

IMPORTANT -- Read This Developer Prepared Report Before Buying

This Report Is Not a Commission Approval or Disapproval of This Condominium Project

AMENDMENT 1 TO SECOND AMENDED DEVELOPER'S PUBLIC REPORT FOR A CONDOMINIUM

CONDOMINIUM PROJECT NAME:	PARK LANE
PROJECT ADDRESS:	1388 Ala Moana Boulevard Honolulu, Hawaii 96814
REGISTRATION NUMBER:	7575
EFFECTIVE DATE OF REPORT:	February 14, 2017
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input checked="" type="checkbox"/> Amended Report dated <u>May 10, 2016</u> <input type="checkbox"/> Supersedes all prior amendments: Includes all prior amendment(s) and <u>must</u> be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input type="checkbox"/> Amended Report dated _____
DEVELOPER(S):	AMX Partners, LLC

Preparation of this Amendment

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means any change that directly, substantially, and adversely affects the use or value of (1) A purchaser's unit or appurtenant limited common elements; or (2) Those amenities of the project available for the purchaser's use.

The law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

This Amendment has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this amendment to the Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts, material changes, or pertinent changes about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

The law defines "material facts" to mean any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale.

This amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

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Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

Item 1.12 on Page 5: The date of the title report has been updated to December 30, 2016.

Item 3.1 on Page 10: Recording information for all amendments to the Declaration is included.

The following exhibits have been updated accordingly:

Exhibit A (Unit Number, Unit Types, Unit Descriptions, Approximate Net Living Areas, Approximate Net Lanai Areas, Common Interests, Class Common Interests, Parking Stalls and Storage Room/Storage Lockers) has been updated to note the reallocation of storage rooms or lockers appurtenant to five (5) Units, of a parking stall appurtenant to one (1) Unit and to correct a typographical error regarding two (2) Units' parking stalls.

Exhibit E (General Common Elements, Limited Common Elements, Residential Limited Common Elements, Commercial Limited Common Elements, Individual Limited Common Elements, Potential Individual Limited Common Elements) has been updated in the same manner.

Exhibit G (Encumbrances Against Title) has been updated with new recording information for the amendment to the Declaration and a private park dedication.

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Changes continued:

A large, empty rectangular box with a thin black border, occupying the majority of the page. It is intended for users to list changes or provide additional information.

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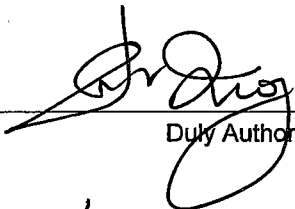
The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a) (13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report as amended, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report as amended, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

The Developer hereby certifies that all the information contained in this report as amended and the exhibits attached to this report (if any) as amended and all documents to be furnished by the Developer to purchasers 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. The Developer hereby agrees promptly to amend this report as amended to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report as amended at least 30 days prior to the anniversary date of the effective date of this report.

AMX Partners, LLC, a Delaware limited liability company
By: Kahikolu Partners, LLC, a Delaware limited liability company
Its: Manager

Printed Name of Developer



Duly Authorized Signatory*

1-7-17

Date

Kathy Luu Vice President

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

***Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.**

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1.9 Common Elements

Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designated as limited common elements (see Section 1.10 below) may be used only by those units to which they are assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration, are set forth below.

Described in Exhibit E _____.

Described as follows:

Common Element	Number
Elevators	22
Stairways	20
Trash Chutes	7

1.10 Limited Common Elements

Limited Common Elements: A limited common element is a portion of the common elements that is reserved for the exclusive use of one or more but fewer than all units in the project.

Described in Exhibit E _____.

Described as follows:

1.11 Special Use Restrictions

The Declaration and Bylaws may contain restrictions on the use and occupancy of the units. Restrictions for this project include, but are not limited to, those described below.

<input checked="" type="checkbox"/>	Pets: Dogs, cats and other typical household pets and service/comfort animals are permitted.
<input checked="" type="checkbox"/>	Number of Occupants: See Section VI.B.2 of the Declaration
<input checked="" type="checkbox"/>	Other: See Exhibit F (Special Use Restrictions) and Exhibit L (House Rules)
<input type="checkbox"/>	There are no special use restrictions.

1.12 Encumbrances Against Title

An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of a unit in the project. Encumbrances shown may include blanket liens which will be released prior to conveyance of a unit (see Section 5.3 on Blanket Liens).

Exhibit G _____ describes the encumbrances against title contained in the title report described below.

Date of the title report: December 30, 2016

Company that issued the title report: Title Guaranty of Hawaii, Inc.

3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances (Regular System) or filing in the Office of the Assistant Registrar of the Land Court, or both, a Declaration of Condominium Property Regime, a Condominium Map and the Bylaws of the Association of Unit Owners. The Condominium Property Act (Chapter 514B, HRS), the Declaration, Bylaws and House Rules control the rights and obligations of the unit owners with respect to the project and the common elements, to each other, and to their respective units.

3.1 Declaration of Condominium Property Regime

The Declaration of Condominium Property Regime contains a description of the land, buildings, units, common interests, common elements, limited common elements, and other information relating to the condominium project.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Land Court	September 22, 2014	T-9066276

Amendments to Declaration of Condominium Property Regime		
Land Court or Bureau of Conveyances	Date of Document	Document Number
Land Court	October 21, 2015	T-9424331A - T-9424331B
Land Court	February 25, 2016	T-9552356
Land Court	December 29, 2016	T-9859403

3.2 Bylaws of the Association of Unit Owners

The Bylaws of the Association of Unit Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Unit 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 that affect how the condominium project will be governed.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Land Court	September 22, 2014	T-9066277

Amendments to Bylaws of the Association of Unit Owners		
Land Court or Bureau of Conveyances	Date of Document	Document Number

3.3 Condominium Map

The Condominium Map contains a site plan and floor plans, elevations and layout of the condominium project. It also shows the floor plan, unit number and dimensions of each unit.

Land Court Map Number	2260
Bureau of Conveyances Map Number	
Dates of Recordation of Amendments to the Condominium Map: October 21, 2015 and February 26, 2016	

EXHIBIT A.

