

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

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT
ON**

KAIMUKI BUSINESS PLAZA
3615 Harding Avenue
Honolulu, Hawaii

Registration No. 1572

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated October 27, 1983 issued by the Real Estate Commission on the above 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: December 8, 1983
Expired: November 27, 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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON SEPTEMBER 27, 1983 AND INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 2, 1983. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. KAIMUKI BUSINESS PLAZA is a proposed fee simple commercial and office condominium project consisting of a 5-story building containing twenty-one (21) office and commercial condominium

units. There will be twenty-four (24) outdoor parking stalls which shall be designated as limited common elements.

2. The Developer has filed all documents and exhibits deemed necessary by the Commission for the issuance of a Supplementary Public Report.
3. No promotional or advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Owners and a copy of the Floor Plans) have been recorded at the Bureau of Conveyances of the State of Hawaii. The Declaration of Horizontal Property Regime has been recorded in Liber 17435, at Page 648. The By-Laws have been recorded in Liber 17435, at Page 679. Condominium Map No. 890 has been designated to the Project. The said Declaration has been amended by Amendment to Kaimuki Business Plaza Declaration of Horizontal Property Regime dated November 29, 1983 and recorded in Liber 17484, at Page 94. Revised plans for the Project have been filed at the said Bureau of Conveyances.
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 Condominium Rules and Regulations of the State of Hawaii Real Estate Commission which relate to Horizontal Property Regime.
6. This Supplementary Public Report automatically expires on November 27, 1984, unless a Final or a second Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Supplementary Public Report is made a part of the registration of the KAIMUKI BUSINESS PLAZA condominium project, Registration No. 1572. The Developer is responsible for placing the Supplementary Public Report (pink paper stock) and attached Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

KAIMUKI BUSINESS PLAZA WAS REGISTERED AS A CONDOMINIUM AND THE REAL ESTATE COMMISSION ISSUED A PRELIMINARY PUBLIC REPORT NO. 1572 ON OCTOBER 27, 1983. SINCE THEN, DEVELOPER REPORTS THAT SUBSTANTIAL CHANGES HAVE BEEN MADE IN THE SET UP OF THE PROJECT. THIS SUPPLEMENTARY PUBLIC REPORT AMENDS AND SUPERCEDES IN ITS ENTIRETY ALL INFORMATION PROVIDED IN THE PRELIMINARY PUBLIC REPORT, AND THIS SUPPLEMENTARY PUBLIC REPORT IS DEEMED COMPLETE IN ITSELF. The Developer is

required to provide a copy of the Preliminary Public Report upon request of a prospective purchaser.

NAME OF PROJECT: KAIMUKI BUSINESS PLAZA

LOCATION: The land submitted to the Horizontal Property Regime, approximately 15,000 square feet, is situated at 3615 Harding Avenue, Honolulu, City and County of Honolulu, State of Hawaii.

TAX MAP KEY: First Division 3-2-14-12

ZONING: B-2

DEVELOPER: 3615 ASSOCIATES, a registered Hawaii General partnership consisting of DEVELCO CORPORATION, a Hawaii corporation, whose principal place of business and post office address is Suite 606, 820 Mililani Street, Honolulu, Hawaii 96813 (telephone number 524-4633; Clark B. Morgan is President of the firm) and ENOS, INC., a Hawaii corporation, whose principal place of business and post office address is 1126 12th Avenue, Suite 203, Honolulu, Hawaii, 96816 (telephone number 737-6255; Harold J. Enos is President of the firm).

ATTORNEY REPRESENTING DEVELOPER: ROY M. KODANI, ESQ., Suite 2550, Pacific Tower, 1001 Bishop Street, Honolulu, Hawaii 96813, telephone number 533-3888.

DESCRIPTION OF THE PROJECT: The proposed Declaration of Horizontal Property Regime reflects a single five (5) story building containing a total of 21 fee simple units in an office and commercial condominium project constructed primarily of post tension concrete floors, solid extension walls at each end, precast spandrel sections and solar bronze glass.

1. Description of Building. The building contains twenty-one (21) office and commercial units without a basement. There will be twenty-four (24) parking stalls, driveway, loading zone, planting areas and refuse areas outside the building. On the ground floor will be one (1) office and commercial unit, stairways, elevators, entry and elevator lobby, mechanical room and walkways. The second, third, fourth and fifth floors (designated "Second Floor", "Third Floor", "Fourth Floor" and "Fifth Floor", respectively on said Condominium Map) each has five (5) office and commercial units, a men's room, a women's room, a janitorial room, stairway, elevator lobby and the elevators. The building will be serviced by two (2) elevators. The location and approximate size of all of the units and parking stalls, as shown on the Condominium Map, are described below.

