



**REAL ESTATE COMMISSION
STATE OF HAWAII**
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
1010 Richards Street
P. O. Box 3469
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on

CRYSTAL PARK

855 Makahiki Way

Honolulu, Hawaii

(Registration of Apartments 101-104, 106-107, 109-110, 202-210, 301-302, 304-310,
401-410, 504, and 506-509 only)

Registration No. 1440

Issued: January 18, 1988

Expires: July 18, 1988

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of January 4, 1987 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

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

 FINAL: The developer has legally created a condominium and has filed complete information with the Commission.

- Supersedes all prior public reports
- Must be read together with _____

 X **SUPPLEMENTARY:** Updates information contained in the

- Prelim. Public Report dated September 9, 1981
- Final Public Report dated August 3, 1982
- Supp. Public Report dated _____

And Supersedes all prior public reports
 Must be read together with _____

This report reactivates the _____
public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required Not Required -- disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

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

I. PEOPLE CONNECTED WITH THE PROJECT (page 6). The people connected with the Project have all changed. Buyers are directed to paragraph I, page 6, listing the people now connected with the Project.

The Project was completed in 1982. There are no warranties on the building and other improvements and no warranties on the appliances. See Exhibit G.

The original Developer sold 8 apartments. On December 2, 1987, Park Place, Inc. purchased the remaining 41 apartments from Honolulu Federal Savings and Loan Association and Citizens Federal Savings and Loan Association of Miami, Florida. The apartments are currently being rented on a month-to-month tenancy. See Paragraph IV, page 18.

The Sales Contract, Escrow Agreement and Management Agreement have all been changed. These documents are on file with the Real Estate Commission and the Offices of the Developer.

The maintenance fees have changed. See Exhibit F.

TABLE OF CONTENTS

	page
Report Purpose	1
Type of Report	1
Summary of Changes from Earlier Public Reports	2
Table of Contents	3
General Information on Condominiums	4
Summary of the Condominium Project	5
I. PEOPLE CONNECTED WITH THE PROJECT	6
Developer	Managing Agent
Real Estate Sales Agent	Attorney for Developer
Escrow Company	
II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS	
A. Declaration	7
B. Condominium Map (File Plan)	7
C. Bylaws	7
D. House Rules	8
E. Changes to Condominium Documents	8
III. THE CONDOMINIUM PROJECT	
A. Interest to be Conveyed to Buyer	9
B. Underlying Land	10
C. Buildings and Other Improvements	10
D. Common Elements, Limited Common Elements, Common Interest	14
E. Encumbrances Against Title	15
F. Management of the Common Elements	15
G. Maintenance Fees	16
H. Utility Charges	16
I. Construction Warranties	16
J. Status of Construction	17
K. Project Phases	17
L. Sales Documents Filed with the Real Estate Commission	17
IV. ADDITIONAL INFORMATION NOT COVERED ABOVE	18
Buyer's Right to Cancel Sales Contract	19
Signature of Real Estate Commission Chairman	20
EXHIBIT A: ANNUAL LEASE RENTS (Page 9, paragraph III.A. reference)	
EXHIBIT B: ALTERATIONS TO APARTMENTS (Page 11, paragraph III.C.6. reference)	
EXHIBIT C: COMMON ELEMENTS (Page 14, paragraph III.D.1. reference)	
EXHIBIT D: LIMITED COMMON ELEMENTS (Page 14, paragraph III.D.2. reference)	
EXHIBIT E: ENCUMBRANCES AGAINST TITLE (Page 15, paragraph III.E. reference)	
EXHIBIT F: SCHEDULE OF MAINTENANCE FEES (Page 16, paragraph III.G. reference)	
EXHIBIT G: CONSTRUCTION WARRANTIES (Page 16, paragraph III.I. reference)	
EXHIBIT H: SUMMARY OF SALES CONTRACT (Page 17, paragraph III.L. reference)	
EXHIBIT I: SUMMARY OF ESCROW AGREEMENT (Page 17, paragraph III.L. reference)	
EXHIBIT J: APARTMENT NUMBERS AND TYPE, PARKING STALL ASSIGNMENT AND APPURTENANT COMMON INTEREST PERCENTAGE	

GENERAL INFORMATION ON CONDOMINIUMS

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of Hawaii's "Horizontal Property Act" (Chapter 514A, Hawaii Revised Statutes) must be followed.

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

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

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

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

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

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

Operation of the Condominium Project

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

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without a vote of the owners. Some of these actions may significantly impact the quality of life for all apartment owners.

