

# 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  
CRYSTAL PARK  
851 Makahiki Way  
Honolulu, Hawaii

REGISTRATION NO. 1440

### 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: September 9, 1981  
Expired: October 9, 1982

#### SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED June 29, 1981, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF September 4, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. CRYSTAL PARK is a proposed leasehold condominium project consisting of a single five-story building with a basement for parking and five floors of residential

apartments with 49 apartments. There will be approximately fifty-eight (58) parking stalls located on the premises.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved floor plans) have not been filed in the office of the recording officer.

4. This Preliminary Public Report is made a part of the registration of the CRYSTAL PARK condominium project. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) and Disclosure Statement in the hands of all purchasers and prospective purchaser and for securing a signed copy of the Receipt therefor.

5. No advertising or promotional matter has been submitted pursuant to the Rules and Regulations promulgated by the Commission.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

7. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, September 9, 1981, unless a Final or Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: CRYSTAL PARK

LOCATION: 851 Makahiki Way, Honolulu, Hawaii.

TAX MAP KEY: 2-7-8-6 (5,855 sq. ft.); 2-7-8-7 (5,763 sq. ft.); and 2-7-8-8 (5,565 sq. ft.)

ZONING: A-4

DEVELOPER: Crystal Park Corporation, whose address is 1580 Makaloa Street, Suite 880, Honolulu, Hawaii, and its phone number is 947-1495. Officers are: Eric Nagano, President and Treasurer; Lynda F. Nagano, Vice President and Secretary.

ATTORNEY REPRESENTING DEVELOPER: Law Offices of Reuben S. F. Wong, Suite 1630, Pacific Trade Center, 190 South King Street, Honolulu, Hawaii, 96813. (Attention: Reuben S. F. Wong). Phone: 531-3526.

DESCRIPTION: The proposed project consists of a single five-story building with a basement for parking and five floors of residential apartments. The total number of apartments is forty-nine (49).

The building is constructed principally of reinforced concrete floor slabs supported by reinforced concrete columns and beams, partition walls of metal studs and gypsum board, reinforced concrete roof, glass, aluminum and other related building materials.

According to the proposed Declaration of Horizontal Property Regime submitted by the Developer, there will be fourteen (14) types of apartments as described hereinbelow. The apartments on each floor are numbered by starting from the north end of the building with the number "01" then going south with the numbers "02", "03" and "04" respectively, except that there is no apartment with the number 503. Each floor of the building is numbered in ascending order starting with the number "1" on the street level. The apartment numbers, the type of apartment, the total floor area, including interior and lanai area, if any, and the common interest appurtenant to each apartment are as follows:

<u>Apt. No.</u>	<u>Type of Apt.</u>	<u>Gross Living Area (sq. ft.)</u>	<u>Net Living Area (sq. ft.)</u>	<u>Lanai Living Area (sq. ft.)</u>	<u>Common Interest (%)</u>
<u>"01" Apts.</u>					
101	CLH	1,000	978	480	2.90%
201-501	C	1,000	978	--	2.90%
<u>"02" Apts.</u>					
102	BL	615	594	120	1.78%
202-402	B	615	594	--	1.78%
502	E	1,067	1,042	--	3.10%
<u>"03" Apts.</u>					
103	BRL	615	594	120	1.78%
203-403	BR	615	594	--	1.78%
<u>"04" Apts.</u>					
104	BL	615	594	120	1.78%
204-404	B	615	594	--	1.78%
504	D	835	819	--	2.44%
<u>"05" Apts.</u>					
105	AL	600	579	120	1.74%
205-505	A	600	579	--	1.74%

<u>"06" Apts.</u>					
106	ARL	600	579	120	1.74%
206-506	AR	600	579	--	1.74%
<u>"07" Apts.</u>					
107	BRL	615	594	120	1.78%
207-507	BR	615	594	--	1.78%
<u>"08" Apts.</u>					
108	BL	615	594	120	1.78%
208-508	B	615	594	--	1.78%
<u>"09" Apts.</u>					
109	BRL	615	594	120	1.78%
209-509	BR	615	594	--	1.78%
<u>"10" Apts.</u>					
110	CRL	1,000	978	240	2.90%
210-510	CR	1,000	978	--	2.90%

Note: (1) There is no apartment No. 503.  
(2) Only the first floor units have lanais.

