

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer PLC, INC.  
Address 1507 S. King St., #301A, Honolulu, HI 96826

Project Name(\*): PRINCE LUNALILO CONDOMINIUMS  
Address: 1074 Lunalilo Street, Honolulu, HI 96822

Registration No. 3554

Effective date: December 4, 1996

Expiration date: January 4, 1998

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

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 by the developer when complete information is filed.  
(yellow)

     FINAL: The developer has legally created a condominium and has filed complete information with the Commission.  
(white)  
    [ ] No prior reports have been issued.  
    [ ] This report supersedes all prior public reports.  
    [ ] This report must be read together with \_\_\_\_\_

  x   SUPPLEMENTARY: This report updates information contained in the:  
(pink)  
    [ ] Preliminary Public Report dated: \_\_\_\_\_  
    [ x ] Final Public Report dated: Nov. 15, 1996  
    [ ] Supplementary Public Report dated: \_\_\_\_\_

And [ ] Supersedes all prior public reports  
    [ x ] Must be read together with Final Public Report dated 11/15/96  
    [ ] This report reactivates the \_\_\_\_\_  
            public report(s) which expired on \_\_\_\_\_

\_\_\_\_\_  
(\* ) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report       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.

No prior reports have been issued by the developer.

Changes made are as follows:

1. The Declaration of Condominium Property Regime, By-Laws and Condominium Map have been recorded. (Refer to Page 6).
2. The project has been conveyed to PLC, Inc., A Hawaii corporation, which is now the developer of the project.
3. Construction has commenced. (Refer to Page 16).
4. The Declaration of Condominium Property Regime and By-Laws have been amended. These amendments have been recorded. (Refer to Page 6).

**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 Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and 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.

- A. Declaration of Condominium 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: Document No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2336189/TCT480742

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]: First Amendment of the Declaration of Condominium Property Regime and By-Laws of the Association of Apartment Owners of Prince Lunalilo Condominiums dated November 22, 1996, filed at the Land Court as Document Nos. 2349397 and 2349398 (TCT 480742).

- 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 Conveyances Condo Map No. \_\_\_\_\_  
 Filed - Land Court Condo Map No. 1166

The Condominium Map has been amended by the following instruments [state name of document, date 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 manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed  
 Recorded - Bureau of Conveyances: Document No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2336190/TCT480742

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]: First Amendment of the Declaration of Condominium Property Regime and By-Laws of the Association of Apartment Owners of Prince Lunalilo Condominiums dated November 22, 1996, filed at the Land Court as Document Nos. 2349397 and 2349398 (TCT 480742).

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules.
- E) Condominium Map.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other \_\_\_\_\_

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 Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3554 filed with the Real Estate Commission on May 10, 1996

Reproduction of Report. When reproduced, this report must be on:

yellow paper stock                       white paper stock                       pink paper stock

- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

PLC, INC.

\_\_\_\_\_  
Name of Developer

By: Arthur Y.C. Wong  
Duly Authorized Signatory

12/3/96  
Date

\_\_\_\_\_  
Arthur Y.C. Wong, President/Treasurer  
print name & title of person signing above

Distribution:

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