UNIT NUMBERS, UNIT TYPES, UNIT DESCRIPTIONS, APPROXIMATE NET LIVING AREAS, APPROXIMATE NET LANAI AREAS, COMMON INTERESTS, COMMON INTERESTS, CLASS COMMON INTEREST, PARKING STALLS AND STORAGE ROOMS/STORAGE LOCKERS

dated 11/27/2016

A. Residential Units

* Unit 1306 Common Interest was decreased by 0.000005% and Residential Class Common Interest was decreased by 0.000011% for all Units to equal 100%

Unit Number	Unit Type	Unit Descriptions Bed/Bath: Additional Rooms/Amenities	Approx. Net Living Area Sq. Ft.	Approx. Net Lanai Area Sq. Ft.	Common Interest	Residential Class Common Int%	Individual Residential COE Parking Stall No(s)	Individual Residential COE Storage Room No.	Individual Residential COE Locker No(s)
1300	1B-2	1/1 Den	1,040	0	0.235685%	0.235776%	3027		L301
1301	1B-1-L3	1/1 Den	983	68	0.222767%	0.222853%	3028		L302
1302	1B-L3	1/1 Den	977	68	0.221408%	0.221493%	3029		L303
1303	1A-L3	1/1.5	851	68	0.192853%	0.192928%	3030		L304
1304	1A-L3	1/1.5	851	68	0.192853%	0.192928%	3031		L305
1305	1A-1-L3	1/1.5	858	68	0.194440%	0.194515%	3032		L306
1306	MGR	2/2 Den	1,802	140	0.408364%	0.408516%	**See Exhibit E for Stall, Storage & Lockers**		
1400	1B-3	1/1 Den	1,055	0	0.239084%	0.239176%	4246		L411
1401	1B-1	1/1 Den	984	79	0.222994%	0.223080%	4230		L417
1402	1B	1/1 Den	972	69	0.220274%	0.220360%	4247		L419
1403	1A	1/1.5	846	79	0.191720%	0.191795%	4237		L308
1404	1A	1/1.5	846	68	0.191720%	0.191795%	4239		L310
1405	1A-1	1/1.5	855	79	0.193760%	0.193835%	4255		L469
1406	2D	2/2	1,532	164	0.347182%	0.347316%	4303T 4304T	S485	
1500	1B-3	1/1 Den	1,055	0	0.239084%	0.239176%	4245		L410
1501	1B-1	1/1 Den	984	68	0.222994%	0.223080%	4229		L414
1502	1B	1/1 Den	972	79	0.220274%	0.220360%	4231	S519	L418
1503	1A	1/1.5	846	68	0.191720%	0.191795%	4236		L307
1504	1A	1/1.5	846	79	0.191720%	0.191795%	4238		L309
1505	1A-1	1/1.5	855	68	0.193760%	0.193835%	4253		L311
1506	2D	2/2	1,532	164	0.347182%	0.347316%	4301T 4302T	S518	
1600	1B-3	1/1 Den	1,055	0	0.239084%	0.239176%	4228HC		L404
1601	1B-1	1/1 Den	984	68	0.222994%	0.223080%	4258		L407
1602	1B	1/1 Den	972	69	0.220274%	0.220360%	4244		L409
1603	1A	1/1.5	846	68	0.191720%	0.191795%	4251		L426
1604	1A	1/1.5	846	68	0.191720%	0.191795%	4252		L427
1605	1A-1	1/1.5	855	68	0.193760%	0.193835%	4235		L430
1606	2D-1	2/2	1,563	141	0.354207%	0.354344%	4299T 4300T	S601	

Unit Number	Unit Type	Unit Descriptions Bed/Bath +Additional Rooms/Amenities	Apprx. Net Living Area Sq Ft.	Apprx. Net Lant Area Sq Ft.	Common Interest	Residential Class Common Int.	Individual Residential LOE Parking Stall No(s).	Individual Residential LOE Storage Room No.	Individual Residential LOE Locker No(s).
1700	1B-4	1/1 Den	1,063	0	0.240897%	0.240990%	4256HC		L402
1701	1B-1	1/1 Den	984	79	0.222994%	0.223080%	4270		L405
1702	1B	1/1 Den	972	69	0.220274%	0.220360%	4257		L408
1703	1A	1/1.5	846	79	0.191720%	0.191795%	4232	S703	L422
1704	1A	1/1.5	846	68	0.191720%	0.191795%	4234		L424
1705	1A-1	1/1.5	855	79	0.193760%	0.193835%	4250		L425
1706	2D-1	2/2	1,563	141	0.354207%	0.354344%	3103T 3104T	S701	
1800	1B-4	1/1 Den	1,063	0	0.240897%	0.240990%	4259HC		L401
1801	1B-1	1/1 Den	984	68	0.222994%	0.223080%	4243HC		L403
1802	1B	1/1 Den	972	79	0.220274%	0.220360%	4259		L406
1803	1A	1/1.5	846	68	0.191720%	0.191795%	4248		L420
1804	1A	1/1.5	846	79	0.191720%	0.191795%	4249		L421
1805	1A-1	1/1.5	855	68	0.193760%	0.193835%	4233		L423
1806	2D-1	2/2	1,563	164	0.354207%	0.354344%	3101T 3102T	S801, S803	
2300	2J-1-L3	2/2.5 Den Laundry	1,834	610	0.415821%	0.415782%	3059 3060	S426	
2301	2J-L3	2/2.5 Den Laundry	2,022	610	0.458225%	0.458403%	3057 3058	S422	
2302	2I-L3	2/2 Laundry	1,608	440	0.364405%	0.364546%	3099T 3100T	S102	
2303	2I-1-L3-C	2/2 Den Laundry	1,636	633	0.370750%	0.370893%	3001 3002	S410	
2304	2A	2/2.5 Den Laundry	1,960	335	0.444175%	0.444347%	3093G 3094G		
2400	2J-1	2/2.5 Den Laundry	1,833	267	0.415394%	0.415555%	4271 4272	S416	
2401	2J	2/2.5 Den Laundry	2,024	440	0.458678%	0.458856%	4283 4284	S428	
2402	2I	2/2 Laundry	1,605	307	0.363725%	0.363866%	4297T 4298T		L462 L463
2403	2I-1-C	2/2 Den Laundry	1,640	307	0.371656%	0.371800%	4295T 4296T		L460 L461
2500	2J-1	2/2.5 Den Laundry	1,833	440	0.415394%	0.415555%	3079 3080	S413	
2501	2J	2/2.5 Den Laundry	2,024	267	0.458678%	0.458856%	3054 3055	S424	
2502	2I	2/2 Laundry	1,605	307	0.363725%	0.363866%	3041 3042	S101	
2503	2I-1-C	2/2 Den Laundry	1,640	307	0.371656%	0.371800%	3105T 3106T	S103	
2600	2J-1	2/2.5 Den Laundry	1,833	267	0.415394%	0.415555%	3077 3078	S414	
2601	2J	2/2.5 Den Laundry	2,024	440	0.458678%	0.458856%	3075 3076	S421	
2602	2I	2/2 Laundry	1,605	307	0.363725%	0.363866%	3003 3004	S510	
2603	2I-1-C	2/2 Den Laundry	1,640	307	0.371656%	0.371800%	3043 3044	S106	
2604	2G	2/2.5 Den	1,885	477	0.427178%	0.427344%	3018 3019	S412	
2700	2J-1	2/2.5 Den Laundry	1,833	267	0.415394%	0.415555%	3072 3073	S427	
2701	2J	2/2.5 Den Laundry	2,024	440	0.458678%	0.458856%	3071 3092	S429	