2. Description of Units.

- A. Each unit is designated as a separate freehold estate consisting of the spaces within the perimeter walls of each of the twenty-one (21) units, more particularly shown on the aforementioned Condominium Map.
- B. There are six types of units. Each unit is loft space without interior partitions. The six unit types differ only in square footage. The design plans for the units are shown on the Condominium Map.

Ground Floor Space. This unit contains 3,097 square feet (net). This is ground floor space.

Design Plan A. These units are 628 square feet (net) each. Design Plan A units are Units 201, 301, 401 and 501.

Design Plan B. These units are 1,018 square feet (net) each. Design Plan B units are Units 202, 302, 402 and 502.

Design Plan C. These units are 1,240 square feet (net) each. Design Plan C units are Units 202, 303, 403 and 503.

Design Plan D. These units are 1,296 square feet (net) each. Design Plan D units are Units 204, 304, 404 and 504.

Design Plan E. These units are 1,532 square feet (net) each. Design Plan E units are Units 205, 305, 405 and 505.

The units in the Building are located as shown on said Condominium Map, are numbered as follows and are of the type and on the floor designated:

<u>Number</u>	<u>Floor</u>	<u>Square Footage</u>	<u>Design Plan</u>
	Ground	3,097	--
201	2nd	628	A
202	2nd	1,018	B
203	2nd	1,240	C
204	2nd	1,296	D
205	2nd	1,532	E
301	3rd	628	A
302	3rd	1,018	B
303	3rd	1,240	C
304	3rd	1,296	D
305	3rd	1,532	E

<u>Number</u>	<u>Floor</u>	<u>Square Footage</u>	<u>Design Plan</u>
401	4th	628	A
402	4th	1,018	B
403	4th	1,240	C
404	4th	1,296	D
405	4th	1,532	E
501	5th	628	A
502	5th	1,018	B
503	5th	1,240	C
504	5th	1,296	D
505	5th	1,532	E

Each of the units has access to two (2) elevators and a stairway leading to upper floors of the building at both ends of the building and to the lobby on the ground floor, which in turn leads to Harding Avenue and to the rear of the building whereat the parking stalls are located. Units on the second, third, fourth and fifth floors have an access to a corridor which leads to the elevators and stairways, as mentioned hereinabove.

- C. The respective units shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, floors and ceilings surrounding each unit or any pipes, wires, conduits or other utility lines running through such unit which are utilized for or serve more than one unit, the same being deemed common elements as hereinafter provided. Each unit shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, windows and window frames, door and door frames, floor and ceilings, and, where applicable, the built-in fixtures within the unit.

COMMON ELEMENTS: The common elements consist of all parts of the Property other than the units, including, without limitation, the following:

- A. The land submitted to the Horizontal Property Regime in fee simple;
- B. All foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobby, entry halls, stairs, stairways, fire escapes, walkways, toilet rooms, entrances and exits of said building;
- C. All yards, grounds, landscaping, refuse areas, planter boxes, mailboxes;
- D. The parking area, storage spaces, ramps and loading zone;

- E. Mechanical room and the space for the use of the janitors and other persons employed for the operation of the property;
- F. 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 unit for services such as power, light, gas, water, sewer, telephone and television signal distribution, if any;
- G. The elevators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;
- H. 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 and designated as "limited common elements", are set aside and reserved for the exclusive use of certain units, and such units shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The parking spaces which are numbered and shown on the Condominium Map are each designated limited common elements. Each unit shall have appurtenant to it for its exclusive use the parking space(s) designated as appurtenant to such unit, as shown in Exhibit "A" attached hereto and made a part hereof.

INTEREST TO BE CONVEYED TO PURCHASER: The percentage of undivided interest in the common elements appurtenant to each unit for all purposes, including voting and allocation of common profits and expenses, shall be as follows:

<u>Units</u>	<u>Percentage (each unit)</u>
Ground Floor	11.933
201, 301, 401, 501	2.420
202, 302, 402, 502	3.922
203, 303, 403, 503	4.778
204, 304, 404, 504	4.99375
205, 305, 405, 505	5.903

Such interest is hereby defined and referred to herein as the "common interest". The aggregate common interest in the common elements of the units is allocated between them on the basis of their interior floor area ratio. The undivided interest in the common areas and facilities and the title to the respective units to be conveyed shall not be separated or separately conveyed and each said undivided interest

shall be deemed to be conveyed or encumbered with its respective unit even though the description in the instrument of conveyance may refer only to one or other of the interests.

