

2-1-011-001-0000

ALT ID:

CARD 1 OF 3

TAX YEAR 2012

TIEBACK:

TAX CODE 3 ZONING U/34/30

MAP/ROUTE 104 CITY AND COUNTY OF HONOLULU

ADDRESS 1001 BISHOP ST

NBHD 2141A-3 RESTRICTIONS P PORTION-PUBLIC UI /

LUC 300 --O W N E R S H I P D A T A-- S A L E S D A T A--

LVG UNIT DOUGLAS EMMETT 2010 LLC DATE TYPE PRICE S V

CLASS 3 09/30/11

BOOK/PAGE: 09/23/11 1,145,646

06/22/11 483,979

04/20/11 223,975

----- PROPERTY FACTORS -----

TOPO 1/ / LEVEL / /

UTIL 1/ / ALL / /

ST/RD 1/ / PAVED / /

TRAFFIC

---ENTRANCE INFORMATION---

DATE CD INFO CD ID

09/21/98 R3 3 KJY

09/24/97 R3 3 KJY

09/04/96 R3 3 WKK

03/28/94 R3 3 WKK

----- LOCATION FACTORS -----

FRONTING
LOCATION LAND ADJ % C Converted from Commercial LCI on M

PARKING TYPE QUANTITY PROXIMITY 001/NN: +5% CORNER

AVAIL / /

----- NOTES -----

----- LAND DATA -----

TY	LN	CD	ACRES	FRONT	DEPTH	PRICE	INFL	-FAC	SIZE	BASE	BASE	INCR	LAND-VAL
					PRICE			SIZE	BASE	RATE	/DEC		
SQF	1	13	124,805			378.00		5	20,000	360.00	360.00		47,176,290
			PRIMARY SITE/PITT 3							ADJ FACTOR(CA14) 1.0000			
SQF	2	19	1,868			378.00		5	20,000	360.00	360.00		706,100
			PRIMARY SITE/PITT 9							ADJ FACTOR(CA14) 1.0000			
SQF	3	19	522			378.01		5	20,000	360.00	360.00		197,320
			PRIMARY SITE/PITT 9							ADJ FACTOR(CA14) 1.0000			

----- APARTMENT INFORMATION -----
USE MDL RATE COUNT BED BATH HALF OTHER UNITS ADJ

GROSS	LN	CODE	VALUE	LAND-VAL
TOTAL ACRES			2.9200	TOTAL LAND-VALUE 48,079,700
TOT SIZE	2.9200	NBHD 2320	ZONE 0	LOC 0 UTILITY 0 STREET 0
LAND ADJ		ADJ FACTOR (CA11)	1.0000	ADJ FACTOR (AA44) 1.0000

----- MISC. IMPROVEMENTS ----- 0

GROSS BUILDING SUMMARY	VALUE
DESCR	0

----- BUILDING PERMIT RECORD -----

DATE	NUMBER	AMOUNT	PURPOSE	STATUS
08/04/11	675653	125,000	AL	
07/21/11	674798	450,000	AL	
06/22/11	673348	575,000	AL	

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CARD 1 OF 3 TAX YEAR 2012 TIEBACK:
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BLDG	0001	YR	BLT	1972	EFF	YR	1983	#	UNITS	1	STRUCTURE	536	COMM	C-6	GRADE	C6-	ID.	UNITS	1	PACIFIC	TOWER	INV	RAT
LN	LNUM	CODE	DESCRIPTION																				
1	1	AC3	CENTRAL AC - GOOD												526739	1						23.25	12,246,680
2	1	SP3	SPRINKLER - GOOD												19754	1						5.40	106,670
3	1	EL2	ELEV - ELECTRIC PSNGR												2500	150		5					185,670
4	1	EL2	ELEV - ELECTRIC PSNGR												3000	700		14					2,685,560
5	1	EL2	ELEV - ELECTRIC PSNGR												3000	700		17					4,178,460
6	1	PR7	PRCH - CEIL; PART ENCL												2015	1						60.60	122,110

