

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE GREENWOOD
1128 Ala Napunani Street
Honolulu, Hawaii

REGISTRATION NO. 1283 (CONVERSION)

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued : March 2, 1981
Expires: April 2, 1982

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON MARCH 28, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 24, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. THE GREENWOOD is a proposed fee simple condominium project consisting of one eighteen-story multi-family residential building containing a total of one hundred fifty-two (152) apartments. There will be one hundred ninety-four (194) regular parking stalls of various types, all designated limited common elements.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a receipt therefor.
3. The basic documents (Declaration of Horizontal Property Regime of The Greenwood, Bylaws of Association of Apartment Owners of The Greenwood and a copy of the floor plans of the project) have not yet been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.
4. No advertising and promotional matter has been submitted to the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Rules and Regulations which relate to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, March 2, 1981, unless a Final or Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: THE GREENWOOD

LOCATION: The land consists of one parcel containing 82,917.0 square feet and is situate at 1128 Ala Napunani Street, Honolulu, Hawaii.

TAX KEY: First Division, 1-1-65:29

ZONING: A-3

DEVELOPER: The Notice of Intention states that the Developer of this project is 1128 Associates, a Hawaii general partnership, whose address is Suite 712, 700 Bishop Street, Honolulu, Hawaii 96813 and whose telephone number is 524-0273.

The partners are:

Servco Investment Corp.	91 S. King Street Honolulu, Hawaii
National Securities & Investment, Inc.	36 S. King Street Honolulu, Hawaii
Gordon K. Uyeda	700 Bishop Street, Suite 615D Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Ashford & Wriston (Attention: Galen C. K. Leong), 235 Queen Street, Honolulu, Hawaii (Telephone: 524-4787).

DESCRIPTION: The project will consist of one main building of 18 stories containing 152 apartments consisting of 20 three-bedroom apartments, 19 one-bedroom apartments and 113 two-bedroom apartments. An additional one-bedroom apartment will be a common element for the use of the resident manager.

The floors are numbered in ascending sequence from L (Lobby), 2 to 12, then 14 to 18 and the last floor is designated as the Penthouse (PH) floor, which is a typical 2-bedroom apartment floor as those immediately below the Penthouse floor. Designation of a thirteenth floor has been omitted. The Lobby level is on the ground level and is the main entrance to the building. On this level is the main lobby, elevator lobby, two elevators, mail boxes, manager's office, two recreation-activity rooms, with restrooms, transformer room, electrical room, mechanical room, central gas water heaters, pool pump and equipment storage room, swimming pool area and barbeque area, trash bin room, grassed recreation area, parking stalls and two fire escape stairwells.

On the 2nd through 6th floors, each floor has four 3-bedroom, 1-1/2 bath apartments; four 1-bedroom, 1-bath apartments, and one 2-bedroom, 1-1/2 bath apartment; a trash chute room, corridors, elevator corridor, two elevators and two fire escape stairwells. Each floor also has a storage locker room with the exception of the 2nd floor which has no storage locker room. Storage lockers for the 2nd floor apartments are located in the 3rd, 4th and 5th floor storage locker rooms.

From the 7th floor to the Penthouse floor each floor has nine 2-bedroom, 1-1/2 bath apartments, a trash chute room, corridors, elevator corridor, two elevators, two fire escape stairwells and a storage locker room, except that the Penthouse floor does not have a storage locker room. The storage lockers for the apartments on the Penthouse floor are located in the 16th, 17th and 18th floor storage locker rooms.

Adjacent to the main building structure are located two entrance and exit driveways to Ala Poha Place and one entrance and exit driveway to Ala Napunani Street. These three driveways lead to the parking stalls for the apartments and to the two loading zones. There are no guest parking stalls on the site.

Adjacent to the main building structure is a swimming pool, a recreation area and barbeque area, a recreation land area, sidewalk area and landscaped areas.

The principal materials used in the construction of the building are reinforced concrete, steel, wood, glass, aluminum, wood doors and trim, and allied building materials.

Each of the apartments from the 2nd through 18th floors have been given a number designation by which its location in the building can be located. The last two digits indicate the location of the unit on a floor and the digit or digits preceding the last two digits indicate the floor on which the apartment is located. The number 13 has been eliminated as a floor number. The 19th floor has been designated as the Penthouse floor and the apartments on this floor are designated by PH followed by a 1 digit number from 1 to 9. These digits are similar to the last digit of the apartments below the Penthouse. Each apartment on the Penthouse floor is similar in layout and size to the apartments on the 18th floor.

