

**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

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

ON  
KOKEA GARDENS  
1101, 1103, 1109, 1119, 1129, 1139,  
1201, 1209, 1219, 1229 and 1239 Kokea Street  
Honolulu, Hawaii

REGISTRATION NO. 1527 (CONVERSION)

**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: January 26, 1983  
Expires: February 26, 1984

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 7, 1983, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 20, 1983. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. KOKEA GARDENS is a proposed leasehold condominium conversion project consisting of one hundred forty-four (144) residential apartments contained in eleven (11) three-story

buildings with one hundred forty-four (144) assigned uncovered parking stalls (134 regular and 10 compact size) located on the grounds of the Project. Each apartment will have appurtenant to it one parking stall.

2. The Developer of the Project has submitted to the Commission for its examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime, the Bylaws of the Association of Apartment Owners and the Condominium Map will be filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii immediately prior to the application for a Final Public Report.
4. No advertising or promotional materials have been submitted to the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, 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 expires thirteen (13) months after issuance, January 26, 1983, unless a Final or Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
7. This Preliminary Public Report is made a part of the registration of KOKEA GARDENS. The Developer has the responsibility of placing a true copy of this Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt therefor.

NAME OF PROJECT: KOKEA GARDENS.

LOCATION: The Project is located at 1101, 1103, 1109, 1119, 1129, 1139, 1201, 1209, 1219, 1229 and 1239 Kokea Street, Honolulu, Hawaii and has a land area of approximately 2.769 acres.

TAX KEY: 1-6-2:96 (1st Tax Division-City and County of Honolulu).

ZONING: Apartment District (A-1) under the Ordinances of the City and County of Honolulu. Because the property is a

non-conforming structure, a variance would be required for rebuilding in the event of a major casualty.

DEVELOPER: KOKEA DEVELOPMENT CO., INC., a Hawaii corporation, whose principal place of business and post office address is 41 South Beretania Street, Suite B-101, Honolulu, Hawaii 96813 (telephone: (808) 521-8541). The officers of the corporation are: Peter B. Savio, President and Treasurer; Mary V. Savio, Vice President and Secretary.

ATTORNEY REPRESENTING DEVELOPER: Cades Schutte Fleming & Wright (Attention: Edward R. Brooks), Suite 1100, 1000 Bishop Street, P. O. Box 939, Honolulu, Hawaii 96808 (telephone: (808) 521-9200).

DESCRIPTION OF PROJECT: The proposed Project contains 144 residential apartments in eleven (11) three-story buildings with 144 parking stalls. The Project and the apartments are more specifically described in Exhibit "A" attached hereto and made a part hereof.

Each apartment shall be deemed to include: (i) any adjacent lanai to which such apartment has direct, exclusive access, (ii) all walls, columns and partitions which are not load-bearing within its perimeter walls, (iii) the inner decorated or finished surfaces of all walls, floors and ceilings, (iv) any doors, door frames, lanai railings, windows or window frames along the perimeters, (v) the airspace within the perimeters and (vi) all fixtures originally installed therein. The respective apartments shall not be deemed to include: (a) the undecorated or unfinished surfaces of the perimeter (party and non-party) walls, (b) the interior load-bearing columns, girders, beams and walls, (c) the undecorated or unfinished surfaces of the floors and ceilings surrounding each apartment, or (d) any pipes, shafts, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided.

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

- a. The Land in fee simple.
- b. All foundations, floor slabs, sewers, columns, girders, beams, supports, unfinished perimeter walls, load-bearing walls and roofs.
- c. All yards, grounds, recreation areas, trees, landscaping, planters and gardens.
- d. All refuse containers on the grounds of the Project.
- e. Storage room and laundry facilities on the ground floor of Building 10.

f. All roads, parking areas, driveways, walkways, stairways, building entries, corridors and courtyards.

g. All ducts, electrical equipment, wiring, pipes and other central appurtenant transmission facilities over, under and across the Project which serve more than one Apartment for services such as power, light, water, gas, sewer, telephone and television signal distribution.

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

LIMITED COMMON ELEMENTS: Each apartment shall have appurtenant thereto an exclusive easement for the use of a mailbox which bears the letter and number corresponding to the apartment and a parking space as designated on Exhibit "B" attached hereto as being appurtenant to such apartment. Each ground floor apartment (apartment Nos. A-101-104, B-101-104, C-101-104, D-101-104, E-101-104, F-101-104, G-101-104, H-101-104, I-101-104, J-101-105 and K-101-107) shall have appurtenant thereto an exclusive easement for a yard area as designated on the Condominium Map.

INTEREST TO BE CONVEYED TO PURCHASER: The apartments have the percentage common interests in the common elements of the Project as set forth in Exhibit "B" attached hereto. Each apartment shall have such percentage interest in all common profits and expenses of the Project and for all other purposes, including voting. Interests in each apartment will be transferred by the Trustees of the Estate of Bernice Pauahi Bishop to each purchaser under an Apartment Lease, consisting of a lease of the improvements comprising the particular apartment, and an undivided percentage interest in the common elements, inclusive of the land.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The proposed Declaration provides that each apartment shall be occupied and used only for residential purposes and no apartment shall be used as a tenement or rooming house or for or in connection with the carrying on of any business, trade or profession whatsoever. The respective apartments shall not be rented by the owners thereof for transient or hotel purposes, which shall be defined as (i) rental for any period less than thirty days, or (ii) any rental in which the occupants of the apartment are provided customary hotel services, such as room service for food and beverage, maid service, furnishing of laundry and linen, and bellboy service. Neither the apartments nor any interest therein shall be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with any time-sharing purpose or under any time-sharing plan, arrangement or program, including without limitation any so-called "vacation license", "travel club membership" or "time-interval ownership" arrangement. The term "time-sharing" as used herein shall be deemed to include, but is not limited to, any plan, program or arrangement under which the right to use, occupy, own or possess an apartment or apartments in the Project rotates among various persons on a

periodically recurring basis according to a fixed or floating interval or period of time, whether by way of deed, lease, association or club membership, license, rental or use agreement, co-tenancy agreement, partnership or otherwise. Other than the foregoing obligations, the owners of the respective apartments shall have the absolute right to lease the same, provided that such lease covers an entire apartment, is in writing and is made subject to the covenants and restrictions contained in the Declaration and Bylaws. The Bylaws provide, in part, that no livestock, poultry, rabbits or other animals whatsoever shall be allowed or kept in any part of the Project.

