

CONDOMINIUM PUBLIC REPORT

Prepared & Walter Sumio Oshiro and Karen Reiko Oshiro, Trustees
Issued by: Developer Raymond Hiroshi Tasaka and Lorraine Sachiko Tasaka, Trustees
Address 3346A and 3346B East Manoa Road, Honolulu, HI 96822

Project Name(*): 3346 EAST MANOA ROAD
Address: 3346 A, B, C, D, E & F East Manoa Road, Honolulu, HI 96822

Registration No. 3696 (Conversion) Effective date: April 1, 1997
Expiration date: May 1, 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 nor any other government agency. Neither the Commission or any other government agency has judged or approved the merits or value, if any, of the project or of purchasing of 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 any apartment in the project.

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

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

Type of Report:

PRELIMINARY: The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.

X FINAL: 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: This report updates information contained in the:
(pink) [] 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
as Exhibit I

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 ATTENTION

This is a CONDOMINIUM PROJECT, not a subdivision. The land area beneath and immediately appurtenant to each unit is designated a LIMITED COMMON ELEMENT and is not a legally subdivided lot. The dotted lines on the Condominium Map bounding the designated number of square feet in each limited common element land area are for illustrative purposes only and should not be construed to be the property lines of legally subdivided lots.

This public report does not constitute approval of the Project by the Real Estate Commission, or any other government agency, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

TABLE OF CONTENTS

	page
Preparation of this Report	1
Expiration Date of Reports	1
Type of Report	1
Disclosure Abstract	2
Summary of Changes from Earlier Public Reports	2
Table of Contents	3
General Information on Condominiums	4
Operation of the Condominium Project	4
I. PERSONS CONNECTED WITH THE PROJECT	5
Developer Attorney for Developer General Contractor	
Real Estate Broker Escrow Company Condominium Managing Agent	
II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS	
A. Declaration	6
B. Condominium Map (File Plan)	6
C. Bylaws	6
D. House Rules	7
E. Changes to Condominium Documents	7
III. THE CONDOMINIUM PROJECT	
A. Interest to be Conveyed to Buyer	8
B. Underlying Land	9
C. Buildings and Other Improvements	10
D. Common Elements, Limited Common Elements, Common Interest	13
E. Encumbrances Against Title	14
F. Construction Warranties	15
G. Status of Construction	16
H. Project Phases	16
IV. CONDOMINIUM MANAGEMENT	
A. Management of the Common Elements	17
B. Estimate of Initial Maintenance Fees	17
C. Utility Charges for Apartments	17
V. MISCELLANEOUS	
A. Sales Documents Filed with the Real Estate Commission	18
B. Buyer's Right to Cancel Sales Contract	18
C. Additional Information	20
D. Signature of Developer	21
EXHIBIT A: List of Owners	EXHIBIT J: Site Development Plan (94/SD-2)
EXHIBIT B: Letter from the City and County of Honolulu, Building Department	
EXHIBIT C: Architect's Inspection Letter	
EXHIBIT D: Description of Common Elements	
EXHIBIT E: List of Encumbrances	
EXHIBIT F: Estimate of Initial Maintenance Fees and Disbursements	
EXHIBIT G: Summary of Sales Contract	
EXHIBIT H: Summary of Escrow Agreement	
EXHIBIT I: Disclosure Abstract	

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 or 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.

**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. 96-175415
Book _____ Page _____
 Filed - Land Court: Document No. 2353544

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

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

The Condominium Map for this condominium project is:

Proposed
 Recorded - Bureau of Conveyances Condo Map No. 2502
 Filed - Land Court Condo Map No. 1175

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. 96-175416
Book _____ Page _____
 Filed - Land Court: Document No. 2353545

The Bylaws referred to above have been amended by the following instruments [state name of document, dated 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%*	75% <u> </u>
Bylaws	65%	65% <u> </u>
House Rules	---	<u>Bd. of Directors</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:

1. To amend the Declaration, By-Laws and Condominium Map at anytime prior to recording of the sale of the unit.
2. To amend the Declaration and Condominium Map to file the "as built" certificate.

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:_____

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: 3346 A, B, C, D, E & F East Manoa Road Tax Map Key: (1) 2-9-37: 1
Honolulu, HI 96822 (TMK)

Address TMK is expected to change because _____

Land Area: 52, 861 square feet acre(s) Zoning: R-7.5

Fee Owner : Walter Sumio Oshiro and Karen Reiko Oshiro, Trustees
 Name
3346A East Manoa Rd.
 Address
Honolulu, HI 96822

Raymond Hiroshi Tasaka and Lorraine
 Sachiko Tasaka, Trustees
 3346B East Manoa Rd.
 Honolulu, HI 96822

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: 6 Floors Per Building 1

Exhibit _____ contains further explanations.