The various floor plans are designated by the types described as follows:

Type 1BR. Each apartment of this plan contains 4 rooms (a living-dining room, a kitchen, a bedroom and a bathroom) and a lanai.

Type 2BR. Each apartment of this plan contains 6 rooms (a living-dining room, a kitchen, 2 bedrooms and 2 bathrooms) and a lanai.

Type 3BR. Each apartment of this plan contains 7 rooms (a living-dining room, a kitchen, 3 bedrooms and 2 bathrooms) and a lanai.

As described above the plan of each apartment type is the same wherever it may be located within the building, except that the approximate gross floor areas may vary. The approximate gross floor areas are given in Exhibit A attached hereto and include the area of any lanai space. The approximate gross floor areas stated herein are based in measurements taken to the exterior of all perimeter walls, and to the outside edge of the concrete floor of the lanai, except that, where a perimeter wall separates two apartments, the measurement has been taken to the middle of such perimeter wall. All floor areas given are not exact but are approximations based on the floor plans.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment, which are utilized for or serve more than one apartment, the same being deemed common elements. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, all fixtures originally installed in such apartment and any lanai air space.

All apartments have immediate access to corridors leading to elevators and stairways of the Project.

COMMON ELEMENTS: The proposed Declaration of Horizontal Property Regime states that the common elements shall include: (a) the land in fee simple; (b) all foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, roofs, entries, stairways, elevators, walkways, entrances and exits of the building; (c) all yards, grounds and landscaping; (d) all parking areas and driveway; (e) all storage rooms; (f) swimming pool, pool deck area, pool equipment storage area and restroom area; (g) the Resident Manager's unit, being Apartment No. 204 and appurtenant parking stall No. 204; (h) the Apartment Manager's office, lobby area and all recreation rooms and recreation facilities on the lobby floor; (i) storage room and the trash room; (j) rooms used for transformer, electrical and mechanical apparatus; (k) all pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, gas, water, sewer, telephone and television signal distribution; and (l) any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration of Horizontal Property Regime provides that certain parts of the common elements, called the "limited common elements", are designated and set aside for the use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows: Each apartment shall have appurtenant thereto an exclusive right to use the parking stall or stalls assigned to such apartment as set forth in Exhibit "B" attached hereto. Each apartment shall always have at least one parking stall appurtenant to it but otherwise any parking stall may be conveyed and made appurtenant to another apartment by a written instrument which expressly identifies the apartment to which the parking stall is appurtenant as well as the apartment to which the parking stall will become appurtenant, which written instrument shall be denominated as an amendment of the Declaration, shall be executed by the owner of each apartment affected, with the consent of the mortgagee, if any, of each apartment affected, shall be effective upon filing of the same in the Office of the Assistant Registrar of the Land Court of the State of Hawaii. A copy of said instrument, together with the filing data, shall be given to the Association by the affected apartment owners within 15 days of the filing thereof.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the Project, called the "common interest", and the same proportionate share in the common profits and expenses of the Project and for all other purposes, including voting, as set forth in Exhibit "A" attached hereto.

EASEMENTS: The proposed Declaration of Horizontal Property Regime provides that the apartments and common elements shall have and be subject to the following easements:

(a) Each apartment shall have appurtenant thereto nonexclusive easements in the common elements designed for such purposes for ingress to, egress from and utility services for and support of such apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive or limited use of the limited common elements as herein provided; and in all other apartments of the building for support.

(b) If any part of the common elements encroaches upon any apartment or limited common element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall and does exist. If any portion of the Project shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the common elements due to construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

(c) The Association of Apartment Owners of the Project shall have the right, to be exercised by its Board of Directors or Managing Agent, to enter any apartment and limited common element from time to time during reasonable hours as may be necessary for the operation of the Project or for the installation, repair or replacement of any common elements or at any time for making emergency repairs therein required to prevent damage to any apartments or common elements.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration provides that the apartments may be occupied and used as dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The Developer has reserved the right to itself, its successors and assigns, until all apartments in the project have been sold, to erect signs in the project and to use apartments as sales offices and as models for display to the public pursuant to the sales of apartments in this project and other projects of owner. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or bellboy service. Except for such transient or hotel purposes the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of this Declaration and the Bylaws.

OWNERSHIP TO TITLE: The Developer reports that the fee simple title to the land and improvements is vested in Clarence Thing Chock Ching and Wallace Sai Jim Ching, doing business as

Crescent Arms Associates, a Hawaii partnership. The Preliminary Title Report referred to below confirms such ownership. Developer has purchased said land and improvements under an unrecorded Agreement of Sale dated February 21, 1980.

