

**DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

CONDOMINIUM PROJECT NAME	"LANI HALE"
Address	3632 Salt Lake Boulevard Honolulu, Hawaii 96818
Registration Number	6099
Effective Date of Report	September 1, 2006
Developer	SLV, LLC, a Registered Hawaii Limited Liability Company

Preparation of this Report

The Developer prepared this report to disclose relevant information, including "material facts", that are reasonably known to the Developer about the condominium project covered by this report. This report has been prepared pursuant to the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, as amended from time to time. The law defines "material facts" to mean "any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale."

This report has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts or all pertinent changes, or both, about the project have been fully or adequately disclosed; or (3) is not the Commission's judgment of the value or merits of the project.

This report may be used by the Developer for promotional purposes only if it is used in its entirety. No person shall advertise or represent that the Commission has approved or recommended the project, this report or any of the documents submitted with Developer's application for registration of this project.

This report will be amended if, after the effective date of this report, any changes, either material or pertinent changes, or both, occur regarding the information contained in or omitted from this report. In that case, the Developer is required to submit immediately to the Commission an amendment to this report or an amended Developer's Public Report, clearly reflecting the changes, together with such supporting information as may be required by the Commission. In addition, the Developer may choose at any time to change or update the information in this report. Annually, at least thirty days prior to the anniversary date of the Effective Date of this report, the Developer shall file an annual report to update the material contained in this report. If there are no changes, the Developer is required to state that there are no changes. The Developer's obligation to amend this report or to file annual reports ends when the initial sales of all units in the project have been completed.

Purchasers are encouraged to read this report carefully and to seek professional advice before signing a sales contract for the purchase of a unit in the project.

Signing a sales contract may legally bind a purchaser to purchase a unit in the project, though a purchaser may have rights to cancel or rescind a sales contract under particular circumstances that may arise.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

SPECIAL ATTENTION

A Preliminary Public Report was issued under Chapter 514A for this project under Registration No. 5792 (Partial Conversion) with an effective date of October 24, 2006 and an expiration date of November 24, 2006. This Developer's Public Report has been prepared under Chapter 514B and supersedes the Preliminary Public Report in its entirety.

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General Information On Condominiums

A condominium is a special form of ownership of real property. To create a condominium in Hawaii after July 1, 2006, the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, must be followed. 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 and/or the building(s) and other improvements are leased to the purchaser. The lease for the land usually requires that at the end of the lease term, the lessees (unit owners) deliver their interest in the land to the lessor (fee property owner).

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

You will be entitled to exclusive ownership and possession of your unit. Subject to the documents governing them, condominium units may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift or operation of law.

Your unit will, however, be part of the group of units that comprise the condominium project. Study the project's Declaration of Condominium Property Regime, Bylaws of the Association of Unit Owners, Condominium Map and House Rules, if any, which are attached as exhibits to this report. These documents contain important information on the use and occupancy of the units and the common elements of the project, as well as the rules and regulations of conduct for unit owners, tenants and guests.

Operation of the Condominium Project

The Association of Unit Owners is the entity through which unit owners may take action with regard to the administration, management and operation of the condominium project. Each unit 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 a unit owner. The Board and officers can take certain actions without the vote of the unit owners. For example, the Board may hire and fire employees, increase or decrease maintenance fees, adopt budgets for revenues, expenses and reserves and regulate the use, maintenance, repair and replacement of common elements. Some of these actions may significantly impact the unit owners.

Until there is a sufficient number of purchasers of units to elect a majority of the Board, it is likely at first 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 purchasers should understand that it is important to all unit owners that the transition of control from the Developer to the unit owners be accomplished in an orderly manner and in a spirit of cooperation.

1. THE CONDOMINIUM PROJECT

1.1 The Underlying Land

Fee Simple or Leasehold Project	<input checked="" type="checkbox"/> Fee Simple	<input type="checkbox"/> Leasehold (attach Leasehold Exhibit)
Developer is the Fee Owner	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Fee Owner's Name if Developer is not the Fee Owner	N/A	
Fee Owner's Address	3632 Salt Lake Boulevard, Apt #1, Honolulu, Hawaii 96818	
Address of Project	3632 Salt Lake Boulevard, Honolulu, Hawaii 96818	
Address of Project is expected to change because	N/A	
Tax Map Key (TMK)	(1) 1-1-018:012	
Tax Map Key is expected to change because	N/A	
Land Area	15,000 square feet	
Developer's right to acquire the Property if Developer is not the Fee Owner (describe)	N/A	

1.2 Buildings and Other Improvements

Number of Buildings	4
Floors Per Building	2
Number of New Building(s)	1
Number of Converted Building(s)	3
Principal Construction Materials (concrete, wood, hollow tile, steel, glass, etc.)	

1.3 Unit Types and Sizes of Units

Unit Type	Quantity	BR/Bath	Net Living Area	Net Other Areas	Other Areas (lanai, garage, etc.)	Area
See Exhibit <u>A</u> .						

15	Total Number of Units
----	------------------------------

Note: Net Living Area is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. Other documents and maps may give floor area figures that differ from those above because a different method of determining floor area may have been used.

1.4 Parking Stalls

Total Parking Stalls in the Project:	17
Number of Guest Stalls in the Project:	2
Number of Parking Stalls Assigned to Each Unit:	1
Attach Exhibit <u> B </u> specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open).	
If the Developer has reserved any rights to assign or re-assign parking stalls, described such rights.	
N/A	

1.5 Boundaries of the Units

Boundaries of the Unit:

The limits of the respective units are the entire living area contained within its perimeter walls and to the interior surface of the walls separating the units, and shall include pipes, wires, conduits, ducts or other utility lines running through the respective units.

1.6 Permitted Alterations to the Units

Permitted alterations to the unit (if the unit is defined as a non-physical or spatial portion of the project, also describe what can be built within such portion of the project):

Alterations of an apartment may be made with the approval of the Board of Directors and the written consent of the holders of all liens affecting the apartment.

1.7 Common Interest

Common Interest: Each unit will have a percentage interest in the common elements appurtenant to each unit. This interest is called the "common interest". It is used to determine each unit'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 unit owners. The common interest for each unit in this project, as described in Declaration is:

Described in Exhibit C .

As follows:
 See Exhibit "C"

1.8 Recreational and Other Common Facilities (Check if applicable):

<input type="checkbox"/>	Swimming pool
<input type="checkbox"/>	Laundry Area
<input type="checkbox"/>	Storage Area
<input type="checkbox"/>	Tennis Court
<input type="checkbox"/>	Recreation Area
<input type="checkbox"/>	Trash Chute/Enclosure(s)
<input type="checkbox"/>	Exercise Room
<input type="checkbox"/>	Security Gate
<input type="checkbox"/>	Playground
<input checked="" type="checkbox"/>	Other (describe): none

1.9 Common Elements

<p>Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designated as limited common elements (see Section 1.10 below) may be used only by those units to which they are assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration, are set forth below.</p>	
<p>Described in Exhibit <u> D </u>.</p>	
<p>Described as follows:</p> <p style="text-align: center;">See Exhibit "D"</p>	
Common Element	Number
Elevators	0
Stairways	2
Trash Chutes	0

1.10 Limited Common Elements

<p>Limited Common Elements: A limited common element is a portion of the common elements that is reserved for the exclusive use of one or more but fewer than all units in the project.</p>
<p>Described in Exhibit <u> E </u>.</p>
<p>Described as follows:</p> <p style="text-align: center;">See Exhibit "E"</p>

1.11 Special Use Restrictions

<p>The Declaration and Bylaws may contain restrictions on the use and occupancy of the units. Restrictions for this project include, but are not limited to, those described below.</p>	
<input checked="" type="checkbox"/>	Pets: None, except "guide dog" and such other as may be allowed by the association.
<input checked="" type="checkbox"/>	Number of Occupants: No more than six (6) persons are allowed (see House Rules)
<input checked="" type="checkbox"/>	Other: See House Rules
<input type="checkbox"/>	There are no special use restrictions

1.12 Encumbrances Against Title

<p>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 a unit in the project. Encumbrances shown may include blanket liens which will be released prior to conveyance of a unit (see Section 5.3 on Blanket Liens).</p>
<p>Exhibit <u> F </u> describes the encumbrances against title contained in the title report described below:</p>
<p>Date of the title report: July 7, 2006</p>
<p>Company that issued the title report: First American Title Company</p>

1.13 Uses Permitted by Zoning and Zoning Compliance Matters

Uses Permitted by Zoning				
	Type of Use	No. of Units	Use Permitted by Zoning	Zoning
<input checked="" type="checkbox"/>	Residential	15	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-1
<input type="checkbox"/>	Commercial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Mix Residential/Commercial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Hotel		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Timeshare		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Ohana		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Industrial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Agricultural		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Recreational		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Other (specify)		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is/Are this/these use(s) specifically permitted by the project's Declarations or Bylaws?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Variances to zoning code have been granted.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Describe any variances that have been granted to zoning code.		No variances or special permits were granted to allow deviations from any applicable codes.		