The Apartment Types referred to above are more particularly described as follows:

- (a) "A" Type. Each of the four (4) "A" type apartment has four (4) rooms, consisting of a kitchen, living-dining room, one bedroom and a bathroom.
- (b) "AR" Type. Each of the four (4) "AR" type apartment shall be a mirror image of an "A" type apartment.
- (c) "AL" Type. The one (1) "AL" type apartment shall be basically the same as an "A" type apartment except that it has a lanai area.
- (d) "ARL" Type. The one (1) "ARL" type apartment shall be a mirror image of an "AL" type apartment.
- (e) "B" Type. Each of the ten (10) "B" type apartment has four (4) rooms, consisting of a kitchen, living-dining room, one bedroom and a bathroom.
- (f) "BR" Type. Each of the eleven (11) "BR" type apartment shall be a mirror image of a "B" type apartment.

(g) "BL" Type. The three (3) "BL" type apartment shall be basically the same as a "B" type apartment except that it has a lanai area.

(h) "BRL" Type. The three (3) "BRL" type apartment shall be a mirror image of a "BL" type apartment.

(i) "C" Type. Each of the four (4) "C" type apartment has six (6) rooms consisting of a kitchen, living-dining room, two bedrooms and two bathrooms.

(j) "CHL" Type. The one (1) "CHL" type apartment shall be basically the same as a "C" type apartment except that it has a lanai area and except that the apartment shall be modified for handicapped persons, such modification consisting of larger bathrooms, but a smaller kitchen and smaller bedroom.

(k) "CR" Type. The four (4) "CR" type apartment shall be a mirror image of a "C" type apartment.

(l) "CRL" Type. The one (1) "CRL" type apartment shall be basically the same as a "CR" type apartment except that it has a lanai area.

(m) "D" Type. The one (1) "D" type apartment has six (6) rooms, consisting of a kitchen, living-dining room, two bedrooms and two bathrooms.

(n) "E" Type. The one (1) "E" type apartment has six (6) rooms, consisting of a kitchen, living room, two bedrooms and two bathrooms.

Each apartment shall have immediate access to the private entry way (except as to apartments at the north end and south end of the building, being the "01" apartments and the "10" apartments respectively, which have no private entry way) then to the corridor on the floor that it abuts, and then to the stairways, elevators, lobbies, entrances, walkways and driveways permitting ingress to and egress from the public streets.

Each apartment shall include all of the walls and partitions which are not load-bearing walls within its perimeter walls; all louver windows and sliding glass panels, if any, along its perimeter and the perimeter doors; the interior half of the party walls; the entire wall (except glass wall) of a perimeter non-party wall except for the exterior decorated surfaces thereof; the inner decorated or finished surface of a glass wall; the entire wall abutting the elevator shaft except the exterior decorated surface thereof; the inner decorated or finished surfaces of the floors and ceilings within the apartment and the fixtures installed therein; and all air space encompassed within the apartment; provided,

however, the exterior decorated surfaces of perimeter walls (except glass walls), the entire glass wall except the inner decorated or finished surfaces thereof, all utility chase, ventilation duct shaft, including any roof drains, located within an apartment shall be a common element.

