

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer HARBOR COURT DEVELOPERS
Address 55 Merchant Street, Suite 1500, Honolulu, Hawaii 96813

Project Name (\*): HARBOR COURT
Address: 66 Queen Street, Honolulu, Hawaii 96813

Registration No. 2897
Effective date: February 5, 1999
Expiration date: March 5, 2000

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: (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 by the Developer when complete information is filed.

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

X SEVENTH SUPPLEMENTARY: (pink) This report updates information contained in the
[ ] Preliminary Public Report dated
[ ] Final Public Report dated
[X] Supplementary Public Report dated November 7, 1996

And [ ] Supersedes all prior public reports
[X] Must be read together with the Sixth Supplementary Public Report dated November 7, 1996
[X] This report reactivates the Sixth Supplementary Public Report which expired on January 8, 1999

(\* Exactly as named in the Declaration

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.

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 Developer's address and telephone number have changed. [See Page 5, Section I and Exhibit M of this Public Report]
2. The Developer has designated Harbor Court Real Estate Services L.L.C., Ltd. as the Real Estate Broker for the Project. [See Page 5, Section I and Exhibit M of this Public Report]
3. The Developer has designated Title Guaranty Escrow Services, Inc. as the Escrow for the Project. [See Page 5, Section I and Exhibit L of this Public Report]
4. The Developer has designated CB Richard Ellis, Inc. as the Condominium Managing Agent for the Project. [See Page 5, Section I and Exhibit M of this Public Report]
5. Amendment No. 6 to the Declaration of Condominium Property Regime for the Project (the "Declaration"), which amends the Declaration to effectuate a change in the parking stall assignments for Apartments Nos. 1702 and PH4001, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "Office") and recorded in the Bureau of Conveyances of the State of Hawaii (the "Bureau"). [See Page 6, Section II.A, Exhibit A and Exhibit J of this Public Report]
6. Amendment No. 7 to the Declaration, which amends the Declaration to effectuate a change in the parking stall assignments for Apartments Nos. 1701, 1802, 2002, 2101, 2703 and PH4001, was filed in the Office and recorded in the Bureau. [See Page 6, Section II.A, Exhibit A and Exhibit J of this Public Report]
7. Amendment No. 8 to the Declaration, which amends the Declaration to effectuate a change in the parking stall assignments for Apartments Nos. 2104 and PH4001, was filed in the Office and recorded in the Bureau. [See Page 6, Section II.A, Exhibit A and Exhibit J of this Public Report]
8. Amendment No. 9 to the Declaration, which amends the Declaration to effectuate a change in the parking stall assignments for Apartments Nos. 1804, 1901, 1902, 1904, 2005, 2902, 2905, 3302, 3401, 3703, PH4001, PH4002 and PH4102, was filed in the Office and recorded in the Bureau. [See Page 6, Section II.A, Exhibit A and Exhibit J of this Public Report]
9. Amendment No. 10 to the Declaration, which amends the Declaration to subdivide Parking Apartment 1 of the Project into three (3) separate Parking Apartments and to effectuate a change in the parking stall assignments for Apartments Nos. 1803 and 2303, was filed in the Office and recorded in the Bureau. [See Page 6, Section II.A, Exhibit A and Exhibit J of this Public Report]

10. The Developer has obtained an updated title report on the Project which reveals the following changes in the encumbrances affecting title to or the use of the Project property [See Exhibit J of this Public Report]:
  - (a) The Amendments to the Declaration described in paragraphs 5 through 9 hereinabove.
  - (b) Assignment of the mortgagee's interest in the Leasehold Mortgage, Security Agreement and Financing Statement executed by Kapi'olani Health in favor of Apollo Hawaii, Inc. which encumbers the Office Lease entered into by and between the Developer and Kapi'olani Health to AHI Harbor Limited Partnership ("AHI").
  - (c) Collateral assignment of the mortgagee's interest in the Mortgage, Security Agreement and Financing Statement (The Beam Harbor Venture) which encumbers the unrecorded Master Development Lease (Kaahumanu Site) between the City and County of Honolulu and The Beam Harbor Venture and other documents by AHI to GE Capital Hawaii, Inc.
  - (d) Partial releases of the Mortgage, Security Agreement and Financing Statement (The Beam Harbor Venture) in favor of the purchasers of apartments in the Project.
11. The annual operating expenses for the Project have been re-estimated and the monthly common expenses assessable to each Apartment have been recalculated based on such estimates. [See Exhibit M of this Public Report]
12. As of the date hereof, as to the one hundred twenty (120) Residential Apartments, thirty-six (36) Apartments have been sold and thirty (30) Apartments are being rented on a long term basis, but are being offered for sale.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: Harbor Court Developers Phone: (808) 529-0909  
Name\* (Business)  
55 Merchant Street, Suite 1500  
Business Address  
Honolulu, Hawaii 96813

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership (LLP); or manager and members of a Limited Liability Company (LLC) (attach separate sheet if necessary):

Harbor Court Developers is a Hawaii general partnership whose general partner is The Beam Harbor Venture, a Hawaii general partnership, whose general partners are McCormack Harbor Properties, Ltd. and McCormack Investments, LP.

Real Estate Broker: Harbor Court Real Estate Services LLC Phone: (808) 529-0909  
Name (Business)  
55 Merchant Street, Suite 1500  
Business Address  
Honolulu, Hawaii 96813

Escrow: Title Guaranty Escrow Services, Inc. Phone: (808) 521-0211  
Name (Business)  
235 Queen Street, 1st Floor  
Business Address  
Honolulu, Hawaii 96813

General Contractor: M.A. Mortenson & Company Phone: (808) 524-5655  
Name (Business)  
821 Bethel Street  
Business Address  
Honolulu, Hawaii 96813

Condominium Managing Agent: CB Richard Ellis, Inc. Phone: (808) 524-4188  
Name (Business)  
55 Merchant Street, Suite C-100  
Business Address  
Honolulu, Hawaii 96813

Attorney for Developer: D. Scott MacKinnon Phone: (808) 529-7300  
McCorriston Miho Miller Mukai (Business)  
Name  
Five Waterfront Plaza, Suite 400  
500 Ala Moana Boulevard  
Business Address  
Honolulu, Hawaii 96813

\* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

## 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 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. 94-090241  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2150143

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

| Amendment | Date     | Land Court | Bureau    | Amendment | Date     | Land Court | Bureau    |
|-----------|----------|------------|-----------|-----------|----------|------------|-----------|
| No. 1     | 10/19/94 | 2196698    | 94-189531 | No. 2     | 10/19/94 | 2196699    | 94-189532 |
| No. 3     | 3/14/95  | 2225902    | 95-039192 | No. 4     | 6/29/95  | 2247103    | 95-086701 |
| No. 5     | 9/ 9/96  | 2339325    | 96-141108 | No. 6     | 1/22/97  | 2362671    | 97-013255 |
| No. 7     | 12/ 1/97 | 2423220    | 97-167304 | No. 8     | 1/ 5/98  | 2430882    | 98-001403 |
| No. 9     | 3/19/98  | 2446580    | 98-042276 | No. 10    | 7/ 1/98  | 2474556    | 98-111874 |

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. 2038  
 Filed - Land Court Condo Map No. 1031

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

Replacement Sheets CPR-2, CPR-3, CPR-4 and CPR-8, filed in the Office and recorded in the Bureau concurrently with the filing and recording of Amendment No. 10

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. 94-090242  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2150144

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

Lessor  
(Fee Owner): (until Apartment Deed is delivered to buyer)  
City and County of Honolulu  
Name  
650 S. King Street  
Address  
Honolulu, Hawaii

Sublessor:  
Name  
Address

C. Buildings and Other Improvements:

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

2. Number of Buildings: 2      Floors Per Building: Office Tower: 18; Residential Tower: 28; Pedestal Structure: 12

Exhibit D contains further explanations.

3. Principal Construction Material:

Concrete       Hollow Tile       Wood

Other steel, aluminum, glass and allied building materials

4. Uses Permitted by Zoning:

|  | No. of<br><u>Apts.</u> | Use Permitted<br><u>By Zoning</u>                                   |   | No. of<br><u>Apts.</u> | Use Permitted<br><u>By Zoning</u>                        |
|--|------------------------|---|---|------------------------|--|
| <input type="checkbox"/> Residential             | <u>    </u>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Ohana                        | <u>    </u>            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Commercial   | <u>18</u>              | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Industrial                   | <u>    </u>            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input checked="" type="checkbox"/> Mix Res/Comm | <u>120</u>             | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Agricultural                 | <u>    </u>            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Hotel                   | <u>    </u>            | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input type="checkbox"/> Recreational                 | <u>    </u>            | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> Timeshare               | <u>-0-</u>             | <input type="checkbox"/> Yes <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Other             | <u>11</u>              | <input type="checkbox"/> Yes <input type="checkbox"/> No |
|  |                        |   | (Management(2), Retail(3), Restaurant(2), Parking(4)) |                        |  |

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?  
 Yes       No

5. Special Use Restrictions:

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

- Pets: House Rules allow ordinary household pets and guide or signal dogs
- Number of Occupants: As permitted under the City and County Ordinances
- Other: See House Rules
- There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators 13      Stairways 3      Trash Chutes 1  
 (both Residential and Office Towers)

| Apt<br>Type | Quantity | BR/Bath | Net<br>Living Area (sf)* | Net<br>Other Area (sf)* | Lanai/Patio (sf) |
|-------------|----------|---------|--------------------------|-------------------------|------------------|
| _____       | _____    | _____   | _____                    | _____                   | _____            |
| _____       | _____    | _____   | _____                    | _____                   | _____            |
| _____       | _____    | _____   | _____                    | _____                   | _____            |
| _____       | _____    | _____   | _____                    | _____                   | _____            |

See attached Exhibit A (as to foregoing items other than quantity of Apartment Type) and Exhibit B (as to quantity of Apartment Types)

Total Number of Apartments: 149

\*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.

Boundaries of Each Apartment:

See attached Exhibit E

Permitted Alterations to Apartments:

See attached Exhibit F

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 use them, as described in the Declaration, are:

described in Exhibit I.

as follows:

**NOTE:** Each Apartment is also included within one or more Apartment classes and is allocated within such class "limited common interest" which is used to determine each apartment's share of the maintenance fee and other common profits and expenses of the class limited common elements. For breakdown, see Exhibit A.

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 used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit A.

as follows:

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit J describes the encumbrances against the title contained in the title report dated as of January 11, 1999 and issued by Title Guaranty of Hawaii, Incorporated.