----- INTERIOR / EXTERIOR INFORMATION -----																																						
LINE	SCT	FRM	TO	YRBLT	WIDTH	LGTH	AREA	USE	PERM	TYPE	HT	EXT	INT	CON	FIN	PTN	HT	AC	PLB	LT	OTHER	FEAT	RCN	BASE	RCN	PER	SF	PHY	FUN	%RENT	%	GD	%COMP					
1	1	B1	B1	1972			19754	600	090	00	10	00	0	100	2			0	2		19,525,150		20,976,279	73.46	3	3		0	67									
								BSMT	PARK/S				NONE	NO																								
2	1	01	01	1972			5534	280	034	00	12	4	4	100	2			0	2		0	1,246,201	225.19	3	3			67										
								RETAIL	STOR				HIGH	HIG																								
3	2	01	01	1972			5993	300	053	00	15	4	4	100	2			0	2		0	1,300,361	216.98	3	3			67										
								OFFICES					HIGH	HIG																								
4	1	02	02	1972			3492	230	053	00	12	4	4	100	2			0	2		0	833,436	238.67	3	3			67										
								OFFICES					HIGH	HIG																								
5	1	M2	M2	1972			2039	180	082	00	8	00	0	100	2			0	2		0	200,536	98.35	3	3		0	67										
								MEZZ	ENCL C				NONE	NO																								
6	1	03	03	1972			16308	522	053	00	12	4	4	100	2			0	2		0	3,405,110	208.80	3	3			67										
								OFFICES					HIGH	HIG																								
7	1	04	07	1972			17770	544	053	00	12	4	4	100	2			0	2		0	14,754,076	207.57	3	3			67										
								OFFICES					HIGH	HIG																								
8	1	08	08	1972			13326	400	053	00	12	4	4	100	2			0	2		0	2,759,015	207.04	3	3			67										
								OFFICES					HIGH	HIG																								
9	1	09	28	1972			17770	544	053	00	12	4	4	100	2			0	2		0	73,770,378	207.57	3	3			67										
								OFFICES					HIGH	HIG																								
10	1	29	30	1972			15704	500	053	00	12	4	4	100	2			0	2		0	6,552,337	208.62	3	3			67										
								OFFICES					HIGH	HIG																								
11	1	08	08	1972			4444	144	053	00	12	4	4	100	2			0	2		0	929,463	209.15	3	3			67										
								OFFICES					HIGH	HIG																								

----- OTHER BUILDING AND YARD IMPROVEMENTS -----																
TYPE	DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE			
												TOTAL OBY VALUE				

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COMMERCIAL / INDUSTRIAL REVIEW DOCUMENT
C&C HONOLULU, HI

PAGE: 3
CA321

2-1-011-001-0000

ALT ID:
MAP/ROUTE 104

CARD 1 OF 3
FIELD REVIEW FLAG (

TAX YEAR 2012
)

TIEBACK:

----- OTHER BUILDING AND YARD IMPROVEMENTS -----											-----PARKING DATA-----						
TYPE DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE	COVERED	0	UNCOVERED	0	
												TOTAL SQUARE FEET:			526,739		
												BASE R.C.N.			126,727,193		
													240.59	/SQFT			
												GRADE FACTOR			1.45		
												ADJ R.C.N.			183,754,430		
													348.85	/SQFT			
												OVERALL % GOOD			52.26		
												R.C.N.L.D.			96,030,070		
													182.31	/SQFT			
												NO IDENT UNITS			1		
												TOTAL R.C.N.L.D.			96,030,070		
												ADJUSTMENT FACTOR (CA31)			1.0000		
												TOTAL YARD IMP VALUE			0		
												OTHER:			0		
												TOTAL CARD VALUE			96,030,100		
												ECF			% (CA11)		

NOV 02, 2011
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ADDRESS 1001 BISHOP ST

NBHD 2141A-3

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---- S A L E S D A T A ----

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TRAFFIC

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----- LOCATION FACTORS -----

FRONTING
LOCATION LAND ADJ % C Converted from Commercial LCI on M
PARKING TYPE QUANTITY PROXIMITY 001/NN: +5% CORNER
AVAIL / /