3. Principal Construction Material:

Concrete (Slab) Hollow Tile Wood

Other Glass, metal

4. Permitted Uses by Zoning:

	No. of <u>Apts.</u>	Use Permitted <u>By Zoning</u>		No. of <u>Apts.</u>	Use Determined <u>By Zoning</u>
<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 checked="" type="checkbox"/> Other: <u>Tool shed</u>	<u>4</u>	<input checked="" 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: No livestock or poultry except for animals customarily kept as pets.

Number of Occupants: _____

Other: _____

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: --- Stairways: --- Trash Chutes: ---

<u>Apt.No.</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>	<u>Net Tool Shed Area (sf)</u>
<u>3346A</u>	<u>1</u>	<u>4/2</u>	<u>1,632</u>	<u> </u>	<u> </u>
<u>3346B</u>	<u>1</u>	<u>4/2</u>	<u>1,379</u>	<u>285</u>	<u> </u>
<u>3346C-F</u>	<u>4</u>	<u>0</u>	<u> </u>	<u> </u>	<u>20</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Total Apartments: 6

***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 the those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

1. All perimeter walls, floors, foundations and roof of each building.
2. All pipes, wires, conduits, or other utility and service lines in such building, outside such building, if the same are not utilized for more than one apartment.
3. The carport attached to the building comprising the apartment.

Permitted Alterations to Apartments:

Apartment owner, may renovate, remodel, make additions to, remove or restore the unit.

11. Conformance to Present Zoning Code See Exhibit B (Letter from the Building Department)

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	<u>X</u>	<u> </u>	<u> </u>
Structures	<u>X</u>	<u> </u>	<u> </u>
Lot	<u> </u>	<u>X (See Exhibit J)</u>	<u> </u>

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

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

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

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

1. Common Elements: Common Elements are those parts of the condominium project 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:

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.

[X] The limited common elements and the apartments which use them, as described in the Declaration, are:

[] described in Exhibit _____.

[X] as follows:

The portion of the land area beneath and adjacent to each unit as delineated on the site plan of the Condominium Map. Said land areas are NOT legally subdivided lots.

Unit 3346A Limited Common Area: 7,500 sq.ft.

Unit 3346B Limited Common Area: 7,731 sq.ft.

Unit 3346C Limited Common Area: 5,732 sq.ft.

Unit 3346D Limited Common Area: 7,347 sq.ft.

Unit 3346E Limited Common Area: 6,793 sq.ft.

Unit 3346F Limited Common Area: 6,131 sq.ft.

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 _____.

[X] as follows:

<u>Unit No.</u>	<u>Common Interest Percentage</u>
3346A	16.68%
3346B	16.68%
3346C	16.66%
3346D	16.66%
3346E	16.66%
3346F	16.66%

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 March 6, 1997 and issued by Long & Melone, Ltd.

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>
Mortgage	In the event any of the units are offered for sale, contracts to purchase units may be cancelled in which event deposits will be refunded to the buyers, less an escrow cancellation fee.

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:**

Apartments 3346A and 3346B were built in 1978.

The notice of completion for Apartments 3346C, D, E and F, tool sheds, was published in March 1997.

H. **Project Phases:**

The developer [] has [X] 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):

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 G contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated November 13, 1995

Exhibit H 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 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.
- 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 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. 3696 filed with the Real Estate Commission on Feb. 12, 1997.

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

Site Development Plan. On December 4, 1996, the Department of Land Utilization, City and County of Honolulu, approved the proposed site development plan for the property. (94/SD-2) The favorable consideration of the site development plan indicates the minimum siting requirements for future proposed dwellings only and should not be construed as an implied approval of any future building permits and/or subdivision applications. A copy of the site development plan approval is attached as Exhibit J.

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.