## V. MISCELLANEOUS

### A. Sales Documents Filed With the Real Estate Commission:

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

- [X] Notice to Owner Occupants
- [X] Specimen Sales Contract  
Exhibit   K   contains a summary of the pertinent provisions of the sales contract.
- [X] Escrow Agreement dated   February 27, 1998    
Exhibit   L   contains a summary of the pertinent provisions of the escrow agreement.
- [ ] Other \_\_\_\_\_

### B. Buyer's Right to Cancel Sales Contract:

#### 1. Rights Under the Condominium Property Act (Chapter 514A, HRS):

Preliminary Report: Sales made by the Developer are not binding on the prospective buyer. Sales made by the Developer may be binding on the Developer unless the Developer clearly states in the sales contract that sales 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 or Supplementary Report to a Final Report: Sales made by the Developer are binding if:

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

- A) There is a material change in the condominium which directly, substantially, and adversely affects (1) the use or value of the buyer's apartment or its limited common elements; or (2) the amenities available for buyer's use; **AND**
- B) 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.

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 issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- 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 \_\_\_\_\_

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 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. 2897 filed with the Real Estate Commission on July 2, 1993.

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

YELLOW paper stock       WHITE paper stock       PINK paper stock

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.

HARBOR COURT DEVELOPERS

Printed Name of Developer

By   
Duly Authorized Signatory\*

1-7-99

Date

G. Scott McCormack, Vice President, McCormack Harbor Properties, Ltd.  
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu  
Planning Department, City and County of Honolulu

\* *Must be signed for a corporation by an officer; partnership or Limited Liability Partnership (LLP) by the general partner; Limited Liability Company (LLC) by the manager or member; and for an individual by the individual.*

HARBOR COURT RESIDENTIAL APARTMENTS

| APT NO. | BED/ BATHS | APT TYPE | APPROXIMATE NET FLOOR AREA IN SQ. FT. |       |       | NO OF PRKG STALLS | RESIDENTIAL CLASS    |                 | ADAQ COMMON INTEREST | BUDGETED MAINT * FEE |
|---------|------------|----------|---------------------------------------|-------|-------|-------------------|----------------------|-----------------|----------------------|----------------------|
|         |            |          | LIVING                                | LANAI | TOTAL |                   | LTD. COMMON INTEREST | COMMON INTEREST |                      |                      |
| 1401    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340             | 0.352704%       | 606.76               |                      |
| 1402    | 2/2        | B1       | 1,253                                 | 203   | 1,456 | 1                 | 0.007661             | 0.341960%       | 557.38               |                      |
| 1405    | 2/2        | E1       | 1,509                                 | 266   | 1,775 | 1                 | 0.009226             | 0.408156%       | 671.25               |                      |
| 1501    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 1502    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1503    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1504    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1505    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 1601    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 1602    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1603    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1604    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1605    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 1701    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 1702    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1703    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1704    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1705    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 1801    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 1802    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1803    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1804    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1805    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 1901    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 1902    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1903    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1904    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 1905    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 2001    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 2002    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2003    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2004    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2005    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 2                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 2101    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 2102    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2103    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2104    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2105    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 2201    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 2202    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2203    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2204    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2205    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 2                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 2301    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 1                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 2302    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2303    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2304    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2305    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226             | 0.390191%       | 671.25               |                      |
| 2401    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340             | 0.352700%       | 606.76               |                      |
| 2402    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2403    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |
| 2404    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661             | 0.323996%       | 557.38               |                      |

Note 1: Units 1402, 1502, 1602 are Handicap Units meeting the City County of Hon. code requirements.

\* The Monthly Fees listed above are estimated and are subject to change without notice.

HARBOR COURT RESIDENTIAL APARTMENTS

| APT NO. | BED/BATHS | APT TYPE | APPROXIMATE NET FLOOR AREA IN SQ. FT. |       |       | NO. OF PRKG STALLS | RESIDENTIAL CLASS LTD. COMMON INTEREST | AOAO COMMON INTEREST | BUDGETED MAINT * FEE |
|---------|-----------|----------|---------------------------------------|-------|-------|--------------------|--|----------------------|----------------------|
|         |           |          | LIVING                                | LANAI | TOTAL |                    |  |                      |                      |
| 2405    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191 %           | 671.25               |
| 2501    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 2502    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2503    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2504    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2505    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191 %           | 671.25               |
| 2601    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 2602    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2603    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2604    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2605    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191 %           | 671.25               |
| 2701    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 2702    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2703    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2704    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2705    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191 %           | 671.25               |
| 2801    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 2802    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2803    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2804    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2805    | 2/2       | E2       | 1,663                                 |       | 1,663 | 2                  | 0.010168                               | 0.430013 %           | 739.76               |
| 2901    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 2902    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2903    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2904    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 2905    | 2/2       | E2       | 1,663                                 |       | 1,663 | 2                  | 0.010168                               | 0.430013 %           | 739.76               |
| 3001    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 3002    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3003    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3004    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3005    | 2/2       | E2       | 1,663                                 |       | 1,663 | 2                  | 0.010168                               | 0.430013 %           | 739.76               |
| 3101    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 3102    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3103    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3104    | 2/2       | D2       | 1,406                                 |       | 1,406 | 2                  | 0.008596                               | 0.363556 %           | 625.43               |
| 3105    | 2/2       | E2       | 1,663                                 |       | 1,663 | 2                  | 0.010168                               | 0.430013 %           | 739.76               |
| 3201    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 3202    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3203    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3204    | 2/2       | D2       | 1,406                                 |       | 1,406 | 2                  | 0.008596                               | 0.363556 %           | 625.43               |
| PH3205  | 2/2       | E2       | 1,663                                 |       | 1,663 | 2                  | 0.010168                               | 0.430013 %           | 739.76               |
| 3301    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 3302    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3303    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3304    | 2/2       | D2       | 1,406                                 |       | 1,406 | 2                  | 0.008596                               | 0.363556 %           | 625.43               |
| 3401    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 3402    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996 %           | 557.38               |
| 3403    | 2/2       | C2       | 1,406                                 |       | 1,406 | 2                  | 0.008596                               | 0.363556 %           | 625.43               |
| 3404    | 2/2       | D2       | 1,406                                 |       | 1,406 | 2                  | 0.008596                               | 0.363556 %           | 625.43               |
| 3501    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700 %           | 606.76               |
| 3502    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996 %           | 557.38               |

Note 1: Units 1402, 1502, 1602 are Handicap Units meeting the City County of Hon. code requirements.  
 \* The Monthly Fees listed above are estimated and are subject to change without notice.

HARBOR COURT RESIDENTIAL APARTMENTS

| APT NO. | BED/ BATHS | APT TYPE | APPROXIMATE NET FLOOR AREA IN SQ. FT. |        |         | NO. OF PRKG STALLS | RESIDENTIAL CLASS LTD. COMMON INTEREST | AGAO COMMON INTEREST | BUDGETED MAINT * FEE |
|---------|------------|----------|---------------------------------------|--------|---------|--------------------|--|----------------------|----------------------|
|         |            |          | LIVING                                | LANAI  | TOTAL   |                    |  |                      |                      |
| 3503    | 2/2        | C2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| PH3504  | 2/2        | D2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| 3601    | 2/2        | A1       | 1,364                                 | 210    | 1,574   | 2                  | 0.008340                               | 0.352700%            | 606.76               |
| 3602    | 2/2        | B1       | 1,253                                 | 142    | 1,395   | 2                  | 0.007661                               | 0.323996%            | 557.38               |
| 3603    | 2/2        | C2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| 3701    | 2/2        | A2       | 1,591                                 |        | 1,591   | 2                  | 0.009728                               | 0.411396%            | 707.73               |
| 3702    | 2/2        | B2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| 3703    | 2/2        | C2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| 3801    | 2/2        | A2       | 1,591                                 |        | 1,591   | 2                  | 0.009728                               | 0.411396%            | 707.73               |
| 3802    | 2/2        | B2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| PH3803  | 2/2        | C2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| PH3901  | 2/2        | A2       | 1,591                                 |        | 1,591   | 2                  | 0.009728                               | 0.411396%            | 707.73               |
| PH3902  | 2/2        | B2       | 1,406                                 |        | 1,406   | 2                  | 0.008596                               | 0.363556%            | 625.43               |
| PH4001  | 2/2        | A2       | 1,591                                 |        | 1,591   | 2                  | 0.009728                               | 0.411396%            | 707.73               |
| PH4002  | 2/2        | B3       | 1,918                                 |        | 1,918   | 3                  | 0.011726                               | 0.495910%            | 853.12               |
| PH4101  | 2/2        | A2       | 1,591                                 |        | 1,591   | 2                  | 0.009728                               | 0.411396%            | 707.73               |
| PH4102  | 2/2        | B3       | 1,918                                 |        | 1,918   | 3                  | 0.011726                               | 0.459982%            | 853.12               |
| TOTAL   |            |          | 163,556                               | 15,239 | 178,795 | 175                | 1.000000                               | 42.291640%           | 72,755.30            |

Note 1: Units 1402, 1502 1602 are Handicap Units meeting the City County of Hon. code requirements.

\* The Monthly Fees listed above are estimated and are subject to change without notice.

