



REAL ESTATE COMMISSION
STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL & VOCATIONAL LICENSING DIVISION

1010 Richards Street
P. O. Box 3469
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on
HONOLULU PARK PLACE

1212 Nuuanu Avenue
Honolulu, Hawaii

Registration No. 2035

Issued: April 27, 1989
Expires: May 27, 1990

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of April 21, 19 89 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully. ANY SALES CONTRACT ENTERED INTO UNDER THE PRELIMINARY PUBLIC REPORT IS NOT BINDING TO THE DEVELOPER OR PROSPECTIVE PURCHASER.

- X **PRELIMINARY:** (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.
- FINAL:** (white) The developer has legally created a condominium and has filed complete information with the Commission.
 [] Supersedes all prior public reports
 [] Must be read together with _____
- SUPPLEMENTARY:** (pink) Updates information contained in the
 [] Prelim. Public Report dated _____
 [] Final Public Report dated _____
 [] Supp. Public Report dated _____
- And [] Supersedes all prior public reports
 [] Must be read together with _____
- [] This report reactivates the _____
 public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:
 [] Required [X] Not Required -- disclosures covered in this report.

TABLE OF CONTENTS

| | page |
|---|------|
| Report Purpose | 1 |
| Type of Report | 1 |
| Summary of Changes from Earlier Public Reports | 2 |
| Table of Contents | 3 |
| General Information on Condominiums | 4 |
| Summary of the Condominium Project | 5 |
| | |
| I. PEOPLE CONNECTED WITH THE PROJECT | 6 |
| Developer | |
| Real Estate Sales Agent | |
| Escrow Company | |
| Managing Agent | |
| Attorney for Developer | |
| | |
| II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS | |
| A. Declaration | 7 |
| B. Condominium Map (File Plan) | 7 |
| C. Bylaws | 7 |
| D. House Rules | 8 |
| E. Changes to Condominium Documents | 8 |
| | |
| III. THE CONDOMINIUM PROJECT | |
| A. Interest to be Conveyed to Buyer | 9 |
| B. Underlying Land | 10 |
| C. Buildings and Other Improvements | 10 |
| D. Common Elements, Limited Common Elements, Common Interest | 14 |
| E. Encumbrances Against Title | 15 |
| F. Management of the Common Elements | 15 |
| G. Maintenance Fees | 16 |
| H. Utility Charges | 16 |
| I. Construction Warranties | 16 |
| J. Status of Construction | 17 |
| K. Project Phases | 17 |
| L. Sales Documents Filed with the Real Estate Commission | 17 |
| | |
| IV. ADDITIONAL INFORMATION NOT COVERED ABOVE | 18 |
| | |
| Buyer's Right to Cancel Sales Contract | 19 |
| Signature of Real Estate Commission Chairman | 20 |
| | |
| EXHIBIT A: Apartment Description | |
| EXHIBIT B: Rights Reserved by Developer | |
| EXHIBIT C: Boundaries of Each Apartment | |
| EXHIBIT D: Permitted Alterations to Apartments | |
| EXHIBIT E: Land Use Declarations and Dedications | |
| EXHIBIT F: Common Elements | |
| EXHIBIT G: Limited Common Elements | |
| EXHIBIT H: Common Interests for Each Apartment and Maintenance Fee Projections | |
| EXHIBIT I: Encumbrances Against Title | |
| EXHIBIT J: Schedule of Estimated Maintenance Fees and Maintenance Fee Disbursements | |
| EXHIBIT K: Summary of Pertinent Provisions of Sales Contract | |
| EXHIBIT L: Summary of Pertinent Provisions of Escrow Agreement | |
| EXHIBIT M: Miscellaneous Matters; Arbitration of Disputes | |
| EXHIBIT N: Description of the Park Place Club | |

GENERAL INFORMATION ON CONDOMINIUMS

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of Hawaii's "Horizontal Property Act" (Chapter 514A, Hawaii Revised Statutes) must be followed.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

Common elements are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called limited common elements and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged, or encumbered, and they may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Some condominium projects are leasehold. This means that the land or the land, building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owner/tenant) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements. The leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without a vote of the owners. Some of these actions may significantly impact the quality of life for all apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is vitally important to all apartment owners that the transition from developer to owner control be accomplished in an orderly manner and in a spirit of cooperation.

SUMMARY OF THE CONDOMINIUM PROJECT

(cite to appropriate pages
in text of report)

Interest to be Conveyed to Buyer: Each apartment (and its appurtenant interest in the common element improvements and the underlying land) will be conveyed in fee simple.

Type of Project:

1. New Building(s) Conversion
 Both New Building(s) and Conversion
2. Residential Commercial
 Mixed Residential and Commercial
 Other _____
3. High Rise (5 stories or more) Low Rise
4. Single or Multiple Buildings
5. Apartment Description See attached Exhibit "A".

| <u>Apt. Type</u> | <u>Qty</u> | <u>BR/Bath</u> | <u>Net Living Area*</u> | <u>Lanai/Patio</u> |
|--------------------------|------------|----------------|-----------------------------|--------------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| Total Apartments: | <u>437</u> | | | |

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:

| | <u>Number of Stalls</u> | |
|---|-------------------------|--|
| Assigned Stalls (Individual Units) | <u>605</u> | *These stalls are shown as appurtenant to Apartment No. 412 in the Declaration. |
| Guest Stalls | <u>44</u> | |
| Unassigned Stalls | <u>18*</u> | |
| Extra Stalls Available for Purchase | | |
| Other: <u>Management Stalls (6) / Car Wash (2) **</u> | <u>8**</u> | **The two (2) car wash stalls are dedicated exclusively to car wash use under the Declaration. |
| Total Parking Stalls | <u>675</u> | |

7. Recreational amenities:

See Section C.8 below.

I. PEOPLE CONNECTED WITH THE PROJECT

Developer: Honolulu Park Place Limited Partnership Phone: 521-8971
Name (Business)
567 South King Street, Suite 4
Business Address
Honolulu, Hawaii 96813

Names of officers or general partners of developers who are corporations or partnerships:

Charles J. Pankow - President
George F. Hutton - Vice President
George F. Hutton - Secretary
Timothy Murphy - Treasurer

The above are the officers of PDHP, Inc., a Hawaii corporation, the general partner of PDHP Partners, a Hawaii limited partnership, the general partner of Honolulu Park Place Limited Partnership.

Real Estate
Sales Agent:

CPI Realty, A California Limited Phone: 522-5671
Name Partnership (Business)
1236 Kapiolani Boulevard
Business Address
Honolulu, Hawaii 96814

Also: Locations, Inc. and Coldwell Banker McCormack Real Estate
See Part IV for additional information on these Real
Estate Sales Agents.

Escrow:

Founders Title and Escrow of Hawaii Phone: 526-0842
Name (Business)
900 Fort Street Mall, 10th Floor
Business Address
Honolulu, Hawaii 96813

Managing
Agent:

A condominium managing agent has not
Name yet been chosen. Phone: _____
Business Address (Business)

Attorney for
Developer:

Eric A. James, Esq.
John P. Gillmor, Esq.
Name Carlsmith, Wichman, Case, Mukai & Ichiki
Suite 2200, Pacific Tower
Business Address 1001 Bishop Street
Honolulu, Hawaii 96813

**II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Horizontal Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

- A. Declaration of Horizontal Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

- Proposed
 Recorded – Bureau of Conveyances – Book _____ Page _____
 Filed – Land Court – Document Number _____

Amendment date(s) and recording/filing information:

- B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed
 Recorded – Bureau of Conveyance Condo Map No. _____
 Filed – Land Court Condo Map No. _____

Amendment date(s) and recording/filing information:

- C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the way in which meetings will be conducted, and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed
 Recorded – Bureau of Conveyances – Book _____ Page _____
 Filed – Land Court – Document Number _____

Amendment date(s) and recording/filing information:

D. House Rules. The Board of Directors may adopt house rules to govern the use and operation of the common elements and individual apartments. House rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais, keeping of pets, and occupancy limits. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial house rules are usually adopted by the developer.

The House Rules for this condominium are:

Proposed Adopted

Developer does not plan to adopt house rules.

E. Changes to Condominium Documents

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of apartment owners who must vote for or give written consent to changes:

| | <u>Minimum Set by Law</u> | <u>This Condominium</u> |
|--------------------------------|-------------------------------|---------------------------------------|
| Declaration (and Condo Map) | 75% | <u>75%</u> |
| Bylaws | 65% | <u>65%</u> |
| House Rules | - | <u>Majority of Board of Directors</u> |

The percentages for individual condominium projects may be more than the minimum set by law.

2. Developer: The developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

See Exhibit "B".

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

- Fee Simple: Individual apartments and the underlying land will be in fee simple.
- Leasehold or Subleasehold: Individual apartments and the underlying land will be leasehold.

The leases for the individual apartments and the underlying land usually require that at the end of the lease term, the lessee (tenant) deliver to the lessor (fee property owner) possession of the leased premises and all improvements, including improvements paid for by the lessee.

Exhibit _____ contains further explanations.

Lease Term Expires: _____
Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per
 Month Year.

- Individual Apartments in Fee Simple, Underlying Land in Leasehold or Subleasehold:

The leases for the underlying land usually require that at the end of the lease term, the lessees (apartment owners - tenants) deliver to the lessor (fee property owner) their interest in the land and that they either (1) remove or dispose of the building(s) and other improvements; or (2) convey the building(s) and improvements to the lessor, often at a specified price.

Exhibit _____ contains further explanations.

Lease Term Expires: _____
Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per
 Month Year.

- Other:

For Subleaseholds:

- Buyer's sublease may be cancelled if the master lease between the sublessor and fee owner is
 Cancelled Foreclosed.
- As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is cancelled or foreclosed.

B. Underlying Land:

Address: 1212 Nuuanu Avenue Tax Map Key: 1-7-005-001 (1)
Honolulu, Hawaii 96817 (TMK)

Address TMK is expected to change because _____

Land Area: 72,706 square feet acre(s) Zoning: BMX-4

Fee Owner: Honolulu Park Place Limited Partnership
name
567 South King Street, Suite 304
address
Honolulu, Hawaii 96813

Sublessor: _____
name

address

C. Buildings and Other Improvements:

1. New Building(s) Conversion of Existing Building(s)
 Both New Building(s) and Conversion

2. Buildings: 1 Floors Per Building: 40 plus basement
 Exhibit _____ contains further explanations.

3. Principal Construction Material:
 Concrete Hollow Tile Wood
 Other glass in aluminum frames, tile

4. Permitted Uses:

| | <u>No. of Apts.</u> | | <u>No. of Apts.</u> |
|---|---------------------|---------------------------------------|---------------------|
| <input type="checkbox"/> Commercial | _____ | <input type="checkbox"/> Industrial | _____ |
| <input checked="" type="checkbox"/> Residential | <u>437</u> | <input type="checkbox"/> Agricultural | _____ |
| <input type="checkbox"/> Timeshare/Hotel | _____ | <input type="checkbox"/> Recreational | _____ |
| <input type="checkbox"/> Other: _____ | | | _____ |

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

[X] Pets: One dog (less than 25 pounds, adult weight) or two cats (neutered if female), parakeets, canaries and fish are permitted.

[X] Number of Occupants: Not more than five (5) permanent residents for two (2) bedroom apartments and not more than three (3) permanent residents for one (1) bedroom

[X] Other: Timesharing and short term vacation rental prohibited apartment

[] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 437

Elevators four (4) Stairways two (2) Trash Chutes one (1)

There is a fifth elevator from basement to lobby level.

| Apt. Type | Qty | BR/Bath | Net Living Area* | Lanai/Patio |
|-----------|-------|---------|------------------|-------------|
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ |

See Exhibit "A" for Description of Apartments.

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

Boundaries of Each Apartment:

See Exhibit "C".

Permitted Alterations to Apartments:

See Exhibit "D".

7. Parking Stalls:

Total Parking Stalls: 675

| | <u>Regular</u> | | <u>Compact</u> | | <u>Tandem</u> | | <u>TOTAL</u> |
|---------------------------------------|----------------|-------------|----------------|-------------|----------------|-------------|--------------|
| | <u>covered</u> | <u>open</u> | <u>covered</u> | <u>open</u> | <u>covered</u> | <u>open</u> | |
| Assigned (for individual units) | <u>364</u> | <u>-0-</u> | <u>1</u> | <u>-0-</u> | <u>240</u> | <u>-0-</u> | <u>605</u> |
| Guest | <u>44</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>44</u> |
| Unassigned | <u>1</u> | <u>-0-</u> | <u>17</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>18*</u> |
| Extra Available for Purchase | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> |
| Other: | <u>2**</u> | <u>-0-</u> | <u>-0-</u> | <u>-0-</u> | <u>6</u> | <u>-0-</u> | <u>8**</u> |
| Total Covered & Open | <u>411</u> | | <u>18</u> | | <u>246</u> | | |

Each apartment will have the exclusive use of at least one (1) parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

Commercial parking garage permitted in condominium project.