OWNERSHIP OF TITLE: A Preliminary Report dated December 15, 1982, issued by Title Guaranty of Hawaii, Incorporated states that fee simple title to the land is held by the Trustees of the Estate of Bernice Pauahi Bishop, deceased. Pursuant to that certain lease dated April 1, 1959, Hirano Brothers, Limited, a Hawaii corporation, is the lessee of the property to be submitted to the regime. The Developer has entered into a Deposit Receipt Offer and Acceptance dated November 8, 1982 with Hirano Brothers, Limited for the purchase of said Lease No. 11,392.

ENCUMBRANCES: Said Preliminary Report dated December 15, 1982 states that the title to the property is subject to the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division, Island of Oahu, Hawaii.

2. Lease No. 11,392, dated April 1, 1959, between the Trustees of the Estate of Bernice Pauahi Bishop and Hirano Brothers, Limited, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 253209.

3. Mortgage, dated April 24, 1968, between Hirano Brothers, Limited, and First Federal Savings and Loan Association of Hawaii, filed as aforesaid as Document No. 443237. The Mortgage was assigned to First Federal Savings and Loan Association of Pittsburgh by instrument dated April 30, 1968, filed as aforesaid as Document No. 443239.

4. Additional Charge Mortgage, dated February 12, 1974, between Hirano Brothers, Limited and First Federal Savings and Loan Association of Pittsburgh, filed as aforesaid as Document No. 668402.

PURCHASE MONEY HANDLING: A copy of a specimen Deposit Receipt and Sales Contract (the "Sales Contract") and an executed Escrow Agreement have been submitted as part of the registration. The Escrow Agreement, dated December 29, 1982 identifies Title Guaranty Escrow Services, Inc. as "Escrow." Upon examination, the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly with Sections 514A-37, 39, 40 and 63 through 66. A prospective purchaser should carefully examine the

form of Sales Contract and the Escrow Agreement to determine the time for and the amount of the installment payments on the purchase price and his obligations to pay the closing costs. It is incumbent upon the purchaser to read and understand the Escrow Agreement before signing the Sales Contract since the Escrow Agreement prescribes the procedure for receiving and disbursing the purchaser's down payments and the Sales Contract provides that the purchaser approves the Escrow Agreement.

Among other provisions, the Escrow Agreement provides that a purchaser shall be entitled to a return of his funds, and Escrow shall pay such funds to such purchaser, and upon the terms and conditions provided for in the Sales Contract, if any one of the following has occurred:

(a) The Developer and the purchaser shall have requested Escrow in writing to return to purchaser the funds of purchaser held under the Escrow Agreement by Escrow; or

(b) The Developer shall have notified Escrow of the Developer's exercise of the option to cancel or rescind the Sales Contract pursuant to any right of cancellation or rescission provided therein or otherwise available to the Developer; or

(c) The Developer and the purchaser shall have requested Escrow in writing to return to the purchaser the funds of the purchaser held under the Escrow Agreement by Escrow because:

(1) The purchaser has been unable to obtain adequate financing or a commitment for adequate financing, for the purchase of his apartment unit, within thirty (30) calendar days following the end of the ten (10) day calendar period during which the Developer is limited to selling to owner-occupants, as required by Chapter 514A, Part VI, Hawaii Revised Statutes, or

(2) The purchaser desires to cancel the Sales Contract because of hardship circumstances such as those set forth in Section 514A-104(1), Hawaii Revised Statutes, or because the purchaser indicates an intent not to become an owner-occupant of the apartment unit covered by the Sales Contract.

In any of the foregoing events, Escrow shall, unless the purchaser has waived or has been deemed to have waived the right to a refund, pay said funds to said purchaser (less a cancellation fee to Escrow of not less than \$25.00 per apartment or a cancellation fee commensurate with the work done by Escrow prior to such cancellation, whichever fee is greater) and thereupon said Sales Contract and any Apartment Lease theretofore delivered to Escrow shall be returned and shall be deemed no longer held under the Escrow Agreement; provided, however, that no refund shall be made to a purchaser at purchaser's request prior to receipt by the Developer of written notice from Escrow of its intent to make such refund.

The Sales Contract, among other things, contains acknowledgments by each purchaser: (i) that the Developer will not sponsor, arrange or promote any program for the rental or temporary use and occupancy of apartments in the Project other than apartments owned by the Developer upon completion of the Project, if any; (ii) that the purchaser must make any such arrangements for his apartment, if desired, without the involvement or participation of the Developer; (iii) that the Developer has authorized no agents, salesmen or brokers to make any representations as to rental or other income from any apartment or any other economic benefit, including possible advantages from the ownership of an apartment under federal or state tax laws, to be derived from the purchase of an apartment in the Project; (iv) that the purchaser acknowledges that no such representations or warranties have been made and that the Developer expressly disclaims and repudiates any representation from any source as to any possible economic benefit arising from ownership of an apartment in the Project; (v) that the purchaser's right, title and interest under the Sales Contract shall be subject and subordinate to the liens and security interests of any mortgages or other security instruments made by the Developer in favor of any lending institutions to secure one or more loans for the purpose of completing the conversion of the Project; (vi) that the Project and the apartment and anything installed or contained therein are being sold on an "as is" basis, without any warranties, express or implied; (vii) that the apartments in the Project may currently be occupied by tenants, and that it is the responsibility of the purchaser and not the Developer to evict any tenants in the purchaser's apartment; and (viii) that the Developer has the right to cancel the Sales Contracts if the Developer is unable to sell at least eighty-six (86) apartments in the Project or is unable to complete the conversion of the Project for any reason beyond the Developer's control.

