



REAL ESTATE COMMISSION
 STATE OF HAWAII
 DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
 PROFESSIONAL AND VOCATIONAL LICENSING DIVISION
 P. O. Box 3469
 Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

MOANALUA VILLAGE
 Ala Kapuna Street
 Honolulu, Hawaii

Registration No. 2453

Issued: July 29, 1992
 Expires: June 11, 1993

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of June 25, 1992, and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

- PRELIMINARY:**
(yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.
- FINAL:**
(white) The developer has legally created a condominium and has filed complete information with the Commission.
 No prior reports have been issued
 Supersedes all prior public reports
 Must be read together with _____
- SECOND SUPPLEMENTARY:**
(pink) Updates information contained in the
 Prelim. Public Report dated July 8, 1991
 Final Public Report dated May 11, 1992
 Supp. Public Report dated _____
- And Supersedes all prior public reports
 Must be read together with the Final Public Report dated May 11, 1992
 This report reactivates the _____ public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

- Required Not Required - disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

[] No prior reports have been issued by the Commission.

[X] Changes made are as follows:

Developer has executed and recorded a Third Amendment To and Restatement of the Declaration of Condominium Property Regime of Moanalua Village ("Restatement") which supercedes the Declaration of Condominium Property Regime of Moanalua Village - I, as amended, and draft Declaration of Condominium Property Regime of Moanalua Village - II.

Previously, Developer disclosed its intent to develop up to 132 residential condominium units in four (4) phases and reserved the right to develop and merge said phases. The Restatement discloses that Developer has created a condominium property regime consisting of the total 132 residential condominium units to be constructed in four (4) phases. Developer has reserved the right not to construct one (1) or more phases and delete one (1) or more phases from the condominium property regime. If Developer elects to delete any phase from the condominium property regime, Developer shall file an amendment which shall confirm the percentage common interest of all condominium units built or to be built. Developer shall also convey any additional percentage common interest as necessary. Buyers will not have any rights to rescind their sales contract or purchase as a result of Developer exercising this reserved right. Buyer should review Paragraph 20 of the Restatement.

The Second Amendment to the Declaration of Condominium Property Regime of Moanalua Village - I, dated May 19, 1992 and filed on May 22, 1992 as Document No. 1914763 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, disclosed that pursuant to Rule 10 of the Park Dedication Rules and Regulations of the City and County of Honolulu, Developer is required to provide a private park for the benefit of all owners, lessees or occupants of the Project. Each owner shall be obligated to perpetually maintain the private park and pay its proportionate share of the maintenance cost. The Club House and recreational areas of the Project satisfy the private park requirement. The estimated maintenance cost of the private park is reflected in the estimated maintenance budget set forth in Exhibit H of the Final Public Report dated May 11, 1992. The private park is disclosed in Paragraph 22(e) of the Restatement.

The new information is underscored on the following pages. All other information in the Final Public Report dated May 11, 1992 remains true and accurate to the best of Developer's knowledge and applies to all 132 units.

Because this Supplementary Public Report is to be read with the Final Public Report issued on May 11, 1992, buyers shall not have any statutory right to rescind their sales contract or purchase solely as a result of this Supplementary Public Report. Buyers will have the statutory rescission rights provided under the Final Public Report.

SUMMARY OF THE CONDOMINIUM PROJECT

Interest to be Conveyed to Buyer:

- Fee simple interest in an apartment and an undivided feehold interest in the common elements.
- Leasehold interest in an apartment and an undivided leasehold interest in the common elements.
- Fee simple interest in an apartment and an undivided leasehold interest in the common elements.