1.14 Other Zoning Compliance Matters

Conforming/Non-Conforming Uses, Structures and Lots	
<p>In general, a non-conforming use, structure or lot is a use, structure or lot that was lawful at one time but that does not now conform to present zoning requirements. Under present zoning requirements, limitations may apply to extending, enlarging or continuing the non-conformity and to altering and repairing non-conforming structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.</p> <p>If a variance has been granted or if uses, structures or lots are either non-conforming or illegal, the purchaser should consult with county zoning authorities as to possible limitations that may apply in situations such as those described above.</p> <p>A purchaser may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure or lot.</p>	

	Conforming	Non-Conforming	Illegal
Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>If a non-conforming use, structure or lot exists in this project, this is what will happen under existing laws or codes if the structure is damaged or destroyed:</p> <p>Per the Department of Planning and Permitting, the 4 existing buildings with ten (10) all weather surface off street parking met all code requirements when they were constructed in 1953 and altered up to 1972; however, the DPP states that the NUMBER of all weather off-street parking spaces (10) is considered non-conforming. Any damage or destruction of a structure should not affect the use of the parking spaces.</p>
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1.15 Conversions

<p>Developer's statements regarding units that may be occupied for residential use and that have been in existence for five years or more.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>
<p>Developer's statement, based upon a report prepared by a Hawaii-licensed architect or engineer, describing the present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the units:</p> <p>The present condition of said units as to the plumbing, mechanical and electrical installations appear to be in operating condition; no visible evidence of unstable structural components. No representations made as to the expected useful life.</p>	
<p>Developer's statement of the expected useful life of each item reported above:</p> <p>The present condition of said units as to the plumbing, mechanical and electrical installations appear to be in operating condition; no visible evidence of unstable structural components. No representations made as to the expected useful life.</p>	
<p>List of any outstanding notices of uncured violations of any building code or other county regulations:</p> <p>None.</p>	
<p>Estimated cost of curing any violations described above:</p> <p>None.</p>	

<p>Verified Statement from a County Official</p>
<p>Regarding any converted structures in the project, attached as Exhibit <u>G</u> is a verified statement signed by an appropriate county official which states that either:</p> <p>(A) The structures are in compliance with all zoning and building ordinances and codes applicable to the project at the time it was built, and specifying, if applicable:</p> <ul style="list-style-type: none"> (i) Any variances or other permits that have been granted to achieve compliance; (ii) Whether the project contains any legal nonconforming uses or structures as a result of the adoption or amendment of any ordinances or codes; and (iii) Any violations of current zoning or building ordinances or codes and the conditions required to bring the structure into compliance; <p>or</p> <p>(B) Based on the available information, the county official cannot make a determination with respect to the foregoing matters in (A) above.</p>
<p>Other disclosures and information:</p> <p>None.</p>

1.16 Project in Agricultural District

<p>Is the project in an agricultural district as designated by the land use laws of the State of Hawaii? If answer is "Yes", provide information below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable state and county land use laws? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the answer is "No", provide explanation.</p>	
<p>Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable county real property tax laws? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the answer is "No", provide explanation and state whether there are any penalties for noncompliance.</p>	
<p>Other disclosures and information: None.</p>	

1.17 Project with Assisted Living Facility

<p>Does the project contain any assisted living facility units subject to Section 321-11(10), HRS? If answer is "Yes", complete information below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Licensing requirements and the impact of the requirements on the costs, operations, management and governance of the project.</p> <p>N/A</p>	
<p>The nature and the scope of services to be provided.</p> <p>N/A</p>	
<p>Additional costs, directly attributable to the services, to be included in the association's common expenses.</p> <p>N/A</p>	
<p>The duration of the provision of the services.</p> <p>N/A</p>	
<p>Other possible impacts on the project resulting from the provision of the services.</p> <p>N/A</p>	
<p>Other disclosures and information.</p> <p>NONE</p>	

2. PERSONS CONNECTED WITH THE PROJECT

<p>2.1 Developer</p>	<p>Name: SLV, LLC Address: 3632 Salt Lake Boulevard, Honolulu, Hawaii 96818</p> <p>Business Phone Number: (808) 734-7208 E-mail Address:</p>
<p>Names of officers and directors of developers that are corporations; general partners of a partnership; partners of a limited liability partnership (LLP); or a manager and members of a limited liability company (LLC) (attach separate sheet if necessary).</p>	<p>Jerry Young, member-manager Diana Lynne Shelton, member-manager Larsen M. Luke, member-manager</p>
<p>2.2 Real Estate Broker</p>	<p>Name: Jerry Young & Associates, Inc., Db DAY Real Estate Company Address: P. O. Box 11597, Honolulu, Hawaii 96828</p> <p>Business Phone Number: (808) 734-7208 E-mail Address:</p>
<p>2.3 Escrow Depository</p>	<p>Name: First American Title Company Address: 1177 Kapiolani Boulevard, Honolulu, Hawaii 96828</p> <p>Business Phone Number: (808) 536-3866</p>
<p>2.4 General Contractor</p>	<p>Name: Nick Palafox Db Nick's Construction Address: 98-1126 Komo Mai Drive, Pearl City, Hawaii 96782</p> <p>Business Phone Number: (808) 368-3407</p>
<p>2.5 Condominium Managing Agent</p>	<p>Name: Self-Managed by the Association of Apartment Owners Address: 3632 Salt Lake Boulevard, Honolulu, Hawaii 96782</p> <p>Business Phone Number: None</p>
<p>2.6 Attorney for Developer</p>	<p>Name: Vernon T. Tashima, Attorney at Law Address: 220 So. King St., #888, Honolulu, Hawaii 96818</p> <p>Business Phone Number: (808) 521-2951</p>

3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances (Regular System) or filing in the Office of the Assistant Registrar of the Land Court, or both, a Declaration of Condominium Property Regime, a Condominium Map and the Bylaws of the Association of Unit Owners. The Condominium Property Act (Chapter 514B, HRS), the Declaration, Bylaws and House Rules control the rights and obligations of the unit owners with respect to the project and the common elements, to each other, and to their respective units.

3.1 Declaration of Condominium Property Regime

The Declaration of Condominium Property Regime contains a description of the land, buildings, units, common interests, common elements, limited common elements, and other information relating to the condominium project.		
Land Court or Bureau of Conveyances	Date of Document	Document Number
LAND COURT	July 5, 2006	3450353

Amendments to Declaration of Condominium Property Regime		
Land Court or Bureau of Conveyances	Date of Document	Document Number
LAND COURT	August 24, 2006	3472788

3.2 Bylaws of the Association of Unit Owners

The Bylaws of the Association of Unit Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Unit 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 that affect how the condominium project will be governed.		
Land Court or Bureau of Conveyances	Date of Document	Document Number
LAND COURT	July 5, 2006	3450354

Amendments to Bylaws of the Association of Unit Owners		
Land Court or Bureau of Conveyances	Date of Document	Document Number
LAND COURT	August 24, 2006	3472789

3.3 Condominium Map

The Condominium Map contains a site plan and floor plans, elevations and layout of the condominium project. It also shows the floor plan, unit number and dimensions of each unit.	
Land Court Map Number	1838
Bureau of Conveyances Map Number	
Dates of Recordation of Amendments to the Condominium Map:	

