

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer KAMHI, INC.
Address 1907 Young Street, Honolulu, Hawaii 96826

Project Name(*): KULANUI HALE
Address: 2860 Waialae Avenue, Honolulu, Hawaii 96826

Registration No. 3029

Effective date: March 9, 1995

Expiration date: April 9, 1996

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

 PRELIMINARY: 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 by the developer when complete information is filed.
(yellow)

X FINAL: The developer has legally created a condominium and has filed complete information with the Commission.
(white)
[] No prior reports have been issued.
[X] This report supersedes all prior public reports.
[] This report must be read together with _____

 SUPPLEMENTARY: This report updates information contained in the:
(pink)
[] Preliminary Public Report dated: _____
[] Final Public Report dated: _____
[] Supplementary Public Report dated: _____

And [] Supersedes all prior public reports
[] Must be read together with _____
[] This report reactivates the _____
public report(s) which expired on _____

(*) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

[] Required and attached to this report [x] 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 developer.

[] Changes made are as follows:

1. This public report supersedes in its entirety the Preliminary Public Report of KULANUI HALE, Registration No. 3092, which was issued on February 17, 1994, in which the project was changed from 26 three-bedroom units as described in the Preliminary and Supplementary Public Reports for the project formerly known as "The Waiialae Residence", Registration No. 2361, to 55 one-bedroom, one-bath units, 12 one-bedroom, one-bath units with bonus space and 2 two-bedroom, two-bath units.
2. In the course of the building permit process the requirements of the City and County of Honolulu ("City") caused changes to the Project as to walkways, lanais, bonus spaces, parking stalls and basement common areas for kitchen, meeting room, laundry and public handicap toilet, mailroom and game room. The basement common areas were changed into storage areas. The number of parking stalls has been decreased from 81 parking stalls to 78 parking stalls. The laundry has been deleted as a common element and a one bedroom apartment 112 has been converted to a laundry/manager apartment on the first floor which will be sold as a separate apartment.
3. The Declaration of Restrictive Covenants (Private Park) dated July 8, 1994 was required to be executed and recorded by the City which designates a portion of the project as a private park.
4. The Declaration of Restrictive Covenant dated July 16, 1994 was required to be executed and recorded by the City which restricts changes to the Project and in particular the enclosing of lanais.
5. The buyer of an apartment is cautioned to study the revised Condominium Map because of the changes that were made as a result of the City requirements which have resulted in changes to the apartments, the lanais as well as the parking stalls.

**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. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and 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.

- 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. 95-2839
Book _____ Page _____
 Filed - Land Court: Document No. _____

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

First Amendment to Declaration of Condominium Property Regime and By Laws dated January 11, 1995 filed as Document No. 95-5802.

- 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 Conveyances Condo Map No. 2181
 Filed - Land Court Condo Map No. _____

The Condominium Map has been amended by the following instruments [state name of document, date 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 manner in which meetings will be conducted, whether pets are prohibited or allowed 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. 95-2840
Book _____ Page _____
 Filed - Land Court: Document No. _____

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

First Amendment to Declaration of Condominium Property Regime and By Laws dated January 11, 1995 filed as Document NO. 95-5802.

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General Information On Condominiums

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, must be complied with. In addition, certain requirements and approvals of the County in which the project is located must be satisfied and obtained.

Some condominium projects are leasehold. This means that the land or the building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owners/tenants) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements at the lessee's expense. Leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

"Common elements" are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called "limited common elements" and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the project's Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without the vote of the owners. For example, the board may hire and fire employees, increase or decrease maintenance fees, borrow money for repair and improvements and set a budget. Some of these actions may significantly impact the apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is important to all apartment owners that the transition of control from the developer to the apartment owners be accomplished in an orderly manner and in a spirit of cooperation.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: KAMHI, INC. Phone: 946-8033
Name (Business)
1907 Young Street
Business Address
Honolulu, Hawaii 96826

Names of officers or general partners of developers who are corporations or partnerships:

Kenneth Nobuta President/Treasurer
D. Zane Schlemmer Vice President/Secretary

Lead Real Estate Broker: Century 21 Kahala Hale, Inc. Phone: 735-7888
Name (Business)
4400 Kalaniana'ole Hwy., C-21
Business Address
Honolulu, Hawaii 96821 (also see p. 20 for additional brokers)

Escrow: T.I. OF HAWAII, INC. Phone: 526-3571
Name (Business)
4 Waterfront Plaza, Suite 300
Business Address
Honolulu, Hawaii 96813

General Contractor: J. Tamashiro, Inc. Phone: 8472651
Name (Business)
1628 Democrat Street
Business Address
Honolulu, Hawaii 96819

Condominium Managing Agent: PAR Management, Inc. Phone: 5918870
Name (Business)
1210 Auahi Street, Suite 105
Business Address
Honolulu, Hawaii 96813

Attorney for Developer: Hiroshi Sakai, Attorney at Law, A Law Corporation Phone: 531-4171
Name (Business)
201 Merchant St., Suite 902
Business Address
Honolulu, Hawaii 96813

- D. House Rules. The Board of Directors may adopt House Rules to govern the use and operation of the common elements and limited common elements. House Rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais and requirements for keeping pets. 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>Simple Majority</u>

* The percentages for individual condominium projects may be more than the minimum set by law for projects with five or fewer apartments.