----- NOTES -----

----- LAND DATA -----

ACRES
TY SQFT/UNITS
PE LN CD FRONT DEPTH PRICE INFL -FAC SIZE RATE /DECR LAND-VAL

----- C A L P T A B L E -----

----- APARTMENT INFORMATION -----

USE MDL RATE COUNT BED BATH HALF OTHER UNITS ADJ

GROSS LN CODE VALUE LAND-VAL

----- MISC. IMPROVEMENTS ----- 0

----- BUILDING PERMIT RECORD -----

DATE NUMBER AMOUNT PURPOSE STATUS
08/04/11 675653 125,000 AL
07/21/11 674798 450,000 AL
06/22/11 673348 575,000 AL

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BLDG	0002	YR	BLT	1972	EFF	YR	1983	#	UNITS	1	STRUCTURE	434	COMM	C-4	GRADE	C4	ID.	UNITS	1	PKG	STRUCTURE/COMM	INV	RAT	
LN	LNUM	CODE	DESCRIPTION																					PRICE
1	1	EL2	ELEV - ELECTRIC PSNGR												3500	350		11		3				890,670
2	1	AC2	CENTRAL AC - AVG												21776	1				1		17.50		381,080
3	1	SP2	SPRINKLER - AVERAGE												56374	1				1		4.30		242,410
4	1	PR6	PRCH - CEIL; RAILING												1366	1				1		49.85		68,100
5	1	RS2	UTILITY BLDG - MASONRY												2508	1				1		73.75		184,970

----- INTERIOR / EXTERIOR INFORMATION -----																																				
LINE	SCT	FRM	TO	YRBLT	WIDTH	LGTH	AREA	USE	PERM	TYPE	HT	EXT	INT	CON	FIN	PTN	HT	AC	PLB	LT	OTHER	FEAT	RCN	BASE	RCN	RCN	PER	SF	PHY	FUN	%RENT	%	GD	%COMP		
1	1	B1	B1	1972			2332	194	034	00	10	3	3	100	2			0	2		1,767,230		2,097,768	141.74	3	3							63			
								RETAIL		STOR		LOW	LOW		NOR												AV	AV								
2	2	B1	B1	1972			39442	574	090	00	10	00	0	100	2			0	2		0		2,666,279	67.60	3	3					0		63			
								BSMT		PARK/S		NONE	NO		NOR												AV	AV								
3	1	B2	B2	1972			14600	492	090	00	10	00	0	100	2			0	2		0		995,720	68.20	3	3					0		63			
								BSMT		PARK/S		NONE	NO		NOR												AV	AV								
4	1	01	01	1972			19444	968	034	00	14	3	3	100	2			0	2		0		3,956,271	203.47	3	3							63			
								RETAIL		STOR		LOW	LOW		NOR												AV	AV								
5	2	01	01	1972			12190	252	091	00	14	00	L	100	2			0	2		0		906,327	74.35	3	3					0		63			
								BENEATH		BLD		NONE	LOW		NOR												AV	AV								
6	1	02	02	1972			33148	722	091	00	14	00	0	100	2			0	2		0		1,906,341	57.51	3	3					0		63			
								BENEATH		BLD		NONE	NO		NOR												AV	AV								
7	1	03	08	1972			32472	762	091	00	14	00	0	100	2			0	2		0		11,204,788	57.51	3	3					0		63			
								BENEATH		BLD		NONE	NO		NOR												AV	AV								
8	1	09	09	1972			32472	762	094	00	14	00	0	100	2			0	2		0		339,008	10.44	3	3					0		63			
								DECK		(ADDED		NONE	NO		NOR												AV	AV								

----- OTHER BUILDING AND YARD IMPROVEMENTS -----															
TYPE	DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE		
											TOTAL OBY VALUE				

