

CONDOMINIUM PUBLIC REPORT

Prepared & issued by: Developer Peter Edward Robb; Nancy Marks Robb, Trustee; Christopher John Robb; Heather Robb Town Chubb; Joel Edward Robb; Megan Joan Leuteneker; and Richard Edward Robb, Jr.
Address 2835 Puuhonua Street, Honolulu, Hawaii 96822

Project Name(*): 2835 Puuhonua Street Condominium Project
Address: 2835 Puuhonua Street, Honolulu, Hawaii 96822

Registration No. 3660 (Conversion) Effective date: February 20, 1997
Expiration date: March 20, 1998

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 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.

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

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

And [] Supersedes all prior public reports
[] Must be read together with _____
[] This report reactivates the _____ public report(s) which expired on _____

(*) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

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

Summary of Changes from Earlier Public Reports:

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

No prior reports have been issued by the developer.

Changes made are as follows:

SPECIAL NOTICE

1. This Public Report does not constitute an approval or disapproval of the project nor a representation that the project is in compliance with all County Codes, Ordinances and subdivision requirements.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THIS PUBLIC REPORT AND THE ATTACHED DOCUMENTS FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

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General Information On Condominiums

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, must be complied with. In addition, certain requirements and approvals of the County in which the project is located must be satisfied and obtained.

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

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

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

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

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

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

Operation of the Condominium Project

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

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without the vote of the owners. For example, the board may hire and fire employees, increase or decrease maintenance fees, borrow money for repair and improvements and set a budget. Some of these actions may significantly impact the apartment owners.

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

I. PERSONS CONNECTED WITH THE PROJECT
Peter Edward Robb, Nancy Marks Robb, Trustee, Christopher John Robb,
Heather Robb Town Chubb, Joel Edward Robb, Megan Joan Leuteneker,
and Richard Edward Robb, Jr. Phone: (808) 955-8804

Developer:

Name: 2835 Puuhonua Street
Business Address: Honolulu, Hawaii 96822
Phone: (808) 955-8804
(Business)

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

N/A

Real Estate
Broker:

Name: _____ Phone: (808) 484-3306
(Business)
The Prudential Locations
Business Address
98-199 Kam Hwy, Suite H9
Pearl City, Hawaii 96782

Escrow:

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

General
Contractor:

None _____ Phone: N/A
Name: _____ (Business)
Business Address

Condominium
Managing
Agent:

Self-managed by Association
of Apartment Owners _____ Phone: N/A
Name: _____ (Business)
Business Address

Attorney for
Developer:

William C. Byrns _____
Chun, Rudy & Byrns _____ Phone: (808) 523-3080
Name: _____ (Business)
1001 Bishop Street, 2650 Pacific Tower
Business Address
Honolulu, Hawaii 96813

II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

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

The Declaration for this condominium is:

- Proposed
 Recorded - Bureau of Conveyances: Document No. _____
Book _____ Page _____
 Filed - Land Court: Document No. 2347244

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

Amendment to Declaration recorded date 2/7/97 in Office of the Assistant Registrar, Land Court as Document No. 2364726.

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

The Condominium Map for this condominium project is:

- Proposed
 Recorded - Bureau of Conveyances Condo Map No. _____
 Filed - Land Court Condo Map No. 1174

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

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

The Bylaws for this condominium are:

- Proposed
 Recorded - Bureau of Conveyances: Document No. _____
Book _____ Page _____
 Filed - Land Court: Document No. 2347245

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

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

The House Rules for this condominium are:

Proposed Adopted Developer does not plan to adopt House Rules

E. Changes to Condominium Documents

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

1. Apartment Owners: Minimum percentage of common interest which must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%*	<u>100%</u>
Bylaws	65%	<u>100%</u>
House Rules	---	<u>N/A</u>

* The percentages for individual condominium projects may be more than the minimum set by law for projects with five or fewer apartments.

2. Developer:

No rights have been reserved by the developer to change the Declaration, Condominium Map, Bylaws or House Rules.