MANAGEMENT AND OPERATION: Article III, Section 3, of the Bylaws states that the Board of Directors shall at all times employ a responsible managing agent to manage and control the Project, subject at all times to direction by the Board and subject to approval by the Trustees of the Estate of Bernice Pauahi Bishop. The Developer anticipates selecting Cenpac Properties, Inc., whose principal place of business and post office address is 1150 South King Street, Suite 1101, Honolulu, Hawaii 96814 as the initial managing agent of the Project.

STATUS OF PROJECT: THE PROJECT IS A CONDOMINIUM CONVERSION, AND THE BUILDINGS AND APARTMENTS WERE CONSTRUCTED IN 1959 and 1961. A LETTER DATED JANUARY 10, 1983 FROM THE BUILDING DEPARTMENT, CITY AND COUNTY OF HONOLULU VERIFIES THAT THE PROJECT MET ALL CODE REQUIREMENTS AT THE TIME OF CONSTRUCTION AND NO VARIANCES OR SPECIAL PERMITS WERE GRANTED TO ALLOW DEVIATIONS FROM ANY APPLICABLE CODES. THE PROJECT, THE APARTMENTS AND ANYTHING INSTALLED OR CONTAINED IN THE APARTMENTS ARE BEING SOLD IN "AS IS" CONDITION, AND THE

DEVELOPER WILL NOT MAKE ANY CORRECTIONS TO THE PROJECT OR APARTMENTS OR ANYTHING INSTALLED AS CONTAINED THEREIN, EXCEPT FOR THOSE THINGS EXPRESSLY DISCLOSED IN PARAGRAPH FOUR OF THE SALES CONTRACT. THE DEVELOPER SHALL NOT BE LIABLE FOR OR OBLIGATED TO CORRECT ANY CONSTRUCTION OR OTHER DEFECTS IN THE PROJECT OR APARTMENTS OR ANYTHING INSTALLED OR CONTAINED THEREIN, WHETHER OR NOT SUCH DEFECTS ARE HIDDEN OR LATENT. THE DEVELOPER DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROJECT, THE APARTMENTS OR ANYTHING INSTALLED OR CONTAINED THEREIN, INCLUDING ANY IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

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The purchaser and prospective purchasers should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted January 7, 1983 and information subsequently filed as of January 20, 1983.

This PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1527 filed with the Commission on January 7, 1983.

The report, when reproduced, shall be a true copy of the Commission's Public Report. Paper stock used in making facsimiles must be yellow.



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

Distribution:

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

Registration No. 1527

January 26, 1983.

EXHIBIT "A"

PHYSICAL DESCRIPTION

- A. Project. The Project consists of eleven (11) existing three-story buildings (Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11) with no basements, and 144 on-site uncovered parking stalls 134 of which are regular stalls and 10 of which are compact stalls and all of which are designated as limited common elements. Building 1 is located at 1229 Kokea Street, Building 2 is located at 1201 Kokea Street, Building 3 is located at 1119 Kokea Street, Building 4 is located at 1239 Kokea Street, Building 5 is located at 1219 Kokea Street, Building 6 is located at 1209 Kokea Street, Building 7 is located at 1139 Kokea Street, Building 8 is located at 1129 Kokea Street, Building 9 is located at 1109 Kokea Street, Building 10 is located at 1101 Kokea Street and Building 11 is located at 1103 Kokea Street. All buildings are constructed of concrete masonry and hollow tile with concrete floor slabs and pitch and gravel roofing. There are one hundred and forty-four (144) residential apartments of ten (10) models (A, B, C, D, E, F, G, H, I and J).
- B. Apartments. The Project contains one hundred and forty-four (144) residential apartments. There are twelve (12) one-bedroom, one-bath apartments, sixty-nine (69) two-bedroom, one-bath apartments, sixty (60) three-bedroom, one-bath apartments and three (3) four-bedroom, one and one-half bath apartments in the Project based on ten different models. All apartments are furnished with a shower, heater, disposal, refrigerator and range/oven. Each apartment on the first floor of each building has immediate access to the Project grounds and parking areas, and each apartment on the second and third floors has immediate access to stairwells providing access to the walkways connecting the building to the Project grounds and parking areas. Each apartment has been assigned a parking stall which will be a limited common element appurtenant to that apartment, which is identified in Exhibit "B".

There are three (3) model "A" apartments in the Project, each consisting of one-bedroom, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 435 square feet, consisting of an interior area of approximately 361 square feet and a lanai of approximately 74 square feet.

There are nine (9) model "B" apartments in the Project, each consisting of one-bedroom, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 577 square feet, consisting of an interior area of approximately 435 square feet and a lanai of approximately 92 square feet.

There are three (3) model "C" apartments in the Project, each consisting of two-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment

contains a total area of approximately 707 square feet, consisting of an interior area of approximately 642 square feet and a lanai area of approximately 65 square feet.

There are thirty-six (36) model "D" apartments in the Project, each consisting of two-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 739 square feet, consisting of an interior area of approximately 624 square feet and a lanai area of approximately 115 square feet.

There are twelve (12) model "E" apartments in the Project, each consisting of two-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 751 square feet, consisting of an interior area of approximately 644 square feet and a lanai area of approximately 107 square feet.

There are twelve (12) model "F" apartments in the Project, each consisting of two-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 752 square feet, consisting of an interior area of approximately 643 square feet and a lanai area of approximately 109 square feet.

There are six (6) model "G" apartments in the Project, each consisting of two-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 813 square feet, consisting of an interior area of 704 square feet and a lanai area of 109 square feet.