NOTE: Utilities used in each unit will be separately metered for each unit but all utilities used for common elements will be provided on a common meter basis.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Project and each of the units are intended and restricted as to use, and shall be used only for permitted purposes under applicable laws, and governmental rules, regulations and ordinances, including without limitation, commercial, office, wholesale, retail, or rental purposes. The ground floor unit may be used as a restaurant, save and except that the definition of a restaurant shall exclude a drive-in food operation. The parking stalls may only be used as parking spaces for motor vehicles. The Association shall have the power to enact resolutions, rules and regulations, and to amend and repeal the same from time to time, reasonably restricting and regulating the use of the units and the common elements; provided, that any such resolutions, rules or regulations shall be consistent with the terms of this Declaration, the By-Laws, House Rules which may be adopted from time to time, all applicable laws, and all governmental rules and regulations.

OWNERSHIP OF LAND: The Developer has filed with the Commission a Preliminary Title Report issued by T.I. of Hawaii, Inc., dated September 13, 1983, which reveals that the ownership of fee simple title is vested in HARDING AVENUE PARTERS. By agreement dated April 22, 1983, HARDING AVENUE PARTNERS have granted DEVELCO CORPORATION (general partner of Developer) a purchase option of said land; which option must be exercised no later than December 31, 1983.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report of T. I. of Hawaii, Inc. reveals that the fee simple title is subject to the following encumbrances:

1. Taxes that are due and owing; reference is made to the Department of Finance, City and County of Honolulu.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. Grant dated January 23, 1957, recorded in the Bureau of Conveyances of the State of Hawaii on February 5, 1957 in Book 3220 Page 101, in favor of THE HAWAIIAN ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and HAWAIIAN TELEPHONE COMPANY, also a Hawaii corporation, granting a perpetual right and easement for utility purposes.

4. Mortgage dated July 8, 1983, recorded on September 12, 1983 in Book 17313 Page 34, made by HAROLD J. ENOS, husband of Dora M. Enos, EDWARD H. NAKASHIGE, husband of Edna M. Nakashige, MILTON W. B. CHOY, husband of Geraldine C. Choy, ALBERT A. WILLS, husband of Annette M. Wills, and HONOLULU AERIE NO. 140, FRATERNAL ORDER OF EAGLES, a Hawaii non-profit corporation, all collectively known as the HARDING AVENUE PARTNERS, a Hawaii partnership, as Mortgagor, and FINANCE FACTORS, LIMITED, a Hawaii corporation, as Mortgagee. Consideration: \$285,000.00.

5. The terms and provisions of Option Agreement dated April 22, 1983, recorded on May 4, 1983 in Book 17018 Page 469, made by and between HARDING AVENUE PARTNERS, a Hawaii general partnership, "Optionor", and DEVELCO CORPORATION, a Hawaii corporation, "Optionee".

By Subordination Agreement dated July 8, 1983, recorded on September 13, 1983 in Book 17313 Page 780, the foregoing Option Agreement was subordinated to the lien of the Mortgage referred to in Exception No. 4.

6. Second Mortgage dated July 8, 1983, recorded on September 13, 1983 in Book 17313 Page 789, made by HARDING AVENUE PARTNERS, a Hawaii partnership, as Mortgagor, to HONOLULU AERIE NO. 140, FRATERNAL ORDER OF EAGLES, a Hawaii non-profit corporation, as Mortgagee. Consideration: \$69,784.97.

7. Third Mortgage dated September 7, 1983, recorded on September 13, 1983 in Book 17314 Page 1, made by HAROLD J. ENOS, husband of Dora M. Enos, EDWARD H. NAKASHIGE, husband of Edna M. Nakashige, MILTON W. B. CHOY, husband of Geraldine C. Choy, ALBERT A. WILLS, husband of Annette M. Wills, and HONOLULU AERIE NO. 140, FRATERNAL ORDER OF EAGLES, a Hawaii non-profit corporation, all collectively known as the HARDING AVENUE PARTNERS, a Hawaii partnership, as Mortgagor, to KING ESCROW SERVICES CORPORATION, a Hawaii corporation, as Mortgagee. Consideration: \$16,409.49.