See Exhibit A

Name of Developer

By: See next page _____
Duly Authorized Signatory Date

Developers/Owners

print name & title of person signing above

Distribution:

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

Walter Sumio Oshiro

WALTER SUMIO OSHIRO, Trustee under an unrecorded Revocable Living Trust Agreement dated October 24, 1996

Karen Reiko Oshiro

KAREN REIKO OSHIRO, Trustee under an unrecorded Revocable Living Trust Agreement dated October 24, 1996

Raymond Hiroshi Tasaka

RAYMOND HIROSHI TASAKA, Trustee under an unrecorded Revocable Living Trust Agreement dated November 1, 1993

Lorraine Sachiko Tasaka

LORRAINE SACHIKO TASAKA, Trustee under an unrecorded Revocable Living Trust Agreement dated November 1, 1993

Developers/Owners

EXHIBIT A

LIST OF OWNERS

1. WALTER SUMIO OSHIRO, Trustee under an unrecorded Revocable Living Trust Agreement dated October 24, 1996
3346A East Manoa Road
Honolulu, HI 96822

-as to an undivided 1/4th interest-
2. KAREN REIKO OSHIRO, Trustee under an unrecorded Revocable Living Trust Agreement dated October 24, 1996
3346A East Manoa Road
Honolulu, HI 96822

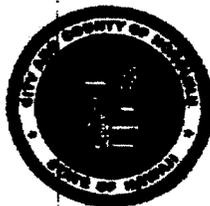
-as to an undivided 1/4th interest-
3. RAYMOND HIROSHI TASAKA, Trustee under an unrecorded Revocable Living Trust Agreement dated November 1, 1993
3346B East Manoa Road
Honolulu, HI 96822

-as to an undivided 1/4th interest-
4. LORRAINE SACHIKO TASAKA, Trustee under an unrecorded Revocable Living Trust Agreement dated November 1, 1993
3346B East Manoa Road
Honolulu, HI 96822

-as to an undivided 1/4th interest-

BUILDING DEPARTMENT
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING
680 SOUTH KING STREET
HONOLULU, HAWAII 96813



JEREMY HARRIS
MAYOR

RANDALL K. FUKUI
DIRECTOR AND BUILDING SUPERINTENDENT

ISHIRO K. SAQUILAR
DEPUTY DIRECTOR AND BUILDING SUPERINTENDENT

Ex96-117

November 1, 1996

Mr. Peter Haines
Affordable Housing Specialists, Inc.
2764-C Booth Road
Honolulu, Hawaii 96813

Dear Mr. Haines:

Subject: Condominium Conversion Project
3346 A and B East Manoa Road
Tax Map Key: 2-9-37: 01

This is in response to your letter dated September 5, 1996 requesting verification that the dwellings located at the above-mentioned addresses met all applicable code requirements at the time of construction.

Attached is a letter dated July 26, 1995 regarding the same condominium conversion project.

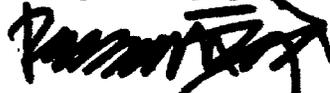
The only change recorded in our files since that date is that on August 11, 1995, the Building Department recommended approval of the subdivision to the Department of Land Utilization. However, as of October 25, 1996, the Department of Land Utilization status of No. 94/SD-2 is still in tentative favorable consideration.

EXHIBIT B

Mr. Peter Haines
November 1, 1996
Page 2

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

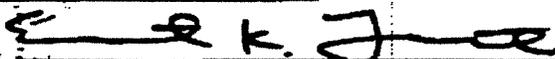
Very truly yours,



RANDALL K. FUJIKI
Director and Building
Superintendent

Attach.

Subscribed and sworn to
before me this 4th day of
November, 1996.



Notary Public, First Judicial Circuit
State of Hawaii

My commission expires: June 21, 1999



Ex95-86

July 26, 1995

Mr. Raymond H. Tasaka
3346-B East Manoa Road
Honolulu, Hawaii 96822

Dear Mr. Tasaka:

Subject: Condominium Conversion Project
3346-B East Manoa Road
Tax Map Key: 2-9-37: 01

This is in response to your letter dated April 6, 1995 requesting verification that the dwellings located at 3346-B East Manoa Road met all applicable code requirements at the time of construction.

Investigation revealed that the two one-story single-family detached dwellings with at least four off-street parking stalls met all applicable code requirements when they were constructed in 1978.

On January 13, 1995, site development plan No. 94/SD-2 was granted tentative favorable consideration pending compliance with the requirements of the Department of Wastewater Management and the Building Department.

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

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

Mr. Raymond H. Tasaka
July 26, 1995
Page 2

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

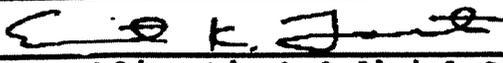
Very truly yours,



RANDALL K. FUJIKI
Director and
Building Superintendent

RO:fk

Subscribed and sworn to
before me this 26th day of
July, 1995.