There are forty-five (45) model "H" apartments in the Project, each consisting of three-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 880 square feet, consisting of an interior area of approximately 763 square feet and a lanai area of approximately 117 square feet.

There are fifteen (15) model "I" apartments in the Project, each consisting of three-bedrooms, one-bath, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 891 square feet, consisting of an interior area of approximately 763 square feet and a lanai area of approximately 128 square feet.

There are three (3) model "J" apartments in the Project, each consisting of four-bedrooms, one and one-half baths, one living/dining room and one kitchen. Each such apartment contains a total area of approximately 943 square feet, consisting of an interior area of 879 square feet and a lanai area of approximately 64 square feet.

A list of apartments, models, apartment numbers, assigned parking stalls, areas and percentages of common interest appurtenant to each apartment is set forth as Exhibit "B" attached hereto and made a part hereof. The percentages of common interest have been based upon the

approximate interior square footages of the apartments and shall be valid and effective whether or not the Developer's calculations of such interests are accurate or mathematically correct.

EXHIBIT "A"

EXHIBIT "B"

Model	Number	*Apartment Numbers (Parking Stalls)	Bdrm/ Bath	Net Area in Sq. Ft. (Approx.)			Percentage of Common Interest
				Total	Interior	Lanai	
A	3	✓K-106 (140C)	1/1	435	361	74	.38
		✓K-206 (101)	1/1	435	361	74	.38
		✓K-306 (138)	1/1	435	361	74	.39
B	9	✓A-103 (19C)	1/1	577	485	92	.51
		✓A-203 (20C)	1/1	577	485	92	.51
		✓A-303 ( 21)	1/1	577	485	92	.51
		✓B-103 ( 60)	1/1	577	485	92	.51
		✓B-203 ( 61)	1/1	577	485	92	.51
		✓B-303 ( 56)	1/1	577	485	92	.51
		✓C-103 ( 64)	1/1	577	485	92	.51
		✓C-203 (68C)	1/1	577	485	92	.51
		✓C-303 ( 96)	1/1	577	485	92	.51
C	3	✓K-107 (136)	2/1	707	642	65	.62
		✓K-207 (106)	2/1	707	642	65	.62
		✓K-307 (139)	2/1	707	642	65	.62
D	36	✓D-102 ( 6)	2/1	739	624	115	.65
		✓D-103 ( 9)	2/1	739	624	115	.65
		✓D-202 ( 5)	2/1	739	624	115	.65
		✓D-203 ( 8)	2/1	739	624	115	.65
		✓D-302 ( 4)	2/1	739	624	115	.65
		✓D-303 ( 7)	2/1	739	624	115	.65
		✓E-102 ( 36)	2/1	739	624	115	.65
		✓E-103 ( 33)	2/1	739	624	115	.65
		✓E-202 ( 37)	2/1	739	624	115	.65
		✓E-203 ( 34)	2/1	739	624	115	.65
		✓E-302 ( 38)	2/1	739	624	115	.65
		✓E-303 ( 35)	2/1	739	624	115	.65
		✓F-102 ( 47)	2/1	739	624	115	.65
		✓F-103 ( 50)	2/1	739	624	115	.65
		✓F-202 ( 46)	2/1	739	624	115	.65
		✓F-203 ( 49)	2/1	739	624	115	.65
		✓F-302 ( 45)	2/1	739	624	115	.65
		✓F-303 ( 48)	2/1	739	624	115	.65
		✓G-102 ( 74)	2/1	739	624	115	.65
		✓G-103 ( 71)	2/1	739	624	115	.65
		✓G-202 ( 75)	2/1	739	624	115	.65
		✓G-203 ( 72)	2/1	739	624	115	.65
		✓G-302 ( 76)	2/1	739	624	115	.65
		✓G-303 ( 73)	2/1	739	624	115	.65
		✓H-102 ( 85)	2/1	739	624	115	.65
		✓H-103 ( 88)	2/1	739	624	115	.65
		✓H-202 ( 84)	2/1	739	624	115	.65
		✓H-203 ( 87)	2/1	739	624	115	.65
		✓H-302 ( 83)	2/1	739	624	115	.65
		✓H-303 ( 86)	2/1	739	624	115	.65
✓I-102 (114)	2/1	739	624	115	.65		
✓I-103 (111)	2/1	739	624	115	.65		
✓I-202 (115)	2/1	739	624	115	.65		
✓I-203 (112)	2/1	739	624	115	.65		
✓I-302 (116)	2/1	739	624	115	.65		
✓I-303 (113)	2/1	739	624	115	.65		

