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
THE CANNERY AT IWILEI
720 Iwilei Road
Honolulu, Hawaii

REGISTRATION NO. 1581 (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: February 2, 1984

Expires: March 2, 1985

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 DECEMBER 30, 1983. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. THE CANNERY AT IWILEI is a proposed industrial condominium conversion project which will consist of two (2) buildings divided into fifty-eight (58) separate warehouse units and forty-three (43)

parking units located on the ground floor of the Project. Building "A" has two (2) floors divided into twenty-seven (27) separate warehouse units and Building "B" has four (4) floors divided into thirty-one (31) separate warehouse units. Each warehouse unit consists of a single room (subject to internal partitioning as provided in the condominium documents). There will be 43 parking stalls in the Project to be sold as 43 condominium parking apartment units (11 parking units will be compact stalls).

2. The Developer has submitted to the Commission for examination all documents necessary for the issuance of this Preliminary Public Report.

3. No advertising or promotional matter has been submitted pursuant to the Rules and Regulations promulgated by the Commission.

4. The Developer advises that the Declaration of Horizontal Property Regime and the By-Laws of Association of Unit Owners have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document Nos. 1203619 and 1203620 respectively on November 21, 1983 and Condominium Map No. 504 has been assigned to the Project by said Office.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514A of the Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, February 2, 1984, unless a Final Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

7. This Preliminary Public Report is made a part of the registration on the CANNERY AT IWILEI condominium project. The Developer is responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) and attached Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt therefor.

NAME OF PROJECT: THE CANNERY AT IWILEI.

LOCATION: The Project is located at 720 Iwilei Road in Honolulu, Hawaii and involves a parcel of land of approximately 76,682 square feet.

TAX MAP KEY: 1-5-12-03

ZONING: Light Industrial

DEVELOPER: Cannery Development Corporation, a Hawaii corporation, Suite 2720, Grosvenor Center, 733 Bishop Street, Honolulu, Hawaii 96813; Telephone 526-2877. The officers of the corporation are: Jay H. Shidler, President/Treasurer; Thelma C. Gretzinger, Vice President/Secretary.

ATTORNEYS FOR DEVELOPER: Carlsmith, Carlsmith, Wichman and Case, Suite 2200, Pacific Tower, 1001 Bishop Street, Honolulu, Hawaii 96813 (Attention: Ray Iwamoto or Alan T. Kido), Telephone 523-2500.

DESCRIPTION:

A. Description of Project. The Project is described in the Condominium Map and consists of two (2) buildings. The building on the west side of the property shall be designated as Building "A" containing two (2) floors divided into twenty-seven (27) warehouse units and Building" B" containing four (4) floors divided into thirty-one (31) warehouse units. The Project is constructed principally of reinforced concrete, wood, glass and allied materials. The Project contains forty-three (43) parking stalls (11 of which are compact stalls).

B. Description of the Warehouse and Parking Units. Fifty-eight (58) separate warehouse units are designated in the spaces within the perimeter and party walls, windows, doors, floors, and ceilings of each of the fifty-eight (58) warehouse units of the Project, distributed among the two (2) buildings in the Project as described above, which spaces are referred to herein as "units".

1. The location of the units are shown on the Condominium Map and are further described and numbered as follows:

	Floor	Warehouse Unit No.	Approximate Area	Percent Common Interest
Building "A"	1	1A	1363 sq. ft.	1.113
		1B	1163 sq. ft.	.939
		1C	1194 sq. ft.	.966
		1D	1060 sq. ft.	.849
		1E	967 sq. ft.	.768
		1F	920 sq. ft.	.727
		1G	1065 sq. ft.	.854
		1K	1550 sq. ft.	1.276
		1L	1491 sq. ft.	1.225
		1N	1526 sq. ft.	1.255
		1O	1519 sq. ft.	1.248
		1P	1526 sq. ft.	1.255
		1Q	1519 sq. ft.	1.248
		1R	1270 sq. ft.	1.032
		1S	1526 sq. ft.	1.255
		1T	1785 sq. ft.	1.481
		1U	1526 sq. ft.	1.255
		1V	1039 sq. ft.	.831
		1W	1054 sq. ft.	.844
		1X	3069 sq. ft.	2.599
		1Y	1528 sq. ft.	1.257
		1Z	1087 sq. ft.	.873
		1AA	1128 sq. ft.	.909
		1BB	1184 sq. ft.	.957
	2	2J	3678 sq. ft.	3.130
		2K	6096 sq. ft.	5.236
		2L	1221 sq. ft.	.990

