EXHIBIT A: TO BE ATTACHED TO AND MADE A PART OF THE HAWAII ASSOCIATION OF REALTORS® STANDARD REAL PROPERTY LISTING AGREEMENT

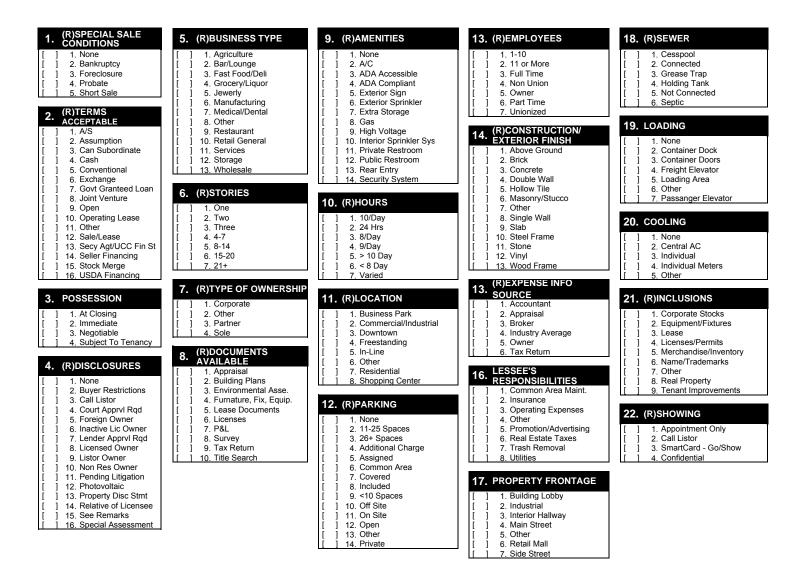
HICENTRAL MLS, LTD. PROPERTY TYPE—BUSINESS

KEYWORDS: Fill in the boxes for each keyword. (*) items denote required entries for adding a listing. (RC)s denote conditionally required entries for adding a listing.

		MLS INF	ORMATION			
*TMK #: *Listing Agent MLSID:		gent MLSID:		*MLS #:		
Div/Zone/Sec/Pl	at/Parcel/CPR Co-Listing	Co-Listing Agent MLSID:		*List Price:		
		GENERAL LISTI	NG INFORMATION			
*Land Recorded:	*Listing Type (ER/E/	A):	*Listing Date:	*Lis	sting Exp Date:	
*Compensation:	comp. Subject To:		*Dual Variable Comp:	Con	np. Method:	
Foreclosure:	Advertise Date:		Auction Date:	*G.	E. Tax Paid By Seller:	
*Show Internet:	(RC)Show Addr Inter	rnet:	*Lockbox:	For	eclosure No:	
Comm. Space Lease:			*Days Open:	Loc	kbox Serial #:	
				*Lis	sting Service:	
		AD	DRESS			
*Street #:	Street Dir Prefix:	*Street Na	me:	*Street Su	ffix:	
*City:	*Zip Code:	*State:		Unit Numb	ber:	
		SCI	HOOLS			
Elementer Cohe el	n di dalla	e School:		chool:		
Elementary School:						
* -1	810					
	SIC: *Flood Zone Co		# of Stories: Land SQFT:		Building Name:	
*Zoning: Business Type:	*Business Nam			d:	*SQFT Interior:	
Landlord:	Landlord Phone				Year Built:	
Management Company:	Manage Compa		Parking Total:		Total # of Units:	
<u> </u>	5 1		INFORMATION			
	iental Income Monthly:					
*Gross Income:		nnual Operating Expen	ISES:			
	Franchise					
*Tax Assessed Land:		essed Improvements:		*Tax Assessed Tota	1:	
*Tax Amount Monthly:	*Assessn	nent Year (YYYY):				
		LEASEHOLD	INFORMATION			
*Land Tenure (FS/LH):	Fee Purchase:		(RC)Fee Options:			
Lease Type:	(RC)Lessor:		_			
(RC)Cur Mon Lease/Rnt:	Lease Reneg Dat	te:	(RC)Lease Exp. Date:	(R	C)Lease Until Year:	
Nxt Step-Up Mon Rnt:	2nd Step-Up Mc	o Rnt:	Next Until Year:	2r	nd Until Year:	
		REI	MARKS			
Public Remarks (maximum 800) alpha/numeric characters)					
Agent/Showing Remarks (max	imum 400 alpha/numeric charac	ters)				

BUSINESS FEATURES

(R) = REQUIRED



		DATE
SELLER SIGNATURE	PRINT NAME	DATE
SELLER SIGNATURE	PRINT NAME	DATE
DR/BIC certifies that a valid Exclusive Listing Agreement is	being held at listing office.	
AUTHORIZED SIGNATURE OF DR/BIC	PRINT NAME	DATE

Broker's Initials:

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I state to the best of my knowledge that the above information is correct and authorize its release.