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

Sales Contract: Paragraph 6 of the Specimen Sales Contract provides as follows:

Purchaser further acknowledges that Seller hereby reserves the right to make certain modifications to the Declaration, Bylaws, Apartment Deed and other Documents as may be required by law, a title Insurance company, or any governmental entity, including the State of Hawaii Real Estate Commission.

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

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

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

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____

Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

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

For Subleaseholds:

Buyer's sublease may be canceled if the master lease between the sublessor and fee owner is:
 Canceled Foreclosed

As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is canceled or foreclosed.

- Individual Apartments in Fee Simple; Common Interest in the Underlying Land in Leasehold or Subleasehold:

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

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____

Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

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

[] Other:

IMPORTANT INFORMATION ON LEASEHOLD CONDOMINIUM PROJECTS

The information contained in this report is a summary of the terms of the lease. For more detailed information, you should secure a copy of the lease documents and read them thoroughly.

If you have any legal questions about leasehold property, the lease documents or the terms of the lease and the consequences of becoming a lessee, you should seek the advice of an attorney.

There are currently no statutory provisions for the mandatory conversion of leasehold condominiums and there are no assurances that such measures will be enacted in the future.

In leasehold condominium projects, the buyer of an apartment will acquire the right to occupy and use the apartment for the time stated in the lease agreement. The buyer will not acquire outright or absolute fee simple ownership of the land. The land is owned by the lessor or the leased fee owner. The apartment owner or lessee must make lease rent payments and comply with the terms of the lease or be subject to the lessor's enforcement actions. The lease rent payments are usually fixed at specific amounts for fixed periods of time, and are then subject to renegotiation. Renegotiation may be based on a formula, by arbitration set in the lease agreement, by law or by agreement between the lessor and lessee. The renegotiated lease rents may increase significantly. At the end of the lease, the apartment owners may have to surrender the apartments, the improvements and the land back to the lessor without any compensation (surrender clause).

When leasehold property is sold, title is normally conveyed by means of an assignment of lease, the purpose of which is similar to that of a deed. The legal and practical effect is different because the assignment conveys only the rights and obligations created by the lease, not the property itself.

The developer of this condominium project may have entered into a master ground lease with the fee simple owner of the land in order to develop the project. The developer may have then entered into a sublease or a new lease of the land with the lessee (apartment owner). The developer may lease the improvements to the apartment owner by way of an apartment lease or sublease, or sell the improvements to the apartment owners by way of a condominium conveyance or apartment deed.

B. Underlying Land:

Address: 2835 Puuhonua Street Tax Map Key: (1) 2-9-016-065
Honolulu, Hawaii 96822 (TMK)

[] Address [] TMK is expected to change because N/A

Land Area: 16,152 [] square feet [] acre(s) Zoning: R-7.5 Residential
District

Fee Owner : Peter Edward Robb; Nancy Marks Robb, Trustee; Christopher John Robb; Heather Robb Town Chubb; Joel Edward Robb; Megan Joan Leuteneker; and Richard Edward Robb, Jr.

Name _____

Address _____

Sublessor: N/A

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 Apt. A:3; Apt. B:2

Exhibit _____ contains further explanations.

3. Principal Construction Material:

Concrete Hollow Tile Wood

Other _____

4. Permitted Uses by Zoning:

	No. of Apts.	Use Permitted By Zoning		No. of Apts.	Use Determined By Zoning
<input checked="" type="checkbox"/> Residential	<u>2</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Agricultural	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other: _____	___	<input type="checkbox"/> Yes <input type="checkbox"/> No

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: _____
- Number of Occupants: _____
- Other: _____
- There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: Apt. A&B:1 Trash Chutes: 0

Apt. Type	Quantity	BR/Bath	Net Living Area (sf)*	Lanai/Patio (sf)
A	1	5/3	3409	0
B	1	3/2	1392	153
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: _____

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

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

Boundaries of Each Apartment: N/A

Permitted Alterations to Apartments: As noted in Section 18 of the Declaration, individual apartment owners may, at their sole discretion and at their own expense, remodel, expand, or otherwise alter their apartment, provided said alterations are done in complete accordance with all applicable ordinances, codes, rules, regulations and other requirements in force at the time of said construction. All alterations shall be completed expeditiously and in the manner set forth in said Section .