Exhibit _____ contains additional information on parking stalls for this condominium project.
*These stalls are shown as appurtenant to Apartment No. 412 in the Declaration.

**These two (2) car wash stalls are dedicated exclusively to car wash use in the Declaration.

8. Recreational and Other Common Facilities:

There are no recreational or common facilities.

Swimming pool *

Storage Area

Recreation Area *

Laundry Area

Tennis Court *

Trash Chute

Other: Park Place Club amenities which include men's and women's lockers and showers, saunas, racquetball and squash courts, fitness room and thermal spa, swimming pool area, snack shop, viewing gallery, lounge, bowling alley, pool table, Koi pond, tennis court, tennis house with viewing gallery, putting green, driving range with nets.

See Exhibit "N" of this report for more information on The Park Place Club.

*Included in Park Place Club (other); Park Place Club amenities are subject to alteration and rearrangement by the Association, provided that the recreational and social use of the facilities and total aggregate size of the Park Place Club shall be retained.

9. Present Condition of Improvements

(For conversions of residential apartments in existence for five years):

a. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations

N/A

b. Compliance with Building Code and Municipal Regulations; Cost to Cure Violations

N/A

10. Conformance to Present Zoning Code

a. No variances to zoning code have been granted, but see Exhibit "E" - Land Use Declarations and Dedications.

Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

| | <u>Conforming</u> | <u>Non-Conforming</u> | <u>Illegal</u> |
|------------|-------------------|-----------------------|----------------|
| Uses | <u> x </u> | <u> </u> | <u> </u> |
| Structures | <u> x </u> | <u> </u> | <u> </u> |
| Lot | <u> x </u> | <u> </u> | <u> </u> |

If a variance has been granted or if uses, improvements, or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the non-conformity, and restrictions on altering and repairing structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners.

Exhibit "F" describes the common elements.

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which may use them are:

described in Exhibit "G"

as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

Exhibit "H" describes the common interests for each apartment.

as follows:

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property.

Exhibit "I" describes the encumbrances against the title contained in the title report dated April 11, 1989.

Blanket Liens:

A blanket lien is a mortgage on a condominium project that secures a construction loan. It is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

There are no blanket liens affecting title to the individual apartments.

There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. Buyer's interest will be affected only if the developer defaults prior to conveying the apartment to buyer.

| <u>Type of Lien</u> | <u>Effect on Buyer's Interest If Developer Defaults</u> |
|--|--|
| First Mortgage Lien of Construction Lender | Lender has the option to complete the Project, but is not required to do so. If Lender elects not to complete the Project, the Sales Contract may be terminated at Lender's option, and Purchaser will be entitled to a refund of deposits held in Escrow, if any. |

F. Management of the Common Elements: The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a managing agent to assist the Association in managing the condominium project.

Initial Managing Agent: When the developer or the developer's affiliate is the initial managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial managing agent for this condominium is:

not affiliated with the Developer.

the Developer or the Developer's affiliate.

other Note: The initial managing agent has not yet been chosen.

G. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided to each apartment.

Exhibit "J" contains a schedule of maintenance fees and maintenance fee disbursements.

H. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- Electricity Television Cable
 Gas Water & Sewer, including hot water

Other Central air conditioning basic maintenance

Note: There is a separately billed user charge based upon the amount of air conditioning used by each Apartment Owner.

I. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements:

The building is warranted by the general contractor for a period of one (1) year following the substantial completion of the work by the contractor. The Developer does not warrant the work, but passes on the contractor's warranty. The Developer's obligation is limited to assisting the Owners and the Association in presenting claims under the one (1) year warranty to the contractor.

2. Appliances:

Manufacturer's warranties for appliances and furnishings are assigned to purchaser at closing. There are no Developer's warranties with regard to appliances and furnishings.

NOTE (AS TO 1 AND 2 ABOVE): EXCEPT AS PROVIDED ABOVE, DEVELOPER DISCLAIMS ANY IMPLIED WARRANTY OF HABITABILITY, ANY IMPLIED WARRANTY OF MERCHANTABILITY, ANY IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR USE, ANY IMPLIED WARRANTY OF WORKMANSHIP AND ANY OTHER EXPRESS OR IMPLIED WARRANTIES, WITH RESPECT TO THE APARTMENTS, THE PROJECT OR THE COMMON ELEMENTS OF THE PROJECT.

J. Status of Construction and Estimated Completion Date:

Construction has not yet commenced. Estimated completion date is during the fourth quarter, 1990.

K. Project Phases:

The developer has has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's Present Plans for Future Development: N/A

L. Sales Documents Filed with the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

Notice to Owner Occupants

Specimen Sales Contract

Exhibit "K" contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated February 8, 1989, as amended by instrument dated April 21, 19

Exhibit "L" contains a summary of the pertinent provisions of the escrow agreement.

Other _____

IV. ADDITIONAL INFORMATION NOT COVERED ABOVE

Additional information from Part I "People Connected with the Project"

Real Estate Sales Agents for the Project:

CPL Realty, A California Limited Partnership
1236 Kapiolani Boulevard
Honolulu, Hawaii 96814

Telephone No.: 523-5671

Locations, Inc.
1339 Hunakai Street
Honolulu, Hawaii 96816

Telephone No.: 735-4200

Coldwell Banker McCormack Real Estate
1580 Makaloa Street, Suite 500
Honolulu, Hawaii 96814

Telephone No. 946-1622

Exhibit "M" contains Miscellaneous Matters Concerning the Project and also sets forth the requirement that all disputes concerning the Project between Apartment Owners or the Association and the Developer must be submitted to binding arbitration.

Exhibit "N" contains a description of the Park Place Club.

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
 - a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;
AND
 - b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
 - a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
 - b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
 - c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other _____

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

This Public Report is a part of Registration No. 2035 filed with the Real Estate Commission on
November 28, 1988.

Reproduction of Report. When reproduced, this report must be on:

yellow paper stock

white paper stock

pink paper stock

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.



GLORIA DAMRON, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

EXHIBIT "A"
 CONDOMINIUM PUBLIC REPORT
 HONOLULU PARK PLACE
 APARTMENT DESCRIPTION

| <u>Apt. Type</u> | <u>Quantity</u> | <u>BR/Bath</u> | <u>Net Living Area</u> | <u>Lanai</u> |
|------------------|-----------------|----------------|------------------------|--------------|
| A | 32 | 1/1 | 671 | 157 |
| PHA | 6 | 1/1 | 671 | 157 |
| B-1 | 32 | 1/1 | 699 | 154 |
| PHB-1 | 6 | 1/1 | 699 | 154 |
| B-2 | 27 | 1/1 | 612 | 154* |
| PHB-2 | 6 | 1/1 | 612 | 154 |
| C | 91 | 2/2 | 905 | 113** |
| CR | 91 | 2/2 | 905 | 113** |
| PHC | 18 | 2/2 | 1218 | -0-*** |
| PHCR | 18 | 2/2 | 1218 | -0-*** |
| D-1 | 30 | 2/2 | 894 | 129 |
| PHD-1 | 6 | 2/2 | 894 | 129 |
| D-2 | 30 | 2/2 | 875 | 129 |
| PHD-2 | 6 | 2/2 | 875 | 129 |
| E | 32 | 1/1 | 772 | 264 |
| PHE | 6 | 1/1 | 772 | 264 |

"PH" denotes a penthouse Apartment located on floors 35 through 40.

*Apartment No. 810, the Type B-2 Apartment on the eighth floor has a lanai with an area of approximately 263 square feet.

**Apartment Nos. 806 and 808, the Type C and CR Apartments on the eighth floor, each have a lanai with an area of approximately 155 square feet.

***Type PHC and PHCR Apartments have enclosable lanais. Apartments 3502, 3602, 3702, 3802, 3902 and 4002 have living areas of approximately 1,200 square feet.

EXHIBIT "B"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
RIGHTS RESERVED BY DEVELOPER

2. Developer: The Developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:
- (a) the right to file "as built" plans, thereby amending the Condominium Map.
 - (b) the right to amend the Declaration to assign and reassign parking stalls.
 - (c) the non-exclusive right to grant easements within the Common Elements for public utility purposes.
 - (d) the non-exclusive right to grant easements within the landscaped area for any purpose, provided that no such easement shall materially impair or interfere with the use of any apartment.
 - (e) the right to amend the Declaration and other Condominium Documents to comply with the requirements of any law, mortgage lender or government agency.
 - (f) the right of the Project Architect to make changes to the Common Elements for any reason, including aesthetics and financial feasibility.
 - (g) the right to designate three (3) special members of the Park Place Club.
 - (h) the right to convert the roof or portions thereof, which is a Common Element, into Limited Common Element Roof Lanais for one or more Owners of Apartments on the Fortieth Floor.
 - (i) the right to conduct sales activities in the Project until all apartments are sold, including the right to use one or more apartments as model apartments (regardless of whether such apartment is subject to a Sales Contract).

EXHIBIT "C"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
BOUNDARIES OF EACH APARTMENT

The Apartments consist of the spaces within the perimeter walls, floors and ceilings of each of the four hundred thirty-seven (437) Apartment units of the Project. The Apartments shall not be deemed to include: (i) the undecorated or unfinished surfaces of the perimeter (including party) walls or interior load-bearing walls, (ii) the undecorated or unfinished surface of the floors and ceilings surrounding each Apartment, (iii) any pipes, shafts, wires, conduits or other utility or service lines which are utilized for or serve more than one Apartment, the same being deemed Common Elements as hereinafter provided, (iv) any central air conditioning equipment or apparatus within the Apartment, including, without limitation, the control unit console, thermostats, switches, vents and ducts, or (v) any tinted windows including any film or other coating thereon. Each Apartment shall be deemed to include (i) any adjacent lanai, to which such Apartment has direct, exclusive access, (ii) all the walls and partitions which are not load-bearing within its perimeter walls, (iii) all pipes, shafts, ducts (other than central air conditioning ducts), pumps, conduits, wires and other utility or service lines running through such Apartment which are utilized for and serve only that Apartment, (iv) the inner decorated or finished surfaces of all walls, floors and ceilings, (v) any doors or panels along the perimeters, and (vi) all appliances and fixtures installed therein and replacements thereof.

EXHIBIT "D"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
PERMITTED ALTERATIONS TO APARTMENTS

Each Owner of an Apartment shall have the right at any time and from time to time at his sole cost and expense, and without the necessity of the consent or joinder of any other Apartment Owner or the amendment of the Declaration, but with the prior approval of the Board and with the presentation of such plans and specifications as the Board may require, to make any of the following alterations solely within the Apartment space as defined in the Declaration: to install, maintain, remove, and rearrange partitions and other structures from time to time within such Apartment, and to paint, paper, panel, plaster, tile, finish, and do or cause to be done such other work on the interior surfaces of the ceilings, floors and walls within any such Apartment and to finish, alter or substitute any plumbing, electrical or other fixtures attached to said ceilings, floors and walls as shall be appropriate for the utilization of such Apartment by such Owner or the tenants or lessees thereof; provided, however, that nothing contained in this paragraph shall authorize any work or alteration which would jeopardize the soundness or safety of any part of the Project, reduce the value therefor, adversely affect any other Apartment, alter the uniform external appearance of the Project, violate the Lanai Declaration (see Exhibit "E") or affect or impair any easement or right of any other Apartment Owner.

