

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer Waihuna Joint Venture, a Hawaii general partnership  
Address 220 S. King St., Suite 680, Honolulu, HI 96813

Project Name(\*): The Terraces at Launani Valley  
Address: 95-920 (Building A), 95-930 (Building B), 95-936 (Building C), 95-944 (Building D), 95-948 (Building E), 95-956 (Building F), 95-962 (Building G), 95-968 (Building H), 95-970 (Building J), 95-976 (Building K), 95-982 (Building L), 95-988 (Building M), 95-990 (Building N), 95-996 (Building P) and 95-1010 (Building Q) Wikao Street, Mililani, Hawaii 96789

Registration No. 3275

Effective date: January 5, 1996  
Expiration date: February 5, 1997

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                       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. The street addresses of the Project listed on page 1 and page 9 have been changed.
2. The condominium documents have been recorded and the recordation information is contained on page 6.
3. The House Rules have been adopted. See page 7.
4. The description of the Land of the Project on page 9 has been revised due to the subdivision of Lot 14595 into five lots. The Land of the Project is generally shown on the Condominium Map as the Terraces Area and has an area of 8.939 acres.
5. In Exhibit "B", the developer's reserved rights have been changed.
6. Exhibit "H" has been revised to add certain fenced-in yard areas as limited common elements appurtenant to the first floor apartments located adjacent to such yard areas. Due to field conditions, the locations and dimensions of the fenced-in yard areas, as shown on the Condominium Map, may change.
7. The House Rules have been revised to include requirements for the landscaping and maintenance of the fenced-in yard areas and to set forth certain restrictions on use.
8. Exhibit "I" has been revised to list the encumbrances against title set forth in the current title report dated November 27, 1995.
9. The Developer is offering to owner-occupant buyers who purchase an apartment in the Project a "Worry Free Home Ownership Program" (the "Program") at no extra cost to the buyer. Under the Program, if a buyer loses his or her full-time job, through no fault of his or her own, during the first full year following the date of purchase of the apartment, the Developer will make the monthly principal and interest payments on the buyer's first mortgage loan covering the apartment for up to six (6) months. The Program is subject to the terms and conditions set forth in Exhibit "M" attached hereto and made a part hereof.

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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: Waihuna Joint Venture Phone: (808)537-5976  
Name (Business)  
220 S. King St., #680  
Business Address  
Honolulu, HI 96813

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

Waikalani Developers, Inc.  
WRD Limited Partnership  
\_\_\_\_\_  
\_\_\_\_\_

Real Estate Broker: Towne Realty Brokerage Services, Inc. Phone: (808)537-5976  
Name (Business)  
220 S. King St., #680  
Business Address  
Honolulu, HI 96813

Escrow: Title Guaranty Escrow Services, Inc. Phone: (808)521-0211  
Name (Business)  
235 Queen St., 1st Floor  
Business Address  
Honolulu, HI 96813

~~General Contractor:~~ Towne Realty of Hawaii, Inc. Phone: (808)625-1461  
Construction Manager: Name (Business)  
P.O. Box 3247  
Business Address  
Mililani, HI 96789

Condominium Managing Agent: Certified Management Phone: (808)836-0911  
Name (Business)  
3179 Koapaka St., 2nd Fl.  
Business Address  
Honolulu, HI 96819

Attorney for Developer: Rush Moore Craven Sutton Morry & Beh Phone: (808)521-0400  
Name (Business)  
745 Fort St., 20th Fl.  
Business Address  
Honolulu, HI 96813

**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. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2275979

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

- 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. \_\_\_\_\_  
 Filed - Land Court Condo Map No. 1118

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. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2275980

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

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>Majority of Board of Directors of the Association of Apartment Owners</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:

See Exhibit "B"

**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 payments 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: 95-920 (Building A), 95-930 (Building B), 95-936 (Building C),  
95-944 (Building D), 95-948 (Building E), 95-956 (Building F),  
95-962 (Building G), 95-968 (Building H), 95-970 (Building J),  
95-976 (Building K), 95-982 (Building L), 95-988 (Building M),  
95-990 (Building N), 95-996 (Building P), and 95-1010 (Building Q)  
Wikao Street, Mililani, Hawaii 96789