ENCUMBRANCES AGAINST TITLE: A Preliminary Title Report prepared by Title Guaranty of Hawaii, Incorporated, dated January 14, 1981, shows that the land is subject to the following encumbrances:

1. For any taxes that are due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor, First Division.
2. The exception and reservation unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, of all artesian and other underground water and rights, as reserved in Deed dated October 7, 1965, filed as Document No. 372554, and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5163, at Page 496; said Trustees released all right to enter upon surface of lands to exercise said exception and reservation in Document No. 372554, including any rights of ingress and egress upon said lands by Release dated October 12, 1965, filed as Document No. 372562, recorded in Liber 5163, at Page 572.
3. "Declaration of Covenants" dated December 6, 1968, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 461355.
4. The designation of Easement 694, 10 feet wide, for drainage purposes, as shown on Maps 403 and 454, as set forth by Land Court Order No. 29289, filed December 10, 1968 and the Grant of Easement 694 to the City and County of Honolulu dated June 10, 1969, filed as Document No. 598101.
5. That certain Mortgage dated December 15, 1972, made by Clarence Thing Chock Ching, husband of Dorothy Tom Ching, and Wallace Sai Jim Ching, husband of Edna Taketa Ching, doing business as Crescent Arms Associates, a Hawaii registered co-partnership, as Mortgagors, in favor of Zenith Mortgage Company, a California corporation, as Mortgagee, filed in said Office as Document No. 610873, which Mortgage was amended by Amendment of Mortgage dated August 13, 1974, filed as Document No. 692879. (Said Mortgage, as amended, is hereinafter referred to as the "FHA Mortgage.") Said FHA Mortgage was assigned to Ridgewood Savings Bank, a New York banking corporation, by Assignment of Mortgage dated November 26, 1975, filed as Document No. 756940.

6. Regulatory Agreement executed by and between Clarence Thing Chock Ching and Wallace Sai Jim Ching, doing business as Crescent Arms Associates, and the Federal Housing Commissioner dated December 15, 1972, filed as Document No. 610874.
7. Unrecorded Agreement of Sale dated February 21, 1980, made by Clarence Thing Chock Ching and Wallace Sai Jim Ching, doing business as Crescent Arms Associates, as Seller, and 1128 Associates, as Buyer, a Memorandum thereof dated February 21, 1980 having been filed as Document No. 1004430.

PURCHASE MONEY HANDLING: A copy of the specimen Sales Contract and the executed Escrow Agreement dated January 20, 1981, have been submitted as part of the registration. The Escrow Agreement identifies Title Guaranty Escrow Services, Inc. as the Escrow. Upon examination, the Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended. It is incumbent upon the purchaser and prospective purchaser that he read with care the specimen Sales Contract and the executed Escrow Agreement. The latter agreement establishes how the proceeds from the sale of apartments and all sums received from any source are placed in escrow, as well as the methods of disbursement of said funds.

Among other provisions, the Sales Contract provides for the Seller to secure an interim loan for the renovation, development and reconstruction, equipping or sales of the project. Purchasers should be aware that the Seller's mortgage loan (interim, renewals and extensions) shall be and remain at all times a superior lien on the project, and Purchasers intentionally waive and subordinate the priority of lien under the Sales Contract or Reservation Agreement in favor of such mortgage loan.

Additionally, the Sales Contract provides that the execution, delivery and recordation of the Buyer's Apartment Deed or Agreement of Sale shall constitute the assignment by Seller to Buyer of any and all warranties given Seller by any manufacturer or dealer covering the furnishings and appliances in the Apartment and any and all warranties given Seller by Seller's general contractor for work done and warranted by such general contractor under the terms of any contract entered into by Seller with such general contractor. The Buyer must acknowledge that the Seller has made no other warranties, express or implied, with respect to the apartment or any common element or anything installed therein and Buyer must accept the apartment and all common elements of the project in "as is" condition.

MANAGEMENT AND OPERATIONS: The Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners. Operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association in

accordance with the Bylaws except that the initial Managing Agent shall be appointed by the Developer. Loyalty Enterprises, Ltd., dba Loyalty Property Management, whose principal place of business and post office address is 1060 Bishop Street, Honolulu, Hawaii 96813 has been named as the initial Managing Agent.

STATUS OF THE PROJECT: This project is a conversion of an apartment rental building to a condominium. The building was originally constructed in 1974 as "Crescent Arms" and a Certificate of Occupancy was issued for the building by the Building Department of the City and County of Honolulu on March 14, 1974.