The Owner of any two (2) adjoining Apartments may, with the consent of any mortgagee of such Apartments, alter or remove all or portions of the intervening wall (provided the same is not load-bearing) which separates such Apartments if the structural integrity of the building in which the Apartments are located is not thereby affected and if the finish of the Common Elements then remaining is restored to a condition substantially comparable to that of the Common Elements prior to such alteration of the Common Elements; provided, however, that the Owner shall secure a performance and payment bond naming as obligees said Owner and collectively the Owners of all other Apartments as their interests may appear in a penal sum of not less than one hundred percent (100%) of the cost of any construction, guaranteeing the payment of funds in an amount necessary to ensure the completion thereof free and clear of all mechanics and materialmen's liens, and that any such construction shall be carried out in strict compliance with all applicable laws; provided further, however, that the approval of the Board shall

be required to perform the alterations permitted herein which approval shall be given provided that the Owner of the adjoining Apartments complies with all the terms and conditions relating to said alterations set forth herein. The Owner of such adjoining Apartments may install in and attach to such opening or openings in such wall, doors and other service devices and may remove and retain ownership of the items so installed. Upon the termination of the common ownership of such adjoining Apartments, any intervening wall which has been altered or removed pursuant to the foregoing provisions shall be restored to substantially the condition in which the same existed prior to such alteration or removal, if the new Owner or Owners do not consent to such alteration. Subject to the terms and conditions of this Declaration and Bylaws, and at the sole expense of the Apartment Owner involved, the Owner of any two (2) such adjoining Apartments shall also have the right to make additions to or alterations and physical partitions within such Apartments; provided, that no work shall be done which would jeopardize the soundness or safety of the Project, reduce the value thereof, detract from the external appearance of the Apartments, or impair any easement, without in every such case the prior written consent of the mortgagees of such Apartments, the Board and all other Apartment Owners directly affected thereby (as determined by the Board).

No apartment owner shall remove any floor tiles in the lanai area without the approval of the Board of Directors and the Project Architect. In addition, no apartment owner shall place anything on the lanai, other than appropriate plants or outdoor lanai furniture as determined by the Board of Directors, without the approval of the Board and Project Architect.

EXHIBIT "E"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
LAND USE DECLARATIONS AND DEDICATIONS
(FOR PRIVATE PARK, PUBLIC OPEN SPACE AND PROHIBITION
OF LANAI ENCLOSURE)

The Project is subject to a Private Park Declaration recorded in the Bureau of Conveyances of the State of Hawaii which requires that a portion of the Project at grade level and certain facilities on the Koi Deck on the eighth floor on top of the parking garage be constructed and landscaped and thereafter, at the expense of the Association, to be maintained as a private park. A portion of the private park at grade level is open to the public pursuant to maps filed with the City and County of Honolulu.

The Project is also subject to a declaration recorded in the Bureau of Conveyances which prohibits the enclosure of lanais by all Apartment Owners, except the Owners of Type PHC or PHCR apartments (penthouse apartments designed with enclosable lanais).

Because of the Private Park and Lanai Declarations, any additions or alterations to the exterior of the Apartments or to lanais, the Koi Deck or landscaping requires review and approval of such plans by the Director of Land Utilization, City and County of Honolulu.

EXHIBIT "F"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
COMMON ELEMENTS

The Common Elements include, but are not limited to:

- a. The Land in fee simple.
- b. All unfinished, undecorated portions of all perimeter (including party) and load-bearing walls, all structural components, foundations, floor slabs, columns, girders, beams, supports, halls, corridors, exterior stairs and stairways, unfinished perimeter walls and interior load-bearing walls, tinted windows, including any film or other coating thereon, and roofs.
- c. All yards, grounds and landscaping and all refuse facilities, if any, whether within or appurtenant to the Project.
- d. All roads, parking areas, the car wash area, driveways, ramps, loading areas and walkways which are rationally of common use by Owners of more than one Apartment.
- e. All ducts, sewer lines, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities over, under and across the Project which serve more than one Apartment for services such as power, light, water, chilled water for central air conditioning, gas, sewer, refuse, telephone and radio and television signal distribution.
- f. Any central air conditioning equipment or apparatus, including equipment or apparatus within an Apartment, including, without limitation, the control unit console, thermostats, switches, vents and ducts.
- g. The entirety of the fire sprinkler system including portions thereof installed within the various Apartments.
- h. Those Common Elements located on the first three (3) floors of the Project (including basement level) and on the Koi Deck on the eighth floor on top of the parking structure, including the men's and women's lockers and showers, saunas, racquetball and squash courts, fitness room and thermal spa, swimming pool area, snack shop, viewing gallery, lounge, bowling alley, pool table, koi pond, tennis court, tennis house with viewing gallery, putting green, driving range with nets

and manager's office, together with all halls, corridors and other Common Elements of the Project, all as shown on the Condominium Map, which are designed to be used or which are in fact used in connection with the above enumerated facilities. Such Common Elements shall constitute the Facilities of the Park Place Club. The Facilities of the Park Place Club are for recreational and social use, but the specific recreational or social facilities may be modified from time to time in accordance with Section L.8 of the Declaration.

i. Lobby areas, elevators, storage areas, hallways, trash chutes, laundry chutes, and other similar areas which are not part of an Apartment.

j. Forty-four (44) guest parking stalls, located as shown on the Condominium Map, available for use by the guests, visitors and invitees of the Apartment Owners.

k. Six (6) parking stalls located as shown on the Condominium Map, available for use by the Association for the operation and management of the Project.

l. Any interest which the Association may acquire in and to any Apartment or Apartments for use by a resident manager or resident managers.

m. 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.

EXHIBIT "G"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
LIMITED COMMON ELEMENTS

Certain parts of the Common Elements, herein called the "Limited Common Elements", are designated, set aside and 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 as set forth in the Declaration. The costs and expenses of every description pertaining to the Limited Common Elements, including but not limited to the costs of maintenance, repair, replacement, improvement or additions to the Limited Common Elements shall be charged to the Owner of the Apartment to which the Limited Common Element shall be appurtenant, and if there is more than one Apartment to which the Limited Common Element shall be appurtenant, then in proportion to the Common Interest appurtenant to each of the respective Apartments except as otherwise provided in the Declaration.

a. Each Apartment shall have appurtenant to it as a Limited Common Element at least one (1) parking stall as designated in the Declaration and as shown on the Condominium Map. Upon compliance with Hawaii Revised Statutes Section 514A-14, each owner shall have the right to assign and reassign stalls (other than guest or management parking stalls) from time to time to another Apartment in the Project. All costs and expenses of repaving, restriping or otherwise repairing such parking stalls shall be charged to each Owner on a pro rata basis in direct proportion to the number of parking stalls appurtenant to the Owner's Apartment. All other costs and expenses attributable to such parking stalls shall be charged to each Owner as a common expense of the Project.

b. Each Apartment shall have at least one (1) storage locker located in the parking area as shown on the Condominium Map.

c. One or more Apartments on the fortieth floor of the Project may have Roof Lanais appurtenant thereto, in the event the Developer exercises its reserved right under the Declaration.