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 Declarant reserves the right to grant, relocate and/or extinguish easement(s) as may be deemed necessary or appropriate by Declarant, as requested by public utility or utilities, or by any governmental authority for purposes of ingress and egress and/or utility services affecting the common and limited common elements in the Project and to execute and record any amendment to this Declaration reflecting such easement(s).

There are additional reservations in favor of the Developer and covenants which a Buyer should be aware of in the Sales Contract as well as in the Declaration which allow the Developer to make changes to the Declaration, By Laws and House Rules prior to the conveyance of any apartments to the Buyers. The Developer is authorized to file the "as built" Condominium Map even after there has been conveyances of apartments made to Buyers.

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

- Fee Simple: Individual apartments and the common elements, which include the underlying land, will be in fee simple.
- Leasehold or Subleasehold: Individual apartments and the common elements, which include the underlying land will be leasehold.

Leases for the individual apartments and the underlying land usually require that at the end of the lease term the lessee (apartment owner/tenant) deliver to the lessor (fee property owner) possession of the leased premises and all improvements, including improvements paid for by the lessee.

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____

Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per Month Year

For Subleaseholds:

- Buyer's sublease may be canceled if the master lease between the sublessor and fee owner is:
 Canceled 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 canceled or foreclosed.

Individual Apartments in Fee Simple; Common Interest in the Underlying Land in Leasehold or Subleasehold:

Leases for the underlying land usually require that at the end of the lease term, the lessees (apartment owners/tenants) deliver to the lessor (fee property owner) their interest in the land and that they either (1) remove or dispose of the building(s) and other improvements at the lessee's expense; or (2) convey the building(s) and improvements to the lessor, often at a specified price.

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____

Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per Month Year

[] Other:

IMPORTANT INFORMATION ON LEASEHOLD CONDOMINIUM PROJECTS

The information contained in this report is a summary of the terms of the lease. For more detailed information, you should secure a copy of the lease documents and read them thoroughly.

If you have any legal questions about leasehold property, the lease documents or the terms of the lease and the consequences of becoming a lessee, you should seek the advice of an attorney.

There are currently no statutory provisions for the mandatory conversion of leasehold condominiums and there are no assurances that such measures will be enacted in the future.

In leasehold condominium projects, the buyer of an apartment will acquire the right to occupy and use the apartment for the time stated in the lease agreement. The buyer will not acquire outright or absolute fee simple ownership of the land. The land is owned by the lessor or the leased fee owner. The apartment owner or lessee must make lease rent payment and comply with the terms of the lease or be subject to the lessor's enforcement actions. The lease rent payments are usually fixed at specific amounts for fixed periods of time, and are then subject to renegotiation. Renegotiation may be based on a formula, by arbitration set in the lease agreement, by law or by agreement between the lessor and lessee. The renegotiated lease rents may increase significantly. At the end of the lease, the apartment owners may have to surrender the apartments, the improvements and the land back to the lessor without any compensation (surrender clause).

When leasehold property is sold, title is normally conveyed by means of an assignment of lease, the purpose of which is similar to that of a deed. The legal and practical effect is different because the assignment conveys only the rights and obligations created by the lease, not the property itself.

The developer of this condominium project may have entered into a master ground lease with the fee simple owner of the land in order to develop the project. The developer may have then entered into a sublease or a new lease of the land with the lessee (apartment owner). The developer may lease the improvements to the apartment owner by way of an apartment lease or sublease, or sell the improvements to the apartment owners by way of a condominium conveyance or apartment deed.

B. Underlying Land:

Address: 2860 Waiialae Avenue, Honolulu, Hawaii 96826 **First Division**
Tax Map Key: 2-8-27: 5
(TMK)

[] Address [] TMK is expected to change because _____

Land Area: 23,555 [X] square feet [] acre(s) Zoning: A2

1/25/00/

(Fee Owner): KAMHI, INC.
 Name _____
1907 Young Street
 Address _____
Honolulu, Hawaii 96826

Sublessor: _____
 Name _____
 Address _____

C. Buildings and Other Improvements:

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

2. Number of Buildings: One Floors Per Building Four

Exhibit _____ contains further explanations.

3. Principal Construction Material:

Concrete Hollow Tile Wood

Other Steel, Glass and Allied Building Materials

4. Permitted Uses by Zoning:

	No. of Apts.	Use Permitted By Zoning		No. of Apts.	Use Determined By Zoning
<input checked="" type="checkbox"/> Residential	<u>69</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Agricultural	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Other: <u>Laundry/</u> Manager	<u>1</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?