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

SUMMARY OF THE CONDOMINIUM PROJECT

(cite to appropriate pages
in text of report)

Interest to be Conveyed to Buyer: (Section III.A., p. 9)

A leasehold interest in the Apartment and an undivided leasehold interest in the common elements including the land.

Type of Project: (Section III.C., pp. 10-12)

1. New Building(s) constructed in 1982 Conversion
 Both New Building(s) and Conversion
2. Residential Commercial
 Mixed Residential and Commercial
 Other _____
3. High Rise (5 stories or more) Low Rise
4. Single or Multiple Buildings
5. Apartment Description (Exhibit J contains additional information)

<u>Apt. Type</u>	<u>Qty</u>	<u>BR/Bath</u>	<u>Net Living Area*</u>	<u>Lanai/Patio</u>
A & AR	8	1/1	579	0
AL & ARL	2	1/1	579	120
B & BR	21	1/1	594	0
BL & BRL	6	1/1	594	120
C & CR	8	2/2	978	0
CRL	1	2/2	978	240
CHL	1	2/2	978	480
D	1	2/2	819	0
E	1	2/2	1042	0
_____	_____	_____	_____	_____

Total Apartments: 49

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

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

6. Parking:

	<u>Number of Stalls</u>
Assigned Stalls (Individual Units)	<u>49</u>
Guest Stalls	<u>1</u>
Unassigned Stalls	<u>0</u>
Extra Stalls Available for Purchase	<u>8</u>
Other: _____	<u>0</u>
Total Parking Stalls	<u>58</u>

7. Recreational amenities:

Open recreation area with picnic tables on first floor.

I. PEOPLE CONNECTED WITH THE PROJECT

Developer: PARK PLACE, INC. Phone: 524-4024
Name (Business)
745 Fort Street, Suite 618
Business Address
Honolulu, Hawaii 96813

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

Howard Bilkiss - President & Director
Kathryn Bilkiss - Secretary-Treasurer & Director
Kenneth Y. Sugita - Vice President & Director

Real Estate Sales Agent: (1) ROYAL HAWAIIAN PROPERTIES (2) Eovino & Associates Phone: (1) 528-5450
Name Suite 702B (Business)
Suite 401, 33 S. King St. 820 Mililani St. (2) 524-6142
Business Address
Honolulu, Hawaii 96813 Honolulu, Hawaii 96813

Escrow: BANK OF HAWAII Phone: 537-8744
Name (Business)
Financial Plaza of the Pacific
Business Address
Honolulu, Hawaii 96813

Managing Agent: CHANEY, BROOKS & COMPANY Phone: 544-1831
Name (Business)
606 Coral Street
Business Address
Honolulu, Hawaii 96813

Attorney for Developer: ALFRED M. K. WONG Phone: 543-9800
OKUMURA TAKUSHI FUNAKI & WEE
Name
Suite 1400, 733 Bishop Street
Business Address
Honolulu, Hawaii 96813

**II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Horizontal Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

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

The Declaration for this condominium is:

- Proposed
 Recorded — Bureau of Conveyances — Book 16431 Page 279
 Filed — Land Court — Document Number _____

Amendment date(s) and recording/filing information:

Amendment dated December 22, 1982, recorded in said Bureau in Book 16757, Page 489.

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

The Condominium Map for this condominium project is:

- Proposed
 Recorded — Bureau of Conveyance Condo Map No. 848
 Filed — Land Court Condo Map No. _____

Amendment date(s) and recording/filing information:

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

The Bylaws for this condominium are:

- Proposed
 Recorded — Bureau of Conveyances — Book 16431 Page 279 - Exhibit "C" to
 Filed — Land Court — Document Number _____ Declaration

Amendment date(s) and recording/filing information:

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

The House Rules for this condominium are:

Proposed Adopted by Board of Directors on 1/24/86

Developer does not plan to adopt house rules.

E. **Changes to Condominium Documents**

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

1. **Apartment Owners:** Minimum percentage of apartment owners who must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%	<u>75%</u>
Bylaws	65%	<u>75%</u>
House Rules	—	<u>By Board action</u>

The percentages for individual condominium projects may be more than the minimum set by law.

2. **Developer:** The developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

Pursuant to Paragraph N. of the Declaration, the Developer reserves the right to amend the Declaration with the consent of the Fee-Owners, but without the consent or joinder of any apartment owner to file such documents as may be necessary or desirable to accomplish a consolidation of two or more apartments as set forth in paragraph O of the Declaration and to change the designation of additional parking stall or stalls reserved to the Developer.

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

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

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

Exhibit _____ contains further explanations.

Lease Term Expires: November 30, 2047

Rent Renegotiation Date(s): December 1, 2017; December 1, 2027; and December 1, 2037

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

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

- Individual Apartments in Fee Simple, Underlying Land in Leasehold or Subleasehold:

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

Exhibit _____ contains further explanations.