Types of Project:

1. New Building(s) Conversion
 Both New Building(s) and Conversion
2. Residential Commercial Ohana
 Mixed Residential and Commercial Agricultural
 Other _____
3. High Rise (5 stories or more) Low Rise
4. Single or Multiple Buildings
5. Apartment Description See Exhibit A

Apt. Type	Quantity	BR/Bath	Net Living Area (sf)*	Lanai/Patio (sf)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: 132

**Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.*

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:	<u>Number of Stalls</u>
Assigned Stalls (Individual Units)	<u>224</u>
Guest Stalls	<u>39</u>
Unassigned Stalls	_____
Extra Stalls Available for Purchase	_____
Other: _____	_____
Total Parking Stalls	<u>263</u>

7. Recreational amenities:
Swimming pool, whirlpool spa, Club House

**II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

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

The Declaration for this condominium is:

- Proposed
 Recorded - Bureau of Conveyances - Document No. _____
Book _____ Page _____
 Filed - Land Court - Document No. 1898152

Amendment date(s) and recording/filing information:

First Amendment - dated April 8, 1992. Recorded on April 13, 1992 as
Document No. 1903565
Second Amendment - dated May 19, 1992. Recorded on May 22, 1992 as
Document No. 1914763
Third Amendment - dated June 24, 1992. Recorded on June 25, 1992 as
Document No. 1924928.

- B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed
 Recorded - Bureau of Conveyance Condo Map No. _____
 Filed - Land Court Condo Map No. 895

Amendment date(s) and recording/filing information:

- C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the way in which meetings will be conducted, and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed
 Recorded - Bureau of Conveyances - Document No. _____
Book _____ Page _____
 Filed - Land Court - Document No. 1898153

Amendment date(s) and recording/filing information:

First Amendment - dated May 4, 1992. Recorded on May 6, 1992 as
Document No. 1910065
Second Amendment - dated May 19, 1992. Recorded on May 22, 1992 as
Document No. 1914764
Third Amendment - dated June 24, 1992. Recorded on June 25, 1992 as
Document No. 1924929.

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- D. House Rules. The Board of Directors may adopt house rules to govern the use and operation of the common elements and individual apartments. House rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais, keeping of pets, and occupancy limits. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial house rules are usually adopted by the developer.

The House Rules for this condominium are:

Proposed Adopted Developer does not plan to adopt house rules.

E. Changes to Condominium Documents

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of common interest which must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%	<u>75%</u>
Bylaws	65%	<u>65%</u>
House Rules	—	<u>Majority of Board of Directors</u>

The percentages for individual condominium projects may be more than the minimum set by law.

2. Developer:

No rights have been reserved by the developer to change the Declaration, Condominium Map, Bylaws or House Rules.

Developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws or House Rules

The Developer may amend the Declaration, Bylaws and Condominium Map (a) at any time prior to recording the first Condominium Unit Deed or other conveyance to a party not a signatory to the Declaration; (b) to make any amendments required by law, by the Real Estate Commission of the State of Hawaii, by any title insurer issuing title insurance on the project, or by any governmental agency of any other jurisdiction; (c) to file the "as built" verified statement required by Section 514A-12, HRS; (d) to delete Phases 2, 3 and/or 4 from the condominium property regime as set forth in Paragraph 20 of the Third Amendment To and Restatement of the Declaration of Condominium Property Regime of Moanalua Village; and (e) to complete the subdivision and removal of land for Phases 2, 3 and/or 4 as set forth in the Third Amendment To and Restatement of the Declaration of Condominium Property Regime of Moanalua Village.

For Subleaseholds:

- Buyer's sublease may be cancelled if the master lease between the sublessor and fee owner is
 Cancelled Foreclosed
- As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is cancelled or foreclosed.

B. Underlying Land:

Address: Ala Kapuna Street Tax Map Key: (1) 1-1-12:36
Honolulu, Hawaii 96819 (TMK)

Address TMK is expected to change because _____

Land Area: 10.0 square feet acre(s) Zoning: A-2

Fee Owner: Red Hill Associates, Inc.

Name

6600 Kalaniana'ole Highway, Suite 300

Address

Honolulu, Hawaii 96825

Sublessor:

N/A

Name

Address

C Buildings and Other Improvements:

1. New Building(s)
 Both New Building(s) and Conversion

Conversion of Existing Building(s)

2. Buildings: 25

Floors Per Building 2 or 3

Exhibit B contains further explanations.