COMMON ELEMENTS: The common elements will include all of the limited common elements set forth hereinbelow, and all of the remaining portions and appurtenances of the Project other than the apartments themselves, including specifically, but not limited to:

- (a) said property in fee simple;
- (b) all foundations, floor slabs, columns, girders, beams, supports, exterior decorated surfaces of perimeter walls (except glass walls), glass walls except the inner decorated or finished surfaces thereof, load-bearing walls (but not including the undecorated surfaces within each apartment), and roofs;
- (c) all yards, plant areas, grounds, landscaping, fences, mailboxes, lobbies, refuse facilities and recreational facilities;
- (d) all ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities, installations which serve more than one apartment for services such as power, light, water, gas, refuse, telephone and radio and television signal distribution;
- (e) all driveways, ramps, parking areas, loading areas, entry ways and walkways and parking stall number 55 designated for guest parking;
- (f) all stairways and elevators;
- (g) any and all other apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance or safety or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated "limited common elements", are hereby set aside and reserved for the exclusive use of an apartment and such apartment shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

- (a) One (1) automobile parking stall shall be appurtenant to each apartment. There are three (3) types of parking stalls; that is: (1) the standard automobile parking stalls; (2) compact cars parking

stalls designated with a "c" after the parking stall number, and (3) open and uncovered parking stalls designated with an asterick (\*) after the parking stall number. All parking stalls are located in the basement and first floor of the building as shown on the Condominium Map and a parking stall is assigned to the apartment to which it is appurtenant as set forth on Exhibit "B", attached hereto and by reference made a part hereof; provided, however, the Developer specifically reserves the right to grant, bargain, sell, convey and assign or otherwise transfer to any owner or owners of any apartment or apartments one or more of said extra parking stalls, and upon such transfer of parking stall to an apartment, such extra parking stall or stalls shall be appurtenant to such apartment. Each apartment shall always have at least one parking stall appurtenant to it but otherwise any parking stall easement may be transferred from one apartment to another in the Project.

(b) The apartments on the first floor shall have appurtenant thereto an exclusive easement for the use of the lanai area immediately adjacent to the respective apartments, together with the plant space immediately adjacent to the lanai, it being understood that Apartment No. 101 shall have an additional lanai on the north side of the building and adjacent to the lanai directly adjoining Apartment No. 101.

(c) Each private entry way leading to certain apartments as shown on the Condominium Map shall be appurtenant to the apartment or apartments to which it provides access.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the Project and the same proportionate share in all common profits and expenses of the Project and for all other purposes, including voting in the Association of Apartment Owners set forth hereinabove under DESCRIPTION. The percentage of common interest appurtenant to an apartment is computed by dividing the Gross Living Area of the apartment by the sum of the Gross Living Area of all apartments in the Project and multiplying the quotient by 100.

PURPOSE OF BUILDING AND RESTRICTION AS TO USE: The apartments shall be occupied and used only as dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests. Until all other units are sold by the Developer, the latter reserves the right to use any apartments in the Project as a "model apartment," for sales offices and for other uses reasonably related to sales and development of the Project.

The House Rule provides, in part: (1) that pets are allowed only upon approval by the Board of Directors of the Associa-

tion and shall be confined to the respective apartment, and (2) fires and barbecuing are prohibited on any apartment lanai.

OWNERSHIP: Commitment for Title Insurance issued on June 3, 1981 by First American Title Insurance Company certifies that title to the land is vested in Robert K. Amano, husband of Fujiko Muriel Amano, (Tax Key 2-7-8-6); Shigeichi Morimoto and Satsuko Morimoto, husband and wife, (Tax Key 2-7-8-7); and Kikujiro Nakama and Kimie Nakama, husband and wife, (Tax Key 2-7-8-8). By Short-Form Option Agreement dated June 1, 1981, the said Robert K. Amano, Shigeichi Morimoto and Satsuko Morimoto and Kikujiro Nakama and Kimie Nakama granted an option to BAL Corporation to acquire and develop the land on which the project will be built. By Assignment of Option Agreement dated August 17, 1981, BAL Corporation assigned all of its rights, title and interest in and to said option to Crystal Park Corporation.