Unit Number	Unit Type	Bed/Bath + Additional Rooms/Amenities	Unit Descriptions	Appx. Net Living Area Sq Ft.	Appx. Net Living Area Sq Ft.	Common Interest	Residential Class Common Int%	Individual Residential LCE Parking Stall No(s)	Individual Residential LCE Storage Room No.	Individual Residential LCE Locker No(s)
2702	2I	2/2	Laundry	1,605	307	0.363725%	0.363866%	3020 3021	S407	
2703	2I-1-C	2/2	Den Laundry	1,640	307	0.371656%	0.371800%	3022 3023	S107	
2704	2G	2/2.5	Den	1,885	477	0.427178%	0.427344%	3033 3034	S418	
2706	3A-1	3/3.5	Laundry	2,955	291	0.669662%	0.669921%	3052 3053	S419	
2800	2J-1	2/2.5	Den Laundry	1,833	440	0.415394%	0.415555%	3095 3096	S423	
2801	2J	2/2.5	Den Laundry	2,024	440	0.458678%	0.458856%	3097 3098	S425	
2802	2I	2/2	Laundry	1,605	307	0.363725%	0.363866%	3035 3051	S417	
2803	2I-1-C	2/2	Den Laundry	1,640	307	0.371656%	0.371800%	3016 3017	S420, S491	
2804	2G	2/2.5	Den	1,885	470	0.427178%	0.427344%	4285 4286	S430	
2806	3A-1	3/3.5	Laundry	2,955	291	0.669662%	0.669921%	3069 3070	S415	
3300	2J-3-L3	2/2.5	Den Laundry	1,982	491	0.449160%	0.449334%	3085 3086	S304	
3301	2J-2-L3	2/2.5	Den Laundry	1,851	383	0.419473%	0.419636%	3083 3084	S303	
3302	3E	3/3.5	Den Laundry	2,753	510	0.623884%	0.624126%	3121G 3122G		
3303	2I-1-L3-D	2/2	Den Laundry	1,636	435	0.370750%	0.370893%	3067 3068	S301	
3305	2A-1	2/2.5	Den Laundry	1,946	329	0.441002%	0.441173%	3113G 3114G		
3400	2J-3	2/2.5	Den Laundry	1,974	439	0.447347%	0.447521%	4351 4352	S447	
3401	2J-2	2/2.5	Den Laundry	1,852	267	0.419700%	0.419862%	4341 4266	S440	
3402	3E-15	3/3.5	Den Laundry	2,756	492	0.624564%	0.624806%	4353G 4354G		L415 L416
3403	2I-1-D	2/2	Den Laundry	1,635	307	0.370523%	0.370667%	4307T 4308T		
3500	2J-3	2/2.5	Den Laundry	1,974	267	0.447347%	0.447521%	4346 4347	S444	
3501	2J-2	2/2.5	Den Laundry	1,852	439	0.419700%	0.419862%	3081 3082	S432	
3502	PR-5	4/4.5	Laundry	4,319	740	0.978771%	0.979150%	3126G 3127G	S305	
3503	2I-1-D	2/2	Den Laundry	1,635	307	0.370523%	0.370667%	4260 4261		L428 L429
3600	2J-3	2/2.5	Den Laundry	1,974	439	0.447347%	0.447521%	3117 3118	S435	
3601	2J-2	2/2.5	Den Laundry	1,852	267	0.419700%	0.419862%	3111 3112	S433	
3602	2I-2	2/2	Den Laundry	1,670	309	0.378455%	0.378602%	4278 4279	S443	
3603	2I-1-D	2/2	Den Laundry	1,635	307	0.370523%	0.370667%	4273 4274	S402, S603	
3604	2H-1	2/2.5	Den Laundry	2,006	300	0.454599%	0.454775%	4348 4349	S448	
3605	2G-1	2/2.5	Den	1,812	477	0.410635%	0.410794%	4263 4264	S405	
3700	2J-3	2/2.5	Den Laundry	1,974	439	0.447347%	0.447521%	3088 3089	S434	
3701	2J-2	2/2.5	Den Laundry	1,852	439	0.419700%	0.419862%	3108 3109	S431	
3702	2I-2	2/2	Den Laundry	1,670	309	0.378455%	0.378602%	4280 4281	S441	
3703	2I-1-D	2/2	Den Laundry	1,635	307	0.370523%	0.370667%	4276 4277	S404	
3704	3A-3	3/3.5	Laundry	2,716	365	0.615499%	0.615738%	3119 3120 3014	S446	

