Ewa, Hawaii

Registration No. 1490

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: April 8, 1982
Expires: May 8, 1983

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 NOTICE OF INTENTION SUBMITTED ON MARCH 17, 1982, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MARCH 31 AND APRIL 2, 1982. 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. PENAKII II is a proposed fee simple condominium project consisting of one hundred twenty-eight (128) residential apartment units, all to be built in accordance

with floor plans filed with the Real Estate Commission. The project will contain one hundred seventy-eight (178) parking spaces, forty-one (41) of which are compact stalls. Fifty (50) of the 178 stalls are for guests.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.
3. Advertising and promotional matter has been or will shortly be submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the Condominium Map) have not been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, April 2, 1982, unless a Supplementary or Final Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Preliminary Public Report is made a part of this registration on PENAKII II condominium project. The Developer shall be responsible for placing this Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

NAME OF PROJECT: PENAKII II

LOCATION: The project is located at Waipio, Island of Oahu, State of Hawaii. The land consists of 4.833 acres comprising Lot 8664, as shown on Map 549 filed in the Office of said Assistant Registrar with Land Court, Application 1000.

TAX KEY: First Division, 9-4-115:7

ZONING: A-1

DEVELOPER: Gentry-Waipio, A Joint Venture, a Hawaii registered general partnership, 94-539 Puahi Street, Waipahu, Hawaii. The partners are Tom Gentry and Gentry-Pacific, Limited, a Hawaii corporation.

ATTORNEY REPRESENTING DEVELOPER: Mau, White & Yee, Attorneys-At-Law, A Law Corporation, 1000 Bishop Street, Suite 303, Honolulu, Hawaii 96813 (Attention: Ronald W. K. Yee or Gordon J. Mau), Telephone No. 536-3451.

DESCRIPTION OF THE PROJECT:

A. Description of Buildings: The property shall contain sixteen (16) separate apartment buildings constructed principally of wood, glass, concrete and gypsum board. All buildings shall contain eight (8) apartments. All buildings will be two stories in height, and no building shall have a basement.

As shown on the proposed Condominium Map, the apartment buildings are situated with respect to one another in two groups. The first grouping is an approximately rectangular cluster of six (6) buildings occupying the approximate center and northeast corner of the property and fronting Mohalu Street. Beginning with the building occupying the northeast corner of this cluster and proceeding clockwise, these six (6) buildings are consecutively designated A, B, C, D, E and F. The remaining ten (10) buildings are situated in an "L" shaped configuration along the west and south boundaries of the property. Beginning with the building occupying the northwest corner of the property and proceeding south and then east, these buildings are consecutively designated G, H, J, K, L, M, N, P, Q and R.

B. Description of the Apartments: One hundred twenty-eight (128) separate condominium apartments are designated within the perimeter and party walls, windows, doors, floors and ceilings of each of the one hundred twenty-eight apartment units of the property, distributed among the sixteen (16) apartment buildings of the property as described above, which spaces are referred to as "apartments", and are designated on said proposed Condominium Map and described as follows:

(1) Apartment Numbers and Locations: As shown on the proposed Condominium Map, the apartment designations are composed of the apartment number designation preceded by the building letter designation. The apartments contained in each apartment building are designated 1 through 8. The designation for apartments in building A, for instance, are as follows: "A-1", "A-2", "A-3", "A-4", "A-5", "A-6", "A-7" and "A-8". In each building, apartments 1 through 4 occupy the first story and apartments 5 through 8 occupy the second story. On the first story of each building, apartment 1 occupies the northeast corner of the building and numbering proceeds clockwise to apartment 4 occupying the northwest corner of the building. Similarly, on the second story of each building, apartment 5 occupies the northeast corner of the building and numbering proceeds clockwise to apartment 8 occupying the northwest corner of the building. Thus, in each building, apartment 5 is directly above apartment 1, apartment 6 is directly above apartment 2, apartment 7 is directly above apartment 3 and apartment 8 is directly above apartment 4.

(2) Layout and Area of Individual Apartments: All of the apartments have two (2) bedrooms, one (1) bathroom and a living room/dining room area which adjoins the kitchen area. All of the apartments have approximately 750 square feet of interior living space and a lanai. The lanai areas vary. Prospective purchasers should note that in accordance with local architectural practice, the approximate interior floor area of each apartment includes all of the walls and partitions within the perimeter walls, the entirety of the perimeter non-party walls and the interior half of perimeter party walls whether load-bearing or non-load bearing.