Lease Term Expires: _____

Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

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

- Other:

NOTE: UPON EXPIRATION OF THE LEASEHOLD, BUYER IS AWARE THAT ALL IMPROVEMENTS ON THE PROPERTY SHALL BELONG TO THE LESSOR.

For Subleaseholds:

- Buyer's sublease may be cancelled if the master lease between the sublessor and fee owner is
 Cancelled Foreclosed.
- As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is cancelled or foreclosed.

B. Underlying Land:

Address: 855 Makahiki Way Tax Map Key: 2-7-8-6
Honolulu, Hawaii (TMK)

Address TMK is expected to change because _____

Land Area: 17,106 square feet acre(s) Zoning: A-4

*
Fee Owner: c/o Hawaiian Trust Company, Ltd.
name
P. O. Box 3170, Honolulu, Hawaii 96802
address
Attention: Property Management Dept.

*
Kikujiro Nakama and Kimie Nakama,
husband and wife
Shigeichi Morimoto, Trustee of the
Shigeichi Morimoto Trust dated 9/18/86
Howard Bilkiss, Trustee of the Howard
Bilkiss, Ltd. Profit Sharing Plan and
Trust dated January 1, 1976

Sublessor: _____
name

address

C. Buildings and Other Improvements:

1. New Building(s) Conversion of Existing Building(s)
 Both New Building(s) and Conversion

2. Buildings: One Floors Per Building: Five with basement
 Exhibit _____ contains further explanations.

3. Principal Construction Material:

Concrete Hollow Tile Wood
 Other _____

4. Permitted Uses:

	<u>No. of Apts.</u>		<u>No. of Apts.</u>
<input type="checkbox"/> Commercial	_____	<input type="checkbox"/> Industrial	_____
<input checked="" type="checkbox"/> Residential	49	<input type="checkbox"/> Agricultural	_____
<input type="checkbox"/> Timeshare/Hotel	_____	<input type="checkbox"/> Recreational	_____
<input type="checkbox"/> Other: _____			_____

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

Only if previously authorized by the Board of Directors and subject
 Pets: to Article V, Section 3(1) of the By-Laws

Number of Occupants: _____

Other: _____

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 49 (See Exhibit J for additional information)

Elevators 1 Stairways 2 Trash Chutes _____

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio
A & AR	8	1/1	579	0
AL & ARL	2	1/1	579	120
B & BR	21	1/1	594	0
BL & BRL	6	1/1	594	120
C & CR	8	2/2	978	0
CRL	1	2/2	978	240
CHL	1	2/2	978	480
D	1	2/2	819	0
E	1	2/2	1042	0

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

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

Boundaries of Each Apartment:

The inner decorated or finished surfaces of perimeter walls.

Permitted Alterations to Apartments:

See Exhibit B.

7. Parking Stalls:

Total Parking Stalls: 58

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned (for individual units)	<u>38</u>	<u>1</u>	<u>10</u>	<u> </u>	<u> </u>	<u> </u>	<u>49</u>
Guest Unassigned	<u> </u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>1</u>
Extra Available for Purchase	<u>3</u>	<u>2</u>	<u>3</u>	<u> </u>	<u> </u>	<u> </u>	<u>8</u>
Other:	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Covered & Open	<u>45</u>	<u> </u>	<u>13</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Each apartment will have the exclusive use of at least 1 parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

Commercial parking garage permitted in condominium project.

Exhibit J contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

There are no recreational or common facilities.

Swimming pool

Storage Area

Recreation Area *

Laundry Area

Tennis Court

Trash Chute

Other: _____

*Recreation area consists of open area with picnic tables on first floor

9. Present Condition of Improvements N/A
 (For conversions of residential apartments in existence for five years):

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

b. Compliance with Building Code and Municipal Regulations; Cost to Cure Violations

10. Conformance to Present Zoning Code

- a. No variances to zoning code have been granted.
 Variance(s) to zoning code was/were granted as follows:

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

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

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

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

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

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

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

1. Common Elements: Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners.

Exhibit C describes the common elements.

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which may use them are:

described in Exhibit D

as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

Exhibit J describes the common interests for each apartment.

as follows:

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property.

Exhibit E describes the encumbrances against the title contained in the title report dated December 7, 1987.

Blanket Liens:

A blanket lien is a mortgage on a condominium project that secures a construction loan. It is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

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

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

<u>Type of Lien</u>	<u>Effect on Buyer's Interest If Developer Defaults</u>
Mortgage	Buyer may terminate Sales Contract and be entitled to return of deposit. Title to the apartments will be free and clear at the time of conveyance.