Tax Map Key: (1) 9-5-2-por. 25  
(TMK)

[ ] Address [ ] TMK is expected to change because \_\_\_\_\_

Land Area: 8.939 [ ] square feet [X] acre (s) Zoning: R-5

Fee Owner : Waihuna Joint Venture  
 Name  
220 S. King St., #680  
 Address  
Honolulu, HI 96813

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: 15 Floors Per Building 3

Exhibit "C" contains further explanations.

3. Principal Construction Material:

Concrete             Hollow Tile             Wood

Other \_\_\_\_\_

4. Permitted Uses by Zoning

	<u>No. of Apts.</u>	<u>Use Permitted By Zoning</u>	<u>No. of Apts.</u>	<u>Use Determined By Zoning</u>
<input checked="" type="checkbox"/> Residential	<u>150</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 type="checkbox"/> Other: _____	_____	<input 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:

Pets: Permitted with restrictions, among other things, size and number

Number of Occupants: \_\_\_\_\_

Other: See Declaration, By-Laws and House Rules, generally

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0                      Stairways: 0                      Trash Chutes: 0

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath.</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>	<u>Outdoor Storage Area (sf)</u>
<u>N-1</u>	<u>30</u>	<u>2/2</u>	<u>1059</u>	<u>110</u>	<u>9</u>
<u>N-2</u>	<u>30</u>	<u>2/2</u>	<u>1059</u>	<u>104</u>	<u>9</u>
<u>P-1</u>	<u>20</u>	<u>2/2</u>	<u>1057</u>	<u>118</u>	<u>9</u>
<u>P-2</u>	<u>20</u>	<u>2/2</u>	<u>1057</u>	<u>113</u>	<u>9</u>
<u>Q</u>	<u>30</u>	<u>**2/2</u>	<u>1239</u>	<u>104</u>	<u>9</u>
<u>R</u>	<u>20</u>	<u>**2/2</u>	<u>1237</u>	<u>113</u>	<u>9</u>

Total Apartments: 150

\*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.

\*\*All of the Q and R units contain a loft that may be utilized as a third bedroom.

Boundaries of Each Apartment:  
See Exhibit "D"

Permitted Alterations to Apartments:  
See Exhibit "E"

7. Parking Stalls:

Total Parking Stalls: 326

	<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 each unit)	<u>106</u>	<u>41</u>	<u>44</u>	<u>109</u>	<u>0</u>	<u>0</u>	<u>300</u>
Guest	<u>0</u>	<u>13</u>	<u>0</u>	<u>13</u>	<u>0</u>	<u>0</u>	<u>26</u>
Unassigned	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Extra for Purchase	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Other:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Covered & Open	<u>160</u>		<u>166</u>		<u>0</u>		

Each apartment will have the exclusive use of at least 2 parking stall(s).  
Buyers are encouraged to find out which stall(s) will be available for their use.  
\*Includes handicapped stalls.

- Commercial parking garage permitted in condominium project.
- Exhibit: "F" 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: Tot Lot, Picnic Areas

9. Compliance With Building Code and Municipal Regulations: Cost to Cure Violations

- There are no violations       Violations will not be cured.
- Violations and cost to cure are listed below.       Violations will be cured by \_\_\_\_\_

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations  
(For conversions of residential apartments in existence for at least five years):

N/A

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:

A variance was granted by Zoning Board of Appeals on February 5, 1987 permitting, in relevant part, the construction of three-story buildings, 45 feet high, which exceed the maximum building height of 25 feet.

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 restrictions 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 "G" .

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 "H".

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 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 "F".

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 "I" describes the encumbrances against the title contained in the title report dated November 27, 1995 and issued by Title Guaranty of Hawaii, Incorporated.

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>
Mortgage	Buyer's contract will be cancelled and Buyer's deposit will be returned. Buyer may lose all rights to acquire the apartment.