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

21

ARCHITECTURAL ASSOCIATES
EDWARD A. RESH, AIA NO. 3239
560 NIMITZ HWY. SUITE 217A, HONOLULU HI 96817

Date: September 30, 1996

To: Lorraine Tasaka and Walter Oshiro, Owner/Developer
3346 A&B East Manoa Road, Honolulu, Hawaii 96822

Dear Lorraine Tasaka and Walter Oshiro,

As per your instructions, a visual inspection was made of the property located at:

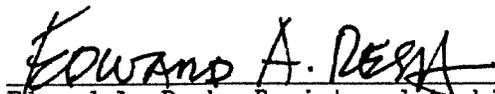
3346 A, B, C, D, E, & F East Manoa Road
Honolulu, Hawaii 96822
TMK 1/2-09-37 : 01

The purpose of the inspection was to examine and comment on the present state of the buildings. The following describes my assessment of the present condition of the buildings:

1. The structures appear in good condition. The units are habitable and appear to be free from major structural defects.
2. The electrical system and plumbing systems appear to be functioning properly and seem to be in good condition.
3. The expected useful life is estimated to be between 25 and 30 years.

CONCLUSION: The buildings at present are in good condition with no major structural defects.

Very truly yours,



Edward A. Resh, Registered Architect No. 3239

EXHIBIT D

DESCRIPTION OF COMMON ELEMENTS

1. The land in fee simple described in the Declaration of Condominium Property Regime.

2. All ducts, sewer lines, electrical equipment, pipes, wiring, and other central and appurtenant transmission facilities and installations which serve the apartments for services such as power, light, water, gas, refuse, telephone, radio, and television signal distribution.

3. The driveway designated as a "Common Element" on the condominium map.

4. Any and all other apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance or safety, and normally in common use.

EXHIBIT E

LIST OF ENCUMBRANCES

1. Rights of others thereto entitled in and to the continued uninterrupted flow of the Manoa Stream.

2. Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in Deed dated August 2, 1977, filed as Land Court Document No. 829400, and recorded in said Bureau in Book 12363, Page 299.

3. Grant of easement in favor of Hawaiian Electric Company, Inc. and GTE Hawaiian Telephone Company Incorporated dated November 22, 1978, to build, etc., pole and wire lines, etc. for the transmission and distribution electricity, recorded in said Bureau in Book 13352, Page 169.

4. Mortgage and Financing Statement in favor of First Hawaiian Bank, a Hawaii corporation, dated December 17, 1993, recorded as Land Court Document No. 2101317, and in said Bureau as Document No. 93-214557.

5. Additional Charge Mortgage and Financing Statement in favor of First Hawaiian Bank, a Hawaiian corporation, dated August 1, 1995, recorded as Land Court Document No. 2253320, and in said Bureau as Document No. 95-101530.

6. Terms, covenants, conditions, reservations and restrictions contained in that certain unrecorded Revocable Living Trust Agreement dated November 1, 1993, made by Raymond Hiroshi Tasaka.

7. Terms, covenants, conditions, reservations and restrictions contained in that certain unrecorded Revocable Living Trust Agreement dated November 1, 1993, made by Lorraine Sachiko Tasaka.

8. Any invalidity or defect in the title in the event that the trusts referred to above is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instruments.

9. Real property taxes due and payable. For more information contact City and County of Honolulu, Department of Finance, Real Property Tax Assessment as of the date of the title report, both installments were unpaid.

Estimate of Maintenance Fee Disbursements for **3346 EAST MANOA ROAD"**

DESCRIPTION OF ITEMS	Is Item Individually Paid by Each Unit Owner?	THESE ARE THE MONTHLY COSTS FOR EACH UNIT						Monthly Total for Assoc.
		NO. 3346 A	NO. 3346 B	NO. 3346 C	NO. 3346 D	NO. 3346 E	NO. 3346 F	
UTILITIES AND SERVICES								
Air Conditioning.....	YES							
Electricity								
(XX) common elements.....	NO	\$ 0	\$ 0	\$ 5	\$ 5	\$ 5	\$ 5	\$ 20
() common elements.....	YES							
and apartments								
Gas.....	YES							
Refuse Collection.....	YES							
Telephone.....	YES							
Water and Sewer.....	YES							
MAINTENANCE, REPAIRS, ETC.								
Buildings.....	YES							
Grounds, common driveway....	NO	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 60
MANAGEMENT								
Management Fee.....	N/A							
Payroll & Payroll Taxes.....	N/A							
Office Expenses.....	N/A							
ASSOC. COMMON ELEMENT INSURANCE	NO	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10	\$ 60
ASSOC. COMMON ELEMENT BOND	NO	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 30
HOMEOWNER'S INSURANCE.....	YES							
RESERVES FOR COMMON DRIVEWAY..	NO	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 20	\$ 120
TAXES & GOVERNMENT ASSESS.....	N/A							
AUDIT FEE.....	N/A							
<hr/>								
TOTAL MONTHLY FEES		\$ 45	\$ 45	\$ 50	\$ 50	\$ 50	\$ 50	\$ 290
TOTAL ANNUAL FEES (MONTHLY FEE X 12 MO.)		\$ 540	\$ 540	\$ 600	\$ 600	\$ 600	\$ 600	\$3,480