Unit Number	Unit Type	Unit Descriptions				Appx. Net Living Area Sq Ft	Appx. Net Lanai Area Sq Ft	Common Interest	Residential Class Common Int%	Individual Residential LCE Parking Stall No(s)	Individual Residential LCE Storage Room No.	Individual Residential LCE Locker No(s)
3705	2G-1	2/2.5	Den			1,812	470	0.410635%	0.410794%	4267 4268	S442	
3707	3A-2	4/3.5	Laundry			2,961	291	0.671021%	0.671281%	4292 4293	S439	
3800	GPH-A	4/4.5	Den	Laundry	Office	Garage	Elevator	1.284481%	1.284978%	4358G 4359G 4315T 4316T	S449	
3803	2L-1-D	2/2	Den	Laundry		1,635	307	0.370523%	0.370667%	3056 3074	S438	
3804	3A-3	3/3.5	Laundry			2,716	365	0.615499%	0.615738%	3115 3116	S445	
3805	2G-1	2/2.5	Den			1,812	477	0.410635%	0.410794%	3087 3040	S436	
3807	3A-2	4/3.5	Laundry			2,961	291	0.671021%	0.671281%	4342 4343	S437	
5300	2K	2/2		Yard	Spa	1,353	402	0.306617%	0.306735%	3130 3133	S307	
5301	3G-2	3/3	Laundry	Yard	Spa	2,114	456	0.479074%	0.479260%	3140 3141	S308	
5304	3F	3/3.5	Den	Laundry	Office	Garage	Pool/Spa	0.759856%	0.760150%	3146G 3147G		
5305	3E-1	3/3.5	Laundry	Garage	Yard	2,648	500	0.600089%	0.600321%	3136G 3137G		
5400	3G-3	3/3	Laundry			2,176	254	0.493125%	0.493316%	4367 4370	S517	
5401	3G	3/3.5	Laundry			2,340	254	0.530290%	0.530496%	4357 4360	S457	
5404	3E-3	3/3.5	Laundry	Garage		2,663	488	0.603489%	0.603722%	4377G 4378G		
5405	3E-2	3/3.5	Laundry	Garage		2,647	482	0.599863%	0.600095%	4369G 4369G		
5500	3G-1-E	3/3	Laundry			2,214	254	0.501736%	0.501930%	4365 4366	S507	
5501	3G	3/3.5	Laundry			2,340	293	0.530290%	0.530496%	4361 4362	S512	
5504	PR-3	4/4.5	Laundry	Garage		4,169	692	0.944778%	0.945144%	3131G 3132G 3045	S306	
5505	PR-2	4/4.5	Laundry	Garage		4,142	684	0.939859%	0.939022%	4382G 4383G 4262	S459	
5600	3G-1-E	3/3	Laundry			2,214	294	0.501736%	0.501930%	4371 4372	S502	
5601	3G	3/3.5	Laundry			2,340	254	0.530290%	0.530496%	4379 4380	S458	
5602	2C	2/2	Den	Laundry		1,474	261	0.334038%	0.334167%	4305T 4306T		L412 L413
5603	2C-1	2/2	Den	Laundry		1,507	258	0.341516%	0.341648%	4344T 4345T		L457 L458
5604	2H-2	2/2.5	Den	Laundry		2,045	300	0.463438%	0.463617%	4375 4376	S614	
5605	2H	2/2.5	Den	Laundry		1,986	295	0.450067%	0.450241%	3124 3125	S605	
5700	3G-1-E	3/3	Laundry			2,214	294	0.501736%	0.501930%	3128 3129 4240	S455	
5701	3G	3/3.5	Laundry			2,340	293	0.530290%	0.530496%	4373 4374	S451	
5702	2C	2/2	Den	Laundry		1,474	261	0.334038%	0.334167%	4355 4287		L433 L434
5703	2C-1	2/2	Den	Laundry		1,507	258	0.341516%	0.341648%	4356 4288		L431 L432
5704	3A-4	3/3.5	Laundry			2,755	365	0.624338%	0.624579%	3144 3145	S452, S520	
5705	3A	3/3.5	Laundry			2,709	358	0.613913%	0.614151%	3134 3135	S453	
5800	GPH-B	4/4.5	Den	Laundry	Office	Garage	Elevator	1.421586%	1.422136%	4363G 4364G 4317T 4318T	S450	
5802	2C	2/2	Den	Laundry		1,474	261	0.334038%	0.334167%	3123 3061		L312 L313 L314
5804	3A-4	3/3.5	Laundry			2,755	365	0.624338%	0.624579%	3142 3143	S454	

Unit Number	Unit Type	Unit Descriptions			Approx. Net Living Area	Approx. Net Living Area	Common Interest	Residential Class Common Int%	Individual Residential LCE Parking Stall No(s)		Individual Residential LCE Storage Room No.	Individual Residential LCE Locker No(s)
5805	3A	3/3.5	Laundry		2,709	358	0.613913%	0.614151%	3138	3139	S456	
6300	2B-1	2/2	Yard Spa		1,390	907	0.315002%	0.315123%	3165	3166	S312	
6301	2B	2/2	Yard Spa		1,386	912	0.314095%	0.314217%	3155	3158	S311	
6304	3E-6	3/3.5	Den Laundry	Garage	2,768	510	0.631816%	0.632061%	3172G	3173G		
6305	3E-4	3/3.5	Den Laundry	Garage	2,802	503	0.634989%	0.635234%	3161G	3162G		
6400	2F-1	2/2.5	Den		1,968	349	0.445988%	0.446160%	4385	4386	S508	
6401	2F	2/2.5	Den		1,986	349	0.450067%	0.450241%	4396	4397	S513	
6404	3E-7	3/3.5	Den Laundry	Garage	2,791	492	0.632496%	0.632741%	4403G	4404G		
6405	3E-5	3/3.5	Den Laundry	Garage	2,791	485	0.632496%	0.632741%	4392G	4393G		
6500	2F-1	2/2.5	Den		1,968	392	0.445988%	0.446160%	4398	4399	S504	
6501	2F	2/2.5	Den		1,986	349	0.450067%	0.450241%	4400	4401	S403	
6504	PR	3/3.5	Den Laundry	Garage	4,060	732	0.920076%	0.920432%	3151G	3152G	S309	
6505	PR-1	4/4.5	Laundry	Garage	4,287	725	0.971519%	0.971895%	3156G	3157G	S310	
6600	2F-1	2/2.5	Den		1,968	349	0.445988%	0.446160%	3153	3154	S503	
6601	2F	2/2.5	Den		1,986	392	0.450067%	0.450241%	3149	3150	S509	
6602	2E	2/2.5	Laundry		1,468	287	0.332678%	0.332807%	4381	4290		L437 L455 L456
6603	2E-1	2/2.5	Den Laundry		1,601	288	0.362818%	0.362959%	3148	3063		L317 L318 L319
6804	2H-4	2/2.5	Den Laundry		2,033	300	0.460718%	0.460896%	4394	4395	S461	
6805	2H-3	2/2.5	Den Laundry		2,043	295	0.462984%	0.463163%	4389	4390	S516	
6700	2F-1	2/2.5	Den		1,968	349	0.445988%	0.446160%	3159	3160	S462	
6701	2F	2/2.5	Den		1,986	349	0.450067%	0.450241%	3169	3170	S406	
6702	2E	2/2.5	Laundry		1,468	287	0.332678%	0.332807%	4391	4291		L436 L453 L454
6703	2E-1	2/2.5	Den Laundry		1,601	288	0.362818%	0.362959%	4384	4289		L438 L439 L440
6704	3A-6	3/3.5	Laundry		2,716	365	0.615499%	0.615738%	3167	3168	S464	
6705	3A-5	3/3.5	Laundry		2,738	358	0.620485%	0.620725%	3163	3164	S463	
6800	GPH-C	5/5.5	Laundry Office Garage Elevator		5,743	1063	1.301478%	1.301981%	4387G	4388G 4313T	S460	
6802	2E	2/2.5	Laundry		1,468	287	0.332678%	0.332807%	3171	3110	S486	
6804	3A-6	3/3.5	Laundry		2,716	365	0.615499%	0.615738%	4407	4408	S467	
6805	3A-5	3/3.5	Laundry		2,738	358	0.620485%	0.620725%	3176	3177	S316	
7300	2K	2/2	Yard Spa		1,353	488	0.306617%	0.306735%	3178	3107		L322 L332 L333
7301	3G-2	3/3	Laundry	Yard Spa	2,114	456	0.479074%	0.479260%	3190	3193	S314	
7304	3F-1	3/3.5	Den Laundry Office Garage	Yard Pool/Spa	3,381	508	0.766202%	0.766498%	3196G	3197G		
7305	3E-8	3/3.5	Laundry	Yard Pool/Spa	2,700	500	0.611873%	0.612110%	3184G	3185G		
7400	3G-5	3/3	Laundry		2,183	254	0.494711%	0.494902%	4418	4420	S506	