F. Management of the Common Elements: The Association of Apartment 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 managing agent to assist the Association in managing the condominium project.

Initial Managing Agent: When the developer or the developer's affiliate is the initial managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The ^{present} ~~initial~~ managing agent for this condominium is:

- not affiliated with the Developer.
- the Developer or the Developer's affiliate.
- other _____

G. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and 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 to each apartment.

Exhibit F contains a schedule of maintenance fees and maintenance fee disbursements.

H. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Electricity | <input type="checkbox"/> Television Cable |
| <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Water & Sewer |
| <input type="checkbox"/> Other _____ | |

I. Construction Warranties:

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

1. Building and Other Improvements:

None. See Exhibit G.

2. Appliances:

None. See Exhibit G.

J. Status of Construction and Estimated Completion Date:

Completed in 1982

K. Project Phases:

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

Summary of Developer's Present Plans for Future Development:

L. Sales Documents Filed with the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

Notice to Owner Occupants

Specimen Sales Contract

Exhibit H contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated December 1, 1987

Exhibit I contains a summary of the pertinent provisions of the escrow agreement.

Other _____

IV. ADDITIONAL INFORMATION NOT COVERED ABOVE

The 41 apartments owned by the Developer are rented on month-to-month tenancies. Developer is responsible for removing tenants from any apartment that is sold prior the closing date.

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
 - a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;
AND
 - b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
 - a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
 - b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
 - c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other _____

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

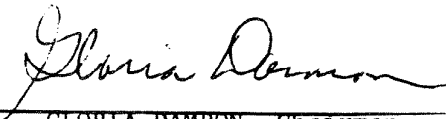
This Public Report is a part of Registration No. 1440 filed with the Real Estate Commission on June 29, 1981.

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Supplementary Public Reports expire on the expiration date given on the front of the report.



GLORIA DAMRON, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

CRYSTAL PARK
ANNUAL LEASE RENTS

APARTMENT	FIRST PERIOD TO 11/30/1997	NEXT 10 YRS. TO 11/30/2007	NEXT 10 YRS. TO 11/30/2017
"01" and "10" Apartments	1171.86	1406.26	1687.51
"02", "03", "04", 07, "08" and "09" Apartments (except 502, 503* and 504)	719.28	863.15	1035.78
Apartment 502	1252.68	1503.24	1803.89
Apartment 504	985.98	1183.20	1419.84
"05" and "06" Apartments	703.12	843.76	1012.51

*There is no Apartment 503

CRYSTAL PARK
ALTERATIONS TO APARTMENTS

Paragraph O of the Declaration provides as follows:

"O. CONSOLIDATION OF APARTMENTS. Notwithstanding any provision herein to the contrary, Developer reserves the right upon first obtaining the written consent of the Fee-Owners, which consent shall not be unreasonably arbitrarily or capriciously withheld, to consolidate at any time during construction of the Project two or more adjoining apartments either horizontally or vertically 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; provided, however, such consolidation shall be subject to the following terms:

(a) No such plans and specifications shall alter the appearance of the exterior of the apartment building;

(b) No consolidation shall affect the structural integrity of the building, nor affect any of the common elements within the apartments to be consolidated;

(c) Notwithstanding such consolidation, the townhouse shall be treated as though no changes had been made and shall be regarded as separate apartments for all other purposes, including without limitation, percentage interests in common elements, voting rights in the Association, shall continue to have all other rights and interests appurtenant to the apartments prior to such consolidation and shall be subject to all of the easements, encumbrances, common interests and other obligations pertinent to the apartments prior to such consolidation;

(d) Promptly upon completion of such consolidation, Developer shall duly record or file of record such consolidation, together with the complete set of floor plans of the town house, certified 'as built' by a registered architect.

Upon completion of the Project and the issuance of a certificate of occupancy, an apartment owner may consolidate two or more of his apartments upon the conditions set forth hereinabove; provided, however, that said apartment owner shall first obtain the written consent of the Fee-Owners and the mortgagees, if any, of the apartments to be consolidated and the written consent of the Board and the Board may require a performance bond of the type required herein for construction of improvements on the Project, provided, however, such consent shall not be unreasonably, arbitrarily or capriciously withheld by said Board or by said Fee-Owners. A townhouse may be divided into as many separate apartments as it took to form such townhouse; provided, however, such division shall be made only upon the following terms:

(a) No such plans and specifications shall alter the appearance of the exterior of the apartment building;

(b) No division shall affect the structural integrity of the building, nor affect any of the common elements within the apartments to be consolidated;