There are four (4) different apartment unit types, the primary difference in the types being in the orientation of the rooms to one another. The unit types are designated "A", "A Reverse" (AR), "B" and "B Reverse" (BR).

Attached hereto as Exhibit "A" and by reference made a part hereof is a list of the apartments which shows the unit type, lanai area and total area. Said Exhibit "A" also shows the parking stalls assigned to the various apartments as limited common elements.

(3) Access to Common Elements: Each first story apartment has immediate access to the grounds of the property and each second story apartment has access to the grounds of the property by means of a separate exterior stairway.

(4) 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; awnings (if any); the undecorated or unfinished surfaces of the floors and ceilings surrounding each apartment; 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, any interior staircases; and all fixtures installed in the apartment.

COMMON ELEMENTS: One freehold estate is designated in all of the remaining portions of the property, called the "common elements", including specifically but not limited to:

- A. Said land in fee simple.
- B. All structural components, such as foundations, girders, beams, supports, main walls, roofs, entrances, exits, floor slabs, unfinished perimeter, party and load-bearing walls, and walkways of said buildings.
- C. All common spaces such as yards, gardens, planting areas, trash collection areas, all parking areas, driveways and

access lanes, including parking stalls 13, 14, 23, 26, 27, 28, 29, 30, 109 and 138 through and including 178, which are guest parking stalls.

D. All common premises for the use of janitors, a resident manager or other persons employed for operation of the property, including Apartment A-1, which shall be the resident manager's apartment unit.

E. Installations for services such as pipes, cables, conduits, ducts, electrical equipment, wiring and other central appurtenant transmission facilities and installations over, under or across the property which serve more than one apartment for services such as power, light, gas, hot water, cold water, sewage, telephone, radio and television signal distribution, if any.

F. Any apparatus and installations existing for common use, such as tanks, pumps, motors, fans, compressors, ducts, vents and other such installations and apparatus.

G. The fences which surround the fenced yard areas.

H. All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, called the "limited common elements", are designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

A. Each apartment shall have for its exclusive use one (1) parking stall as assigned and designated on the proposed Condominium Map and as set forth in Exhibit "A" attached hereto and by reference made a part hereof.

B. Each apartment shall have for its exclusive use the mailbox bearing the same designation as such apartment.

C. Each ground floor apartment shall have for its exclusive use the fenced yard area which adjoins it.

D. Those portions of the concrete walkways and pads which are adjacent to and provide immediate access to the various apartments shall be limited common elements respectively appurtenant to the apartments to which they are adjacent and for which they provide access.

E. The exterior stairways and railings which serve the various second story apartments shall be limited common elements respectively appurtenant to and for the exclusive use of the apartment which they serve.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment, except for Apartment A-], shall have appurtenant thereto an undivided percentage interest in all common elements of the property (called the "common interest"), and the same proportionate share in all common profits and expenses of the property and for all other purposes, including voting. The undivided percentage interest appurtenant to each apartment shall be .7874, except for Apartment A-8 which shall have appurtenant thereto an undivided percentage interest of .7876.

EASEMENTS: The proposed Declaration of Horizontal Property Regime provides that the apartments and common elements (including limited common elements) shall have and be subject to a number of easements including but not limited to the following which prospective purchasers should note:

A. Each apartment owner shall have a non-exclusive easement shared with all members of the Gentry-Waipio Community Association to use those certain Common Areas of the Gentry-Waipio Community Area as such areas shall be designated from time to time pursuant to Article III of the Declaration of Covenants, Conditions and Restrictions for the Gentry-Waipio Community Area attached to the proposed Declaration of Horizontal Property Regime as Exhibit "F", subject, however, to those certain Specific Uses and Restrictions set forth in Section 3.03 thereof and to those certain Specific Conditions, Limitations and Restrictions on Improvements set forth in Section 4.03 thereof. As presently planned, the Common Areas are scheduled to consist of (1) those areas ("buffer areas") between Kamehameha Highway and the Community Area, consisting of grass areas, shrubbery and trees; and (2) that certain "pedestrian pathway" centrally located in the Community Area.

B. Each apartment shall have appurtenant thereto non-exclusive easements in other apartments in the building in which such apartment is located for support.