EXHIBIT "H"
 CONDOMINIUM PUBLIC REPORT
 HONOLULU PARK PLACE
 COMMON INTERESTS FOR
 EACH APARTMENT AND
 MAINTENANCE FEE PROJECTIONS
 HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|----------|--------------|-------------------|-------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 301 E | 1/1 | 772 264 | 1036 | 0.20657% | 3 - 13 F(S)L | 184 | 2,208 | | |
| 302 CR | 2/2 | 905 113 | 1018 | 0.24215% | 3 - 8 F(S)L | 216 | 2,592 | | |
| 303 C | 2/2 | 905 113 | 1018 | 0.24215% | 3 - 15 F(S)L | 216 | 2,592 | | |
| 307 CR | 2/2 | 905 113 | 1018 | 0.24215% | 3 - 10 F(S)L | 216 | 2,592 | | |
| 309 C | 2/2 | 905 113 | 1018 | 0.24215% | 3 - 14 F(S)L | 216 | 2,592 | | |
| 311 B1 | 1/1 | 699 154 | 853 | 0.18704% | 3 - 50 F(S)L | 167 | 2,004 | | |
| 312 A | 1/1 | 671 157 | 828 | 0.17954% | 3 - 16 F(S)L | 160 | 1,920 | | |
| 401 E | 1/1 | 772 264 | 1036 | 0.20657% | 4 - 13 F(S)L | 184 | 2,208 | | |
| 402 CR | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 8 F(S)L | 216 | 2,592 | | |
| 403 C | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 15 F(S)L | 216 | 2,592 | | |
| 407 CR | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 10 F(S)L | 216 | 2,592 | | |
| 409 C | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 14 F(S)L | 216 | 2,592 | | |
| 411 B1 | 1/1 | 699 154 | 853 | 0.18704% | 4 - 50 F(S)L | 167 | 2,004 | | |
| 412 A | 1/1 | 671 157 | 828 | 0.17954% | 4 - 16 F(S)L | 160 | 1,920 | | |
| 501 E | 1/1 | 772 264 | 1036 | 0.20657% | 5 - 8 F(S)L | 184 | 2,208 | | |
| 502 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 15 F(S)L | 216 | 2,592 | | |
| 503 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 14 F(S)L | 216 | 2,592 | | |
| 504 D2 | 2/2 | 875 129 | 1004 | 0.23413% | 5 - 10 F(S)L | 208 | 2,496 | | |
| 505 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 5 - 12 F(S)L | 213 | 2,556 | | |
| 507 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 11 F(S)L | 216 | 2,592 | | |
| 509 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 9 F(S)L | 216 | 2,592 | | |
| 511 B1 | 1/1 | 699 154 | 853 | 0.18704% | 5 - 16 F(S)L | 167 | 2,004 | | |
| 512 A | 1/1 | 671 157 | 828 | 0.17954% | 5 - 13 F(S)L | 160 | 1,920 | | |
| 601 E | 1/1 | 772 264 | 1036 | 0.20657% | 6 - 8 F(S)L | 184 | 2,208 | | |
| 602 CR | 2/2 | 905 113 | 1018 | 0.24215% | 6 - 15 F(S)L | 216 | 2,592 | | |
| 603 C | 2/2 | 905 113 | 1018 | 0.24215% | 6 - 10 F(S)L | 216 | 2,592 | | |
| 604 D2 | 2/2 | 875 129 | 1004 | 0.23413% | 6 - 14 F(S)L | 208 | 2,496 | | |
| 605 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 6 - 12 F(S)L | 213 | 2,556 | | |
| 607 CR | 2/2 | 905 113 | 1018 | 0.24215% | 6 - 11 F(S)L | 216 | 2,592 | | |
| 609 C | 2/2 | 905 113 | 1018 | 0.24215% | 6 - 9 F(S)L | 216 | 2,592 | | |
| 611 B1 | 1/1 | 699 154 | 853 | 0.18704% | 6 - 16 F(S)L | 167 | 2,004 | | |
| 612 A | 1/1 | 671 157 | 828 | 0.17954% | 6 - 13 F(S)L | 160 | 1,920 | | |
| 701 E | 1/1 | 772 264 | 1036 | 0.20657% | 7 - 8 F(S)L | 184 | 2,208 | | |
| 702 CR | 2/2 | 905 113 | 1018 | 0.24215% | 7 - 15 F(S)L | 216 | 2,592 | | |
| 703 C | 2/2 | 905 113 | 1018 | 0.24215% | 7 - 10 F(S)L | 216 | 2,592 | | |
| 704 D2 | 2/2 | 875 129 | 1004 | 0.23413% | 7 - 14 F(S)L | 208 | 2,496 | | |
| 705 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 7 - 12 F(S)L | 213 | 2,556 | | |
| 707 CR | 2/2 | 905 113 | 1018 | 0.24215% | 7 - 11 F(S)L | 216 | 2,592 | | |
| 709 C | 2/2 | 905 113 | 1018 | 0.24215% | 7 - 9 F(S)L | 216 | 2,592 | | |
| 711 B1 | 1/1 | 699 154 | 853 | 0.18704% | 7 - 16 F(S)L | 167 | 2,004 | | |
| 712 A | 1/1 | 671 157 | 828 | 0.17954% | 7 - 13 F(S)L | 160 | 1,920 | | |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|----------|-------------|-------------------|-------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 801 E | 1/1 | 772 264 | 1036 | 0.20657% | 7 - 41 (S)L | 184 | 2,208 | | |
| 802 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 25 (S)L | 216 | 2,592 | | |
| 803 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 21 (S)L | 216 | 2,592 | | |
| 804 D2 | 2/2 | 875 129 | 1004 | 0.23413% | 5 - 52 (S)L | 208 | 2,496 | | |
| 805 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 5 - 33 (S)L | 213 | 2,556 | | |
| 806 C | 2/2 | 905 155 | 1060 | 0.24215% | 3 - 26 (S)L | 216 | 2,592 | | |
| 807 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 40 (S)L | 216 | 2,592 | | |
| 808 CR | 2/2 | 905 155 | 1060 | 0.24215% | 3 - 44 (S)L | 216 | 2,592 | | |
| 809 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 41 (S)L | 216 | 2,592 | | |
| 810 B2 | 1/1 | 612 263 | 875 | 0.16376% | B - 15 (S)L | 146 | 1,752 | | |
| 811 B1 | 1/1 | 699 154 | 853 | 0.18704% | B - 7 (S)L | 167 | 2,004 | | |
| 812 A | 1/1 | 671 157 | 828 | 0.17954% | B - 2 (S)L | 160 | 1,920 | | |
| 901 E | 1/1 | 772 264 | 1036 | 0.20657% | 7 - 63 (S)L | 184 | 2,208 | | |
| 902 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 54 (S)L | 216 | 2,592 | | |
| 903 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 56 (S)L | 216 | 2,592 | | |
| 904 D2 | 2/2 | 875 129 | 1004 | 0.23413% | 5 - 57 (S)L | 208 | 2,496 | | |
| 905 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 2 - 9 (S)L | 213 | 2,556 | | |
| 906 C | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 23 (S)L | 216 | 2,592 | | |
| 907 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 38 (S)L | 216 | 2,592 | | |
| 908 CR | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 38 (S)L | 216 | 2,592 | | |
| 909 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 44 (S)L | 216 | 2,592 | | |
| 910 B2 | 1/1 | 612 154 | 766 | 0.16376% | B - 12 (S)L | 146 | 1,752 | | |
| 911 B1 | 1/1 | 699 154 | 853 | 0.18704% | B - 1 (S)L | 167 | 2,004 | | |
| 912 A | 1/1 | 671 157 | 828 | 0.17954% | B - 18 (S)L | 160 | 1,920 | | |
| 1001 E | 1/1 | 772 264 | 1036 | 0.20657% | 4 - 11 (S)L | 184 | 2,208 | | |
| 1002 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 34 (S)L | 216 | 2,592 | | |
| 1003 C | 2/2 | 905 113 | 1018 | 0.24215% | 2 - 13 (S)L | 216 | 2,592 | | |
| 1004 D2 | 2/2 | 875 129 | 1004 | 0.23413% | 4 - 51 (S)L | 208 | 2,496 | | |
| 1005 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 4 - 46 (S)L | 213 | 2,556 | | |
| 1006 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 47 (S)L | 216 | 2,592 | | |
| 1007 CR | 2/2 | 905 113 | 1018 | 0.24215% | 2 - 16 (S)L | 216 | 2,592 | | |
| 1008 CR | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 55 (S)L | 216 | 2,592 | | |
| 1009 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 49 (S)L | 216 | 2,592 | | |
| 1010 B2 | 1/1 | 612 154 | 766 | 0.16376% | 6 - 1 (S)L | 146 | 1,752 | | |
| 1011 B1 | 1/1 | 699 154 | 853 | 0.18704% | B - 4 (S)L | 167 | 2,004 | | |
| 1012 A | 1/1 | 671 157 | 828 | 0.17954% | B - 9 (S)L | 160 | 1,920 | | |
| 1101 E | 1/1 | 772 264 | 1036 | 0.20657% | 6 - 26 (S)L | 184 | 2,208 | | |
| 1102 CR | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 46 (S)L | 216 | 2,592 | | |
| 1103 C | 2/2 | 905 113 | 1018 | 0.24215% | 4 - 52 (S)L | 216 | 2,592 | | |
| 1104 D2 | 2/2 | 875 129 | 1004 | 0.23413% | L - 6 (S)L | 208 | 2,496 | | |
| 1105 D1 | 2/2 | 894 129 | 1023 | 0.23921% | 3 - 20 (S)L | 213 | 2,556 | | |
| 1106 C | 2/2 | 905 113 | 1018 | 0.24215% | 5 - 39 (S)L | 216 | 2,592 | | |
| 1107 CR | 2/2 | 905 113 | 1018 | 0.24215% | 2 - 1 (S)L | 216 | 2,592 | | |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|-------|-------|-------------------|--------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 1108 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 26 (S)L | 216 | 2,592 |
| 1109 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 12 (S)L | 216 | 2,592 |
| 1110 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | L - 49 (S)L | 146 | 1,752 |
| 1111 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | B - 14 (S)L | 167 | 2,004 |
| 1112 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 5 - 1 (S)L | 160 | 1,920 |
| 1201 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 25 (S)L | 184 | 2,208 |
| 1202 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 10 (S)L | 216 | 2,592 |
| 1203 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 43 (S)L | 216 | 2,592 |
| 1204 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 23 (S)L | 208 | 2,496 |
| 1205 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 3 - 39 (S)L | 213 | 2,556 |
| 1206 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 5 - 43 (S)L | 216 | 2,592 |
| 1207 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 34 (S)L | 216 | 2,592 |
| 1208 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 14 (S)L | 216 | 2,592 |
| 1209 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 20 (S)L | 216 | 2,592 |
| 1210 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 2 - 50 (S)L | 146 | 1,752 |
| 1211 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | B - 10 (S)L | 167 | 2,004 |
| 1212 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 55 (S)L | 160 | 1,920 |
| 1301 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 51 (S)L | 184 | 2,208 |
| 1302 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 21 (S)L | 216 | 2,592 |
| 1303 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | L - 4 (S)L | 216 | 2,592 |
| 1304 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 21 (S)L | 208 | 2,496 |
| 1305 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 24 (S)L | 213 | 2,556 |
| 1306 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 5 - 45 (S)L | 216 | 2,592 |
| 1307 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 58 (S)L | 216 | 2,592 |
| 1308 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 22 (S)L | 216 | 2,592 |
| 1309 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 57 (S)L | 216 | 2,592 |
| 1310 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 1 (S)L | 146 | 1,752 |
| 1311 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 54 (S)L | 167 | 2,004 |
| 1312 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 58 (S)L | 160 | 1,920 |
| 1401 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 53 (S)L | 184 | 2,208 |
| 1402 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 45 (S)L | 216 | 2,592 |
| 1403 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 51 (S)L | 216 | 2,592 |
| 1404 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 57 (S)L | 208 | 2,496 |
| 1405 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 7 - 66 A(C) 7 - 66 B(C)L | 213 | 2,556 |
| 1406 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 5 - 48 (S)L | 216 | 2,592 |
| 1407 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 49 (S)L | 216 | 2,592 |
| 1408 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 61 (S)L | 216 | 2,592 |
| 1409 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 48 (S)L | 216 | 2,592 |
| 1410 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 13 (S)L | 146 | 1,752 |
| 1411 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 57 (S)L | 167 | 2,004 |
| 1412 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 20 (S)L | 160 | 1,920 |
| 1501 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 55 (S)L | 184 | 2,208 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|-------|-------|-------------------|--------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 1502 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | L - 9 (S)L | 216 | 2,592 |
| 1503 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 42 (S)L | 216 | 2,592 |
| 1504 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 49 (S)L | 208 | 2,496 |
| 1505 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 5 - 63 A(C) 5 - 63 B(C)L | 213 | 2,556 |
| 1506 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 15 (S)L | 216 | 2,592 |
| 1507 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | L - 7 (S)L | 216 | 2,592 |
| 1508 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 41 (S)L | 216 | 2,592 |
| 1509 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | L - 8 (S)L | 216 | 2,592 |
| 1510 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 8 (S)L | 146 | 1,752 |
| 1511 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 21 (S)L | 167 | 2,004 |
| 1512 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 23 (S)L | 160 | 1,920 |
| 1601 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 21 (S)L | 184 | 2,208 |
| 1602 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 61 (S)L | 216 | 2,592 |
| 1603 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 26 (S)L | 216 | 2,592 |
| 1604 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 54 (S)L | 208 | 2,496 |
| 1605 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 3 - 63 A(C) 3 - 63 B(C)L | 213 | 2,556 |
| 1606 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 24 (S)L | 216 | 2,592 |
| 1607 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 55 (S)L | 216 | 2,592 |
| 1608 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 44 (S)L | 216 | 2,592 |
| 1609 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 54 (S)L | 216 | 2,592 |
| 1610 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 6 (S)L | 146 | 1,752 |
| 1611 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 36 (S)L | 167 | 2,004 |
| 1612 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 44 (S)L | 160 | 1,920 |
| 1701 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 33 (S)L | 184 | 2,208 |
| 1702 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 45 (S)L | 216 | 2,592 |
| 1703 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 7 - 69 A(C) 7 - 69 B(C)L | 216 | 2,592 |
| 1704 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 6 - 66 A(C) 6 - 66 B(C)L | 208 | 2,496 |
| 1705 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 7 - 71 A(S) 7 - 71 B(C)L | 213 | 2,556 |
| 1706 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 54 (S)L | 216 | 2,592 |
| 1707 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 56 (S)L | 216 | 2,592 |
| 1708 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 47 (S)L | 216 | 2,592 |
| 1709 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 43 (S)L | 216 | 2,592 |
| 1710 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 5 (S)L | 146 | 1,752 |
| 1711 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 24 (S)L | 167 | 2,004 |
| 1712 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 46 (S)L | 160 | 1,920 |
| 1801 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 42 (S)L | 184 | 2,208 |
| 1802 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 22 (S)L | 216 | 2,592 |
| 1803 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 63 A(C) 4 - 63 B(C)L | 216 | 2,592 |
| 1804 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 4 - 66 A(C) 4 - 66 B(C)L | 208 | 2,496 |
| 1805 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 6 - 70 A(S) 6 - 70 B(C)L | 213 | 2,556 |
| 1806 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 40 (S)L | 216 | 2,592 |
| 1807 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 48 (S)L | 216 | 2,592 |
| 1808 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | L - 11 (S)L | 216 | 2,592 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|-------|-------|-------------------|--------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 1809 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 47 (S)L | 216 | 2,592 |
| 1810 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 3 (S)L | 146 | 1,752 |
| 1811 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 45 (S)L | 167 | 2,004 |
| 1812 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 29 (S)L | 160 | 1,920 |
| 1901 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 57 (S)L | 184 | 2,208 |
| 1902 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 6 - 64 A(C) 6 - 64 B(C)L | 216 | 2,592 |
| 1903 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 7 - 70 A(S) 7 - 70 B(C)L | 216 | 2,592 |
| 1904 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 7 - 68 A(S) 7 - 68 B(C)L | 208 | 2,496 |
| 1905 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 5 - 70 A(S) 5 - 70 B(C)L | 213 | 2,556 |
| 1906 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 39 (S)L | 216 | 2,592 |
| 1907 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 53 (S)L | 216 | 2,592 |
| 1908 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 25 (S)L | 216 | 2,592 |
| 1909 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 2 - 52 (S)L | 216 | 2,592 |
| 1910 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 16 (S)L | 146 | 1,752 |
| 1911 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 28 (S)L | 167 | 2,004 |
| 1912 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 61 (S)L | 160 | 1,920 |
| 2001 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 38 (S)L | 184 | 2,208 |
| 2002 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 71 A(C) 4 - 71 B(C)L | 216 | 2,592 |
| 2003 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 6 - 72 A(S) 6 - 72 B(C)L | 216 | 2,592 |
| 2004 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 6 - 68 A(S) 6 - 68 B(C)L | 208 | 2,496 |
| 2005 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 3 - 65 A(S) 3 - 65 B(C)L | 213 | 2,556 |
| 2006 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 4 - 59 (S)L | 216 | 2,592 |
| 2007 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 7 - 74 A(C) 7 - 74 B(C)L | 216 | 2,592 |
| 2008 | CR | 2/2 | 905 | 113 | 1018 | 0.24215% | 3 - 53 (S)L | 216 | 2,592 |
| 2009 | C | 2/2 | 905 | 113 | 1018 | 0.24215% | 6 - 63 A(C) 6 - 63 B(C)L | 216 | 2,592 |
| 2010 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | B - 11 (S)L | 146 | 1,752 |
| 2011 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 60 (S)L | 167 | 2,004 |
| 2012 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 48 (S)L | 160 | 1,920 |
| 2101 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 59 (S)L | 184 | 2,208 |
| 2102 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 73 A(S) 7 - 73 B(C)L | 216 | 2,592 |
| 2103 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 67 A(S) 4 - 67 B(C)L | 216 | 2,592 |
| 2104 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 5 - 68 A(S) 5 - 68 B(C)L | 208 | 2,496 |
| 2105 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 7 - 18 A(S) 7 - 18 B(S)L | 213 | 2,556 |
| 2106 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | L - 10 (S)L | 216 | 2,592 |
| 2107 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 71 A(C) 5 - 71 B(C)L | 216 | 2,592 |
| 2108 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 40 (S)L | 216 | 2,592 |
| 2109 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 66 A(C) 5 - 66 B(C)L | 216 | 2,592 |
| 2110 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 22 (S)L | 146 | 1,752 |
| 2111 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 47 (S)L | 167 | 2,004 |
| 2112 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 7 - 50 (S)L | 160 | 1,920 |
| 2201 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 6 - 48 (S)L | 184 | 2,208 |
| 2202 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 65 A(S) 5 - 65 B(C)L | 216 | 2,592 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/ Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | | Maintenance Fee | |
|----------|----------|-----------|---------|-------|-------|-------------------|-------------------------|---------------|-----------------|-------|
| | | | Net | Lanai | Total | | Per Month | Per Annum | | |
| 2203 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 69 A(S) | 3 - 69 B(C)L | 216 | 2,592 |
| 2204 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 4 - 69 A(S) | 4 - 69 B(C)L | 208 | 2,496 |
| 2205 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 7 - 39 A(S) | 7 - 39 B(S)L | 213 | 2,556 |
| 2206 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | L - 12 (S)L | | 216 | 2,592 |
| 2207 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 66 A(C) | 3 - 66 B(C)L | 216 | 2,592 |
| 2208 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 58 (S)L | | 216 | 2,592 |
| 2209 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 71 A(C) | 3 - 71 B(C)L | 216 | 2,592 |
| 2210 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 56 (S)L | | 146 | 1,752 |
| 2211 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 62 (S)L | | 167 | 2,004 |