3. Principal Construction Material:

Concrete

Hollow Tile

Wood

Other _____

Boundaries of Each Apartment:

See Exhibit C of Final Public Report dated May 11, 1992

Permitted Alterations to Apartments:

See Exhibit D of Final Public Report dated May 11, 1992

7. Parking Stalls:

Total Parking Stalls: 263

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned (for individual units)	<u>224</u>						<u>224</u>
Guest		<u>39</u>					<u>39</u>
Unassigned							
Extra Available for Purchase							
Other:							
Total Covered & Open	<u>263</u>						

Each apartment will have the exclusive use of at least one (1) parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

Commercial parking garage permitted in condominium project.

Exhibit A contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

There are no recreational or common facilities.

Swimming pool

Storage Area

Recreation Area

Laundry Area

Tennis Court

Trash Chute

Other: Whirlpool spa and Club House

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners.

Exhibit E describes the common elements.

The attached Exhibit E replaces the Exhibit E contained in the Final Public Report dated May 11, 1992

As follows:

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which may use them are:

described in Exhibit F See the Final Public Report dated May 11, 1992.

as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

Exhibit A describes the common interests for each apartment. The attached Exhibit A replaces the Exhibit A contained in the Final Public Report dated May 11, 1992.

As follows:

J. Status of Construction and Estimated Completion Date:

K. Project Phases:

The developer has has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's Present Plans for Future Development:

Developer has reserved the right to delete one (1) or more phases from the condominium property regime established for the project as set forth in Paragraph 20 of the Third Amendment To and Restatement of the Declaration of Condominium Property Regime of Moanalua Village.

Developer has also reserved the right to subdivide and remove the land for Phases 2, 3, and/or 4 from the project and condominium property regime established for the project as set forth in Paragraph 21 of the Third Amendment To and Restatement of the Declaration of Condominium Property Regime of Moanalua Village.

L. Sales Documents Filed With the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

Notice to Owner Occupants

Specimen Sales Contract

Exhibit _____ contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated _____

Exhibit _____ contains a summary of the pertinent provisions of the escrow contract.

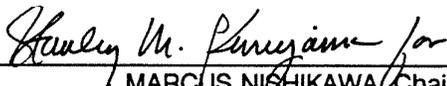
Other _____

This Public Report is part of Registration No. 2453 filed with the Real Estate Commission on
May 29, 1991.

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Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary public Report is issued or unless the Commission issues an order extending the effective period for the report.



MARCUS NISHIKAWA, Chair
REAL ESTATE COMMISSION
STATE OF HAWAII

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EXHIBIT A
MOANALUA VILLAGE
UNIT SPECIFICATION - PHASES 1, 2, 3 and 4

PHASE 1

Unit No.	Unit Type	BR/ Bath	Living Area	Lanai Area	Total Area	Total Rooms	Common Interest	Attached Garage-No. of Vehicles	Carport- No. of Vehicles	Carport I.D.	Total No. of Parking
Building 1 - Northern Boundary of Moanalua Village											
1A	3	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
1B	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
1C	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
1D	3R	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
Building 2 - Northern Boundary of Moanalua Village											
2A	1	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
2B	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
2C	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
2D	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
Building 3 - Northern Boundary of Moanalua Village											
3A	1	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
3B	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
3C	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
3D	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
Building 4 - Northern Boundary of Moanalua Village											
4A	1	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
4B	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
4C	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
4D	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
Building 5 - Northern Boundary of Moanalua Village											
5A	1	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
5B	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
5C	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
5D	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2

**Total Rooms - includes bedrooms, bathrooms, separate living/dining room, and kitchen.
The number listed does not include loft space.

