

**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**

1037 KAHUAMOKU  
94-1037 Kahuamoku Street  
Waipahu, Hawaii

REGISTRATION NO. 1551 (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 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: August 11, 1983  
Expires: September 11, 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON MAY 31, 1983, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 5, 1983. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. 1037 KAHUAMOKU is a fee simple condominium project consisting of one (1) existing two (2) story residential building containing eight (8) condominium apartments, and eight (8) open assigned parking stalls as limited common elements.

2. The Developer of the project has submitted to Commission for examination all documents and exhibits deemed necessary for the registration of this project and issuance of this Final Public Report.
3. The basic documents of 1037 KAHUAMOKU have been filed in the Land Court of the State of Hawaii as follows: The Declaration of Horizontal Property Regime, dated July 15, 1983, was filed as Document No. 1181014, and the By-Laws of the Association of Apartment Owners, dated July 15, 1983 was filed as Document No. 1181015. The approved Plan showing the layout, location, apartment numbers, etc., have been designated Condominium Map No. 495. An Amendment to the By-Laws was filed on August 4, 1983 as Land Court Document No. 1184301.
4. Advertising and promotional matter required to be filed pursuant to the Rules and Regulations promulgated by the Commission will be submitted prior to public dissemination.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Final Public Report is made a part of the registration on 1037 KAHUAMOKU condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed receipt therefor from each purchaser or prospective purchaser.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, August 11, 1983, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: 1037 KAHUAMOKU

LOCATION: The project is located at 94-1037 Kahuamoku Street, Waipahu, Hawaii, and contains 7,860 square feet or thereabouts.

TAX KEY: 1st Division, 9-4-17-44

ZONING: A-3 (Apartment District)

DEVELOPER: The Notice of Intention reveals the Developer to be SADAŌ IŌHII, YOSHIYUKI ODANAKA, HISAKO ODANAKA and DONNA JEAN MIYUKI ODANAKA WALDEN, c/o 94-1037 Kahuamoku Street, Waipahu, Hawaii 96797; Phone: 677-3334

ATTORNEY REPRESENTING DEVELOPER: ERNEST A. ITO, Suite 401, HK Bldg. 820 Mililani Street, Honolulu, Hawaii, 96813; Telephone No. 537-1961.

DESCRIPTION OF PROJECT: The Declaration of Horizontal Property Regime and plans submitted by the Developer indicate a fee simple condominium project consisting of one (1) two-story building without basement and constructed principally of concrete and concrete blocks. There will be eight (8) freehold estates designated in the spaces within the perimeter walls of each of the eight (8) apartment units contained in the building, which spaces, together with appurtenant lanais, if any, are designated on said plans and described as follows:

(a) Apartments 1, 2, 3 and 4 are located on the first floor; and Apartments 5, 6, 7 and 8 are located on the second floor.

(b) The description of the floor plan of each of the apartments of the project, designating the layout, number of rooms and approximate area thereof is as follows:

Each apartment has two (2) bedrooms, a living room, kitchen and one (1) bathroom and each contains net area of approximately 575 square feet and a lanai area of approximately 92 square feet.

The layout of Apartments 1, 2, 5 and 6 is the reverse of that of Apartments 3, 4, 7 and 8.

(c) The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are 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. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls, doors and door frames, windows and window frames, the lanai air space (if any), the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein.

COMMON ELEMENTS: The Declaration states that the owners of apartments will have an undivided interest in the common elements, including specifically but not limited to:

(a) Said land in fee simple;

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, roofs, entries, stairways, walkways, entrances and exits of said buildings;

(c) All yards, grounds and landscaping;

(d) All parking areas;

(e) All pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, gas, water, sewer, telephone and television signal distribution, if any; and

(f) Any and all other apparatus and installations of common use and 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, herein called "limited common elements", are reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) Parking stall designated on the plans by the number of the apartment shall be appurtenant to and for the exclusive use of such apartment.

(b) Lanai area for each (ground floor) first floor apartment designated on said plans shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided 12.5% interest in all common elements of the project (herein called the "common interest"), and the same proportionate share in all common profits and expenses of the project and for all other purposes including voting.