Model	Number	*Apartment Numbers (Parking Stalls)	Bdrm/ Bath	Net Area in Sq. Ft. (Approx.)			Percent age o Common Intere
				Total	Interior	Lanai	
E	12	J-102 (123)	2/1	751	644	107	.66
		J-103 (126)	2/1	751	644	107	.66
		J-202 (124)	2/1	751	644	107	.66
		J-203 (127)	2/1	751	644	107	.66
		J-302 (125)	2/1	751	644	107	.66
		J-303 (144)	2/1	751	644	107	.66
		K-102 (103)	2/1	751	644	107	.66
		K-105 (135)	2/1	751	644	107	.66
		K-202 (107)	2/1	751	644	107	.66
		K-205 (100)	2/1	751	644	107	.66
		K-302 (131)	2/1	751	644	107	.66
		K-305 (137)	2/1	751	644	107	.66
F	12	J-101 (120)	2/1	752	643	109	.66
		J-105 (130)	2/1	752	643	109	.66
		J-201 (121)	2/1	752	643	109	.66
		J-205 (143)	2/1	752	643	109	.66
		J-301 (122)	2/1	752	643	109	.66
		J-305 (129)	2/1	752	643	109	.66
		K-101 (104)	2/1	752	643	109	.66
		K-104 (134)	2/1	752	643	109	.66
		K-201 (108)	2/1	752	643	109	.66
		K-204 ( 99)	2/1	752	643	109	.66
		K-301 (105)	2/1	752	643	109	.66
		K-304 (133)	2/1	752	643	109	.66
G	6	J-104 (142)	2/1	813	704	109	.72
		J-204 (141)	2/1	813	704	109	.72
		J-304 (128)	2/1	813	704	109	.72
		K-103 (102)	2/1	813	704	109	.72
		K-203 ( 98)	2/1	813	704	109	.72
		K-303 (132)	2/1	813	704	109	.72
H	45	A-104 ( 22)	3/1	880	763	117	.77
		A-204 ( 23)	3/1	880	763	117	.77
		A-304 ( 24)	3/1	880	763	117	.77
		B-104 ( 59)	3/1	880	763	117	.77
		B-204 ( 58)	3/1	880	763	117	.77
		B-304 (57C)	3/1	880	763	117	.77
		C-104 ( 65)	3/1	880	763	117	.77
		C-204 ( 93)	3/1	880	763	117	.77
		C-304 ( 97)	3/1	880	763	117	.77
		D-101 ( 3)	3/1	880	763	117	.77
		D-104 ( 12)	3/1	880	763	117	.77
		D-201 ( 2)	3/1	880	763	117	.77
		D-204 ( 11)	3/1	880	763	117	.77
		D-301 ( 1)	3/1	880	763	117	.77
		D-304 ( 10)	3/1	880	763	117	.77
		E-101 ( 39)	3/1	880	763	117	.77
		E-104 ( 30)	3/1	880	763	117	.77
		E-201 ( 40)	3/1	880	763	117	.77
		E-204 ( 31)	3/1	880	763	117	.77
		E-301 (41C)	3/1	880	763	117	.77
		E-304 ( 32)	3/1	880	763	117	.77
F-101 ( 44)	3/1	880	763	117	.77		
F-104 ( 53)	3/1	880	763	117	.77		

EXHIBIT "B"

Model	Number	*Apartment Numbers (Parking Stalls)	Bdrm/ Bath	Net Area in Sq. Ft. (Approx.)			Percentage of Common Interes
				Total	Interior	Lanai	
H	(continued)	F-201 ( 43)	3/1	880	763	117	.77
		/F-204 ( 52)	3/1	880	763	117	.77
		/F-301 ( 42)	3/1	880	763	117	.77
		/F-304 ( 51)	3/1	880	763	117	.77
		/G-101 ( 77)	3/1	880	763	117	.77
		/G-104 ( 54)	3/1	880	763	117	.77
		/G-201 ( 78)	3/1	880	763	117	.77
		/G-204 ( 69)	3/1	880	763	117	.77
		/G-301 ( 79)	3/1	880	763	117	.77
		/G-304 ( 70)	3/1	880	763	117	.77
		/H-101 ( 82)	3/1	880	763	117	.77
		/H-104 ( 91)	3/1	880	763	117	.77
		/H-201 ( 81)	3/1	880	763	117	.77
		/H-204 ( 90)	3/1	880	763	117	.77
		/H-301 ( 80)	3/1	880	763	117	.77
		/H-304 ( 89)	3/1	880	763	117	.77
		/I-101 (117)	3/1	880	763	117	.77
		/I-104 ( 92)	3/1	880	763	117	.77
		/I-201 (118)	3/1	880	763	117	.77
		/I-204 (109)	3/1	880	763	117	.77
		/I-301 (119)	3/1	880	763	117	.77
/I-304 (110)	3/1	880	763	117	.77		
I	15	/A-102 ( 16)	3/1	891	763	128	.78
		/A-201 ( 14)	3/1	891	763	128	.78
		/A-202 ( 17)	3/1	891	763	128	.78
		/A-301 ( 15)	3/1	891	763	128	.78
		/A-302 (18C)	3/1	891	763	128	.78
		/B-102 ( 28)	3/1	891	763	128	.78
		/B-201 ( 26)	3/1	891	763	128	.78
		/B-202 ( 29)	3/1	891	763	128	.78
		/B-301 ( 27)	3/1	891	763	128	.78
		/B-302 ( 55)	3/1	891	763	128	.78
		/C-102 ( 63)	3/1	891	763	128	.78
		/C-201 (66C)	3/1	891	763	128	.78
		/C-202 (67C)	3/1	891	763	128	.78
		/C-301 ( 94)	3/1	891	763	128	.78
/C-302 (95C)	3/1	891	763	128	.78		
J	3	/A-101 ( 13)	4/1-1/2	943	879	64	.83
		/B-101 ( 25)	4/1-1/2	943	879	64	.83
		/C-101 ( 62)	4/1-1/2	943	879	64	.83

\*The letter "A" before an apartment number designates Building 1 of the Project; the letter "B" before an apartment number designates Building 2 of the Project; the letter "C" before an apartment number designates Building 3 of the Project; the letter "D" before an apartment number designates Building 4 of the Project; the letter "E" before an apartment number designates Building 5 of the Project; the letter "F" before an apartment number designates Building 6 of the Project; the letter "G" before an apartment number designates Building 7 of the Project; the letter "H" before an apartment number designates Building 8 of the Project; the letter "I" before an apartment number designates Building 9 of the Project; the letter "J" before an apartment number designates Building 10 of the Project and the letter "K" before an apartment number designates Building 11 of the Project.

The letter "C" after a parking stall number designates a compact parking stall. All other parking stalls are regular sized.

