

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
PLAZA LANDMARK
5333 Likini Street
Honolulu, Hawaii

REGISTRATION NO. 1529

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 until

- (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 8, 1984
Expires: April 8, 1985

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 JANUARY 14, 1983, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 30, 1984. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of February 8, 1983, on PLAZA LANDMARK, Registration No. 1529, the Commission has been advised that the project will now consist of 291 apartments plus 1 resident manager's apartment contained in one 29-story building with no basement,

and amenities, such as a party room, an exercise room, a swimming pool, a parking structure containing 351 covered and uncovered parking stalls, 6 uncovered surface parking stalls for guests, three loading zones, landscaping and ground improvements. The tennis court on the roof of the parking structure and the apartment air condition systems have been eliminated, and a laundry room has been added to the project. The Developer has forwarded additional information and has submitted additional documents to amend the registration in the particulars hereinbelow set forth.

This Final Public Report amends the Commission's Preliminary Public Report, becoming a part of the registration on the PLAZA LANDMARK condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock), and the Disclosure Abstract dated January 13, 1984 (a copy of which is attached hereto as Exhibit C) in the hands of all purchasers and prospective purchasers, and for securing a signed Receipt therefor.

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

3. The Declaration of Horizontal Property Regime and the Bylaws of the Association of Apartment Owners for the Project have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document Nos. 1215913 and 1215914, respectively. Condominium Map No. 507 showing the layout, location and apartment numbers of the apartments in the Project was also filed in said Office of the Assistant Registrar.

4. The Developer has advised the Commission that advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public dissemination.

5. 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.

6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, March 8, 1984, unless a Supplementary Public Report issues, or the Commission, upon review of this registration, issues an order extending the effective period of this report.

Except for the information contained under the following topical headings, the information in the Preliminary Public Report remains undisturbed. Only the changes are noted under the topical headings below.

ATTORNEY REPRESENTING DEVELOPER: The address of the attorney representing the Developer has changed. The new address of the attorney is Pacific Tower, Suite 2300, Bishop Square, 1001 Bishop Street, Honolulu, HI 96813.

DESCRIPTION: Paragraphs 2, 3 and 4 of this topical heading in the Preliminary Public Report have been changed to read as follows:

2. The Buildings. The Project will have two principal buildings, to-wit, a twenty-nine (29) story residential apartment building without a basement and a three (3) story parking structure, all as shown on the plans thereof (herein "Plans") filed with the Commission. The apartment building will contain two hundred and ninety-one (291) residential apartments plus one resident manager's apartment, of which one (plus the resident manager's apartment) will be located on the ground floor and the remainder on the second through the twenty-ninth floors. The ground floor of the apartment building will contain an exercise room, together with men's and women's locker, shower and sauna, a party room, a laundry room, a lobby, a mail room, a storage room, a manager's office, a security booth, entry foyer, a trash room, and an electrical room, and the aforesaid one residential apartment plus the resident manager's apartment. The three-story parking structure will consist of six levels of parking designated as Levels A through F and will contain 351 parking stalls. The parking stalls located on Levels A through D will be covered; and the parking stalls located on Levels E and F will be uncovered. The principal materials to be used for the construction of the buildings will be reinforced concrete for load-bearing walls, columns, beams and floors, gypsum boards and studs for nonload-bearing walls, wooden doors and door frames and aluminum frames for glass windows and glass sliding doors.

3. Other Improvements. The Project will also consist of other improvements, including a swimming pool, a driveway with a turn around, six (6) uncovered surface parking for guests, three (3) loading zone stalls, landscaping and ground improvements.

4. Apartment Spaces.

(a) There will be two hundred ninety-one (291) separately designated freehold estates consisting of the residential spaces or areas hereinbelow more particularly described and contained in said apartment building, said spaces being defined and referred to herein as "apartment spaces." The resident manager's apartment which will be located on the ground floor and will be numbered 109 is for the use of the resident manager of the Project and is a common element of the Project. An apartment space will not be deemed to include the perimeter or party walls or the interior load-bearing walls or the floors and ceilings surrounding the apartment space (except in each such case for the interior decorated or finished surfaces of such perimeter or party walls, load-bearing walls, floors and ceilings), or any pipes, wires, conduits or other utility or service lines running through such apartment space which are utilized for or serve more than one apartment space, the same being deemed common elements as hereinafter provided. Each apartment space shall be deemed to include (i) all walls and partitions which are not load bearing within its perimeter or party walls, (ii) the interior decorated or finished surfaces of all perimeter or party walls and load-bearing walls, floors and ceilings, the exterior unfinished surfaces of entry doors and the frames thereof and all floor coverings, (iii) all windows

and window frames and (iv) all fixtures contained or installed in each apartment space.