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:

The Developer will give to each buyer a full and complete warranty of title to the particular apartment in the Apartment Deed. Other than that, the Developer will make no warranties, expressed or implied, about any apartment, the project or anything installed or contained in them. This includes, but is not limited to, warranties of merchantability, habitability, workmanlike construction, fitness for a particular use or purpose or for sufficiency of design. The Developer will assign to the buyers any and all warranties given to the Developer by the contractor constructing the improvements and any manufacturer's and dealer's warranties covering any furnishings, fixtures or appliances. The Developer is not adopting any such warranties or acting as a co-warrantor, but simply attempting to pass through to the buyers the benefit of any such warranties.

2. Appliances:

See Section F.1 above.

G. Status of Construction and Estimated Completion Date:

It is estimated that construction on this Project will be completed on or before December 1996.

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):



## 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 "K" contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated January 19, 1995  
Exhibit "L" contains a summary of the pertinent provisions of the escrow agreement.

Other \_\_\_\_\_

### 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 buyers 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 Declaration of Covenants, Conditions and Restrictions for Launani Valley, as amended, Articles of Association of Launani Valley Community Association and By-Laws of Launani Valley Community Association

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. 3275 filed with the Real Estate Commission on 1/20/95.

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### C. Additional Information Not Covered Above

#### Launani Valley

The Project is located within an area intended to be developed as a master planned community known as "LAUNANI VALLEY," described in that certain Declaration of Covenants, Conditions and Restrictions for Launani Valley dated December 10, 1992, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1978661, as amended by Annexation of Additional Property and Amendment of Declaration of Covenants, Conditions and Restrictions for Launani Valley dated June 22, 1993, recorded as aforesaid as Land Court Document No. 2038686 (the "Master Declaration"). Among other things, the Master Declaration provides:

- (a) for the establishment of a Hawaii non-profit corporation known or to be known as the LAUNANI VALLEY COMMUNITY ASSOCIATION (the "Master Association");
- (b) that every owner of a Lot (as defined in the Master Declaration) within Launani Valley, including all apartment owners of apartments in the Project, shall be a member of the Master Association by virtue of such ownership;
- (c) that the Master Association shall have the power and authority to levy against each Lot, including apartments in the Project, an "Initiation Assessment," regular "Maintenance Assessments," and "Individual Special Assessments" which are separate from and in addition to the assessments for common expenses made by the Association of Apartment Owners of the Project; and
- (d) that liens may be created on Lots, including apartments in the Project, for non-payment of assessments made by the Master Association.

All apartment owners, their tenants, families, servants and guests, and any other persons who may in any manner use the Project, shall be bound by and comply strictly with the Master Declaration and the Articles of Incorporation, By-Laws and any duly adopted rules and regulations of the Master Association.

#### Wheeler Army Airfield

The Project is located within the vicinity of Wheeler Army Airfield and may be subject to noise, vibrations, nuisances, disturbances, or other hazards to persons or property caused by military and airfield operations at Wheeler Army Airfield, which operations are not subject to regulation by the Developer, the City and County of Honolulu or the State of Hawaii. The noise levels at the Project caused by military and airfield operations at Wheeler Army Airfield may exceed government noise level standards and there are some individuals for whom these noise levels are not acceptable. The Association of Apartment Owners and all apartment owners, their tenants, families, servants and guests, and any other persons who may in any manner use or be present at the Project, by accepting ownership, possession or occupancy of any apartment in the Project or by the use of or presence at the Project, (i) acknowledge and understand that the military and airfield operations at Wheeler Army Airfield may result in noise, vibrations, nuisances, disturbances or hazards to persons or property on or at the Project; (ii) assume all risks of impairment of the use and enjoyment of the apartments and the Project, loss of market value of the apartments and the Project, and personal injury or property damage caused by such operations except for violations of law, gross negligence or willful misconduct; (iii) release and agree to not file any claim, action or lawsuit for any kind of relief, legal or equitable, against Declarant, the City and County of Honolulu or the State of Hawaii relating to military and airfield operations at Wheeler Army Airfield, including but not limited to claims, actions, or lawsuits for costs or damages resulting from aircraft noise and/or vibration, and (iv) shall each indemnify, forever hold harmless and defend the Developer, the City and County of Honolulu and the State of Hawaii from any and all liability, claims, losses, damages or expenses, including attorneys' fees, arising from the military and airfield operations at Wheeler Army Airfield.