C. The Developer shall have the right to conduct extensive sales activities on the property, including the use of model apartments, sales and management offices, and extensive sales displays and activities until the earlier to occur of (1) forty-eight (48) months from the date of filing in the Office of said Assistant Registrar of the first apartment deed; or (2) the closing of the sale of the last unsold apartment in the project.

D. The Developer, its agents, employees, contractors, licensees, successors and assigns shall have an easement over and upon the property as may be reasonably necessary for the completion of improvements to and correction of defects in the property.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration of Horizontal Property Regime provides, among other things:

"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 apartments shall be occupied and used only 'as residential dwellings'. No apartment owner shall be permitted to lease his apartment or any portion thereof for transient or hotel purposes, which are defined as (a) rental for any period or less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen, or bellboy service."

The proposed House Rules submitted to the Commission provide, in part: (1) no waterbeds shall be permitted in the apartments; (2) no livestock, poultry, rabbits or other animals shall be allowed on the premises except that household pets in reasonable number may be kept by the owners and occupants of residential apartments; (3) all pets must be registered immediately with the Managing Agent; and (4) occupancy is limited to no more than two persons per bedroom in each apartment, excluding children under the age of five, except that in no event shall the number of occupants per bedroom contained in each apartment exceed three per bedroom, inclusive of children under the age of five.

OWNERSHIP OF TITLE: A Preliminary Title Report issued by Security Title Corporation dated January 26, 1982, reflects that fee simple title to the land is held in the name of Gentry-Waipio, A Joint Venture, a Hawaii registered general partnership, the developer.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report also reflects that the land is presently subject to the following encumbrances:

A. The terms and provisions of that certain Unilateral Agreement and Declaration of Conditional Zoning dated August 26, 1977, filed in the Office of said Assistant Registrar as Document No. 832326, made by and between THOMAS HENRY GENTRY, husband of Nora Silvia Gentry, and GENTRY-PACIFIC, LTD., a Hawaii corporation (also affects other property.)

B. Mortgage dated March 30, 1978, filed in the Office of said Assistant Registrar as Document No. 867417, and also recorded in the Bureau of Conveyances of the State of Hawaii in Book 12805, Page 585, made by GENTRY-WAIPIO, A JOINT VENTURE, a Hawaii registered general partnership, as Mortgagor, to BANK OF HAWAII, a Hawaii banking corporation, as Mortgagee, to secure the repayment of the sum of \$24,000,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said Mortgagor therein referred to (also affects other property.)

(1) Additional Charge Mortgage dated June 21, 1979, filed in the Office of said Assistant Registrar as Document No. 949092, and also recorded in said Bureau of Conveyances in Book 13813, Page 793, made by GENTRY-WAIPIO, A JOINT VENTURE, as Mortgagor, to BANK OF HAWAII, as Mortgagee, to secure the repayment of the additional loan of \$6,000,000.00 together with interest thereon in accordance with the terms

of that certain promissory note therein referred to. This is an additional charge mortgage to the foregoing mortgage (also affects other property).

(2) Notice of Commitment dated June 16, 1978, filed in the Office of said Assistant Registrar as Document No. 882129, and also recorded in said Bureau of Conveyances in Book 12969, Page 735, BANK OF HAWAII, Mortgagee, has committed itself to make future advances in the maximum amount of \$4,942,000.00 to GENTRY-WAIPIO, A JOINT VENTURE, Mortgagor.

(3) Notice of Commitment dated July 12, 1978, filed in the Office of said Assistant Registrar as Document No. 889058, and also recorded in said Bureau of Conveyances in Book 13036, Page 248, BANK OF HAWAII, Mortgagee, has committed itself to make future advances in the maximum amount of \$2,630,000.00 to GENTRY-WAIPIO, A JOINT VENTURE, Mortgagor.

(4) Additional Security Mortgage dated October 10, 1980, filed in the Office of said Assistant Registrar as Document No. 1036157, and also recorded in said Bureau of Conveyances in Book 15053, Page 401, made by GENTRY-WAIPIO, A JOINT VENTURE, as Mortgagor, to BANK OF HAWAII, as Mortgagee, to secure the repayment of \$21,000,000.00.

(a) By instrument dated February 23, 1981, filed in the Office of said Assistant Registrar as Document No. 1056316, and also recorded in said Bureau of Conveyances in Book 15367, Page 374, the foregoing Additional Security Mortgage was amended and also subordinated to the lien of that certain Additional Charge Mortgage hereinbelow referred to as B(5).

