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OFFICE OF ASSISTANT REGISTRAR  
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/s/ CARL T. WATANABE  
ASSISTANT REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

Return by: Mail [ ] Pickup [X] To:

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**RESTATEMENT OF DECLARATION OF HORIZONTAL PROPERTY REGIME  
OF MAKAHA VALLEY TOWERS  
(Condominium Map No. 80)**

WHEREAS, Section 514A-82.2(a), Hawaii Revised Statutes, provides that associations of apartment owners may at any time restate the declaration of horizontal property regime ("declaration") of the condominium project to set forth all amendments thereof by resolution adopted by the board of directors;

WHEREAS, Section 514A-82.2(b), Hawaii Revised Statutes, provides that associations of apartment owners may at any time restate the declaration to amend the declaration as may be required in order to conform with the provisions of Chapter 514A, Hawaii Revised Statutes, or any other statute, ordinance, rule, or regulation enacted by any governmental authority, by resolution adopted by the board of directors, and the restated declaration shall be as fully effective for all purposes as if adopted by the vote or written consent of the apartment owners. Section 514A-82.2(b), Hawaii Revised Statutes, further provides that the declaration as restated pursuant to that Section shall: 1) identify each portion so restated; 2) contain a statement that those portions have been restated solely for the purposes of information and convenience; 3) identify the statute,

ordinance, rule, or regulation implemented by the amendment; and 4) state that in the event of any conflict, the restated declaration shall be subordinate to the cited statute, ordinance, rule, or regulation;

WHEREAS, Section 514A-82.2(c), Hawaii Revised Statutes, provides that upon the adoption of a resolution pursuant to Section 514A-82.2(a) or (b), Hawaii Revised Statutes, the restated declaration shall set forth all of the operative provisions of the declaration, as amended, together with a statement that the restated declaration correctly sets forth, without change, the corresponding provisions of the declaration, as amended, and that the restated declaration supersedes the original declaration and all prior amendments thereto;

WHEREAS, the Board of Directors of the Association of Apartment Owners of Makaha Valley Towers by adoption of a resolution on January 25, 2000 voted to record a restated version of the Declaration of Horizontal Property Regime of Makaha Valley Towers which would set forth the provisions of the Declaration filed with the Assistant Registrar of the Land Court of the State of Hawaii on May 22, 1969 as Document No. 474005 and noted on Transfer Certificate of Title No. 126292 (currently Transfer Certificate of Title Nos. as attached hereto), and amended by instruments filed or recorded with the Assistant Registrar of the Land Court of the State of Hawaii, on February 1, 1971 as Document No. 526183, on March 20, 1973 as Document No. 754198, on January 9, 1981 as Document No. 1050438, on October 9, 1985 as Document No. 1327418, on December 21, 1990 as Document No. 1790193, on December 31, 1990 as Document No. 1792580, on August 6, 1991 as Document No. 1841695, on July 19, 1993 as Document No. 2045510, on January 11, 2000 as Document No. 2600755 and on December 24, 2001 as Document No. 2764226 and noted on Transfer Certificate of Title Nos. as attached hereto, and which would conform to Chapter 514A, Hawaii Revised Statutes and the Fair Housing Act, as amended.

NOW, THEREFORE, the Declaration of Horizontal Property Regime of Makaha Valley Towers ("Declaration") is hereby restated as set forth below. Each Declaration provision that has been restated has been identified in the endnotes attached hereto. Said provisions have been restated solely for the purposes of information and convenience. To the extent that there is any conflict between the restated provisions of the Declaration and the statute or statutes being implemented, the provisions of the restated Declaration shall be subordinate to said statute or statutes. The restated version of the Declaration correctly sets forth, without change, the corresponding provisions of the Declaration, as amended. (The By-Laws have been separately restated and are not included in this Restatement.) This restated version of the Declaration shall supersede the original Declaration and all prior amendments thereto; provided, however, that in the event of any conflict, the restated version of the Declaration shall be subordinate to the original Declaration and all prior amendments thereto.

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**DECLARATION OF HORIZONTAL PROPERTY REGIME  
UNDER CHAPTER 514A, HAWAII REVISED STATUTES<sup>1</sup>**

WHEREAS, MAKAHA VALLEY, INCORPORATED, a Hawaii corporation (hereinafter called the "Owner") is the Owner of the land described herein; and

WHEREAS, the Owner has commenced construction of an apartment building and certain improvements upon said land and intends to sell such apartments as more specifically hereinafter described in accordance with plans incorporated herein by reference and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Condominium Map No. 80 to third parties as a condominium project; <sup>2</sup>

NOW, THEREFORE, the Owner hereby expresses its desire that the property described herein be submitted to the Horizontal Property Regime established by Chapter 514A, Hawaii Revised Statutes, does hereby submit its interests therein to a Horizontal Property Regime, and in furtherance thereof make the following declarations as to divisions, limitations, restrictions, covenants and conditions, and hereby declare and agree that said property is held and shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied and improved subject to the declarations, restrictions and conditions set forth herein and in the By-Laws filed herewith and made a part hereof, as the same may be from time to time amended, which declarations, restrictions and conditions shall constitute covenants running with the land and shall be binding on and for the benefit of the parties hereto, their heirs, executors, administrators and assigns, and all subsequent owners and lessees of all or any part of the project and their respective successors, heirs, executors, administrators and assigns.