	Floor	Warehouse Unit No.	Approximate Area	Percent Common Interest
Building "B"	1	1H	908 sq. ft.	.717
		1I	840 sq. ft.	.658
		1J	733 sq. ft.	.564
		1M	1920 sq. ft.	1.598
	2	2A	2900 sq. ft.	2.451
		2B	2937 sq. ft.	2.483
		2C	2720 sq. ft.	2.295
		2D	1888 sq. ft.	1.570
		2E	2904 sq. ft.	2.455
		2F	2654 sq. ft.	2.238
		2G	2654 sq. ft.	2.238
		2H	2560 sq. ft.	2.156
		2I	901 sq. ft.	.711
	3	3A	2900 sq. ft.	2.451
		3B	2937 sq. ft.	2.483
		3C	2720 sq. ft.	2.295
		3D	1888 sq. ft.	1.570
		3E	2904 sq. ft.	2.455
		3F	2654 sq. ft.	2.238
		3G	2654 sq. ft.	2.238
		3H	2560 sq. ft.	2.156
		3I	901 sq. ft.	.711
	4	4A	2900 sq. ft.	2.451
		4B	2937 sq. ft.	2.483
		4C	2720 sq. ft.	2.295
		4D	1888 sq. ft.	1.570
		4E	2904 sq. ft.	2.455
		4F	2654 sq. ft.	2.238
		4G	2654 sq. ft.	2.238
		4H	2560 sq. ft.	2.156
		4I	901 sq. ft.	.711

Parking Unit No.	Percent Common Interest
1	.100
2	.100
3	.100
4	.100
5	.100
6	.100
7	.100
8	.100
9	.100
10	.100
11	.100
12	.100
13	.100
14	.100
15	.100
16	.100
17	.100
18	.100

Parking Unit No.	Percent Common Interest
19	.100
20	.100
21	.100
22	.100
23	.100
24	.100
25	.100
26	.100
27	.100
28	.100
29	.100
30	.100
31	.100
32	.100
33	.100
34	.100
35	.100
36	.100
37	.100
38	.100
39	.100
40	.100
41	.100
42	.100
43	.100
TOTAL	100.000

2. Layout and Area. Each warehouse unit consists of a single room (subject to internal partitioning as provided in Paragraph 5 of Section G of the Declaration) including electrical stubs, a rollup entry door and a solid-core door.

The approximate total square footage areas for the enclosed portions of the warehouse units are computed from and to the interior surface of the unit perimeter walls (to the inside face of the window glass if it constitute more than one-half (1/2) of the warehouse unit's exterior wall); and include the areas of all common elements located within the warehouse units.

3. Access to Common Elements. Each warehouse unit on the ground or first floor has immediate access to the parking area and grounds of the Project. Each warehouse unit above the ground floor has immediate access to elevators, corridors and stairs leading to the ground floor and grounds of the Project.

4. Other Data Identifying and Defining the Warehouse Units. The respective warehouse units shall not be deemed to include: (i) the undecorated or unfinished surfaces of the perimeter (including party) walls, (ii) the floors and ceilings surrounding each warehouse unit, or (iii) any pipes, shafts, wires, conduits or other utility or service lines which are utilized for or serve more than one warehouse unit, the same being deemed common elements as hereinafter provided. Each warehouse unit shall be deemed to include (i) any pipes, shafts, ducts, pumps,

conduits, wires and other utility or service lines running through such warehouse unit which are utilized for and serve only that unit, (ii) the inner decorated or finished surfaces of all walls, floors and ceilings, (iii) any doors, windows or panels along the perimeters, and (iv) any fixtures installed therein.

5. Parking Units. Forty-three (43) estates are designated in the spaces bounded by the walls and demarcation lines, floor and ceiling of each of the forty-three (43) parking spaces located on the ground floor of the Project, which spaces are herein referred to as a "parking unit".

6. Parking Unit Number and Locations. The location of the parking units are shown on the condominium map and are further described and numbered as follows:

The parking units are numbered left to right in approximately five rows from 1 to 43. Parking units 1 to 11 are located in the northerly most row; parking units 12 to 27 are located in the two middle rows; parking units 28 to 37 are located in the two southerly most rows; and parking units 38 to 43 are staggered along the east perimeter wall.