(c) Upon such division, each apartment shall continue to be regarded as a separate apartment for all purposes, including without limitations, percentage interests in common elements, voting rights in the Association, shall continue to have all the rights and interests appurtenant to it and shall be subject to all the easements, encumbrances, common interests, and other obligations pertinent to such apartment;

(d) The townhouse owner shall first obtain the written consent of the Fee-Owners and the mortgagee, if any, of such townhouse, and the prior written consent of the Board, all of which consents shall not be unreasonably, arbitrarily or capriciously withheld by such Board, Fee-Owners or mortgagee. The townhouse owner shall provide, if required by such Board a performance bond of the type required herein for construction of improvements, on the Project;

(e) Promptly upon completion of such division, the townhouse owners shall duly record or file or record such division, together with the complete set of floor plans of the divided apartments, certified 'as built' by a registered architect.

Notwithstanding any provisions herein to the contrary, no amendment by the Association of paragraph O herein and/or any provisions related thereto whether in this Declaration or By-Laws with respect to the right reserved to the Developer to consolidate two or more apartments in which the Developer has an interest shall be effective without the prior written consent of the Developer."

CRYSTAL PARK
COMMON ELEMENTS

Paragraph 1 of the Declaration provides as follows:

"1. Common Elements. The common elements will include all of the limited common elements set forth hereinbelow, 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 one parking stall as guest parking, designated as stall number 55;

(f) all stairways and elevators; and

(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."

CRYSTAL PARK
LIMITED COMMON ELEMENTS

Paragraph 2 of the Declaration provides as follows:

"2. 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 asterisk (*) 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' of the Declaration; 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 any 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."

CRYSTAL PARK
ENCUMBRANCES AGAINST TITLE

1. For real property taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Taxation Division.
2. Title to all minerals and metallic mines reserved to the State of Hawaii.
3. Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in the Declaration, dated September 29, 1981, recorded June 28, 1982, in the Bureau of Conveyances, State of Hawaii, in Book 16431, Page 268.
4. Condominium Map No. 848, filed in the Bureau of Conveyances, State of Hawaii.
5. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions, easements and by-laws set forth in the Declaration of Horizontal Property Regime dated May 27, 1982, recorded June 28, 1982, in the Bureau of Conveyances, State of Hawaii, in Book 16431, Page 279.

Said Declaration was amended by instruments dated December 22, 1982 and ---, recorded December 23, 1982 and November 19, 1987, in said Bureau, in Book 16757, Page 489 and Book 21348, Page 424, respectively.

6. Any and all covenants, conditions, restrictions and easements encumbering the apartment herein mentioned, and/or the common interest appurtenant thereto, as created by or mentioned in said Declaration, as amended, and/or in said Apartment Lease, and/or as delineated on said Condominium Map.

7. That certain unrecorded Lease dated October 2, 1981, made by and between Kikujiro Nakama and Kimie Nakama, husband and wife, Shigeichi Morimoto, a widower, and Robert K. Amano and Fujiko Muriel Amano, husband and wife, as Lessors, and Crystal Park Corporation, a Hawaii corporation, as Lessee, for a term of 67 years commencing on August 1, 1981, a Short Form of which is recorded December 31, 1981, in the Bureau of Conveyances, State of Hawaii, in Book 16076, Page 403. Said lease by mesne assignments of record was assigned to Park Place, Inc., a Hawaii corporation, as Lessee, by assignment dated November 23, 1987, recorded December 3, 1987, in said Bureau, in Book 21390, Page 376, with consent thereto by Kikujiro Nakama and Kimie Nakama, husband and wife, Howard Bilkiss, Trustee of the Howard Bilkiss, Ltd. Profit Sharing Plan and Trust dated January 1, 1976, and Shigeichi Morimoto, as Trustee under that certain unrecorded Self-Trusteed Trust dated September 18, 1986, executed by Shigeichi Morimoto, as Settlor, recorded concurrently in said Bureau, in Book 21390, Page 386.

8. Mortgage dated December 2, 1987, recorded December 3, 1987, in the Bureau of Conveyances, State of Hawaii, in Book 21390, Page 392, to secure the repayment of \$2,400,000.00, and any additional advances and other amounts secured thereby, under the terms and provisions thereof,

Mortgagor: Park Place, Inc., a Hawaii corporation.

Mortgagee: Honolulu Federal Savings and Loan Association, a federal savings and loan association.

Consent thereto by Kikujiro Nakama and Kimie Nakama, husband and wife, Shigeichi Morimoto, as Trustee under that certain unrecorded Self-Trusteed Trust dated September 18, 1986, executed by Snigeichi Morimoto, as Settlor, and Howard Bilkiss, Trustee of the Howard Bilkiss, Ltd. Profit Sharing Plan and Trust dated January 1, 1976, recorded concurrently in said Bureau, in Book 21390, Page 433.