ENCUMBRANCES AGAINST TITLE: Said Commitment for Title Insurance reflects the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, first division.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 3344.
3. AS TO ITEM III ONLY:  
REAL ESTATE MORTGAGE dated July 9, 1968 by Kikujiro Nakama and Kimie Nakama, husband and wife, as Mortgagor, in favor of American Savings & Loan Association, a Utah corporation, as Mortgagee, filed in the Bureau of Conveyances on July 10, 1968 in Liber 6124, Page 163 in the amount of \$30,000.00.
4. SHORT FORM OPTION AGREEMENT by and between BAL Corporation, a Hawaii corporation, as Developer therein and Kikujiro Nakama and Kimie Nakama, husband and wife, Shigeichi Morimoto and Satsuko Morimoto, husband and wife, Robert K. Amano, husband of Fujiko Muriel Amano, as Sellers therein, dated June 1, 1981 and recorded in the Bureau of Conveyances on June 1, 1981 in Liber 15584, at Page 127, being the short form of unrecorded Option Agreement dated January 13, 1981, in favor of BAL Corporation to lease land and to develop a leasehold condominium project thereon.
5. Unrecorded ASSIGNMENT OF OPTION AGREEMENT by and between BAL Corporation as Assignor and Crystal Park Corporation as Assignee dated August 17, 1981.

EASEMENTS: The proposed Declaration provides that in addition to any easement hereby established in the limited



common elements, the apartments and common elements shall also have and be subject to the following easements;

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

2. If any part of the common elements now or hereafter encroaches upon any apartment or limited common element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. In the event any building 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.

3. Each apartment shall be subject to an easement in favor of the owners of all other apartments and the Board of Directors of the Association of Apartment Owners for access to any common elements located in such apartment.

CONSOLIDATION OF APARTMENTS: The Developer reserves the right to consolidate, at any time during construction of the Project, two or more adjoining apartments as described in the said condominium map into a single apartment unit to be known as a "townhouse" in accordance with complete plans and specifications therefor prepared by a registered architect, subject, however, to appropriate filing of as-built plans reflecting such consolidation. Upon completion of the project and the issuance of a certificate of occupancy, an apartment owner may likewise consolidate two or more of his apartments into a single apartment unit upon the conditions more fully set forth in the proposed Declaration.

PURCHASE MONEY HANDLING: An Escrow Agreement dated August 6, 1981 has been executed and a copy of same has been filed with the Commission. The Escrow Agent is First American Title Company of Hawaii, Inc., a Hawaii corporation. Upon examination, the specimen Reservation Agreement And Sales Contract and the executed Escrow Agreement are found to be consonant with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly Sections 514A-40(6), 514A-39 and 514A-63 through 514A-66.

It is incumbent upon the prospective purchaser that he reads with care the Reservation Agreement And Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and

disbursement of said funds. The former sets forth the terms of the purchase, which terms include the right of Developer to treat the Sales Contract as a reservation agreement until the Purchaser and Developer execute a formal acceptance for the purchase of the apartment pursuant to the terms of the Reservation Agreement And Sales Contract.

The Escrow Agreement provides that purchaser shall be entitled to a refund of his funds, and Escrow shall pay the funds to the purchaser, without interest less \$25.00 cancellation fee, if purchaser requests in writing refund of his funds, provided, one of the following has occurred:

1. Seller has requested Escrow in writing to return to purchaser the funds of purchaser then being held hereunder by Escrow; or
2. Purchaser's funds were obtained prior to the issuance of a Final Public Report and subsequent to the execution of purchaser's sales contract there is a change in the condominium building plans requiring the approval of a county officer having jurisdiction over the issuance of permits for the construction of buildings (unless purchaser has given written approval or acceptance of the specific change); or
3. The Final Public Report differs in any material respect from the Preliminary Public Report; or
4. If the Final Public Report is not issued within one year from the date of issuance of the Preliminary Public Report.