1. NAME. The Horizontal Property Regime established hereby shall be known as "MAKAHA VALLEY TOWERS".

2. LAND DESCRIPTION. The land submitted to the Horizontal Property Regime is described in Exhibit "A" attached hereto and made a part hereof.

3. DESCRIPTION OF BUILDING. The apartment building shall consist of the Mauka and Makai Wings with five (5) towers in each Wing, designated primarily for apartment use, containing a total of five hundred eighty-six (586) apartments, constructed of reinforced concrete, concrete blocks, steel, glass, aluminum and allied building materials with integrated walls, columns, supports, and wooden doors and trim. Said building is more particularly described in Exhibit "B" attached hereto and made a part hereof.

4. APARTMENTS. The individual apartments are described in said Exhibit "B" and on Condominium Map No. 80 filed in the Office of the Assistant Registrar of the Land Court simultaneously herewith.

5. BOUNDARY LINE. The boundary line of the apartment in the building is the exterior of the lanai railing, and where there is no such railing, the exterior of doors, windows, and glass walls and the frames thereof, and the interior of unfinished surfaces of the perimeter walls, bearing walls and floors, and ceilings, said apartment meaning and including the paint, wallpaper, tile, enamel, stain or other finishing on such interior surfaces, the walls and partitions which are not load-bearing within its perimeter walls, the lanai and the air space encompassed within said boundary line, together with fixtures and other such improvements located within said boundary line.

6. COMMON ELEMENTS. The common elements will include the limited common elements described in paragraph 7 below and all other portions of the land and improvements other than the apartments, including the apartment building, the land on which it is located and all elements mentioned in the Condominium Property Act which are actually constructed on the land described herein, and specifically shall include, but shall not be limited to:

(a) Said land in fee simple;

(b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, elevators, elevator equipment and shafts, ducts, exits and entrances, central and appurtenant utility installations, pipes, chutes, conduits, wires, and entire air conditioning system both inside and outside of the apartments, and all other installations and equipment existing for or of common use or necessary to the upkeep and safety of the building; the road, sidewalks, parking areas, storage areas and other common ways and the landscaping, yards and swimming pool; and all articles of personal property acquired for common use in the operation or maintenance of said building or buildings and the common elements.<sup>3</sup>

7. 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 certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are the corridors and elevator lobbies on the second and higher floors, each of which is reserved for the use of the apartments which are located on such floor.

8. PERCENTAGE OF UNDIVIDED INTEREST. The percentage of undivided interest in the common elements appertaining to each apartment shall be as set forth in said Exhibit "B"

9. EASEMENTS. In addition to any exclusive easements hereby established in the limited common elements, the apartments and common elements shall also have and be subject to the following easements:

(a) Each apartment shall have appurtenant thereto non-exclusive easements in the common elements designed for such purposes for ingress to, egress from, and support,

maintenance and repair of such apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive use of the limited common elements as provided herein; in all other apartments and limited common elements of its building or structure for support; and in one (1) parking space within the areas designated for parking and storing of motor vehicles in said Condominium Map;

(b) If any part of the common elements now or hereafter encroaches upon any apartment or limited common element, or if any apartment now or hereafter encroaches upon any other apartment or upon any portion of the common elements, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. In the event the apartment building shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the common elements upon any apartment or of any apartment upon any other apartment or upon any portion of the common elements due to construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist;

(c) The Association of Apartment Owners shall have the right, to be exercised by its Board of Directors or the Managing Agent, to enter such apartment and the limited common elements from time to time during reasonable hours as may be necessary for the operation of the project or for making emergency repairs therein necessary to prevent damage to any apartments or common elements;

(d) Each apartment owner shall have an easement in common with the owners of all other apartments to use all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other apartments and serving his apartment. Each apartment shall be subject to an easement in favor of the owners of all other apartments to use the pipes, ducts, cables, wires, conduits, public utility lines and other common elements serving such other apartments and located in such apartments.

10. ALTERATION AND TRANSFER OF INTERESTS. The common interest and easements appurtenant to each apartment shall have a permanent character and shall not be altered without the consent of the Owner and all of the apartment owners affected, expressed in an amendment to this Declaration duly recorded. The common interest and easements shall not be separated from the apartment to which they appertain and shall be deemed to be conveyed, leased or encumbered with such apartment even though such interest or easements are not expressly mentioned or described in the conveyance or other instrument.