9. A Financing Statement covering the property herein described, recorded in the Bureau of Conveyances, State of Hawaii, in Book 21390, Page 448.

Date Recorded: December 3, 1987.

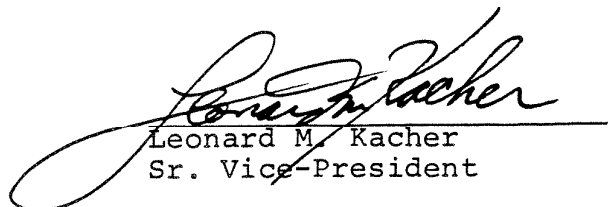
Debtor: Park Place, Inc.

Secured Party: Honolulu Federal Savings and Loan Association.

November 17, 1987

RE: Crystal Park
855 Makahiki Way

Chaney, Brooks & Company hereby certifies that the attached financial statement was prepared in accordance with generally accepted accounting principles, and it accurately reflects the Board of Directors' policies concerning the actual maintenance fee assessments and actual maintenance fee disbursements.


Leonard M. Kacher
Sr. Vice-President

CRYSTAL PARK
ALLOCATION OF MAINTENANCE FEES
November 17, 1987

<u>Percentage of Common Interest</u>	<u>Maintenance Fee</u>	<u>No. of Units</u>
1.74%	\$154.67	8
1.78%	\$158.22	25
2.90%	\$257.78	7
2.44%	\$216.89	1
3.10%	\$275.56	<u>Ø</u>
		<u>* 41</u>

Prepared By: Marlene T. Rapues
Property Manager

*Note: This reflects only the 41 units currently being
sold. (Total # of units = 49)



CRYSTAL PARK
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
FOR THE PERIOD ENDING OCT. 30, 1987
(PREPARED ON THE CASH BASIS)

	CURRENT MONTH		YEAR-TO-DATE	
	ACTUAL	BUDGET	ACTUAL	BUDGET
RECEIPTS				
5110 MAINTENANCE FEES	8,472.89	8,889.00	65,356.22	70,332.00
5410 INTEREST INCOME	132.68	.00	222.91	.00
5990 OTHER RECEIPTS	40.00-	.00	1,111.39	.00
TOTAL RECEIPTS.....	8,645.57	8,889.00	66,690.52	70,332.00
DISBURSEMENTS				
6010 AUDIT AND TAX FEES	.00	15.00	364.00	150.00
6080 INSURANCE-PACKAGE	2,008.06	550.00	6,772.01	5,500.00
6082 INSURANCE-LIABILITY	799.94	84.00	799.94	840.00
6083 INSURANCE-OTHER	10.00	100.00	40.00	1,000.00
6085 INSURANCE-WRKRS COMP	.00	160.00	1,165.91	1,600.00
6089 INSURANCE CLAIMS	.00	.00	195.60	.00
6130 MGT & ACCTG SERVICES	614.11	614.00	6,141.10	6,140.00
6135 ON SITE SERVICE	.00	.00	450.00	.00
6140 MISC PROJECT EXPENSE	.00	55.00	594.43	550.00
6150 PETTY CASH REIMB	.00	25.00	91.79	250.00
6180 REFUSE SERVICE	122.39	111.00	1,249.89	1,110.00
6210 MTNCE/REPAIR BLDG	.00	200.00	1,378.58	2,000.00
6221 MTNCE/REPAIR-ELEVATOR	201.75	260.00	4,272.04	2,600.00
6222 MTNCE/REPAIR-AIR COND	.00	.00	145.60	.00
6224 MTNCE/REPAIR-EQUIPMENT	582.08	100.00	1,208.85	1,000.00
6230 MTNCE/REPAIR-GROUNDS	.00	25.00	.00	250.00
6250 MTNCE/REPAIR-PEST CNTRL	.00	25.00	.00	250.00
6265 WINDOW CLEANING	.00	67.00	520.00	670.00
6341 PAYROLL-RES MANAGER	500.00	495.00	4,175.62	4,950.00
6520 SUPPLIES-GROUNDS	.00	25.00	75.87	250.00
6530 SUPPLIES-JANITORIAL	.00	25.00	54.68	250.00
6550 SUPPLIES-PAINTING	.00	.00	74.14	.00
6580 SUPPLIES-ELECT/LIGHTING	104.84	25.00	240.09	250.00
6590 SUPPLIES-BLDG/OTHER	.00	25.00	106.98	250.00
6710 TAXES-GENERAL EXCISE	2.19	.00	11.35	.00
6720 TAXES-PAYROLL	58.74	60.00	383.65	600.00
6811 ELECTRICITY	2,265.88	1,700.00	15,068.93	17,000.00
6813 TELEPHONE	135.78	150.00	1,358.17	1,500.00
6814 WATER/SEWER	1,069.30	600.00	5,498.54	6,000.00
6990 OTHER DISBURSEMENTS	.00	.00	450.00	.00
* 6994 CAPITAL EXPENDITURES	3,770.00	.00	3,770.00	.00
TOTAL DISBURSEMENTS.....	12,245.06	5,496.00	56,657.76	54,960.00
CASH GAIN/LOSS(-).....	3,679.49-	3,393.00	10,032.76	15,372.00
SUMMARY OF TOTAL CASH AVAILABLE				
OPERATING ACCOUNT				
CASH, BEG. OF PERIOD...	4,002.47	.00	5,328.45	.00
CASH, GAIN/LOSS(-).....	3,679.49-	3,393.00	10,032.76	15,372.00
TRANSFER FROM RESERVE..	200.00	.00	300.00	.00
TRANSFER TO RESERVE(-)..	432.68-	3,393.00-	15,570.91-	15,372.00-
CASH, END OF PERIOD.....	90.30	.00	90.30	.00
RESERVE ACCT, END OF PERIOD.	15,780.20		15,780.20	
TOTAL CASH AVAILABLE.....	15,870.50		15,870.50	