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TYPE DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE	COVERED	0	UNCOVERED	0		
												TOTAL SQUARE FEET:			348,460			
												BASE R.C.N.			24,072,510			
													69.08	/SQFT				
												GRADE FACTOR			1.00			
												ADJ R.C.N.			24,072,510			
													69.08	/SQFT				
												OVERALL % GOOD			52.29			
												R.C.N.L.D.			12,587,520			
													36.12	/SQFT				
												NO IDENT UNITS			1			
												TOTAL R.C.N.L.D.			12,587,520			
												ADJUSTMENT FACTOR (CA31)			1.0000			
												TOTAL YARD IMP VALUE			0			
												OTHER:			0			
												TOTAL CARD VALUE			12,587,500			
												ECF			% (CA11)			

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CA321

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AVAIL / /

----- NOTES -----

----- LAND DATA -----

ACRES ----- C A L P T A B L E-----

TY SQFT/UNITS BASE BASE INCR

PE LN CD FRONT DEPTH PRICE INFL -FAC SIZE RATE /DECR LAND-VAL

----- APARTMENT INFORMATION -----

USE MDL RATE COUNT BED BATH HALF OTHER UNITS ADJ

GROSS LN CODE VALUE LAND-VAL

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----- BUILDING PERMIT RECORD -----

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07/21/11 674798 450,000 AL

06/22/11 673348 575,000 AL

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----- OTHER BUILDING AND YARD IMPROVEMENTS -----											-----PARKING DATA-----					
TYPE DESCRIPTION	YEAR	EFF	SIZE	GRD	QN	MODS	C	F	%COMP	MA%	ADJFACT	VALUE	COVERED	0	UNCOVERED	0
												TOTAL SQUARE FEET:			531,163	
												BASE R.C.N.			118,592,787	
															223.27 /SQFT	
												GRADE FACTOR			1.50	
												ADJ R.C.N.			177,889,180	
															334.91 /SQFT	
												OVERALL % GOOD			52.56	
												R.C.N.L.D.			93,498,560	
															176.03 /SQFT	
												NO IDENT UNITS			1	
												TOTAL R.C.N.L.D.			93,498,560	
												ADJUSTMENT FACTOR (CA31)			1.0000	
												TOTAL YARD IMP VALUE			0	
												OTHER: _____			0	
												TOTAL CARD VALUE			93,498,600	
												ECF			% (CA11)	

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TIEBACK:

		PARCEL	SUMMARY	VALUES		
PARCEL TOTAL					COST APPROACH	INCOME APPROACH
LAND SIZE	127,195	LAND		378.00 /SQFT	LAND	0 .00 /SQFT
BLDG SIZE	1,406,362	IMP		143.72 /SQFT	IMP	0 .00 /SQFT
		TOTAL		177.90 /SQFT	TOTAL	0 .00 /SQFT
		ADJUSTED R.C.N.		385,716,120	274.27 /SQFT	
		OVERALL % GOOD		52		
		R.C.N.L.D.		202,116,150	143.72 /SQFT	
		(INCLUDES PERCENT COMPLETE - SEE CARD DETAIL)				
		BLDG ADJ FACTOR (CA31)		1.0000		
		TOTAL YARD IMP VALUE		0		
		TOTAL OTHER IMP VALUE		0		
		TOTAL IMP VALUE		202,116,150		
		ECF	0%			
		ADJ TOTAL IMP VALUE		202,116,150		
		IMP VALUE		202,116,200	ADJ TOTAL IMP VALUE * BLDG ADJ FACTORS (AA44): 1.0000 * (CA11): 1.0000	
		LAND VALUE		48,079,700		
		TOTAL VALUE		250,195,900		
		PREVIOUS YEARS VALUES		PREV YEARS APPRAISED VALUES		
		LAND	BUILDING	LAND	BUILDING	
		45,408,600	200,008,900	45,408,600	200,008,900	

CURRENT LAND		48,079,700		BUILDING	202,116,200	TOTAL 250,195,900
ASSESSED LAND		48,079,700		BUILDING	202,116,200	TOTAL 250,195,900
REVIEW CODE	1	COST APPROACH		REVIEW REASON		
REVIEW DATE	30-SEP-00			REVIEWER ID		
ESTIMATE LAND				BUILDING		TOTAL
REVIEW CODE		REVIEW REASON				
REVIEW DATE				REVIEWER ID		
REVIEW STATUS	7					
MAINTAINED ON	08-APR-11	STATUS				