I/We, the Owners and Developers of "3346 East Manoa Road," condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

Name: Walter Sumio Oshiro Signature: Walter Sumio Oshiro Date: 2/14/97

Name: Karen Reiko Oshiro Signature: Karen Reiko Oshiro Date: 2/14/97

Name: Raymond Hiroshi Tasaka Signature: Raymond Hiroshi Tasaka Date: 2/14/97

Name: Lorraine Sachiko Tasaka Signature: Lorraine Sachiko Tasaka Date: 2/14/97

EXHIBIT G

SUMMARY OF SALES CONTRACT

The Seller will use the standard form Deposit, Receipt, Offer and Acceptance (DROA) agreement as the sales contract for the sale of the unit(s). The sales contract contains the price, description and location of the apartment and other terms and conditions under which a buyer will agree to buy an apartment in the Project. Among other things, the sales contract provides:

1. A section for financing to be filled in and agreed to by the parties which will set forth how the buyer will pay the purchase price.

2. Buyer's deposits will be held in escrow until the sales contract is closed or cancelled.

3. Buyer must close the purchase at a certain date and pay closing costs, in addition to the purchase price.

4. In the event of default:

If buyer defaults:

- (1) Seller may bring an action for breach of contract;
- (2) Seller may retain the deposits as liquidated damages;
- (3) Buyer is responsible for any costs incurred under the sales contract.

If Seller defaults:

- (1) Buyer may bring an action for breach of contract;
- (2) Buyer may bring an action for specific performance;
- (3) Seller is responsible for any costs incurred under the sales contract.

The prevailing party is entitled to recover all costs incurred including reasonable attorney's fees. Escrow fees incurred shall be deducted before disbursement to the prevailing party.

5. The sales contract may contain additional terms and conditions as the Seller and Buyer may agree to include.

The sales contract contains various other provisions which the buyer should become acquainted with.

EXHIBIT H

SUMMARY OF ESCROW AGREEMENT

The escrow agreement establishes an arrangement under which the deposits a buyer makes under a Deposit, Receipt, Offer and Acceptance ("sales contract") will be held by a neutral party ("Escrow"). Under the escrow agreement these things will or may happen:

(a) Signed copies of the sales contract will be provided to Escrow.

(b) Escrow will collect payments due pursuant to the sales contract.

(c) Seller will notify Escrow who in turn will notify buyers when payments are due.

(d) Escrow will accept buyer's payments pursuant to the sales contract and will hold the funds or make payments according to the escrow agreement.

(e) The escrow agreement states under what conditions escrow will disburse buyers funds. Escrow will disburse upon receipt of the following:

1. the conveyance document,
2. all necessary releases of encumbrances,
3. the full amount of the purchase price,
4. any mortgage or other instrument securing payment,
5. purchaser's share of the closing costs

(f) Under the escrow agreement buyer shall be entitled to a refund, if buyer makes a written request for a refund and Escrow has received a written request from Seller to return buyer's funds. In addition, by law, (under Sections 514A-62 and -63, Hawaii Revised Statutes) buyer has a right to rescind a sales contract.

(g) The escrow agreement states what will happen to a buyer's funds upon default under the sales contract. Seller is required to certify to Escrow in writing that buyer defaults and that Seller is terminating the contract. Escrow will notify buyer by certified mail that Seller has cancelled contract. Escrow will treat the buyer's funds as belonging to the Seller subject to the provisions relating to dispute and conflicting demands.

(h) Escrow will coordinate and supervise the signing of all necessary documents.

(i) The escrow agreement sets forth Escrow's responsibilities in the event of any disputes.

The escrow agreement contains various other provisions and establishes certain charges with which the purchaser should become acquainted.