EASEMENTS: In addition to any easements therein designated in the limited common elements, the apartments and common elements shall have and be subject to the following easements:

(a) Each apartment shall have appurtenant thereto nonexclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and support of such apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive or limited use of the limited common elements, if any, as herein provided; and in all other apartments of the building for support.

(b) If any part of the common elements encroaches upon any apartment or limited common elements or if any apartment or limited common element encroaches upon the common elements, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall and does exist. In the event the building of the project shall be partially or totally destroyed and then rebuilt or in the event of any shifting, settlement or movement of any portion

of the Project, minor encroachments of any parts of the common elements or apartments or limited common elements due to such construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

(c) The Association of Apartment Owners of the project shall have the right, to be exercised by its Board of Directors or Managing Agent, to enter any apartments and limited common elements, if any, from time to time during reasonable hours as may be necessary for the operation of the project or at any time for making emergency repairs therein required to prevent damage to any apartments or common elements or for the installation, repair or replacement of any common elements.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The purpose for which said building and other improvements and each of the apartments are intended and shall be restricted as to use are as follows:

(a) The common interest and easements appurtenant to each apartment shall have a permanent character, shall not be altered without the consent of all owners of apartments affected thereby as expressed in an amendment to this Declaration duly recorded, which amendment shall contain the consent thereto by the holders of any first mortgage on such apartments or of any apartment lease demising the same, as shown in the Association's record of ownership, or who have given the Board notice of their interest through the Secretary of the Association or the Managing Agent, shall not be separated from such apartment and shall be deemed to be conveyed or encumbered with such apartment even though not expressly mentioned or described in the conveyance or other instrument. The common elements shall remain undivided, and no right shall exist to partition or divide any part thereof or the apartments except as provided by said Horizontal Property Act; and, without limiting the provisions of Section 514A-21(a) of the Hawaii Revised Statutes, any such partition or division shall be subject to the prior written consent thereto by the holders of any first mortgage, filed of record, of any apartment or of any apartment lease demising the same.

(b) The apartments shall be occupied and used only for purposes permitted from time to time by applicable zoning ordinances, rules and regulations, and for no other purpose. The owners of the respective apartments shall have the absolute right to lease such apartments subject to the Declaration and the By-Laws of the Project.

The By-Laws of the Association Owner states, in part, that no pets (dogs, cats, guinea pigs, rabbits, chickens, etc.) shall be kept in any apartment or any portion of the project, except that such limitation does not apply to fishes.

OWNERSHIP OF TITLE: Title to the land is vested in SADAO ISHII, widower. The present ownership of title is confirmed by the Preliminary Title Report dated June 30, 1983, issued by Long and Melone, Ltd. The Developer is purchasing said property pursuant to an Agreement of Sale dated May 19, 1980 and filed as Land Court Document No. 1013650.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report reports that title to the land is subject to the following:

1. For any taxes that may be due and owing and a lien on the land, reference is made to the Office of the Tax Assessor of the First Division, City and County of Honolulu, Hawaii.
2. Restriction of access rights affecting Lot 1410, as shown on Maps 91 and 180, as set forth by Land Court Order No. 17131, filed May 7, 1959.
3. Any abutter's rights of vehicle access appurtenant to Lot 1410 as were conveyed in that certain Deed made by Hung Wai Ching and Kenneth Kenjiro Nishikawa to the Territory of Hawaii, dated December 29, 1958, filed in the Office of the Assistant Registrar of the Land Court as Document No. 235965.
4. That certain Mortgage in favor of Bank of Hawaii dated May 28, 1965, and filed in the said Office of the Assistant Registrar of the Land Court as Document No. 363170, which Mortgage was assigned to Standard Insurance Company by instrument dated December 9, 1965, and filed as aforesaid as Document No. 377106.
5. That certain Financing Statement in favor of Bank of Hawaii, as secured party, and Standard Insurance Company, as assignee of secured party, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15564, Page 152.