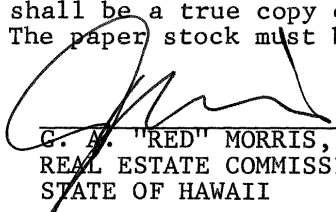
Under the requirements of the City and County of Honolulu in effect when the building of the project was constructed, 197 off-street parking stalls were provided. Under this Declaration, 194 parking stalls are designated in the project as limited common elements and the remaining 3 parking stalls have been designated as a part of the common elements of the project.

A letter from the City & County of Honolulu Building Department confirms that the existing structures of the project were constructed in compliance with all ordinances, codes, rules, regulations or other requirements in force at the time of construction and no variance from any ordinance, code, rule, regulation or other requirement in force at the time of the construction of the existing or from any current ordinance, code, rule, regulation or other requirement has been granted with respect to such existing structure.

The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted March 28, 1980, and information subsequently filed as of February 24, 1981.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1283 filed with the Commission on March 28, 1980.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be yellow in color.


G. A. "RED" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Commission, City and County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 1283

March 2, 1981

EXHIBIT "A"

<u>Apartment Number</u>	<u>Apt. Area (square foot)</u>		<u>Type</u>	<u>Access</u>	<u>No. of Rooms</u>	<u>Common Interest</u>
	<u>Gross</u>	<u>Net</u>				
201, 301, 401, 501, 601	1,120	1,061	3BR	Main Corridor of Floor	7	.79985%
701, 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801, PH-1	913	854	2BR	"	6	.65748%
202, 302, 402, 502, 602	704	647	1BR	"	4	.51093%
702, 802, 902, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802, PH-2	901	844	2BR	"	6	.65748%
203, 303, 403, 503, 603	1,108	1,051	3BR	"	7	.79985%
703, 803, 903, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803, PH-3	901	844	2BR	"	6	.65748%
304, 404, 504, 604	716	657	1BR	"	4	.51093%
704, 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804, PH-4	913	854	2BR	"	6	.65748%
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805, PH-5	957	894	2BR	"	6	.65748%
206, 306, 406, 506, 606	1,108	1,051	3BR	"	7	.79985%
706, 806, 906, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806, PH-6	901	844	2BR	"	6	.65748%
207, 307, 407, 507, 607	704	647	1BR	"	4	.51093%

<u>Apartment Number</u>	<u>Apt. Area</u> (square foot)		<u>Type</u>	<u>Access</u>	<u>No. of Rooms</u>	<u>Common Interest</u>
	<u>Gross</u>	<u>Net</u>				
707, 807, 907, 1007, 1107, 1207, 1407, 1507, 1607, 1707, 1807, PH-7	901	844	2BR	Main Corridor of Floor	6	.65748%
208, 308, 408, 508, 608	1,108	1,051	3BR	"	7	.79985%
708, 808, 908, 1008, 1108, 1208, 1408, 1508, 1608, 1708, 1808, PH-8	901	844	2BR	"	6	.65748%
209, 309, 409, 509, 609	716	657	1BR	"	4	.51093%
709, 809, 909, 1009, 1109, 1209, 1409, 1509, 1609, 1709, 1809	913	854	2BR	"	6	.65748%
PH-9	913	854	2BR	"	6	.65757%

EXHIBIT "B"

<u>Apartment Number</u>	<u>Stall Number</u>		<u>Type</u>	<u>Location</u>
201	201	201A	T/U	L
301	301	301A	T/U	L
401	401	401A	T/U	L
501	501	501A	T/U	L
601	601	601A	T/U	L
701	701		S/U	L
801	801		S/U	L
901	901		S/U	L
1001	1001		S/U	L
1101	1101		S/U	L
1201	1201		S/U	L
1401	1401		S/U	L
1501	1501		S/U	L
1601	1601		S/U	L
1701	1701	1701A	T/U	L
1801	1801	1801A	T/C	L
PH-1	PH-1	PH-1A	T/C	L
202	202		S/U	L
302	302		S/U	L
402	402		S/U	L
502	502		S/U	L
602	602		S/U	L
702	702		S/U	L
802	802		S/U	L
902	902		S/U	L
1002	1002		S/U	L
1102	1102		S/U	L
1202	1202		S/U	L
1402	1402		S/U	L
1502	1502		S/U	L
1602	1602		S/U	L
1702	1702		S/U	L
1802	1802	1802A	T/U	L
PH-2	PH-2	PH-2A	T/C	L
203	203	203A	T/U	L
303	303	303A	T/U	L
403	403	403A	T/U	L
503	503	503A	T/U	L
603	603	603A	T/U	L
703	703		S/U	L
803	803		S/U	L
903	903		S/U	L
1003	1003		S/U	L
1103	1103		S/U	L
1203	1203		S/U	L
1403	1403		S/U	L
1503	1503		S/U	L
1603	1603		S/U	L
1703	1703		S/U	L
1803	1803	1803A	T/U	L
PH-3	PH-3	PH-3A	T/C	L