Yes No

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments. Restrictions for this condominium project include but are not limited to:

A pet may be kept in an apartment after health, sanitation and other requirements for the particular pet as prescribed by the Board of Directors

Pets: is observed by the person keeping the animal.

Number of Occupants: _____

Other: _____

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: One Stairways: Two Trash Chutes: One

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>
<u>See Exhibit "C"</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

Total Apartments: 70

*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.

Boundaries of Each Apartment: Each apartment shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load bearing walls. The floors and ceilings surrounding each of them or any pipes, wires, conduits or other utility lines running through them which are utilized for or serve more than one unit are deemed common elements as herein provided. Each unit shall be deemed to include all the wall and partitions, floors and ceilings which are not load bearing within its perimeter walls including paint, wallpaper, or the like, carpeting, floor covering and built-in fixtures. Additionally, the boundary lines of each apartment are the exteriors of doors, windows, and glass walls and the frames thereof and the handrail of the lanais.

Permitted Alterations to Apartments: Except as specified in the Declaration, the common interest and elements appurtenant to each apartment shall have a permanent character and shall not be altered without the consent of all the apartment owners affected, expressed in an amendment to the Declaration and duly filed.

11. Conformance to Present Zoning Code

- a. No variances to zoning code have been granted.
 Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

	<u>Conforming</u>	<u>Non-Conforming</u>	<u>Illegal</u>
Uses	<u> X </u>	<u> </u>	<u> </u>
Structures	<u> X </u>	<u> </u>	<u> </u>
Lot	<u> X </u>	<u> </u>	<u> </u>

If a variance has been granted or if uses, improvements or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the non-conformity, and restriction on altering and repairing structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

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

1. Common Elements: Common Elements are those parts of the condominium project other than the individual apartments. Although the common elements are owned jointly by all apartment owners, those portions of the common elements which are designated as limited common elements (see paragraph 2 below) may be used only by those apartments to which they are assigned. The common elements for this project, as described in the Declaration, are:

described in Exhibit A .

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 use them, as described in the Declaration, are:

described in Exhibit B.

as follows:

The limited common elements of the Project are the parking stalls designated and set aside for the exclusive use of certain apartments as set forth in Exhibit "H".

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 used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit C.

as follows:

E. 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 an apartment in the project.

Exhibit D describes the encumbrances against the title contained in the title report dated 1/13/95 and issued by Security Title Corporation.

Blanket Liens:

A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project that secures some type of monetary debt (such as a loan) or other obligation. A blanket lien is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

- [] There are no blanket liens affecting title to the individual apartments.
- [X] There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. The buyer's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the apartment to buyer.

<u>Type of Lien</u>	<u>Effect on Buyer's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance</u>
Mortgages	Buyer's interest may be terminated on foreclosure but Buyer will be entitled to a refund of deposit.

F. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. **Building and Other Improvements:**

Exhibit H - Disclosure Statement attached contains warranties

2. **Appliances:**

Exhibit H - Manufacturer's warranties

G. Status of Construction and Estimated Completion Date:

Commencement of construction is estimated to start 2 months after issuance of the Final Public Report and completion within one year thereafter.

H. Project Phases:

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

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

IV. CONDOMINIUM MANAGEMENT

A. Management of the Common Elements: The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.

Initial Condominium Managing Agent: When the developer or the developer's affiliate is the initial condominium managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial condominium managing agent for this project, named on page five (5) of this report, is:

- not affiliated with the Developer the Developer or the Developer's affiliate.
- self-managed by the Association of Apartment Owners other _____

B. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.

Exhibit H contains a schedule of estimated initial maintenance fees and maintenance fee disbursements (subject to change).

C. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- None (Common elements only)
- Electricity Gas Water
- Sewer Television Cable Other Telephone - manager & elevator
- (x) Satellite TV Laundry & Manager's office rent

V. MISCELLANEOUS

A. 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 E contains a summary of the pertinent provisions of the sales contract.
- Escrow Agreement dated November 2, 1993
Exhibit F contains a summary of the pertinent provisions of the escrow agreement.
- Other Declaration of Restrictive Covenants (Lanais)

B. Buyer's Right to Cancel Sales Contract:

1. Rights Under the Condominium Property Act (Chapter 514A, HRS):

Preliminary Report: Sales made by the developer are not binding on the prospective buyer. Sales made by the developer may be binding on the developer unless the developer clearly states in the sales contract that sales are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report or Supplementary Report to a Final Report: Sales made by the developer are binding if:

- A) The Developer delivers to the buyer a copy of:
 - 1) Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report for which an effective date has been issued by the Real Estate Commission;
 - AND
 - 2) Any other public report issued by the developer prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
- B) The buyer is given an opportunity to read the report(s); AND
- C) One of the following has occurred:
 - 1) The buyer has signed a receipt for the report(s) and waived the right to cancel; or
 - 2) Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
 - 3) The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