Additionally, the specimen Reservation Agreement And Sales Contract provides:

1. That the Purchaser's interest in the Reservation Agreement And Sales Contract is subordinate to the Interim Lender of the Project as well as any extensions, renewals and modifications thereof.
2. That the Seller makes no warranties, express or implied with respect to the apartment or common elements and the Seller merely assigns to Purchasers all warranties given by General Contractor, subcontractors or materialmen of the Project, including manufacturer's or dealer's warranties covering furnishings and appliances for the apartment and common elements.
3. Purchaser will pay at the time of closing all closing costs including but not limited to all escrow fees, conveyance taxes, all notary and recording fees, charges for Purchaser's credit report, costs for drafting of the Apartment Lease, mortgages and notes, and costs of the title report and any title insurance, abstract of title or certificate of title. Purchaser shall at the closing, prepay lease rent

and maintenance fee for a period of three (3) months, and prepay real property taxes for the remainder of the tax year.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. The Developer is negotiating with Realty Management and Sales Corp. as the initial managing agent.

FINANCING CONSTRUCTION: The Developer is negotiating for, but has not obtained, commitments for interim financing for the construction of the project and for permanent financing for the apartments. However, upon obtaining such interim financing, Developer reserves the right to give such lender a security interest in the project, which security interest shall remain at all times a lien on the project, including the apartments and common elements. The lien shall have priority over any interests whatsoever that a purchaser may obtain by any sales contract and the purchaser in any sales contract agrees to subordinate any interest he may acquire thereby in favor of said lien for the construction loan.

STATUS OF PROJECT: Developer has advised the Commission that construction has not started. A construction contract for the apartment building has not yet been executed.

DISCLOSURE STATEMENT: A Disclosure Statement by the Developer with respect to the project is attached hereto as Exhibit "B".

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The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted on June 26, 1981 and information subsequently filed on September 4, 1981.

THIS PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1440 filed with the Commission on June 26, 1981.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimilies must be yellow.

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

DISTRIBUTION:

DEPARTMENT OF FINANCE  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY  
AND COUNTY OF HONOLULU  
ESCROW AGENT  
FEDERAL HOUSING ADMINISTRATION

REGISTRATION NO. 1440

September 9, 1981

EXHIBIT "A"

CRYSTAL PARK

Parking Stall Assignment

<u>Apt. No.</u>	<u>Parking Stall No.</u>	<u>Apt. No.</u>	<u>Parking Stall No.</u>	<u>Apt. No.</u>	<u>Parking Stall No.</u>
101	45	208	06	405	26
102	10c	209	07	406	15
103	52c	210	08	407	14
104	50c	301	09	408	27
105	46c	302	21	409	40
106	47c	303	43	410	13
107	51c	304	22	501	29
108	48c	305	23	502	34
109	30c	306	20	---	--
110	58*	307	19	504	32
201	02	308	05	505	36
202	04	309	18	506	37
203	03	310	17	507	28
204	42	401	16	508	38
205	49c	402	44	509	01
206	53c	403	24	510	33
207	41	404	25		

Key: TOTAL PARKING STALLS: 58  
c = compact car stall (13 parking stalls)  
\* = open parking stall (3 parking stalls)  
covered parking stall (42 parking stalls)

Extra parking to be assigned by Developer: 11c, 12, 31c, 35, 39, 54c, 56\* and 57\*, and will be temporarily assigned to Apartment No. 507 until the Developer sells or otherwise transfers such parking stall or stalls.

EXHIBIT "B"

DISCLOSURE STATEMENT

This Disclosure Statement is prepared pursuant to Chapter 514A of the Horizontal Property Regime Act of the State of Hawaii and is provided to each prospective initial purchaser by the developer herein.

1. The name and address of the project, and the name, address, and telephone number of the developer or his agent and of the project manager or his agent:

THE PROJECT NAME: "CRYSTAL PARK", LOCATED AT 851 MAKAIHIKI WAY, HONOLULU, HAWAII, 96826.

DEVELOPER: CRYSTAL PARK CORPORATION, 1580 MAKALOA STREET, SUITE 880, HONOLULU, HAWAII, TELEPHONE NO. 947-1495

PROJECT MANAGER: ERIC NAGANO, 1580 MAKALOA STREET, SUITE 880, HONOLULU, HAWAII, TELEPHONE NO. 947-1495.

