

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer Gentry Properties
Address 560 N. Nimitz Hwy., #213, Honolulu, Hawaii 96817

Project Name(*): Uke'e Industrial Court
Address: 94-529 Ukee St. (Bldg. 1), 94-503 Ukee St., (Bldg. III), Waipahu, HI 96797
94-515 Ukee St. (Bldg. II)

Registration No. 2867 (Conversion) Effective date: August 18, 1994
Expiration date: July 29, 1995

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

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

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

 PRELIMINARY: 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 by the developer when complete information is filed.
(yellow)

 FINAL: The developer has legally created a condominium and has filed complete information with the Commission.
(white) [] No prior reports have been issued.
 [] This report supersedes all prior public reports.
 [] This report must be read together with _____

 X SUPPLEMENTARY: This report updates information contained in the:
(pink) [] Preliminary Public Report dated: _____
 [X] Final Public Report dated: June 29, 1994
 [] Supplementary Public Report dated: _____

And [] Supersedes all prior public reports
 [X] Must be read together with Final Public Report date June 29, 1994
 [] This report reactivates the _____
 public report(s) which expired on _____

(*) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report Not Required - disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

No prior reports have been issued by the developer.

Changes made are as follows:

1. The square footage for Apartments 109, 101/202/203, 301 and 302/303 is changed.
2. The appurtenant percentage common interests for all of the apartments is changed.
3. Page 5 [Persons Connected With the Project] has been amended to reflect the current officers of the corporate general partner of the Developer and to reflect that Melinda Y. Ching is also an attorney for the Developer.
4. Page 6—The Developer has recorded an amendment to the Declaration of Condominium Property Regime to reflect the revised square footages and, accordingly, the new appurtenant percentage common interests; to clarify that sprinkler heads are common elements, to clarify that the skylights are ventilated; to assign extra parking spaces to apartments being acquired by purchasers who also wish to purchase an additional parking stall; and to record the architect's as-built certificate certifying that the condominium map, as revised, reflects the layout, location, unit numbers and dimensions of the apartments.
5. Page 6—The Developer has amended the condominium map to reflect the revised square footages and certain minor configuration changes within some of the apartments.
6. Page 6—The Developer has recorded an amendment to the By-Laws of the Project to remove specific dollar amounts for certain services provided by the Association or the Managing Agent to the apartment owners; and to also provide that the Board does not have to obtain specific approval of the apartment owners for repairs made pursuant to a schedule of replacement reserves.
7. Page 13, paragraph D.1(d) reflects the addition of overhead sprinklers as part of the common elements.
8. Page 16, paragraph G reflects that the Developer has completed resurfacing of the parking lot and completed the electrical mechanical rooms for each of the buildings.
9. Exhibit "A" has been revised to reflect the new square footage, the new percentage common interests and to describe the apartments in more specific detail.
10. Exhibit "B" has been revised to reflect the new parking stall assignments.
11. Exhibit "D" has been revised to reflect the estimate of the maintenance fee disbursements for each apartment as a result of the change in the percentage common interest for each apartment.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: GENTRY PROPERTIES, a Hawaii Limited Partnership Phone: (808) 599-5558
Name (Business)
94-539 Puahi Street
Business Address
Waipahu, Hawaii 96797

Names of officers or general partners of developers who are corporations or partnerships:
GENTRY-PACIFIC, LTD., General Partner
THOMAS HENRY GENTRY - PRESIDENT

William H. Wisecarver, Vice President
Norman H. Gentry, Vice President
Mark T. Gentry, Vice President
Dawn Suyenaga - Secretary
Dianne M.K. Sinco - Treasurer

Real Estate Broker: GENTRY COMMERCIAL REALTY, LTD. Phone: (808)599-5558
Name (Business)
560 N. Nimitz Hwy. #213
Business Address
Honolulu, Hawaii 96817

Escrow: SECURITY TITLE CORPORATION Phone: (808) 521-9511
Name (Business)
1200 Pacific Tower, 1001 Bishop St
Business Address
Honolulu, Hawaii 96813

General Contractor: N/A Phone: _____
Name (Business)
Business Address

Condominium Managing Agent: METROPOLITAN MANAGEMENT, INC. Phone: (808)536-3511
Name (Business)
745 Fort Street, Suite 2100
Business Address
Honolulu, Hawaii 96813

Attorney for Developer: DAWN SUYENAGA/MELINDA Y. CHING Phone: (808) 599-8200
Name (Business)
560 N. Nimitz Hwy #211
Business Address
Honolulu, Hawaii 96817

**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 Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and 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.