7. Layout and Area. Each parking unit consists of a parking space, has a basically rectangular floor, except as necessary to accommodate the building superstructure, and contains an approximate floor area of 120 square feet for the compact parking units (number 9, 10, 11, 32, 33, 34, 35, 36, 37, 42 and 43) and 161.50 square feet for the remaining parking units.

8. Access to Common Elements. Each parking unit has immediate access to the driveway and ramp and stairways and elevators leading to the grounds and other common elements of the Project and to Iwilei Road.

9. Other Data Identifying and Defining the Parking Units. The respective parking units shall not be deemed to include the perimeter or party walls or columns, the demarcation lines, the floor or ground and ceiling surrounding each parking units or any pipes, wires, conduits or other utility or service lines which are utilized for or serve more than one unit, the same being common elements as hereinafter provided.

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

1. The Land in fee simple.

2. All undecorated, unfinished portions of all perimeter (including party) and load-bearing walls, all structural components, foundations, floor slabs, columns, girders, beams, supports and roofs.

3. All grounds and landscaping, all refuse facilities, common loading areas and trash collection areas.

4. All driveways and parking areas other than the parking units.

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

6. 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 the "limited common elements", are hereby designated and set aside for the exclusive use of certain warehouse units, and such units shall have appurtenant thereto exclusive easements for the use of such limited common elements as set forth herein. That portion of the concrete slab floor located immediately below each ground floor unit excluding any footings shall be appurtenant to such unit as a limited common element. The costs of any maintenance, repairs and all expenses of said floor shall be borne by the unit owner of the unit to which such floor is appurtenant as a limited common element.

INTEREST TO BE CONVEYED TO PURCHASER: The undivided percentage ownership in the common elements (the "Common Interest") appertaining to each unit and its owner for all purposes including voting shall be as set forth in Section B.1 above under the topical heading: "DESCRIPTION". Each unit and its appurtenant Common Interest shall be deeded to each Purchaser by a unit or parking unit deed from the Developer.

EASEMENTS: In addition to any easements established in the limited common elements, the units and common elements shall also have and be subject to the following easements:

1. Each warehouse unit 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 warehouse unit; in the other common elements for use according to their respective purposes, subject always to the exclusive use of the limited common elements as provided herein; and in all other units of the buildings in which such unit is located for support.

2. If any part of the common elements now or hereafter encroaches upon any unit or limited common element, or if any unit or limited common element encroaches upon the common elements or upon any other unit or limited common element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. In the event any buildings shall be partially or totally destroyed and then rebuilt, or in the event of any shifting, settlement or movement of any part of the Project, minor encroachments of any parts of the common elements, units, or limited common elements due to such construction, shifting, settlement or movement shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

3. Each unit shall be subject to an easement, exercisable by the Board of Directors, Managing Agent and Manager, in favor of the owners of all other units for access to any common elements located in such unit.

4. The Developer separately reserves the right and the Association of Unit Owners separately shall have the right, to be exercised by its Board of Directors, at any time to grant within the common elements, easements and rights of way over, across, and under the common elements for utilities, sanitary and storm sewers, drainage, cable television, and other public services and to relocate, realign or cancel the same provided that such easements, their use, relocations, realignment, or cancellation shall not materially impair or interfere with the use of any unit.

5. The Association of Unit Owners shall have the right, to be exercised by its Board of Directors, the Managing Agent or Manager, to enter each unit or limited common element from time to time during reasonable hours as may be appropriate for the operation of the Project or for making emergency repairs therein which may be necessary to prevent damages to any unit, common element, or limited common element.

6. The Developer, its agents, successors, mortgagees and assigns shall have the right to conduct extensive sales activities in the Project, including the use of model units, sales and management offices, and extensive sales displays and activities as may be provided in any sales agreements between the Developer and the unit owners, which right will be binding on such unit owners and their successors, grantees and assigns.

7. The Developer, its agents, employees, contractors, licensees, successors, mortgagees and assigns shall have an easement over and upon the Project as may be reasonably necessary for the completion of the improvements of the Project, and the correction of defects therein.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The buildings and each of the warehouse and parking units shall be used only for purposes permitted under applicable laws and governmental regulations. The parking units may only be used as parking spaces for motor vehicles.

OWNERSHIP TO TITLE: The Preliminary Report dated December 6, 1983, and prepared by Title Guaranty of Hawaii, Inc., states that fee simple title to the land is vested in Jay Harold Shidler.