(b) The apartment space number, location, description, approximate gross floor area and other pertinent data relative to the respective apartment spaces are as follows:

(i) Apartment space numbering. The one apartment space on the ground floor will be numbered 110. The seven apartment spaces on the second floor will be numbered 201, 202, 203, 208, 209, 210 and 211. There will be no apartment spaces numbered 204, 205, 206 and 207 on the second floor. The apartment spaces on the third through the twenty-sixth floors will be numbered serially 01 through 11, preceded by a number indicating the floor on which the apartment space is located. The apartment spaces on the twenty-seventh, twenty-eighth and twenty-ninth floors are designated as Penthouse apartments and their apartment space numbers will be preceded by the letters "PH". The ten apartment spaces on the twenty-seventh floor will be numbered PH-2701 through PH-2706 and PH-2708 through PH-2711. There will be no apartment space numbered PH-2707 on the twenty-seventh floor. The six apartment spaces on the twenty-eighth floor will be numbered PH-2801 through PH-2806. The three apartment spaces on the twenty-ninth floor will be numbered PH-2901 through PH-2903. The apartment space numbers on each of the second through the twenty-ninth floors will run clockwise starting from the southwesterly corner of the building.

(ii) Types of apartment spaces, description and location. The apartment spaces will be classified into eighteen (18) types and designated as Types A1, A2, A3, B1, B2, B3, B4, B5, B6, B7, B8, C1, C2, C3, C4, C5, C6 and D.

Type A1 Apartment Spaces. There will be twenty-six (26) Type A1 apartment spaces. There will be one Type A1 apartment space located on each of the second through the twenty-seventh floors. All Type A1 apartment spaces will have apartment numbers ending with 08.

Type A2 Apartment Spaces. There will be twenty-four (24) Type A2 apartment spaces. There will be one Type A2 apartment space located on each of the third through the twenty-sixth floors. All Type A2 apartment spaces will have apartment numbers ending with 07.

Type A3 Apartment Spaces. There will be twenty-six (26) Type A3 apartment spaces. There will be one Type A3 apartment space located on each of the third through the twenty-eighth floors. All Type A3 apartment spaces will have apartment numbers ending with 04.

Type B1 Apartment Spaces. There will be twenty-six (26) Type B1 apartment spaces. There will be one Type B1 apartment space located on each of the second through the twenty-seventh floors. All Type B1 apartment spaces will have apartment numbers ending with 11.

Type B2 Apartment Spaces. There will be twenty-eight (28) Type B2 apartment spaces. There will be one Type B2

apartment space located on each of the second through the twenty-ninth floors. All Type B2 apartment spaces will have apartment numbers ending with 01.

Type B3 Apartment Spaces. There will be twenty-six (26) Type B3 apartment spaces. There will be one Type B3 apartment space located on each of the second through the twenty-seventh floors. All Type B3 apartment spaces will have apartment numbers ending with 03.

Type B4 Apartment Spaces. There will be twenty-four (24) Type B4 apartment spaces. There will be one Type B4 apartment space located on each of the second through the twenty-fifth floors. All Type B4 apartment spaces will have apartment numbers ending with 09.

Type B5 Apartment Spaces. There will be twenty-four (24) Type B5 apartment spaces. There will be one Type B5 apartment space located on each of the third through the twenty-sixth floors. All Type B5 apartment spaces will have apartment numbers ending with 05.

Type B6 Apartment Spaces. There will be two Type B6 apartment spaces, of which one will be located on the twenty-eighth floor and one on the twenty-ninth floor. All Type B6 apartment spaces will have apartment numbers ending with 03 as in the case of Type B3 apartment spaces.

Type B7 Apartment Spaces. There will be two Type B7 apartment spaces, of which one will be located on the twenty-seventh floor and one on the twenty-eighth floor. All Type B7 apartment spaces will have apartment numbers ending with 05 as in the case of Type B5 apartment spaces.

Type B8 Apartment Spaces. There will be two Type B8 apartment spaces, of which one will be located on the twenty-sixth floor and one on the twenty-seventh floor. All Type B8 apartment spaces will have apartment numbers ending with 09 as in the case of Type B4 apartment spaces.

Type C1 Apartment Spaces. There will be twenty-four (24) Type C1 apartment spaces. There will be one Type C1 apartment space on each of the second through the twenty-fifth floors. All Type C1 apartment spaces will have apartment numbers ending with 10.