- A) There is a material change in the project which directly, substantially, and adversely affects (1) the use or value of the buyer's apartment or its limited common elements; or (2) the amenities available for buyer's use; AND
- B) The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime.
 - C) Bylaws of the Association of Apartment Owners.
 - D) House Rules.
 - E) Condominium Map.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3029 filed with the Real Estate Commission on 12/28/93

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C. Additional Information Not Covered Above

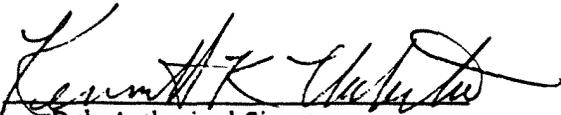
Cooperating Real Estate Brokers

The Ayers Corportion 1580 Makaloa Street, #880 Honolulu, Hawaii 96815	9468033
Blue Ribbon Realty, Inc. 800 So. Beretania St., Suite 260 Honolulu, Hi 96813	5360440
Wayne S. Masuda dba Wayne Masuda Realtor 711 Keeaumoku St., Suite 213 Honolulu, Hi 96813	9272372
Ron Corp. 1221 Kapiolani Blvd., Suite 230 Honolulu, Hi 96814	5918998
Savio Realty, Ltd., Better Homes and Gardens 921 University Ave., Suite 202 Honolulu, Hi 96826	9427701

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers 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.

KAMHI, INC.

Name of Developer

By: 

Duly Authorized Signatory

3/3/95

Date

Kenneth K. Nobuta, President

print name & title of person signing above

Distribution:

Department of Finance, City and County of Honolulu
Planning Department, City and County of Honolulu
Federal Housing Administration

EXHIBIT "A"

- a. The land in fee simple.
- b. The foundations, columns, girders, beams, floor slabs, roofs, supports and load bearing walls (except for the inner finished surfaces within each apartment) and the elevator, stairways, walkways, fences and railings, the landscaped and parking areas and driveways.
- c. The 4 storage rooms and electrical mechanical area in the basement. A trash room, loading zone, open patio and one (1) guest stall on the ground (first) floor and six (6) guest parking stalls on the slope area from the ground floor to basement.
- d. The sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities and installations which serve all condominium apartments such as power, light, refuse, telephone and cable television.
- e. Any and all other structures, apparatus and installations of common use, and all other parts of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use.

EXHIBIT "B"

LIMITED COMMON ELEMENTS

The limited common elements of the Project are the parking stalls hereafter designated and set aside for the exclusive use of certain apartments and such apartments shall have the exclusive use of such parking stalls:

<u>Parking Stall No.</u>	<u>Unit No.</u>	<u>Parking Stall No.</u>	<u>Unit No.</u>
1CH	104	40	PH 16
6C	110	41	PH 15
7C	113	42	PH 14
8C	217	43	PH 13
9	216	44	PH 12
10	205	45	PH 11
11C	108	46	PH 10
12C	107	47	218
13C	106	48	318
14C	114	49	317
15C	103	50	316
16C	115	51C	315
17C	116	52T	PH 18
18C	102	53T	PH 18
19C	204	55C	309
20C	101	56	314
21C	117	57	312
22	118	58	311
23	215	59C	206
24	308	60C	310
25	111	61C	313
26	307	62C	301
27	211	63C	302
28	212	64C	303
29	PH 9	65C	210
30	PH 8	66C	202
31	PH 7	67	304
32	PH 6	68	305
33	PH 5	69	306
34	PH 4	70	214
35C	PH 3	71C	207
36T	PH 1	72C	208
37CT	PH 1	73C	209
38C	201	74C	109
39C	213	75	203
		78H	105

All compact stalls and regular stalls are of the size as specified in the Condominium Map.

Stalls designated with a "C" following the stall number is a compact parking stall. Stalls designated with a "T" is a tandem stall and stalls designated with a "H" is a handicap stall. All other stalls with no "C" letter designation are standard size stalls.

NOTE: The guest stalls not assigned to any apartment are as follows: 2C, 3C, 4C, 5C, 54, 76C and 77.

The apartment owners shall have the right to change the designation of the parking stalls by amendment of the Declaration and the respective apartment deeds or leases involved.