Financing Statement recorded September 12, 1977 in the Bureau of Conveyances in Liber 12426, Page 552, in favor of the Bank of Hawaii, as secured party, and Sadao Ishii, as debtor.

6. That certain Agreement of Sale made by and between SADAO ISHII, widower, as Vendor, and YOSHIYUKI ODANAKA and HISAKO ODANAKA, husband and wife, DONNA JEAN MIYUKI ODANAKA (now known as Donna Jean Miyuki Odanaka Walden), unmarried, as Joint Tenant, as to an undivided 1/2 interest; and ROY YOSHIAKI NAKAMOTO and NOBUKO NAKAMOTO, husband and wife, and ELAINE KEIKO NAKAMOTO, unmarried, as Joint Tenants, as to an undivided 1/2 interest; as Tenants in Common, as Vendee, dated May 19, 1980 and filed in the Office of the Assistant Registrar Land Court of the State of Hawaii, as Document No. 1013650. Said Agreement of Sale was assigned to SADAO ISHII, widower by Assignment of Agreement of Sale dated October 1, 1982, and filed in said Office of the Assistant Registrar as Document No. 1134596, assigning all of their undivided 1/2 interest in the foregoing Agreement of Sale.
7. That certain Mortgage dated October 1, 1982, by and between SADAO ISHII, widower, as Mortgagor, and ROY YOSHIAKI NAKAMOTO and NOBUKO NAKAMOTO, husband and wife, and ELAINE KEIKO NAKAMOTO, unmarried, as Joint Tenants, as Mortgagee, as filed in said Office of the Assistant Registrar as Document No. 1134597.
8. Subordination Agreement dated October 1, 1982 by YOSHIYUKI ODANAKA and HISAKO ODANAKA, husband and wife, DONNA JEAN MIYUKI ODANAKA, unmarried, and filed as Land Court Document No. 1134598 and subordinates their undivided 1/2 interest as purchasers under the foregoing Agreement of Sale to foregoing Mortgage dated October 1, 1982, filed as Land Court Document 1134597.
9. Partnership Agreement dated May 16, 1983, by and between SADAO ISHII, YOSHIYUKI ODANAKA, and DONNA JEAN MIYUKI ODANAKA WALDEN (formerly known as Donna Jean Miyuki Odanaka). Agrees to a general partnership agreement for the purpose of converting the premises to a Condominium Project to be known as 1037 KAHUAMOKU, recorded in the Bureau of Conveyances of the State of Hawaii in Book 17050, Page 583.

NOTE: Since the issuance of the above Preliminary Title Report by Long and Melone, Ltd., the Developer has submitted to the Real Estate Commission the executed Declaration of Horizontal Property Regime and the By-Laws of the Associations of Apartment Owners filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 118014 and Document No. 1181015, respectively, with Condominium Map designated as No. 495. An Amendment to the By-Laws was filed as Land Court Document No. 1184301. The Declaration with the By-Laws and Condominium File Plan are therefore encumbrances against title.

Note: The Agreement of Sale and all existing mortgages will be satisfied and released prior to the issuance of apartment deeds as required by law.

PURCHASE MONEY HANDLING. A copy of the Specimen Sales Contract and the executed Escrow Agreement dated April 27, 1983 have been submitted as part of the registration. The Escrow Agreement identifies CROWN ESCROW, INC. as the Escrow. Upon examination, the Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended. It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sale Contract and the executed Escrow Agreement. The Escrow Agreement establishes how proceeds from the sale of apartments and all sums received from any source are placed in escrow, as well as the methods of disbursement of said funds.

The Sales Contract provides, among others, that Purchaser agrees to accept possession of the apartment in the "as is" condition and the Seller makes no express or implied warranties, including any implied warranty of merchantability or fitness of the apartment for a particular purpose.

MANAGEMENT AND OPERATIONS: The Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners. Operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association in accordance with the By-Laws except that the initial Managing Agent shall be appointed by the Developer. TOWN MANAGEMENT, 733 Bishop Street, Suite 2100, Honolulu, Hawaii, has been named as the initial Managing Agent and is designated as the agent to receive service of process until such time as the Board of Directors of the Association is elected.