(b) By instrument dated August 14, 1981, filed in the Office of said Assistant Registrar as Document No. 1081341, and also recorded in said Bureau of Conveyances in Book 15766, Page 469, the foregoing Additional Security Mortgage was amended.

(5) Additional Charge Mortgage dated February 23, 1981, filed in the Office of said Assistant Registrar as Document No. 105631, and also recorded in said Bureau of Conveyances in Book 15367, Page 367, made by GENTRY-WAIPIO, A JOINT VENTURE, as Mortgagor, to BANK OF HAWAII, as Mortgagee, to secure the repayment of the additional loan of \$10,000,000.00 together with interest thereon in accordance with the terms of that certain promissory note therein referred to. This is an additional charge mortgage to the foregoing mortgage.

(6) Loan Modification Agreement and Amendment of Mortgage dated October 10, 1980, filed in the Office of said Assistant Registrar as Document No. 1039028, and also recorded in said Bureau of Conveyances in Book 15103, Page 641.

C. Easements 3164, 3167, 3168 and 3169, as shown on Map 549, as set forth by Land Court Order No. 57336, filed August 1, 1980. The Developer advises that these easements will be granted in favor of the City and County of Honolulu and/or the Board of Water Supply, which easements will run through various portions of the property.

D. Declaration of Covenants dated November 17, 1978, filed in the Office of said Assistant Registrar as Document No. 909239.

(1) By instrument dated November 17, 1980, filed in the Office of said Assistant Registrar as Document No. 1042252, the foregoing Declaration was amended.

(2) By instrument dated November 4, 1980, filed in the Office of said Assistant Registrar as Document No. 1042710, the foregoing Declaration was further amended.

E. Real property taxes as may be due and owing. Check with the Department of Finance for further information.

PURCHASE MONEY HANDLING: A specimen Condominium Reservation Agreement, Deposit Receipt and Sales Agreement (hereinafter called "Reservation and Sales Agreement") and the Escrow Agreement have been submitted to the Real Estate Commission as part of the registration. The Escrow Agreement dated March 10, 1982, identifies Security Title Corporation as the escrow agent. Upon examination, the specimen Reservation and Sales Agreement and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly with Section 514A-37, Sections 514A-39 and 40, and Section 514A-63 through Section 514A-66. The provisions of the Reservation and Sales Agreement and the Escrow Agreement should be carefully read by all prospective purchasers. The specimen Reservation and Sales Agreement filed as part of the registration recites the conditions under which the purchaser acknowledges receipt of the Public Report.

Among other provisions, the Escrow Agreement provides that the purchaser shall be entitled to a refund of his funds only if (a) seller asks Escrow to refund the purchaser's funds, or (b) seller notifies Escrow of seller's rescission of the Reservation and Sales Agreement, or (c) the conditions provided in Sections 514A-63, 514A-64 or 514A-66 of the Horizontal Property Act (as amended on the date the Reservation and Sales Agreement becomes binding and effective) have been met and written notice thereof has been provided to the seller.

Among other provisions, the specimen Reservation and Sales Agreement provides that:

A. All Reservation and Sales Agreements executed prior to the issuance of a Final Public Report for the project shall constitute a "reservation" and not a "binding contract" for the purchase of an apartment. Accordingly, the reservation may be cancelled and terminated at any time at the option of either party (and purchaser shall receive a refund) until such time as

the purchaser and seller execute a confirmation letter agreeing to render the Reservation and Sales Agreement a binding contract. Therefore, the purchaser should be aware that the execution of a Reservation and Sales Agreement prior to the issuance of a Final Public Report does not necessarily mean that the purchaser will be able to purchase the apartment reserved for the price stated or on the other terms stated in the Reservation and Sales Agreement, or on any terms at all.

B. Except for defects in any appliance or any other consumer product for which no warranty, express or implied, is given by the seller and which shall be covered only by the respective manufacturer's or dealer's warranty, if any, seller shall remedy all defects in the apartment or in any common elements due to faulty material or workmanship which are discovered within one (1) year from the date of completion of the building in which the apartment is located, as defined in Section 507-43 of the Hawaii Revised Statutes. Except for the express one year warranty, excluding appliances and other consumer products, made in the preceding sentence, THE SELLER MAKES NO WARRANTIES EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT AND THE PROJECT, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY OR WORKMANLIKE CONSTRUCTION.