#### Affiliations

Waikalani Developers, Inc. (one of the partners of Waihuna Joint Venture, the developer of the project), Towne Realty of Hawaii, Inc. (the construction manager), and Towne Realty Brokerage Services, Inc. (the real estate broker) are each wholly owned subsidiaries of Towne Development of Hawaii, Inc.

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.

Waihuna Joint Venture  
Name of Developer

By: [Signature] 11/29/95  
Duly Authorized Signatory Date

Christopher L. Lau, Vice President, Waikalani  
print name & title of person signing above  
Developers, Inc., a general partner

Distribution:

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

EXHIBIT "A"

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Interior Floor Area</u>	<u>Lanai Floor Area</u>	<u>Outdoor Storage Area</u>	<u>Total Floor Area</u>
<u>Building A (Type VI)</u>					
A-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
A-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
A-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
A-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
A-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
A-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
A-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
A-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
A-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
A-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
A-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
A-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
<u>Building B (Type VI)</u>					
B-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
B-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
B-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
B-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
B-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
B-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
B-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
B-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
B-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
B-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
B-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
B-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
<u>Building C (Type V)</u>					
C-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
C-102	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
C-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
C-202	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
C-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
C-302	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
<u>Building D (Type VI)</u>					
D-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
D-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
D-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
D-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
D-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
D-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
D-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
D-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
D-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
D-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Interior Floor Area</u>	<u>Lanai Floor Area</u>	<u>Outdoor Storage Area</u>	<u>Total Floor Area</u>
D-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
D-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building E (Type VI)

E-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
E-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
E-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
E-104	N-1	1059 sq. ft.	110 sq. ft.		1178 sq. ft.
E-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
E-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
E-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
E-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
E-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
E-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
E-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
E-304	Q	1239 sq. ft.	104 sq. ft.		1352 sq. ft.

Building F (Type VI)

F-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
F-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
F-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
F-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
F-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
F-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
F-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
F-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
F-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
F-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
F-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
F-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building G (Type V)

G-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
G-102	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
G-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
G-202	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
G-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
G-302	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building H (Type VI)

H-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
H-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
H-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
H-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
H-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
H-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
H-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
H-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
H-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
H-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Interior Floor Area</u>	<u>Lanai Floor Area</u>	<u>Outdoor Storage Area</u>	<u>Total Floor Area</u>
H-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
H-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building J (Type V)

J-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
J-102	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
J-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
J-202	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
J-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
J-302	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building K (Type VI)

K-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
K-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
K-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
K-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
K-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
K-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
K-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
K-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
K-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
K-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
K-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
K-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building L (Type VI)

L-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
L-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
L-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
L-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
L-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
L-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
L-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
L-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
L-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
L-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
L-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
L-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building M (Type VI)

M-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
M-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
M-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
M-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
M-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
M-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
M-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
M-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Interior Floor Area</u>	<u>Lanai Floor Area</u>	<u>Outdoor Storage Area</u>	<u>Total Floor Area</u>
M-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
M-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
M-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
M-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building N (Type V)

N-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
N-102	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
N-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
N-202	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
N-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
N-302	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building P (Type VI)

P-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
P-102	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
P-103	P-1	1057 sq. ft.	118 sq. ft.	9 sq. ft.	1184 sq. ft.
P-104	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
P-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
P-202	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
P-203	P-2	1057 sq. ft.	113 sq. ft.	9 sq. ft.	1179 sq. ft.
P-204	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
P-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
P-302	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
P-303	R	1237 sq. ft.	113 sq. ft.	9 sq. ft.	1359 sq. ft.
P-304	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

Building Q (Type V)

Q-101	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
Q-102	N-1	1059 sq. ft.	110 sq. ft.	9 sq. ft.	1178 sq. ft.
Q-201	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
Q-202	N-2	1059 sq. ft.	104 sq. ft.	9 sq. ft.	1172 sq. ft.
Q-301	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.
Q-302	Q	1239 sq. ft.	104 sq. ft.	9 sq. ft.	1352 sq. ft.