- A. Declaration of Condominium 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:

Document No. _____

Book _____ Page _____

Filed - Land Court:

Document No. 2142356

The Declaration referred to above has been amended by the following instruments (state name of document, date and recording/filing information):

First Amendment to Declaration of Condominium Property Regime dated August 10, 1994 recorded as Land Court Document No. 2171642.

- 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 Conveyances Condo Map No. _____

Filed - Land Court Condo Map No. 1025

The Condominium Map has been amended by the following instruments (state name of document, date and recording/filing information):

Amendments to the Condominium Map are made by reference in amendment to the Declaration of Condominium Property Regime; the amendments to Condominium Map 1025 were made in the First Amendment to Declaration of Condominium Property Regime.

- 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 manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

Proposed

Recorded - Bureau of Conveyances:

Document No. _____

Book _____ Page _____

Filed - Land Court:

Document No. 2142357

The Bylaws referred to above have been amended by the following instruments (state name of document, date and recording/filing information):

First Amendment to By-Laws of the Association of Apartment Owners of Uke'e Industrial Court dated August 10, 1994 recorded as Land Court Document No. 2171643.

11. Conformance to Present Zoning Code

a. No variances to zoning code have been granted.

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	X	_____	_____
Structures	X	_____	_____
Lot	X	_____	_____

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 restriction 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 other than the individual apartments. Although the common elements are owned jointly by all apartment owners, those portions of the common elements which are designated as limited common elements (see paragraph 2 below) may be used only by those apartments to which they are assigned. The common elements for this project, as described in the Declaration, are:

described in Exhibit _____.

as follows:

- (a) The land;
- (b) All structural components, such as foundations, girders, beams, supports, unfinished perimeter walls and load bearing walls (except for the inner finished surfaces within each apartment) and the roofs of the buildings;
- (c) All project signage, planting areas, walkways, railings, fences, walls, trash collection areas and parking areas, including driveways and access lanes and loading zones;
- (d) Installations for services such as overhead sprinklers, pipes, cables, conduits, ducts, electrical equipment, wiring and other central appurtenant transmission facilities and installations over, under or across the Project which serve more than one apartment for services such as power, light, gas, hot water, cold water, sewage, telephone, radio and television signal distribution, if any;
- (e) Any apparatus and installations existing for common use, such as the mechanical rooms, tanks, pumps, motors, fans, compressor ducts, vents and other such installations and apparatus;
- (f) Visitor parking stall Nos. 2, 56, 65, and 107 (all of which are parking stalls with handicap access) and visitor parking stalls 20, 21, 44, 45, 84, 85, 106 and 108; and
- (g) All other parts of the Project necessary or convenient to its existence, maintenance and safety or normally in common use.

G. Status of Construction and Estimated Completion Date:

Construction of the buildings was completed in 1980; however, the Developer has resurfaced the parking lot. The Developer also completed work on the electrical mechanical rooms for each building separate from the apartments.

H. Project Phases:

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

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime.
 - C) Bylaws of the Association of Apartment Owners.
 - D) House Rules.
 - E) Condominium Map.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other Gentry Waipio Industrial Area Declaration of Covenants, Conditions and Restrictions dated January 10, 1979, recorded as Land Court Document No. 919493.

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 Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 2867 filed with the Real Estate Commission on May 11, 1993

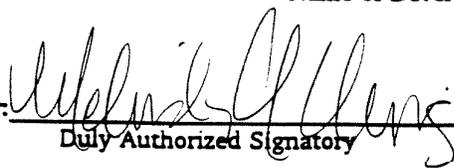
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- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

GENTRY PROPERTIES

Name of Developer

By: 

Duly Authorized Signatory

August 11, 1994

Date

Melinda Y. Ching, Associate Corporate Counsel

print name & title of person signing above

Distribution:

Department of Finance, City & County of Honolulu
Planning Department, City & County of Honolulu
Federal Housing Administration

EXHIBIT "A"

<u>Apt. No.</u>	<u>Net Square Footage</u>	<u>Common Interest</u>	
101	1,449	2.39%	
102/103	3,053	5.04	
104	1,565	2.58	
105	1,566	2.59	
106	1,488	2.46	
107	1,660	2.74	
108	1,565	2.58	
109	752	1.24	
110	2,176	<u>3.60</u>	25.22%
201/202/203	4,448	7.35	
204	1,571	2.59	
205	1,571	2.59	
206	1,571	2.59	
207	1,571	2.59	
208/209	3,185	5.26	
210	1,538	<u>2.54</u>	25.51%
301	1,431	2.36%	
302/303	3,073	5.08	
304	1,571	2.59	
305/306	3,183	5.26	
307/308	3,184	5.30	
309	1,572	2.60	
310	1,351	<u>2.23</u>	25.42%
401/402	2,839	4.70	
403	1,566	2.58	
404	1,566	2.58	
405/406/407	4,785	7.90	
408/409	3,687	<u>6.09</u>	23.85%
			100.00%