EXHIBIT "B"

KOKEA GARDENS

DISCLOSURE ABSTRACT

(Section 514A-61, HRS)

1. Name of Project: Kokea Gardens  
1101, 1103, 1109, 1119, 1129, 1139,  
1201, 1209, 1219, 1229 and 1239  
Kokea Street  
Honolulu, Hawaii 96817
- Developer: Kokea Development Co., Inc.  
41 South Beretania Street, Suite B-101  
Honolulu, Hawaii 96813  
Telephone: (808) 521-8541
- Project Manager: Cen Pac Properties, Inc.  
1150 South King Street  
Honolulu, Hawaii 96813  
Telephone: (808) 536-1902

2. Maintenance Fees:

Attached is a proposed operating budget prepared by the Developer as of December 30, 1982. As indicated in the operating budget, the annual maintenance fee estimated for the entire Project is \$154,478.00. Based on the percentage common interest appurtenant to the apartments as described in the Declaration, the monthly estimated maintenance fee for each apartment is set forth in the attached budget. The maintenance fees cover the "common expenses" as defined in the Bylaws of the Association of Apartment Owners of Kokea Gardens.

Because the Association of Apartment Owners will be newly organized and will have no history of operation, the Developer can make no assurances regarding the estimated maintenance fees. In addition, such variables as inflation, insured casualty loss or damages, increased or decreased services from those contemplated by the Developer, apartment owner delinquencies and other factors may also cause the maintenance fees to be greater or lesser than the estimated maintenance fees. The attached breakdown of the estimated costs for each apartment does not include the purchaser's obligations for the payment of real property taxes or mortgage loans.

3. Warranties:

The Project was constructed in 1959 and 1961. The Project, the apartments and anything installed or contained therein are being sold on an "as is" basis, without any warranties whatsoever, express or implied. Paragraphs 13 and 14 of the Deposit Receipt and Sales Contract provide as follows:

"13. Apartment and Project Being Sold "As Is." THE APARTMENT AND PROJECT WERE INITIALLY CONSTRUCTED IN 1959 and 1961, AND ARE NOW BEING SOLD IN "AS IS" CONDITION. THIS MEANS THAT THE SELLER SHALL NOT CAUSE TO BE CORRECTED ANY DEFECTS IN THE PROJECT, THE APARTMENT OR ANYTHING INSTALLED OR CONTAINED THEREIN EXCEPT FOR THOSE THINGS EXPRESSLY SET FORTH IN PARAGRAPH 4 OF THIS SALES CONTRACT. THE EXISTENCE OF ANY DEFECT IN THE PROJECT, THE APARTMENT OR ANYTHING INSTALLED OR CONTAINED THEREIN SHALL NOT EXCUSE THE BUYER'S OBLIGATION TO PERFORM ALL OF HIS OBLIGATIONS UNDER THIS CONTRACT.

"14. Seller's Disclaimer of Warranties.

- a. No Warranties of Seller. THE SELLER AGREES TO REQUIRE FROM THE GENERAL CONTRACTOR OF THE PROJECT A WRITTEN WARRANTY FOR WORKMANSHIP AND MATERIALS USED IN THE REPAIRS DESCRIBED IN PARAGRAPH 4 OF THIS SALES CONTRACT, TOGETHER WITH A COVENANT TO REPAIR ANY DEFECTS DUE TO FAULTY MATERIALS AND/OR WORKMANSHIP WHICH ARE DISCOVERED AND REPORTED WITHIN THE ONE (1) YEAR WARRANTY PROVIDED FOR IN THE CONTRACT BETWEEN THE SELLER AND THE GENERAL CONTRACTOR. UNLESS PROHIBITED BY THE TERMS OF ANY CONTRACT OR WARRANTY, THE SELLER FURTHER AGREES, WITHOUT INCURRING ANY LEGAL LIABILITY THEREFOR, TO COOPERATE WITH THE BUYER AND USE ITS BEST EFFORTS TO HAVE ALL SUCH WARRANTIES PERFORMED BY THE GENERAL CONTRACTOR TO THE FULLEST EXTENT THEREOF. ALL SUCH WARRANTIES SHALL BE IN LIEU OF ANY SELLER'S WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROJECT. THE BUYER UNDERSTANDS AND AGREES THAT THE SELLER IS DISCLAIMING ANY WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WITH RESPECT TO THE PROJECT, THE APARTMENT OR ANYTHING INSTALLED OR CONTAINED THEREIN. THE APARTMENTS AND THE PROJECT WILL BE DEEMED TO BE SOLD "AS IS", AND THE SELLER WILL NOT BE LIABLE TO THE BUYER FOR ANY CONSTRUCTION OR OTHER DEFECTS, INCLUDING ANY LATENT OR HIDDEN DEFECTS IN THE PROJECT, THE APARTMENT OR ANYTHING INSTALLED OR CONTAINED THEREIN. THIS MEANS THAT THE BUYER WILL NOT HAVE THE RIGHT TO FILE ANY LAWSUIT FOR DAMAGES AGAINST THE SELLER FOR ANY DEFECTS LATER DISCOVERED BY THE BUYER.
- b. Seller's Disclaimer as Essential Factor for Low Purchase Price. THE BUYER ACKNOWLEDGES AND AGREES THAT THE SELLER'S DISCLAIMER OF WARRANTIES IS AN ESSENTIAL ELEMENT IN THE DETERMINATION OF THE LOW PURCHASE PRICE FOR THE APARTMENT BEING SOLD TO THE BUYER. THIS MEANS THAT THE APARTMENT WOULD NOT HAVE BEEN SOLD TO THE BUYER FOR THE AMOUNT OF THE PURCHASE PRICE STATED IN THIS CONTRACT WITHOUT THE SELLER'S DISCLAIMER OF WARRANTIES."

4. Residential:

The apartments in the Project may be used only for residential purposes and may not be used as a tenement or rooming house or for or in connection with the carrying on of any business, trade or profession whatsoever. The apartments shall

not be rented for transient or hotel purposes, which shall be defined as (i) rental for any period less than thirty days, or (ii) any rental in which the occupants of the apartment are provided customary hotel services. The apartments shall not be sold, leased, rented or used for any "time-sharing" or related or similar purpose. The Developer will not sponsor, arrange or promote any program for the rental or temporary use and occupancy of the apartments in the Project. The Developer has authorized no agents, salesmen or brokers to make any representations as to rental or other income from any apartment or any other economic benefit, including possible advantages from the ownership of an apartment under federal or state tax laws, to be derived from the purchase of an apartment in the Project. The Developer hereby expressly disclaims and repudiates any representation from any source as to any possible economic benefit arising from ownership of an apartment in the Project.