C. The seller may cancel the Reservation 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.

D. The seller's mortgage loan (interim, renewals and extensions, used for acquiring the land, constructing the project, and associated costs) shall be and remain at all times a lien prior to and superior to any and all other liens or charges on the project, and purchasers intentionally waive, relinquish and subordinate the priority or superiority of any lien or other legal or equitable interest they may have under the Reservation and Sales Agreement in favor of the lien or charge on the project of the security interest of the lender.

E. Seller and its agent have no program at this time nor is any program planned or contemplated to offer a rental service of any kind to the owners of apartments in the project, either individually or in any form or pooling arrangement, or by a third-party designated or arranged for by seller, nor have any representations been made by seller or its agent as to the feasibility of renting the apartment, or otherwise generating income or deriving any other economic benefit from ownership of the apartment.

F. The purchaser will pay the following closing costs: one-half of all escrow fees, conveyance taxes, acknowledgment fees for purchaser, appraisal fees, recording fees, fees for purchaser's credit report, costs for drafting of the mortgage and

note, and any assignment thereof, and costs of any title insurance. All applicable mortgage costs shall be paid by purchaser, and purchaser shall pay the nonrefundable start-up fee for commencement of the operations of the project by the Managing Agent and the Association of Apartment Owners.

It is incumbent upon prospective purchasers that they read with care the specimen Reservation and Sales Agreement and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of the condominium units are placed in trust, as well as the retention and disbursement of funds.

MANAGEMENT AND OPERATION: The proposed By-Laws provide that the operation of the project shall be conducted for the Association of Apartment Owners by a responsible corporate Managing Agent. The Managing Agent shall be appointed by the Association, in accordance with the By-Laws, except that the Managing Agent for the initial period following the date of the organization of the Association of Apartment Owners may be appointed by the Developer without necessity of confirmation by the Association. The Developer proposes, at this time, to use Chaney, Brooks & Company, 841 Bishop Street, Suite 400, Honolulu, Hawaii, 96813.

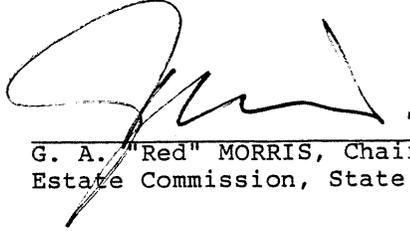
GENTRY-WAIPIO COMMUNITY AREA ASSOCIATION: Each apartment owner, upon acquiring his apartment, shall become a member of the Gentry-Waipio Community Area Association, a non-profit Hawaii corporation, which is separate from the Association of Apartment Owners of Penakii II. All apartment owners and any other persons or entities acquiring any right, title or interest in the property, including contract purchasers, are subject to, bound by, and shall comply strictly with the provisions of that certain Declaration of Covenants, Conditions and Restrictions for the Gentry-Waipio Community Area. The Community Area Association is authorized to assess a maintenance fee to cover expenses incurred in providing for the maintenance, restoration and repair of any improvements located upon common areas. All such assessments shall be separate and distinct from maintenance assessments for the Penakii II condominium project.

STATUS OF THE PROJECT: The Developer advises that construction of the project will commence on or about May 1, 1982, and completion is scheduled for about December 31, 1982.

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 March 17, 1982, and information subsequently filed as of March 31 and April 2, 1982.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1490 filed with

the Commission on March 17, 1982. The paper stock used in making facsimiles must be yellow.



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

DISTRIBUTION:

Department of Finance
Office of the Assistant Registrar
of the Land Court
Planning Department, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1490