3.4 House Rules

<p>The Board of Directors may adopt rules and regulations (commonly called "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. Changes to House Rules do not need to be recorded to be effective.</p>			
<p>The House Rules for this project:</p>			
Are Proposed		✓	
Have Been Adopted and Date of Adoption			
Developer does not plan to adopt House Rules			

3.5 Changes to the Condominium Documents

<p>Changes to Condominium Documents: Changes to the Declaration, Bylaws and Condominium Map are effective only if they are duly adopted and recorded. Where permitted, the minimum percentages of the common interest that must vote for or give written consent to changes to the Declaration, Bylaws and Condominium Map are set forth below. The percentages for any individual condominium project may be more than the minimum set by law if the Declaration or Bylaws for the project so provide.</p>		
Document	Minimum Set by Law	This Condominium
Declaration	67%	75%
Bylaws	67%	67%

3.6 Rights Reserved by the Developer to Make Changes to the Condominium Project or Condominium Documents

<input type="checkbox"/>	<p>No rights have been reserved to the Developer to change the Declaration, Bylaws, Condominium Map or House Rules (if any).</p>
<input checked="" type="checkbox"/>	<p>Developer has reserved the right to change the Declaration, Bylaws, Condominium Map and House Rules (if any) and to add to or merge the project or to develop the project in one or more phases, and such rights are summarized as follows:</p> <ol style="list-style-type: none"> 1. To grant, reserve or adjust easements for common or public purpose. 2. By attaching an "as built" statement of an architect or engineer after new construction. 3. The right to add to, delete from, and/or modify the Project or any part thereof, including the right to merge with other projects, or by adding later phases to the Project.

4. CONDOMINIUM MANAGEMENT

4.1 Management of the Common Elements

<p><u>Management of the Common Elements:</u> The Association of Unit Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.</p>	
<p>The Initial Condominium Managing Agent for this project is (check one):</p>	
<input type="checkbox"/>	Not affiliated with the Developer
<input checked="" type="checkbox"/>	None (self-managed by the Association)
<input type="checkbox"/>	The Developer or an affiliate of the Developer
<input type="checkbox"/>	Other (explain)

4.2 Estimate of the Initial Maintenance Fees

<p><u>Estimate of the Initial Maintenance Fees:</u> The Association will make assessments against your unit to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your unit and the unit may be sold through a foreclosure proceeding. Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.</p>
<p>Exhibit <u>H</u> contains a breakdown of the estimated annual maintenance fees and the monthly estimated maintenance fee for each unit, certified to have been based on generally accepted accounting principles, with the Developer's statement as to when a unit owner shall become obligated to start paying the unit owner's share of the common expenses.</p>

4.3 Utility Charges to be Included in the Maintenance Fee

<p>If checked, the following utilities are included in the maintenance fee:</p>	
<input checked="" type="checkbox"/>	Electricity for the common elements
<input checked="" type="checkbox"/>	Gas for the common elements
<input checked="" type="checkbox"/>	Water
<input checked="" type="checkbox"/>	Sewer
<input type="checkbox"/>	TV cable
<input checked="" type="checkbox"/>	Other (specify) See Exhibit "H"

4.4 Utilities to be Separately Billed to Unit Owner

<p>If checked, the following utilities will be billed to each unit owner and are not included in the maintenance fee:</p>	
<input checked="" type="checkbox"/>	Electricity for the Unit only
<input checked="" type="checkbox"/>	Gas for the Unit only, if any
<input checked="" type="checkbox"/>	Water
<input checked="" type="checkbox"/>	Sewer
<input type="checkbox"/>	TV cable
<input type="checkbox"/>	Other (specify)

5. SALES DOCUMENTS

5.1 Sales Documents Filed with the Real Estate Commission

Sales Documents on file with the Commission include, but are not limited to, the following:	
<input checked="" type="checkbox"/>	Specimen Sales Contract Exhibit <u> I </u> contains a summary of the pertinent provisions of the sales contract. Including but not limited to any rights reserved by the Developer.
<input checked="" type="checkbox"/>	Escrow Agreement Dated: August 21, 2006 Name of Escrow Company: First American Title Company, Inc. Exhibit <u> J </u> contains a summary of the pertinent provisions of the escrow agreement.
<input type="checkbox"/>	Other:

5.2 Sales to Owner-Occupants

If this project contains three or more residential units, the Developer shall designate at least fifty percent (50%) of the units for sale to Owner-Occupants.
--

<input type="checkbox"/>	The sales of units in this project are subject to the Owner-Occupant requirements of Chapter 514B.
<input type="checkbox"/>	Developer has designated the units for sale to Owner-Occupants in this report. See Exhibit <u> </u> .
<input checked="" type="checkbox"/>	Developer has or <u>will</u> designate the units for sale to Owner-Occupants by publication.

5.3 Blanket Liens

Blanket Liens: A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project or more than one unit that secures some type of monetary debt (such as a loan) or other obligation. Blanket liens (except for improvement district or utility assessments) must be released as to a unit before the developer conveys that unit to a purchaser. The purchaser's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the unit to the purchaser.

<input type="checkbox"/>	There are <u>no blanket liens</u> affecting title to the individual units.
<input checked="" type="checkbox"/>	There are <u>blanket liens</u> that may affect title to the individual units.

Type of Lien	Effect on Purchaser's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance
1. Mtg dated Jan 26, 2001 in favor of Central Pacific Bank recorded as Land Court Doc No 2001-018046 2. Financing Stmt recorded as Doc No. 2001-018046. A continuation stmt was recorded as Doc No. 2005-231892.	Lender has priority over Buyer's rights under a sales contract, and has a right to terminate sales contracts upon foreclosure of its mortgage before an apartment sale is closed. Should Lender terminate Buyer's sales contract, Buyer shall be entitled to a refund of all deposits, less escrow cancellation fee. However, should Buyer's deposit be disbursed by Escrow and the lien is foreclosed prior to conveyance to Buyer, Buyer may not be able to recover the deposit moneys.

5.4 Construction Warranties

Construction Warranties: Warranties for individual units and the common elements, including the beginning and ending dates for each warranty (or the method of calculating them), are as set forth below:
Building and Other Improvements: NONE
Appliances: All units will be furnished with tankless water heater, range/oven, garbage disposal, refrigerator, and washer/dryer.
Manufacturer warranties on the above will be passed on by Developer and will vary depending on the appliances.

5.5 Status of Construction, Date of Completion or Estimated Date of Completion

<p>Status of Construction:</p> <p>Currently there are 4 buildings: Building B is a two-story building with 2 units on each floor Buildings A, C & D are one-story duplex buildings.</p> <p>The Developer proposes as follows:</p> <p>Building B, a 4-plex, will be retained, as built; Building A will be raised, and 2 new units will be constructed on the ground level, thus creating a 4-plex building; Building C will be raised, and 2 new units will be constructed on the ground level, thus creating a 4-plex building; Building D will be raised, but a single unit will be constructed on the ground level, creating a 3-plex building.</p>
<p>Completion Deadline: If a sales contract for a unit is signed before the construction of the unit has been completed, or, in the case of a conversion, completion of any repairs, does not occur by the completion deadline set forth below, one of the remedies available to a purchaser is a cancellation of the purchaser's sales contract. The sales contract may include a right of the Developer to extend the completion deadline for force majeure as defined in the sales contract. The sales contract may also provide additional remedies for the purchaser.</p>
<p>Completion Deadline for any unit not yet constructed, as set forth in the sales contract: MAY 31, 2007</p>
<p>Completion Deadline for any repairs required for a unit being converted, as set forth in the sales contract. MAY 31, 2007</p>

5.6 Developer's Use of Purchaser Deposits to Pay for Project Construction Cost Before Closing or Conveyance

<p>The Developer is required to deposit all moneys paid by purchasers in trust under a written escrow agreement with a Hawaii licensed escrow depository. Escrow shall not disburse purchaser deposits to the Developer or on behalf of the Developer prior to closing, except if a sales contract is canceled or if Developer has met certain requirements, which are described below.</p>

5.6.1 Purchaser Deposits Will Not Be Disbursed Before Closing or Conveyance

<input checked="" type="checkbox"/>	<p>The Developer hereby declares by checking the box to the left that it shall use its own funds to complete the construction of the condominium project by the date indicated in Section 5.5 of this report, and the Developer, pursuant to its own analysis and calculations, certifies that it has sufficient funds to complete the construction of the condominium project.</p> <p>If the box to the left is checked, Sections 5.6.2 and 5.7, which follow below, will not be applicable to the project.</p>
-------------------------------------	--