| 2212 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 4 - 9 (S)L | | 160 | 1,920 |
| 2301 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 3 - 11 (S)L | | 184 | 2,208 |
| 2302 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 70 A(S) | 4 - 70 B(C)L | 216 | 2,592 |
| 2303 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 40 A(S) | 7 - 40 B(S)L | 216 | 2,592 |
| 2304 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 68 A(S) | 3 - 68 B(C)L | 208 | 2,496 |
| 2305 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 6 - 36 A(S) | 6 - 36 B(S)L | 213 | 2,556 |
| 2306 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 52 (S)L | | 216 | 2,592 |
| 2307 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 75 A(S) | 7 - 75 B(C)L | 216 | 2,592 |
| 2308 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 60 (S)L | | 216 | 2,592 |
| 2309 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 65 A(S) | 6 - 65 B(C)L | 216 | 2,592 |
| 2310 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 64 (S)L | | 146 | 1,752 |
| 2311 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 7 - 52 (S)L | | 167 | 2,004 |
| 2312 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 4 - 1 (S)L | | 160 | 1,920 |
| 2401 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 23 (S)L | | 184 | 2,208 |
| 2402 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 19 A(S) | 7 - 19 B(S)L | 216 | 2,592 |
| 2403 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 37 A(S) | 6 - 37 B(S)L | 216 | 2,592 |
| 2404 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 6 - 17 A(S) | 6 - 17 B(S)L | 208 | 2,496 |
| 2405 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 5 - 35 A(S) | 5 - 35 B(S)L | 213 | 2,556 |
| 2406 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 34 (S)L | | 216 | 2,592 |
| 2407 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 72 A(S) | 5 - 72 B(C)L | 216 | 2,592 |
| 2408 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 25 (S)L | | 216 | 2,592 |
| 2409 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 65 A(S) | 4 - 65 B(C)L | 216 | 2,592 |
| 2410 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 37 (S)L | | 146 | 1,752 |
| 2411 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 24 (S)L | | 167 | 2,004 |
| 2412 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 22 (S)L | | 160 | 1,920 |
| 2501 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 26 (S)L | | 184 | 2,208 |
| 2502 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 65 A(S) | 7 - 65 B(S)L | 216 | 2,592 |
| 2503 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 19 A(S) | 5 - 19 B(S)L | 216 | 2,592 |
| 2504 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 6 - 27 A(S) | 6 - 27 B(S)LR | 208 | 2,496 |
| 2505 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 5 - 29 A(S) | 5 - 29 B(S)L | 213 | 2,556 |
| 2506 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 38 (S)L | | 216 | 2,592 |
| 2507 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 72 A(S) | 3 - 72 B(C)L | 216 | 2,592 |
| 2508 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 67 A(C) | 7 - 67 B(C)L | 216 | 2,592 |
| 2509 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 17 A(S) | 7 - 17 B(S)L | 216 | 2,592 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|-------|-------|-------------------|---------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 2510 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 43 (S)L | 146 | 1,752 |
| 2511 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 52 (S)L | 167 | 2,004 |
| 2512 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 54 (S)L | 160 | 1,920 |
| 2601 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 24 (S)L | 184 | 2,208 |
| 2602 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 31 A(S) 7 - 31 B(S)LR | 216 | 2,592 |
| 2603 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 28 A(S) 6 - 28 B(S)LR | 216 | 2,592 |
| 2604 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 37 A(S) 3 - 37 B(S)L | 208 | 2,496 |
| 2605 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 35 A(S) 2 - 35 B(S)L | 213 | 2,556 |
| 2606 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 23 (S)L | 216 | 2,592 |
| 2607 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 18 A(S) 6 - 18 B(S)L | 216 | 2,592 |
| 2608 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 64 A(C) 5 - 64 B(C)L | 216 | 2,592 |
| 2609 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 19 A(S) 6 - 19 B(S)L | 216 | 2,592 |
| 2610 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 25 (S)L | 146 | 1,752 |
| 2611 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 61 (S)L | 167 | 2,004 |
| 2612 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 34 (S)L | 160 | 1,920 |
| 2701 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 22 (S)L | 184 | 2,208 |
| 2702 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 18 A(S) 5 - 18 B(S)L | 216 | 2,592 |
| 2703 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 19 A(S) 4 - 19 B(S)L | 216 | 2,592 |
| 2704 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 36 A(S) 2 - 36 B(S)L | 208 | 2,496 |
| 2705 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | L - 16 A(S) L - 16 B(S)L | 213 | 2,556 |
| 2706 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 55 (S)L | 216 | 2,592 |
| 2707 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 62 A(S) 6 - 62 B(S)L | 216 | 2,592 |
| 2708 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 64 A(C) 3 - 64 B(C)L | 216 | 2,592 |
| 2709 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 30 A(S) 7 - 30 B(S)LR | 216 | 2,592 |
| 2710 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 26 (S)L | 146 | 1,752 |
| 2711 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 20 (S)L | 167 | 2,004 |
| 2712 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 41 (S)L | 160 | 1,920 |
| 2801 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 53 (S)L | 184 | 2,208 |
| 2802 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 62 A(S) 5 - 62 B(S)L | 216 | 2,592 |
| 2803 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 62 A(S) 4 - 62 B(S)L | 216 | 2,592 |
| 2804 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 27 A(S) 3 - 27 B(S)LR | 208 | 2,496 |
| 2805 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | L - 18 A(S) L - 18 B(S)L | 213 | 2,556 |
| 2806 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 71 A(C) 6 - 71 B(C)L | 216 | 2,592 |
| 2807 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 17 A(S) 5 - 17 B(S)L | 216 | 2,592 |
| 2808 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 72 A(S) 7 - 72 B(C)L | 216 | 2,592 |
| 2809 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 32 A(S) 7 - 32 B(S)L | 216 | 2,592 |
| 2810 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 27 (S)L | 146 | 1,752 |
| 2811 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 40 (S)L | 167 | 2,004 |
| 2812 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 56 (S)L | 160 | 1,920 |
| 2901 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 61 (S)L | 184 | 2,208 |
| 2902 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 18 A(S) 4 - 18 B(S)L | 216 | 2,592 |
| 2903 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 18 A(S) 3 - 18 B(S)L | 216 | 2,592 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | | Maintenance Fee | |
|----------|----------|----------|---------|-------|-------|-------------------|-------------------------|---------------|-----------------|-------|
| | | | Net | Lanai | Total | | Per Month | Per Annum | | |
| 2904 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 3 - 29 A(S) | 3 - 29 B(S)L | 208 | 2,496 |
| 2905 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | L - 35 A(S) | L - 35 B(S)L | 213 | 2,556 |
| 2906 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 64 A(C) | 4 - 64 B(C)L | 216 | 2,592 |
| 2907 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 37 A(S) | 5 - 37 B(S)L | 216 | 2,592 |
| 2908 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 69 A(S) | 6 - 69 B(C)L | 216 | 2,592 |
| 2909 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 36 A(S) | 5 - 36 B(S)L | 216 | 2,592 |
| 2910 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 59 (S)L | | 146 | 1,752 |
| 2911 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 43 (S)L | | 167 | 2,004 |
| 2912 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 39 (S)L | | 160 | 1,920 |
| 3001 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 20 (S)L | | 184 | 2,208 |
| 3002 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 37 A(S) | 4 - 37 B(S)L | 216 | 2,592 |
| 3003 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 62 A(S) | 3 - 62 B(S)L | 216 | 2,592 |
| 3004 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | L - 17 A(S) | L - 17 B(S)L | 208 | 2,496 |
| 3005 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 63 A(S) | 2 - 63 B(S)L | 213 | 2,556 |
| 3006 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 62 A(C) | 2 - 62 B(C)L | 216 | 2,592 |
| 3007 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 17 A(S) | 4 - 17 B(S)L | 216 | 2,592 |
| 3008 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 69 A(S) | 5 - 69 B(C)L | 216 | 2,592 |
| 3009 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 29 A(S) | 6 - 29 B(S)L | 216 | 2,592 |
| 3010 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 42 (S)L | | 146 | 1,752 |
| 3011 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 58 (S)L | | 167 | 2,004 |
| 3012 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 45 (S)L | | 160 | 1,920 |
| 3101 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 58 (S)L | | 184 | 2,208 |
| 3102 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 17 A(S) | 3 - 17 B(S)L | 216 | 2,592 |
| 3103 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 17 A(S) | 2 - 17 B(S)L | 216 | 2,592 |
| 3104 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | L - 34 A(S) | L - 34 B(S)L | 208 | 2,496 |
| 3105 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 28 A(S) | 2 - 28 B(S)LR | 213 | 2,556 |
| 3106 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 67 A(S) | 6 - 67 B(C)L | 216 | 2,592 |
| 3107 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 36 A(S) | 4 - 36 B(S)L | 216 | 2,592 |
| 3108 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 72 A(S) | 4 - 72 B(C)L | 216 | 2,592 |
| 3109 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 35 A(S) | 4 - 35 B(S)L | 216 | 2,592 |
| 3110 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 49 (S)L | | 146 | 1,752 |
| 3111 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 44 (S)L | | 167 | 2,004 |
| 3112 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 60 (S)L | | 160 | 1,920 |
| 3201 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 5 - 59 (S)L | | 184 | 2,208 |
| 3202 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 36 A(S) | 3 - 36 B(S)L | 216 | 2,592 |
| 3203 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 19 A(S) | 2 - 19 B(S)L | 216 | 2,592 |
| 3204 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | L - 36 A(S) | L - 36 B(S)L | 208 | 2,496 |
| 3205 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | L - 26 A(S) | L - 26 B(S)LR | 213 | 2,556 |
| 3206 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 67 A(S) | 5 - 67 B(C)L | 216 | 2,592 |
| 3207 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 28 A(S) | 5 - 28 B(S)LR | 216 | 2,592 |
| 3208 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 70 A(S) | 3 - 70 B(C)L | 216 | 2,592 |
| 3209 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 5 - 27 A(S) | 5 - 27 B(S)LR | 216 | 2,592 |
| 3210 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 7 - 51 (S)L | | 146 | 1,752 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|----------|---------|-------|-------|-------------------|---------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 3211 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 46 (S)L | 167 | 2,004 |
| 3212 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 6 - 49 (S)L | 160 | 1,920 |
| 3301 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 8 (S)L | 184 | 2,208 |
| 3302 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 29 A(S) 4 - 29 B(S)L | 216 | 2,592 |
| 3303 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 37 A(S) 2 - 37 B(S)L | 216 | 2,592 |
| 3304 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 27 A(S) 2 - 27 B(S)LR | 208 | 2,496 |
| 3305 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | L - 27 A(S) L - 27 B(S)LR | 213 | 2,556 |
| 3306 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 68 A(S) 4 - 68 B(C)L | 216 | 2,592 |
| 3307 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 35 A(S) 3 - 35 B(S)L | 216 | 2,592 |
| 3308 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 7 - 38 A(S) 7 - 38 B(S)L | 216 | 2,592 |
| 3309 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 19 A(S) 3 - 19 B(S)L | 216 | 2,592 |
| 3310 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 4 - 12 (S)L | 146 | 1,752 |
| 3311 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 6 - 47 (S)L | 167 | 2,004 |
| 3312 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 3 - 12 (S)L | 160 | 1,920 |
| 3401 | E | 1/1 | 772 | 264 | 1036 | 0.20657% | 4 - 25 (S)L | 184 | 2,208 |
| 3402 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 2 - 18 A(S) 2 - 18 B(S)L | 216 | 2,592 |
| 3403 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 28 A(S) 3 - 28 B(S)LR | 216 | 2,592 |
| 3404 | D2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 29 A(S) 2 - 29 B(S)L | 208 | 2,496 |
| 3405 | D1 | 2/2 | 894 | 129 | 1023 | 0.23921% | L - 28 A(S) L - 28 B(S)L | 213 | 2,556 |
| 3406 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 3 - 67 A(S) 3 - 67 B(C)L | 216 | 2,592 |
| 3407 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 27 A(S) 4 - 27 B(S)LR | 216 | 2,592 |
| 3408 | CR | 2/2 | 905 | 113 | 1018 | 0.24216% | 6 - 35 A(S) 6 - 35 B(S)L | 216 | 2,592 |
| 3409 | C | 2/2 | 905 | 113 | 1018 | 0.24216% | 4 - 28 A(S) 4 - 28 B(S)LR | 216 | 2,592 |
| 3410 | B2 | 1/1 | 612 | 154 | 766 | 0.16376% | 6 - 23 (S)L | 146 | 1,752 |
| 3411 | B1 | 1/1 | 699 | 154 | 853 | 0.18704% | 3 - 9 (S)L | 167 | 2,004 |
| 3412 | A | 1/1 | 671 | 157 | 828 | 0.17954% | 3 - 1 (S)L | 160 | 1,920 |
| 3501 | PHE | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 61 (S)L | 184 | 2,208 |
| 3502 | PHCR | 2/2 | 1200 | Incl | 1200 | 0.32109% | L - 54 (S)L 4 - 4 (S) | 286 | 3,432 |
| 3503 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 56 (S)L 2 - 5 (S) | 290 | 3,480 |
| 3504 | PHD2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 40 (S)L 6 - 50 (S)L | 208 | 2,496 |
| 3505 | PHD1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 42 (S)L 7 - 7 (S) | 213 | 2,556 |
| 3506 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | 2 - 48 (S)L 6 - 3 (S) | 290 | 3,480 |
| 3507 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 20 (S)L 4 - 2 (S) | 290 | 3,480 |
| 3508 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 22 (S)L 5 - 7 (S) | 290 | 3,480 |
| 3509 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 19 (S)L 3 - 7 (S) | 290 | 3,480 |
| 3510 | PHB2 | 1/1 | 612 | 154 | 766 | 0.16376% | 5 - 51 (S)L | 146 | 1,752 |
| 3511 | PHB1 | 1/1 | 699 | 154 | 853 | 0.18704% | 4 - 53 (S)L | 167 | 2,004 |
| 3512 | PHA | 1/1 | 671 | 157 | 828 | 0.17954% | 4 - 42 (S)L | 160 | 1,920 |
| 3601 | PHE | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 21 (S)L | 184 | 2,208 |
| 3602 | PHCR | 2/2 | 1200 | Incl | 1200 | 0.32109% | L - 33 (S)L 3 - 6 (S) | 286 | 3,432 |
| 3603 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 43 (S)L L - 3 (S) | 290 | 3,480 |
| 3604 | PHD2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 41 (S)L 5 - 50 (S)L | 208 | 2,496 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/ Bath | SF Area | | | % Common Interest | Pkg/Storage | Assignments | Maintenance Fee | |
|----------|----------|-----------|---------|-------|-------|-------------------|--------------|--------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | | Per Month | Per Annum |
| 3605 | PHD1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 56 (S)L | 7 - 5 (S) | 213 | 2,556 |
| 3606 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | 2 - 49 (S)L | 6 - 2 (S) | 290 | 3,480 |
| 3607 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 39 (S)L | 3 - 5 (S) | 290 | 3,480 |
| 3608 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 23 (S)L | 5 - 5 (S) | 290 | 3,480 |
| 3609 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 32 (S)L | 3 - 4 (S) | 290 | 3,480 |
| 3610 | PHB2 | 1/1 | 612 | 154 | 766 | 0.16376% | 5 - 55 (S)L | | 146 | 1,752 |
| 3611 | PHB1 | 1/1 | 699 | 154 | 853 | 0.18704% | 4 - 56 (S)L | | 167 | 2,004 |
| 3612 | PHA | 1/1 | 671 | 157 | 828 | 0.17954% | 4 - 60 (S)L | | 160 | 1,920 |
| 3701 | PHE | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 20 (S)L | | 184 | 2,208 |
| 3702 | PHCR | 2/2 | 1200 | Incl | 1200 | 0.32109% | L - 40 (S)L | 3 - 3 (S) | 286 | 3,432 |
| 3703 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 58 (S)L | 6 - 30 (S) | 290 | 3,480 |
| 3704 | PHD2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 43 (S)L | 7 - 6 (S) | 208 | 2,496 |
| 3705 | PHD1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 58 (S)L | 7 - 3 (S) | 213 | 2,556 |
| 3706 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 25 (S)L | 5 - 6 (S) | 290 | 3,480 |
| 3707 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 42 (S)L | 3 - 2 (S) | 290 | 3,480 |
| 3708 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 21 (S)L | 5 - 3 (S) | 290 | 3,480 |
| 3709 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 41 (S)L | 2 - 7 (S) | 290 | 3,480 |
| 3710 | PHB2 | 1/1 | 612 | 154 | 766 | 0.16376% | 5 - 42 (S)L | | 146 | 1,752 |
| 3711 | PHB1 | 1/1 | 699 | 154 | 853 | 0.18704% | L - 5 (S)L | | 167 | 2,004 |
| 3712 | PHA | 1/1 | 671 | 157 | 828 | 0.17954% | 3 - 24 (S)L | | 160 | 1,920 |
| 3801 | PHE | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 34 (S)L | | 184 | 2,208 |
| 3802 | PHCR | 2/2 | 1200 | Incl | 1200 | 0.32109% | L - 55 (S)L | 2 - 6 (S) | 286 | 3,432 |
| 3803 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 47 (S)L | 3 - 30 (S) | 290 | 3,480 |
| 3804 | PHD2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 57 (S)L | 7 - 4 (S) | 208 | 2,496 |
| 3805 | PHD1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 38 (S)L | 6 - 7 (S) | 213 | 2,556 |
| 3806 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 24 (S)L | 5 - 4 (S) | 290 | 3,480 |
| 3807 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 38 (S)L | 2 - 4 (S) | 290 | 3,480 |
| 3808 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 51 (S)L | 4 - 7 (S) | 290 | 3,480 |
| 3809 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 57 (S)L | 2 - 3 (S) | 290 | 3,480 |
| 3810 | PHB2 | 1/1 | 612 | 154 | 766 | 0.16376% | 5 - 60 (S)L | | 146 | 1,752 |
| 3811 | PHB1 | 1/1 | 699 | 154 | 853 | 0.18704% | 3 - 22 (S)L | | 167 | 2,004 |
| 3812 | PHA | 1/1 | 671 | 157 | 828 | 0.17954% | 3 - 33 (S)L | | 160 | 1,920 |
| 3901 | PHE | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 32 (C)LR | | 184 | 2,208 |
| 3902 | PHCR | 2/2 | 1200 | Incl | 1200 | 0.32109% | L - 37 (S)L | 2 - 2 (S) | 286 | 3,432 |
| 3903 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | 2 - 45 (S)L | 2 - 46 (S)L | 290 | 3,480 |
| 3904 | PHD2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 39 (S)L | 7 - 2 (S) | 208 | 2,496 |
| 3905 | PHD1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 60 (S)L | 6 - 5 (S) | 213 | 2,556 |
| 3906 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 50 (S)L | 5 - 2 (S) | 290 | 3,480 |
| 3907 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | 2 - 44 (S)L | 2 - 30 (S)LR | 290 | 3,480 |
| 3908 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 53 (S)L | 4 - 5 (S) | 290 | 3,480 |
| 3909 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 44 (S)L | L - 14 (S) | 290 | 3,480 |
| 3910 | PHB2 | 1/1 | 612 | 154 | 766 | 0.16376% | 2 - 11 (S)L | | 146 | 1,752 |
| 3911 | PHB1 | 1/1 | 699 | 154 | 853 | 0.18704% | 3 - 41 (S)L | | 167 | 2,004 |