Type C2 Apartment Spaces. There will be twenty-four (24) Type C2 apartment spaces. There will be one Type C2 apartment space on each of the third through the twenty-sixth floors. All Type C2 apartment spaces will have apartment numbers ending with 06.

Type C3 Apartment Spaces. There will be twenty-six (26) Type C3 apartment spaces. There will be one Type C3 apartment space on each of the second through the twenty-seventh floors. All Type C3 apartment spaces will have apartment numbers ending with 02.

Type C4 Apartment Space. There will be one Type C4 apartment space which will be located on the ground floor and

will have an apartment number ending with 10 as in the case of Type C1 apartment spaces.

Type C5 Apartment Spaces. There will be two Type C5 apartment spaces, one of which will be located on the twenty-sixth floor and one on the twenty-seventh floor. All Type C5 apartment spaces will have apartment numbers ending with 10 as in the case of Type C1 and Type C4 apartment spaces.

Type C6 Apartment Spaces. There will be two Type C6 apartment spaces, one of which will be located on the twenty-eighth floor and one on the twenty-ninth floor. All Type C6 apartment spaces will have apartment numbers ending with 02 as in the case of Type C3 apartment spaces.

Type D Apartment Spaces. There will be two Type D apartment spaces, one of which will be located on the twenty-seventh floor and one on the twenty-eighth floor. All Type D apartment spaces will have apartment numbers ending 06 as in the case of Type C2 apartment spaces.

The types of apartment spaces, the approximate floor areas thereof (including the respective living areas and lanai areas) and the listing of rooms contained in each of the types of apartment spaces are set forth in Exhibit A attached hereto and made a part hereof.

(iii) Access to common elements. The apartment space on the ground floor will have direct access to the ground floor lobby and the grounds of the Project. Each of the apartment spaces from the second through the twenty-ninth floors will have direct access to a corridor on each of said floors leading to the elevators and the stairway of the apartment building, which elevators and stairway lead to the grounds of the Project. The corridors, elevators, stairway and the grounds are common elements.

Other than the foregoing, all other information contained in this topical heading has not changed.

COMMON ELEMENTS: The apartment numbered 109 and uncovered parking stall numbered F-58 for use by the resident manager and the laundry room have been included as part of the common elements. Other than the foregoing, all other information contained in this topical heading has not changed.

LIMITED COMMON ELEMENTS: Paragraphs (a) and (c) of this topical heading in the Preliminary Public Report have been changed to read as follows:

(a) Parking Stalls. Each apartment space will have as an appurtenance thereto one or more parking stalls for the exclusive use of such apartment space. The respective apartment spaces and the parking stalls appurtenant thereto are set forth in Exhibit B attached hereto and made a part hereof. Each apartment space shall at all times have at least one parking stall appurtenant to it. Subject to the foregoing limitation, apartment space owners will have the right to change the designation of parking stalls by amendment of the Declaration and the respective apartment deeds involved, such amendment to the

Declaration and apartment deed to be in writing and executed only by the owners of the apartment spaces seeking such change (and their respective mortgagees, if any) and to be effective only upon filing of the same in said Office of the Assistant Registrar.

(c) Storage Rooms. Each apartment space, except the apartment space numbered 110 on the ground floor, will have as an appurtenance thereto the exclusive use of a storage room which shall be located on the same floor and bear the same number as the apartment space to which it appertains. The storage rooms are shown on the Plans.

(d) The apartment air condition systems have been eliminated and are not included as part of the limited common elements. Consequently, paragraph (d) under this topical heading in the Preliminary Public Report has been deleted in its entirety.

Other than the foregoing, all other information contained in this topical heading has not changed.

PURPOSE AND USE OF THE APARTMENTS: The proposed House Rules has been amended to delete certain prohibitions regarding the tennis court, which has been eliminated from the Project. Other than the foregoing, all other information contained in this topical heading has not changed.

ENCUMBRANCES AGAINST TITLE: A comparison of the Preliminary Title Report issued by Title Guaranty of Hawaii, Incorporated dated December 14, 1982 (the foregoing having been submitted to the Commission in connection with the issuance of the Preliminary Public Report of February 8, 1983), with the updated Title Report issued by Title Guaranty of Hawaii, Incorporated dated December 8, 1983, submitted to the Commission indicates that the only changes are the following:

(a) The encumbrance described in paragraph 7 of this topical heading in the Preliminary Public Report has been eliminated.