The Developer has acquired an option to purchase a fee simple interest in the land and all buildings and improvements under the terms of that certain Option Agreement dated September 12, 1983, for which a Short Form Option Agreement dated September 12, 1983 was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1203618 on November 21, 1983.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated December 6, 1983, prepared by Title Guaranty of Hawaii, Inc., describes the encumbrances as set forth below:

1. Real Property Taxes as may be due and owing. Check with the Director of Finance for further information.

2. A reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. Encroachments as set forth in Land Title Survey prepared by John Cline Mann, Registered Professional Surveyor, dated May 16, 1983.

4. Mortgage by Jay Harold Shidler to First Hawaiian Bank dated September 2, 1983. Land Court Document No. 1191590.

5. Absolute assignment of rentals and lessor's interest in leases dated September 2, 1983, recorded in Liber 17322 at Page 140.

6. Unrecorded Option to Purchase Agreement dated September 12, 1983, of which a Short Form Option Agreement dated September 12, 1983 was filed as Document No. 1203618, wherein Cannery Development Corporation, as optionee, has been granted an option until September 1, 1984 to purchase the property described in the Preliminary Report of Title.

7. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in the Declaration of Horizontal Property Regime dated November 17, 1983, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1203619, as the same may hereafter be amended in accordance with law or with said Declaration.

8. By-Laws of the Association of Apartment Owners of the Condominium Project known as "THE CANNERY AT IWILEI" dated November 17, 1983, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1203620, as the same may hereafter be amended.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated November 17, 1983 between Title Guaranty Escrow Services, Inc., as Escrow Agent, and Developer, has been filed with the Commission. On examination, the specimen Sales Contract Reservation Agreement and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended.

The executed Escrow Agreement provides in part that if at any time (a) Escrow receives written notice from Developer to return to a purchaser under a Sales Contract the funds of such purchaser then held by Escrow under the Escrow Agreement, or (b) with respect to a purchaser whose funds were obtained prior to the issuance of the Final Report, there shall be any substantive change in the building renovation plans of a type which gives purchaser a right to cancel his Sales Contract pursuant to Chapter 514A of the Hawaii Revised Statutes (unless purchaser's written approval of acceptance of the specific change is obtained, or ninety (90) days have elapsed since the purchaser has accepted in writing the unit or he has first occupied or used the unit) or (c) the Final Report differs in a material respect from the Preliminary Report, and the purchaser's written approval of such change has not been obtained and the purchaser shall request the refund, or (d) the Final Report is not issued within one (1) year from the date of issuance of the Preliminary Report, unless the Sales Contract is nevertheless affirmed by the purchaser, then in any such event Escrow shall return such funds to the purchaser, without interest unless otherwise instructed by Developer and furthermore unless Developer shall otherwise instruct Escrow, less: (1) Escrow's cancellation fee of a minimum of $25.00 per unit, (2) any mortgagee's cancellation

fee, and (3) all other costs, if any, which have been incurred in connection with the Escrow mortgage processing, closing or legal documentation. In such event, the Escrow Agreement further provides that Escrow shall hold the Sales Contract and any Unit or Parking Unit Deed previously delivered to Escrow and any mortgage documents which may have been executed shall be returned to the mortgagee, and Developer and the purchaser shall be deemed no longer bound by the terms of the Sales Contract and Escrow shall so inform the purchaser in writing; provided however, that no refund shall be made to a purchaser at purchaser's request until Escrow has received written approval of such refund from Developer.

Among other provisions, the specimen Sales Contract provides:

1. The mortgage and other liens which will secure the Developer's first mortgage interim loan (renewals and extensions) for the conversion of the Project shall be and remain at all times a superior lien on the Project, and purchasers intentionally waive and subordinate their interests under the Sales Contract in favor of the priority of all such liens.