Unit No.	Unit Type	BR/ Bat.]	Living Area	Lanai Area	Total Area	Total Rooms	Common Interest	Attached Garage-No. of Vehicles	Carport- No. of Vehicles	Carport I.D.	Total No. of Parking
Building 22 - Northern Boundary of Moanalua Village											
22A	7R	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
22B	7	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
Building 23 - Northern Boundary of Moanalua Village											
23A	4R	3/2	1,761	162	1,923	7	0.79763%	2	0	N/A	2
23B	6R	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
23C	6	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
23D	4	3/2	1,761	162	1,923	7	0.79763%	2	0	N/A	2
Building 24 - Northern Boundary of Moanalua Village											
24A	4R	3/2	1,761	162	1,923	7	0.79763%	2	0	N/A	2
24B	6R	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
24C	6	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
24D	4	3/2	1,761	162	1,923	7	0.79763%	2	0	N/A	2
Building 25 - North/Western Boundary of Moanalua Village											
25A	8R	3/2	1,582	254	1,836	7	0.71658%	1	0	N/A	1 (incl. driveway)
25B	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	0	N/A	1 (incl. driveway)
25C	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
25D	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
25E	6R	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
25F	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
PHASE 2											
Building 6 - Northern Boundary of Moanalua Village											
6A	3	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
6B	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
6C	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
6D	3R	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
Building 7 - Northern Boundary of Moanalua Village											
7A	7R	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
7B	7	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2

**Total Rooms - includes bedrooms, bathrooms, separate living/dining room, and kitchen. The number listed does not include loft space.

Unit No.	Unit Type	BR/ Bath	Living Area	Lanai Area	Total Area	Total Rooms	Common Interest	Attached Garage-No. of Vehicles	Carport- No. of Vehicles	Carport I.D.	Total No. of Parking
Building 8 - North/Eastern Boundary of Moanalua Village											
8A	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 1	2
8B	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 2	2
8C	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
8D	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
8E	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
8F	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
8G	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 3	2
8H	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 4	2
Building 9 - North/Eastern Boundary of Moanalua Village											
9A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 5	2
9B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	0	No. 6	2
9C	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
9D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
9E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
9F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
9G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 7	2
9H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 8	2
Building 10 - North/Eastern Boundary of Moanalua Village											
10A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 9	2
10B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 10	2
10C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
10D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
10E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
10F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
10G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 11	2
10H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 12	2
Building 11 - North/Eastern Boundary of Moanalua Village											
11A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 13	2
11B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 14	2
11C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
11D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
11E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
11F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
11G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 15	2
11H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 16	2

**Total Rooms - includes bedrooms, bathrooms, separate living/dining room, and kitchen.
The number listed does not include loft space.

Unit No.	Unit Type	BR/Bath	Living Area	Lanal Area	Total Area	Total Rooms	Common Interest	Attached Garage-No. of Vehicles	Carport- No. of Vehicles	Carport I.D.	Total No. of Parking	
<u>PHASE 3</u>												
Building 12 - Eastern Boundary of Moanalua Village												
12A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 17	2	
12B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 18	2	
12C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
12D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
12E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
12F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
12G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 19	2	
12H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 20	2	
Building 13 - South/Eastern Boundary of Moanalua Village												
13A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 21	2	
13B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	0	No. 22	2	
13C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
13D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
13E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
13F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
13G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 23	2	
13H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 24	2	
Building 14 - South/Eastern Boundary of Moanalua Village												
14A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 25	2	
14B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 26	2	
14C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
14D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
14E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
14F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1	
14G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 27	2	
14H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 28	2	
Building 20 - South/Eastern Boundary of Moanalua Village												
20A	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2	
20B	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2	
20C	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2	
20D	1	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2	

**Total Rooms - includes bedrooms, bathrooms, separate living/dining room, and kitchen. The number listed does not include loft space.