As nearly as practicable, the percentage of common interest for each residential apartment was determined by calculating what percentage of the total interior net floor area of all of the residential apartments is represented by the net floor area of the particular apartment and multiplying the percentage thus obtained by one hundred percent (100%). The net floor area used to calculate the percentage common interest of the apartments does not include the square footage of the mezzanines (if any) in the apartments.

DESCRIPTION OF APARTMENTS:

Building I

Apartment 101 is a single-bay unit consisting of 1,449 square feet divided into four rooms and a restroom containing a toilet and a lavatory. Entry to the apartment is through double glass doors with an adjacent glass side light. Continuous half-height sliding glass windows overlook the landscape area between the apartment and Uke'e Street.

Apartment 102/103 is a double-bay unit consisting of 3,053 square feet with a restroom containing a toilet and a lavatory. Entry to the apartment is through double glass doors with adjacent glass side lights, or a single width steel door. The roof of the apartment includes four 4-foot by 8-foot ventilated, translucent skylights. The common area mechanical room serving Apartments 101 through 110 and a portion of the common area of the project is situated adjacent to the apartment at its front left corner.

Apartment 104 is a single-bay unit consisting of 1,565 square feet divided into three rooms, a partitioned area, and a restroom containing a toilet and a lavatory. Entry to the apartment is through double glass doors with an adjacent glass side light or a single steel door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 105 is a single-bay unit consisting of 1,566 square feet divided into three rooms, a small storage closet, a restroom containing a toilet and a lavatory, and a 348 sq. ft. open mezzanine. Entry to the apartment is through a single steel door or a steel roll up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 106 is a single-bay unit consisting of 1,488 square feet divided into three rooms, a restroom containing a toilet and a lavatory, and a 731 sq. ft. mezzanine with three rooms. Entry to the apartment is through a single steel door. A portion of the front wall of the apartment consists of a glass storefront. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights. The apartment is air conditioned except for the back room on the ground floor. The air conditioner compressor is located along the front wall of the apartment on the mezzanine level. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 107 is a single-bay unit consisting of 1,660 square feet with a restroom containing a toilet and a lavatory designed for handicap access. Entry to the apartment is through double glass doors with an adjacent glass side light. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 108 is a single-bay unit consisting of 1,565 square feet divided into two rooms and a restroom containing a toilet and a lavatory. Entry to the apartment is through double glass doors with an adjacent glass side light or a single steel door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 109 is a half-bay unit consisting of 752 square feet with a restroom containing a toilet and a lavatory, and a 304 sq. ft. mezzanine level. Entry to the apartment is through double glass doors with an adjacent glass side light or a single steel door. The roof of the apartment includes one 4-foot by 8-foot ventilated, translucent skylight.

Apartment 110 is a one and one-half-bay unit consisting of 2,176 square feet divided into three rooms, a restroom containing a toilet and a lavatory, and a 484 sq. ft. mezzanine level. Entry to the apartment is through a single steel door or a steel roll up door. The roof of the apartment includes three 4-foot by 8-foot ventilated, translucent skylights.

Building II

Apartment 201/202/203 is a triple-bay unit consisting of 4,448 square feet divided into eight interior rooms in Bay 201; Bays 202 and 203 are open area except for two restrooms, each containing a toilet and a lavatory. Direct entry to the Bay 201 area is through a double glass door with an adjacent glass side light; direct entry to the Bay 202/203 area is through a single steel door or a steel roll-up door. Continuous half-height sliding glass windows in Bay 201 overlook the landscape area between the apartment and Uke'e Street. The roof over the Bay 202/203 area includes four 4-foot by 8-foot ventilated, translucent skylights. The common area mechanical room serving Apartments 201 through 210 and a portion of the common area of the project is situated adjacent to the apartment at the front right corner of Bay 202.