5.6.2 Purchaser Deposits Will Be Disbursed Before Closing

<p>Hawaii law provides that, if certain statutory requirements are met, purchaser deposits in escrow under a binding sales contract may be used before closing to pay for certain project costs. For this project, the Developer indicates that purchaser deposits may be used for the following purposes (check applicable box):</p>	
<input type="checkbox"/>	<p>For new constructions: to pay for project construction costs described in the Developer's budget and approved by the Developer's lender or an otherwise qualified, financially disinterested person; or</p>
<input type="checkbox"/>	<p>For conversions: to pay for repairs necessary to cure violations of county zoning and building ordinances and codes, for architectural, engineering, finance and legal fees, and for other incidental expenses.</p>

In connection with the use of purchaser deposits (check Box A or Box B):

<p>Box A <input type="checkbox"/> N/A</p>	<p>The Developer has submitted all information and documents required by law and the Commission prior to the disbursement of purchaser deposits before closing. This means that the Developer may use such deposits before closing. If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report.</p> <p>If Box A is checked, you should read and carefully consider the following notice, which is required by law:</p> <p><u>Important Notice Regarding Your Deposits:</u> Deposits that you make under your sales contract for the purchase of the unit may be disbursed before closing of your purchase to pay for project costs, construction costs, project architectural, engineering, finance, and legal fees, and other incidental expenses of the project. While the developer has submitted satisfactory evidence that the project should be completed, it is possible that the project may not be completed. If your deposits are disbursed to pay project costs and the project is not completed, there is a risk that your deposits will not be refunded to you. You should carefully consider this risk in deciding whether to proceed with your purchase.</p>
<p>Box B <input type="checkbox"/> N/A</p>	<p>The Developer has <u>not</u> submitted all information and documents required by law and the Commission, and, until all such information and documents are submitted, thus, the Developer cannot use purchaser deposits.</p> <p>If the Developer later submits all information and documents required by law and the Commission for the use of purchaser deposits, then the Developer must provide an amendment to this report or an amended developer's public report to each purchaser who has signed a sales contract. At such time, the <u>Important Notice Regarding Your Deposits</u> set forth immediately above will apply to all purchasers and will be restated in the amendment to this report or an amended developer's public report. When an effective date for such an amendment or an amended developer's public report is issued, <u>you will not have the right to rescind or cancel the sales contract by reason of such submission and amendment.</u> (This, however, does not affect your right to rescind for material changes or any other right you may have to rescind or cancel the sales contract, as described in Section 5.8 below.) If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report.</p> <p>You should understand that, although the <u>Important Notice Regarding Your Deposits</u> set forth above does not currently apply to you, it might apply to you in the future, and, therefore, you should read and carefully consider it now to ensure that you understand the risk involved in deciding whether to proceed with your purchase.</p>

Material House Bond. If the Developer has submitted to the Commission a completion or performance bond issued by a material house instead of a surety as part of the information provided prior to the use of purchaser deposits prior to closing or conveyance of a unit, the Developer shall disclose the same below and disclose the impact of any restrictions on the Developer's use of purchaser deposits.

Material House Bond is with HONSADOR LUMBER LLC, a Delaware Limited Liability Corporation. Owner's funding will be made through Pacific Rim Bank and therefore Purchaser's deposits will not be used.

5.7 Rights Under the Sales Contract

Before signing the sales contract, prospective purchasers should carefully review all documents relating to the project. These include but are not limited to the documents listed below. Items 2, 3 and 4 are made a part of this public report, as well as Item 5, if any, and are being delivered to you with this report.

1.	Developer's Public Report
2.	Declaration of Condominium Property Regime (and any amendments)
3.	Bylaws of the Association of Unit Owners (and any amendments)
4.	Condominium Map (and any amendments)
5.	House Rules, if any
6.	Escrow Agreement
7.	Hawaii's Condominium Property Act (Chapter 514B, HRS, as amended) and Hawaii Administrative Rules (Chapter 16-107, adopted by the Real Estate Commission, as amended), provided that rules and regulations under Chapter 514B have not yet been adopted.
8.	Other: None

Copies of the condominium and sales documents and amendments made by the Developer are available for review through the Developer or through the Developer's sales agent, if any. The Condominium Property Regime law (Chapter 514B, HRS) and the Administrative Rules (Chapter 107, HAR), are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov

Website to access rules: www.hawaii.gov/dcca/har

5.8 Purchaser's Right to Cancel or Rescind a Sales Contract

A purchaser's right to cancel a sales contract or to rescind a sales contract may arise under varying circumstances. In the sections below, some circumstances that will give rise to a purchaser's right to cancel or rescind are described, together with what a purchaser must do if the purchaser wishes to exercise any of the rights.

5.8.1 When a Sales Contract becomes Binding and Purchaser's 30-Day Right to Cancel a Sales Contract

A sales contract signed by a purchaser and the developer will not become binding on a purchaser or the Developer until the following events have taken place:

(1) The purchaser has signed the sales contract.

(2) The Developer has delivered to the purchaser a true copy of the developer's public report with an effective date issued by the Commission, together with all amendments to the report as of the date of delivery, and the project's recorded Declaration and Bylaws, House Rules (if any), the Condominium Map and any amendments to them to date (all of which are a part of the developer's public report). If it is impracticable to include a letter-sized Condominium Map, the Developer must provide written notice of an opportunity to examine the Condominium Map.

(3) The Developer has delivered to the purchaser a notice of the purchaser's 30-day cancellation right on a form prescribed by the Commission.

(4) The purchaser does at least one of the following:

(a) Waives the purchaser's right to cancel the sales contract within 30 days from receipt of the notice of the purchaser's 30-day cancellation right; or

- (b) Allows the 30-day cancellation period to expire without exercising the right to cancel; or
- (c) Closes the purchase of the unit before the 30-day cancellation period expires.

The purchaser or the Developer may cancel the sales contract at any time during the 30-day cancellation period, and the sales contract will be canceled and the purchaser's deposits returned to the purchaser, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.

5.8.2 Right to Cancel a Sales Contract if Completion Deadline Is Missed

In addition to the purchaser's 30-day cancellation right described in Section 5.8.1 above, when a sales contract is signed before completion of construction of a project, the purchaser will have the right to cancel if the unit is not completed by certain deadlines. In conversion projects, there must be a deadline for completion of any required repairs. Every sales contract shall contain an agreement of the Developer that the completion of construction shall occur on or before the completion deadline, and that completion deadline is set forth in this report in Section 5.5. The sales contract shall provide that the purchaser may cancel the sales contract at any time after the specified completion deadline, if completion of construction does not occur on or before the completion deadline, as the same may have been extended. Upon a cancellation, the purchaser's deposits shall be refunded, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.00.

5.8.3 Purchaser's Right to Rescind a Binding Sales Contract After a Material Change

If a "material change" in a project occurs after a purchaser has signed a sales contract that has become binding, the purchaser will have a 30-day right to rescind after notification and description of the material change. A material change is defined in the Condominium Property Act to be any change that "directly, substantially and adversely affects the use or value of (1) a purchaser's unit or appurtenant limited common elements; or (2) those amenities of the project available for the purchaser's use."

The purchaser will be informed of the material change by the developer on a form prescribed by the Commission containing a description of the material change.

After notice of the material change, the purchaser may waive the right to rescind by:

- (1) Checking the waiver box on the rescission form; or
- (2) Letting the 30-day rescission period expire, without taking any action to rescind; or
- (3) Closing the purchase of the unit before the 30-day rescission period expires.

The rescission form must be signed by all purchasers of the affected unit and delivered to the developer no later than midnight of the 30th calendar day after the purchasers received the rescission form from the developer. Purchasers who validly exercise the right of rescission shall be entitled to a prompt and full refund of any moneys paid.

A rescission right shall not apply in the event of any additions, deletions, modifications and reservations including, without limitation, the merger or addition or phasing of a project, made pursuant to the terms of the project's Declaration.

These provisions shall not preclude a purchaser from exercising any rescission rights pursuant to a contract for the sale of a unit or any applicable common law remedies.