Unit No.	Unit Type	BR/Bath	Living Area	Lanai Area	Total Area	Total Rooms	Common Interest	Attached Garage-No. of Vehicles	Carport- No. of Vehicles	Carport I.D.	Total No. of Parking
Building 21 - South/Eastern Boundary of Moanalua Village											
21A	3R	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
21B	3	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
<u>PHASE 4</u>											
Building 15 - Southern Boundary of Moanalua Village											
15A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 29	2
15B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 30	2
15C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
15D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
15E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
15F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
15G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 31	2
15H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 32	2
Building 16 - Southern Boundary of Moanalua Village											
16A	8	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 33	2
16B	9	3/2.5	1,729	160	1,889	7.5	0.78316%	1	0	No. 34	2
16C	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
16D	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
16E	10	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
16F	10R	2/2	1,520	152	1,672	6	0.68849%	1	0	N/A	1 (incl. driveway)
16G	9R	3/2.5	1,729	160	1,889	7.5	0.78316%	1	1	No. 35	2
16H	8R	3/2	1,582	254	1,836	7	0.71658%	1	1	No. 36	2
Building 17 - South/Western Boundary of Moanalua Village											
17A	5	3/2	1,758	162	1,920	7	0.79628%	2	0	N/A	2
17B	6	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
17C	6R	3/2	1,744	163	1,907	7	0.78997%	2	0	N/A	2
17D	5R	3/2	1,758	162	1,920	7	0.79628%	2	0	N/A	2
Building 18 - South/Western Boundary of Moanalua Village											
18A	3R	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2
18B	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
18C	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
18D	3	3/2.5	1,799	109	1,908	7.5	0.81487%	2	0	N/A	2

**Total Rooms - includes bedrooms, bathrooms, separate living/dining room, and kitchen. The number listed does not include left space.

Unit No.	Unit Type	BR/Bath	Living Area	Lanal Area	Total Area	Total Rooms	Common Interest	Attached Garage-No. of Vehicles	Carport- No. of Vehicles	Carport I.D.	Total No. of Parking
Building 19 - South/Western Boundary of Moanalua Village											
19A	1R	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2
19B	2R	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
19C	2	3/2.5	1,810	109	1,919	7.5	0.81985%	2	0	N/A	2
19D	1	3/2.5	1,799	115	1,914	7.5	0.81487%	2	0	N/A	2

Total Units: 132 Total: 100.00000%

**Total Rooms - includes bedrooms, bathrooms, separate living/dining room, and kitchen.
The number listed does not include loft space.

EXHIBIT B

MOANALUA VILLAGE

Description of Buildings

The Project consists of 25 buildings containing two (2) or three (3) floors and 132 residential condominium units and one (1) recreational area and building (hereinafter referred to as the "Club House"). All buildings will be constructed primarily of reinforced concrete, steel, aluminum, glass, wood, plaster, tile and appropriate trim.

The residential buildings shall contain the unit types disclosed and set forth in Exhibit "A". The Club House shall contain a recreation area, swimming pool and whirlpool spa. The Club House shall also include a managing agent's office, a janitor's workroom and storage area for the Association's use.

No condominium unit shall contain a basement.

EXHIBIT E

MOANALUA VILLAGE

Common Elements

One freehold estate is hereby designated in all common elements of the Project which include all other portions of the Project other than the condominium units (except as herein specifically included) and all other common elements mentioned in the Act, which are actually included in the Project, including specifically but not limited to:

(a) Said fee interest in land;

(b) All structural components such as foundations, beams, supports, main walls, roofs, entrances, exits, floor slabs, unfinished perimeter party and load-bearing walls, awnings, and walkways of said buildings;

(c) All yards, grounds, landscaping, retaining walls, planters, abutting common areas, the Club House, including all amenities therein as described hereinabove, storage rooms, janitor's workroom and manager's office;

(d) All ducts, electrical equipment, central water heating systems, wiring, pipes and other central and appurtenant transmission facilities and installations on, over, under and/or across the property which serve more than one condominium unit for services such as power, light, hot water, cold water, incineration, sewage, gas, telephone and television and radio signal distribution, if any;

(e) Any apparatus and installation existing for common use such as tanks, pumps, motors, fans, compressors, ducts, vents and other installations and apparatus;

(f) Deck areas, loading areas and refuse facilities;