## EXHIBIT "G-1"

## HARBOR COURT

## Parking Stalls Appurtenant to Residential Apartments

| APT NO. | UNIT TYPE | Parking Stall Number 1 | Parking Stall Number 2 | Additional Parking Stalls | TOTAL COMPACT STALLS | TOTAL STANDARD STALLS |
|---------|-----------|------------------------|------------------------|---------------------------|----------------------|-----------------------|
| 1401    | A1        | P11 93 (S)             | P12 41 (C)             |                           | 1                    | 1                     |
| 1402    | B1        | P11 102 (C)            |                        |                           | 1                    |                       |
| 1405    | E1        | P12 98 (C)             |                        |                           | 1                    |                       |
| 1501    | A1        | P12 89 (C)             |                        |                           | 1                    |                       |
| 1502    | B1        | P12 6 (C)              | P12 7 (C)              |                           | 2                    |                       |
| 1503    | C1        | P12 25 (C)             |                        |                           | 1                    |                       |
| 1504    | D1        | P12 23 (C)             | P12 24 (C)             |                           | 2                    |                       |
| 1505    | E1        | P12 101 (C)            |                        |                           | 1                    |                       |
| 1601    | A1        | P12 87 (S)             |                        |                           |                      | 1                     |
| 1602    | B1        | P12 83 (C)             |                        |                           | 1                    |                       |
| 1603    | C1        | P12 77 (C)             | P12 85 (C)             |                           | 2                    |                       |
| 1604    | D1        | P12 36 (C)             |                        |                           | 1                    |                       |
| 1605    | E1        | P11 89 (C)             |                        |                           | 1                    |                       |
| 1701    | A1        | P12 57 (S)             |                        |                           |                      | 1                     |
| 1702    | B1        | P12 56 (C)             |                        |                           | 1                    |                       |
| 1703    | C1        | P12 12 (C)             |                        |                           | 1                    |                       |
| 1704    | D1        | P12 19 (C)             |                        |                           | 1                    |                       |
| 1705    | E1        | P12 78 (C)             |                        |                           | 1                    |                       |
| 1801    | A1        | P12 84 (S)             |                        |                           |                      | 1                     |
| 1802    | B1        | P12 18 (C)             |                        |                           | 1                    |                       |
| 1803    | C1        | P11 35 (C)             | P11 36 (C)             |                           | 2                    |                       |
| 1804    | D1        | P11 101 (C)            |                        |                           | 1                    |                       |
| 1805    | E1        | P11 88 (C)             |                        |                           | 1                    |                       |
| 1901    | A1        | P11 104 (S)            |                        |                           |                      | 1                     |
| 1902    | B1        | P12 15 (C)             |                        |                           | 1                    |                       |
| 1903    | C1        | P12 35 (C)             |                        |                           | 1                    |                       |
| 1904    | D1        | P12 17 (C)             |                        |                           | 1                    |                       |
| 1905    | E1        | P11 108 (C)            |                        |                           | 1                    |                       |
| 2001    | A1        | P12 103 (S)            |                        |                           |                      | 1                     |
| 2002    | B1        | P11 114 (S)            |                        |                           |                      | 1                     |
| 2003    | C1        | P11 41 (C)             |                        |                           | 1                    |                       |
| 2004    | D1        | P11 112 (C)            |                        |                           | 1                    |                       |
| 2005    | E1        | P12 60A (S)            | P12 61B (C)            |                           | 1                    | 1                     |
| 2101    | A1        | P12 39 (S)             |                        |                           |                      | 1                     |
| 2102    | B1        | P11 110 (C)            |                        |                           | 1                    |                       |
| 2103    | C1        | P11 40 (C)             |                        |                           | 1                    |                       |
| 2104    | D1        | P12 29 (S)             |                        |                           |                      | 1                     |
| 2105    | E1        | P11 85 (S)             |                        |                           |                      | 1                     |
| 2201    | A1        | P11 86 (S)             |                        |                           |                      | 1                     |
| 2202    | B1        | P12 100 (C)            |                        |                           | 1                    |                       |
| 2203    | C1        | P12 13 (C)             | P12 94 (S)             |                           | 1                    | 1                     |
| 2204    | D1        | P11 82 (C)             |                        |                           | 1                    |                       |
| 2205    | E1        | P11 83 (S)             | P11 84 (C)             |                           | 1                    | 1                     |
| 2301    | A1        | P11 37 (S)             |                        |                           |                      | 1                     |
| 2302    | B1        | P12 8 (S)              |                        |                           |                      | 1                     |
| 2303    | C1        | P12 9 (C)              |                        |                           | 1                    |                       |
| 2304    | D1        | P12 16 (S)             |                        |                           |                      | 1                     |
| 2305    | E1        | P12 97 (S)             |                        |                           |                      | 1                     |
| 2401    | A1        | P12 54A (C)            | P12 55B (C)            |                           | 2                    |                       |
| 2402    | B1        | P12 80 (S)             |                        |                           |                      | 1                     |
| 2403    | C1        | P12 114 (S)            |                        |                           |                      | 1                     |
| 2404    | D1        | P12 113 (S)            |                        |                           |                      | 1                     |

## EXHIBIT "G-1"

## HARBOR COURT

## Parking Stalls Appurtenant to Residential Apartments

| APT NO. | UNIT TYPE | Parking Stall Number 1 | Parking Stall Number 2 | Additional Parking Stalls | TOTAL COMPACT STALLS | TOTAL STANDARD STALLS |
|---------|-----------|------------------------|------------------------|---------------------------|----------------------|-----------------------|
| 2405    | E1        | P12 112 (S)            |                        |                           |                      | 1                     |
| 2501    | A1        | P11 66A (C)            | P11 67B (C)            |                           | 2                    |                       |
| 2502    | B1        | P12 111 (S)            |                        |                           |                      | 1                     |
| 2503    | C1        | P12 110 (S)            |                        |                           |                      | 1                     |
| 2504    | D1        | P12 109 (S)            |                        |                           |                      | 1                     |
| 2505    | E1        | P12 108 (S)            |                        |                           |                      | 1                     |
| 2601    | A1        | P12 64A (C)            | P12 65B (C)            |                           | 2                    |                       |
| 2602    | B1        | P12 5 (S)              |                        |                           |                      | 1                     |
| 2603    | C1        | P12 20 (S)             |                        |                           |                      | 1                     |
| 2604    | D1        | P12 21 (S)             |                        |                           |                      | 1                     |
| 2605    | E1        | P12 22 (S)             |                        |                           |                      | 1                     |
| 2701    | A1        | P11 70A (C)            | P11 71B (C)            |                           | 2                    |                       |
| 2702    | B1        | P12 28 (S)             |                        |                           |                      | 1                     |
| 2703    | C1        | P11 99 (C)             |                        |                           | 1                    |                       |
| 2704    | D1        | P12 88 (S)             |                        |                           |                      | 1                     |
| 2705    | E1        | P12 92 (S)             |                        |                           |                      | 1                     |
| 2801    | A1        | P11 62A (S)            | P11 63B (C)            |                           | 1                    | 1                     |
| 2802    | B1        | P12 91 (S)             |                        |                           |                      | 1                     |
| 2803    | C1        | P12 90 (S)             |                        |                           |                      | 1                     |
| 2804    | D1        | P11 87 (S)             |                        |                           |                      | 1                     |
| 2805    | E2        | P12 68A (C)            | P12 69B (C)            |                           | 2                    |                       |
| 2901    | A1        | P12 42A (S)            | P12 43B (C)            |                           | 1                    | 1                     |
| 2902    | B1        | P12 81 (S)             |                        |                           |                      | 1                     |
| 2903    | C1        | P11 103 (S)            |                        |                           |                      | 1                     |
| 2904    | D1        | P11 97 (S)             |                        |                           |                      | 1                     |
| 2905    | E2        | P11 30B (C)            | P11 32A (C)            |                           | 2                    |                       |
| 3001    | A1        | P11 58A (S)            | P11 59B (S)            |                           |                      | 2                     |
| 3002    | B1        | P11 96 (S)             |                        |                           |                      | 1                     |
| 3003    | C1        | P11 95 (S)             |                        |                           |                      | 1                     |
| 3004    | D1        | P11 92 (S)             |                        |                           |                      | 1                     |
| 3005    | E2        | P11 68A (S)            | P11 69B (S)            |                           |                      | 2                     |
| 3101    | A1        | P11 44A (S)            | P11 45B (S)            |                           |                      | 2                     |
| 3102    | B1        | P11 91 (S)             |                        |                           |                      | 1                     |
| 3103    | C1        | P11 90 (S)             |                        |                           |                      | 1                     |
| 3104    | D2        | P11 54A (C)            | P11 55B (C)            |                           | 2                    |                       |
| 3105    | E2        | P11 60A (S)            | P11 61B (S)            |                           |                      | 2                     |
| 3201    | A1        | P11 64A (S)            | P11 65B (S)            |                           |                      | 2                     |
| 3202    | B1        | P11 46A (C)            | P11 47B (C)            |                           | 2                    |                       |
| 3203    | C1        | P11 52A (C)            | P11 53B (C)            |                           | 2                    |                       |
| 3204    | D2        | P11 48A (S)            | P11 49B (C)            |                           | 1                    | 1                     |
| PH3205  | E2        | P12 106 (S)            | P12 107 (S)            |                           |                      | 2                     |
| 3301    | A1        | P12 62A (S)            | P12 63B (S)            |                           |                      | 2                     |
| 3302    | B1        | P12 66A (S)            | P12 67B (C)            |                           | 1                    | 1                     |
| 3303    | C1        | P12 46A (C)            | P12 47B (C)            |                           | 2                    |                       |
| 3304    | D2        | P11 42A (S)            | P11 43B (C)            |                           | 1                    | 1                     |
| 3401    | A1        | P12 73 (C)             | P12 74 (S)             |                           | 1                    | 1                     |
| 3402    | B1        | P12 30B (C)            | P12 32A (C)            |                           | 2                    |                       |
| 3403    | C2        | P12 50A (S)            | P12 51B (S)            |                           |                      | 2                     |
| 3404    | D2        | P11 50A (S)            | P11 51B (S)            |                           |                      | 2                     |
| 3501    | A1        | P12 26 (S)             | P12 27 (S)             |                           |                      | 2                     |
| 3502    | B1        | P11 56A (C)            | P11 57B (C)            |                           | 2                    |                       |
| 3503    | C2        | P12 44A (S)            | P12 45B (S)            |                           |                      | 2                     |

**EXHIBIT "G-1"**  
**HARBOR COURT**

**Parking Stalls Appurtenant to Residential Apartments**

| APT NO.      | UNIT TYPE | Parking Stall Number 1 | Parking Stall Number 2 | Additional Parking Stalls | TOTAL COMPACT STALLS | TOTAL STANDARD STALLS |
|--------------|-----------|------------------------|------------------------|---------------------------|----------------------|-----------------------|
| PH3504       | D2        | P12 1 (S)              | P12 2 (S)              |                           |                      | 2                     |
| 3601         | A1        | P12 104 (S)            | P12 105 (S)            |                           |                      | 2                     |
| 3602         | B1        | P12 48A (S)            | P12 49B (C)            |                           | 1                    | 1                     |
| 3603         | C2        | P12 58A (S)            | P12 59B (S)            |                           |                      | 2                     |
| 3701         | A2        | P12 3 (S)              | P12 4 (S)              |                           |                      | 2                     |
| 3702         | B2        | P12 10 (S)             | P12 11 (S)             |                           |                      | 2                     |
| 3703         | C2        | P11 34 (S)             | P11 100 (C)            |                           | 1                    | 1                     |
| 3801         | A2        | P12 33 (S)             | P12 34 (S)             |                           |                      | 2                     |
| 3802         | B2        | P11 105 (S)            | P11 106 (S)            |                           |                      | 2                     |
| PH3803       | C2        | P12 37 (S)             | P12 38 (S)             |                           |                      | 2                     |
| PH3901       | A2        | P11 31 (C)             | P11 33 (S)             |                           | 1                    | 1                     |
| PH3902       | B2        | P11 38 (S)             | P11 39 (S)             |                           |                      | 2                     |
| PH4001       | A2        | P12 14 (C)             | P11 107 (C)            |                           | 2                    |                       |
|              |           |                        |                        | P11 75 (C)                | 13                   | 5                     |
|              |           |                        |                        | P11 109 (C)               |                      |                       |
|              |           |                        |                        | P11 111 (C)               |                      |                       |
|              |           |                        |                        | P11 113 (C)               |                      |                       |
|              |           |                        |                        | P11 94 (S)                |                      |                       |
|              |           |                        |                        | P11 98 (C)                |                      |                       |
|              |           |                        |                        | P12 31 (C)                |                      |                       |
|              |           |                        |                        | P12 40 (C)                |                      |                       |
|              |           |                        |                        | P12 52A (C)               |                      |                       |
|              |           |                        |                        | P12 53B (C)               |                      |                       |
|              |           |                        |                        | P12 79 (C)                |                      |                       |
|              |           |                        |                        | P12 82 (C)                |                      |                       |
|              |           |                        |                        | P12 86 (S)                |                      |                       |
|              |           |                        |                        | P12 93 (S)                |                      |                       |
|              |           |                        |                        | P12 95 (S)                |                      |                       |
|              |           |                        |                        | P12 96 (S)                |                      |                       |
|              |           |                        |                        | P12 99 (C)                |                      |                       |
|              |           |                        |                        | P12 102 (C)               |                      |                       |
| PH4002       | B3        | P12 70A (C)            | P12 71B (C)            | P12 72C (C)               | 3                    |                       |
| PH4101       | A2        | P12 75 (S)             | P12 76 (S)             |                           |                      | 2                     |
| PH4102       | B3        | P11 72A (C)            | P11 73B (C)            | P11 74C (C)               | 3                    |                       |
| SUBTOTAL     |           |                        |                        |                           | 93                   | 100                   |
| TOTAL STALLS |           |                        |                        |                           |                      | 193                   |