2. A breakdown of the annual maintenance fees and the monthly estimated cost for each apartment, revised and updated at least every twelve months and certified to have been based on generally accepted accounting principles:

SEE EXHIBIT "1" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF, WHICH EXHIBIT IS A PROPOSED BUDGET PREPARED BY REALTY MANAGEMENT AND SALES CORP. SETTING FORTH MAINTENANCE FEE COLLECTION FOR EACH TYPE OF APARTMENT.

3. A description of all warranties for the individual apartments and the common elements, including the date of initiation and expiration of any such warranties:

WARRANTIES FOR THE BUILDING CONSTRUCTION SHALL BE ONE (1) YEAR COMMENCING FROM THE DATE OF COMPLETION.

WARRANTIES FOR APPLIANCE FROM THE MANUFACTURER OR SUPPLIER THEREOF WILL BE PASSED ON TO THE PURCHASER COMMENCING FROM THE DATE OF COMPLETION OF THE BUILDING, AND THE EXPIRATION DATE VARIES ACCORDING TO THE TYPE OF APPLIANCE INVOLVED.

4. A statement of the proposed number of apartments to be used for residential or hotel use in a mixed use project containing apartments for both residential and hotel use:

ALL 49 APARTMENTS WILL BE USED AS DWELLINGS BY THE OWNERS THEREOF.

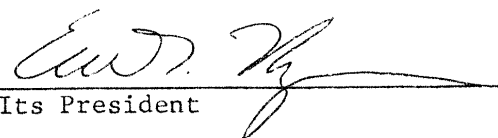
5. A statement of the extent of commercial or other non-residential development in the project.

NO COMMERCIAL OR OTHER NON-RESIDENTIAL USE IS CONTEMPLATED.

THE DISCLOSURE REQUIREMENTS HEREIN SHALL BE ADMINISTERED BY THE REAL ESTATE COMMISSION OF THE STATE OF HAWAII.

Dated: Honolulu, Hawaii, August 27, 1981.

CRYSTAL PARK CORPORATION

By   
Its President



# Realty Management and Sales Corp.

GENERAL BROKERAGE PROPERTY MANAGEMENT RENTALS  
1500 Makaloa Street, Suite 888, Honolulu, Hawaii 96814  
Phone 946-7966

## MEMORANDUM

TO: BAL Corporation  
FROM: REALTY MANAGEMENT & SALES CORP. - Caesar Paet  
DATE: JUNE 1, 1981  
SUBJECT: PROPOSED MONTHLY BUDGET FOR CRYSTAL PARK

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### CRYSTAL PARK

#### SCHEDULE OF MONTHLY MAINTENANCE FEES

<u>Unit Type</u>	<u>Percentage of Common Interest</u>	<u>Monthly Maintenance Fee</u>
A	.0174	\$76.05
AL	.0174	76.05
AR	.0174	76.05
ARL	.0174	76.05
B	.0178	77.80
BL	.0178	77.80
BR	.0178	77.80
BRL	.0178	77.80
C	.0290	126.75
CHL	.0290	126.75
CR	.0290	126.75
CRL	.0290	126.75
D	.0244	106.65
E	.0310	135.50

EXHIBIT "1"

CRYSTAL PARK  
PROPOSED MONTHLY BUDGET

RECEIPTS:

Maintenance Fees	<u>\$4,370.93</u>
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DISBURSEMENTS:

Auditing	\$ 25.00
Fire Insurance	125.00
Management Fee	407.68
Refuse	180.00
Building Repairs & Maintenance	50.00
Elevator Repairs & Maintenance	700.00
Resident Manager - Salary	800.00
Building Supplies	100.00
Grounds Supplies	25.00
Office Supplies	20.00
Payroll Taxes	40.00
General Excise Taxes	10.00
Other Taxes	30.00
Electricity	400.00
Gas	300.00
Telephone	100.00
Water	350.00
Sewage	208.25
Transfer to Reserve Account	<u>500.00</u>
Total Disbursements	<u>\$4,370.93</u>

Prepared by:

Caesar Paet, Manager  
Condominium Management Department  
Realty Management & Sales Corporation

June 1, 1981