(g) Any and all facilities for distribution and storage of mail; provided that each condominium unit shall have use of at least one (1) mailbox or facility for the receipt of mail as a limited common element appurtenant to said condominium unit;

(h) Thirty-nine (39) uncovered parking stalls shall be designated for guest and Club House parking, of which one (1) uncovered parking stall located at the Club House shall be designated for handicap parking. The Association shall have the right to change the location of the handicap parking stall as it deems appropriate; and

(i) Any and all other apparatus and installation of common use and all other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

Exhibit E
Final Public Report
Moanalua Village
4778n

EXHIBIT H

MOANALUA VILLAGE

Estimate of The Monthly Common Expenses
For Phase I

Receipts	
Maintenance Fees	\$6,708.00
Interest	<u>50.00</u>
Total	\$6,758.00

Disbursements	
Utilities	
Electricity (Common areas only)	\$ 385.00
Water	525.00
Sewer	828.00
Telephone (Resident manager's office)	<u>10.00</u>
Total	\$1,748.00

Maintenance	
Cleaning Supplies	\$ 50.00
Grounds	1,000.00
Lighting	75.00
Plumbing	50.00
Pool	700.00
Miscellaneous Repairs & Purchases	500.00
Painting	75.00
Pest Control	50.00
Refuse	<u>500.00</u>
Total	\$3,000.00

Administration	
Administrative Supplies & Services	\$ 100.00
Management Services	550.00
Legal Fees	100.00
Audit	<u>50.00</u>
Total	\$ 800.00

Other Expenses	\$ 500.00
Insurance	100.00
Miscellaneous	<u>10.00</u>
General Excise Tax	\$ 610.00
Total	
Reserve Transfers	\$ 600.00
Total Disbursements and Reserves	<u>\$6,758.00</u>

It is hereby certified that the foregoing estimate of the monthly common expenses are the estimated maintenance fees per unit type were calculated based upon generally accepted accounting principles.

HAWAIIANA MANAGEMENT COMPANY, LTD.

By Richard M. Gouley
Its President

Dated: March 11, 1992

Exhibit H
Final Public Report
Moanalua Village - I
4531n

EXHIBIT L

MOANALUA VILLAGE

DISCLOSURE ABSTRACT

Name of Project: MOANALUA VILLAGE
Moanalua, City and County of Honolulu,
Island of Oahu.

Developer
and Seller: Red Hill Associates, Inc.
Suite 300
6600 Kalaniana'ole Highway
Honolulu, Hawaii 96825

Managing Agent: Hawaiiana Management Company
1270 Ala Moana Boulevard
Honolulu, Hawaii 96814

Estimated Monthly
Common Expenses
and Monthly
Estimated Costs
for Each
Condominium Unit: See Exhibits "1" and "2" attached
hereto and made a part hereof.

Description of
Warranties: Paragraph 18 of the Sales Contract and
Deposit Receipt states: The execution,
delivery and recordation of the
Condominium Unit Deed shall constitute
the assignment by Seller to Buyer of
any and all warranties given Seller by
the general contractor for the Project
and by any subcontractors or
materialmen, including but not limited
to said contractor's guarantee of
materials and workmanship against
faulty or deficient materials and
installation for a period of one (1)
year after "substantial completion" of
the Condominium Unit, as that term is
defined in the construction contract
for the Project, and the benefit of
such warranties shall accrue to Buyer
on closing without further instruments
or documents. Seller agrees to
cooperate with Buyer during the
effective period of any such warranties