EXHIBIT "C"
KULANUI HALE
Apartments Types

APT. TYPE	QUANTITY	BR/Bath	Net	
			Living Area (sf)*	Lanai Patio (sf)
SAKURA - A	4	1 BR / 1 Bath	400	160
SAKURA - B	1	1 BR / 1 Bath	400	100
SAKURA - C	1	1 BR / 1 Bath	400	40
SUMIRE - A	8	1 BR / 1 Bath	370	0
SUMIRE - B	2	1 BR / 1 Bath	370	150
SUMIRE - B	2	1 BR / 1 Bath	370	0
BARA - A	16	1 BR / 1 Bath	415	0
BARA - B	4	1 BR / 1 Bath	415	150
BARA - B	2	1 BR / 1 Bath	415	0
HANDICAP	2	1 BR / 1 Bath	415	150
SUZURAN - A	4	1 BR / 1 Bath	365	0
SUZURAN - B	1	1 BR / 1 Bath	365	150
SUZURAN - B	1	1 BR / 1 Bath	365	0
KIKU - A	6	1 BR / 1 Bath	545	115
KIKU - B	1	1 BR / 1 Bath	545	640
UME	2	1 BR / 1 Bath	497	0
MOMO	8	1 BR / 1 Bath	550	0
FUJI	2	1 BR / 1 Bath	492	0
BOTAN	2	2 BR / 2 Bath	630	370
	1	LAUNDRY & MGR.'S OFFICE	570	170

Total Apartments 70

EXHIBIT "D"

ENCUMBRANCES AGAINST TITLE

1. For any taxes that may be due and owing and a lien on the parcel of land herein described, reference is hereby made to the Office of the Tax Assessor of the First Division.

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. A perpetual easement ten (10.00) feet wide for a water main, together with the right of ingress and egress to and from said easement for the purpose of maintenance and repairs, as disclosed in the Warranty Deed dated December 20, 1988, recorded in the Bureau of Conveyances of the State of Hawaii in Book 22779, Page 344.

4. Mortgage made by Kazuyoshi Nobuta, Trustee under that certain unrecorded K & N Nobuta Irrevocable Trust Agreement dated March 15, 1989, and Kamhi, Inc., a Hawaii corporation, as Mortgagor, and Finance Factors, Limited, a Hawaii corporation, as Mortgagee, dated July 7, 1989, recorded in said Bureau in Book 23394, Page 120 to secure the sum of \$1,200,000.00.

5. The Declaration of Restrictive covenants (Private Park) dated July 8, 1994, recorded as Document No. 94-127120.

6. The Declaration of Restrictive Covenant dated July 16, 1994, recorded as Document No. 94-130720.

7. Second Mortgage made by Kamhi, Inc., as Mortgagor, and William R. Bright, Trustee of the William R. Bright Revocable Living Trust dated March 31, 1982; Faith L. Bright, Trustee of the Faith L. Bright Revocable Living Trust, dated March 31, 1982; William R. Bright, Custodial Trustee of the Robert T. Bright Revocable Living Trust, dated March 31, 1982; Roy R. Bright and/or William R. Bright, Trustees of the Roy R. Bright Trust, dated July 30, 1987; Jaidev Watumull; John C. Hearn; J. C. Hearn Company, Inc.; Honi Lani Hearn, Trustee of the Hono Lani Hearn Revocable Trust; William E. and Anna E. Neunzig; Gilbert Leong, Trustee of the Gilbert J. Leong and Gregory H. Lee, CPA's Inc. Profit Sharing Plan; Milton W. Kim, Trustee of the Milton W. Kim M.D. Profit Sharing Plan; Paul A. Allard; Betsy Gile Ratcliff; Fred Schroeder, TTEE Marbre of California MPPP U/A dated January 1, 1994; Gaylord and Carol Wilcox; and Barbara Schroeder, Trustee under the Nevada Bob's Golf (Hawaii), Inc. Defined Benefit Plan, as Mortgagee, dated April 27, 1994, filed as Document No. 94-149407 to secure the sum of \$2,500,000.00.

8. The covenants, agreements, obligations, conditions, easements and other provisions as contained in the Declaration of Condominium Property Regime of KULANUI HALE dated January 5,

1995, recorded as Document No. 95-002389. Condominium Map No. 2181, to which reference is hereby made. The foregoing Declaration was amended by First Amendment to Declaration and By Laws of KULANUI HALE dated January 11, 1995, recorded as Document No. 95-005802.

9. The By Laws of the Association of Apartment Owners of KULANUI HALE dated December 30, 1994, recorded as Document No. 95-002340. The foregoing By Laws was amended by First Amendment to Declaration and By Laws of KULANUI HALE dated January 11, 1995, recorded as Document No. 95-005802.

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EXHIBIT "E"

Summary of Sales Contract

The Sales Contract contains the price and other terms and conditions under which a purchaser will agree to buy an apartment in the Project. Among other things, the sales contract says:

(a) A buyer must obtain his own financing. An application for a mortgage loan must be made within 30 days after notification by Seller and if a mortgage commitment is not received by Seller within sixty (60) days after application then Seller may at it's option terminate the sales contract and refund to the Buyer the amount already paid without interest, less escrow cancellation fee. Buyer acknowledges that this Sales Contract is contingent upon the issuance of the Final Public Report.

(b) That a purchaser's money will be held in escrow, under the terms of the Escrow Agreement.