SEVENTH SUPPLEMENTARY PUBLIC REPORT  
HARBOR COURT

EXHIBIT G-2

ADDITIONAL INFORMATION REGARDING PARKING FACILITIES

1. Parking Facilities - Generally. The Project contains a total of 1,046 covered parking stalls, of which (a) 853 stalls are located within four Parking Apartments, and (b) 193 stalls are located on parking levels P11.5 through P12.5 of the Pedestal Structure and are assigned as Individual limited common elements appurtenant to specific Residential Apartments. Only the rights to use the 193 stalls which are Individual limited common elements appurtenant to Specific Residential Apartments are being offered in connection with the sale of the Residential Apartments.

2. The 1,046 parking stalls in the Project are comprised of a certain number of standard-size parking stalls, compact-size parking stalls, standard-size tandem parking stalls, compact-size tandem parking stalls and "handicapped" stalls. The breakdown is illustrated in Exhibit G. The locations of the handicap stalls are also indicated on Exhibit G and are as shown on the Condominium Map.

3. The parking stall numbering code on the Condominium Map is as follows: The first number (preceding the hyphen) shows the floor level on which the parking stall is located. The second number (following the hyphen) shows the stall numbers on that level. "A" and "B" after stall numbers signifies tandem stalls (two stalls paired end-to-end), with "A" nearest to the aisle. "(S)" means "standard" (minimum dimensions of 8'-6" x 19'-0"), ("C") means "compact" (minimum dimensions of 7'-6" x 16'-0"), and "(HC)" indicates a stall which meets the current handicapped requirements under the Land Use Ordinance of the City and County of Honolulu.

4. The Parking Apartments, the limited common elements appurtenant to the Parking Apartments, the parking stalls which are limited common elements appurtenant to each of the Residential Apartments, and all other facilities and equipment located in the Pedestal Structure and used in connection with the operation, leasing and rental of the parking stalls are collectively referred to the Declaration of Condominium Property Regime as the "Parking Facilities". The Project contains four Parking Apartments (numbered 1 through 4). Parking Apartment 1 is located on parking levels B1 through P11.5 of the Pedestal Structure and includes a total of 325 parking stalls. Parking Apartment 2 (also referred to in the Declaration as the "City Parking Apartment"), is owned by the City and County of Honolulu (the "Fee Owner") and is located on parking levels P5 through P10 of the Pedestal Structure, and includes a total of 458 parking stalls. Parking Apartment 3 is located on parking levels P4 through P11 of the Pedestal Structure and includes a total of 60 parking stalls. Parking Apartment 4 is located on parking levels B1 and P1 of the Pedestal Structure and includes a total of 10 parking stalls. The remaining parking stalls are limited common elements appurtenant to each of the Residential Apartments and are located on parking levels P11 through P12.5. The number and types of parking stalls contained in each Parking

Apartment is as shown on the Condominium Map and described in Exhibit G. The parking stalls appurtenant to each Residential Apartment are described in Exhibit G-1.

5. Access to the Parking Facilities.

(a) Pedestrian access to the Parking Facilities includes

(i) three (3) elevators and a stairwell located in the Observation Tower, and

(ii) two (2) stairwells located in the Pedestal Structure. The Parking Facilities located on floors 11 and 12 of the Pedestal Structure are also accessible by three (3) elevators located within the Residential Tower.

(b) Vehicular access to and egress from each parking stall in the Project shall be subject to such entry and exit system and rules established from time to time by the Owners of the Parking Apartments. Such entry and exit systems may, without limitation, include the use of gate cards and/or parking stickers in order to gain access to or egress from the parking stalls or access to or exit from the Parking Facilities, and may require the payment by the users of the parking stalls (including the Owners of the Residential Apartments) for the issuance or replacement of gate cards and stickers, in such amounts as shall from time to time be established by the Owners of the Parking Apartments. Each user of a parking stall (including the Owners of the Residential Apartments) shall at all times comply with such entry and exit system and rules from time to time established by the Owners of the Parking Apartments. The Fee Owner, as Owner of Parking Apartment 2, has agreed to make available to the public the parking stalls located within the City Parking Apartment at rates no greater than those rates established for other comparable parking facilities owned or operated by or for the benefit of the Fee Owner.



SEVENTH SUPPLEMENTARY PUBLIC REPORT  
HARBOR COURT

EXHIBIT J

ENCUMBRANCES AGAINST TITLE

For any real property taxes that may be due and owing, reference is made to the Office of the Tax Assessor of the City and County of Honolulu.

1. -AS TO PARCEL SECOND [Lot 2, as shown on Map 2 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "Office") with Land Court Application No. 310, having an area of 3,821 square feet]:-
  - (a) Restriction of vehicle access rights as shown on Map 2, as set forth by Land Court Order No. 10625, filed September 14, 1951.
  - (b) Abutters' rights of vehicle access as conveyed to the State of Hawaii, as set forth in Deed dated September 16, 1953, filed in the Office as Document No. 153053.
  
2. -AS TO PARCEL THIRD [unregistered land located in Honolulu, Hawaii, having an area of 50,765 square feet]:-
  - (a) Reservation in favor of the State of Hawaii of all mineral and metallic mines.
  - (b) Terms and provisions set forth in Land Patent Grant Number S-15,729.
  - (c) Restriction of vehicle access along Nimitz Highway, as shown on Kaahumanu Project Parcel Map No. 18-3-1-31 of the Division of Land Survey and Acquisition, Department of Public Works, City and County of Honolulu, dated February 14, 1990.
  
3. Encroachments as shown on Certification Survey prepared by Marius J. Fischer, Registered Professional Land Surveyor with R.M. Towill Corporation, dated June 25, 1991, and on survey map prepared by Russell Figueiroa, Registered Professional Land Survey with R.M. Towill Corporation, dated June 24, 1994 and June 29, 1994, to-wit:
  - (a) Eaves and cornices encroach from the building situated on Tax Key 2-1-002-Parcels 019 and 020 (1) onto the land underlying the Project (the "Land").
  - (b) Utility pipes, a telephone terminal and the roof of an air conditioner attached to building situated on Tax Key 2-1-002-019 (1) encroach onto the Land.

EXHIBIT J

- (c) A concrete wall crosses the northeasterly boundary of the Land and encroaches onto Land Court Application 392 (Map 1) by 0.3 foot.
  - (d) A planter wall crosses the southerly boundary of the Land and encroaches onto Lot 19 (Map 4) of Land Court Application 1743 by 0.5 foot.
  - (e) A concrete wall crosses the southerly boundary of the Land and encroaches onto Lot 19 (Map 4) of Land Court Application 1743 by 0.4 foot.
  - (f) A grate lies on the southclry boundary of the Land and extends from the top of the building on said land to the top of the building on Lot 19 (Map 4) of Land Court Application 1743.
  - (g) A water meter box lies on the boundary line fronting Merchant Street and a water manhole and valve is located on the Land herein near the Merchant Street boundary.
4. Development Agreement dated January 10, 1990, executed by the City and County of Honolulu, Beam Harbor Court Partners and C. Itoh & Co., Ltd., filed in the Office as Document No. 1699164, and recorded in the Bureau of Conveyances of the State of Hawaii (the "Bureau") as Document No. 90-005642.
5. Unrecorded Master Development Lease (Kaahumanu Site) between the City and County of Honolulu, as Lessor, and The Beam Harbor Venture, as Lessee, dated June 25, 1991, a short form of which, dated June 25, 1991, was filed in the Office as Document No. 1830578 and recorded in the Bureau as Document No. 91-085043. The Lessee's interest in said Master Development Lease was assigned to Harbor Court Developers by instrument dated August 30, 1996, filed in the Office as Document No. 2335292 and recorded in the Bureau as Document No. 96-130885.

Said Lease is subject to the following:

Mortgage, Security Agreement and Financing Statement (The Beam Harbor Venture) dated June 25, 1991, made by The Beam Harbor Venture in favor of The Mitsui Trust & Banking Co., Ltd., as Agent for the Lenders, filed in the Office as Document No. 1830582 and recorded in the Bureau as Document No. 91-085047. Said Mortgage was amended by instrument dated November 5, 1992, filed in the Office as Document No. 1967770, and recorded in the Bureau as Document No. 92-179798. Said Mortgage was further amended by partial releases of mortgage in favor of the purchasers of apartments in the Project. Said Mortgage, as amended, was assigned to AHI Harbor Limited Partnership by instrument dated August 30, 1996, filed in the Office as Document No. 2335282 and recorded in the Bureau as Document No. 96-130871. Said Mortgage was further amended by instrument dated August 30, 1996, filed in the Office as Document

EXHIBIT J

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No. 2335283 and recorded in the Bureau as Document No. 96-130874 and by instrument dated August 30, 1996, filed in the Office as Document No. 2335290 and recorded in the Bureau as Document No. 96-130883.