April 8, 1982

Description of Apartments by Type
and Area; Parking Stall Assignments

<u>Apt. #</u>	<u>Type</u>	<u>Living</u>	<u>Lanai</u>	<u>Total</u>	<u>Parking Stall</u>
A-1	BR	750 sq. ft.	43 sq. ft.	793 sq. ft.	4
2	AR	750	36	786	5
3	B	750	43	793	7
4	A	750	36	786	2
5	BR	750	55	805	3
6	AR	750	40	790	6
7	B	750	55	805	8
8	A	750	40	790	1
B-1	A	750	43	793	12
2	BR	750	36	786	15
3	AR	750	43	793	17
4	B	750	36	786	10
5	A	750	55	805	11
6	BR	750	40	790	16
7	AR	750	55	805	18
8	B	750	40	790	9
C-1	BR	750	43	793	22
2	AR	750	36	786	24
3	B	750	43	793	31
4	A	750	36	786	20
5	BR	750	55	805	21
6	AR	750	40	790	25
7	B	750	55	805	32
8	A	750	40	790	19
D-1	A	750	43	793	56
2	BR	750	36	786	41
3	AR	750	43	793	42
4	B	750	36	786	54
5	A	750	55	805	57
6	BR	750	40	790	40
7	AR	750	55	805	43
8	B	750	40	790	55
E-1	BR	750	43	793	67
2	AR	750	36	786	63
3	B	750	43	793	65
4	A	750	36	786	69
5	BR	750	55	805	66
6	AR	750	40	790	62
7	B	750	55	805	64
8	A	750	40	790	68
F-1	A	750	43	793	76
2	BR	750	36	786	71
3	AR	750	43	793	73
4	B	750	36	786	74
5	A	750	55	805	77
6	BR	750	40	790	70
7	AR	750	55	805	72
8	B	750	40	790	75
G-1	A	750	43	793	81
2	B	750	36	786	82
3	AR	750	43	793	84
4	BR	750	36	786	79
5	A	750	55	805	80
6	B	750	40	790	83
7	AR	750	55	805	85
8	BR	750	40	790	78

<u>Apt. #</u>	<u>Type</u>	<u>Living</u>	<u>Lanai</u>	<u>Total</u>	<u>Parking Stall</u>
H-1	A	750 sq. ft.	43 sq. ft.	793 sq. ft.	89
2	B	750	36	786	90
3	AR	750	43	793	92
4	BR	750	36	786	87
5	A	750	55	805	88
6	B	750	40	790	91
7	AR	750	55	805	93
8	BR	750	40	790	86
J-1	A	750	43	793	60
2	B	750	36	786	59
3	AR	750	43	793	96
4	BR	750	36	786	95
5	A	750	55	805	61
6	B	750	40	790	58
7	AR	750	55	805	97
8	BR	750	40	790	94
K-1	A	750	43	793	98
2	B	750	36	786	52
3	AR	750	43	793	51
4	BR	750	36	786	100
5	A	750	55	805	99
6	B	750	40	790	53
7	AR	750	55	805	50
8	BR	750	40	790	101
L-1	A	750	43	793	102
2	B	750	36	786	104
3	AR	750	43	793	47
4	BR	750	36	786	105
5	A	750	55	805	103
6	B	750	40	790	49
7	AR	750	55	805	48
8	BR	750	40	790	106
M-1	A	750	43	793	115
2	B	750	36	786	113
3	AR	750	43	793	111
4	BR	750	36	786	107
5	A	750	55	805	114
6	B	750	40	790	112
7	AR	750	55	805	110
8	BR	750	40	790	108
N-1	A	750	43	793	44
2	BR	750	36	786	119
3	AR	750	43	793	117
4	B	750	36	786	45
5	A	750	55	805	118
6	BR	750	40	790	120
7	AR	750	55	805	116
8	B	750	40	790	46
P-1	A	750	43	793	37
2	BR	750	36	786	124
3	AR	750	43	793	122
4	B	750	36	786	39
5	A	750	55	805	38
6	BR	750	40	790	123
7	AR	750	55	805	121
8	B	750	40	790	125
Q-1	A	750	43	793	34
2	BR	750	36	786	128
3	AR	750	43	793	127
4	B	750	36	786	35

<u>Apt. #</u>	<u>Type</u>	<u>Living</u>	<u>Lanai</u>	<u>Total</u>	<u>Parking Stall</u>
Q-5	A	750 sq. ft.	55 sq. ft.	805 sq. ft.	33
6	BR	750	40	790	129
7	AR	750	55	805	126
8	B	750	40	790	36
R-1	BR	750	43	793	134
2	BR	750	36	786	136
3	B	750	43	793	131
4	A	750	36	786	133
5	BR	750	55	805	135
6	AR	750	40	790	137
7	B	750	55	805	130
8	A	750	40	790	132

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, the entirety of its perimeter non-party walls, and the interior load bearing. THE AREAS SHOWN ABOVE ARE APPROXIMATE ONLY, AND THE ACTUAL APARTMENT AREAS ARE LIKELY TO VARY SOMEWHAT.

END OF EXHIBIT "A"
(Page 3 of 3)