Unit Number	Unit Type	Unit Descriptions		Approx. Net Living Area	Approx. Net Living Area	Common Interest	Residential Class Common Int%	Individual Residential LCE Parking Stall No(s)	Individual Residential LCE Storage Room No.	Individual Residential LCE Locker No(s)
7401	3G	3/3.5	Laundry	2,340	254	0.530290%	0.530496%	4425 4428	S475	L445
7404	3E-10	3/3.5	Laundry	2,695	491	0.610740%	0.610977%	4426G 4427G		
7405	3E-9	3/3.5	Laundry	2,709	482	0.613913%	0.614151%	4414G 4415G		
7500	3G-1-G	3/3	Laundry	2,216	255	0.502189%	0.502384%	3198 3199	S315	
7501	3G-6	3/3.5	Laundry	2,444	314	0.553859%	0.554073%	4423 4424	S318	
7504	PR-6	4/4.5	Laundry	4,154	692	0.941379%	0.941743%	3174G 3175G	S313	
7505	PR-7	4/4.5	Laundry	4,156	682	0.941832%	0.942196%	4405G 4406G	S465	
7600	3G-1-G	3/3	Laundry	2,216	294	0.502189%	0.502384%	3179 3180	S473	
7601	3G-6	3/3.5	Laundry	2,444	273	0.553859%	0.554073%	4421 4422	S469	
7602	2C-3	2/2	Den Laundry	1,463	259	0.331545%	0.331673%	3189 3037		L326 L327
7603	2C-1	2/2	Den Laundry	1,507	258	0.341516%	0.341648%	4402 4275		L443 L444
7604	2H-5	2/2.5	Den Laundry	2,065	300	0.467970%	0.468151%	4416 4417	S466	
7605	2H-7	2/2.5	Den Laundry	1,992	294	0.451427%	0.451601%	4413 4419	S468	
7700	3G-1-G	3/3	Laundry	2,216	294	0.502189%	0.502384%	3182 3183	S470	
7701	3G-6	3/3.5	Laundry	2,444	314	0.553859%	0.554073%	3204 3205	S471	
7702	2C-3	2/2	Den Laundry	1,463	259	0.331545%	0.331673%	4409 4265		L441 L442
7703	2C-1	2/2	Den Laundry	1,507	258	0.341516%	0.341648%	3181 3039		L324 L325
7704	3A-7	3/3.5	Laundry	2,716	365	0.615499%	0.615738%	3195 3009	S474	
7705	3A-9	3/3.5	Laundry	2,700	358	0.611873%	0.612110%	4429 4430	S515	
7800	3G-1-G	3/3	Laundry	2,216	294	0.502189%	0.502384%	3187 3188	S302	
7801	3G-6	3/3.5	Laundry	2,444	314	0.553859%	0.554073%	3191 3192	S490	
7802	2C-3	2/2	Den Laundry	1,463	259	0.331545%	0.331673%	3186 3062		L323 L334 L335
7803	2C-1-L8	2/2	Den Laundry	1,492	258	0.338117%	0.338248%	3048 3049	S522	
7804	3A-7	3/3.5	Laundry	2,716	365	0.615499%	0.615738%	3194 3024	S472	
7805	3A-9	3/3.5	Laundry	2,700	358	0.611873%	0.612110%	4410 4411	S317	
8300	2B-2	2/2	Yard Spa	1,378	398	0.312282%	0.312403%	3208 3213	S322	
8301	2B-4	2/2	Yard Spa	1,374	775	0.311376%	0.311496%	3224 3227	S321	
8304	3E-13	3/3.5	Den Laundry	2,989	492	0.677367%	0.677629%	3222G 3223G		
8305	3E-11	3/3.5	Den Laundry	2,821	503	0.639294%	0.639542%	3211G 3212G		
8400	2B-3	2/2	Yard	1,455	286	0.329732%	0.329859%	4457 4350		L446 L451 L452
8401	2F	2/2.5	Den	1,986	349	0.450057%	0.450241%	4433 4434	S484	
8404	3E-14	3/3.5	Den Laundry Office	3,050	482	0.691190%	0.691458%	4452G 4453G		
8405	3E-12	3/3.5	Den Laundry	2,826	485	0.640428%	0.640675%	4441G 4442G		
8500	2B-3	2/2	Yard	1,455	286	0.329732%	0.329859%	4445 4446	S408	