PURCHASE MONEY HANDLING: An executed copy of the Escrow Agreement dated July 7, 1983 by and between First Hawaiian Bank, as Escrow, and 3615 Associates, as Seller, has been submitted to the Real Estate Commission as part of this registration, and has been found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, particularly with Sections 514A-37, 514A-39, 514A-40, 514A-63 through 514A-66. A copy of the Sales Contract has also been submitted to the Commission.

The executed Escrow Agreement states in part:

1. Upon proper authorization by Seller's Lender, Escrow could disburse all payments toward the development of the project, including the funds of Buyers placed in escrow.

2. In the event of any cancellation of reservation or sales agreements, Escrow has a right to receive a fee from the Buyer an amount no less than \$15 and not more than \$50. Any balance of Buyer's refund shall be without interest.

Among other provisions, the Sales Contract provides:

Buyer acknowledges that this sale is a "pre-sale", that is, a sale of a condominium unit in a project to be built and completed and expressly agrees that the description of the Unit as contained in the Declaration and the Real Estate Commission's Public Report(s) is intended to be sufficient. The Unit is therefore being purchased with reliance solely on the description contained herein, in the Declaration and the Public Report(s) and on the Condominium Map, which Condominium Map will be on file at the Real Estate Commission and at the Bureau of Conveyances of the State of Hawaii prior to the issuance of the Final Public Report.

If any governmental body or agency having jurisdiction over the Project should enact or adopt any law, ordinance, rule or regulation, including without limitation a zoning change required by referendum or otherwise or any other use or building regulation, which would prevent the construction of the Project or materially and adversely increase the cost of the Project, and if the effective date of such law, ordinance, rule or regulation (hereinafter called "new law") should fall within the period from the date hereof to the date of closing of Buyer's Unit, then Seller shall have the following rights accruing as of the enactment or adoption date of the new law which must be exercised within ninety (90) days of such date: (1) to bear such increased cost, in which event Buyer shall waive any rights that he may have to rescind this Sales Contract and shall be limited solely to his rescission rights set forth in Chapter 514A, Hawaii Revised Statutes, as amended; or (2) to rescind this Sales Contract if the new law prevents the construction of the Project. Upon the rescission of this Sales Contract pursuant to the foregoing provisions, Buyer shall be entitled to a refund of all moneys paid by him hereunder without any interest earned thereon, and less any expenses and costs incurred by Seller and Escrow in this transaction. The parties shall then be released from all obligations and liability hereunder.

If the development of the Project is delayed due to the adoption or enactment of any new law, or due to any governmental restrictions or regulations, or if said delay is caused by fire, earthquake, acts of God, the elements, war or civil disturbances, strikes or other labor disturbances, or economic controls making it impossible to obtain the necessary labor or material, or any other event, matters or conditions beyond the control of Seller, including any litigation or threat of litigation concerning the Project, and Seller determines that increases in

development and construction costs have or will occur because of such delay, then and in any such event, Seller may increase the Total Purchase Price for the Unit by an amount not in excess of the Unit's proportionate share (approximately based on the percentage common interest specified for Buyer's Unit) of the total amount of such increases in development costs, and Buyer hereby acknowledges that this Contract will be deemed to be amended to incorporate the increased Total Purchase Price (the "New Price") upon Seller's giving notice, as provided herein, of the amount of the New Price, and Buyer shall be deemed to have approved and accepted this Contract, as amended, with the New Price and hereby agrees to pay such New Price; provided, however, upon receipt of the notice from the Seller of the amount of the New Price, Buyer shall have thirty (30) days from the date of the notice to cancel this Contract by written notice to Seller and upon such notice to receive a refund of deposits. If notice of cancellation is not received from Buyer within said thirty (30) day period, Buyer shall be bound to fulfill all of Buyer's obligations pursuant to the terms of this Contract as amended with the New Price and as follows. This Contract will be deemed to have been also amended so as to increase Payment B and Payment C set forth on Page 1 by the respective new amount for such payment to be set forth in the notice from Seller. Buyer will, within thirty (30) days of the date of the notice from Seller, provide evidence to Seller that Buyer's mortgage loan commitment has been revised in accordance with the increase. If at the time of the date of the notice from Seller, Buyer has already paid Payment B or C, then Buyer will, within such thirty (30) day period, pay to Seller the increase in the amount of Payment B or C.