END OF EXHIBIT "A"

EXHIBIT "B"

DEVELOPER'S RESERVED RIGHTS

A. RESERVED RIGHT TO OBTAIN VA APPROVAL

Notwithstanding any other provision in the Declaration to the contrary, the Developer reserves and shall have the right, but not the obligation, to amend the Declaration without the approval, consent or joinder of any person or group of persons, including without limitation, the Association, any apartment owner or any mortgagee, lien holder or any other person who may have an interest in the Project or any apartment, to satisfy any requirement of the Veterans' Administration ("VA") or the Federal Housing Administration ("FHA") which the Developer deems necessary or convenient in order to obtain the approval of the Project from the VA so that loans secured by mortgages on apartments in the Project can be guaranteed through the VA Home Loan Guarantee Program and other federal housing assistance programs, including those administered by the FHA, and may on behalf of the Association, execute and record as an amendment to the Declaration a Regulatory Agreement in the form and substance meeting FHA requirements and substantially identical to the form of Regulatory Agreement attached to the Declaration as Exhibit "D".

B. RESERVED RIGHT TO FILE AS-BUILT CERTIFICATE

Notwithstanding any other provision in the Declaration to the contrary, the Developer reserves and shall have the right to amend the Declaration without the consent or joinder of the persons then owning or leasing the apartments or their mortgagees (a) by filing an amendment to the Declaration pursuant to the provisions of section 514A-12, Hawaii Revised Statutes, as amended, after completion of construction of the buildings of the Project by attaching to such amendment a verified statement of a registered architect or professional engineer certifying that the final plans theretofore filed or being filed simultaneously with such amendment fully and accurately depict the layout, location, apartment numbers and dimensions of the apartments as built; and (b) by filing an amendment to the Condominium Map after completion of construction to show the actual dimensions and locations of the fenced-in yard areas that adjoin each first floor apartment.

END OF EXHIBIT "B"

EXHIBIT "C"

DESCRIPTION OF APARTMENTS

The apartments of the Project are described as follows:

One hundred fifty (150) separate condominium apartments are designated in the spaces within the perimeter and party walls, windows, doors, floors and ceilings of each of the one hundred fifty (150) apartments of the Project, contained in fifteen (15) three-story buildings, all without basements, constructed principally of wood, concrete and glass, which spaces are referred to herein as "apartments", as shown on the Condominium Map and more particularly described below.

(a) The buildings are designated as Buildings A, B, C, D, E, F, G, H, J, K, L, M, N, P and Q, as shown on the Condominium Map. There are two (2) types of buildings as shown on the Condominium Map and described as follows:

(i) Buildings C, G, J, N and Q are three-story Type V buildings. Each Type V building contains two (2) Type N-1 apartments, which have the numerical designations 101 and 102, two (2) Type N-2 apartments, which have the numerical designations 201 and 202, and two (2) Type Q apartments, which have the numerical designations 301 and 302.

(ii) Buildings A, B, D, E, F, H, K, L, M, and P are three-story Type VI buildings. Each Type VI building contains two (2) Type N-1 apartments, which have the numerical designations 101 and 104, two (2) Type P-1 apartments, which have the numerical designations 102 and 103, two (2) Type N-2 apartments, which have the numerical designations 201 and 204, two (2) Type P-2 apartments, which have the numerical designations 202 and 203, two (2) Type Q apartments, which have the numerical designations 301 and 304, and two (2) Type R apartments, which have the numerical designations 302 and 303.

(b) Each apartment has an alphabetical and numerical designation. The alphabetical letter preceding the three numerals of each designation corresponds to the building in which the apartment is located, the first numeral corresponds to the floor upon which the apartment is located, and the next two numerals correspond to the location of the apartment.