11. PURPOSES AND USES. (a) The building hereinabove described shall at all times be used as a residential apartment building including, however, laundry, storage and office apartments as hereinafter set forth, and the owner of each of the apartments in said building, other than the laundry, storage and office apartments, shall use such apartment only as living accommodations for permanent and temporary residential purposes. The owner of the laundry apartment shall use such laundry area only for installation of washing, drying and ironing facilities and use thereof for hire for such purposes. The owner of the storage apartment shall use such

storage area only for storage of supplies, equipment, suitcases, lockers and other materials and use thereof for hire for such purposes. The owner of the office apartment shall use such office for the manager, security, mail, maintenance and other similar office purposes and use thereof for hire for such purposes.

No trade or business of any kind may be conducted in or from any residential apartment except that an owner or occupant residing in a residential apartment may conduct such business activity within the apartment so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the apartment; (b) the business activity conforms to all zoning requirements; (c) the business activity does not involve persons coming onto the common elements who do not reside in the condominium; (d) the business activity does not increase the liability or casualty insurance obligation or premium of the Association; and (e) the business activity is consistent with the residential character of the Association and does not constitute a nuisance or hazardous or offensive use, as may be determined in the sole discretion of the Board of Directors.

The terms "business" and "trade," as used in this provision, shall be construed to have their ordinary generally accepted meaning and shall include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involve the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether (i) such activity is engaged in full- or part-time; (ii) such activity is intended to or does generate a profit; and (iii) a license is required therefor.<sup>4</sup>

(b) The owner of an apartment shall not use the same for any purpose which will injure the reputation of the building. Such owner shall not suffer anything to be done or kept in said apartment or elsewhere which will jeopardize the soundness of the building, or which will interfere with or unreasonably disturb the rights of other owners, or which will obstruct the public halls or stairways of the building, or which will increase the rate of fire insurance on the building or the contents thereof, or which will reduce the value of the apartment building;

(c) The owner of an apartment shall not, without the prior written consent of the Board, make any structural alterations in or additions to the apartment or make any alterations in or additions to the exterior of the apartment (including awnings, jalousies or screens), or to any other portion or portions of the common elements unless otherwise provided in the By-Laws;

(d) The owner of an apartment shall not, without the prior written consent of the Board or the Managing Agent, display any sign or any other device in or upon any door, windows, wall or other portion of the apartment or common elements, or otherwise so as to be visible from the exterior.

11.1 The residential apartments in the Project or any interest therein shall not be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with any time-sharing

plan, arrangement or program, including without limitation any so-called "vacation license", "travel club or other membership" or "time-interval ownership" arrangement. The term "time-sharing" as used herein shall be deemed to include, but shall not be limited to any plan, program or arrangement under which the right to use, occupy, own, lease or possess an apartment or apartments in the Project rotates among various persons on a periodically recurring basis according to a fixed or floating interval or period of time, whether by way of deed, lease, association or club membership, license, beneficial interest under a Hawaii Land Trust, rental or use agreement, co-tenancy agreement, partnership or otherwise.<sup>5</sup>

12. SERVICE OF PROCESS. The Managing Agent is hereby designated as the person to receive service of process on behalf of the Association.<sup>6</sup>

13. PERCENTAGE OF VOTES REQUIRED FOR REBUILDING. The percentage of votes by the Apartment Owners which shall be determinative of whether to rebuild, repair or restore the property in the event of damage or destruction of all or part of the property shall be seventy-five per cent (75%) of the interest in the common elements, that is, the building shall be rebuilt, repaired or restored unless the owners of at least seventy-five per cent (75%) of the interests in the common elements execute an instrument expressing their decision not to rebuild, repair or restore.

14. RESERVED RIGHTS. The Owner, with the consent of the Board of Directors of the project, reserves the right to grant, relocate, cancel and otherwise dispose of any and all utility and other easements now or hereafter located on or affecting the land above described.

15. INVALIDITY. The invalidity of any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration, and in such event, all of the other provisions of this Declaration shall continue in full force and effect as if such provision had never been included herein.

16. BY-LAWS. The operation of the property shall be governed by By-Laws, a true copy of which is annexed hereto and hereby made a part hereof. Each Apartment Owner shall comply strictly with the By-Laws.