Assignment of Landlord's Interest (Harbor Court Developers) dated June 25, 1991, made by Harbor Court Developers in favor of The Mitsui Trust & Banking Co., Ltd., as Agent for the Lenders, recorded in the Bureau as Document No. 91-085054. Said Assignment was assigned to AHI Harbor Limited Partnership by instrument dated August 30, 1996, filed in the Office as Document No. 2335282 and recorded in the Bureau as Document No. 96-130871. Said Assignment was amended by instrument dated August 30, 1996, recorded in the Bureau as Document No. 96-130877, and was further amended by instrument dated August 30, 1996, filed in the Office as Document No. 2335290 and recorded in the Bureau as Document No. 96-130883.

Collateral Assignment of Note, Mortgage and Other Documents dated May 12, 1997, made by AHI Harbor Limited Partnership in favor of GE Capital Hawaii, Inc., filed in the Office as Document No. 2380348 and recorded in the Bureau as Document No. 97-061197. Said Assignment was amended by instrument dated May 12, 1997, filed in the Office as Document No. 2382793 and recorded in the Bureau as Document No. 97-068666.

Notice of participation Interest in Note and Mortgage and Recorded Document dated May 12, 1997, executed by AHI Harbor Limited Partnership and GE Capital Hawaii, Inc., filed in the Office as Document No. 2380347 and recorded in the Bureau as Document No. 97-061196.

6. Declaration of Restrictive Covenants (Lanais and Roof Area) dated December 2, 1991, by and between the City and County of Honolulu, The Beam Harbor Venture, and Harbor Court Developers, filed in the Office as Document No. 1872362 and recorded in the Bureau as Document No. 91-170747.
7. Declaration of Restrictive Covenants (Private Park) dated December 2, 1991, by and between the City and County of Honolulu, The Beam Harbor Venture and Harbor Court Developers, filed in the Office as Document No. 1882036 and recorded in the Bureau as Document No. 92-006963.
8. Designation of Easement "1" (area 128 square feet) in favor of the Board of Water Supply for water meter purposes, as shown on survey map prepared by A. Harada, Department of Public Works, City and County of Honolulu, dated October 1, 1992.
9. Declaration of Condominium Property Regime dated May 16, 1994, filed in the Office as Document No. 2150143 and recorded in the Bureau as Document No. 94-090241, as amended by the following instruments:

EXHIBIT J

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- (a) Instrument dated October 19, 1994, filed in the Office as Document No. 2196698 and recorded in the Bureau as Document No. 94-189531;
- (b) Instrument dated October 19, 1994, filed in the Office as Document No. 2196699 and recorded in the Bureau as Document No. 94-189532;
- (c) Instrument dated March 14, 1995, filed in the Office as Document No. 2225902 and recorded in the Bureau as Document No. 95-039192;
- (d) Instrument dated June 29, 1995, filed in the Office as Document No. 2247103 and recorded in the Bureau as Document No. 95-086701;
- (e) Instrument dated September 9, 1996, filed in the Office as Document No. 2339325 and recorded in the Bureau as Document No. 96-141108;
- (f) Instrument dated January 22, 1997, filed in the Office as Document No. 2362671 and recorded in the Bureau as Document No. 97-013255;
- (g) Instrument dated December 1, 1997, filed in the Office as Document No. 2423220 and recorded in the Bureau as Document No. 97-167304;
- (h) Instrument dated January 5, 1998, filed in the Office as Document No. 2430882 and recorded in the Bureau as Document No. 98-001403;
- (i) Instrument dated March 19, 1998, filed in the Office as Document No. 2446580 and recorded in the Bureau as Document No. 98-042276; and
- (j) Instrument dated July 1, 1998, filed in the Office as Document No. 2474556 and recorded in the Bureau as Document No. 98-111874.

Project covered by Condominium File Plan No. 2038 and Condominium Map No. 1031.

- 10. Bylaws of the Association of Apartment Owners of Harbor Tower dated May 16, 1994, filed in the Office as Document No. 2150144 and recorded in the Bureau as Document No. 94-090242.
- 11. Declaration of Restrictive Covenant (Landscaping and Planters) dated May 16, 1994, by and among the City and County of Honolulu, The Beam Harbor Venture, and Harbor Court Developers, filed in the Office as Document No. 2150145 and recorded in the Bureau as Document No. 94-090243.
- 12. Agreement Relating to Sidewalks and Landscaping for Harbor Court dated May 16, 1994, by and between Harbor Court Developers and The Beam Harbor Venture, filed in

EXHIBIT J

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the Office as Document No. 2150146, and recorded in the Bureau as Document No. 94-090244.

13. That certain grave site situated on Parcel Third, within the common boundary area near the easterly boundary of said project between the Harbor Court building and the Bouslog building, said Bouslog building being located on the land identified as TMK: 2-1-02-19, as mentioned in instrument filed in the Office as Document No. 2196698 and recorded in the Bureau as Document No. 94-189531.
14. Unrecorded Parking Facilities Agreement for Harbor Court dated August 30, 1996, entered into by and among the City and County of Honolulu, The Beam Harbor Venture and Harbor Court Developers.
15. Grant dated December 12, 1995, in favor of Oceanic Cable, of a right and perpetual, irrevocable, non-exclusive easement to install, repair, maintain, operate and remove cables, wires, conduits and/or raceways and other appliances and equipment, etc. as may be necessary for the provision of cable television services to the Land, filed in the Office as Document No. 2280098 and recorded in the Bureau as Document No. 95-165520.
16. Unrecorded Fee Simple Purchase and Sales Agreement for Harbor Court dated March 9, 1994, a memorandum of which, dated March 9, 1994, is filed in the Office as Document No. 2335285 and recorded in the Bureau as Document No. 96-130878. Said Fee Simple Purchase and Sales Agreement is subject to the unrecorded and undated Assignment of Fee Simple Purchase and Sales Agreement for Harbor Court executed by Harbor Court Developers and The Beam Harbor Venture in favor of The Mitsui Trust & Banking Co., Ltd., as Agent for The Mitsui Trust & Banking Co., Ltd., SL Capital Corp., Sanshin (U.S.A.) Inc., NED Delaware Co., Ltd., Kawasaki Leasing International Inc., NK Leasing (U.S.A.) Inc., Mitsui Leasing (U.S.A.) Inc., Nittetsu Leasing (N.Y.) Inc. and Sumisho Leasing Corporation of America (collectively, the "Lenders"). Said Assignment, was assigned to AHI Harbor Limited Partnership by instrument dated August 30, 1996, and confirmed by instrument entitled Short Form Assignment of Fee Simple Purchase and Sales Agreement for Harbor Court; Notice of After-Acquired Real Property dated August 30, 1996, executed by The Beam Harbor Venture and Harbor Court Developers in favor of AHI Harbor Limited Partnership, filed in the Office as Document No. 2335286 and recorded in the Bureau as Document No. 96-130879.
17. -As to Apartments Nos. 22, 23, 24, 25, 26 and 27:-

Unrecorded Office Lease dated August 30, 1996, entered into by and between Harbor Court Developers and Kapi'olani Health, a short form of which, dated August 30, 1996, was filed in the Office as Document No. 2333468 and recorded in the Bureau as Document No. 96-126163. Said Office Lease is subject to the Leasehold Mortgage, Security Agreement and Financing Statement dated August 30, 1996, executed by

EXHIBIT J

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Kapi'olani Health in favor of Apollo Hawaii, Inc., filed in the Office as Document No. 2333469 and recorded in the Bureau as Document No. 96-126164. Said Mortgage was assigned to AHI Harbor Limited Partnership by instrument dated September --, 1996 filed in the Office as Document No. 2345816 and recorded in the Bureau as Document No. 96-157250.

18. Encroachments, or any other facts which a correct boundary and improvements survey would disclose.

SEVENTH SUPPLEMENTARY PUBLIC REPORT  
HARBOR COURT

EXHIBIT L

SUMMARY OF THE ESCROW AGREEMENT BETWEEN TITLE GUARANTY  
ESCROW SERVICES, INC. ("Escrow") and HARBOR COURT DEVELOPERS ("Developer")

1. Sales Contracts Deposited in Escrow. All executed sales contracts for the sale of Units in the Project shall be delivered to Escrow. Each sales contract shall contain the correct names and addresses of the purchasers, shall require that all payments to be made by the purchasers thereunder shall be made directly to Escrow and shall be accompanied by the initial deposit required thereunder.

2. Receipt of Funds by Escrow. Developer shall pay over to Escrow any monies received by Developer from purchasers under sales contracts covering Units in the Project, including all disbursements made on loan commitments, if any, from lending institutions to an individual Unit purchaser. Escrow shall receive and hold in escrow and disburse as set forth in the Escrow Agreement (a) all payments received by Escrow under sales contracts made by Developer; (b) all sums received by Escrow from Developer in accordance with the Escrow Agreement; (c) all funds from any lending institution pursuant to a mortgage loan for the purchase of any Unit by individual purchasers; and (d) all sums received by Escrow from any other source on account of the Project.

3. Interest. Unless otherwise stated under the sales contracts covering the sale of Units in the Project, all interest earned on funds deposited in escrow under the Escrow Agreement shall be for the benefit of Developer; provided, however, that if Escrow is requested to establish a separate account for a purchase, then the purchaser shall pay Escrow a fee of \$25.00 for each such separate account, and any interest earned on funds deposited in such account shall accrue to the credit of the purchaser.

3. Conditions to be Met Prior to Disbursement. Except as may be otherwise provided in the Escrow Agreement, no disbursements of funds held in escrow pursuant to the Escrow Agreement shall be made unless and until the following conditions have been fulfilled:

(a) The Real Estate Commission shall have issued an effective date for a Final Public Report on the Project; provided, however, to the extent any sales contracts are entered into and purchaser's funds are obtained prior to the issuance of an effective date for a Final Public Report, no disbursements shall be made from such purchaser's funds until (i) an effective date for such Final Public Report shall have been issued; and (ii) the purchaser shall have been given a copy of said Final Public Report and shall have acknowledged receipt of same or shall have been deemed to have acknowledged receipt of same;

EXHIBIT L

(b) Developer or Developer's attorney shall have delivered a written opinion to Escrow that the purchaser's sales contract has become effective, and stating that (i) the requirements of Sections 514A-62 and 514A-63 and 514A-64.5, Hawaii Revised Statutes, as amended, have been met; and (ii) all sales contracts delivered to Escrow are binding upon the purchasers;

(c) Developer shall have given Escrow a written waiver of any option reserved in any sales contract to cancel such sales contract; and

(d) Developer shall have delivered to Escrow a certificate from Developer's architect stating that the project is in compliance with the Federal Fair Housing Amendments Act of 1988.