Apartment 204 is a single-bay unit consisting of 1,571 square feet with a restroom containing a toilet and a lavatory. Entry to the apartment is through a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 205 is a single-bay unit consisting of 1,571 square feet divided into two rooms, a restroom containing a toilet and a lavatory, and a 324 sq. ft. open mezzanine. Entry to the apartment is through a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 206 is a single-bay unit consisting of 1,571 square feet divided into three rooms and a restroom containing a toilet and a lavatory. Entry to the apartment is through a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 207 is a single-bay unit consisting of 1,571 square feet with a restroom containing a toilet and a lavatory with handicap access. Entry to the apartment is through a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 208/209 is a double-bay unit consisting of 3,185 square feet divided into four separate rooms with a restroom containing a toilet and a lavatory in the Bay 208 portion of the apartment. Direct entry to the Bay 208 area is through double glass doors with an adjacent glass side light or a single steel door. Direct entry to the Bay 209 area is through a single steel door or a steel roll-up door. The roof of the apartment includes four 4-foot by 8-foot ventilated, translucent skylights. **Apartment 208/209 must be conveyed with Apartment 307/308 in Building III until such time as separate restroom facilities are installed in Apartment 307/308.**

Apartment 210 is a single-bay unit consisting of 1,538 square feet with a restroom containing a toilet and a lavatory. Entry to the apartment is through double glass doors and an adjacent glass side light. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Building III

Apartment 301 is a single-bay unit consisting of 1,431 square feet divided into four rooms and a restroom containing a toilet and a lavatory. Entry to the apartment is through double glass doors with an adjacent glass side light. Continuous half-height sliding glass windows overlook the landscape area between the apartment and Uke'e Street.

Apartment 302/303 is a double-bay unit consisting of 3,073 square feet divided into two rooms with one restroom containing a toilet, a lavatory and a separate shower room. Entry to the apartment is through a single steel door or a steel roll-up door. The roof of the apartment includes four 4-foot by 8-foot ventilated, translucent skylights. The common area mechanical room serving Apartments 301 through 310 and a portion of the common area of the project is situated adjacent to the apartment at the front left corner of the apartment.

Apartment 304 is a single-bay unit consisting of 1,571 square feet divided into four rooms, a restroom containing a toilet and a lavatory and a 394 sq. ft. open mezzanine. Entry to the apartment is through a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 305/306 is a double-bay unit consisting of 3,183 square feet with a restroom containing a toilet and a lavatory situated in the Bay 306 area of the apartment. Direct entry to the Bay 305 area is through either a single steel door or an overhead roll-up door; direct entry to the Bay 306 area is through a single steel door. The recessed portion of the front wall of the apartment on the Bay 306 side consists of a glass storefront. The roof of the apartment includes four 4-foot by 8-foot ventilated, translucent skylights.

Apartment 307/308 is a double-bay unit consisting of 3,184 square feet with no restroom. Entry to the apartment is through either of two single steel doors or a steel roll-up door. The recessed portion of the front wall of the apartment on the Bay 307 side consists of a glass storefront. The roof of the apartment includes four 4-foot by 8-foot ventilated, translucent skylights.

Apartment 307/308 must be conveyed with Apartment 208/209 in Building II until such time as separate restroom facilities are installed in Apartment 307/308.

Apartment 309 is a single-bay unit consisting of 1,572 square feet with a restroom containing a toilet and a lavatory. Entry to the apartment is through either a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 310 is a single-bay unit consisting of 1,351 square feet divided into two rooms with a restroom containing a toilet and a lavatory. Entry to the apartment is through either a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Building IV

Apartment 401/402 is a double-bay unit consisting of 2,839 square feet. The Bay 401 area is divided into three rooms and a restroom containing a toilet and a lavatory. The Bay 402 area is open. Direct entry to the Bay 401 area is through a double glass door with a glass side light. Direct entry to the Bay 402 area is through either a single steel door or a steel roll-up door. Continuous half-height sliding glass windows in Bay 401 overlook the landscape area between the apartment and Uke'e Street. The roof of the Bay 402 area includes two 4-foot by 8-foot ventilated, translucent skylights. The common area mechanical room serving Apartments 401 through 410 and a portion of the common area of the project is situated adjacent to the apartment at front right corner of Bay 402.

Apartment 403 is a single-bay unit consisting of 1,566 square feet divided into two rooms with two restrooms, one containing a toilet, lavatory and shower, the other just a toilet. Entry to the apartment is through either a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 404 is a single-bay unit consisting of 1,566 square feet divided into three rooms and a restroom containing a toilet and a lavatory. Entry to the apartment is through either a single steel door or a steel roll-up door. The roof of the apartment includes two 4-foot by 8-foot ventilated, translucent skylights.