(c) That interest on deposits shall belong to the Seller unless Buyer arranges with Escrow to establish a separate savings account and to pay \$25.00 to Escrow for the establishment and maintenance of such account, then such interest shall accrue to the benefit of the Buyer. After the receipt or waiver of the Final Public Report any interest on the Buyer's funds shall belong to the Seller.

(d) That the apartment unit will be subject to various legal documents, including Declaration, By Laws, Final Public Report including Encumbrances and Disclosure Statement attached thereto, Building/House Rules, Escrow agreement, Apartment Deed, Certificate of Architect and Condominium Map and any other documents which the buyer is given a copy of and for which he has received for the same.

(e) That the buyer must close the purchase at a certain date and pay closing costs, in addition to the purchase price.

(f) If Buyer defaults, Seller shall give written notice to Buyer by certified mail and if such default is not cured within 10 days after receipt of notice, Seller may terminate the Sales Contract and retain the Buyer's deposits as liquidated damages. Seller may in addition pursue any other remedy including specific performance and all costs by reason of such default shall be borne by Buyer.

(g) If Seller defaults and Buyer has performed as required under the Sales Contract, Buyer shall be entitled to specific performance or liquidated damages in the amount of \$1,000.00 if specific performance is not available to Buyer for any reason.

(h) If there are delays which cause increases in the construction costs, the Seller may increase the purchase price and give the Buyer 15 days to cancel the contract and have a return of sums paid less escrow cancellation fee. If Buyer does not notify Seller, then this shall constitute an affirmation of the sale at the new contract price.

The Sales Contract contains various other provisions with which the purchaser should become acquainted.

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EXHIBIT "F"

Summary of Escrow Agreement

The Escrow Agreement sets up an arrangement under which the deposits which a purchaser makes under a Sales Contract will be held by a neutral party ("Escrow"). Under the Escrow Agreement these things will or may happen:

- (a) Escrow will let purchasers know when payments are made.
- (b) Escrow will arrange for purchasers to sign all necessary documents.
- (c) The Escrow Agreement states the following conditions under which a refund will be made to a purchaser. Developer and Purchaser make a written request to Escrow: (a) To return to purchaser the funds; (b) To notify Developer's exercise of any option to rescind the sales contract or (c) That the conditions provided for a refund under Sections 514A-62 or 514A-63 of the Condominium Act have been met.
- (d) The Escrow Agreement says what will happen to a purchaser's funds upon a default under the Sales Contract, that is, the Purchaser's funds shall be retained by the Seller as liquidated damages.
- (e) The Escrow Agreement will, under specified purposes after issuance of the Final Public Report, release the Buyer's deposits for the development and for purposes related to the completion of the Project.

The Escrow Agreement contains various other provisions and establishes certain charges with which the purchaser should become acquainted.

Note: Section 514A-62, Hawaii Revised Statutes provides that the sales contract is not enforceable prior to the purchaser's receipt of a final public report or unless 30 days have elapsed from the delivery or mailing of the final public report to the purchaser.

Section 514A-63, Hawaii Revised Statutes provides for Rescission Rights to a purchaser under a binding contact if there is a material change in the project which directly, substantially and adversely affects the use or value of (1) such purchaser's apartment or appurtenant limited common elements, or (2) those amenities of the project available for such purchaser's use.

EXHIBIT "G"

PARKING STALL ASSIGNMENTS

<u>Parking Stall No.</u>	<u>Unit No.</u>	<u>Parking Stall No.</u>	<u>Unit No.</u>
1CH	104	40	PH 16
6C	110	41	PH 15
7C	113	42	PH 14
8C	217	43	PH 13
9	216	44	PH 12
10	205	45	PH 11
11C	108	46	PH 10
12C	107	47	218
13C	106	48	318
14C	114	49	317
15C	103	50	316
16C	115	51C	315
17C	116	52T	PH 18
18C	102	53T	PH 18
19C	204	55C	309
20C	101	56	314
21C	117	57	312
22	118	58	311
23	215	59C	206
24	308	60C	310
25	111	61C	313
26	307	62C	301
27	211	63C	302
28	212	64C	303
29	PH 9	65C	210
30	PH 8	66C	202
31	PH 7	67	304
32	PH 6	68	305
33	PH 5	69	306
34	PH 4	70	214
35C	PH 3	71C	207
36T	PH 1	72C	208
37CT	PH 1	73C	209
38C	201	74C	109
39C	213	75	203
		78H	105

All compact stalls and regular stalls are of the size as specified in the Condominium Map.

Stalls designated with a "C" following the stall number is a compact parking stall. Stalls designated with a "T" is a tandem stall and stalls designated with a "H" is a handicap stall. All other stalls with no "C" letter designation are standard size stalls.

NOTE: The guest stalls not assigned to any apartment are as follows: 2C, 3C, 4C, 5C, 54, 76C and 77.

The apartment owners shall have the right to change the designation of the parking stalls by amendment of the Declaration and the respective apartment deeds involved.