6. MISCELLANEOUS INFORMATION NOT COVERED ELSEWHERE IN THIS REPORT.

1. Jerry S. C. Young is one of the member-managers of SLV, LLC a Registered Hawaii Limited Liability Company and is also a real estate broker for DAY Real Estate Company.
2. Building Permit No. 598259 for Building A (Exhibit "K")
Building Permit No. 598264 for Building B (Exhibit "K")
Building Permit No. 598262 for Building C (Exhibit "K")
Building Permit No. 598260 for Building D (Exhibit "K")
3. Disclosure Abstract [Exhibit "L"]

The Developer declares subject to the penalties set forth in Section 514B-69, HRS, that this project conforms to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a)(13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

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 purchasers 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. The Developer hereby agrees promptly to amend this report to report any pertinent or material change or both in any information contained in this report and to file annually a report to update the material contained in this report at least 30 days prior to the anniversary date of the effective date of this report.

SLV, LLC, a Registered Hawaii Limited Liability Company
Printed Name of Developer

By:  7/27/06
Duly Authorized Signatory* Date

Jerry Young, Member-Manager
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

*Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.

1. THE CONDOMINIUM PROJECT

1.3 Unit Types and Sizes of Units

Unit Type	Quantity	BR/Bath	Net Living Area	Net Other Areas	Other Areas (lanai, garage, etc.)	Area
Bldg A – Unit 1	1	2/1	600 sf	----	----	----
Bldg A – Unit 2	1	2/1	600 sf	----	----	----
Bldg A – Unit 3	1	2/1	600 sf	----	----	----
Bldg A – Unit 4	1	2/1	600 sf	----	----	----
Bldg B – Unit 5	1	2/1	600 sf	----	----	----
Bldg B – Unit 6	1	2/1	600 sf	----	----	----
Bldg B – Unit 7	1	2/1	600 sf	----	----	----
Bldg B – Unit 8	1	2/1	600 sf	----	----	----
Bldg C – Unit 9	1	2/1	600 sf	----	----	----
Bldg C – Unit 10	1	2/1	600 sf	----	----	----
Bldg C – Unit 11	1	2/1	600 sf	----	----	----
Bldg C – Unit 12	1	2/1	600 sf	----	----	----
Bldg D – Unit 14	1	2/1	600 sf	----	----	----
Bldg D – Unit 15	1	2/1	600 sf	----	----	----
Bldg D – Unit 16	1	2/1	600 sf	----	----	----

15	Total Number of Units
----	-----------------------

Note: Net Living Area is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. Other documents and maps may give floor area figures that differ from those above because a different method of determining floor area may have been used.

1.4 Parking Stalls

Total Parking Stalls in the Project:	17
Number of Guest Stalls in the Project:	2
Number of Parking Stalls Assigned to Each Unit:	1
Attach Exhibit <u>B</u> specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open)	

Parking Stalls:

Total Parking Stalls: 17

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		TOTAL
	<u>Covered</u>	<u>Open</u>	<u>Covered</u>	<u>Open</u>	<u>Covered</u>	<u>Open</u>	
Assigned (for each unit) (Unit 11 – partially covered parking)	<u>3.5</u>	<u>11.5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15</u>
Guest	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
Unassigned	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Extra for Purchase	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Other: <u>None</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Covered & Open:	<u>17</u>		<u>0</u>		<u>0</u>		<u>17</u>

If the Developer has reserved any rights to assign or re-assign parking stalls, described such rights.

None.

1.7 Common Interest

Common Interest: Each unit will have a percentage interest in the common Elements appurtenant to each unit. This interest is called the "common interest". It is used to determine each unit'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 unit owners. The common interest for each unit in this project, as described in Declaration, is:

As follows:

EXHIBIT "C"

<u>Type/Unit No.</u>	<u>Undivided Interest</u>
Bldg A 1	6.67%
2	6.67%
3	6.67%
4	6.67%
Bldg B 5	6.67%
6	6.67%
7	6.67%
8	6.67%
Bldg C 9	6.67%
10	6.67%
11	6.67%
12	6.67%
Bldg D 14	6.67%
15	6.67%
16	<u>6.62%</u>
TOTAL	100.00%

EXHIBIT "C"

1.9 Common Elements

Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designed as limited common elements (see Section 1.10 below) may be used only by those units to which they are assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration are set forth below:

The common element will include the limited common elements and all other portions of the land and improvements other than the apartment, in the land on which it is located and all elements mentioned in the Condominium Property Act which are actually constructed on the land herein described, and specifically shall include, but are not limited to:

- a) Land herein described in Exhibit "A", attached to the Declaration in fee simple.
- b) All yards, boundary walls, if any, grounds and landscaping, walkways, sidewalks, if any.
- c) Common driveway for all four (4) buildings.
- d) All electrical equipment, wiring and other appurtenant installations, including power and light, water, sewer and gas lines; all pipes, wires, conduits or other utility or service lines, including TV cable, if any, which are utilized by, or serve, more than one building.

Common Element	Number
Elevators	0
Stairways	2
Trash Chutes	0

1.10 Limited Common Elements

Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designated as assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration, are set forth below.

EXHIBIT "E"

Described as follows:

The limited common elements and the apartments which use them, as described in the Declaration, are as follows: Each unit will have, as a limited common element, a portion of the parking space as follows:

<u>Type/Unit No.</u>	<u>Assigned Parking No.</u>
Bldg A - 1	Parking No. 109
2	Parking No. 108
3	Parking No. 107
4	Parking No. 106
Bldg B - 5	Parking No. 105
6	Parking No. 104
7	Parking No. 103
8	Parking No. 102
Bldg C - 9	Parking No. 116
10	Parking No. 115
11	Parking No. 114
12	Parking No. 113
Bldg D - 14	Parking No. 112
15	Parking No. 111
16	Parking No. 101
Guest -----	Parking No. 110
Guest -----	Parking No. 117

EXHIBIT "E"

1.12 Encumbrances Against Title

ENCUMBRANCES AGAINST TITLE

Date of Title Report: July 7, 2006
Company that issued the title report First American Title Company

1. Real property tax assessments for the fiscal year 2005-2006:
Tax Map Key No.: (1) 1-1-018:012 CPR 0000
Class No.: 2
First Installment: \$1,440.19, PAID
Second Installment: \$1,440.19, PAID

2. Easement S-6 (10 feet wide), for storm drain purposes, show on Map No. 126 filed with Land Court Application No. 1074, as set forth by Land Court Order No. 12526, recorded January 7, 1954.

3. Easement T-4 (5 feet wide), for storm drain purposes, show on Map No. 126 filed with Land Court Application No. 1074, as set forth by Land Court Order No. 12526, recorded January 7, 1954.

4. A mortgage dated January 26, 2001 in favor of CITY BANK, a Hawaii corporation, now CENTRAL PACIFIC BANK, recorded February 8, 2001 as Land Court Document No. 2001-018046 of Official Records.

5. A financing Statement secured by CITY BANK, a Hawaii corporation, now CENTRAL PACIFIC BANK, recorded February 8, 2001 as Regular System Document No. 2001-018046 of Official Records. A continuation statement was recorded November 15, 2005 as Regular System Document No. 2005-231892 of Official Records.

6. Land Court Condominium Map No. 1838.

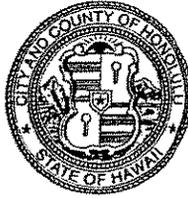
7. The terms and provisions contained in or incorporated by reference in the Declaration of Condominium Property Regime, as may be amended. Said Declaration was recorded July 7, 2006 as Land Court Document No. 3450353, and amended by instrument dated August 24, 2006, recorded as Document No. 3472788.