(b) The following encumbrances have been added:

(1) The designation of Easement 1005, as shown on Map 634, as set forth by Land Court Order No. 63995, filed October 19, 1982. Said easement was granted to the City and County of Honolulu by Grant dated January 3, 1983, filed as Document No. 1151604.

(2) Real Property Mortgage, Security Agreement and Financing Statement dated October 3, 1983, filed as Document No. 1195046.

PURCHASE MONEY HANDLING: A new Escrow Agreement dated October 3, 1983, has been executed and a copy of the same has been filed with the Commission. It provides, in part, that escrow shall deposit any or all funds received and held in escrow in accounts at a federally insured bank, savings and loan association or other financial institution which pays interest on deposits designated by Developer. Any and all interest earned on such

funds during the holding thereof shall accrue to the credit of the Developer in accordance with the agreements and instructions contained in the Reservation, Deposit, Receipt and Sales Contracts. The newly executed Escrow Agreement provides, in part, that a purchaser shall be entitled to a return of his funds, without interest, if any one of the following has occurred:

(a) Developer and purchaser shall have requested Escrow in writing to return to purchaser the funds of purchaser held by Escrow; or

(b) Developer shall have notified Escrow of Developer's exercise of the option to cancel or rescind the sales contract pursuant to any right of cancellation or rescission provided therein or otherwise available to Developer; or

(c) With respect to a purchaser whose funds were obtained prior to the issuance of the Final Report, there shall have been a change in the building plans subsequent to the execution of purchaser's sales contract, requiring approval of a county officer having jurisdiction over the issuance of building permits, unless such change is authorized in the Declaration of Horizontal Property Regime or by the terms of the sales contract or unless a purchaser's written approval or acceptance of the specific change is obtained or ninety (90) days have elapsed since purchaser has accepted in writing the apartment or the purchaser has first occupied the apartment; or

(d) The Final Report differs in a material respect from the Preliminary Report and the purchaser's written approval of such change shall not have been obtained; or

(e) The Final Report shall have not been issued within one (1) year from the date of issuance of the Preliminary Report and the purchaser has not waived or has not been deemed to have waived his right to a refund.

The Reservation, Deposit, Receipt and Sales Contract has been amended (a) to require the Purchaser to pay for the cost of drafting the Apartment Deed and all of the escrow fees and (b) to eliminate the Seller's right to increase the sales price a maximum of five percent.

MANAGEMENT AND OPERATIONS: The proposed Bylaws of the Association of Owners vests the Board of Directors with the powers and duties necessary for the administration of the affairs of the Project. The Developer intends to designate Alliance Realty & Management, Inc., 677 Ala Moana Boulevard, Suite 309, Honolulu, HI 96815, as its initial managing agent; however, the Developer reports that the management agreement has not yet been finalized.

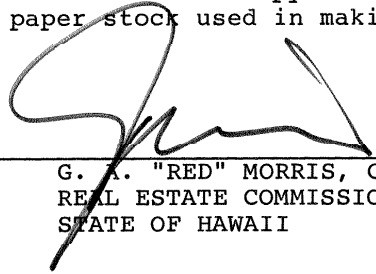
FINANCING OF PROJECT: The Developer has advised the Commission that the cost of the Project will be paid by means of an interim construction loan, equity funds, and to the extent permitted by law and after meeting all statutory requirements, purchasers' funds. The Developer has obtained a construction loan in the aggregate principal sum of \$22,500,000.00 from Marubeni America Corporation, a New York corporation. The Developer has advised the Commission that discussions with lending institutions have begun for the necessary permanent financing, but that no commitment has been obtained as yet.

STATUS OF PROJECT: The Developer has advised the Commission that the preparation of the construction drawings of the Project has been completed. The Developer started construction of foundation work on or about May 1, 1982, and the estimated completion date is sometime in November, 1984 (assuming there are no delays).

The purchaser or prospective purchaser should be cognizant of the fact that this Final Public Report represents information disclosed in the required Notice of Intention submitted January 14, 1983 and information subsequently filed by the present Developer as of January 30, 1984.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1529 filed with the Commission on January 14, 1983.

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



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
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 1529

DATED: March 8, 1984

Apartment Description

Rooms Listing. Numbers shown in the column entitled Apartment Rooms Listing correspond to the key numbers shown below which identify the rooms in each of the respective apartments. For example, Type B3 apartments would have in the Room Listing column the key numbers "1, 4, 6, 8, 9." Reference to the key numbers shows that the rooms described would be one bedroom, one bathroom, living-dining room, kitchen and lanai.