17. AMENDMENT. This Declaration of Horizontal Property Regime may be amended, consistent with the provisions of Chapter 514A, Hawaii Revised Statutes, by the vote or written consent of at least seventy-five per cent (75%) of the apartment owners, which amendment shall be effective upon recording in the Office of the Assistant Registrar of the Land Court, State of Hawaii.<sup>7</sup>

18. MAINTENANCE RESERVE FUND OR FUNDS. As required by Chapter 514A, Hawaii Revised Statutes, the Association shall assess the apartment owners to fund the estimated replacement reserves and shall compute the estimated replacement reserves by a formula which is based on the estimated life and the estimated capital expenditure or major maintenance expense



of each part of the property for which the Association is responsible. The estimated replacement reserves shall include:

- (1) Adjustments for revenues which will be received and expenditures which will be made before the beginning of the fiscal year to which the budget relates; and
- (2) Separate, designated reserves for each part of the property for which capital expenditures or major maintenance will exceed \$10,000. Parts of the property for which capital expenditures or major maintenance will not exceed \$10,000 may be aggregated in a single designated reserve.<sup>8</sup>

IN WITNESS WHEREOF, the parties hereto have executed these presents this 13<sup>th</sup> day of December, 2001.

ASSOCIATION OF APARTMENT OWNERS OF  
MAKAHA VALLEY TOWERS

By: *Paul D. Young*

Type Name: Paul D. Young

Type Title: President

By: *Ted L. Pond*

Type Name: Ted L. Pond

Type Title: Vice-President

STATE OF HAWAII )  
 ) SS:  
CITY AND COUNTY OF HONOLULU )

On this 13 day of December, 2001, before me personally appeared Paul D. Young, to me personally known, who being by me duly sworn, did say that he is the Assistant of the Board of Directors of the Association of Apartment Owners of Makaha Valley Towers and that said instrument was signed in behalf of said Association by authority of its Board of Directors, and that said officer acknowledged said instrument to be the free act and deed of said Association.

Patricia Carney  
(Signature)  
Patricia Carney  
(Printed or Typed Name)

Notary Public, State of Hawaii  
My commission expires: 4/9/02

STATE OF HAWAII )  
 ) SS:  
CITY AND COUNTY OF HONOLULU )

On this 13th day of December, 2001, before me personally appeared Ted L. Pond, to me personally known, who being by me duly sworn, did say that he is the Vice-President of the Board of Directors of the Association of Apartment Owners of Makaha Valley Towers and that said instrument was signed in behalf of said Association by authority of its Board of Directors, and that said officer acknowledged said instrument to be the free act and deed of said Association.

Patricia Carney  
(Signature)  
Patricia Carney  
(Printed or Typed Name)

Notary Public, State of Hawaii  
My commission expires: 4/9/02

RESTATEMENT OF DECLARATION OF HORIZONTAL PROPERTY REGIME  
OF MAKAHA VALLEY TOWERS

ENDNOTES

The following Declaration provisions have been restated for the reasons set forth below:

1. All references in the Declaration to "Chapter 514" have been replaced with "Chapter 514A, Hawaii Revised Statutes," and all references to the "Horizontal Property Act" have been replaced with the "Condominium Property Act" to incorporate the language in the instrument recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2764226.
2. The verified statements of the architect have been attached to the Declaration pursuant to the instruments recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document Nos. 526183 and 1050438.
3. Paragraph 6(b) of the Declaration has been restated to incorporate the language in the instrument recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2045510.
4. Paragraph 11(a) of the Declaration has been restated to incorporate the language in the instrument recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2764226.
5. A new Paragraph 11.1 has been added to the Declaration to incorporate the language in the instrument recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1050438.
6. Paragraph 12 of the Declaration has been restated to incorporate the language in the instrument recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2764226.
7. Paragraph 17 of the Declaration has been restated to conform to Section 514A-11, Hawaii Revised Statutes, and to incorporate the language in the instrument recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2764226.
8. A new Paragraph 18 has been added to the Declaration to conform to Section 514A-83.6, Hawaii Revised Statutes.

EXHIBIT "A"

THAT certain parcel of land situate at Makaha, Waianae, District of Waianae. City and County of Honolulu, State of Hawaii, described as follows:

LOT 976, area 14.967 acres, as shown on Map 58, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1052 (amended) of Waianae Company;

TOGETHER WITH a right-of-way over Lots 975, 977 and Easement 62 across Lot 978 to a public highway (Farrington Highway), as shown on said Map 58.

Being all of the land described in Transfer Certificate of Title No. 126,292 issued to Makaha Valley, Incorporated.

EXHIBIT "B"

1. The multi-story reinforced concrete building known as "MAKAHA VALLEY TOWERS" consisting of the Mauka and Makai Wings with five (5) towers in each Wing, each tower with four (4) apartments per floor from twelve (12) to seventeen (17) floors of apartments based upon the contour of the land, and containing a total of five hundred eighty-six (586) apartments as living accommodations for permanent or temporary use, two (2) laundry apartments for laundry use, two (2) storage apartments for storage use, and two (2) office apartments for office use, all as shown on Condominium Map No. 94 designated for such uses as defined in the Declaration, as follows:

(a) Five Hundred Eighty-Six (586) apartments are divided into three (3) types of apartments, the number of rooms therein, the area thereof, and the appurtenant undivided interests in the common elements are as follows:

(i) One Hundred Sixty-Nine (169) studio apartments, each with two (2) enclosed rooms of a combined living room-kitchenette-bedroom and a bathroom and an unenclosed lanai, containing approximately 589 square feet of floor area (hereinafter called "studio apartment"), and each shall have an undivided percentage interest in the common elements of .1386%.