4. Return of Funds and Documents. Paragraph 4 of the Escrow Agreement provides that with respect to sales contracts entered into in connection with a non-contingent Final Public Report, a purchaser shall be entitled to a return of funds and Escrow shall pay such funds to such purchaser, without interest, if any one of the following has occurred:

(a) Developer and the purchaser shall have requested Escrow in writing to return to the purchaser the purchaser's funds held by Escrow under the Escrow Agreement; or

(b) Developer shall have notified Escrow of Developer's exercise of the option to cancel or rescind the sales contract pursuant to any right of cancellation or rescission provided therein or otherwise available to Developer; or

(c) The purchaser shall have notified Escrow of the purchaser's exercise of its right to cancel the contract pursuant to Section 514A-62, Hawaii Revised Statutes, as amended; or

(d) The purchaser shall have notified Escrow of the purchaser's exercise of its right to rescind the contract pursuant to Section 514A-63, Hawaii Revised Statutes, as amended.

In any of the foregoing events, Escrow shall, upon the occurrence of the event described in (a) or (b) above or upon receipt of a written request for a refund from the purchaser upon the occurrence of an event described in (c) or (d) above, unless the purchaser has waived or has been deemed to have waived the right to a refund, pay said funds to said purchaser (less a cancellation fee of Escrow of not less than \$25.00 per Unit or a cancellation fee commensurate with the work done by Escrow prior to such cancellation, whichever fee is greater, up to a maximum of \$250.00) and thereupon said sales contract shall be deemed canceled and any conveyance document theretofore delivered to Escrow shall be returned to Developer; provided, however, that no refund shall be made to a purchaser at the purchaser's request prior to receipt by Developer of written notice from Escrow of Escrow's intent to make such refund.

6. Purchaser's Default. Developer shall give notice in writing to Escrow of the occurrence of each event which initiates an obligation of a purchaser to make a payment to Escrow

pursuant to the sales contract as well as notice of the amount and due date of such payment. Escrow shall thereupon promptly give the purchaser notice of the amount and due date of such payment. If the purchaser fails to make such payment to Escrow on or before the due date thereof or if the purchaser fails to perform in any matter which is being handled by Escrow, Escrow shall promptly notify Developer of any such failure on the part of the purchaser. If Developer subsequently certifies in writing to Escrow that Developer has terminated the sales contract in accordance with the terms thereof and provides to Escrow copies of all such notices of termination sent to the purchaser, Escrow shall thereafter treat all funds of the purchaser paid on account of such purchaser's sales contract as funds of Developer and not as funds of the purchaser. Thereafter, such funds shall be free of the escrow established by this Agreement and shall be held by Escrow for the account of Developer. Upon written request by Developer, Escrow shall pay such sums to Developer, less any escrow cancellation fee, shall return to Developer the sales contract of such purchaser and any other documents theretofore delivered by Developer to Escrow, and shall return other documents theretofore delivered to Escrow in connection with the purchase of the unit to the person from whom, or entity from which, such documents were received; and, Escrow shall thereupon be released from any further duties or liability hereunder with respect to such funds and such purchaser.

SEVENTH SUPPLEMENTARY PUBLIC REPORT  
HARBOR COURT

EXHIBIT M

DISCLOSURE ABSTRACT

1. (A) PROJECT: Harbor Court  
66 Queen Street  
Honolulu, Hawaii 96813
- (B) DEVELOPER: Harbor Court Developers  
55 Merchant Street, Suite 1500  
Honolulu, Hawaii 96813  
Telephone: (808) 529-0909
- (C) MANAGING AGENT: CB Richard Ellis, Inc.  
55 Merchant Street, Suite C-100  
Honolulu, Hawaii 96813  
Telephone: (808) 524-4188
- (D) REAL ESTATE BROKER: Harbor Court Real Estate Services L.L.C.  
55 Merchant Street, Suite 1500  
Honolulu, Hawaii 96813  
Telephone: (808) 529-0909
2. MAINTENANCE FEES. A breakdown of the estimated annual operating expenses for the Project and the estimated monthly common expenses assessable to each Apartment in the Project is set forth in Exhibit A attached hereto (revised and updated every twelve (12) months and certified to have been prepared in accordance with generally accepted accounting principles).
3. DESCRIPTION OF ALL WARRANTIES COVERING THE APARTMENTS AND COMMON ELEMENTS.  
Construction Warranties. The Developer makes no warranties itself, but the Developer agrees that the closing of the sale of an Apartment in the Project shall constitute the assignment without recourse by the Developer to the purchaser of the Apartment of any and all warranties given to the Developer by the contractor(s) for the Project, and the benefit of such warranties shall accrue to the purchaser on closing without further instruments or documents. The Developer hereby agrees to cooperate with the purchasers of Apartments in the Project during the effective period of such warranties in asserting any claims based

EXHIBIT M

on any such warranty. The Developer is not adopting the contractors' warranties or acting as co-warrantor but is merely attempting to pass through to the purchasers of Apartments in the Project the benefit of the contractor's warranties, if any.

The one (1) year warranty on work found not to be in accordance with the requirements of the Contract Documents, provided by the general contractor under Section 12.2.2 of the Construction Contract for the Project has expired.

Manufacturer's and Dealer's Warranties. The closing of the sale of an Apartment in the Project shall also constitute the assignment without recourse by the Developer to the purchaser of the Apartment, for the unexpired term, if any, of any manufacturer's or dealer's warranties covering any furnishing, fixtures and appliances that are part of the Apartment. The Developer shall only pass through to the purchaser any such manufacturer's or dealer's warranties; the Developer will not be adopting any such warranties or acting as co-warrantor with respect to any furnishings, fixtures or appliances.

Disclaimer of Warranties. THE DEVELOPER MAKES NO WARRANTIES OR PROMISES OF "MERCHANTABILITY", "HABITABILITY", "WORKMANLIKE CONSTRUCTION" OR "FITNESS FOR A PARTICULAR USE OR PURPOSE" OR ANY OTHER WARRANTIES OR PROMISES OF ANY KIND, EXPRESS OR IMPLIED, ABOUT THE APARTMENT OR THE PROJECT (INCLUDING THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS OF THE PROJECT), OR ABOUT ANY FURNISHINGS, FIXTURES, APPLIANCES OR OTHER CONSUMER PRODUCTS OR ANYTHING ELSE INSTALLED, ATTACHED, AFFIXED OR OTHERWISE CONTAINED IN THE APARTMENT OR THE PROJECT (INCLUDING THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS THEREOF).

4. USE OF APARTMENTS. The Harbor Court condominium project consists of one hundred forty-nine (149) Apartments, of which one hundred twenty (120) are Residential Apartments located in the Residential Tower, eighteen (18) are Office Apartments located in the Office Tower, three (3) are Retail Apartments located in the Pedestal Structure, two (2) are Restaurant Apartments located in the Pedestal Structure, four (4) are Parking Apartments located in the Pedestal Structure, and two (2) are Management Apartments located in the Pedestal Structure.

Residential Apartments. The Residential Apartments may be used for residential, transient occupancy or condominium-hotel and accessory purposes, and for any other purposes permitted under applicable law and approved by the Fee Owner in its reasonable discretion. The Residential Apartments may also be used for holding business appointments or meetings and related office purposes in connection with (i) the limited provision of professional and similar services (including, but not limited to, accounting, bookkeeping, financial, legal, psychiatric, psychological, real estate or other similar services), or (ii) sales activities not involving a greater influx of nonresidents into the Project than the foregoing services

involve, and relating only to goods, merchandise or other property not located or kept in the Apartment; provided, however, that no Residential Apartment or limited common element appurtenant thereto shall be used for the sale or offering for sale of any merchandise or goods of any kind stored or located on the premises except for such limited merchandise or goods as may be both (1) incidental to a permitted service provided by the owner of the Residential Apartment, and (2) transportable to and from the Residential Apartment by no

more than one natural person, without requiring the use of hand trucks, dollies or any other carrying apparatus or equipment.

Office Apartments. The Office Apartments may be used (a) for office, commercial, retail and accessory purposes, and (b) for other purposes as permitted under applicable law and approved by the Fee Owner in its reasonable discretion.

Parking Apartments and Parking Stalls. The Parking Apartments and those parking stalls which are limited common elements appurtenant to Apartments may be used (a) for parking purposes, (b) to the extent legally permissible, for storage facilities purposes; provided, however, that Parking Apartments which consist of two or fewer stalls, and parking stalls which are limited common elements appurtenant to Apartments, may not be used for storage facilities purposes without the prior written consent of the board of Directors, and (c) for other purposes as permitted under applicable law and approved by the Fee Owner in its reasonable discretion.

Retail Apartments. The Retail Apartments may be used (a) for retail, office, food and beverage sales and other commercial and accessory purposes, and (b) for such other purposes as may be permitted under applicable law and approved by the Fee Owner in its reasonable discretion.

Restaurant Apartments. The Restaurant Apartments may be used (a) for retail, office, food and beverage sales and other commercial and accessory purposes, and (b) for such other purposes as may be permitted under applicable law and approved by the Fee Owner in its reasonable discretion.

Management Apartments. The Management Apartments may be used (a) for office, retail, commercial, management and apartment rental and property management purposes, including without limitation, concierge-type services, and (b) for such other purposes as may be permitted under applicable law and approved by the Fee Owner in its reasonable discretion.

ESTIMATED OPERATING EXPENSES

For Period January 1999 to December 31, 1999  
As Prepared by the Developer

Estimated Annual Expenses and Estimated Monthly Common Expenses

SEE ATTACHED EXHIBITS A and 1

HARBOR COURT DEVELOPERS, the developer of the Harbor Court condominium project, hereby certifies that the estimates of the annual maintenance fee disbursements and monthly maintenance fee assessments set forth on Exhibits A and 1 attached hereto were prepared in accordance with generally accepted accounting principles, and that all of the information set forth in this Disclosure Abstract is, to the best of the Developer's knowledge, information and belief, true and correct.