7. Parking Stalls:

Total Parking Stalls: 4

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned (for each unit)	<u>2</u>	<u>2</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>4</u>
Guest	<u>0</u>	<u>0</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Unassigned	<u>0</u>	<u>0</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Extra for Purchase	<u>0</u>	<u>0</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Other:	<u>0</u>	<u>0</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total Covered & Open	<u>4</u>	<u>—</u>	<u>0</u>	<u>—</u>	<u>0</u>	<u>—</u>	<u>—</u>

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

- Commercial parking garage permitted in condominium project.
- Exhibit _____ contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

- There are no recreational or common facilities.
- Swimming pool Storage Area Recreation Area
- Laundry Area Tennis Court Trash Chute
- Other: _____

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

- There are no violations. Violations will not be cured.

Violations and cost to cure are listed below. Violations will be cured by _____
The project is a conversion of fully constructed and existing buildings to condominium status. Said buildings are in compliance with all ordinances, codes, rules, regulation or other requirements in force at the time of their construction. No variance has been granted from any ordinance, code, rule, regulation or other requirement in force at the time of their construction or from any other ordinance, code, rule, regulation or other requirement. See Exhibit F attached hereto.

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

(For conversions of residential apartments in existence for at least five years):
Based on a report prepared by an independent professional architect, it is the Developer opinion that all structural components and mechanical and electrical installations material to the use and enjoyment of the individual condominium apartments appear to be sound and in satisfactory working conditions. However, no representations of any kind are made as to the expected useful life, if any, of the structural components and mechanical and electrical installations material to the use and enjoyment of the condominium apartment(s). See Exhibit I.

11. Conformance to Present Zoning Code

a. No variances to zoning code have been granted.

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

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

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

	<u>Conforming</u>	<u>Non-Conforming</u>	<u>Illegal</u>
Uses	X		
Structures	X		
Lot		X *	

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

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

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot. The driveway located on Unit A is considered non-conforming. See Exhibit F.

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

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

described in Exhibit C .

as follows:

* The nine-foot wide driveway on the property is considered non-conforming.

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 C.

as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is 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 D describes the encumbrances against the title contained in the title report dated Nov. 12, 199 and issued by Title Guaranty of Hawaii.

Developer represents that no further encumbrances have been placed on the property since the date of the title policy.

Blanket Liens:

A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project that secures some type of monetary debt (such as a loan) or other obligation. A blanket lien is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

- [] There are no blanket liens affecting title to the individual apartments.
- [X] There are blanket liens which may affect title to the individual apartments.

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

<u>Type of Lien</u>	<u>Effect on Buyer's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance</u>
Mortgages	Buyer's interest may be terminated by mortgagee but Buyer shall be entitled to return of his deposit less escrow cancellation fees.

F. Construction Warranties:

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

1. Building and Other Improvements: None

2. Appliances: None

G. Status of Construction and Estimated Completion Date:

Apartment A was completed in 1956 and Apartment B was completed in 1973.

H. Project Phases:

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

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

N/A

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:

- Notice to Owner Occupants
- Specimen Sales Contract
Exhibit H contains a summary of the pertinent provisions of the sales contract.
- Escrow Agreement dated undated
Exhibit G 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 project 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 given 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.
 - D) House Rules. (None)
 - E) Condominium Map.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3660 filed with the Real Estate Commission on 11/15/96.

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

- yellow paper stock white paper stock pink paper stock

C. Additional Information Not Covered Above

Section 7 of the Declaration of Condominium Property Regime provides:

The owner or owners of Apartment B shall have an irrevocable, non-exclusive easement for access and utility purposes to Apartment B over, across, under and through the driveway easement across Apartment A as designated on the Condominium Map. The owner or owners of Apartment B agree to indemnify and save harmless the owner or owners of Apartment A from liability for injury to or death of persons in the manner provided by law when such loss, damage, injury or death arises or proximately results from the negligence of the owner or owners of Apartment B, their heirs, personal representatives, successors, successors in trust or assigns.