<u>Key No.</u>	<u>Room</u>	<u>Key No.</u>	<u>Room</u>
1	One Bedroom	6	Living-Dining Room
2	Two Bedrooms	7	Living-Dining Bedroom Combination
3	Three Bedrooms		
4	One Bathroom	8	Kitchen
5	Two Bathrooms	9	Lanai

Floor Area. The floor areas of the apartment spaces are set forth in square feet and in terms of "net living area," "lanai area," "total apartment area" and "gross floor area." Net living area represents the area of the space within the interior finished surfaces of the perimeter non-party walls and party walls of the apartment space, including all partitions and walls (load-bearing and nonload-bearing) and all plumbing, mechanical and electrical chases within such perimeter and party walls. The net living area is the area of the apartment (exclusive of the lanai) measured in accordance with the regulations of the Real Estate Commission of the State of Hawaii. Lanai area includes the space within the exterior face of the lanai railing and the walls of the living area of the apartment surrounding the lanai. The walls and/or door separating the lanai from the living area are included as part of the lanai area. Total apartment area is the sum of the net living area and the lanai area.

Gross floor area represents the living area of the apartment space measured not in accordance with the above-mentioned regulations, but in accordance with local architectural practice and represents the space within the exterior surfaces of the perimeter non-party walls of the apartment space, the interior half of the party walls and all partitions and walls (load-bearing and nonload-bearing) and all plumbing, mechanical and electrical chases within such perimeter and party walls. Gross floor area also includes the lanai area. The lanai area which is included as part of the gross floor area represents the space within the exterior face of the doors, windows and walls separating the living area of the apartment space and the lanai, the center line of party walls and the edge of the concrete curb. Gross floor areas of the apartment spaces are set forth for comparison purposes only.

ALL AREAS SET FORTH HEREINAFTER ARE APPROXIMATE ONLY. THE AREAS OF THE APARTMENT SPACES UPON COMPLETION ARE LIKELY TO VARY SOMEWHAT. EVEN APARTMENTS OF THE SAME TYPE MAY DIFFER SLIGHTLY.

<u>Apt. Type</u>	<u>Apt. Numbers</u>	<u>Living Area</u>	<u>Lanai Area</u>	<u>Total Apt. Area</u>	<u>Gross Floor Area</u>	<u>Apt. Rooms Listing</u>	<u>Percent Common Interest</u>
A1	208, 308, 408, 508, 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, PH2708	325	--	325	357	4, 7, 8	0.17968
A2	307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607	316	--	316	353	4, 7, 8	0.17470
A3	304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, PH2704, PH2804	402	--	402	437	4, 7, 8	0.22225
B1	211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, PH2711	438 453	-- --	438 453	520 527	1, 4, 6, 8 1, 4, 6, 8	0.24215 0.25045
B2	201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, PH2701, PH2801, PH2901	515	--	515	579	1, 4, 6, 8	0.28472

<u>Apt. Type</u>	<u>Apt. Numbers</u>	<u>Living Area</u>	<u>Lanai Area</u>	<u>Total Apt. Area</u>	<u>Gross Floor Area</u>	<u>Apt. Rooms Listing</u>	<u>Percent Common Interest</u>
B3	203, 303	586	73	659	723	1, 4, 6, 8, 9	0.36433
	403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, PH2703	595	73	668	730	1, 4, 6, 8, 9	0.36931
B4	209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509	596	78	674	731	1, 4, 6, 8, 9	0.37263
B5	305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605	626	80	706	755	1, 4, 6, 8, 9	0.39032
B6	PH2803, PH2903	718	--	718	786	1, 4, 6, 8	0.39695
B7	PH2705, PH2805	759	--	759	817	1, 4, 6, 8	0.41962
B8	PH2609, PH2709	726	--	726	794	1, 4, 6, 8	0.40138
C1	210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510	787	59	846	886	2, 4, 6, 8, 9	0.46772
C2	306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606	815	59	874	927	2, 5, 6, 8, 9	0.48320

<u>Apt. Type</u>	<u>Apt. Numbers</u>	<u>Living Area</u>	<u>Lanai Area</u>	<u>Total Apt. Area</u>	<u>Gross Floor Area</u>	<u>Apt. Rooms Listing</u>	<u>Percent Common Interest</u>
C3	202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, PH2702	829	59	888	926	2, 5, 6, 8, 9	0.49094
C4	110	955	142	1,097	1,164	2, 4, 6, 8, 9	0.60649
C5	2610, PH2710	1,191	--	1,191	1,237	2, 5, 6, 8	0.65845
C6	PH2802, PH2902	1,220	--	1,220	1,277	2, 5, 6, 8	0.67449
D	PH2706, PH2806	1,538	--	1,538	1,621	3, 5, 6, 8	0.85030