*Doonwood Engineering - 2nd sump pump.

CRYSTAL PARK

WARRANTIES

Paragraph I.14. of the Sales Contract provides as follows:

"14. ACCEPTANCE OF APARTMENT; BUILDING NOT NEW; NO WARRANTIES.

Buyer acknowledges that the Project was completed in 1982 and accepts said Apartment and the common elements in an 'AS IS' condition. Buyer further acknowledges that Buyer has had an opportunity to inspect the Apartment and common elements and that the purchase price takes into consideration the fact that the buildings and fixtures and appliances are 5 years old. SELLER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT, COMMON ELEMENTS, APPLIANCES, FURNISHINGS OR OTHER PRODUCTS, OR ANYTHING INSTALLED IN OR UPON THE PREMISES OR USED IN CONNECTION WITH THE PROJECT IN ANY MANNER, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, HABITABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR PURPOSE OR USE. This agreement shall survive the closing. Buyer agrees to indemnify Seller for any damages or losses, including interest and attorney's fee, resulting from any refusal to accept possession of the property upon request by Seller and if Buyer shall make any such refusal, Buyer shall be deemed to be in default under this Agreement and Seller at its option shall be entitled to cancel this Agreement and keep all payments made hereunder as liquidated damages. Buyer hereby waives all rights of inspection and rights to Seller's cooperation and assistance if Buyer fails to inspect Buyer's Apartment on the date and time specified by Seller and Buyer acknowledges that such waiver shall not in any way affect Buyer's obligations hereunder, including without limitation the making of Payments B and C and performance of Buyer's closing obligations.

BUYER FURTHER ACKNOWLEDGES THAT BUYER HAS BEEN INFORMED THAT THERE IS LEAKAGE IN THE WINDOWS FACING THE PARK AND THERE IS ALSO LEAKAGE FROM THE GROUND FLOOR INTO THE PARKING GARAGE. SELLER MAKES NO WARRANTIES THAT THE LEAKAGES CAN BE STOPPED. SELLER WILL OBTAIN PERMISSION FROM THE BOARD OF DIRECTORS AND WILL HIRE A CONTRACTOR TO RE-SEAL AND RE-CALK THE WINDOW AREAS AND RE-WATERPROOF THE AREA OVER THE PARKING GARAGE, ALL AT NO COST TO BUYER."

CRYSTAL PARK
SUMMARY OF SALES CONTRACT PROVISIONS

The Deposit Receipt and Sales Contract (the "Sales Contract") used in connection with the project contains, among other things, acknowledgments by each Purchaser: (i) that time is of the essence in the Sales Contract, and if Purchaser fails to perform any obligations required in the Sales Contract, the Developer may, upon written notice of 5 days, terminate the Sales Contract and keep all sums previously paid by Purchaser as liquidated damages; (ii) that the Developer has authorized no agents, salesmen or brokers to make any representations as to rental or other income from any apartment or any other economic benefit, including possible advantages from the ownership of an apartment under federal or state tax laws, to be derived from the purchase of an apartment in the Project; (iii) that the Purchaser acknowledges that no such representations or warranties have been made and that the Developer expressly disclaims and repudiates any representation from any source as to any possible economic benefit arising from ownership of an apartment in the Project; (iv) that the project and the apartment and anything installed or contained therein, including appliances, are being sold in an "AS IS" basis, without any warranties, express or implied; (v) that all interest on deposits in Escrow belong to Seller; and (vi) that paragraph I.7. pertaining to closing costs and expenses of sale, provides as follows:

"7. CLOSING COSTS; EXPENSES OF SALE. Buyer further agrees to pay, at the time of pre-closing, Buyer's notary fees, all recording fees, cost of credit report, cost of preparing note(s) and mortgage(s), if any, loan finance fees, the cost of any required title insurance, one-half (1/2) of the escrow fee, and Buyer's share of maintenance fees payable to the Association of Apartment Owners (the 'Association') including the first month's fee and start-up fee. The start-up fee shall be a single assessment to each apartment owner and shall be in addition to the normal monthly assessment as determined to be necessary by the Managing Agent. Buyer shall also pay into escrow the lease rents referred to in Paragraph I.5 hereof. Seller shall pay for the cost of preparing the lease or assignment of lease, conveyance tax, evidence of title, Seller's notary fees, and one-half (1/2) of the escrow fee."

Purchaser is cautioned that this is a brief summary of the Sales Contract and Purchaser should carefully read the Sales Contract for Purchaser's rights and obligations therein.

CRYSTAL PARK
SUMMARY OF ESCROW AGREEMENT PROVISIONS

Among other provisions, the Escrow Agreement provides as follows:

"4. A Purchaser shall be entitled to a refund of his or her funds, and Escrow shall pay said funds to said Purchaser, without interest if Purchaser shall in writing request refund of his or her funds and any one of the following shall have occurred:

(a) Escrow receives a written request from Seller to return to Purchaser the funds of such Purchaser then held hereunder by Escrow; or

(b) If a Purchaser's funds were obtained prior to the issuance of the First Supplementary Public Report and the request is prior to the time the First Supplementary Public Report is issued; or

(c) If a Purchaser's funds were obtained prior to the issuance of the First Supplementary Public Report, then in the event that the Purchaser exercises his or her right to cancel at any time prior to the earlier of (1) the conveyance of the apartment to the Purchaser, or (2) midnight of the thirtieth (30th) day following the date of delivery of the First Supplementary Public Report to such Purchaser; provided, however, that the Purchaser has not previously waived his or her right to cancel; or

(d) If a Purchaser's funds were obtained after the issuance of the First Supplementary Public Report and purchaser exercises his or her right to cancel prior to the earlier of (1) the conveyance of the apartment to Purchaser or (2) midnight of the thirtieth (30th) day following the date of delivery of the First Supplementary Public Report, provided however, that the Purchaser has not previously waived his or her right to cancel; or

(e) If there is a material change in the Project which directly, substantially and adversely affects the use or value of (1) such Purchaser's apartment or appurtenant limited common elements, or (2) those amenities of the Project available for such Purchaser's use, unless the Purchaser has waived his or her rights of rescission in writing.

Upon refund of said funds to Purchaser as aforesaid, Escrow shall return to Seller such Purchaser's Sales Contract and any assignment of apartment lease theretofore delivered to Escrow, and thereupon Escrow shall have no further obligations hereunder with respect to said Purchaser."

APARTMENT NUMBERS AND TYPE, PARKING STALL ASSIGNMENT
AND APPURTENANT COMMON INTEREST

<u>APT. NO.</u>	<u>TYPE</u>	<u>PARKING STALLS</u>	<u>UNDIVIDED INTEREST (%)</u>
101	CHL	45	2.90
102	BL	10C	1.78
103	BRL	52C	1.78
104	BL	50C	1.78
106	ARL	47C	1.74
107	BRL	51C	1.78
109	BRL	30C	1.78
110	CRL	58*	2.90
202	B	04	1.78
203	BR	03	1.78
204	B	42	1.78
205	A	49C	1.74
206	AR	53C	1.74
207	BR	41	1.78
208	B	06	1.78
209	BR	07	1.78
210	CR	08	2.90
301	C	09	2.90
302	B	21	1.78
304	B	22	1.78
305	A	23	1.74
306	AR	20	1.74
307	BR	19	1.78
308	B	05	1.78
309	BR	18	1.78
310	CR	17	2.90
401	C	16	2.90
402	B	44	1.78
403	BR	24	1.78
404	B	25	1.78
405	A	26	1.74
406	AR	15	1.74
407	BR	14	1.78
408	B	27	1.78
409	BR	40	1.78
410	CR	13	2.90
504	D	32	2.44
506	AR	37	1.74
507	BR	28	1.78
508	B	38	1.78
509	BR	01	1.78

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.