HARBOR COURT DEVELOPERS

By: The Beam Harbor Venture  
Its General Partner

By: McCormack Harbor Properties, Ltd.  
Its General Partner

By   
Name: G. Scott McCormack  
Title: Vice President

Dated: January 7, 1999

HARBOR COURT RESIDENTIAL APARTMENTS

| APT NO. | BED/BATHS | APT TYPE | APPROXIMATE NET FLOOR AREA IN SQ. FT. |       |       | NO. OF PRKG STALLS | RESIDENTIAL CLASS LTD. COMMON INTEREST | ADAO COMMON INTEREST | BUDGETED MAINT * FEE |
|---------|-----------|----------|---------------------------------------|-------|-------|--------------------|--|----------------------|----------------------|
|         |           |          | LIVING                                | LANAI | TOTAL |                    |  |                      |                      |
| 1401    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352704%            | 606.76               |
| 1402    | 2/2       | B1       | 1,253                                 | 203   | 1,456 | 1                  | 0.007661                               | 0.341960%            | 557.38               |
| 1405    | 2/2       | E1       | 1,509                                 | 266   | 1,775 | 1                  | 0.009226                               | 0.408156%            | 671.25               |
| 1501    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 1502    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996%            | 557.38               |
| 1503    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1504    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996%            | 557.38               |
| 1505    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 1601    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 1602    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1603    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996%            | 557.38               |
| 1604    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1605    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 1701    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 1702    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1703    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1704    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1705    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 1801    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 1802    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1803    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996%            | 557.38               |
| 1804    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1805    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 1901    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 1902    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1903    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1904    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 1905    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 2001    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 2002    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2003    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2004    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2005    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 2                  | 0.009226                               | 0.390191%            | 671.25               |
| 2101    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 2102    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2103    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2104    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2105    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 2201    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 2202    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2203    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 2                  | 0.007661                               | 0.323996%            | 557.38               |
| 2204    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2205    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 2                  | 0.009226                               | 0.390191%            | 671.25               |
| 2301    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 1                  | 0.008340                               | 0.352700%            | 606.76               |
| 2302    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2303    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2304    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2305    | 2/2       | E1       | 1,509                                 | 142   | 1,651 | 1                  | 0.009226                               | 0.390191%            | 671.25               |
| 2401    | 2/2       | A1       | 1,364                                 | 210   | 1,574 | 2                  | 0.008340                               | 0.352700%            | 606.76               |
| 2402    | 2/2       | B1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2403    | 2/2       | C1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |
| 2404    | 2/2       | D1       | 1,253                                 | 142   | 1,395 | 1                  | 0.007661                               | 0.323996%            | 557.38               |

Note 1: Units 1402, 1502 1602 are Handicap Units meeting the City County of Hon. code requirements.  
 \* The Monthly Fees listed above are estimated and are subject to change without notice.

HARBOR COURT RESIDENTIAL APARTMENTS

| APT NO. | BED/ BATHS | APT TYPE | APPROXIMATE NET FLOOR AREA IN SQ. FT. |       |       | NO OF PRKG STALLS | RESIDENTIAL CLASS LTD. COMMON INTEREST | ADAO COMMON INTEREST | BUDGETED MAINT * FEE |
|---------|------------|----------|---------------------------------------|-------|-------|-------------------|--|----------------------|----------------------|
|         |            |          | LIVING                                | LANAI | TOTAL |                   |  |                      |                      |
| 2405    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226                               | 0.390191%            | 671.25               |
| 2501    | 2/2        | A1       | 1,364                                 | 142   | 1,506 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 2502    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2503    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2504    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2505    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226                               | 0.390191%            | 671.25               |
| 2601    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 2602    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2603    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2604    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2605    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226                               | 0.390191%            | 671.25               |
| 2701    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 2702    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2703    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2704    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2705    | 2/2        | E1       | 1,509                                 | 142   | 1,651 | 1                 | 0.009226                               | 0.390191%            | 671.25               |
| 2801    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 2802    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2803    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2804    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2805    | 2/2        | E2       | 1,663                                 |       | 1,663 | 2                 | 0.010168                               | 0.430013%            | 739.76               |
| 2901    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 2902    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2903    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2904    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 2905    | 2/2        | E2       | 1,663                                 |       | 1,663 | 2                 | 0.010168                               | 0.430013%            | 739.76               |
| 3001    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3002    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 3003    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 3004    | 2/2        | D1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 3005    | 2/2        | E2       | 1,663                                 |       | 1,663 | 2                 | 0.010168                               | 0.430013%            | 739.76               |
| 3101    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3102    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 3103    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 1                 | 0.007661                               | 0.323996%            | 557.38               |
| 3104    | 2/2        | D2       | 1,406                                 |       | 1,406 | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3105    | 2/2        | E2       | 1,663                                 |       | 1,663 | 2                 | 0.010168                               | 0.430013%            | 739.76               |
| 3201    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3202    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661                               | 0.323996%            | 557.38               |
| 3203    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661                               | 0.323996%            | 557.38               |
| 3204    | 2/2        | D2       | 1,406                                 |       | 1,406 | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| PH3205  | 2/2        | E2       | 1,663                                 |       | 1,663 | 2                 | 0.010168                               | 0.430013%            | 739.76               |
| 3301    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3302    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661                               | 0.323996%            | 557.38               |
| 3303    | 2/2        | C1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661                               | 0.323996%            | 557.38               |
| 3304    | 2/2        | D2       | 1,406                                 |       | 1,406 | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3401    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3402    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661                               | 0.323996%            | 557.38               |
| 3403    | 2/2        | C2       | 1,406                                 |       | 1,406 | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3404    | 2/2        | D2       | 1,406                                 |       | 1,406 | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3501    | 2/2        | A1       | 1,364                                 | 210   | 1,574 | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3502    | 2/2        | B1       | 1,253                                 | 142   | 1,395 | 2                 | 0.007661                               | 0.323996%            | 557.38               |

Note 1: Units 1402, 1502 1602 are Handicap Units meeting the City County of Hon. code requirements.  
 \* The Monthly Fees listed above are estimated and are subject to change without notice.

HARBOR COURT RESIDENTIAL APARTMENTS

| APT NO. | BED/BATHS | APT TYPE | APPROXIMATE NET FLOOR AREA IN SQ. FT. |        |         | NO OF PRKG STALLS | RESIDENTIAL CLASS LTD. COMMON INTEREST | ADAO COMMON INTEREST | BUDGETED MAINT * FEE |
|---------|-----------|----------|---------------------------------------|--------|---------|-------------------|--|----------------------|----------------------|
|         |           |          | LIVING                                | LANAI  | TOTAL   |                   |  |                      |                      |
| 3503    | 2/2       | C2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| PH3504  | 2/2       | D2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3601    | 2/2       | A1       | 1,364                                 | 210    | 1,574   | 2                 | 0.008340                               | 0.352700%            | 606.76               |
| 3602    | 2/2       | B1       | 1,253                                 | 142    | 1,395   | 2                 | 0.007661                               | 0.323996%            | 557.38               |
| 3603    | 2/2       | C2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3701    | 2/2       | A2       | 1,591                                 |        | 1,591   | 2                 | 0.009728                               | 0.411396%            | 707.73               |
| 3702    | 2/2       | B2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3703    | 2/2       | C2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| 3801    | 2/2       | A2       | 1,591                                 |        | 1,591   | 2                 | 0.009728                               | 0.411396%            | 707.73               |
| 3802    | 2/2       | B2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| PH3803  | 2/2       | C2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| PH3901  | 2/2       | A2       | 1,591                                 |        | 1,591   | 2                 | 0.009728                               | 0.411396%            | 707.73               |
| PH3902  | 2/2       | B2       | 1,406                                 |        | 1,406   | 2                 | 0.008596                               | 0.363556%            | 625.43               |
| PH4001  | 2/2       | A2       | 1,591                                 |        | 1,591   | 2                 | 0.009728                               | 0.411396%            | 707.73               |
| PH4002  | 2/2       | B3       | 1,918                                 |        | 1,918   | 3                 | 0.011726                               | 0.495910%            | 853.12               |
| PH4101  | 2/2       | A2       | 1,591                                 |        | 1,591   | 2                 | 0.009728                               | 0.411396%            | 707.73               |
| PH4102  | 2/2       | B3       | 1,918                                 |        | 1,918   | 3                 | 0.011726                               | 0.459982%            | 853.12               |
| TOTAL   |           |          | 163,556                               | 15,239 | 178,795 | 175               | 1.000000                               | 42.291640%           | 72,755.30            |

Note 1: Units 1402, 1502 1602 are Handicap Units meeting the City County of Hon. code requirements.  
 \* The Monthly Fees listed above are estimated and are subject to change without notice.

HARBOR COURT 1999 OPERATING BUDGET

| DESCRIPTION           | AOAO COMMON | OFFICE CLASS      | RESIDENTIAL CLASS | RETAIL CLASS     | PARKING CLASS     | RESTAURANT CLASS | MGMT. CLASS     | TOTAL RECEIPTS   |
|-----------------------|-------------|-------------------|-------------------|------------------|-------------------|------------------|-----------------|------------------|
| RECEIPTS              |             |                   |                   |                  |                   |                  |                 |                  |
| Maintenance Fees      | -           | 749,040.00        | 873,063.60        | 16,429.08        | 251,652.00        | 31,441.80        | 3,603.12        | 1,905,430        |
| Interest Income       | -           | 9,190.67          | 9,515.62          | 215.03           | 3,053.51          | 491.70           | 33.48           | 22,500           |
|                       | -           |                   |                   |                  |                   |                  |                 | -                |
|                       | -           |                   |                   |                  |                   |                  |                 | -                |
|                       | -           |                   |                   |                  |                   |                  |                 | -                |
|                       | -           |                   |                   |                  |                   |                  |                 | -                |
| <b>TOTAL RECEIPTS</b> | <b>-</b>    | <b>758,230.67</b> | <b>882,579.22</b> | <b>16,644.11</b> | <b>234,905.51</b> | <b>31,933.50</b> | <b>3,636.60</b> | <b>1,927,930</b> |

| OPERATING EXPENSES           | TOTAL EXPENSES |
|------------------------------|----------------|
| UTILITIES                    |                |
| Electricity                  | 330,770        |
| Water & Sewer                | 66,720         |
| Telephone                    | 5,400          |
| Utilities-Other (TV & Sub M) | 30,740         |
| <b>TOTAL UTILITIES</b>       | <b>433,630</b> |

|                         |               |                  |                  |               |                 |               |              |               |
|-------------------------|---------------|------------------|------------------|---------------|-----------------|---------------|--------------|---------------|
| JANITORIAL              |               |                  |                  |               |                 |               |              |               |
| Contract Services       | 22,282        | 11,771.62        | 34,372.42        | 212.95        | 4,343.92        | 486.94        | 33.15        | 51,221        |
| Cleaning Supplies       | 2,400         | 980.34           | 4,015.00         | 22.94         | 565.71          | 52.45         | 3.57         | 5,640         |
| Window Washing          | 300           | 13,583.54        | 5,766.87         | 2.87          | 40.71           | 6.56          | 0.45         | 19,401        |
| Janitorial Other        | 2,675         | 3,467.67         | 9,090.30         | 25.56         | 363.03          | 58.46         | 3.98         | 13,009        |
| <b>TOTAL JANITORIAL</b> | <b>27,657</b> | <b>29,803.17</b> | <b>53,244.59</b> | <b>264.32</b> | <b>5,313.37</b> | <b>604.41</b> | <b>41.15</b> | <b>89,271</b> |