The owner or owners of Apartment B shall not assign any right with respect to the easement except to a successor of such owner or owners of Apartment B, without the written consent of the owner or owners of Apartment A. The owner or owners of Apartment A and of Apartment B shall share equally in the maintenance costs of the easement.

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.

Peter Edward Robb, Nancy Marks Robb, Trustee, Christopher John Robb, Heather Robb Town Chubb, Joel Edward Robb, Megan Joan Leuteneker, and Richard Edward Robb, Jr.

Name of Developer

By: _____
Duly Authorized Signatory

Date

print name & title of person signing above

Distribution:

Department of Finance, Honolulu
Planning Department, Honolulu
Federal Housing Administration

PETER EDWARD ROBB

NANCY MARKS ROBB, Trustee

^{R.J.}
By: *J. Samuel Han*
Clerk of the Circuit Court,
First Circuit, State of Hawaii,
By Order on Plaintiff's Motion to
Enforce Partition, filed
November 17, 1995, Heather Robb
Chubb, et al. v. Peter Edward
Robb, et al.; Civil No. 93-4265-11

Christopher John Robb
CHRISTOPHER JOHN ROBB, individually,
and as Attorney-in-Fact for HEATHER
ROBB TOWN CHUBB, JOEL EDWARD ROBB,
MEGAN ROBB LEUTENEKER, AND RICHARD
EDWARD ROBB, JR.

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.

Peter Edward Robb, Nancy Marks Robb, Trustee, Christopher John Robb, Heather Robb Town Chubb, Joel Edward Robb, Megan Joan Leuteneker, and Richard Edward Robb, Jr.

Name of Developer

By: _____
Duly Authorized Signatory

Date

print name & title of person signing above


PETER EDWARD ROBB

Distribution:

Department of Finance, Honolulu
Planning Department, Honolulu
Federal Housing Administration

NANCY MARKS ROBB, Trustee

By: _____
Clerk of the Circuit Court,
First Circuit, State of Hawaii,
By Order on Plaintiff's Motion to
Enforce Partition, filed
November 17, 1995, Heather Robb
Chubb, et al. v. Peter Edward
Robb, et al.; Civil No. 93-4265-11

CHRISTOPHER JOHN ROBB, individually,
and as Attorney-in-Fact for HEATHER
ROBB TOWN CHUBB, JOEL EDWARD ROBB,
MEGAN ROBB LEUTENEKER, AND RICHARD
EDWARD ROBB, JR.

EXHIBIT A

SCHEDULE OF APARTMENTS AND COMMON INTERESTS
FOR 2835 PUUHONUA STREET CONDOMINIUM PROJECT

Qty.	Apt. No.	Area of Limited Common Element (sq.ft.)	% Common Interest
1	A	12,114	75
1	B	4,088	25

The common interest appurtenant to each apartment unit shall be permanent. Subject to the zoning requirements and amendments of the Condominium Map and the Declaration of Condominium Property Regime, each apartment unit owner may use his apartment unit, alter or add to its Apartment in any manner he/she deems desirable. If adjoining apartment unit owners desire to alter and/or transfer portions of their respective apartment units, they can do so by the filing of an amendment to the Condominium Map and the Declaration together with their respective signatures and acknowledgements by the Association of Apartment Owners that such change is being made.

END OF EXHIBIT A

EXHIBIT B

INDIVIDUAL APARTMENT DESCRIPTIONS

The 2835 Puuhonua Street Condominium Project consists of two condominium apartments. The apartments are designated as follows:

"Apartment A" consists of a three-story wood building, containing five bedrooms, three baths, three family rooms, a dining room, a dressing room, a laundry and a kitchen -- all containing a net interior living area of approximately 3,409 sq. ft. Apartment A also includes a garage consisting of an additional 396 sq. ft.

"Apartment B" consists of a two-story wood building, containing three bedrooms, two baths, a family room and a kitchen -- all containing a net interior living area of approximately 1,392 sq. ft. Apartment B also includes two lanais consisting of an additional 153 sq. ft.