<u>Apartment Number</u>	<u>Stall Number</u>		<u>Type</u>	<u>Location</u>
204	204		S/U	L
304	304		S/U	L
404	404		S/U	L
504	504		S/U	L
604	604		S/U	L
704	704		S/U	L
804	804		S/U	L
904	904		S/U	L
1004	1004		S/U	L
1104	1104		S/U	L
1204	1204		S/U	L
1404	1404		S/U	L
1504	1504		S/U	L
1604	1604		S/U	L
1704	1704		S/U	L
1804	1804	1804A	T/U	L
PH-4	PH-4	PH-4A	T/C	L
205	205		S/U	L
305	305		S/C	L
405	405		S/C	L
505	505		S/C	L
605	605		S/C	L
705	705		S/C	L
805	805		S/C	L
905	905		S/C	L
1005	1005		S/C	L
1105	1105		S/C	L
1205	1205		S/C	L
1405	1405		S/C	L
1505	1505		S/C	L
1605	1605		S/C	L
1705	1705	1705A	T/U	L
1805	1805	1805A	T/C	L
PH-5	PH-5	PH-5A	T/C	L
206	206	206A	T/U	L
306	306	306A	T/U	L
406	406	406A	T/U	L
506	506	506A	T/U	L
606	606	606A	T/U	L
706	706		S/U	L
806	806		S/U	L
906	906		S/U	L
1006	1006		S/U	L
1106	1106		S/U	L
1206	1206		S/U	L
1406	1406		S/U	L
1506	1506		S/U	L
1606	1606		S/U	L
1706	1706		S/U	L
1806	1806	1806A	T/U	L
PH-6	PH-6	PH-6A	T/C	L

<u>Apartment Number</u>	<u>Stall Number</u>		<u>Type</u>	<u>Location</u>
207	207		S/U	L
307	307		S/U	L
407	407		S/U	L
507	507		S/U	L
607	607		S/U	L
707	707		S/U	L
807	807		S/U	L
907	907		S/U	L
1007	1007		S/U	L
1107	1107		S/U	L
1207	1207		S/U	L
1407	1407		S/U	L
1507	1507		S/U	L
1607	1607		S/U	L
1707	1707		S/U	L
1807	1807	1807A	T/U	L
PH-7	PH-7	PH-7A	T/C	L
208	208	208A	T/U	L
308	308	308A	T/U	L
408	408	408A	T/U	L
508	508	508A	T/U	L
608	608	608A	T/U	L
708	708		S/U	L
808	808		S/U	L
908	908		S/U	L
1008	1008		S/U	L
1108	1108		S/U	L
1208	1208		S/U	L
1408	1408		S/U	L
1508	1508		S/U	L
1608	1608		S/U	L
1708	1708		S/U	L
1808	1808	1808A	T/U	L
PH-8	PH-8	PH-8A	T/C	L

<u>Apartment Number</u>	<u>Stall Number</u>		<u>Type</u>	<u>Location</u>
209	209		S/U	L
309	309		S/U	L
409	409		S/U	L
509	509		S/U	L
609	609		S/U	L
709	709		S/U	L
809	809		S/U	L
909	909		S/U	L
1009	1009		S/U	L
1109	1109		S/U	L
1209	1209		S/U	L
1409	1409		S/U	L
1509	1509		S/U	L
1609	1609		S/U	L
1709	1709	1709A	T/U	L
1809	1809	1809A	T/C	L
PH-9	PH-9	PH-9A	T/C	L

CODE:

T/C - Tandem Covered
T/U - Tandem Uncovered
S/C - Standard Covered
S/U - Standard Uncovered
L - Lobby Level Parking

There are no guest Parking Stalls.
Two (2) loading zones are designated "Loading".

Under the requirements of the City and County of Honolulu in effect when the building of the project was constructed, 197 off-street parking stalls were provided, including tandem parking stalls. Under this Declaration, 193 parking stalls, including tandem parking stalls, are designated in the project as limited common elements, 1 parking stall has been designated as being appurtenant to the Resident Manager's unit and the remaining 3 parking stalls (compact stalls) are a part of the common elements of the project.