(ii) Three Hundred Forty-Nine (349) one-bedroom apartments, each with five (5) enclosed rooms of a bedroom, living room, bathroom, dressing room and kitchen and an unenclosed lanai, containing approximately 744 square feet of floor area

(hereinafter called "one-bedroom apartment"), and each shall have an undivided percentage interest in the common elements of .1751%.

(iii) Sixty-Eight (68) two-bedroom apartments, each with five (5) enclosed rooms of two bedrooms, a living room, bathroom and kitchen and an unenclosed lanai, containing approximately 880 square feet of floor area (hereinafter called "two-bedroom apartment"), and each shall have an undivided percentage interest in the common elements of .2071%.

(b) Two (2) laundry apartments, one laundry apartment in Core 1 of the Makai Wing with fifteen (15) enclosed rooms, each enclosed room located on each of the fifteen (15) floors containing approximately 123 square feet of floor area each, aggregating approximately 1,845 square feet, and shall have an undivided percentage interest in the common elements of .3764%, and second laundry apartment in Core 4 in the Mauka Wing with sixteen (16) enclosed rooms, each enclosed room located on each of sixteen (16) floors containing approximately 123 square feet of floor area each, aggregating approximately 1,968 square feet, and shall have an undivided percentage interest in the common elements of .3764%.

(c) Two (2) storage apartments, one storage apartment in Core 2 of the Makai Wing of fourteen (14) enclosed rooms, each enclosed room located on each of the fourteen (14) floors containing approximately 48 square feet of floor area each, aggregating approximately 672 square feet, and shall have an undivided percentage interest in the common elements of .1587%, and second storage apartment in Core 3 of the Mauka Wing with fifteen (15) enclosed rooms, each enclosed room located on each of the

fifteen (15) floors containing approximately 48 square feet of floor area each, aggregating approximately 720 square feet, and shall have an undivided percentage interest in the common elements of .1587%.

(d) Two (2) office apartments, one office apartment with five (5) enclosed rooms containing approximately 589 square feet of floor area, and shall have an undivided percentage interest in the common elements of .1386%, and second office apartment with three (3) enclosed rooms containing approximately 744 square feet of floor area, and shall have an undivided percentage interest in the common elements of .1751%.

Each apartment, laundry apartment, storage apartment and office apartment shall have immediate access upon the hallways on such floor it abuts and then to the stairways, entry ways and elevators of the building.

The percentage undivided interests in the common elements for each type of apartment in the aggregate are as follows:

Studio Apartments	23.4234%
One-bedroom Apartments	61.1099
Two-bedroom Apartments	14.0828
Laundry Apartments	.7528
Storage Apartments	.3174
Office Apartments	<u>.3137</u>
	100.0000%

With respect to the location of each apartment, other than the laundry, storage and office apartments, the last two numbers of each apartment indicate the location of such apartment on the floor and the number or numbers preceding the last two numbers indicate the floor on which the apartment appears in the building. The location of each apartment (the location is also shown on Condominium Map No. 80) in the Wing and tower of the building, type of apartment, location in the tower, apartment number and number of apartment floors of each tower are as follows:

1. 'MAKAI' WING:

<u>Tower</u>	<u>Type of Apartment</u>	<u>Location In Tower</u>	<u>Apartment Number</u>	<u>Number of Floors</u>
A	Studio	Makai Corner	101 to 1601	16
A	2 Bedroom	Inside	102 to 1702	17
A	2 Bedroom	Inside	103 to 1703	17
A	Studio	Mauka Corner	104 to 1604	16
Core 1	Laundry	Mauka Corner	L-1.a to L-1.o	15
B	1 Bedroom	Makai Corner	305 to 1705	15
B	1 Bedroom	Inside	306 to 1806	16
B	1 Bedroom	Inside	407 to 1807	15
B	1 Bedroom	Mauka Corner	408 to 1708	14
C	Studio	Makai Corner	509 to 1709	13
C	1 Bedroom	Inside	510 to 1810	14
C	1 Bedroom	Inside	511 to 1811	14
C	Studio	Mauka Corner	612 to 1712	12
D	1 Bedroom	Makai Corner	613 to 1913	14
D	1 Bedroom	Inside	614 to 2014	15
D	1 Bedroom	Inside	615 to 2015	15
D	1 Bedroom	Mauka Corner	616 to 1916	14
Core 2	Storage	Mauka Corner	S-1.a to S-1.n	14
E	Studio	Makai Corner	717 to 1917	13
E	1 Bedroom	Inside	718 to 2018	14
E	1 Bedroom	Inside	719 to 2019	14
E	Studio	Mauka Corner	720 to 1920	13