Unit Number	Unit Type	Bed/Bath	Unit Descriptions	Additional Rooms/Amenities	Approx. Net Living Area Sq Ft	Approx. Net Lanai Area Sq Ft	Common Interest	Residential Class Common Int%	Individual Residential LCE Parking Stall No(s)	Individual Residential LCE Storage Room No.	Individual Residential LCE Locker No(s)
8501	2F	2/2.5	Den		1,986	349	0.450067%	0.450241%	4449	4450	S401
8504	PR-8	5/5.5	Laundry	Garage Yard	4,700	821	1.065113%	1.065525%	3206G	3207G	S320
8505	PR-4	4/4.5	Laundry	Garage	4,200	725	0.951803%	0.952172%	3201G	3202G	S319
8600	2B-3	2/2			1,455	275	0.329732%	0.329859%	3225	3226	S323
8601	2F	2/2.5	Den		1,986	392	0.450067%	0.450241%	4443	4444	S477
8602	2E-3	2/2.5	Laundry		1,648	287	0.373469%	0.373614%	4451	4454	L447 L448 L449 L450
8603	2E-2	2/2.5	Laundry		1,492	287	0.338117%	0.338248%	3200	3038	L330 L331
8604	3B	3/3.5	Den Laundry		2,996	307	0.678953%	0.679216%	3220	3221	S479
8605	2H-6	2/2.5	Den Laundry		2,038	295	0.461851%	0.462030%	4439	4440	S511
8700	2B-3	2/2			1,455	275	0.329732%	0.329859%	4455	4456	S483
8701	2F	2/2.5	Den		1,986	349	0.450067%	0.450241%	4447	4448	S482
8702	2E-3	2/2.5	Laundry		1,648	287	0.373469%	0.373614%	3209	3210	S411
8703	2E-2	2/2.5	Laundry		1,492	287	0.338117%	0.338248%	3203	3036	L328 L329
8704	3H	3/3.5	Den Laundry	Garage	3,252	362	0.736966%	0.737253%	4431G	4432G	S476
8705	3A-8	3/3.5	Laundry		2,713	358	0.614820%	0.615057%	3219	3007	S501
8800	2B-3	2/2			1,455	286	0.329732%	0.329859%	3214	3215	S523
8801	2F	2/2.5	Den		1,986	349	0.450067%	0.450241%	3217	3218	S481
8802	2E-3	2/2.5	Laundry		1,648	287	0.373469%	0.373614%	4435	4438	S409
8803	2E-2-L8	2/2.5	Laundry		1,492	299	0.338117%	0.338248%	3011	3012	S489
8804	3H	3/3.5	Den Laundry	Garage	3,252	362	0.736966%	0.737253%	4436G	4437G	S478
8805	3A-8	3/3.5	Laundry		2,713	358	0.614820%	0.615057%	3216	3005	S480
Residential Totals					441,097	72,925	99.961300000%	100.000000000%			

B. Commercial Units

Unit Number	Apartment Type	Unit Description	Approx. Net Living Area Sq Ft	Approx. Net Lanai Area SF	Common Interest	Commercial Class Common Int%
C-1	C-1	Commercial Unit	171	0	0.038700%	100.000000%
Total					100.000000%	100.000000%

EXHIBIT A
(Cont'd)

**UNIT NUMBERS, UNIT TYPES, UNIT DESCRIPTIONS, APPROXIMATE NET LIVING AREAS,
APPROXIMATE NET LANAI AREAS, COMMON INTERESTS, RESIDENTIAL/COMMERCIAL UNIT
CLASS COMMON INTEREST, PARKING STALLS AND STORAGE ROOMS/STORAGE LOCKERS**

- A. Layout and Floor Plans of Units. There are one hundred seven (107) materially different Residential Unit types (including "reverse" types). Each type has the number of bedrooms and bathrooms and the layouts depicted on the Condominium Map and set forth above. There is one (1) type of Commercial Unit. The Commercial Unit does not have any bedrooms or bathrooms and the layout of the Commercial Unit is as depicted on the Condominium Map.
- B. Approximate Net Living Areas. The approximate net living areas of the Commercial Unit and the Residential Units are based on measurements taken from the interior surface of all perimeter walls, except that no reduction has been made to account for interior walls, ducts, vents, shafts, stairways and the like located within the perimeter walls.
- C. Common Interest. The Common Interest for each of the two hundred twenty (220) Units, including both the Commercial Unit and the Residential Units, in the Project is calculated based on dividing the approximate net living area of the Unit by the total net living area of all Units in the Project. In order to permit the Common Interest for all Units in the Project to equal exactly one hundred percent (100%) in the aggregate, the Common Interest attributable to the resident manager's Unit (Unit 1306, as described in **Exhibit C**) has been decreased by 0.000005%.
- D. Commercial Unit Class Common Interest and Residential Class Common Interest. The Commercial Unit Class Common Interest of any Commercial Unit is calculated by dividing the approximate net area of the Commercial Unit by the total net area of all Commercial Units in the Project. In order to permit the Commercial Class Common Interest for all Commercial Units in the Project to equal exactly one hundred percent (100%) in the aggregate, the Initial Commercial Owner may increase or decrease the Commercial Class Common Interest appurtenant to a particular Commercial Unit by rounding in a fair and equitable manner. The Residential Class Common Interest is calculated by dividing the approximate net living area of the Residential Unit by the total net living area of all Residential Units in the Project. In order to permit the Residential Class Common Interest for all Residential Units in the Project to equal exactly one hundred percent (100%) in the aggregate, the Residential Class Common Interest attributable to the resident manager's Unit (Unit 1306) has been decreased by 0.000011%.
- E. Parking Stalls, Storage Rooms and Storage Lockers. Each Residential Unit has as an Individual Limited Common Element the parking stall(s) as listed above. Other numbered parking stalls (including the Residential Guest Parking) not otherwise identified as Individual Limited Common Elements above in the Residential Development are described in Exhibit C as being appurtenant to the Residential Unit 1306. Developer has reserved the right to redesignate such parking stalls, storage rooms and storage lockers currently appurtenant to Residential Unit 1306 to other Residential Units in the Project as Individual Limited Common Elements appurtenant to such Residential Units.
- F. Lanais and Amenities. The Residential Units each have Individual Limited Common Element lanais with square footages as set forth above. Some Residential Units also have Individual Limited Common Element garages, yards, pools and spas as set forth above.

Exhibit E

GENERAL COMMON ELEMENTS; LIMITED COMMON ELEMENTS; RESIDENTIAL LIMITED COMMON ELEMENTS; COMMERCIAL LIMITED COMMON ELEMENTS; INDIVIDUAL LIMITED COMMON ELEMENTS; POTENTIAL INDIVIDUAL LIMITED COMMON ELEMENTS

The Declaration designates one freehold estate in all portions of the Project not described as a Unit called the "Common Elements," including, but not limited to the following areas:

A. GENERAL COMMON ELEMENTS. The General Common Elements include specifically:

1. The Land in fee simple and any other appurtenances thereto described in **Exhibit A** to the Declaration, subject, however, to all encumbrances of record and the rights of Developer and Initial Commercial Owner affecting the Land.
2. The shared manhole and sewer pipeline providing a connection between the Project and the sewer system of the City and County of Honolulu on Ala Moana Boulevard located underneath the "Bloomingdale's" vehicle entrance to the Project (collectively, the "General Common Element Shared Sewer Connection").
3. The shared structural elements located within the Commercial Development on Level 1, Level 1M and Level 2, together with columns supporting Level 3, but excluding the Level 3 transition slab that provide support to both the Commercial Development and the Residential Development, including all foundations, columns, girders, beams, supports, and load bearing walls and partitions (excluding the finishes thereon) (the "General Common Element Shared Structural Elements").
4. The fire sprinkler system serving the Commercial Development and the Residential Development.