(c) The apartments are constructed according to six different floor plans as shown on the Condominium Map and described as follows:

(i) There are thirty (30) Type N-1 apartments, each containing two bedrooms, two bathrooms, a living/dining room and a kitchen, with a net living area of approximately 1059 square feet, an outdoor storage area of approximately 9 square feet and an appurtenant lanai with a floor area of approximately 110 square feet.

(ii) There are thirty (30) Type N-2 apartments, each containing two bedrooms, two bathrooms, a living/dining room and a kitchen, with a net living area of approximately 1059 square feet, an outdoor storage area of approximately 9 square feet and an appurtenant lanai with a floor area of approximately 104 square feet.

(iii) There are twenty (20) Type P-1 apartments, each containing two bedrooms, two bathrooms, a living/dining room and a kitchen, with a net living area of approximately 1057 square feet, an outdoor storage area of approximately 9 square feet and an appurtenant lanai with a floor area of approximately 118 square feet.

(iv) There are twenty (20) Type P-2 apartments, each containing two bedrooms, two bathrooms, a living/dining room and a kitchen, with a net living area of approximately 1057 square feet, an outdoor storage area of approximately 9 square feet and an appurtenant lanai with a floor area of approximately 113 square feet.

(v) There are thirty (30) Type Q apartments, each containing two bedrooms, a loft, two bathrooms, a living/dining room and a kitchen, with a net living area of approximately 1239 square feet, an outdoor storage area of approximately 9 square feet and an appurtenant lanai with a floor area of approximately 104 square feet.

(vi) There are twenty (20) Type R apartments, each containing two bedrooms, a loft, two bathrooms, a living/dining room and a kitchen, with a net living area of approximately 1237 square feet, an outdoor storage area of approximately 9 square feet and an appurtenant lanai with a floor area of approximately 113 square feet.

The numbering, type, and approximate floor areas of the apartments are set forth in Exhibit "A" attached hereto and made a part of this Final Public Report.

(d) The floor areas of the apartments are measured from the interior surface of the perimeter walls of the respective

apartments.

(e) The apartments have immediate access to the grounds of the Project or stairways leading to the grounds of the Project.

(f) Three (3) of the apartments are "accessible" and "adaptable" (as those terms are defined in 24 C.F.R. § 100 et seq.) for persons with disabilities.

END OF EXHIBIT "C"

EXHIBIT "D"

BOUNDARIES OF APARTMENTS

One hundred fifty (150) separate condominium apartments are designated in the spaces within the perimeter and party walls, windows, doors, floors and ceilings of each of the one hundred fifty (150) apartments of the Project. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls, doors and door frames, windows and window frames, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein.

END OF EXHIBIT "D"

EXHIBIT "E"

PERMITTED ALTERATIONS TO APARTMENTS

1. Except as otherwise provided by the Fair Housing Act, 42 U.S.C. §3601, et seq., as amended by the Fair Housing Amendments Act of 1988, and Chapter 515, Hawaii Revised Statutes, and the rules and regulations promulgated thereunder, as the same may be amended from time to time in the future, restoration or replacement of the Project or any building or other structure thereof or construction of any additional building or other structure or structural alteration or addition thereto, different in any material respect from the Condominium Map, shall be undertaken by the Association of Apartment Owners or any apartment owners only pursuant to an amendment of the Declaration of Condominium Property Regime (the "Declaration"), duly executed by or pursuant to a vote of at least seventy-five percent (75%) of the apartment owners and in accordance with complete plans and specifications therefor first approved in writing by the Board of Directors, and promptly upon completion of such restoration, replacement, construction, alteration or addition the Association of Apartment Owners shall duly record or file of record such amendment together with a complete set of floor plans of the Project as so altered, certified as built by a registered architect or professional engineer. Notwithstanding the foregoing, any alterations or additions within an apartment or within a limited common element appurtenant to and for the exclusive use of an apartment, or of certain apartments, shall require only the written approval thereof, including the apartment owner's plans therefor, by the institutional holders of mortgages covering such apartment (if the mortgagees require such approval), the Board of Directors, and all other apartment owners thereby directly affected (as determined by the Board of Directors), and such alterations or additions may be undertaken without an amendment to the Declaration or filing of a complete set of floor plans of the Project as so altered.

