

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: January 6, 1998
Expiration date: February 6, 1999

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: (yellow) 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.

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

SECOND SUPPLEMENTARY: (pink) This report updates information contained in the:
 Preliminary Public Report dated: _____
 Final Public Report dated: November 15, 1996
 Supplementary Public Report dated: December 4, 1996

And Supersedes all prior public reports.
 Must be read together with Final and Supplementary Reports
 This report reactivates the Final and Supplementary Reports public report(s) which expired on 12/16/97 and 1/5/98

(*) 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. 15 parking stalls originally planned to be covered stalls are now open (uncovered) stalls. (Refer to Page 12).

2. Due to a typographical error, the recording information for the "Declaration of Restrictive Covenants" referenced at Section 8. on Page 12 of the Final Public Report for the Project incorrectly stated "Document No. 2315949". The correct recording information for the "Declaration of Restrictive Covenants" referenced at Section 8. on Page 12 of the Final Public Report for the Project is Document No. 2406539. (Refer to Page 12.)

3. A Declaration of Restrictive Covenants (Special Design), which does not permit enclosure of lanais and patios has been recorded as Document No. 2315949. (Refer to Page 12.)

7. Parking Stalls:

Total Parking Stalls: 38

	<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 each unit)		<u>9</u>		<u>5</u>	<u>20</u>		<u>34</u>
Guest	<u>1</u>			<u>3</u>			<u>4</u>
Unassigned							
Extra for Purchase							
Other:							
Total Covered & Open	<u>10</u>		<u>8</u>		<u>20</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 "E" 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: Private park per Declaration of Restrictive Covenants
filed as Document No. 2406539.

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

- There are no violations. Violations will not be cured.
- Violations and cost to cure are listed below. Violations will be cured by _____

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations
(For conversions of residential apartments in existence for at least five years):

- 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.

Printed Name of Developer

By: Arthur Y.C. Wong _____ Date 12/30/97
Duly Authorized Signatory

Arthur Y.C. Wong, President/Treasurer
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu
Planning Department, City and County of Honolulu