END OF EXHIBIT B

EXHIBIT C

Common Elements and Limited Common Elements of Project

The common elements of the project are the land designated as "common elements" as shown on the Condominium Map filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Condominium Map 1174.

Certain parts of the common elements, herein called the "limited common elements" are designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as shown on Condominium Map 1174 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

END OF EXHIBIT C

EXHIBIT D

Encumbrances Against Title

1. For real property taxes due and payable, refer to Director of Finance, County of Honolulu.
2. License Agreement dated May 31, 1934, by and between the Samuel N. and Mary Castle Foundation, as Licensor, and the Board of Water Supply of the City and County of Honolulu, as Licensee, filed in the Office of Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 30786.
3. Grant dated December 5, 1967, in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, filed in the Office of Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 437035.
4. Mortgage dated January 19, 1989, by and between Peter Edward Robb and Peggy Poole Robb, as Mortgagor, and American Savings Bank, as Mortgagee, filed in the Office of Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1608608. (To be released prior to the sale of any apartment to a purchaser.)
5. Mortgage dated December 26, 1991, by and between Peter Edward Robb and Nancy Marks Robb, as Mortgagor, and First Hawaii Bank, Trustee of the Peggy Poole Robb Revocable Living Trust dated August 6, 1981, as Mortgagee, filed in the Office of Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1899832. (To be released prior to the sale of any apartment to a purchaser.)
6. Nancy Marks Robb Revocable Living Trust Agreement dated September 17, 1992
7. Assignment of Mortgage dated October 13, 1994, by and between First Hawaiian Bank, Trustee of the Peggy Poole Robb Revocable Living Trust dated August 6, 1981, as Assignor, and Mollie Malia Owens, as Assignee, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 2188044 (To be released prior to the sale of any apartment to a purchaser).
8. Declaration of Condominium Property Regime dated October 17, 1996 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2347244.

9. Bylaws of the Condominium Property Regime dated October 17, 1996 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2347245.
10. Condominium Map of the Condominium Property Regime filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Condominium Map No. 1174.

END OF EXHIBIT D

EXHIBIT E

ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

<u>Apartment</u>	<u>Monthly Fee x 12 months = Yearly Total</u>		
A	\$ 60	x 12	= \$ 720
B	\$ <u>20</u>	x 12	= <u>240</u>
	\$ 80		\$ 960

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

Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Services

\$ 60 x 12 = \$ 720

Air Conditioning

Electricity

[] common elements only

[] common elements and apartments

Elevator

Gas

Refuse Collection

Telephone

Water and Sewer

Maintenance, Repairs and Supplies

0 x 12 = \$ 0

Building

Grounds

Management

0 x 12 = \$ 0

Management Fee

Payroll and Payroll Taxes

Office Expenses

Insurance

0 x 12 = \$ 0

Reserves(*)

10 x 12 = \$ 120

Taxes and Government Assessments

0 x 12 = \$ 0

Audit Fees

10 x 12 = \$ 120

Other

TOTAL

\$ 80 x 12 = \$ 960

We, as the developers of the project, hereby certify that the above estimates of initial maintenance fees assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

NANCY MARKS ROBB, Trustee

Peter Edward Robb

By: *Christopher John Robb*

Clerk of the Circuit Court,
First Circuit, State of Hawaii,
By Order on Plaintiff's Motion to
Enforce Partition, filed
November 17, 1995, Heather Robb
Chubb, et al. v. Peter Edward
Robb, et al.; Civil No. 93-4265-11

Christopher John Robb

Christopher John Robb, individually
and as Attorney-in-Fact for Heather
Robb Town Chubb, Joel Edward Robb,
Megan Joan Leuteneker, and Richard
Edward Robb, Jr.