|                       |               |                  |                  |               |                  |                 |              |                |
|-----------------------|---------------|------------------|------------------|---------------|------------------|-----------------|--------------|----------------|
| ELEVATORS             |               |                  |                  |               |                  |                 |              |                |
| Contract Services     | 5,004         | 75,651.92        | 64,189.89        | 303.03        | 34,279.10        | 692.90          | 47.18        | 175,164        |
| Repairs               | 1,200         | 6,166.22         | 4,336.73         | 38.98         | 2,862.65         | 89.14           | 6.07         | 13,500         |
| Elevator Other        | 7,600         | 15,436.55        | 10,043.69        | 144.75        | 3,303.41         | 330.98          | 22.54        | 29,282         |
| <b>TOTAL ELEVATOR</b> | <b>13,804</b> | <b>97,254.79</b> | <b>78,570.31</b> | <b>486.76</b> | <b>40,445.36</b> | <b>1,113.02</b> | <b>75.79</b> | <b>217,946</b> |

|                   |          |                  |                  |               |          |                 |              |               |
|-------------------|----------|------------------|------------------|---------------|----------|-----------------|--------------|---------------|
| HVAC              |          |                  |                  |               |          |                 |              |               |
| Contract Services | -        | 3,479.16         | 3,340.64         | 81.40         | -        | 186.13          | 12.67        | 7,100         |
| Supplies          | -        | 23,458.60        | 14,727.44        | 300.38        | -        | 686.83          | 46.77        | 39,220        |
| Repairs           | -        | 11,539.49        | 11,127.82        | 241.91        | -        | 553.14          | 37.66        | 23,500        |
| <b>TOTAL HVAC</b> | <b>-</b> | <b>38,477.25</b> | <b>29,195.90</b> | <b>623.69</b> | <b>-</b> | <b>1,426.10</b> | <b>97.10</b> | <b>69,820</b> |

HARBOR COURT 1999 OPERATING BUDGET

| DESCRIPTION                         | AOAO COMMON    | OFFICE CLASS      | RESIDENTIAL CLASS | RETAIL CLASS    | PARKING CLASS    | RESTAURANT CLASS | MGMT. CLASS   | TOTAL          |
|-------------------------------------|----------------|-------------------|-------------------|-----------------|------------------|------------------|---------------|----------------|
| <b>REPAIRS &amp; MAINTENANCE</b>    |                |                   |                   |                 |                  |                  |               |                |
| Roof Repairs                        | 15,900         | 6,494.74          | 6,724.37          | 151.95          | 2,157.81         | 347.47           | 23.66         | 15,900         |
| Electrical Repairs                  | 10,600         | 4,629.83          | 5,682.91          | 101.30          | 2,038.54         | 231.65           | 15.77         | 12,700         |
| Electrical Supplies                 | 7,200          | 4,141.01          | 4,845.00          | 68.81           | 1,577.12         | 157.34           | 10.71         | 10,800         |
| Plumbing                            | 10,000         | 10,084.74         | 22,229.16         | 95.57           | 1,357.11         | 218.53           | 14.88         | 34,000         |
| Exterior                            | 40,500         | 17,743.20         | 23,228.11         | 387.05          | 5,193.31         | 885.06           | 60.26         | 47,800         |
| Interior                            | 9,000          | 15,828.38         | 15,564.71         | 141.04          | 11,231.40        | 322.51           | 21.96         | 43,100         |
| Maintenance Staff                   | 99,369         | 85,243.64         | 77,707.65         | 1,309.36        | 21,852.51        | 2,994.01         | 203.85        | 189,311        |
| Fire and Safety                     | 29,250         | 13,147.87         | 14,770.30         | 279.54          | 4,569.56         | 639.21           | 43.52         | 33,450         |
| Other                               | 18,700         | 10,602.55         | 13,202.38         | 219.99          | 6,137.80         | 503.03           | 34.25         | 30,700         |
| <b>TOTAL REPAIRS &amp; MAINT.</b>   | <b>240,519</b> | <b>167,915.96</b> | <b>183,954.59</b> | <b>2,754.61</b> | <b>58,408.16</b> | <b>6,298.81</b>  | <b>428.86</b> | <b>417,761</b> |
| <b>LOT, LANDSCAPE &amp; TRASH</b>   |                |                   |                   |                 |                  |                  |               |                |
| Pest Control                        | 2,600          | 2,862.03          | 4,139.58          | 24.85           | 352.85           | 56.82            | 3.87          | 7,440          |
| Trash Removal                       | 6,396          | 2,612.60          | 12,076.97         | 61.13           | 868.01           | 139.77           | 9.52          | 15,768         |
| Contract Services                   | 26,280         | 10,734.70         | 19,874.24         | 251.16          | 3,566.50         | 574.30           | 39.10         | 35,040         |
| Supplies & Repairs                  | 7,500          | 3,063.56          | 6,671.87          | 71.68           | 1,017.84         | 163.90           | 11.16         | 11,000         |
| Interior Landscaping                | 6,900          | 4,018.47          | 8,698.12          | 65.94           | 936.41           | 150.79           | 10.27         | 13,880         |
| Other                               | 2,700          | 1,102.88          | 1,741.87          | 25.80           | 366.42           | 59.00            | 4.02          | 3,300          |
| Water Features                      | 8,520          | 3,480.20          | 3,603.25          | 81.42           | 1,156.26         | 186.19           | 12.68         | 8,520          |
| <b>TOTAL LOT, LAND. &amp; TRASH</b> | <b>60,896</b>  | <b>27,874.44</b>  | <b>56,805.90</b>  | <b>581.98</b>   | <b>8,264.29</b>  | <b>1,330.77</b>  | <b>90.62</b>  | <b>94,948</b>  |
| <b>SECURITY</b>                     |                |                   |                   |                 |                  |                  |               |                |
| Contract Services                   | 110,071        | 141,935.15        | 79,287.83         | 1,051.94        | 86,571.90        | 2,405.42         | 163.77        | 311,416        |
| Other                               | 2,860          | 1,168.24          | 3,709.54          | 27.33           | 388.13           | 62.50            | 4.26          | 5,360          |
| <b>TOTAL SECURITY</b>               | <b>112,931</b> | <b>143,103.39</b> | <b>82,997.37</b>  | <b>1,079.27</b> | <b>86,960.03</b> | <b>2,467.92</b>  | <b>168.03</b> | <b>316,776</b> |
| <b>MANAGEMENT FEE</b>               |                |                   |                   |                 |                  |                  |               |                |
| AOAO Fees                           | 42,000         | 17,155.91         | 17,762.49         | 401.39          | 5,699.88         | 917.84           | 62.49         | 42,000         |
| AOAO Office Expenses                | 12,000         | 4,901.69          | 5,075.00          | 114.68          | 1,628.54         | 262.24           | 17.85         | 12,000         |
| Onsite Wages & Benefits             | 45,510         | 23,140.65         | 53,379.93         | 434.93          | 10,727.23        | 994.54           | 67.71         | 88,745         |
| Onsite-Other                        | 3,000          | 1,225.42          | 1,268.75          | 28.67           | 407.13           | 65.56            | 4.46          | 3,000          |
| <b>TOTAL MANAGEMENT FEE</b>         | <b>102,510</b> | <b>46,423.67</b>  | <b>77,486.17</b>  | <b>979.67</b>   | <b>18,462.78</b> | <b>2,240.18</b>  | <b>152.51</b> | <b>145,745</b> |
| <b>INSURANCE</b>                    |                |                   |                   |                 |                  |                  |               |                |
| Property Damage & Lib.              | -              | 44,796.00         | 39,975.00         | 1,904.00        | 15,052.00        | 2,679.00         | 160.00        | 104,566        |
| <b>TOTAL INSURANCE</b>              | <b>-</b>       | <b>44,796.00</b>  | <b>39,975.00</b>  | <b>1,904.00</b> | <b>15,052.00</b> | <b>2,679.00</b>  | <b>160.00</b> | <b>104,566</b> |

HARBOR COURT 1999 OPERATING BUDGET

| DESCRIPTION                      | AOAO COMMON    | OFFICE CLASS      | RESIDENTIAL CLASS | RETAIL CLASS    | PARKING CLASS      | RESTAURANT CLASS | MGMT. CLASS     | TOTAL            |
|----------------------------------|----------------|-------------------|-------------------|-----------------|--------------------|------------------|-----------------|------------------|
| <b>OTHER EXPENSES</b>            |                |                   |                   |                 |                    |                  |                 |                  |
| Shop Supplies                    | 17,000         | 6,944.06          | 7,189.58          | 162.47          | 2,307.10           | 371.51           | 25.29           | 34,000           |
| Pool & Spa                       | -              | -                 | 12,000.00         | -               | -                  | -                | -               | 12,000           |
| <b>TOTAL OTHER EXPENSES</b>      | <b>17,000</b>  | <b>6,944.06</b>   | <b>19,189.58</b>  | <b>162.47</b>   | <b>2,307.10</b>    | <b>371.51</b>    | <b>25.29</b>    | <b>46,000</b>    |
| <b>GENERAL ADMINISTRATION</b>    |                |                   |                   |                 |                    |                  |                 |                  |
| Audit Fees                       | -              | -                 | -                 | -               | -                  | -                | -               | -                |
| Tax Preparation Fee              | -              | -                 | -                 | -               | -                  | -                | -               | -                |
| Legal Fees                       | -              | -                 | -                 | -               | -                  | -                | -               | -                |
| Professional Fees-Other          | -              | -                 | -                 | -               | -                  | -                | -               | -                |
| General/Admin.-Other             | 7,200          | 2,941.01          | 3,045.00          | 68.81           | 977.12             | 157.34           | 10.71           | 7,200            |
| <b>TOTAL GENERAL/ADMIN. EXP.</b> | <b>7,200</b>   | <b>2,941.01</b>   | <b>3,045.00</b>   | <b>68.81</b>    | <b>977.12</b>      | <b>157.34</b>    | <b>10.71</b>    | <b>7,200</b>     |
| <b>TOTAL OPERATING EXPENSES</b>  | <b>669,947</b> | <b>731,259.71</b> | <b>880,339.63</b> | <b>9,958.24</b> | <b>282,595.46</b>  | <b>21,096.10</b> | <b>1,413.95</b> | <b>1,926,663</b> |
| <b>RESERVES CONTRIBUTION</b>     |                |                   |                   |                 |                    |                  |                 |                  |
| <b>TOTAL EXPENSES</b>            |                | <b>731,259.71</b> | <b>880,339.63</b> | <b>9,958.24</b> | <b>282,595.46</b>  | <b>21,096.10</b> | <b>1,413.95</b> | <b>1,926,663</b> |
| <b>NET PROFIT (LOSS)</b>         |                | <b>26,970.96</b>  | <b>2,239.59</b>   | <b>6,685.87</b> | <b>(47,609.95)</b> | <b>10,837.40</b> | <b>2,222.65</b> | <b>1,267</b>     |