EXHIBIT I

DISCLOSURE ABSTRACT

1. a. PROJECT: 3346 EAST MANOA ROAD
3346 A, B, C, D, E & F East Manoa
Road, Honolulu, HI
- b. DEVELOPER/OWNERS: WALTER SUMIO OSHIRO, as Trustee
under an unrecorded Revocable Living
Trust Agreement dated October 24,
1996;

KAREN REIKO OSHIRO, as Trustee under
an unrecorded Revocable Living Trust
Agreement dated October 24, 1996;

RAYMOND HIROSHI TASAKA, as Trustee
under an unrecorded Revocable Living
Trust Agreement dated November 1,
1993; and

LORRAINE SACHIKO TASAKA, as Trustee
under an unrecorded Revocable Living
Trust Agreement dated November 1,
1993
- c. MANAGING AGENT: None. Project will be self-managed.

2. Estimated Maintenance Fee Assessments and Disbursements

Maintenance Fees: The routine maintenance and repair of each apartment unit, including all utility charges, is the sole responsibility of each owner. The breakdown of annual maintenance fees and monthly estimate for each apartment has been based on generally accepted accounting principles and is attached as Exhibit F.

Individual Insurance: Section 514A-86, Hawaii Revised Statutes, requires that fire insurance be purchased to cover the Project's improvements. It is contemplated that the Association will elect to permit each apartment owner to purchase and maintain his own homeowner's insurance policy which will include fire and liability coverage, and name the Association as an additional insured. In such case, the premiums on said policies will be the individual responsibility of each apartment owner rather than a common expense of the Association. Purchasers should be aware that the premiums for said fire insurance will vary depending upon the insurance company and the coverage. If it is necessary for the Association to have its own public liability coverage (which could occur), this will become a common expense of the

Association shared by the apartment owners.

3. Description of All Warranties Covering the Apartments and Common Elements. Units 3446A and 3446B are existing dwellings. Both units built in 1978. Said dwellings are subject to "wear and tear" commensurate with their respective ages. NO WARRANTIES FOR FITNESS OF USE OR MERCHANTABILITY OR ANY OTHER KIND ARE MADE AS TO EITHER UNIT.
4. Structural Components and Mechanical and Electrical Installations.

Based on a visual inspection report prepared by a licensed architect (a copy of said report is attached to this public report as Exhibit C), it is the Developer's opinion that all structural components and electrical and plumbing systems material to the use and enjoyment of the units appear to be functioning and in satisfactory working condition. 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 UNITS.

5. Code Violations. To the best of the knowledge, information and belief of the undersigned, there are no outstanding notices of uncured violations of the building code or municipal regulations of the City and County of Honolulu.
6. Use of Apartments. The 3346 EAST MANOA ROAD condominium project will consist of six (6) apartments. Units 3346A and 3346B will be used for residential purposes by the owners, their tenants, servants, guests and invitees and for no other purpose. Units 3346C through 3346F are utility buildings. The Declaration of Condominium Property Regime allows the developer/owners or the apartment owners to change the layout, floor plans and elevations of each of these apartments.

DATE: 2/14/97

Walter Sumio Oshiro
WALTER SUMIO OSHIRO, as Trustee
under an unrecorded Revocable
Living Trust Agreement dated
October 24, 1996

Karen Reiko Oshiro
KAREN REIKO OSHIRO, as Trustee

under an unrecorded Revocable
Living Trust Agreement dated
October 24, 1996

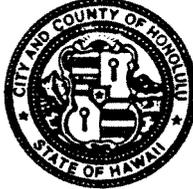
Raymond Hiroshi Tasaka
RAYMOND HIROSHI TAsAKA, as
Trustee under an unrecorded
Revocable Living Trust
Agreement dated November 1,
1993

Lorraine Sachiko Tasaka
LORRAINE SACHIKO TAsAKA, as
Trustee under an unrecorded
Revocable Living Trust
Agreement dated November 1,
1993

DEPARTMENT OF LAND UTILIZATION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 523-4414 • FAX: (808) 527-6743

JEREMY HARRIS
MAYOR



PATRICK T. ONISHI
DIRECTOR

LORETTA K.C. CHEE
DEPUTY DIRECTOR

94/SD-2 (RM)

December 4, 1996

RECEIVED

DEC 5 1996

SAM O HIROTA, INC.

By _____

Sam O. Hirota, Inc.
864 South Beretania Street
Honolulu, Hawaii 96813

Aloha:

Proposed Site Development Plan: Manoa--East Manoa Road
Tax Map Key: 2-9-37: 1
Owner : Raymond H. Tasaka, et al.
Surveyor : Sam O. Hirota, Inc.
Zoning : R-7.5 Residential District

Favorable consideration was granted on December 4, 1996, to the proposed site development plan of Lot C-C-2, into three lots: Lot 2 of 15,296 square feet; Lot 3 of 15,136 square feet; and Lot 4 of 15,152 square feet, together with a 24-foot-wide right-of-way (Lot 1).