Date: 2/13/96

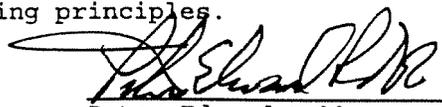
Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Services	\$ 60 x 12	=	\$ 720
Air Conditioning			
Electricity			
[] common elements only			
[] common elements and apartments			
Elevator			
Gas			
Refuse Collection			
Telephone			
Water and Sewer			
Maintenance, Repairs and Supplies	0 x 12	=	\$ 0
Building			
Grounds			
Management	0 x 12	=	\$ 0
Management Fee			
Payroll and Payroll Taxes			
Office Expenses			
Insurance	0 x 12	=	\$ 0
Reserves(*)	10 x 12	=	\$ 120
Taxes and Government Assessments	0 x 12	=	\$ 0
Audit Fees	10 x 12	=	\$ 120
Other			
 TOTAL	 \$ 80 x 12	 =	 \$ 960

We, as the developers of the project, hereby certify that the above estimates of initial maintenance fees assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

NANCY MARKS ROBB, Trustee


Peter Edward Robb

By: _____
Clerk of the Circuit Court,
First Circuit, State of Hawaii,
By Order on Plaintiff's Motion to
Enforce Partition, filed
November 17, 1995, Heather Robb
Chubb, et al. v. Peter Edward
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Megan Joan Leuteneker, and Richard
Edward Robb, Jr.

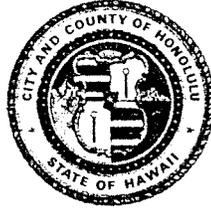
Date: _____

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

AUG 13 1992

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813

FRANK F. FASI
MAYOR



HERBERT K. MURAOKA
DIRECTOR AND BUILDING SUPERINTENDENT

Ex92-101

August 10, 1992

Mr. Jason T. Higa
Attorney At Law
16th Floor, Alii Place
1099 Alakea Street
Honolulu, Hawaii 96813

Dear Mr. Higa:

Subject: Condominium Conversion Project
2835 Puuhonua Street
Tax Map Key: 2-9-016: 065

This is in reply to your letter dated July 9, 1992 requesting confirmation that the three-story and the two-story single-family dwellings located at the above-mentioned property met all applicable code requirements at the time of construction.

Investigation revealed that the front dwelling constructed in 1956 and the rear dwelling constructed in 1973 with a total of four off-street parking spaces met all applicable code requirements at the time of their construction.

For your information, the 9-foot-wide driveway on the property is considered nonconforming.

The Building Department cannot determine whether this project contains any other legal nonconforming uses or structures as a result of the adoption or amendment of any ordinances or codes.

No variances or special permits were granted to allow deviations from any applicable codes.

Exhibit F

Mr. Jason T. Higa
August 10, 1992
Page 2

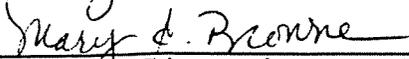
If you have any questions regarding this matter, please
contact Mr. Ivan Matsumoto at 527-6341.

Very truly yours,



HERBERT K. MURAOKA
Director and Building
Superintendent

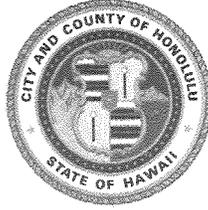
Subscribed and sworn to
before me this 12th day of
August, 1992.



Notary Public, First Judicial Circuit
State of Hawaii
My commission expires: 4-13-93

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
650 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

RANDALL K. FUJIKI
DIRECTOR AND BUILDING SUPERINTENDENT
ISIDRO M. BAQUILAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

Ex97-18

February 3, 1997

Mr. William C. Byrns
Chun, Rudy & Byrns
Attorneys-at-Law
2650 Pacific Tower
1001 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Byrns:

Subject: Condominium Conversion Project
2835 Puuhonua Street
Tax Map Key: 2-9-16: 65

This is in response to your letter dated December 23, 1996 requesting verification that the three-story and the two-story single-family dwellings located at the above-mentioned property met all applicable code requirements at the time of construction.

Investigation revealed that the front dwelling constructed in 1956 and the rear dwelling constructed in 1973 with a total of four off-street parking spaces met all applicable code requirements at the time of construction.

For your information, the nine-foot-wide driveway on the property is considered nonconforming.

The Building Department cannot determine whether this project contains any other legal nonconforming uses or structures as a result of the adoption or amendment of any ordinances or codes.

No variances or special permits were granted to allow deviations from any applicable codes.

Mr. William C. Byrns
Page 2
January 31, 1997

If you have any questions regarding this matter, please
contact Mr. Ivan Matsumoto at 527-6341.