Additionally, the Sales Contract provides that: (a) the Buyer's rights in the Sales Contract are subject and subordinate to the lien of any mortgage placed on the project; (b) Seller makes no warranties, express or implied, regarding the apartment, common elements or any part of the project as to its merchantability, fitness for a particular use or workmanship in its construction, except that Seller warrants to Buyer to exercise best effort to correct all legitimate defects or damages listed by Buyer; (c) Seller can cancel the Sales Contract and refund all monies deposited in Escrow, plus any interest which may have accrued on the monies paid by the Buyer, if less than 14 units are sold before June 15, 1984.

It is incumbent upon purchasers and the prospective purchasers to read with care the Sales Contract and the executed Escrow Agreement. The latter establishes how the proceeds from the sale of units are placed in trust, as well as the retention and disbursement of said trust fund.

MANAGEMENT OF PROJECT: The By-Laws provide that the operation of the project shall be conducted by the Association of Owners under the direction of the Board of Directors, and a managing agent. The Developer anticipates

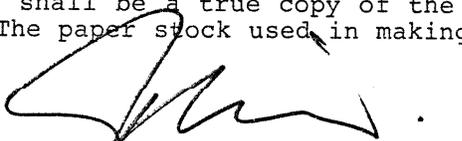
selecting Develco Management Corporation whose place of business and mailing address is Suite 606, 820 Mililani Street, Honolulu, Hawaii 96813 as the initial managing agent.

STATUS OF PROJECT: The Developer advises that construction should commence about January 1984 and be completed by about June 1984.

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 by the Developer on September 27, 1983 and additional information submitted as of December 2, 1983.

THIS SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1572, filed with the Commission on September 27, 1983.

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



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

Distribution:

DEPARTMENT OF FINANCE, CITY AND COUNTY OF HONOLULU
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 1572

Dated: December 8, 1983

EXHIBIT "A"

Parking Stall Designations

<u>Stall No(s).</u>	<u>Appurtenant to Unit</u>
1, 2, 3, 4	Ground Floor
5	201
6	202
7	203
8	204
9	205
10	301
11	302
12	303
13	304
14	305
15	401
16	402
17	403
18	404
19	405
20	501
21	502
22	503
23	504
24	505

DEVELOPER'S DISCLOSURE ABSTRACT

Name and Address of Project:

Name: KAIMUKI BUSINESS PLAZA
Address: 3615 Harding Avenue
Honolulu, Hawaii 96816

Name, Address and Telephone Number of Developer:

Developer: 3615 ASSOCIATES, a registered Hawaii
general partnership consisting of:

Develco Corporation
Suite 606
820 Mililani Street
Honolulu, Hawaii 96813
Tel. No. 524-4633

Enos, Inc.
1126 12th Avenue
Suite 203
Honolulu, Hawaii 96816
Tel. No. 737-6255

Breakdown of Maintenance Fees:

The breakdown of the monthly maintenance fees, the monthly and annual estimated costs, and the start-up fees for the units, as determined by generally accepted accounting principles, is attached hereto as Exhibit "1".

Warranties:

The Developer makes no warranties, express or implied, with respect to the building or improvements, but the warranties received by the Developer from the general contractor for the Project shall be assigned to the benefit of the purchaser. Such assignment includes the one year warranty on all units and common elements commencing on the date of substantial completion of the Project as that term is defined in §507-43 of the Hawaii Revised Statutes, as amended.

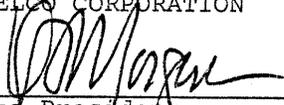
The Developer makes no warranties, express or implied, with respect to any other items, including, without limitation, equipment, but the manufacturer's warranties received by the Developer from the seller of the equipment shall be assigned to the purchaser. These warranties will not be identified until the equipment is delivered.

There are no outstanding notices of uncured violations of building codes or other municipal regulations regarding the

building or the Project.