2. MAUKA WING:

<u>Tower</u>	<u>Type of Apartment</u>	<u>Location In Tower</u>	<u>Apartment Number</u>	<u>Number of Floors</u>
F	Studio	Makai Corner	221 to 1421	13
F	1 Bedroom	Inside	222 to 1522	14
F	1 Bedroom	Inside	123 to 1523	15
F	Studio	Mauka Corner	124 to 1424	14
F	Office	Makai Corner	O-1	1
F	Office	Inside	O-2	1
Core 3	Storage	Mauka Corner	S-2.a to S-2.o	15
G	1 Bedroom	Makai Corner	225 to 1525	14
G	1 Bedroom	Inside	226 to 1626	15
G	1 Bedroom	Inside	227 to 1627	15
G	1 Bedroom	Mauka Corner	228 to 1528	14
H	Studio	Makai Corner	329 to 1529	13
H	1 Bedroom	Inside	330 to 1730	15
H	1 Bedroom	Inside	331 to 1731	15
H	Studio	Mauka Corner	332 to 1632	14
J	1 Bedroom	Makai Corner	333 to 1633	14
J	1 Bedroom	Inside	334 to 1734	15
J	1 Bedroom	Inside	335 to 1735	15
J	1 Bedroom	Mauka Corner	336 to 1636	14
Core 4	Laundry	Mauka Corner	L-2.a to L-2.p	16
K	Studio	Makai Corner	437 to 1937	16
K	2 Bedroom	Inside	438 to 2038	17
K	2 Bedroom	Inside	439 to 2039	17
K	Studio	Mauka Corner	440 to 1940	16

RECEIVED

AUG 17 1978

GIN WONG  
ASSOCIATES

VERIFICATION OF ARCHITECT  
AND STRUCTURAL ENGINEER

GIN D. WONG and DONALD T. LO, being duly sworn an oath,  
depose and say:

1. That GIN D. WONG was a supervising architect for Makaha Valley Towers Condominium Project; during that period he was a member of William L. Pereira & Associates, architects for the Makaha Valley Towers Condominium Project; he is authorized to make this verification and knows the contents thereof; and the same are true to the best of his knowledge and belief.

2. That DONALD T. LO was the structural engineer engaged by William L. Pereira & Associates in the design of Makaha Valley Towers Condominium Project; he is authorized to make this verification and knows the contents thereof; and the same are true to the best of his knowledge and belief.

3. That CONDOMINIUM MAP NO. 80, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, as amended by the inclusion of the final plans of Makaha Valley Towers Condominium Project filed herewith and identified as Plan RE-1, fully and accurately depict the layout, location, apartment numbers and dimensions of the apartments as built.

  
GIN D. WONG

  
DONALD T. LO

STATE OF Hawaii )  
City & County of Honolulu ) ; SS.

On this 5<sup>th</sup> day of September, 1978,  
before me personally appeared GIN D. WONG, to me known  
to be the person described in and who executed the fore-  
going instrument and acknowledged that he executed the  
same as his free act and deed.

Beatrice B. de Senne  
Notary Public,  
First Judicial Circuit  
My Commission expires: 3-22-82

STATE OF HAWAII )  
City & County of Honolulu )

On this 14<sup>th</sup> day of August, 1978,  
before me personally appeared DONALD T. LO, to me known  
to be the person described in and who executed the fore-  
going instrument and acknowledged that he executed the  
same as his free and and deed.

Helen M. Smeat  
Notary Public, First Judicial  
Circuit, State of Hawaii  
My commission expires: 6/7/81