Very truly yours,


FOR RANDALL K. FUJIKI
Director and
Building Superintendent

Subscribed and sworn to
before me this 3rd day of
February, 1997.



Notary Public, First Judicial Circuit
State of Hawaii
My commission expires: June 21, 1999

EXHIBIT G

SUMMARY OF ESCROW AGREEMENT

The Escrow Agreement ("Agreement") between FIRST HAWAIIAN BANK ESCROW ("Escrow"), and PETER EDWARD ROBB, husband of Nancy Marks Robb; NANCY MARKS ROBB, Trustee under that certain unrecorded Nancy Marks Robb Revocable Living Trust Agreement dated September 17, 1992; CHRISTOPHER JOHN ROBB, husband of Virginia Swafford Robb; HEATHER ROBB TOWN CHUBB, wife of Perry Lee Chubb; JOEL EDWARD ROBB, husband of Karen Holmer-Robb; MEGAN JOAN LEUTENEKER, wife of Jon Carl Leuteneker; and RICHARD EDWARD ROBB, JR., husband of Dianna Kay Robb (collectively, the "Seller"), contains, among other provisions, the following (which may be modified or otherwise limited by provisions not summarized):

1. Whenever Seller enters into a sales contract for the sale of an apartment, Seller will require that payments due under the sales contract be made to Escrow and will deliver an executed copy of the sales contract to Escrow.

2. Escrow will receive payments under the sales contracts and sums received from any other source with respect to the project. Funds held under the Agreement will initially be deposited in an account for the project.

3. Escrow will release from the Trust Fund and disburse Buyer's funds at closing. No disbursements will be made from Buyer's funds until: (a) the Real Estate Commission has issued a Final Public Report on the project and forty-eight (48) hours have elapsed since Buyer's receipt of a copy of the Final Public Report; (b) Buyer has waived its right to cancel the sales contract; and (c) Seller has notified Escrow that all other requirements of Sections 514A-39 and 514A-63, Hawaii Revised Statutes, have been met. Where sales contracts are entered into, Escrow will disburse funds upon presentation by Seller of Buyer's signed receipt for the Final Public Report and with notification by Seller that all of the requirements of Sections 514A-39 and 514A-63, Hawaii Revised Statutes, have been met. Escrow will call for payments by the Buyer upon receipt of notice from Seller that any payments are due under any sales contract.

4. Escrow will return deposited sums to the Buyer without interest if Seller gives Escrow written notice to return the funds to Buyer, or with respect to a Buyer whose funds were obtained before the issuance of a Final Public Report, Escrow receives from the Buyer a written request to cancel the sales contract or after issuance of the Final Public Report and Buyer's waiver of his right to cancel the sales contract in accordance with Section 514A-62, Hawaii Revised Statutes, there shall be any material change in the project which directly, substantially and adversely affects the use or value of the Buyer's apartment or

appurtenant common elements or those amenities of the project available for Buyer's use, of a nature entitling the Buyer to cancel his sales contract pursuant to Section 514A-63, Hawaii Revised Statutes. These funds shall be returned to Buyer less Escrow's cancellation fee, if any, any mortgagee's cancellation fee and all other costs incurred in connection with the Escrow.

6. As Escrow's compensation for its performance under this Agreement, Escrow will receive an amount to be determined by Escrow for each apartment for which an apartment deed of the project is handled by Escrow and recorded in the Bureau of Conveyances of the State of Hawaii. Escrow will record all applicable documents. Title insurance will also cost an additional sum.

* * * * *

THE ABOVE SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL TERMS AND PROVISIONS CONTAINED IN THE AGREEMENT. WHILE ONE CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF THE AGREEMENT, HE MUST REFER TO THE ACTUAL AGREEMENT TO DETERMINE THE RIGHTS AND OBLIGATIONS OF THE PARTIES. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE AGREEMENT, THE AGREEMENT WILL CONTROL AND NOT THIS SUMMARY.