in asserting any claims based on such warranties. If closing occurs after the expiration of the warranties of the general contractor, subcontractors and materialmen, Seller will also give to Buyer a construction warranty from the Seller which shall last for a period of ninety (90) days from the date of closing; provided, however, that if closing occurs within ninety (90) days before the expiration of the warranties of the general contractor, subcontractors and materialmen, Seller's warranty shall extend for a certain period after said expiration date so that the total period for Seller's warranty shall be ninety (90) days. Buyer shall also have the direct benefit of any manufacturer's or dealer's warranties covering the appliances in the Condominium Unit. Buyer acknowledges that Seller has made no other warranties, expressed or implied, with respect to the Property or any common element or anything installed therein. At Seller's option, an inspection program may be instituted and, if so, Buyer agrees to inspect Buyer's Condominium Unit on a date and at a time to be specified by Seller and upon completion of such inspection, to sign an inspection sheet to be furnished by Seller which shall list all defects or damages to the property, if any. Buyer agrees to accept possession of the property despite the existence of such defects or damages to the Property regardless of extent, including but not limited to any defects in appliances and fixtures, which may be listed in said inspection sheet, but which do not render the Property uninhabitable. Seller will cooperate with and assist Buyer in having legitimate listed defects or damages corrected or repaired within a reasonable time thereafter by the general contractor or other warrantor. This guarantee shall survive the

closing. Buyer agrees to indemnify Seller for any damages or losses, including interest and attorney's fees, resulting from any refusal to make such inspection, to sign such inspection sheet or to accept possession of the Property upon request by Seller and if Buyer shall make any such refusal Buyer shall be deemed to be in default under this Agreement and Seller at its option shall be entitled to cancel this Agreement and keep all payments made hereunder as liquidated damages. Buyer hereby waives all rights of inspection and rights to Seller's cooperation and assistance with the general contractor or other warrantors if Buyer fails to inspect Buyer's Condominium Unit on the date and time specified by Seller and Buyer acknowledges that such waiver shall not in any way affect Buyer's obligations under the Sales Contract including without limitation the making of Payments D and E and performance of Buyer's closing obligations.

Use:

The project will contain 132 condominium units which shall be used only for residential purposes. The project will also contain one (1) manager's office.

Reservation of Right:

The project shall be constructed in four (4) phases which are referred to as Phases 1, 2, 3 and 4, respectively. Seller has reserved the right not to construct one (1) or more phases and may delete one (1) or more phases from the condominium property regime. If Seller, in its sole and absolute discretion, elects to exercise these rights, Seller shall file an amendment to the necessary condominium documents which shall confirm the percentage common interest of the units built and to be built. Seller shall convey additional percentage common interest as necessary.

Paragraph 20 of the Third Amendment To and Restatement of Declaration of Condominium Property Regime of Moanalua Village sets forth the rights, powers and privileges of Seller not to construct one (1) or more phases and delete one (1) or more phases from the condominium property regime and the conditions which must be satisfied in order to exercise these rights.

Buyer should review Paragraph 20 of the Third Amendment to and Restatement of Declaration of Condominium Property Regime of Moanalua Village.

Option to Subdivide
and Remove Land
for Proposed
Phase 2, Phase 3
and/or Phase 4

Seller, in its sole and absolute discretion, shall have the right to subdivide and remove the land for the development of the proposed Phase 2, Phase 3 and/or Phase 4 from the Project and the condominium property regime for the Project. If Seller exercises its right to subdivide and remove the Phase 2, Phase 3 and/or Phase 4 land, Phase 1 shall constitute the entire Project and the percentage common interest shall be as provided in Exhibit "C" of the Declaration. If Seller exercises its right to subdivide and remove the Phase 3 and Phase 4 land, Phase 1 and Phase 2 shall constitute the entire Project and the percentage common interest shall be as provided in Exhibit "D" of the Declaration. If Seller exercises its right to subdivide and remove the Phase 4 land, Phase 1, Phase 2 and Phase 3 shall constitute the entire Project and the percentage common interest shall be as provided in Exhibit "E" of the Declaration. Seller shall have perpetual, non-exclusive easements for ingress to, egress from, utility services for and support, maintenance, and repair of any improvement constructed upon the Phase 2, Phase 3 and/or Phase 4 land and non-exclusive

easements for the development and construction of any improvement upon the Phase 2, Phase 3 and/or Phase 4 land.