EXHIBIT "H"

KULANUI HALE
REGISTRATION NO. 3029

DISCLOSURE STATEMENT AS OF DECEMBER 3^o, 1994

1. Name and Address of Project: KULANUI HALE at 2860 Waiialae Avenue, Honolulu, Hawaii 96826.
2. Name and Address and Telephone Number of Developer: KAMHI, INC., a Hawaii corporation, 1907 Young Street, Honolulu, Hawaii 96826, Telephone Number (808) 946-8033.
3. Managing Agent of Project: PAR Management, Inc., a Hawaii corporation, 1210 Auahi Street, #105, Honolulu, Hawaii 96813.
4. Maintenance Fees: The breakdown of the annual maintenance fees and the monthly estimated costs for each apartment, which is hereby certified to be based on generally accepted accounting principles, is more particularly set forth in Exhibit "A" attached hereto and made a part hereof.
5. Warranties: The apartments and the common elements of the Project shall have the benefit of a one (1) year warranty against defects to materials and workmanship, which warranty shall commence as of the date of the substantial completion for such apartments and common elements. It is estimated that the commencement date of such warranties will be approximately July 31, 1996. The appliances shall have the manufacturer's warranties commencing from the installation of such appliances into the project.
6. Use: The Project shall consist of seventy (70) apartment units which shall be utilized for apartment, residential or such other uses as is permitted under the zoning ordinances.
7. Extension of Non-Residential Development: There is no other use than as set forth in Paragraph 6 above which is residential development.

KAMHI, INC.

By 

Kenneth Nobuta,
Its President

Budget Projections for: KULANUI HALE
No. of Units in Project: 70

1995

RECEIPTS	Monthly Budget	Annual Budget
Maintenance Fees	\$15,500	\$186,000
Late Fees	\$0	\$0
Interest Income	\$150	\$1,800
Other	\$0	\$0
Miscellaneous Receipts	\$0	\$0
TOTAL OPERATING RECEIPTS	\$15,650	\$187,800

DISBURSEMENTS

COMMENTS

Administration

Management Fee		\$1,020	\$12,240
Administrative Expenses		\$0	\$0
Clerical Expenses		\$150	\$1,800
Accounting Services		\$100	\$1,200
Professional Services		\$0	\$0
Other Services		\$0	\$0
Insurance, Multi-Peril		\$500	\$6,000
Insurance, Umbrella		\$50	\$600
Insurance, Fidelity Bond		\$75	\$900

PAYROLL

Gross Wages		Mgr/Maintenance/Security	\$4,800	\$57,600
FICA, Employer	6.20%		\$297	\$3,564
FUTA	0.80%	Max. \$56 ea.	\$9	\$108
MEDICARE	1.45%		\$70	\$840
SUI	0.50%		\$24	\$288
TDI	0.70%		\$34	\$408
Worker's Comp	8.73%		\$419	\$5,028
Medical/Dental			\$325	\$3,900

INCOME TAXES

Hawaii General Excise		Interest Income	\$6	\$72
Hawaii Income		Interest Income	\$12	\$144
Federal Income		Interest Income	\$23	\$276

UTILITIES

Satellite TV,		Basic Channels	\$10.45	\$732	\$8,778
Electricity, Common		Indiv unit Mtrs		\$375	\$4,500
Gas		Heat & Ranges		\$1,500	\$18,000
Sewer				\$1,250	\$15,000
Water				\$1,500	\$18,000
Telephone		Mgr & Elev		\$100	\$1,200

1995

DISBURSEMENTS	COMMENTS	Monthly Budget	Annual Budget
CONTRACT SERVICES			
Elevator		\$500	\$6,000
Janitorial		\$600	\$7,200
Bldg Maintenance	Mgr	\$0	\$0
Grounds Maintenance	Mgr	\$0	\$0
Refuse Disposal		\$610	\$7,320
REPAIRS & MAINTENANCE			
Electrical		\$0	\$0
Fire Ext Insp/Maint		\$0	\$0
Landscape Improvements		\$0	\$0
Sprinklers		\$0	\$0
Lighting		\$17	\$204
Materials & Supplies		\$150	\$1,800
Carpentry Repairs		\$0	\$0
Plumbing		\$0	\$0
Refuse Containers		\$0	\$0
Roof, Main	High Sierra	\$0	\$0
Roof, Other	None	\$0	\$0
Vents & Fans		\$0	\$0
Security System	None	\$0	\$0
Cockroach Treatment		\$116	\$1,392
TOTAL OPERATING EXPENSES		\$15,364	\$184,362
Net Operating Income (Loss)		\$287	\$3,438
RESERVE EXPENDITURE / ALLOCATION			\$3,438

Deferred until the Fiscal Year which begins after the first annual meeting
of the Association of Apartment Owners (Chapter 514A, Hawaii Revised Statutes 514A-83.4(b).)