END OF EXHIBIT G

EXHIBIT H

SUMMARY OF SALES CONTRACT

The 2835 Puuhonua Street Purchase Agreement (the "Contract") contains, among other provisions, the following (which may be modified or otherwise limited by provisions not summarized):

1. The method of payment of the purchase price to the escrow agent, subject to other terms.

2. The purchase price does not include the closing costs, prorations and additional costs provided in other sections of the contract.

3. If at the time of execution of the contract, a final public report has not been issued, the contract is merely a reservation agreement and it may be cancelled at any time by either the Buyer or Seller.

4. The terms and conditions of the sale which include, among other provisions, the following:

(a) Buyer has received the Declaration of Condominium Property Regime, Bylaws of the Association of Apartment Owners, form of Apartment Deed, and Escrow Agreement and acknowledges that he has had adequate opportunity to read those documents and to examine the project plans and accepts them with such changes and modifications as the project architect may deem necessary.

(b) Buyer agrees that all payments made will be placed on deposit with Escrow pursuant to the terms of the Escrow Agreement.

(c) Risk of loss to the apartment and percentage interest in the common elements will be borne by Seller until the date of closing as defined in the contract. Buyer will not be entitled to possession of the apartment until the date of closing.

(d) Seller has reserved the right to make certain modifications to the Declaration, Bylaws, Apartment Deed and other documents as may be required by law, a title insurance company, any institution, mortgagee or governmental agency.

(e) Until the Apartment Deed conveying title is delivered to Buyer, the Seller may exercise all of the powers of the Association and of the Buyer as a member thereof.

(f) After issuance of the Final Public Report and Buyer's waiver of its right to cancel under Hawaii Revised Statutes Section 514A-62, Buyer shall have the right to rescind the contract only if there is a material change in the project which directly, substantially and adversely affects the use or value of Buyer's apartment or appurtenant limited common elements or those amenities of the project available for the Buyer's use subject to waiver by the Buyer pursuant to the terms set forth in the contract and Hawaii Revised Statutes Section 514A-63.

(g) Time is of the essence of the obligations of Buyer under the contract.

(h) Neither the Seller nor any of its representatives has made any representations as to the rental income to be derived from the unit.

(i) Developer makes only those warranties which are set forth in the contract.

(j) The contract shall not be construed as a present transfer of any interest in the property but it is an agreement to transfer in the future.

* * * * *

THE ABOVE SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL TERMS AND PROVISIONS CONTAINED IN THE CONTRACT. WHILE A BUYER CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF THE BUYER'S RIGHTS AND OBLIGATIONS, THE BUYER MUST REFER TO THE BUYER'S CONTRACT TO DETERMINE THE BUYER'S ACTUAL RIGHTS AND OBLIGATIONS. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE CONTRACT, THE CONTRACT WILL CONTROL, NOT THIS SUMMARY.

END OF EXHIBIT H

EXHIBIT I

ARCHITECT'S VERIFIED STATEMENT

STATE OF HAWAII)
) ss.
CITY AND COUNTY OF HONOLULU)

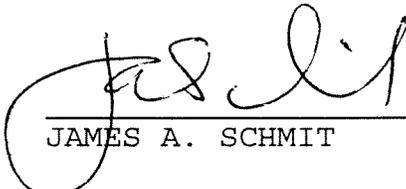
James A. Schmit, being first duly sworn on oath states as follows:

1. That he is a professional architect registered by the State of Hawaii, Registration No. 4853;

2. That he has conducted a brief site inspection of the 2835 Puuhonua Street Condominium Project ("Project");

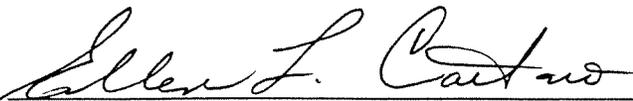
3. That all structural components and mechanical and electrical installations material to the use and enjoyment of the Project appear to be in fair condition; and

4. That no representations of any kind are made as to the expected use or life, if any, of the structural components and mechanical and electrical installations material to the use and enjoyment of this Project.



JAMES A. SCHMIT

Subscribed and sworn to before me this
18th day of March, 1996.



Notary Public, State of Hawaii

My commission expires: 1-22-97

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