2. Non-material additions to the common elements, including, without limitation, the installation of solar energy devices as defined by Section 514A-89, Hawaii Revised Statutes, as amended, shall require approval only by the Board of Directors and by sixty-five percent (65%) of the apartment owners, together with the consent of all other apartment owners thereby directly affected (as determined by the Board of Directors). For so long as a statutory definition of "non-material structural additions to the common elements" shall be prescribed by Section 514A-89, Hawaii Revised Statutes, as amended, as it may be amended from time to time or by any substitute or successor statute, said statutory definition shall be applied in interpreting the foregoing sentence.

3. Except as provided by law, the common interest and easements appurtenant to each apartment shall have a permanent character, shall not be altered without the consent of all owners of apartments affected thereby as expressed in a duly recorded amendment to the Declaration, which amendment shall contain the consent thereto by the institutional holders of mortgages on such apartments, as shown in the Association of Apartment Owners' record of ownership or who have given the Board of Directors notice of their interest through the Secretary of the Association of Apartment Owners or the Managing Agent. The common interest shall not be separated from the apartment to which it appertains and shall be deemed to be conveyed or encumbered with such apartment even though not expressly mentioned or described in the conveyance or other instrument. The common elements shall remain undivided, and no right shall exist to partition or divide any part thereof or the apartments except as provided by the Condominium Property Act; and, without limiting the provisions of Section 514A-21(a) of the Hawaii Revised Statutes, as amended, any such partition or division shall be subject to the prior written consent thereto by the institutional holders of mortgages, filed of record, covering the apartments.

END OF EXHIBIT "E"

EXHIBIT "F"

COMMON INTERESTS/PARKING STALLS

<u>Apt. No.</u>	<u>Common Interest</u>	<u>Parking Stalls</u>
<u>Building A</u>		
A-101	.6316%	2 , 115c
A-102	.6305%	3 , 114c
A-103	.6305%	12 , 111c
A-104	.6316%	11 , 110c
A-201	.6316%	5c, 118
A-202	.6305%	6c, 117
A-203	.6305%	7c, 116
A-204	.6316%	8c, 108
A-301	.7382%	1 , 119
A-302	.7369%	4 , 113c
A-303	.7369%	10 , 112c
A-304	.7382%	9 , 109
<u>Building B</u>		
B-101	.6316%	15 , 101c
B-102	.6305%	16 , 99c
B-103	.6305%	25 , 97c
B-104	.6316%	24 , 94c
B-201	.6316%	18c, 107
B-202	.6305%	19c, 106
B-203	.6305%	20c, 105
B-204	.6316%	21c, 95c
B-301	.7382%	13 , 14
B-302	.7369%	17 , 100c
B-303	.7369%	23 , 98c
B-304	.7382%	22c, 96c
<u>Building C</u>		
C-101	.6316%	26 , 93c
C-102	.6316%	31 , 86c
C-201	.6316%	27c, 92c
C-202	.6316%	30 , 87c
C-301	.7382%	28 , 91c
C-302	.7382%	29 , 90c