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RLM11/30/94

KULANUI HALE

DESCRIPTION OF CONDOMINIUM APARTMENTS

UNIT NO.	UNIT NAME	UNIT DISCRPTION	UNIT INT. SQ. FT.	UNIT LANAI SQ. FT.	UNIT TOTAL AREA	UNIT %	UNIT MAINT. FEE AT
						COMMON INTEREST	\$15,500 PER MONTH
101	SAKURA - B	1BD / 1BA, LANAI, END	400	100	500	1.289782%	\$199.92
102	SUMIRE - B	1BR / 1BA	370	150	520	1.193048%	\$184.92
103	SUMIRE - B	1BR / 1BA	370	150	520	1.193048%	\$184.92
104	HANDICAP	1BR / 1BA	415	150	565	1.338149%	\$207.41
105	HANDICAP	1BR / 1BA	415	150	565	1.338149%	\$207.41
106	BARA - B	1BR / 1BA	415	150	565	1.338149%	\$207.41
107	BARA - B	1BR / 1BA	415	150	565	1.338149%	\$207.41
108	BARA - B	1BR / 1BA	415	150	565	1.338149%	\$207.41
109	BARA - B	1BR / 1BA	415	150	565	1.338149%	\$207.41
110	SUZURAN - B	1BR / 1BA	365	150	515	1.176926%	\$182.42
111	KIKU - B	1BR / 1BA, LANAI, CORNER	545	640	1185	1.757328%	\$272.39
112		LAUNDRY AREA, MGR.'S OFFICE	570	170	740	1.837939%	\$284.88
113	SUZURAN - B	1BR / 1BA	365	0	365	1.176926%	\$182.42
114	BARA - B	1BR / 1BA	415	0	415	1.338149%	\$207.41
115	BARA - B	1BR / 1BA	415	0	415	1.338149%	\$207.41
116	SUMIRE - B	1BR / 1BA	370	0	370	1.193048%	\$184.92
117	SUMIRE - B	1BR / 1BA	370	0	370	1.193048%	\$184.92
118	SAKURA - C	1BD / 1BA, LANAI, END	400	40	440	1.289782%	\$199.92
201	SAKURA - A	1BD / 1BA, LANAI, END	400	160	560	1.289782%	\$199.92
202	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
203	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
204	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
205	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
206	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
207	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
208	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
209	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
210	SUZURAN - A	1BR / 1BA	365	0	365	1.176926%	\$182.42
211	KIKU - A	1BR / 1BA, LANAI, CORNER	545	115	660	1.757328%	\$272.39
212	KIKU - A	1BR / 1BA, LANAI, CORNER	545	115	660	1.757328%	\$272.39
213	SUZURAN - A	1BR / 1BA	365	0	365	1.176926%	\$182.42
214	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
215	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
216	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
217	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
218	SAKURA - A	1BD / 1BA, LANAI, END	400	160	560	1.289782%	\$199.92
301	SAKURA - A	1BD / 1BA, LANAI, END	400	160	560	1.289782%	\$199.92
302	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
303	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
304	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
305	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
306	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
307	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
308	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
309	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
310	SUZURAN - A	1BR / 1BA	365	0	365	1.176926%	\$182.42
311	KIKU - A	1BR / 1BA, LANAI, CORNER	545	115	660	1.757328%	\$272.39
312	KIKU - A	1BR / 1BA, LANAI, CORNER	545	115	660	1.757328%	\$272.39
313	SUZURAN - A	1BR / 1BA	365	0	365	1.176926%	\$182.42
314	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
315	BARA - A	1BR / 1BA	415	0	415	1.338149%	\$207.41
316	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
317	SUMIRE - A	1BR / 1BA	370	0	370	1.193048%	\$184.92
318	SAKURA - A	1BD / 1BA, LANAI, END	400	160	560	1.289782%	\$199.92
PH - 1	BOTAN	2BD / 2BA, LANAI, END	630	370	1000	2.031406%	\$314.87
PH - 3	UME	1BD / 1BA, BONUS	497	0	497	1.602554%	\$248.40
PH - 4	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 5	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 6	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 7	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 8	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 9	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 10	FUJI	1BD / 1BA, BONUS	492	0	492	1.586431%	\$245.90
PH - 11	KIKU - A	1BR / 1BA, LANAI, CORNER	545	115	660	1.757328%	\$272.39
PH - 12	KIKU - A	1BR / 1BA, LANAI, CORNER	545	115	660	1.757328%	\$272.39
PH - 13	FUJI	1BD / 1BA, BONUS	492	0	492	1.586431%	\$245.90
PH - 14	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 15	MOMO	1BD / 1BA, BONUS	550	0	550	1.773450%	\$274.88
PH - 16	UME	1BD / 1BA, BONUS	497	0	497	1.602554%	\$248.40
PH - 18	BOTAN	2BD / 2BA, LANAI, END	630	370	1000	2.031406%	\$314.87