Apartment 405/406/407 is a triple-bay unit consisting of 4,785 square feet divided into eight rooms with some additional partitioned areas and a 1,785 sq. ft. mezzanine level with six rooms and some partitioned areas. The apartment has two restrooms, one in the Bay 405 area which contains a toilet, lavatory and shower, the other in the Bay 407 area which consists of a toilet and a lavatory. Direct entry to the Bay 405 areas is through a single steel door; direct entry to the Bay 406 area is through either of a single steel doors or a steel roll-up door; direct entry to the Bay 407 area is through a steel roll-up door. A portion of the front wall of the Bay 405 side of the apartment consists of a glass storefront. The roof of the apartment includes six 4-foot by 8-foot ventilated, translucent skylights.

Apartment 408/409 is a double-bay unit consisting of 3,687 square feet divided into three rooms and one restroom containing a toilet and a lavatory. Entry to the apartment is through either of two steel doors or two steel roll-up doors. The roof of the apartment includes four 4-foot by 8-foot ventilated, translucent skylights.

END OF EXHIBIT "A"

REVISED EXHIBIT "B"

<u>Apt. No.</u>	<u>Parking Stalls</u>
101	1, 11, 12
102/103	3, 4, 14, 17
104	5, 19
105	6, 22
106	7, 23
107	8, 26, 27
108	9, 28
109	10, 30
110	31, 32
201/202/203	48, 50, 53, 54, 55, 57, 58
204	46, 59, 47
205	43, 60, 41
206	42, 61
207	39, 62
208/209	35, 37, 63, 64
210	33, 34, 36
301	66, 75, 76
302/303	67, 68, 78, 81, 79
304	69, 83
305/306	70, 71, 86, 88
307/308	72, 73, 90, 92
309	74, 93
310	94, 95
401/402	113, 114, 115, 116, 117
403	111, 118
404	109, 119
405/406/407	101, 103, 105, 120, 121, 122 [see note below]
408/409	96, 98, 123, 124

EXHIBIT "B" (Continued)

The parking stalls numbered 2, 56, 65 and 107 (all of which have access for the handicapped), and 20, 21, 44, 45, 84, 85, 106 and 108 have also been designated as visitor parking stalls.

Note: The following parking stalls are also assigned to Apartment No. 405/406/407:

13	80
15	82
16	87
18	89
24	91
25	97
29	99
38	100
40	102
49	104
51	110
52	112
77	

END OF EXHIBIT "B"

EXHIBIT "D"

ESTIMATE OF INITIAL MAINTENANCE FEES

AND

ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

Apartment	Monthly Fee x 12 months =	Yearly Total
101	226.36	2,716.32
102/103	477.34	5,728.08
104	244.35	2,932.20
105	245.30	2,943.60
106	232.99	2,795.88
107	259.51	3,114.12
108	244.35	2,932.20
109	117.44	1,409.28
110	340.96	4,091.52
201/202/203	696.12	8,353.44
204	245.30	2,943.60
205	245.30	2,943.60
206	245.30	2,943.60
207	245.30	2,943.60
208/209	498.17	5,978.04
210	240.56	2,886.72
301	223.52	2,682.24
302/303	481.13	5,773.56
304	245.30	2,943.60
305/306	498.17	5,978.04
307/308	501.96	6,023.52
309	246.25	2,955.00
310	211.20	2,534.40
401/402	445.14	5,341.68
403	244.35	2,932.20
404	244.35	2,932.20
405/406/407	748.21	8,978.52
408/409	576.78	6,921.36

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

UKE'E INDUSTRIAL COURT

Estimate of Maintenance Fee Disbursements

	<u>Monthly</u> x 12 months	<u>=Yearly</u>
Utilities and Services		
Electricity	\$ 240.00	\$ 2,880.00
Refuse Collection	2,207.00	26,484.00
Water and Sewer	940.00	11,280.00
Maintenance, Repairs and Supplies		
Building	700.00	8,400.00
Grounds	844.00	10,128.00
Management		
Management Fee	990.00	11,880.00
Office Expense	55.00	660.00
Association Dues	475.00	5,700.00
Insurance	960.00	11,520.00
Reserves(*)	2,000.00	24,000.00
Taxes and Government Assessments	10.00	120.00
Audit Fees	50.00	600.00
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TOTAL	\$ 9,471.00	\$113,652.00

I, Mary Lou Nagi, as agent and employed by Metropolitan Management, Inc., the condominium managing agent for the condominium project UKE'E INDUSTRIAL COURT, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

Mary Lou Nagi

(*) Mandatory reserves in effect January 1, 1993

Date: 18 Dec 94