B. LIMITED COMMON ELEMENTS. The Limited Common Elements include specifically, but are not limited to:

1. COMMERCIAL LIMITED COMMON ELEMENTS.

- a. All Level 1, 1M and 2 sidewalks, walkways, landscaped areas, elevator shaft, storage and utility rooms and stairways, but excluding all Residential Limited Common Elements as shown on the Condominium Map.
- b. All Level 1 drive through areas, vehicle access ways and ramps, four hundred eighty-four (484) parking stalls numbered 1001 through 1010, 1012 through 1029, and 1031 through 1486, the trolley stop and trolley drive through areas.
- c. All Level 1M drive through areas, vehicle access ways and ramps, one hundred fifty-one (151) parking stalls numbered 1M001 through 1M014, 1M017 through 1M141 and 1M143 through 1M154.
- d. All Level 2 drive through areas, vehicle access ways and ramps, five hundred forty-one (541) parking stalls numbered 2001 through 2006, 2010 through 2013, 2016 through 2303, 2306 through 2316, and 2318 through 2549.
- e. The elevator overrun and related equipment on Level 3 depicted as a Commercial Limited Common Element on the Condominium Map.
- f. All structural Improvements providing support to only the Commercial Development.
- g. Any signage or other items attached to such Commercial Limited Common Elements.
- h. Those portions of any pipes, cables, conduits, chutes, flues, ducts, wires, vents, shafts, other utility or services lines, sewage treatment equipment and facilities (excluding the General Common Element Shared Sewer Connection), electrical equipment, electrical closets, storage rooms,

communication rooms, or other central and appurtenant transmission facilities and installments over, under and across the Commercial Development, or any other fixtures, whether located partially within and partially outside the designated boundaries of a Commercial Unit, which serve more than one Commercial Unit.

i. Any other areas designated on the Condominium Map as Commercial Limited Common Elements

2. RESIDENTIAL LIMITED COMMON ELEMENTS.

a. The fire stairways providing access from the Residential Development to Level 1, elevators providing access to Level 1 and Levels 3 through 8, the vehicle access ramp and security gate providing vehicle access from Piikoi Street to Levels 3, 4, 5 and 5A and the Individual Limited Common Element parking stalls and garages, the residential pedestrian accessway to the adjacent Ala Moana Shopping Center located on Level 2, 22 Residential Guest Parking Stalls and 3 loading zone parking stalls located thereon.

b. The loading and service zones, rubbish transit area, utility rooms and storage rooms and lockers, landscaping area adjacent to the residential vehicle ramp located on Level 1 as depicted as Residential Limited Common Elements on the Condominium Map.

c. The entirety of the structure of the Residential Development (other than the Residential Units and Individual Limited Common Elements) from the Level 3 transition slab and upwards, including, without limitation, the floor slabs, columns, girders, beams, supports, perimeter, party and load-bearing walls and partitions and the finishes thereon, not otherwise described as part of a Residential Unit, including, without limitation, the following:

(i) Those portions of the Residential Development not part of a Unit, an Individual Residential Limited Common Element or a Potential Individual Limited Common Element;

(ii) All walkways, sidewalks, retaining walls, fences, gates, yard areas and all other common ways, pool enclosure areas, landscaping and grounds in the Residential Development;

(iii) Those portions of any pipes, cables, conduits, chutes, flues, ducts, wires, vents, shafts, other utility or service lines, sewage treatment equipment and facilities (excluding the General Common Element Shared Sewer Connection), supporting apparatus, electrical equipment, electrical closets, storage rooms, communications rooms, mail rooms, pump rooms, pool support pumps and equipment, systems and apparatus, HVAC, air conditioning and heating equipment and any appurtenant pipes and ducts, or other central and appurtenant transmission facilities and installations over, under and across the boundaries of the Residential Development, or any other fixtures, whether located partially within and partially outside the designated boundaries of a Residential Unit, which serve more than one Residential Unit or the Residential Limited Common Elements.

(iv) All utility and maintenance rooms, closets and facilities, storage rooms, electrical and mechanical rooms, elevator control rooms, overruns and pits, accessory equipment areas, storage areas, trash rooms and chutes, and other support areas that service the Residential Development;

(v) The Recreational Amenities located on Levels 3, 4, 5 and 5A, including, but not limited to, swimming pool and spa, any lounge areas, fitness areas, park and lawn areas, and all other recreational amenities;

(vi) Any and all decorative elements added by or on behalf of Developer to the Residential Development, including, without limitation, any louvers, metal panels, signs, glass curtain wall, glass and fixtures; and

(vii) The roofs of the Residential Development, including any elevator overruns or equipment thereon, antennae or Community Systems and other systems or equipment installed thereon.

d. Any other areas designated on the Condominium Map as Residential Limited Common Elements.

3. INDIVIDUAL LIMITED COMMON ELEMENTS.

a. The parking stall(s) assigned to each Residential Unit as set forth in **Exhibit A** attached hereto.

b. Each of the storage lockers and storage rooms (designated by "S" and number (storage room) or "L" and number (locker)) assigned to certain Residential Units as set forth in **Exhibit A** attached hereto and identified and depicted on the Condominium Map.

c. The yard areas, swimming pools and spas located on Level 3 and Level 5 and assigned to certain Residential Units as set forth in **Exhibit A** attached hereto and depicted on the Condominium Map as Individual Limited Common Elements.

d. The lanais adjacent to the Residential Units and depicted on the Condominium Map as Individual Limited Common Elements.

e. The elevator(s) serving the penthouse Residential Unit(s) as depicted on the Condominium Map.

f. Any chute, flue, duct, pipe, cable wire, conduit, or other fixture which lies totally or partially within and partially outside the designated boundaries of a Residential Unit, or any portion thereof, serving only that Residential Unit.

g. Any other areas designated on the Condominium Map as Individual Limited Common Elements or Potential Individual Limited Common Elements.

h. Unit 1306 has appurtenant to it:

Parking Stalls: 3015, 3026, 3090HC, 4282HC, 4294HC, 4309T, 4310T, 4331T, 4312T, 4331T, 4332T, 4335T, 4336T, and 4412.

Storage Rooms: S104, S105, S324, S487, S488, S521, S602, S702, and S802.

Storage Lockers: L315, L316, L337, L320, L321 and L435

4. POTENTIAL INDIVIDUAL LIMITED COMMON ELEMENTS.

a. The hallway areas adjacent to certain Residential Units which may be converted to Individual Limited Common Elements as set forth in the Declaration and as designated on the Condominium Map as Potential Individual Limited Common Elements.