PLAZA LANDMARK

Parking Stall Assignment

<u>Apt. Number</u>	<u>Parking Stall(s)*</u>	<u>Apt. Number</u>	<u>Parking Stall(s)*</u>
109	F-58	601	D-40
110	D-55	602	D-39
		603	D-38
201	D-54	604	E-63
202	D-53	605	D-37
203	D-52	606	D-36
208	F-57	607	E-62
209	D-51	608	E-61
210	D-50	609	D-35
211	D-49	610	D-34
		611	D-33
301	D-1		
302	D-2	701	D-32
303	D-3	702	D-31
304	F-56	703	D-30
305	D-4	704	E-60
306	D-5	705	D-29
307	F-55	706	D-28
308	F-54	707	E-59
309	D-6	708	E-58
310	D-7	709	D-27
311	D-8	710	D-26
		711	D-25
401	D-48		
402	D-47	801	D-24
403	D-46	802	D-23
404	F-53	803	D-22
405	D-45	804	E-57
406	D-44	805	D-21
407	F-1	806	D-20
408	F-2	807	E-56
409	D-43	808	E-55
410	D-42	809	D-19
411	D-41	810	D-18
		811	D-17
501	D-9		
502	D-10	901	B-55
503	D-11	902	B-54, F-30
504	F-3	903	B-53
505	D-12	904	E-1
506	D-13	905	B-52
507	F-4	906	B-51, F-29
508	F-5	907	E-2
509	D-14	908	E-3
510	D-15	909	B-50
511	D-16	910	B-49
		911	B-48

Note: *The letters "A," "B," "C," "D," "E," and "F" preceding the numbers indicate the parking structure level on which the parking stall is located.

The parking stalls located on Levels E and F will be uncovered. All other parking stalls are covered.

PLAZA LANDMARK

Parking Stall Assignment

<u>Apt. Number</u>	<u>Parking Stall(s)*</u>	<u>Apt. Number</u>	<u>Parking Stall(s)*</u>
1001	B-1	1401	B-31
1002	B-2, F-28	1402	B-30, F-37
1003	B-3	1403	B-29
1004	E-4	1404	E-54
1005	B-4	1405	B-28
1006	B-5, F-27	1406	B-27, F-38
1007	E-5	1407	E-53
1008	E-6	1408	E-52
1009	B-6	1409	B-26
1010	B-7, F-26	1410	B-25, F-39
1011	B-8	1411	B-24
1101	B-47	1501	B-23
1102	R-46, F-25	1502	B-22, F-40
1103	B-45	1503	B-21
1104	E-7	1504	E-51
1105	B-44	1505	B-20
1106	B-43, F-24	1506	B-19, F-41
1107	E-8	1507	E-50
1108	E-9	1508	E-49
1109	B-42	1509	B-18
1110	B-41, F-23	1510	B-17, F-42
1111	B-40	1511	C-63
1201	B-9	1601	C-62
1202	B-10, F-31	1602	C-61, F-22
1203	B-11	1603	C-60
1204	E-10	1604	E-48
1205	B-12	1605	C-59
1206	B-13, F-32	1606	C-58, F-21
1207	E-11	1607	E-47
1208	E-12	1608	E-46
1209	B-14	1609	C-57
1210	B-15, F-33	1610	C-56, F-20
1211	B-16	1611	C-55
1301	B-39	1701	C-11
1302	B-38, F-34	1702	C-10, F-19
1303	B-37	1703	C-9
1304	E-13	1704	E-33
1305	B-36	1705	C-8
1306	B-35, F-35	1706	C-7, F-18
1307	E-14	1707	E-34
1308	E-15	1708	E-35
1309	B-34	1709	C-6
1310	B-33, F-36	1710	C-5, F-17
1311	B-32	1711	C-4

Note: *The letters "A," "B," "C," "D," "E," and "F" preceding the numbers indicate the parking structure level on which the parking stall is located.