Modification is granted for the length of roadway Lot 1, which exceeds the maximum length limit under the Subdivision Rules and Regulation (SR&R). Modification is on the basis that the property is of such size and shape, that it is impractical in the particular case to conform fully to the rules and regulations, and that the degree of noncompliance is minor, under the provisions of Section 1-112 of the SR&R.

In the event a conventional subdivision application is filed, the lot layout design of said application must conform to the site development plan and comply with the Land Use Ordinance, Subdivision Rules and Regulations, Subdivision Ordinances and regulations of any governmental agency relating to the subdivision of land.

The favorable consideration of this site development plan indicates its compliance with minimum siting requirements for future proposed dwellings only and must not be construed as an implied approval of any future building permits and/or subdivision applications. These are reviewed separately under the provisions of the Land Use Ordinance and the Subdivision Rules and Regulations.

EXHIBIT J

Sam O. Hirota, Inc.

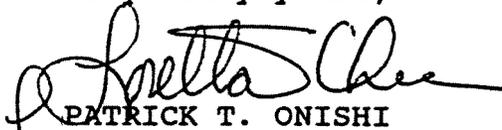
94/SD-2

Page 2

December 4, 1996

A copy of the final survey map bearing the stamp of favorable consideration is enclosed.

Very truly yours,



PATRICK T. ONISHI

Director of Land Utilization

PTO:st

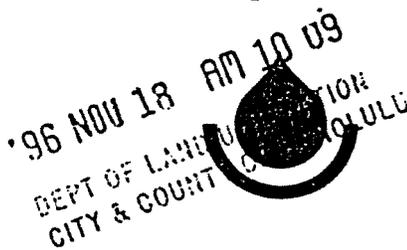
94/SD-2.sat

Enclosure

cc: Building Department
Hawaiian Telephone Company

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HAWAII 96843
PHONE (808) 527-6180
FAX (808) 533-2714



JEREMY HARRIS, Mayor

WALTER O. WATSON, JR., Chairman
MAURICE H. YAMASATO, Vice Chairman
KAZU HAYASHIDA
MELISSA Y.J. LUM
FORREST C. MURPHY
KENNETH E. SPRAGUE
BARBARA KIM STANTON

RAYMOND H. SATO
Manager and Chief Engineer

November 13, 1996

TO: PATRICK T. ONISHI, DIRECTOR
DEPARTMENT OF LAND UTILIZATION

FROM: *[Signature]*
FOR RAYMOND H. SATO, MANAGER AND CHIEF ENGINEER
BOARD OF WATER SUPPLY

SUBJECT: SUBDIVISION APPLICATION DATED OCTOBER 30, 1996 FOR
TMK: 2-9-37: 1, EAST MANOA ROAD

The availability of water to the proposed site development plan will be confirmed when the building permits are submitted for our review and approval. When water is made available, the applicant will be required to pay our Water System Facilities Charges for resource development, transmission, and daily storage.

If you have any questions, please contact Merele Leong at 527-6122.