Exhibit G

Encumbrances Against Title

1. Real Property Taxes, if any, that may be due and owing.
Tax Key: (1) 2-3-038-013
2. Mineral and water rights of any nature in favor of the State of Hawaii.
3. The terms and provisions contained in the following:

INSTRUMENT : AGREEMENT FOR ISSUANCE OF CONDITIONAL USE
PERMIT UNDER SECTION 21-5.380 OF THE LAND USE
ORDINANCE (LUO)
DATED : April 14, 2005
FILED : Land Court Document No. 3257597
PARTIES : GGP ALA MOANA L.L.C., a Delaware limited liability
company, and GGP KAPIOLANI DEVELOPMENT L.L.C., a
Delaware limited liability company
4. DESIGNATION OF EASEMENT "T"
PURPOSE : waterline
SHOWN : on Map 15, as set forth by Land Court Order No. 174373, filed
on April 4, 2008
5. GRANT
TO : CITY AND COUNTY OF HONOLULU and the BOARD OF
WATER SUPPLY

DATED : June 25, 2008
FILED : Land Court Document No. 3764172
GRANTING : easement for waterline purposes over said Easements "T"
6. The terms and provisions contained in the following:

INSTRUMENT : RECIPROCAL EASEMENT AGREEMENT

DATED : June 25, 2014
FILED : Land Court Document No. T-8946262
PARTIES : GGP ALA MOANA L.L.C., a Delaware limited liability
company, GGP KAPIOLANI DEVELOPMENT L.L.C., a
Delaware limited liability company, and ALA MOANA
ANCHOR ACQUISITION, LLC, a Delaware limited liability
company

FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT dated
September 19, 2014, filed as Land Court Document No. T-9027317.
7. GRANT

TO : GGP ALA MOANA L.L.C., a Delaware limited liability company

DATED : September 19, 2014
FILED : Land Court Document No. T-9027318
GRANTING : a nonexclusive easement over the Easement Area more particularly
described therein
8. The terms and provisions contained in the following:

INSTRUMENT :DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR
"PARK LANE" CONDOMINIUM PROJECT

DATED : September 22, 2014
FILED : Land Court Document No. T-9066276
MAP : 2260 and any amendments thereto

Said Declaration was amended by instrument dated ---(acknowledged October 20, 2015), filed as Land Court Document Nos. T-9424331A thru T-9424331B; by instrument dated February 25, 2016, filed as Land Court Document No. T-9552356. Consent given by GGP Ala Moana L.L.P., a Delaware limited liability company; and by instrument dated December 29, 2016, filed as Land Court Document No. T-9859403.

9. The terms and provisions contained in the following:

INSTRUMENT :BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS

DATED : September 22, 2014
FILED : Land Court Document No. T-9066277

10. Designation of Easements "TS-4", "TS-8" and "TS-13" for traffic signal purposes as shown on map prepared by Erik S. Kaneshiro, Licensed Professional Land Surveyor, with Austin, Tsutsumi, & Associates Inc., dated September 2, 2014, last revised May 12, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, 2014/SUB-147, on March 20, 2015 (Not noted on Transfer Certificate(s) of Title referred to herein).
11. Designation of Easements "A-5" and "A-6" for pedestrian access purposes as shown on map prepared by Erik S. Kaneshiro, Licensed Professional Land Surveyor, with Austin, Tsutsumi, & Associates Inc., dated May 19, 2015, revised on September 9, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, 2015/SUB-95, on September 11, 2015 (Not noted on Transfer Certificate(s) of Title referred to herein).
12. Designation of Easement "A-7" for access purposes as shown on map prepared by Erik S. Kaneshiro, Licensed Professional Land Surveyor, with Austin, Tsutsumi, & Associates Inc., dated May 19, 2015, revised on September 9, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, 2015/SUB-95, on September 11, 2015 (Not noted on Transfer Certificate(s) of Title referred to herein).
13. Designation of Easement "W-1" for waterline purposes as shown on map prepared by Erik S. Kaneshiro, Licensed Professional Land Surveyor, with Austin, Tsutsumi, & Associates Inc., dated May 19, 2015, revised on September 9, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, 2015/SUB-95, on September 11, 2015 (Not noted on Transfer Certificate(s) of Title referred to herein).
14. MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF RENTS AND LEASES AND FIXTURE FILING

MORTGAGOR : AMX PARTNERS, LLC, a Delaware limited liability company
MORTGAGEE : DEUTSCHE BANK AG, a German banking corporation,
which does business in the State of New York as
DEUTSCHE BANK AG NEW YORK BRANCH, in its capacity
as administrative agent

DATED : October 30, 2015
FILED : Land Court Document No. T-9433322

AMOUNT : \$460,000,000.00

15. COLLATERAL ASSIGNMENT OF CONDOMINIUM DEVELOPER'S RIGHTS, dated October 30, 2015, filed as Land Court Document No. T-9433323, made by and between AMX PARTNERS, LLC, a Delaware limited liability company, "Assignor", and DEUTSCHE BANK AG, a German banking corporation, which does business in the State of New York as DEUTSCHE BANK AG NEW YORK BRANCH, in its capacity as the initial Lender and as administrative agent, "Assignee".

16. ASSIGNMENT OF LEASES, RENTS AND REVENUES

ASSIGNOR : AMX PARTNERS, LLC, a Delaware limited liability company
ASSIGNEE : DEUTSCHE BANK AG, a German banking corporation,
which does business in the State of New York as
DEUTSCHE BANK AG NEW YORK BRANCH, in its capacity
as administrative agent

DATED : October 30, 2015
RECORDED : Document No. A-57810794
AMOUNT : \$460,000,000.00

17. FINANCING STATEMENT

DEBTOR : AMX PARTNERS, LLC
SECURED
PARTY : DEUTSCHE BANK AG, a German banking corporation,
which does business in the State of New York as
DEUTSCHE BANK AG NEW YORK BRANCH

RECORDED : Document No. A-57810795
RECORDED ON: October 30, 2015

18. Designations of Easement "1", "2" and "3" for traffic signal purposes, as shown on Map 20, as set forth by Order filed as Land Court Document No. T-9474173.

19. DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK)

DECLARANT: AMX PARTNERS, LLC
RECORDED: Document No. T-9821317
RECORDED ON: November 21, 2016

20. Encroachments or any other matters as shown on survey map prepared by Erik s. Kaneshiro, Land Surveyor, with Austin Tsutsumi & Associates, Inc., dated July 9, 2015, revised August 5, 2015.
21. Encroachments or any other matters which a survey prepared after July 9, 2015, revised August 5, 2015 would disclose.
22. Any unrecorded leases and matters arising from or affecting the same.
23. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.