TRANSFER CERTIFICATE OF TITLE NOS,  
MAKAHA VALLEY TOWERS

Condo Map No, 80, TMK 1-8-4-002-010

586 Apartments

APT. #	TCT #	APT. #	TCT #	APT. #	TCT #
101	424,806	336	367,839	521	200,043
102	491,335	401	527,236	522	408,202
103	204,679	402	585,836	523	550,377
104	348,314	403	399,338/	524	527,427
123	565,889		399,339	525	367,556
124	417,082	404	547,707	526	581,344
201	434,570	405	550,120	527	352,361
202	358,009	406	522,873	528	467,131
203	358,008	407	352,848	529	256,545
204	256,514	408	420,864	530	324,661
221	336,113	421	326,026	531	555,623
222	287,704	422	382,201	532	352,768
223	343,389	423	479,252	533	574,373
224	416,236	424	575,744	534	278,699*
225	287,265	425	590,314	535	278,699*
226	492,464	426	566,142	536	548,607
227	406,069	427	506,032	537	350,592
228	346,883	428	552,472	538	502,683
301	532,923	429	293,443	539	578,471
302	492,405	430	572,812	540	562,602
303	343,135	431	425,703	601	471,153
304	200,040	432	318,252	602	245,868
305	496,029	433	541,236	603	589,316
306	433,765	434	352,717	604	572,016
321	592,327	435	305,032	605	282,648
322	328,531	436	574,374	606	351,899
323	528,714	437	546,251	607	278,699*
324	353,205	438	483,962	608	573,407
325	358,007	439	557,016	609	390,136
326	342,688	440	456,003	610	443,668
327	574,713	501	465,525	611	530,066
328	262,949	502	496,030	612	199,164
329	278,699*	503	436,248	613	562,279
330	587,987	504	383,350	614	281,986
331	234,069	505	492,978	615	366,660
332	379,311	506	351,255	616	316,879
333	343,455	507	580,377	621	572,997
334	352,781	508	552,470	622	390,936
335	527,201	509	556,052	623	446,766
		510	507,577	624	579,159
		511	346,468		

APT. #	TCT #	APT. #	TCT #	APT. #	TCT #
625	331,377	725	559,709	825	310,452
626	382,409	726	258,242	826	329,843
627	278,699*	727	284,385	827	308,367
628	526,948	728	511,306	828	352,512
629	573,172	729	289,972	829	359,290
630	349,073	730	396,907	830	386,678
631	359,076	731	315,702	831	403,376
632	366,856	732	483,075	832	265,203
633	581,790	733	468,883	833	539,832
634	582,670	734	465,524	834	579,722
635	365,810	735	431,157	835	199,533
636	581,338	736	564,384	836	480,936
637	488,478	737	492,735	837	285,351
638	302,317	738	283,256	838	524,781
639	374,300/ 374,301	739	199,528	839	590,640
640	542,304	740	199,557	840	590,641
701	383,893	801	333,255	901	317,531
702	271,017	802	199,552	902	126,292+
703	544,719	803	497,005	903	464,401
704	594,501	804	278,699*	904	426,896
705	448,774	805	427,258	905	296,661
706	199,199	806	353,638	906	512,073
707	284,842	807	391,914	907	589,132
708	202,605	808	479,608	908	562,332
709	237,420	809	577,068	909	328,275
710	440,055	810	209,571	910	589,224
711	589,253	811	498,205	911	438,662
712	278,699*	812	223,575	912	347,841
713	571,287	813	560,435	913	245,966
714	403,723	814	498,895	914	380,017
715	412,586	815	546,588	915	574,588
716	349,633	816	507,815	916	206,759
717	585,655	817	272,652	917	576,657
718	581,791	818	240,025	918	442,010
719	553,638	819	520,754	919	569,432
720	543,232	820	316,992	920	381,897
721	272,479	821	528,383	921	341,444
722	529,758	822	448,075	922	437,299
723	373,794	823	460,342	923	260,936
724	539,843	824	238,081	924	520,442

APT. #	TCT #	APT. #	TCT #	APT. #	TCT #
925	528,260	1025	287,441	1125	394,473
926	391,544	1026	224,207	1126	582,041
927	326,019	1027	503,032	1127	358,092/
928	354,954	1028	530,048		358,093
929	552,926	1029	365,562	1128	498,359
930	329,963	1030	401,437	1129	555,106
931	316,550	1031	353,640	1130	482,622
932	582,269	1032	256,547	1131	551,930
933	444,523	1033	391,042	1132	551,665
934	524,004	1034	524,000	1133	528,682
935	288,264	1035	278,699*	1134	470,072
936	330,535	1036	568,200	1135	200,931
937	375,777	1037	432,980	1136	437,728
938	515,465	1038	199,165	1137	225,187
939	549,630	1039	333,320	1138	225,189
940	201,187	1040	215,367	1139	234,243
1001	381,441/	1101	526,809	1140	235,734
	381,442	1102	352,430	1201	440,021
1002	469,839	1103	504,968	1202	440,020
1003	231,280	1104	278,699*	1203	469,923
1004	377,535	1105	466,511	1204	576,762
1005	525,405	1106	438,034	1205	352,913/
1006	531,040	1107	552,145		406,522
1007	328,266	1108	512,435	1206	497,005
1008	278,699*	1109	586,342	1207	539,069
1009	352,857	1110	335,874	1208	212,155
1010	311,023	1111	278,699*	1209	550,472
1011	260,621	1112	513,315	1210	524,446
1012	342,647	1113	549,315	1211	277,724
1013	482,623	1114	536,876	1212	507,356
1014	211,305	1115	200,932	1213	487,855
1015	200,939	1116	412,709	1214	588,918
1016	545,226	1117	492,038	1215	549,116
1017	278,699*	1118	552,471	1216	210,847
1018	470,894	1119	350,129	1217	447,784
1019	278,699*	1120	352,912	1218	530,727
1020	278,699*	1121	365,255	1219	462,038
1021	576,036	1122	339,390	1220	346,837
1022	526,661	1123	592,216	1221	352,304
1023	370,777	1124	430,940	1222	508,606
1024	236,830			1223	556,353
				1224	278,699*