953

Application

Court

Land

Lot 16 (Map 6)
TMK:2-9-44:16

Lot 15 (Map 6)
TMK:2-9-44:17

Lot 5-B-2-A
160.68

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

Lot 2-9-37:73

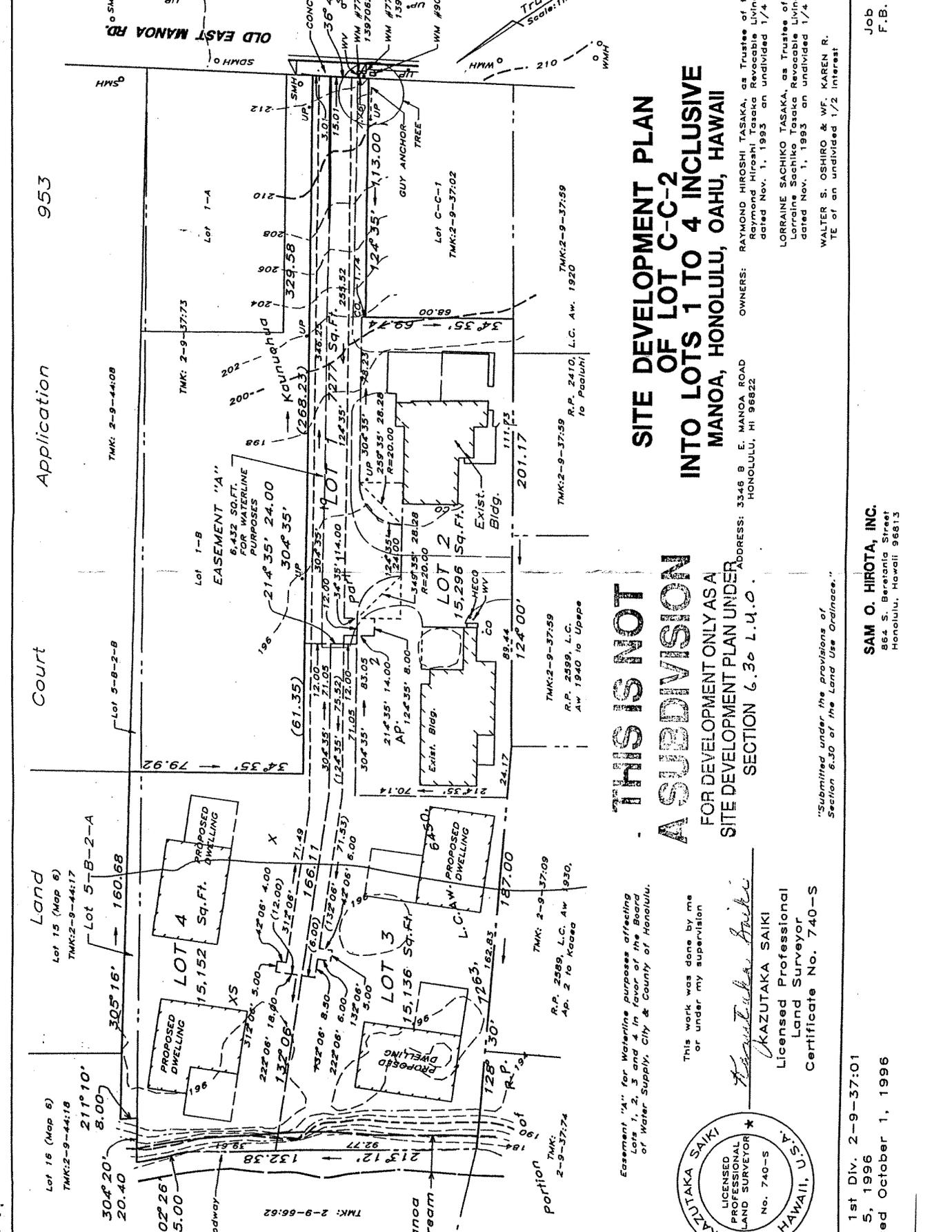
Lot 5-B-2-B
79.92

Lot 1-B
EASEMENT "A"
6,432 SQ. FT.
FOR WATERLINE
PURPOSES

Lot 1-A
204
206
208
210
212

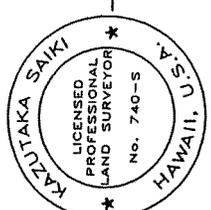
Lot 2-9-37:73

Lot 5-B-2-B
79.92



**SITE DEVELOPMENT PLAN
OF LOT C-C-2
INTO LOTS 1 TO 4 INCLUSIVE
MANOA, HONOLULU, OAHU, HAWAII**

**THIS IS NOT
A SUBDIVISION**
FOR DEVELOPMENT ONLY AS A
SITE DEVELOPMENT PLAN UNDER
SECTION 6.30 L.U.O.



This work was done by me
or under my supervision
Kazutaka Sasaki
KAZUTAKA SAKI
Licensed Professional
Land Surveyor
Certificate No. 740-S

OWNERS: RAYMOND HIROSHI TASAKA, as Trustee of the
Raymond Hiroshi Tasaka Revocable Living Trust
dated Nov. 1, 1993 an undivided 1/4 Interest
LORRAINE SACHIKO TASAKA, as Trustee of the
Lorraine Sachiko Tasaka Revocable Living Trust
dated Nov. 1, 1993 an undivided 1/4 Interest
WALTER S. OSHIRO & WF. KAREN R.
TE of an undivided 1/2 Interest

Address: 3346 B E. MANOA ROAD
HONOLULU, HI 96822

Submitted under the provisions of
Section 6.30 of the Land Use Ordinance.

TMK: 1st Div. 2-9-37:01
April 5, 1996
Revised October 1, 1996

Job No. 920630
F.B. No. 821:01

SAM O. HIROTA, INC.
864 S. Beretania Street
Honolulu, Hawaii 96813