2. That said Sales Contract is only a reservation agreement until a true copy of the Final Public Report (with all supplementary public reports, if any) is delivered to the Purchaser, the Purchaser has an opportunity to read the report(s) and executes and gives the Developer a receipt for the report(s) whereupon, on the date the receipt is given to Developer (herein called the "Effective Date") it shall become a binding sales contract (subject only to any applicable provisions of the Horizontal Property Act). The Seller is selling the units in the Project pursuant to the Seller's rights under an option agreement from the fee owner of the land and improvements thereon and upon exercise of the option granted therein, the Seller will purchase and acquire fee title to the land and said improvements thereon. Seller must exercise the option and acquire the land and improvements prior to obtaining the Final Public Report. If Seller fails to exercise the option and obtain the Final Public Report, Seller will exercise its rights to cancel the Reservation Agreement. Purchaser agrees that upon such cancellation, Purchaser shall have no rights or interests with respect to the Project, the Property, or the land and improvements other than Purchaser's refund rights. Until the Effective Date, the Sales Contract may be unconditionally cancelled at any time by either the Developer or the purchaser (at which time the purchaser's deposit will be refunded in full). However, it is important for the purchaser to review the provisions of the Sales Contract pertaining to purchaser's application for financing. Purchaser will be responsible for any mortgagee's processing costs and cancellation fees in the event of a cancellation of the Sales Contract, except only in the specific situation described in the Sales Contract.

3. Purchaser should also note that the Sales Contract places restrictions on selling or assigning the Sales Contracts.

4. The purchaser acknowledges awareness and acceptance of certain conditions of the Project including the limitations on voting rights, reserved rights of the Developer as set forth in the Sales Contract and Declaration, the disclaimer of warranties and the existence of minor encroachments.

5. Purchasers further are advised that Seller has made no representations and has not authorized any representations to be made by any sales agent concerning any services or arrangements relating to the rental or sale or management of the Purchaser's unit.

6. The Sales Contract provides that no interest will be earned by Purchaser after Purchaser's Deposit is deposited in Escrow or if Purchaser does not close for any reason. Seller will pay such interest to the purchaser for such period, and upon pertinent conditions, after closing all as specified in the Sales Contract.

7. The Sales Contract provides that the warehouse units are being sold as loft space and that all interior improvements to such unit are to be made by the Purchaser. Seller will provide the Purchaser a specified allowance for interior improvements which will be paid to Purchaser's contractor and architect after completion of the interior improvements for Purchaser's warehouse unit.

8. As provided in sections of the Sales Contract under the topical headings: "Closing" and "Ongoing Activities", the purchaser acknowledges that minor construction activity may continue on the site after purchaser has occupied his warehouse unit or has obtained use of his parking unit, which may result in noise, dust or other annoyances. The addition, as further provided in said section under the topical heading: "Ongoing Activities", the Developer's sales activities, including the use of model warehouse units and signs and the use of the lobby area and other common elements for sales displays and related activities, may continue until the last warehouse unit in the Project is sold.

9. It is incumbent upon the prospective purchaser that he read with care the specimen 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 the proceeds of said trust fund. The Sales Contract sets forth when purchaser's payments are payable. All payments other than funds from any mortgage lender must be paid to escrow at the times specified in the Sales Contract, and all of Purchaser's deposits must be paid to escrow upon the notification of commencement of construction.

10. The Sales Contract and the Developer's Disclosure Abstract state that the Units and the buildings are being sold in an "as is" condition. The Seller makes no warranties, express or implied, with respect to the Unit, the Project, the buildings, the Property or any common elements or anything installed therein, and Seller disclaims any implied warranties of merchantability, of fitness for a particular purpose or use, of workmanship and any other implied warranties.

MANAGEMENT OF THE PROJECT: The Bylaws vest in the Board of Directors the power and duties necessary for the administration of the overall affairs of the Project. The Bylaws submitted to the Commission permit the Developer to appoint the initial managing agent for the Project. The Developer has indicated that it intends to select Shidler Management Group as the initial Managing Agent, but no management agreement has been entered into at this time and thus, no contract submitted to the Commission.

STATUS OF PROJECT: Construction was completed many years ago. A letter from the City's Building Department dated September 16, 1983

indicates no records could be found in the Department's files, but to the best of the Department's knowledge, the building met code requirements at the time and no variances or special permits were granted. The letter also notes a few deficiencies. Renovation has not yet commenced.

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 December 30, 1983.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1581, filed with the Commission on December 30, 1983.

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

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

Distribution:

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

Registration No. 1581

February 2, 1983

THE CANNERY AT IWILEI

DEVELOPER'S DISCLOSURE ABSTRACT

Name and Address of Project.

THE CANNERY AT IWILEI
720 Iwilei Road
Honolulu, Hawaii 96817

Name, address and telephone number of Developer.

CANNERY DEVELOPMENT CORPORATION
Suite 2720 Grosvenor Center
733 Bishop Street
Honolulu, Hawaii 96813
Tel. No. 526-2877

Name, address and telephone number of Project Manager.