STATUS OF PROJECT: The project was completed in November 1966. The Developer has advised the Commission that since the completion of the building, the units have been rented for residential purposes; however, all leases for the residential apartments have been or will be terminated.

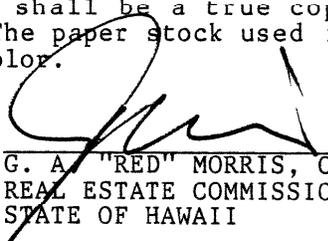
A letter from the Building Department, City and County of Honolulu, dated July 1, 1983 confirms that the building presently built on the subject premises met all ordinances, codes, rules, regulations or other requirements in force at the time of its construction thereof, and no variance was granted to allow deviations from any applicable codes.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted May 31, 1983 and information subsequently filed as of August 5, 1983.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1551.

This report when reproduced shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white in color.

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

Distribution:

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

Registration No. 1551

Dated: August 11, 1983



DISCLOSURE ABSTRACT

1. (a) PROJECT: 1037 KAHUAMOKU  
94-1037 Kahuamoku Street  
Waipahu, Hawaii 96797  
(Tax Map Key: 9-4-17-44)
- (b) DEVELOPER: SADAO ISHII  
HISAKO ODANAKA  
YOSHIYUKI ODANAKA  
DONNA JEAN ODANAKA  
c/o 94-1037 Kahuamoku Street  
Waipahu, Hawaii 96797
- (c) MANAGING AGENT: TOWN MANAGEMENT  
733 Bishop Street, Suite 200  
Honolulu, Hawaii 96813  
Telephone No. 523-7502

2. ESTIMATED ANNUAL MAINTENANCE FEES: \$780.00 (\$65.00 per mo.)

ESTIMATED MONTHLY COST PER APARTMENT: Attached as Exhibit "A" is a proposed budget prepared by the Managing Agent based on generally accepted accounting principles.

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NOTE: THE DEVELOPER ADVISES THAT THE COSTS AND EXPENSES OF MAINTENANCE AND OPERATION OF A CONDOMINIUM PROJECT ARE DIFFICULT TO ESTIMATE INITIALLY AND EVEN IF SUCH COSTS AND EXPENSES HAVE BEEN ACCURATELY ESTIMATED, THAT SUCH COSTS AND EXPENSES WILL TEND TO INCREASE WITH PRICE INCREASES AND THE INCREASED AGE OF THE FACILITIES.

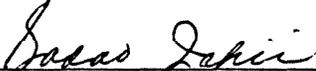
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3. NO WARRANTIES: The apartments of the project will be conveyed "AS IS" and there shall be no express or implied warranties, including any implied warranty or merchantability or fitness of the apartment for a particular purpose involved in any such sale.
4. ARCHITECT'S REPORT: Attached as Exhibit "B" is the architect's statement describing the present condition of all structural components and mechanical and electrical installations material to be use and enjoyment of the apartments in the above project.
5. DEVELOPER'S REPRESENTATION: The undersigned Developer of the above Project makes no representations as to the expected useful life of any of the items as set forth in the attached architect's report.

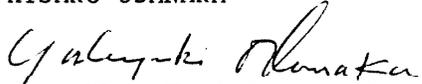
Attached as Exhibit "C" is a copy of the letter from the Director and Building Superintendent, City and County of Honolulu, to confirm that the building met all code requirements at the time of construction and no variances or special permits were granted to allow deviations from any applicable codes.

To the best of the knowledge, information and belief of the undersigned, there are no outstanding notices of uncured violations of the building code or other municipal regulations of the City and County of Honolulu.

6. USE OF APARTMENTS: The 8 residential units of the project may be occupied and used only for purposes permitted from time to time by applicable zoning ordinances, rules and regulations and not for other purposes.