8. The terms and provisions contained in or incorporated by reference in the Condominium By-Laws, as may be amended. Said By-Laws were recorded July 7, 2006 as Land Court Document No. 3450354, and amended by instrument dated August 24, 2006, recorded as Document No. 3472789.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4432 • FAX: (808) 527-6743
DEPT. INTERNET: www.honolulu.gov • INTERNET: www.honolulu.gov

MUFI HANNEMANN
MAYOR



HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUE
DEPUTY DIRECTOR

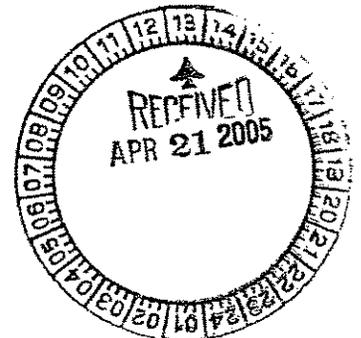
2005/ELOG-89(RLK)

April 19, 2005

Mr. Vernon T. Tashima
Attorney at Law
Suite 888, Central Pacific Plaza
220 South King Street
Honolulu, Hawaii 96813

Dear Mr. Tashima:

Subject: Condominium Conversion Project
3632 Salt Lake Blvd
Tax Map Key: 1-1-18: 12



This is in response to your letter dated January 10, 2005 requesting verification that the structures at the above-mentioned property met all applicable code requirements at the time of construction.

Investigation revealed that the two-story four-unit apartment building and the three two-family detached dwellings with ten all-weather-surface off-street parking spaces met all applicable code requirements when they were constructed in 1953, relocated in 1967 and 1972 and altered in 1973 on this 15,000-square foot A-1 Medium Density Apartment zoned lot.

A subdivision (file No. 72/SUB-560) was approved December 28, 1972, for the consolidation of Lots 11 and 12, Block B of Land Court Application 1074 (Map 126) (Tax Map Key 1-1-18: 11 and 12) at Moanahua, into Lot 3359 of 15,000 square feet and new Tax Map Key 1-1-18: 12.

The number of all-weather off-street parking spaces (10) is considered nonconforming.

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

Mr. Vernon T. Tashima
April 19, 2005
Page 2

For your information, the Department of Planning and Permitting cannot determine all other legal nonconforming uses or structures as a result of the adoption or amendment of any applicable codes.

Conversion to a condominium property regime (CPR) is not recognized by the City and County as an approved subdivision. CPR delineates ownership; it does not create separate lots of record for subdivision and zoning purposes.

If you have any questions regarding this matter, please contact Mr. Ivan Matsumoto of our Commercial and Multi-family Code Enforcement Branch at 527-6341.

Sincerely yours,


for HENRY ENG, FAICP
Director of Planning and Permitting

HE:ft

Doc 365181

LANI HALE
MAINTENANCE FEE

	A	B	C	D	E	F
1	BLDG.	APT. NO.	BED/BATH	APPROX. SIZE	MAINT. FEE	% INT.
2	A	1*	2/1	600	194.82	0.0667
3		2*	2/1	600	194.82	0.0667
4		3	2/1	600	194.82	0.0667
5		4	2/1	600	194.82	0.0667
6	B	5	2/1	600	194.82	0.0667
7		6	2/1	600	194.82	0.0667
8		7	2/1	600	194.82	0.0667
9		8	2/1	600	194.82	0.0667
10	C	9*	2/1	600	194.82	0.0667
11		10*	2/1	600	194.82	0.0667
12		11	2/1	600	194.82	0.0667
13		12	2/1	600	194.82	0.0667
14	D	14*	2/1	600	193.36	0.0662
15		15	2/1	600	194.82	0.0667
16		16	2/1	600	194.82	0.0667
17						
18	TOTAL				2920.84	1.00
19						
20						
21						
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40						

EXHIBIT "I"

SUMMARY OF DEPOSIT RECEIPT AND SALES CONTRACT

The Deposit Receipt Offer and Acceptance Agreement (the "Sales Contract") contains the price and other terms and conditions under which a purchaser will agree to buy an apartment in the Project. Among other things, the Sales Contract states:

- (a) The total purchase price, method of payment and additional sums, which must be paid in connection with the purchase of an apartment.
- (b) That purchaser acknowledges having received and read a public report (either preliminary, contingent or final) for the Project prior to signing the Sales Contract.
- (c) That the Developer makes no representations concerning rental of an apartment, income or profit from an apartment, or any other economic benefit to be derived from the purchase of an apartment.
- (d) The Sales Contract may be subordinate to the lien of a construction lender.
- (e) That the purchaser's money will be held in escrow, under the terms of the Escrow Agreement.
- (f) Requirements relating to the purchaser's financing of the purchase of an apartment.
- (g) That the apartment and the Project will be subject to various other legal documents which the purchase should examine, and that the Developer may change these documents under certain circumstances.
- (h) That the Developer makes no warranties regarding the apartment, the Project or anything installed or contained in the apartment or the Project.
- (i) That the Project will be subject to ongoing construction and sales activities, which may result in certain annoyances to the purchaser.
- (j) That the purchaser must close the purchase at a certain date and pay closing costs, in addition to the purchase price.
- (k) That the Developer has reserved certain rights and powers relating to the Project and the purchaser acknowledges and consents to the exercise of such rights and powers.
- (l) That except under certain circumstances, as set forth in the Sales Contract, all interest on deposits toward the purchase price shall be the property of the Developer.

The Sales Contract contains various other important provisions relating to the purchase of an apartment in the Project. Purchasers and prospective purchasers should carefully read the specimen Sales Contract on file with the Real Estate Commission.

END OF EXHIBIT "I"

EXHIBIT "J"

SUMMARY OF THE PROVISIONS OF THE ESCROW AGREEMENT

Among other provisions of the Escrow Agreement, the Agreement provides that:

Further, Purchaser shall be entitled to a refund of Purchaser's funds, and Escrow shall pay the funds to Purchaser, without interest and less Escrow's cancellation fee upon receipt by Escrow of a written request from Seller to return to Purchaser the funds of such Purchaser then held hereunder by Escrow.

Subject to such deduction as may be provided in the Sales Contract, and an escrow cancellation fee, the purchaser shall be entitled to a return of his funds, and Escrow shall pay such funds to the purchaser, without interest, upon purchaser's written request, and, if any, one of the following events has occurred:

(a) Seller has instructed Escrow in writing to return to the purchaser the funds of the purchaser then being held hereunder by Escrow; or

(b) Seller has notified Escrow in writing of the Seller's exercise of the option to rescind the Sales Contract pursuant to any right of rescission stated herein or otherwise available to the seller; or

(c) The purchaser has exercised his right to cancel the contract pursuant to Section 514B-86, Hawaii Revised Statutes, as amended; and, upon any such cancellation, purchaser shall be entitled to a prompt refund of all monies paid, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.00; or

(d) A purchaser has exercised his right to rescind the contract pursuant to Section 514B-87, Hawaii Revised Statutes, as amended, or

(e) If, in accordance with Part V, Chapter 514B, Hawaii Revised Statutes:

i) no sales contract is offered to purchaser who was placed on the Developer's reservation list of owner-occupants, or upon a request from a person who is on the final reservation list but who has elected not to execute a sales contract; or

ii) the purchaser has been unable to obtain adequate financing, or a commitment for adequate financing, for his unit within fifty (50) calendar days following the end of the ten (1) calendar-day period during which the Developer is limited to selling to owner-occupants.

Upon the return of said funds to the purchaser as aforesaid, Escrow shall return to seller such purchaser's Sales Contract and any conveyancing documents theretofore delivered to Escrow pursuant to such Sales Contract. Other documents delivered to Escrow relating to the sale of the units identified in such Sales Contracts will be returned to the person from whom or entity from which they were received.

(f) In the event of default of the purchaser, purchaser's initial deposits shall be retained by Seller, as liquidated damages.



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET * HONOLULU, HAWAII 96813
 Phone: (808) 523-4505 * Fax: (808) 527-8111

PAID RECEIPT

BUSINESS ACTUAL TIME DR
 6/23/2006 6/23/2006 07:43:46 3
 REG DT01 WALKIN PA PA
 RECEIPT # 194459 6/23/2006 OFI
 apt 9019 4238 BUILDING
 FISCAL YR: 2006 FUND: 110 GENERAL FUND
 Receipt Tot \$650.00
 \$5,200.00 CR \$1.00 CA

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES; CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone	Section	Plot	Parcel
1	1	018	012

3632 SALT LAKE BLVD

15,000 Sq. Ft.