APT. #	TCT #	APT. #	TCT #	APT. #	TCT #
1225	338,772	1325	374,503	1425	445,022
1226	201,920	1326	323,618	1426	293,104
1227	220,189	1327	323,079	1427	293,098
1228	296,789	1328	451,289	1428	516,492
1229	435,470	1329	332,922	1429	572,685
1230	351,623	1330	387,786	1430	548,736
1231	269,737	1331	481,378	1431	205,536
1232	353,853	1332	380,943	1432	552,703
1233	459,117	1333	367,625	1433	406,929
1234	199,167	1334	515,544	1434	207,472
1235	208,488	1335	317,554	1435	577,038
1236	296,333	1336	562,675	1436	498,000
1237	477,195	1337	355,604	1437	326,771
1238	477,196	1338	356,621	1438	557,131
1239	371,516	1339	375,414	1439	283,902
1240	371,516	1340	231,683	1440	207,394
1301	453,757	1401	451,585	1501	398,212
1302	469,394	1402	353,610	1502	587,735
1303	531,708	1403	375,353	1503	555,388
1304	205,016	1404	382,410	1504	402,278
1305	496,871	1405	574,735	1505	591,940
1306	330,971	1406	473,788	1506	421,488
1307	298,506	1407	348,392	1507	386,576
1308	299,656	1408	477,046	1508	552,119
1309	547,212	1409	511,120	1509	454,715
1310	419,527	1410	511,121	1510	454,716
1311	524,968	1411	278,699*	1511	594,645
1312	339,249	1412	208,799	1512	546,293
1313	425,361	1413	354,220	1513	368,956
1314	446,038	1414	402,505	1514	220,470
1315	577,429	1415	199,179	1515	567,001
1316	336,610	1416	583,579	1516	592,719
1317	585,491	1417	265,576	1517	326,078
1318	357,515	1418	206,193	1518	278,699*
1319	528,398	1419	236,947	1519	464,224
1320	552,562	1420	238,757	1520	126,292+
1321	262,231	1421	590,561	1522	589,128
1322	329,891	1422	407,332	1523	508,557
1323	354,953	1423	430,939	1525	288,638
1324	244,798	1424	528,001	1526	415,213
				1527	478,191

APT. #	TCT #	APT. #	TCT #	APT. #	TCT #
1528	340,721	1635	528,316	1817	282,031
1529	199,144	1636	319,704	1818	571,507
1530	260,967	1637	319,705	1819	584,965
1531	352,849	1638	319,706	1820	390,693
1532	382,354	1639	408,201	1837	593,944
1533	550,110	1640	434,165	1838	471,215
1534	465,006	1702	572,857	1839	326,719
1535	230,789	1703	126,292+	1840	510,849
1536	353,348	1705	551,664	1913	558,351
1537	206,115	1706	199,463	1914	533,440
1538	442,843	1707	413,095	1915	308,179
1539	208,489	1708	452,443	1916	578,157
1540	483,065	1709	353,346	1917	459,677
1601	579,021	1710	353,347	1918	558,581
1602	489,691	1711	415,687	1919	268,911
1603	450,868	1712	578,915	1920	352,850
1604	437,134	1713	317,468	1937	480,534
1605	278,556	1714	465,523	1938	480,534
1606	448,216	1715	449,070	1939	516,583
1607	592,547	1716	575,598	1940	373,666
1608	525,136	1717	247,901	2014	462,037
1609	548,038	1718	511,122	2015	585,490
1610	520,881	1719	326,116	2018	400,491
1611	284,314	1720	400,751	2019	550,565
1612	532,087	1730	433,152	2038	526,447
1613	446,540	1731	318,513	2039	252,139
1614	553,203	1734	410,676	O-1	486,659
1615	425,578	1735	494,644	O-2	486,659
1616	369,412	1737	532,402	L/1	486,660
1617	283,107	1738	361,317	L/2	486,660
1618	545,422	1739	462,036	S/1	241,950
1619	575,599	1740	551,911	S/2	241,950
1620	532,403	1806	282,621		
1626	523,558	1807	279,763		
1627	444,525	1810	572,686		
1630	280,698	1811	207,397		
1631	234,644	1813	244,388		
1632	278,699*	1814	262,667		
1633	497,885	1815	373,610		
1634	497,886	1816	240,318		