HONOLULU PARK PLACE - Apartment Schedule

| Unit No. | Apt Type | Brm/ Bath | SF Area | | | % Common Interest | Pkg/Storage Assignments | Maintenance Fee | |
|----------|----------|-----------|---------|-------|-------|-------------------|-------------------------|-----------------|-----------|
| | | | Net | Lanai | Total | | | Per Month | Per Annum |
| 3912 | PHA | 1/1 | 671 | 157 | 828 | 0.17954% | 3 - 46 (S)L | 160 | 1,920 |
| 4001 | PHE | 1/1 | 772 | 264 | 1036 | 0.20657% | 2 - 33 (S)L | 184 | 2,208 |
| 4002 | PHCR | 2/2 | 1200 | Incl | 1200 | 0.32109% | L - 45 (S)L 7 - 33 (S) | 286 | 3,432 |
| 4003 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 48 (S)L L - 29 (S) | 290 | 3,480 |
| 4004 | PHD2 | 2/2 | 875 | 129 | 1004 | 0.23413% | 2 - 59 (S)L 6 - 6 (S) | 208 | 2,496 |
| 4005 | PHD1 | 2/2 | 894 | 129 | 1023 | 0.23921% | 2 - 47 (S)L 6 - 4 (S) | 213 | 2,556 |
| 4006 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 52 (S)L 4 - 6 (S) | 290 | 3,480 |
| 4007 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 46 (S)L 4 - 30 (S) | 290 | 3,480 |
| 4008 | PHCR | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 60 (S)L 4 - 3 (S) | 290 | 3,480 |
| 4009 | PHC | 2/2 | 1218 | Incl | 1218 | 0.32591% | L - 59 (S)L 5 - 30 (S) | 290 | 3,480 |
| 4010 | PHB2 | 1/1 | 612 | 154 | 766 | 0.16376% | 4 - 33 (S)L | 146 | 1,752 |
| 4011 | PHB1 | 1/1 | 699 | 154 | 853 | 0.18704% | 3 - 59 (S)L | 167 | 2,004 |
| 4012 | PHA | 1/1 | 671 | 157 | 828 | 0.17954% | 2 - 51 (S)L | 160 | 1,920 |

EXHIBIT "I"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
ENCUMBRANCES AGAINST TITLE

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Mechanics' Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.
3. Rights and claims of parties in possession.
4. REAL PROPERTY TAXES County of Honolulu
TAX MAP KEY 1-7-5-1 (HPR N/A)
REAL PROPERTY TAXES - Fiscal Year 1988-89
FIRST installment: \$ -0-
SECOND installment: \$ -0-
5. Title to all minerals and metallic mines reserved to the State of Hawaii.
6. "REVISED URBAN RENEWAL PLAN FOR THE KUKUI PROJECT (NO. HAWAII R-2), Honolulu Redevelopment Agency, City and County of Honolulu, Honolulu, Hawaii, May 9, 1972" was adopted by the Honolulu Redevelopment Agency on July 2, 1971 and approved by the Council of the City and County of Honolulu on May 9, 1972, as disclosed by that certain Affidavit dated September 26, 1972, recorded on October 4, 1972 in said Bureau of Conveyances in Book 8641, Page 432.
7. The terms, covenants, conditions and provisions of that certain Agreement dated December 20, 1980, recorded in Book 15234, Page 644, by and between the City and County of Honolulu, a municipal corporation of the State of Hawaii, and CAP Development Corporation, a Hawaii corporation.
8. The terms, conditions and provisions of that certain Agreement for Master Plan Revision dated April 30, 1982, recorded in Book 16346, Page 514, by and between the City and County of Honolulu, a municipal corporation of the State of Hawaii, and CAP Development Corporation, a Hawaii corporation.
9. DECLARATION OF RESTRICTIVE COVENANTS (LANAIS)
Dated: January 27, 1989
Book: 22813
Page: 68

10. DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK) AND AGREEMENT MODIFYING PRIOR PRIVATE PARK DECLARATION
 Dated: February 14, 1989
 Book: 22883
 Page: 235
11. Any rights, interests, or claims which may exist or arise by reason of the facts shown on plat of survey prepared by Richard K. Kawasaki, Registered Professional Surveyor, on February 14, 1988, designated Certificate No. 3844-S and described as follows:
- a) An encroachment of a bus shelter roof situated on the adjoining land onto the land herein described.
12. The terms, conditions and provisions of that certain Short Form Agency Agreement dated March 31, 1989, recorded in Book 23054, Page 386, by and between MITSUI TRUST & BANKING CO., LTD., as Agent, and THE MITSUI TRUST & BANKING CO., LTD., Los Angeles Agency, MITSUI LEASING MORTGAGE (USA) INC., and NITTETSU LEASING (U.S.A.), INC.,
13. Dated: March 31, 1989 as Lender.
 Recorded: April 11, 1989
 Book: 23054
 Page: 394
 Mortgagor: HONOLULU PARK PLACE LIMITED PARTNERSHIP, a Hawaii limited partnership.
 Mortgagee: THE MITSUI TRUST & BANKING CO., LTD., a Los Angeles Agency, as Agent for THE MITSUI TRUST & BANKING CO., LTD., Los Angeles Agency, MITSUI LEASING (U.S.A.) INC. and NITTETSU LEASING (U.S.A.) INC., pursuant to Short Form Agency Agreement dated March 31, 1989, recorded in Book 23054, Page 386.
- To secure an indebtedness of \$75,000,000.00 and any other amounts payable under the terms thereof.