  
SADAO ISHII

  
HISAKO ODANAKA

  
YOSHIYUKI ODANAKA

  
DONNA JEAN ODANAKA WALDEN

1037 KAHUAMOKU CONDOMINIUM

MONTHLY MAINTENANCE FEE

AND

START UP RESERVE

<u>UNIT</u>	<u>PERCENTAGE OF COMMON INTEREST</u>	<u>MONTHLY MAINTENANCE FEE PER UNIT</u>
Two Bedroom	12.5%	\$ 65.00

When the condominium project goes into operation, there are expenses and obligations which need to be recognized. These include and are not limited to the purchase of insurance, equipment, supplies and operating capital.

To satisfy these needs, it is customary to provide a "start up reserve". The start up reserve for each apartment purchaser shall be equal to two (2) months estimated assessment for common expenses.

Start Up Reserve                      \$ 65.00 x 2 months =                      \$130.00

This one time fee should be collected at escrow. Each initial purchaser contributing to the reserve fund will provide for the financial solvency of the project.

The estimated maintenance fee and companion budget figures are based upon the latest information available. They are subject to revision based upon actual costs.

We certify the monthly maintenance fee and the projected annual budget are based upon generally accepted accounting principles.

TOWN MANAGEMENT,

By   
\_\_\_\_\_  
Carl Yamada

EXHIBIT "A"

1037 KAHUAMOKU CONDOMINIUM  
ESTIMATED MAINTENANCE BUDGET

<u>INCOME:</u>	<u>MONTHLY</u>	<u>ANNUALLY</u>
Maintenance Fee	\$ 520.00	\$6,240.00
<u>TOTAL INCOME</u>	<u>\$ 520.00</u>	<u>\$6,240.00</u>
 <u>EXPENSES:</u>		
Audit and Tax Fees	35.00	\$ 420.00
Insurance	45.00	540.00
Maintenance - Ground	60.00	720.00
- Repairs	50.00	600.00
- Supplies	10.00	120.00
Maintenance Fee	80.00	960.00
Miscellaneous	10.00	120.00
Utilities - Electricity	20.00	240.00
- Water/Sewer	110.00	1,320.00
<u>TOTAL EXPENSES</u>	<u>\$ 420.00</u>	<u>\$5,040.00</u>
 NET INCOME (Reserve)	 <u>\$ 100.00</u>	 <u>\$1,200.00</u>
 <u>MAINTENANCE FEE:</u>		
Eight (8) units assessed @ \$63.00	\$ 520.00	\$6,240.00



2 March 1983

Real Estate Commission  
Department of Commerce and Consumer Affairs  
1010 Richards Street  
Honolulu, Hawaii 96813

Re: KAHUAMOKU CONDOMINIUM PROJECT  
Compliance with Section 514A-40 (10) HRS, as amended  
Statement of Architect

Gentlemen:

The undersigned Architect hereby certifies that he has made a visual inspection of 1037 KAHUAMOKU Condominium Conversion Project and makes the following report:

The present condition of all structural components and mechanical and electrical installations to the use and enjoyment of said project is satisfactory. Any damaged material appears to be repairable. No representations are made in regard to the expected useful life of each item reported above. To my knowledge there are no known outstanding notices of uncured violations of building code or other municipal regulations.



Maurice H. Yamasato  
Maurice H. Yamasato AIA & Associates  
Registration No. 3488-A

EXHIBIT "B"

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

Ex83-69

July 1, 1983

Mr. Ernest A. Ito  
Suite 401, H K Building  
820 Mililani Street  
Honolulu, Hawaii 96813

Dear Mr. Ito:

Subject: Two-Story Apartment Building  
94-1037 Kahuamoku Street  
Tax Map Key: 9-4-17: 44

This is in reply to your letter dated June 13, 1983 requesting confirmation that the two-story apartment building located at 94-1037 Kahuamoku Street met all code requirements at the time of construction.

Investigation revealed that the 2-story 8-dwelling-unit apartment building with 8 off-street parking spaces met the code requirements when it was constructed.

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 cursive script, appearing to read "Roy H. Tanji".

ROY H. TANJI

Director and Building Superintendent

Subscribed and sworn to  
before me this 5<sup>th</sup> day of  
July, 1983.

William F. Remular  
Notary Public, First Judicial Circuit  
State of Hawaii  
My commission expires: 11/1/83

EXHIBIT "C"