5. Commercial Development:

The Project contains no commercial development.

6. Existing Structure:

The present condition of the structural components, mechanical and electrical installations, material to the use and enjoyment of the Project are described in the reports attached hereto.

No representations are made by the Developer with respect to the expected useful life of the structural components or the mechanical and electrical installations in the Project.

7. Notices:

As of January 10, 1983, no outstanding notices of uncured violations of building code or other municipal regulations exist.

KOKEA GARDENS

ESTIMATED MAINTENANCE BUDGET

Resident Manager		\$ 12,000.00
Payroll Taxes		1,128.00
Employee Benefits		1,944.00
Payroll Overhead		600.00
Resident Manager's Apartment		4,800.00
Resident Manager Phone		192.00
Resident Manager Utilities		600.00
Building Repairs		900.00
Electrical		600.00
Fire Control		360.00
Grounds		25,200.00
Painting		1,200.00
Pest Control		480.00
Plumbing		6,000.00
Roof Repair		600.00
Supplies & Tools		2,400.00
Window Repairs		600.00
Road Repairs		360.00
Electricity		3,000.00
Refuse		4,320.00
Water & Sewer		43,200.00
Fire Insurance		2,400.00
Liability Insurance		2,400.00
General Excise Tax		240.00
Income Tax		1,200.00
Maintenance Upkeep & Reserve		25,740.00
Legal & Accounting		1,500.00
Management Fees		11,154.00
Office Expense		960.00
	Subtotal	<u>\$158,078.00</u>
Washing Machine Credit		-3,600.00
	Total Estimated Annual Maintenance Budget	<u>\$154,478.00</u>

Estimated Monthly Maintenance Fee  
for Each Apartment

<u>Apartment Nos.</u>	<u>Percentage Interest in Common Elements Per Apartment</u>	<u>Monthly Maintenance Fee Per Apartment (Estimated)</u>
K-106 & K-206	.38	\$ 48.93
K-306	.39	50.21
A-103, A-203 A-303, B-103 B-203, B-303 C-103, C-203 & C-303	.51	65.65
K-107, K-207 & K-307	.62	79.82

<u>Apartment Nos.</u>	<u>Percentage Interest in Common Elements Per Apartment</u>	<u>Monthly Maintenance Fee Per Apartment (Estimated)</u>
D-102, D-103 D-202, D-203 D-302, D-303 E-102, E-103 E-202, E-203 E-302, E-303 F-102, F-103 F-202, F-203 F-302, F-303 G-102, G-103 G-202, G-203 G-302, G-303 H-102, G-103 H-202, H-203 H-302, H-303 I-102, I-103 I-202, I-203 I-302, I-303	.65	\$ 83.69
J-101, J-102 J-103, J-105 J-201, J-202 J-203, J-205 J-301, J-302 J-303, J-305 K-101, K-102 K-104, K-105 K-201, K-202 K-204, K-205 K-301, K-302 K-304, K-305	.66	84.96
J-104, J-204 J-304, K-103 K-203, K-303	.72	92.70
A-104, A-204 A-304, B-104 B-204, B-304 C-104, C-204 C-304, D-101 D-104, D-201 D-204, D-301 D-304, E-101 E-104, E-201 E-204, E-301 E-304, F-101 F-104, F-201 F-204, F-301 F-304, G-101 C-104, C-201 G-204, G-301 G-304, H-101 H-104, H-201 H-204, H-301 H-304, I-101 I-104, I-201 I-204, I-301 I-304	.77	99.13

<u>Apartment Nos.</u>	<u>Percentage Interest in Common Elements Per Apartment</u>	<u>Monthly Maintenance Fee Per Apartment (Estimated)</u>
A-102, A-201 A-202, A-301 A-302, B-102 B-201, B-202 B-301, B-302 C-102, C-201 C-202, C-301 C-302	.78	\$ 100.42
A-101, B-101 C-101	.83	106.86

The Developer hereby certifies that the foregoing estimated Annual and Monthly Maintenance Fee schedules have been based on generally accepted accounting principles.

KOKEA DEVELOPMENT CO., INC.

By *Peter B. Jarvis*  
Its President

Dated: January 4, 1983

BUILDING DEPARTMENT  
**CITY AND COUNTY OF HONOLULU**

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



EILEEN R. ANDERSON  
MAYOR

ROY H. TANJI  
DIRECTOR AND BUILDING SUPERINTENDENT

WILLIAM F. REMULAR  
DEPUTY DIRECTOR

Ex83-6

January 10, 1983

Mr. Peter B. Savio, President  
Kokea Development Co., Inc.  
41 South Beretania Street, Suite B-101  
Honolulu, Hawaii 96813

Dear Mr. Savio:

Subject: Kokea Apartments  
1109 Kokea Street  
Tax Map Key: 1-6-02: 96

This is in reply to your letter dated December 2, 1982 requesting confirmation that the Kokea Apartments met all code requirements at the time of construction.

Investigation revealed that the eleven 3-story apartment buildings with a total of 144 dwelling units and 126 off-street parking spaces met the code requirements when they were constructed.

Inspection on December 10, 1982 showed buildings Nos. 1229, 1201, 1119 and 1103 with settlement problems. These structures have settled approximately 6".

Many of the floors of the ground floor units in these buildings are lower than the outside ground.

The sewer system backs up often on these buildings and require constant maintenance.

Buildings Nos. 1239 and 1219 also show signs of settlement.