14. **FINANCING STATEMENT**
Recorded: April 11, 1989
Book: 23054
Page: 420
Debtor: HONOLULU PARK PLACE LIMITED
 PARTNERSHIP, a Hawaii limited
 partnership.
Secured Party: THE MITSUI TRUST & BANKING CO.,
 LTD., a Los Angeles Agency, as
 Agent pursuant to that certain
 Short Form Agency Agreement
 dated as of March 31, 1989,
 recorded in Book 23054,
 Page 386.
Covers: All real and personal property
 therein described.
15. **ASSIGNMENT OF LANDLORD'S INTEREST**
Recorded April 11, 1989
Book: 23054
Page: 427
Assignor: HONOLULU PARK PLACE LIMITED
 PARTNERSHIP, a Hawaii limited
 partnership.
Assignee: THE MITSUI TRUST & BANKING CO.,
 LTD., a corporation formed under
 the laws of Japan and acting
 through its Los Angeles Agency,
 as Agent pursuant to that
 certain Short Form Agreement
 dated as of March 31, 1989,
 recorded in Book 23054,
 Page 386.
Covers: All of the right, title and
 interest of the Assignor as
 landlord or lessor under any and
 all tenant leases now or
 hereafter made covering the
 premises herein described as
 security for the repayment of
 \$75,000,000.00.

EXHIBIT "J"
 - CONDOMINIUM PUBLIC REPORT
 HONOLULU PARK PLACE
 SCHEDULE OF ESTIMATED
 MAINTENANCE FEES AND
 MAINTENANCE FEE DISBURSEMENTS
 Estimated Monthly Common Expenses

RECEIPTS

| | <u>TOTAL</u> |
|---------------------------|------------------|
| Maintenance Fees | |
| Interest From Investments | \$ 88,819 |
| Other Taxable Receipts | 100 |
| | 100 |
| TOTAL RECEIPTS | \$ 89,019 |

DISBURSEMENTS

Utilities

| | |
|----------------------|-----------------|
| Electricity - Common | 10,000 |
| Water | 3,500 |
| Sewer | 3,524 |
| Telephone | 400 |
| | \$17,424 |

Building Maintenance

| | |
|---|-----------------|
| Elevators | 6,600 |
| Air Conditioners | 5,000 |
| Cleaning Service | 2,500 |
| Cleaning Supplies | 200 |
| Grounds | 500 |
| Lighting | 250 |
| Pool/Rec Deck | 1,000 |
| Pest Control | 400 |
| Plumbing | 200 |
| Communications | 1,000 |
| Refuse | 1,500 |
| Miscellaneous Repairs and Replacements | 800 |
| | \$19,950 |

Payroll and Benefits

| | |
|--------------------------|------------------|
| Payroll-Manager | 2,000 |
| Payroll-Club Manager | 2,500 |
| Payroll-Maintenance | 2,300 |
| Payroll-Janitor/Cleaning | 5,676 |
| Payroll-Grounds | 2,838 |
| Payroll-Security | 8,640 |
| Payroll-Other | 1,100 |
| Workers Comp | 2,005 |
| TDI | 126 |
| Health Care | 2,000 |
| Payroll-Taxes | 3,210 |
| | \$ 32,395 |

Honolulu Park Place
Estimated Monthly Common Expenses
Page Two

| | <u>TOTAL</u> |
|--------------------------------|-----------------|
| <u>Administration</u> | |
| Management Services | 4,400 |
| Supplies & Services | 400 |
| Legal and Audit | 400 |
| | <u>\$ 5,200</u> |
| | |
| <u>Other</u> | |
| Insurance | \$ 8,500 |
| Uninsured Expenses | 200 |
| Miscellaneous | 300 |
| Taxes: Gross Income | 50 |
| | <u>\$ 9,050</u> |
| | |
| TOTAL DISBURSEMENTS | \$ 84,019 |
| | |
| <u>RESERVE TRANSFERS</u> | |
| Replacement Reserves | \$ 5,000 |
| | |
| TOTAL DISBURSEMENTS & RESERVES | \$ 89,019 |
| | |
| NET SURPLUS | -0- |

HONOLULU PARK PLACE
INITIAL BUDGET ANALYSIS

UTILITIES

1. Electricity \$10,000
Based upon submetering of residential electricity usage
and allocation of part of chiller plant cost.
Estimated monthly consumption
Cost per KWH \$.06

2. Water \$ 3,500
Estimated monthly consumption 3,500 MGALS
Cost per 1,000 GALS x 1.00
\$ 3,500

3. Sewer \$ 3,524
\$8.10 per unit x 435

4. Telephone \$ 400
Resident Manager's Apartment
Office
Security
Enterphone

5. Air Conditioning \$ 5,000
Maintenance-includes labor & parts

6. Cleaning Service \$ 2,500
Quarterly cleaning - exterior glass

7. Cleaning Supplies \$ 200
Estimated monthly consumption

8. Communications \$ 1,000
Elevator Phones
Security System
Enterphone

9. Elevator \$ 6,600
Monthly Maintenance Contract
4 Elevators

Honolulu Park Place
Initial Budget Analysis
Page Two

| | | |
|-----|--|----------|
| 10. | <u>Lighting</u> | \$ 250 |
| | Bulb Replacement | |
| 11. | <u>Grounds</u> | \$ 500 |
| | Estimated Cost for Chemicals, Sprinkler Parts, Periodic Tree Trimming | |
| 12. | <u>Plumbing</u> | \$ 200 |
| | Plumbing Repairs and Drain Cleaning | |
| 13. | <u>Pool/Recreation Deck</u> | \$ 1,000 |
| | Chemicals for Pool | |
| 14. | <u>Miscellaneous Repairs and Purchases</u> | \$ 800 |
| | Routine Consumables and Miscellaneous Expense | |
| 15. | <u>Pest Control</u> | |
| | Quarterly Common Area Pest Control | \$ 400 |
| 16. | <u>Refuse</u> | \$ 1,500 |
| | Contract Service | |
| 17. | <u>Management Services</u> | \$ 4,400 |
| 18. | <u>Payroll - Manager</u> | \$ 2,000 |
| | Monthly Salary | |
| 19. | <u>Payroll - Club Manager</u> | \$ 2,500 |
| | Monthly Salary | |
| 20. | <u>Payroll - Maintenance</u> | \$ 2,300 |
| | One Multi-skilled Mechanic One helper | |

Honolulu Park Place
Initial Budget Analysis
Page Three

| | | |
|-----|--|----------|
| 21. | <u>Payroll - Cleaning</u> | \$ 5,676 |
| | Three Janitorial @ \$5.50 \$16.50 x 40 hours x 4.3 = \$2,838 | |
| | Three Maid/Housekeeper @ \$5.50 \$16.50 x 40 hours x 4.3 = \$2,580 | |
| 22. | <u>Payroll - Grounds</u> | \$ 2,838 |
| | Three Gardeners @ \$5.50 \$16.50 x 40 hours x 4.3 = \$2,838 | |
| 23. | <u>Payroll - Security</u> | \$ 8,640 |
| | Three Shift Leaders @ \$6.50 per hour x 8 hours x 30 days = 12 x 8 x 30 = \$4,680 | |
| | Three Guards @ \$5.50 per hour x 8 hours x 30 days = \$3,960 | |
| 24. | <u>Payroll - Others</u> | \$ 1,100 |
| | One Secretary @ \$1,100 Salary | |
| 25. | <u>Payroll Taxes</u> | \$ 3,210 |
| | Total Payroll \$25,054 | |
| | FICA .0751 | |
| | FUTA .8 | |
| | SUI 4.5 | |
| 26. | <u>Payroll Insurance</u> | \$ 4,131 |
| | Workers Comp @ \$8 per \$100 Wages | |
| | TDI @ \$.50 per \$100 Wages | |
| | HMSA | |
| 27. | <u>Insurance</u> | \$ 8,500 |
| | Fire, Liability, Umbrella and Directors & Officers Premiums - \$102,000 annually | |
| 28. | <u>Legal and Audit</u> | \$ 400 |
| | Legal fees | |
| | Audit and Tax Returns | |

Honolulu Park Place
Initial Budget Analysis
Page Four

| | | | |
|-----|---|----|-------|
| 29. | <u>Miscellaneous</u> | \$ | 300 |
| | Secretary Fees, BOD Meetings, Annual Meeting Expenses and Other Miscellaneous | | |
| 30. | <u>Office Supplies</u> | \$ | 400 |
| | Postage, Xerox, Printing, Office Equipment Maintenance, Supplies | | |
| 31. | <u>Uninsured Expense</u> | \$ | 200 |
| | Insurance Claims Less Than Deductible | | |
| 32. | <u>Taxes: Gross Income</u> | \$ | 50 |
| | Quarterly State Gross Income Tax | | |
| 33. | <u>Reserves</u> | \$ | 5,000 |
| | General Reserves | | |

It is hereby certified that the foregoing estimate of the Monthly Common Expense and the Estimate of Initial Maintenance Fees set forth in Exhibit "J" to this Preliminary Condominium Public Report of the project have been based on generally accepted accounting principles.

HONOLULU PARK PLACE LIMITED
PARTNERSHIP, a Hawaii limited
partnership

By PDHP Partners, a Hawaii
limited partnership,
Its General Partner

By PDHP, Inc., a Hawaii
corporation

By *Clare F. Butler*
100 WILK - HONOLULU, HI

Dated: April 25, 1989

NOTE: Maintenance fees on a monthly and an annual basis per apartment are shown on Exhibit "H".

EXHIBIT "K"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
SUMMARY OF THE RESERVATION AGREEMENT,
SALES CONTRACT AND RECEIPT ("SALES CONTRACT")

The unexecuted Sales Contract, filed with the Commission, provides for, among other things, a description of the apartment to be sold, the purchase price, the time, manner and place of payment, the Purchaser's obligations regarding mortgage financing, Developer's warranties and disclaimers regarding the construction, fixtures and appliances, and the remedies of Developer and of Purchaser in the event of a default under the Contract.

Among other provisions, the specimen Sales Contract and Deposit provides:

1. That said Sales Contract and Receipt is only a reservation agreement until (i) a true copy of the Final Public Report (with all then issued 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/notice for the report(s) waiving Purchaser's right to cancel, provided that if Purchaser does not execute and return the receipt/notice within thirty (30) days from the date of delivery of the report(s) and receipt/notice, or if Purchaser's Apartment is conveyed to Purchaser prior to the expiration of said thirty (30) day period, then Purchaser shall be deemed to have accepted for the report(s) and waived his right to cancel, and if (and only if) there is a material change affecting (i) Purchaser's apartment or appurtenant limited common elements, or (ii) amenities of the Project available for Purchaser's use, and Purchaser executes and returns to Developer the written approval or acceptance of material change, provided that if Purchaser does not execute and return such written approval or acceptance of material change within thirty (30) days of delivery of such written approval or acceptance, or if Purchaser's apartment is conveyed to Purchaser prior to the expiration of said thirty (30) day period, then Purchaser shall be deemed to have accepted and approved such material change. Until the Sales Contract and Deposit becomes binding and effective as described above, and in accordance with Chapter 514A, Hawaii Revised Statutes, the Sales Contract and Deposit may be unconditionally cancelled at any time by either the Developer or the Purchaser. Upon such cancellation by Developer, Developer shall direct Escrow Agent to refund to Purchaser, together with any interest earned, all deposits paid

by Purchaser; upon cancellation by Purchaser, Developer shall direct Escrow Agent to refund to Purchaser, with any interest earned, a full refund of all deposits paid, less any escrow cancellation fee and other costs associated with the purchase of Purchaser's Apartment. So long as the cancellation occurs prior to the time the Sales Contract becomes effective (following the issuance of the Final Public Report), the escrow cancellation fee and other costs will not exceed a maximum of \$250.00.