SHIDLER MANAGEMENT GROUP
733 Bishop Street
Honolulu, Hawaii 96813
Tel. No. 526-2877

SHIDLER MANAGEMENT GROUP, an affiliate of the Developer, will act as the first managing agent for the Association of Apartment Owners.

Breakdown of estimated annual and monthly maintenance fees revised and updated at least every twelve months and certified to have been based on generally accepted accounting principles.

See EXHIBIT A attached

The units will be separately metered for electricity. The estimated budget does not include the Purchaser's obligations for the payment of real property taxes or mortgage payments. The estimated budget is subject to review and revision annually. The estimated budget and annual maintenance fees for each unit (the "common expenses") is an estimated budget prepared on the basis of generally accepted accounting principles. The actual budget and actual expenses will vary depending on various factors such as inflation, casualty loss or damages, unit owner delinquencies, changes in types and quantity of service and other such factors.

Description of all warranties for the units and the common elements, including the date of initiation and the expiration date of any such warranties.

Warranties:

The buildings were completed in 1910 (Building A) and 1923 (Building B), as described in the Declaration of Horizontal Property Regime of The Cannery at Iwilei. It is being sold in an "as

is" condition. The Seller does not warrant the structural quality or integrity of the buildings or the mechanical soundness of any of the systems of the buildings or the individual units. Seller has made no warranties whatsoever, express or implied, with respect to the units, the project, the buildings, or any common elements or anything installed therein. When Purchaser buys the property the Purchaser accepts the same "as is" without warranties or representations as to the condition thereof and assumes all risks of defects known or unknown.

Proposed number of units to be used for residential purposes.

None of the units in the project are to be used for residential purposes.

Statement to the extent of commercial or other non-residential development in the project.

There are a total of one hundred and one (101) units, fifty-eight (58) warehouse and forty-three (43) parking units in the project. The Declaration of Horizontal Property Regime and the Bylaws of the Association of Unit Owners include provisions which allow for flexibility in the interior layout of the units and provides for subdivision of some of the units.

CANNERY DEVELOPMENT CORPORATION

By _____
Its President

By _____
Its Vice President

ESTIMATED ANNUAL FEES

Real Property Taxes	$ 21,000
Insurance	10,000
Electricity	6,000
Sewer & Water	7,200
Elevator Maintenance	4,800
Janitorial Supplies	4,200
Maintenance Supplies	1,800
Building Maintenance	5,400
Parking Lot Repair	1,200
Maintenance Payroll	2,400
Janitorial Payroll	9,600
Management & Accounting	28,000
Office Supplies & Expenses	1,200
Total Estimated Annual Fees	$108,800

ESTIMATED UNIT MONTHLY FEES

	Floor	Warehouse Unit No.	Monthly Fee
Building "A"	1	1A	$ 100.90
		1B	85.13
		1C	87.58
		1D	76.98
		1E	69.63
		1F	65.91
		1G	77.42
		1K	115.69
		1L	111.07
		1N	113.79
		1O	113.15
		1P	113.79
		1Q	113.15
		1R	93.57
		1S	113.79
		1T	134.28
		1U	113.79
		1V	75.33
		1W	76.51
		1X	235.64
		1Y	113.97

EXHIBIT A

	Floor	Warenouse Unit No.	Monthly Fee
		1Z	$ 79.15
		1AA	82.41
		1BB	86.77
	2	2J	283.79
		2K	474.72
		2L	89.76
Building "B"	1	1H	65.01
		1I	59.65
		1J	51.13
		1M	144.89
	2	2A	222.21
		2B	225.12
		2C	208.08
		2D	142.35
		2E	222.59
		2F	202.90
		2G	202.90
		2H	195.48
		2I	64.46
	3	3A	222.22
		3B	225.13
		3C	208.08
		3D	142.35
		3E	222.59
		3F	202.90
		3G	202.90
		3H	195.48
		3I	64.46
	4	4A	222.22
		4B	225.13
		4C	208.08
		4D	142.35
		4E	222.59
		4F	202.90
		4G	202.90
		4H	195.48
		4I	64.46

Parking Unit Nos.	
1-43 ($9.07 x 43)	$ 390.01
Total Estimated Monthly Fees	$9,066.67

I, Thelma Gretzinger, certify that the above Estimated Annual and Monthly Fees were based on generally accepted accounting principles.

Dated:

November 7, 1983.