3615 ASSOCIATES

By DEVELOCO CORPORATION

By  _____
Its President

Its Partner

KAIMUKI BUSINESS PLAZA

CASH OPERATING BUDGET
(February 1984 - January 1985)

<u>RECEIPTS:</u>	<u>Monthly</u>	<u>Annual</u>
Maintenance Fee	\$ 5,710.	\$68,520.
 <u>DISBURSEMENTS:</u>		
Management & Accounting	1,385.	16,620.
Legal & Audit	100.	1,200.
Telephone (Elevator Emergency Phone)	75.	900.
Janitor & Supplies	600.	7,200.
Water & Sewers	150.	1,800.
Refuse Service	250.	3,000.
Electricity (common area & elevators)	925.	11,100.
Elevator	450.	5,400.
Air Conditioning Maintenance	350.	4,200.
Maintenance Repair & Service*	500.	6,000.
Fire Insurance	80.	960.
Liability Insurance	45.	540.
Reserve Fund (painting, A/C repair, roof, carpet, etc.)	800.	\$ 9,600.
	<u>\$ 5,710.</u>	<u>\$68,520.</u>

*Includes window washing quarterly, ground maintenance, plumbing and electrical, etc. for common area.

Electricity and Air Conditioning will be separately metered to each unit.

The cash operating budget (prorated on a monthly basis) and the estimated monthly cost for each unit is for one year commencing February 1984. The information contained herein is based on data available to us at this time.

We certify that the monthly maintenance fee and the monthly cash operating costs have been based on generally accepted accounting principles.

DEVELCO MANAGEMENT CORPORATION

By Lawrence Levenson
Lawrence Levenson
Account Executive

KAIMUKI BUSINESS PLAZA
MONTHLY MAINTENANCE FEE SCHEDULE

<u>TYPE OF UNITS</u>	<u>PERCENTAGE INTEREST</u>	<u>MONTHLY MAINTENANCE FEE</u>
Ground Floor	11.933%	\$ 681.36
201	2.420	138.18
202	3.922	223.95
203	4.778	272.83
204	4.99375	285.14
205	5.903	337.06
301	2.420	138.18
302	3.922	223.95
303	4.778	272.83
304	4.99375	285.14
305	5.903	337.06
401	2.420	138.18
402	3.922	223.95
403	4.778	272.83
404	4.99375	285.14
405	5.903	337.06
501	2.420	138.18
502	3.922	223.95
503	4.778	272.83
504	4.99375	285.14
505	5.903	337.06
<u>21 units</u>	<u>100.00000%</u>	<u>\$5,710.00</u>

KAIMUKI BUSINESS PLAZA

START-UP EXPENSES

Inherent to the commencement of any new condominium project are identifiable expenses for which provision for payment should be recognized:

1. To purchase insurance.
2. To purchase necessary equipment and supplies.
3. To provide initial operating capital.
4. Advance payment is required at closing of escrow.

Inasmuch as the funds required cannot be accumulated, experience has indicated the need of a "start-up fund", which when spread over the base of ownership is nominal. Front-end requirements are identified as follows:

1. Insurance.

By purchasing a three-year policy, payable annually, a substantial savings can be realized. Basic insurance will include fire, extended coverage, special extended coverage and inflation guard coverage, and comprehensive general liability and property damage coverage.

2. Equipment.

Custodial equipment and supplies, ground care equipment and supplies.

3. Initial Operating Expenses.

Costs applied to these items are as follows:

Insurance (1st year premium estimate).....	\$1,500.00
Equipment and Supplies Purchase.....	500.00
Initial Operating Expenses.....	500.00
	<u>TOTAL: \$2,500.00</u>

START-UP FEE FOR UNITS

<u>TYPE OF UNITS</u>	<u>PERCENTAGE INTEREST</u>	<u>START-UP FEE</u>
Ground Floor	11.933%	\$ 298.32
201	2.420	60.50
202	3.922	98.05
203	4.778	119.45
204	4.99375	124.84
205	5.903	147.58

<u>TYPE OF UNITS</u>	<u>PERCENTAGE INTEREST</u>	<u>START-UP FEE</u>
301	2.420	60.50
302	3.922	98.05
303	4.778	119.45
304	4.99375	124.84
305	5.903	147.58
401	2.420	60.50
402	3.922	98.05
403	4.778	119.45
404	4.99375	124.84
405	5.903	147.58
501	2.420	60.50
502	3.922	98.05
503	4.778	119.45
504	4.99375	124.84
505	5.903	147.58
<u>21 units</u>	<u>100.00000%</u>	<u>\$2,500.00</u>

The start-up fee for each unit purchaser is a one time front-end charge and should be collected at escrow closing. Each of the initial owners should pay this amount to ensure financial solvency of the project.