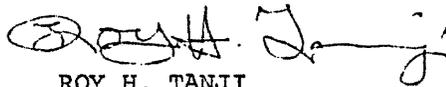
The laundry area is an accessory use which is permitted for use by tenants of apartment complex only.

Mr. Peter B. Savio, President  
Page 2  
January 10, 1983

No variances or special permits were granted to allow deviations from any applicable codes.

If you have any questions regarding this matter, please contact Mr. Noboru Taketa or Mr. Robert Yakabe of this office at telephone number 523-4573.

Very truly yours,

A handwritten signature in black ink, appearing to read "Roy H. Tanji". The signature is written in a cursive style with a large, stylized initial "R".

ROY H. TANJI  
Director and Building Superintendent

December 14, 1982

Mr. Tom Shiraki  
Ernest Hara & Associates, Inc.  
1010 S. King Street, Suite 803  
Honolulu, HI 96814

Dear Tom:

Re: Kokea Garden Apartments  
Structural Inspection Report

The Kokea Garden Apartments consist of 12, 3 floors reinforced concrete and hollow masonry unit buildings. The original plans are dated 1959, bearing the stamp of Ernest Hara, Architect. The buildings were visually inspected on December 10, 1982 with Mr. Ron Hewlett of Cen Pac Properties, Inc., Manager of these buildings.

The buildings are 113' x 26'. End walls are 8" reinforced concrete and interior floor supports are 3 rows of concrete columns spaced at 14'-0" per row. Floor and roof slabs are reinforced concrete. There are cantilevered corridors and lanais at the front and back and stairways are at both ends of the buildings.

Some buildings especially those along the south boundary have settled a few inches. This settlement is believed to have occurred early during construction stage. By now after more than 20 years, the settlement is believed to be complete.

In spite of settlement, the buildings show no sign of distress because of it and other than minor shrinkage cracks and concrete popping due to rusting of railing post at corridor and lanai, the buildings are apparently in good condition.

Sincerely yours,



Harold M. Tanimura

HMT:dlb



**NAKASHIMA ASSOCIATES, INC.**

1210 Auahi Street Honolulu, Hawaii 96814  
Phone (808) 538-7038

December 10, 1982

Ernest H. Hara & Associates Inc.  
1010 S. King Street, Suite 803  
Honolulu, Hawaii 96814

Attention: Tom Shiraki

Subject: Kokea Street Apartments  
Mechanical Scope Apartment Observations

Dear Tom:

Nakashima Associates Inc. has conducted an on-site observation of the subject apartments conditions. We offer the following observations and comments.

A. GENERAL:

1. Plumbing system reference drawings used were provided by Ernest H. Hara & Associates Inc.
2. Generally all piping were not visible, either because they were below ground or behind chases and enclosures. The only visible piping were in the spaces below the kitchen sinks and the above ground piping connected to wet standpipe hoses, roof drain risers, and hose bibbs.
3. The reference drawings show that the sanitary, cold water, hot water, and roof drain piping were designed according to the then applicable plumbing code.
4. Each of the 144 apartment units have a sink with a disposer in the kitchen and a bathroom consisting of a lavatory, water closet, and shower. Laundry tub, water heater and plumbing and electrical provisions for washing machine provided at each unit lanai.
5. The sanitary system consist of vertical soil stacks connected by underground branches to a building main which runs out to the Kokea Street sanitary sewer system. The cold water system is commonly metered and sectionalized to each building through shut-off valves.
6. A wet standpipe fire hose cabinet with an ABC fire extinguisher is provided at each floor of the three story buildings.

B. OBSERVATIONS:+

1. The following apartment units were entered and observed.
  - a. Unit No. 7, Bldg. No. 3 - 1 bedroom unit
  - b. Unit No. 10, Bldg. No. 5 - 2 bedroom unit
  - c. Unit No. 2, Bldg. No. 3 - 3 bedroom unit
  - d. Unit No. 1, Bldg. No. 1 - 4 bedroom unit

C. COMMENTS:

1. The hot water faucet of the lavatory in the bathroom of Unit No. 10, Bldg. No. 5 was inoperative.
2. A fire extinguisher at the second floor of Bldg. No. 5 is missing.

D. CONCLUSIONS:

1. General observation of the apartments indicated that the plumbing fixtures, accessories, and visible piping are in fair to satisfactory condition. Some of the fixtures and accessories may have to be replaced soon due to obsolescence however, with continued good maintenance, the plumbing system life can be extended for many more years.

Sincerely Yours,

  
Clarence I. Nakashima

NAKAMURA, KAWABATA & ASSOCIATES, INC.  
CONSULTING ELECTRICAL ENGINEERS

ONE KAPIOLANI BUILDING • 600 KAPIOLANI BOULEVARD  
HONOLULU, HAWAII 96813 • TELEPHONE 521-8777

20 December 1982

Memorandum

To: Ernest H. Hara and Associates, Inc.  
Attention: T. Shiraki, A.I.A.  
From: Nakamura, Kawabata and Associates, Inc.  
Subject: Kokea Garden Apartments

A partial observation of the visible parts of the existing electrical system was made on 10 December 1982. This observation was visual in nature and did not involve removal of equipment covers, etc. Our findings are as follows:

1. Exterior:
  - a. Meters are all located on Ground Floor.
  - b. Few corridor light fixture diffusers missing.
  - c. Base of apartment panel conduit risers to metering equipment rusting.
2. Interior:
  - a. Panelboard is located in kitchen closet.
  - b. One kitchen appliance and washer circuit is provided.
  - c. Receptacle in bathroom is integral with vanity light above mirror.
  - d. Few light fixture diffusers missing.

Page 2  
Ernest H. Hara & Assoc., Inc.  
20 December 1982

3. Conclusion:

- a. The electrical system appears adequate for the existing usage.
- b. The electrical system appears to have been constructed according to the code standards existing at the time of design.

Should there be any question, please call us.

BY   
\_\_\_\_\_  
GLENN OYAMA, P/E.

#he212.4