Paragraph 21 of the Third Amendment To and Restatement of Declaration of Condominium Property Regime of Moanalua Village is intended to give Seller, in its sole and absolute discretion, the right to subdivide and remove the Phase 2, Phase 3 and/or Phase 4 land from the condominium property regime established for the Project. The subdivision and removal of Phase 2, Phase 3 and/or Phase 4 land, will create separate legal parcels. The Project will be contained on a parcel separate and apart from the Phase 2, Phase 3 and/or Phase 4 land, as applicable; the portion of the Land included within the Project shall be owned solely by the owners of units within the Project; and the portion of the Land removed shall be owned solely by the Seller. Seller shall have the sole and legal right to develop Phase 2, Phase 3 and/or Phase 4 land as a separate, legal parcel as permitted by law and such development and improvement of such land may not constitute a portion of the Project.

Paragraph 21 of the Third Amendment To and Restatement of Declaration of Condominium Property Regime of Moanalua Village sets forth the rights, powers and privileges of Seller to subdivide and remove the Phase 2, Phase 3 and/or Phase 4 land from the Project and the condominium property regime established for the Project and the conditions which must be satisfied in order to effectuate the subdivision and removal of the Phase 2, Phase 3 and/or Phase 4 land.

Buyer should review Paragraph 21 of the Third Amendment To and Restatement of Declaration of Condominium Property Regime of Moanalua Village.

The Estimate of Monthly Common Expenses and Estimated Maintenance Fee Per Unit Type were prepared as of March 11, 1992, and are hereby certified to have been based on generally accepted accounting principles.

RED HILL ASSOCIATES, INC.

By 
Its

Exhibit L
Final Public Report
Moanalua Village
4778n

EXHIBIT 1

MOANALUA VILLAGE

Estimate of The Monthly Common
Expenses for Phase 1

Receipts		
Maintenance Fees		\$6,708.00
Interest		<u>50.00</u>
Total		\$6,758.00
Disbursements		
Utilities		
Electricity (Common areas only)		\$ 385.00
Water		525.00
Sewer		828.00
Telephone (Resident manager's office)		<u>10.00</u>
Total		\$1,748.00
Maintenance		
Cleaning Supplies		\$ 50.00
Grounds		1,000.00
Lighting		75.00
Plumbing		50.00
Pool		700.00
Miscellaneous Repairs & Purchases		500.00
Painting		75.00
Pest Control		50.00
Refuse		<u>500.00</u>
Total		\$3,000.00
Administration		
Administrative Supplies & Services		\$ 100.00
Management Services		550.00
Legal Fees		100.00
Audit		<u>50.00</u>
Total		\$ 800.00

Other Expenses
Insurance
Miscellaneous
General Excise
Total

Reserve Transfers

Total Disbursement

It is hereby certified
estimated maintenance
accounting principles

Dated: March 11, 1951

Exhibit 1
Final Public
Moanalua Village
453ln

EXHIBIT 2

MOANALUA VILLAGE

ESTIMATED MAINTENANCE
PER UNIT TYPE FOR PHASE 1

<u>Unit</u>	<u>**Common Interest</u>	<u>Estimated Monthly Maintenance Fees</u>
	2.83343%	\$190.07
	2.85075%	\$191.23
	2.83343%	\$190.07
	2.77358%	\$186.05
	2.74680%	\$184.26
	2.74680%	\$184.26
	2.49165%	\$167.14
	2.72318%	\$182.67
	2.39401%	\$160.59

THE COMMON INTEREST IS FOR PHASE 1 UNITS
FOR THE PURPOSE OF DETERMINING THE ESTIMATED
MAINTENANCE PER UNIT. An owner, including the developer,
shall pay his share of the common expenses
at the time the certificate of occupancy
is issued by the appropriate county
15(b). The percentage common interest
is based upon certificates of occupancy for
the units. The percentage common interest set forth
in this schedule shall be as additional certificates of occupancy
issued. 100% of the common interest shall be
borne by the greater number of units. The decrease in
common interest will not necessarily result in a
decrease in the amount of common expenses an owner will be