Site Address (if other than primary): **3632 SALT LAKE BLVD. BLDG. A**

PROJECT: (BP #598259) (TMK: 11018012) DIANA SHELTON - JACK UP EXISTING 2 FAMILY DETACHED DWELLING AND ADD 2 ADDITIONAL UNITS. BLDG. A

\$650.00

PERMIT FEE

Type of Payment(s)

Cash

Check

Charge

Accepted Value of Work: **\$80,000**

TYPE OF WORK

Alteration Y

Plumbing Work Y

Repair Y

Electrical Work Y

RIGHT OF WAY WORK

Driveway: New: Existing:

Private:

Driveway Types:

Sidewalk Types:

Curbing Types:

Linear Ft. of Driveway:

Linear Ft. of Sidewalk:

Linear Ft. of Curbing:

Linear Ft. of Driveway:

Please notify this office at least 24 hours before starting work in the Right-Of-Way. Phone: 523-4213

GENERAL CONTRACTOR

Palafox, Nick R.

Contact Info: 388-3407

Lic. No.: BC-18871

NOTES

Building Permit Conditions

Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

DATE ISSUED: 06/22/2006

Location Permit Issued: **HMB**

Location Application Created: **HMB**

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED

IF WORK IS NOT STARTED WITHIN 120 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS,

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT IS ALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS.

Building Inspector
 Name: **GREGORY PANG**
 Office No.: **(808) 527-5033**

Electrical Inspector
 Name: **WAYNE YOSHIMURA**
 Office No.: **(808) 523-4098**

Plumbing Inspector
 Name: **LAWRENCE IYASHI**
 Office No.: **(808) 523-4353**

APPLICATION NO.: A2005-12-1124

JobID: 23423118
 ExternalID: 023428028-002

PERMIT NO.: 598259



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET * HONOLULU, HAWAII 96813

Phone: (808) 529-4505 * Fax: (808) 527-6111

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES;
CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18
(FEES AND PERMITS) OF THE REVISED ORDINANCES OF
THE CITY AND COUNTY OF HONOLULU

Cellular No.: (808) 232-7583

(808) 220-2214

(808) 721-3111

APPLICATION NO.: **A2005-12-1124**

JobID: 23423118

ExternalID: 023423028-002

PERMIT NO.: **598259**

Print Date: Thursday June 22, 2006 3:59 pm

EXHIBIT "K"

Page 2 of 12

Page 2 of 2



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-6111

PAID RECEIPT

BUSINESS ACTUAL TIME
6/23/2006 6/23/2006 07:44:03 30
REG DT01 WALKIN PA PA
>>RECEIPT # 184660 6/23/2006 OFLN
AMOUNT 9019 6973 PLAN REVIEW FEE
FISCAL YR: 2006 FUND: 110 GENERAL FUND
Receipt Tot \$650.00
\$5,200.00 TX \$.00 CA

PLAN REVIEW FEE

This fee shall be credited toward payment of the Building Permit Fee.
This Plan Review Fee shall expire by limitation if the building permit is not obtained
within 365 days of the date of application.

\$650.00
PERMIT FEE

PROJECT

[TMK: 11018012] DIANA SHELTON - JACK UP EXISTING 2 FAMILY DETACHED DWELLING AND
ADD 2 ADDITIONAL UNITS. BLDG. A

Zone	Section	Plat	Parcel
1	1	018	012

3632 SALT LAKE BLVD
15,000 Sq. Ft.

APPLICANT

Shelton, Diane L.
3632
Honolulu, Hawaii 96818

DATE: 06/22/2006


FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

TRACKING: 023423028-002

FILE NO.: **A2005-12-1124**



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

450 SOUTH KING STREET * HONOLULU, HAWAII 9681
Phone: (808) 523-4505 * Fax: (808) 527-8111

PAID RECEIPT

BUSINESS ACTUAL TIME
6/23/2006 6/23/2006 07:42:28

REG DT01 WALKIN PA PA
RECEIPT # 184654 6/23/2006
Dept: 9019 8239 BUILDING
FISCAL YR: 2006 FUND: 110 GENERAL PLAN
Receipt Tot \$650.00
\$5,200.00 OK \$1.00 CA

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES CHAPTERS 18, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone	Section	Plot	Parcel
1	1	018	012

3632 SALT LAKE BLVD

15,000 Sq. Ft.

Site Address (if other than primary): 3634 SALT LAKE BLVD. BLDG. B

PROJECT: (BP #598264) (TMK: 11018012) 3634 SALT LAKE BLVD. / DIANA SHELTON - ALTERATION AND REPAIR TO EXISTING 4 UNIT APT. BLDG. B

\$650.00

PERMIT FEE

Type of Payment(s)

Cash

Check X

Charge

Accepted Value of Work: \$80,000

TYPE OF WORK

Addition Y

Plumbing Work Y

Alteration Y

Electrical Work Y

RIGHT OF WAY WORK

Sidewalk Types:

Linear Ft. of Sidewalk:

Driveway: New: X Existing:

Curb/ing Types:

Linear Ft. of Curb/ing:

Private:

Driveway Types: Concrete

Linear Ft. of Driveway: 22'

Please notify this office at least 24 hours before starting work in the Right-Of-Way. Phone: 523-4178

GENERAL CONTRACTOR

Patafox, Nick R.

Contact Info: 368-3407

Lic. No.: BC-13871

NOTES

Building Permit Conditions

Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

DATE ISSUED: 06/22/2006

Location Permit Issued: HMB

Location Application Created: HMB

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED

IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS, ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

Building Inspector
Name: GREGORY PANG
Office No.: (808) 527-6033

Electrical Inspector
WAYNE YOSHIMURA
(808) 523-4098

Plumbing Inspector
LAWRENCE HAYASHI
(808) 523-4391

APPLICATION NO.: A2005-12-1129

JobID: 23423274

ExternalID: 023423079-002

PERMIT NO.: 598264

Print Date: Thursday June 22, 2006 4:11 pm

EXHIBIT "K"

Page 4 of 12

Page 1 of 2



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

660 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-6111

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES
CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18
(FEES AND PERMITS) OF THE REVISED ORDINANCES OF
THE CITY AND COUNTY OF HONOLULU

Cellular No.: (808) 222-7693

(808) 220-2214

(808) 721-3116

APPLICATION NO.: **A2005-12-1129**

JobID: 23423274
ExternalID: 023423078-002

PERMIT NO.: **598264**

Initial Print Date: Thursday June 22, 2006 4:11 pm

EXHIBIT "K" Page 5 of 12

Page 2 of 2

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
 Phone: (808) 523-4505 * Fax: (808) 527-6111

PAID RECEIPT

PLAN REVIEW FEE

BUSINESS ACTUAL TIME DRN
 6/23/2006 6/23/2006 07:42:12 30
 BT01 WALKIN PA PA
 RECEIPT # 184453 6/23/2006 OFLN
 Dept 9019 6973 PLAN REVIEW FEE
 FUNDAL 30 2001 FUND 440 GENERAL FUND

This fee shall be credited toward payment of the Building Permit Fee.
 This Plan Review Fee shall expire by limitation if the building permit is not obtained within 365 days of the date of application.

Receipt Tot \$650.00
 \$5,200.00 CA

\$650.00

PERMIT FEE

PROJECT

(BP #598264) [TMK: 11018012] 3634 SALT LAKE BLVD. / DIANA SHELTON - ALTERATION AND REPAIR TO EXISTING 4 UNIT APT. BLDG. B

Zone	Section	Plat	Parcel
1	1	018	012

3632 SALT LAKE BLVD
15,000 Sq. Ft.

APPLICANT

Shelton, Diane L.
 3632
 Honolulu, Hawaii 96819

DATE: 06/22/2006


 FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

TRACKING: 023423079-002

FILE NO: **A2005-12-1129**



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-8111

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/23/2006 6/23/2006 07:43:28 30
REG DTD1 WALKIN PA PA
RECEIPT # 184657 6/23/2006 OFLN
apt 9019 6238 BUILDING
LOCAL YR: 2006 FUND: 110 GENERAL FUND
Rcpt Tot \$650.00
\$5,200.00 CR 1.00 CA

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone	Section	Plat	Parse
1	1	018	012

3632 SALT LAKE BLVD
13,000 Sq. Ft.

Site Address (if other than primary): 3624 SALT LAKE BLVD.