2. The Sales Contract prohibits the Purchaser from selling or assigning the Sales Contract.

3. Developer 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 Apartment.

4. Interest is payable on Purchasers' deposits except as follows: no interest paid for any deposits prior to the issuance of the First Public Report by the Real Estate Commission; no interest on any deposits held less than sixty (60) days; no interest paid after the recordation of the first Apartment Deed; no interest where the Purchaser's deposit is retained by Developer based upon Purchaser's default under the Sales Contract; no interest in any other case where the Sales Contract expressly provides that such interest shall be retained by the Developer. The rate of interest paid to Purchaser shall be 5.5% per annum, interest computed daily and compounded quarterly.

5. In order to insure orderly move-in, the Developer will assign each Purchaser a time to move in. Failure to adhere to Developer's schedule may mean a delay for the Purchaser in moving into the Apartment.

6. Prior to the time the Sales Contract becomes binding, the Developer has the right to increase the purchase price, provided that in order to exercise this right Developer must mail or deliver a notice of the price increase not later than the time of mailing or delivery of the Final Public Report.

7. In the event of the enactment of new laws or other events beyond Developer's control which occur after the Sales Contract becomes binding, Developer will have the option to cancel the Project or increase the price of apartments (in which case the Purchaser will have thirty (30) days to agree to the price increase or rescind the contract).

8. The Sales Contract is subject to the provisions of the Declaration, Bylaws, and other condominium documents.

9. The purchase of an Apartment in the Project is subject to ongoing sales and construction activity by the Developer with respect to completing the sales of the Project and construction of the commercial apartment, which may result in noise, dust and other annoyance.

10. The Sales Contract (and also the Escrow Agreement) provides that Purchaser's deposits may be used (along with Developer's funds and the Construction Lender's funds) to finance the construction of the Project. However, no Purchaser's funds may be disbursed from Escrow to finance construction prior to the time the Sales Contract becomes effective (see paragraph 1, above for a discussion of when the Sales Contract becomes effective).

It is incumbent on the Purchaser that he read the full text of the Sales Contract.

EXHIBIT "L"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
SUMMARY OF EXECUTED ESCROW AGREEMENTS

A copy of the executed Escrow Agreement dated February 8, 1989 between Founders Escrow Corporation, a Hawaii corporation, doing business as Founders Title and Escrow of Hawaii, as Escrow Agent, and Developer's predecessor in interest, which has been assigned to and assumed by Developer, has been filed with the Commission. The Escrow Agreement provides for the deposit of Purchaser's funds pursuant to the Sales Contract and also provides for the retention or disbursement of the funds. The Escrow Agreement provides in part that any interest earned on money on deposit shall be paid to the parties in accordance with the terms of the Sales Contract. In the event that the Sales Contract or Hawaii Revised Statutes Chapter 514A entitle a Purchaser to a refund of Purchaser's Deposits held by the Escrow Agent, then Escrow Agent, upon instruction from Developer, will refund Purchaser's deposits, together with such interest as is provided under the Sales Contract, less certain cancellation fees and costs (e.g., escrow cancellation fees, loan processing fees, cost of credit reports, etc.) as provided in the Sales Contract and Chapter 514A, Hawaii Revised Statutes, as amended.

By law the total amount of such cancellation fees shall not exceed Two Hundred Fifty and No/100 Dollars (\$250.00) so long as the cancellation occurs prior to the time the Sales Contract becomes effective (following issuance of the Final Public Report). Under the Escrow Agreement no disbursement of funds can be made to the Developer until the Sales Contract becomes effective under the provisions of Chapter 514A, Hawaii Revised Statutes.

It is incumbent upon a prospective Purchaser to read the executed Escrow Agreement with care.

EXHIBIT "M"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
MISCELLANEOUS MATTERS; ARBITRATION OF DISPUTES

Developer makes the following disclaimers regarding the Project. The fact that Developer is making the following disclaimers does not relieve the Purchaser of his obligation to investigate the Project and the Project documents and to determine whether the Project is suitable for the Purchaser:

a. Tennis Court. The tennis court will be constructed on an above-ground slab. As a consequence, the court may not drain as well, or have the same uniformity of surface as a typical court on the ground; additionally, the tennis court may have some degree of flex, unlike a typical tennis court on the ground.

b. Bowling Alley Noise. Common areas and apartments near the bowling alley may have some above normal noise when the bowling alley is in use.

c. Central Air Conditioning. Individual consoles for the central air conditioning for each individual Apartment are not equipped with "on/off" switches activated by the opening of exterior doors or windows. If the exterior doors or windows of the Apartment are left open and the air conditioning is at the same time allowed to run continuously, condensation is likely to form on the consoles and/or air ducts with the probable result of staining, corrosion or other damage. Such damage is chargeable under the Condominium Documents to the individual Apartment owner. It is the owner's responsibility to change the filters and clean the coils of the air conditioning unit; failure to do so may result in a loss in efficiency and an increase in operating cost to Purchaser.

d. Golf Driving Range. The golf driving range employs a net to catch the golf balls driven by users. It is possible that golf balls could be driven in such a manner that they will escape the net, with the possible result of annoyance, personal injury or property damage.

e. Water Leakage from Washer Hoses and Sprinkler System. Water leakage from the rubber hoses leading to the washer will occur if such hoses fail due to age or continual pressure because water valves are left open after use. Accordingly, each Apartment owner should shut off the water valves leading to the washer during the time such appliance is not in use and should arrange to have hoses replaced

periodically. Sprinkler systems will be installed in the Project as required by governmental codes and ordinances. Accidental heating or touching of the sprinkler heads or malfunctioning of the system may cause activation of the system resulting in water damage which would not have occurred but for the inclusion of the system as required by law.

f. Emergency Generator. An emergency generator is provided for the Project, the operation of which for emergency and monthly testing causes noise and vibration.

g. Cracks in Concrete. It is in the nature of concrete to develop hairline cracks, which must be accepted as a normal characteristic of the material.

h. Telephone and TV Wiring. Wiring is provided to telephone jacks at kitchen counters and in master bedrooms; wiring is provided for tv jacks in living/dining room and all bedrooms; pulling of wiring to other locations in the Apartment is the responsibility of the Purchaser.

i. Caution to Parents with Young Children. Parents are cautioned that the play of children in the Project must be supervised at all times. In addition to the risks normally associated with a high rise building, the Project may contain foliage containing sharp spines or foliage that is poisonous when ingested.

j. Security System. The Project is to be provided with a professionally designed security system which is intended to discourage access to the Project by unauthorized persons without undue inconvenience to authorized residents and guests. Despite the security system, unauthorized persons and intruders may gain access to the Project with possible result of annoyance, personal injury or property loss.

k. Separate Air Conditioning Charge. In addition to separate utility charges for electricity, telephone and cable TV, Purchaser will be responsible for a separate air conditioning charge, based upon the amount of usage of chilled water drawn through the Purchaser's individual air conditioning console. This separate air conditioning charge is distinct from the central air conditioning expense which is for the general maintenance and operation of the central air conditioning system and which is a part of the common expense shown in the Public Reports and disclosure abstracts (if any). Because the degree and manner of usage and maintenance of the system by individual Purchasers may vary significantly, Seller makes no warranty or representation as to the amount of the Purchaser's individual air conditioning charge or that there

will be any uniformity of the charge among either the different parts of the Project or different Purchasers.

l. Storage Lockers. In most cases the storage locker will be hung from the ceiling above the far end of the parking stall assigned to the Apartment. The storage locker extends approximately two (2) feet into the parking stall, with an approximate average of a minimum of three (3) feet and ten (10) inches of clearance from the floor surface of the parking stall to the bottom surface of the storage locker, unless otherwise noted on the Condominium Map. Purchaser acknowledges this condition and any other condition shown on the Condominium Map and accepts the limitation this may place on the type of vehicle which may be placed in the parking stall under the overhang of the storage locker.

m. Thermal Insulation (16 CFR Part 460). The plans and specifications for the Project do not call for the incorporation of thermal insulation materials in the structure.

Under the Sales Contract Purchaser will be required to agree to accept the foregoing and other conditions as well as any inconvenience or annoyance which Purchaser may suffer as a result of such conditions and Purchaser will be required in the Sales Contract to expressly waive any rights, claims or actions which Purchaser might otherwise have against Developer as a result of such conditions.

All disputes by or between Developer and any Purchaser or the Association as to any matter concerning the Project, must be submitted to binding arbitration pursuant to American Arbitration Association rules of arbitration in the City and County of Honolulu, State of Hawaii.

EXHIBIT "N"
CONDOMINIUM PUBLIC REPORT
HONOLULU PARK PLACE
THE PARK PLACE CLUB

Each Apartment shall have appurtenant to it as part of the Common Interest a membership interest in the Park Place Club; in addition, the three (3) persons designated by the Developer as special members pursuant to the Declaration and their respective successors and assigns shall be members of the Park Place Club. The Park Place Club shall be a recreational and social club using and having control over the Facilities of the Park Place Club, being those Common Elements on the first three (3) floors of the Project (including the basement) and on the Koi Deck on the eighth floor on top of the parking structure, and which are more fully described in Section B.3(h) of the Declaration and on the Condominium Map.

Those membership interests in the Park Place Club which are appurtenant to an Apartment shall not be separated from such Apartment and shall be deemed to be leased, conveyed or encumbered with such Apartment even though not expressly mentioned or described in the lease, conveyance or other instrument, subject to the following restrictions pertaining to the subletting of the membership to tenants or other occupants of the Apartment. Each such membership interest shall entitle the Owner and either (i) one other person cohabiting the Apartment, or (ii) the Owner's immediate family (or two officers of a corporate Owner) to membership in the Park Place Club and the exclusive right (together with the other members only) to use the Facilities of the Park Place Club, provided that the names of each of such persons shall have been registered as members with the Board. An Owner may not let or rent the Park Place Club membership to any person who is not a tenant or other occupant of the Owner, but may let or rent the same to a tenant or other occupant of the Apartment and either (i) one other person cohabiting the Apartment with such tenant or occupant, or (ii) such tenant or occupant's immediate family members who are also occupants of the Apartment, which letting or rental of said membership shall be effective only upon written notification by the Owner to the Board and the registration of the tenant (or occupant) and his immediate family members with the Board; provided, however, that upon such letting or renting of said membership, the rights of the Owner (and anyone else claiming through or under such Owner with respect to membership in the Park Place Club and rights of use of the Facilities of the Park Place Club) shall be suspended until the termination of the letting or renting of the membership as aforesaid, evidenced by written notification

from the Owner to the Board. The permittee or renter of a Park Place Club membership shall abide by all of the provisions of the Declaration, these Bylaws, the House Rules, as such pertain to the Park Place Club and any other regulations governing the use of the Project. An Owner may elect not to let or rent the Park Place Club membership to his tenant or other occupant of his Apartment, in which case the Owner shall retain sole rights to the Park Place Club membership and shall be responsible to insure that his tenant or other occupants of his Apartment shall not use nor attempt to use the Facilities of the Park Place Club nor otherwise attempt to claim membership in or benefit in any way from the operation of the Park Place Club. The Board may elect to prescribe rules by which an Owner may let or rent to his tenant or other occupant rights to use some but not all of the Facilities of the Park Place Club.

The Board shall appoint a Board of Governors for the Park Place Club, and the Board of Governors shall have such powers and duties with respect to the Park Place Club as the Board shall determine. The Board shall have the power to determine a reasonable monthly membership fee for each of the three (3) special members, based upon the actual cost of operating the Park Place Club divided by the four hundred forty (440) memberships and the power to establish user fees for the Facilities including but not limited to the bowling alley, the power to establish rules for use of the Facilities of the Park Place Club by guests, and the power to determine hours of operation and rules for the use of the Facilities of the Park Place Club.

The snack shop may be operated by the Association through its employees or may be operated by a licensee under a written license from the Association. Any such license shall be cancellable by either party on sixty (60) days' written notice.