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PLAZA LANDMARK

Parking Stall Assignment

<u>Apt. Number</u>	<u>Parking Stall(s)*</u>	<u>Apt. Number</u>	<u>Parking Stall(s)*</u>
1801	A-7	2201	C-38
1802	A-8,F-16	2202	C-39,F-49
1803	A-9	2203	C-40
1804	E-32	2204	E-17
1805	A-10	2205	C-32
1806	A-11,F-15	2206	C-29,F-50
1807	E-31	2207	E-18
1808	E-30	2208	E-45
1809	C-1	2209	C-30
1810	C-2,F-14	2210	C-31,F-51
1811	C-3	2211	C-46
1901	A-2	2301	A-25
1902	A-3,F-13	2302	A-26,F-10
1903	A-4	2303	A-27
1904	E-29	2304	E-44
1905	A-5	2305	C-33
1906	A-6,F-12	2306	C-34,F-9
1907	E-28	2307	E-43
1908	E-27	2308	E-42
1909	A-51	2309	C-35
1910	A-52,F-11	2310	C-36,F-8
1911	A-53	2311	C-37
2001	A-54	2401	C-15
2002	A-55,F-43	2402	C-16,F-7
2003	A-56	2403	C-17
2004	E-36	2404	E-41
2005	A-57	2405	C-18
2006	A-1,F-44	2406	C-19,F-6
2007	E-37	2407	E-26
2008	E-38	2408	E-25
2009	C-12	2409	C-20
2010	C-13,F-45	2410	C-21,F-52
2011	C-14	2411	C-22
2101	C-47	2501	C-41
2102	C-48,F-46	2502	C-42,C-43
2103	C-49	2503	C-44
2104	E-39	2504	E-24
2105	C-50	2505	C-45
2106	C-51,F-47	2506	C-23,C-24
2107	E-40	2507	E-23
2108	E-16	2508	E-19
2109	C-52	2509	C-25
2110	C-53,F-48	2510	C-26,C-27
2111	C-54	2511	C-28

Note: *The letters "A," "B," "C," "D," "E," and "F" preceding the numbers indicate the parking structure level on which the parking stall is located.

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PLAZA LANDMARK

Parking Stall Assignment

<u>Apt. Number</u>	<u>Parking Stall(s)*</u>	<u>Apt. Number</u>	<u>Parking Stall(s)*</u>
2601	A-23		
2602	A-28,A-29		
2603	A-24		
2604	E-20		
2605	A-48		
2606	A-12,A-13		
2607	E-21		
2608	E-22		
2609	A-49		
2610	A-14,A-15		
2611	A-50		
PH2701	A-43		
PH2702	A-16,A-17		
PH2703	A-44		
PH2704	A-30		
PH2705	A-45		
PH2706	A-37,A-38		
PH2708	A-31		
PH2709	A-46		
PH2710	A-41,A-42		
PH2711	A-47		
PH2801	A-20		
PH2802	A-33,A-34		
PH2803	A-21		
PH2804	A-22		
PH2805	A-32		
PH2806	A-39,A-40		
PH2901	A-18		
PH2902	A-35,A-36		
PH2903	A-19		

Note: *The letters "A," "B," "C," "D," "E," and "F" preceding the numbers indicate the parking structure level on which the parking stall is located.

The parking stalls located on Levels E and F will be uncovered. All other parking stalls are covered.

DISCLOSURE ABSTRACT
OF
PLAZA LANDMARK

Project Name: PLAZA LANDMARK
5333 Likini Street
Honolulu, Hawaii 96818

Developer: LAKESIDE DEVELOPMENT INCORPORATED
1188 Bishop Street, Suite 3500
Honolulu, Hawaii 96813

Project Manager: ALLIANCE REALTY & MANAGEMENT, INC.
677 Ala Moana Boulevard, Suite 307
Honolulu, Hawaii 96815

**BREAKDOWN OF ANNUAL MAINTENANCE FEES AND MONTHLY ESTIMATED COSTS
FOR EACH APARTMENT:**

The attached breakdown of annual maintenance fees and the estimated cost for each apartment have been prepared on the basis of projected costs as of the calendar year 1984, and are subject to revision based on actual cost for the items enumerated. Costs and expenses of maintenance and operation of a condominium project are difficult to estimate initially and even if such maintenance fees have been accurately estimated, such fees will tend to increase in an inflationary economy and as the improvements age. Thus, no assurances can be made regarding the estimated maintenance assessments. Variables such as inflation, uninsured casualty loss or damages, increased or decreased services from those presently contemplated, apartment owner delinquencies and other factors may cause the maintenance assessments to be greater or lesser than the estimated maintenance assessments. The breakdown of the estimated cost for each apartment contained herein does not include the buyer's obligation for the payment of real property taxes. The breakdown of cost also does not include the cost of electricity for each apartment inasmuch as each apartment will be separately metered and the apartment owners will be individually billed.