PROJECT: (BP #898260) (TMK: 11018012) 3624 SALT LAKE BLVD. / DIANA SHELTON - JACK UP EXISTING 2 FAMILY DET. DWELLING AND ADD 2 ADDITIONAL UNITS.

\$650.00

PERMIT FEE

Type of Payment(s)

Cash
Check
Charge

Accepted Value of Work: \$80,000

TYPE OF WORK

Addition Y

Alteration Y

Electrical Work Y

Plumbing Work Y

RIGHT OF WAY WORK

Driveway: New

Existing:

Private:

Sidewalk Types:

Curbing Types:

Driveway Types:

Linear Ft. of Sidewalk:

Linear Ft. of Curbing:

Linear Ft. of Driveway:

Please notify this office at least 24 hours before starting work in the Right-Of-Way. Phone: 525-4211

GENERAL CONTRACTOR

Palafox, Nick R.
Contact Info: 898-0407
Lic. No.: BC13871

NOTES

Building Permit Conditions

Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

DATE ISSUED: 06/22/2006

Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

Location Permit Issued: HMB

Location Application Created: HMB

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS.

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

NOTICE TO HOMEOWNERS: This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approval by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.

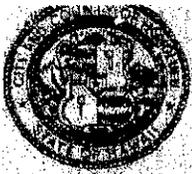
THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

Name:	Building Inspector	Electrical Inspector	Plumbing Inspector
Office No.:	GREGORY FANG (808) 527-8033	WAYNE YOSHIMURA (808) 523-4098	LAWRENCE HAYASHI (808) 523-4313

APPLICATION NO: A2005-12-1126

JobID: 23423187
ExternalID: 023423051-002

PERMIT NO: 598260



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

850 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-6111

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES;
CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18
(FEES AND PERMITS) OF THE REVISED ORDINANCES OF
THE CITY AND COUNTY OF HONOLULU

Cellular No.: (808) 222-7693

(808) 220-2214

(808) 721-3711

APPLICATION NO: **A2005-12-1126**

JobID: 23423187
ExternalID: 023423051-002

PERMIT NO: **598260**

Print Date: Thursday June 22, 2008 4:03:pm

EXHIBIT "K" Page 8 of 12

Page 2 of 2



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 528-4505 * Fax: (808) 527-6111

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
6/23/2006 6/23/2006 07:43:33 30
REG BT01 WALKIN PA PA
>>RECEIPT # 184658 6/23/2006 DFLM
9019 6973 PLAN REVIEW FEE
FISCAL YR: 2006 FUND: 110 GENERAL FUND
Recpt Tot \$650.00
\$5,200.00 CK \$.00 CA

PLAN REVIEW FEE

This fee shall be credited toward payment of the Building Permit Fee.
This Plan Review Fee shall expire by limitation if the building permit is not obtained
within 365 days of the date of application.

\$650.00

PERMIT FEE

PROJECT

(BP #598260) [TMK: 11018012] 3624 SALT LAKE BLVD / DIANA SHELTON - JACK UP EXISTING
2 FAMILY DET. DWELLING AND ADD 2 ADDITIONAL UNITS.

Zone	Section	Plat	Parcel
1	1	018	012

3632 SALT LAKE BLVD
15,000 Sq. Ft.

APPLICANT

Shelton, Diana L.
3632
Honolulu, Hawaii 96818

DATE: 06/22/2006

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

TRACKING: 023423051-002

FILE NO.: **A2005-12-1126**

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813

Phone: (808) 523-4506 * Fax: (808) 523-5111

THIS RECEIPT

U BUSINESS ACTUAL TIME DRU
 6/23/2006 6/23/2006 07:42:14 30
 RED DTDI WALKIN PA PA
 >>RECEIPT # 184875 6/23/2006 QFLN
 LOCAL YR: 2006 FUND: 110 GENERAL FUND
 Rcpt Tot: \$650.00
 \$5,200.00 CR \$5.00 CA

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES; CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF THE CITY AND COUNTY OF HONOLULU

LOCATION

Zone	Section	Plan	Permit
1	1	018	012

3632 SALT LAKE BLVD

15,000 Sq. Ft.

Site Address (if other than primary): **3626 SALT LAKE BLVD.**

PROJECT: (BP #598262) (TMK: 11018012) 3626 SALT LAKE BLVD. / DIANA SHELTON - JACK UP EXISTING 2 FAMILY DET. DWELLING AND ADD ONE ADDITIONAL UNIT AND COVERED PARKING.

\$650.00

PERMIT FEE

Type of Payment(s)

Cash
 Check
 Charge

Accepted Value of Work: \$80,000

TYPE OF WORK

Addition Y
 Plumbing Work Y

Alteration Y

Electrical Work Y

RIGHT OF WAY WORK

Sidewalk Types:
 Linear Ft. of Sidewalk:

Driveway: New: Existing:
 Curbing Types:
 Linear Ft. of Curbing:

Driveway Types:
 Linear Ft. of Driveway:

Please notify this office at least 24 hours before starting work in the Right-Of-Way. Phone: 523-4506

GENERAL CONTRACTOR

Palafox, Nick R.
 Contact Info: 368-3407
 Lic. No.: BC-13871

NOTES

Building Permit Conditions

Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

DATE ISSUED: 06/22/2006

Location Permit Issued: **HMB**
 Location Application Created: **HMB**

Permit is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS.

ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.

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THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

Name:	Building Inspector	Electrical Inspector	Plumbing Inspector
Office No.:	GREGORY PANG (808) 527-5033	V/AYNE YOSHIMURA (808) 523-4008	LAWRENCE YASHI (808) 523-4399

APPLICATION NO.: A2005-12-1128

JobID: 23423240
 ExternalID: 023423089-002

PERMIT NO.: 598262

Print Date: Thursday June 22, 2006 4:07 pm

EXHIBIT "K"

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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813

Phone: (808) 529-4505 * Fax: (808) 527-8111

BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE
BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES
CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18
(FEES AND PERMITS) OF THE REVISED ORDINANCES OF
THE CITY AND COUNTY OF HONOLULU

Cellular No.: (808) 222-7693

(808) 220-2214

(808) 721-8111

APPLICATION NO.: **A2005-12-1128**

JobID: 23423240
ExternalID: 023423069-002

PERMIT NO.: **598262**

Initial Print Date: Thursday June 22, 2006 4:07 pm

EXHIBIT "K"

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Page 2 of 2



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-6111

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/23/2006 6/23/2006 07:42:59 30
REG DTOT WALKIN PA PA
>>RECEIPT # 184656 6/23/2006 DFLN
9019 6973 PLAN REVIEW FEE
FISCAL YR: 2006 FUND: 110 GENERAL FUND
Rcpt Tot \$650.00
AS 200.00 CA 6.00 CA

PLAN REVIEW FEE

This fee shall be credited toward payment of the Building Permit Fee.
This Plan Review Fee shall expire by limitation if the building permit is not obtained
within 365 days of the date of application.

\$650.00

PERMIT FEE

PROJECT

(BP #598262) [TMK: 11018012] 3626 SALT LAKE BLVD / DIANA SHELTON - JACK UP EXISTING
2 FAMILY DET. DWELLING AND ADD ONE ADDITIONAL UNIT AND COVERED PARKING.

Zone	Section	Plat	Parcel
1	1	018	012

3632 SALT LAKE BLVD
15,000 Sq. Ft.

APPLICANT

Shelton, Diana L.
3632
Honolulu, Hawaii 96818

DATE: 06/22/2006

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

TRACKING: 023423089-002

FILE NO: **A2005-12-1128**

DISCLOSURE ABSTRACT

“LANI HALE”

IV. ----- **WARRANTIES** -----

- A) Building and Other Improvements:
Construction - NONE

- B) Appliances: All units will be furnished with tankless water heater, range/oven, garbage disposal, refrigerator, and washer/dryer

Manufacturer warranties on the above will be passed on by Developer and will vary depending on the appliances.

- V. MIXED USED PROJECT: Residential & Hotel:
YES [] (Number of Apartments in each category) NO [X]
- | | | |
|----|-------------|------------|
| A. | Residential | <u>N/A</u> |
| B. | Hotel | <u>N/A</u> |

- VI. COMMERCIAL OR NON-RESIDENTIAL DEVELOPMENT:
YES [] NO [X]