WARRANTIES:

(a) Building Warranty. Developer anticipates BUT DOES NOT WARRANT that the construction contract with the general contractor for the Project shall contain a warranty clause similar to Section 13.2.2 of AIA Document A201 which generally provides as follows:

If, within one year after the date of substantial completion of the work or designated portion thereof or within one year after acceptance by the Owner of designated equipment, any of the work is found to be defective or not in accordance with the contract documents, the contractor shall correct it promptly after receipt of a written notice from the Owner to do so unless the Owner has previously given the contractor a

written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition.

Developer makes no warranties itself, but if Purchaser shall give Developer written notice of any such condition promptly after discovery thereof, and during the unexpired term of such contractor's warranty, Developer will forward such notice together with the written notice to the contractor to correct such condition.

(b) Appliance Warranty. A description of warranties on the appliances in each apartment is presently unavailable inasmuch as the purchase contracts therefor have not been executed by the Developer. The Developer will attempt to assign to purchasers the unexpired term, if any, of any manufacturer's or dealer's warranties covering any fixtures or appliances in the apartment. By such assignment the Developer will be merely passing through to purchasers any such manufacturer's or dealer's warranties, and Developer will not be adopting any such warranties or acting as co-warrantor.

THE DEVELOPER MAKES NO WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE APARTMENT, THE PROJECT, OR CONSUMER PRODUCTS OR OTHER THINGS INSTALLED OR CONTAINED IN THE APARTMENT OR THE PROJECT, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY, HABITABILITY, WORKMANLIKE CONSTRUCTION OR FITNESS FOR A PARTICULAR USE.

USE OF APARTMENTS:

The project is for residential use only.

PLAZA LANDMARK
ESTIMATED MONTHLY AND ANNUAL
MAINTENANCE EXPENSES AS PROJECTED
FOR CALENDAR YEAR 1984

<u>EXPENDITURES</u>	<u>MONTHLY EXPENSES</u>	<u>ANNUAL EXPENSES</u>
<u>Utilities</u>		
Water	\$ 1,693	\$ 20,316
Sewer	1,848	22,176
Electricity	6,984	83,808
Gas	4,235	50,820
<u>Administrative Expenses</u>		
Management Fee	2,044	24,528
Telephone	550	6,600
Resident Manager's Salary	850	10,200
Office Supplies	15	180
<u>Maintenance Expenses</u>		
Rubbish Removal	800	9,600
Building Maintenance & Repair	100	1,200
Grounds Maintenance	855	10,260
Elevator Maintenance	1,100	13,200
Pool Maintenance	100	1,200
Grounds Supplies	23	276
Maintenance Supplies	100	1,200
Maintenance Payroll	855	10,260
Window Cleaning	510	6,120
TV Cable Service	1,455	17,460
<u>Taxes</u>		
Employer Payroll Taxes	335	4,020
<u>Insurance</u>		
All Risk	750	9,000
Liability and Umbrella	100	1,200
TDI	15	180
Workmen's Compensation	304	3,648
Medical	156	1,872
<u>Reserves</u>	<u>2,500</u>	<u>30,000</u>
TOTAL	<u>\$28,277</u>	<u>\$339,324</u>

PLAZA LANDMARK
ESTIMATED MONTHLY MAINTENANCE FEES PER APARTMENT
(Projected as of Calendar Year 1984)

<u>Type</u>	<u>No. of Units</u>	<u>% Common Interest Per Unit</u>	<u>Monthly Maintenance Fee</u>
A1	26	0.17968	\$ 50.81
A2	24	0.17470	49.40
A3	26	0.22225	62.85
B1*	3	0.24215	68.47
B1	23	0.25044	70.82
B2	28	0.28472	80.51
B3**	2	0.36433	103.02
B3	24	0.36931	104.43
B4	24	0.37263	105.37
B5	24	0.39032	110.37
B6	2	0.39695	112.25
B7	2	0.41962	118.66
B8	2	0.40138	113.50
C1	24	0.46772	132.26
C2	24	0.48320	136.63
C3	26	0.49094	138.82
C4	1	0.60649	171.50
C5	2	0.65845	186.19
C6	2	0.67449	190.73
D	2	0.85030	240.44

NOTE:

* Refers only to Apartment 211 on the second floor, Apartment 311 on the third floor, and Apartment 411 on the fourth floor.

** Refers only to Apartment 203 on the second floor and Apartment 303 on the third floor.

It is hereby certified that the foregoing Estimated Monthly and Annual Maintenance Expenses of the project and the Monthly Maintenance Fee Per Apartment have been based upon generally accepted accounting principles.

DATED: January 13, 1984.

ALLIANCE REALTY & MANAGEMENT, INC.

By Frederic A. Harris
Its President