Apt. No.	Common Interest	Parking Stalls
<u>Building D</u>		
D-101	.6316%	32 , 85c
D-102	.6305%	41c, 83c
D-103	.6305%	35 , 80c
D-104	.6316%	46 , 79c
D-201	.6316%	36 , 84c
D-202	.6305%	42c, 82c
D-203	.6305%	39h, 43c
D-204	.6316%	45 , 78c
D-301	.7382%	33 , 34c
D-302	.7369%	37 , 81c
D-303	.7369%	38 , 40c
D-304	.7382%	44 , 77c
<u>Building E</u>		
E-101	.6316%	49 , 76c
E-102	.6305%	50 , 65c
E-103	.6305%	53c, 62c
E-104	.6316%	58 , 59c
E-201	.6316%	47 , 75c
E-202	.6305%	54c, 66c
E-203	.6305%	55c, 63c
E-204	.6316%	56c, 60c
E-301	.7382%	48c, 74c
E-302	.7369%	51 , 73c
E-303	.7369%	52 , 64c
E-304	.7382%	57 , 61c
<u>Building F</u>		
F-101	.6316%	122 , 217c
F-102	.6305%	123 , 215c
F-103	.6305%	131 , 213c
F-104	.6316%	132 , 212c
F-201	.6316%	125c, 220
F-202	.6305%	126c, 219
F-203	.6305%	127c, 218
F-204	.6316%	128c, 211c
F-301	.7382%	120 , 121
F-302	.7369%	124 , 216c
F-303	.7369%	129 , 214c
F-304	.7382%	130 , 210c

Apt. No.	Common Interest	Parking Stalls
<u>Building G</u>		
G-101	.6316%	135 , 207c
G-102	.6316%	136 , 206c
G-201	.6316%	133 , 209c
G-202	.6316%	138 , 204c
G-301	.7382%	134 , 208c
G-302	.7382%	137 , 205c
<u>Building H</u>		
H-101	.6316%	141 , 203c
H-102	.6305%	144 , 200c
H-103	.6305%	145 , 197c
H-104	.6316%	149c, 190c
H-201	.6316%	139 , 202c
H-202	.6305%	140 , 199c
H-203	.6305%	147c, 196c
H-204	.6316%	148c, 191c
H-301	.7382%	142 , 201c
H-302	.7369%	143 , 198c
H-303	.7369%	146 , 195c
H-304	.7382%	150c, 192c
<u>Building J</u>		
J-101	.6316%	156 , 186c
J-102	.6316%	158 , 184c
J-201	.6316%	154 , 187c
J-202	.6316%	155 , 185c
J-301	.7382%	157 , 189c
J-302	.7382%	159 , 188c
<u>Building K</u>		
K-101	.6316%	161 , 183c
K-102	.6305%	162 , 181c
K-103	.6305%	163 , 179c
K-104	.6316%	173c, 178c
K-201	.6316%	160 , 182c
K-202	.6305%	170c, 180c
K-203	.6305%	169h, 171c
K-204	.6316%	172c, 177c

Apt. No.	Common Interest	Parking Stalls
K-301	.7382%	164 , 166
K-302	.7369%	165 , 167
K-303	.7369%	168 , 174
K-304	.7382%	175 , 176

Building L

L-101	.6316%	221 , 326
L-102	.6305%	223 , 319c
L-103	.6305%	231c, 318c
L-104	.6316%	234 , 317c
L-201	.6316%	227c, 325
L-202	.6305%	228c, 323
L-203	.6305%	226h, 229c
L-204	.6316%	233 , 320
L-301	.7382%	222 , 324
L-302	.7369%	224 , 225
L-303	.7369%	232 , 322
L-304	.7382%	230c, 321

Building M

M-101	.6316%	235 , 314c
M-102	.6305%	238 , 311c
M-103	.6305%	239 , 310c
M-104	.6316%	246 , 305c
M-201	.6316%	241c, 315c
M-202	.6305%	242c, 312c
M-203	.6305%	243c, 309c
M-204	.6316%	244c, 306c
M-301	.7382%	236c, 316c
M-302	.7369%	237 , 313c
M-303	.7369%	240 , 308c
M-304	.7382%	245 , 307c

Building N

N-101	.6316%	248 , 295
N-102	.6316%	255 , 293
N-201	.6316%	247 , 296c
N-202	.6316%	256 , 294
N-301	.7382%	252 , 297c
N-302	.7382%	253 , 254c



EXHIBIT "G"

COMMON ELEMENTS

The common elements of the Project include the following:

1. The Land in fee simple;
2. All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, roofs, entries, stairways, walkways, entrances and exits of said buildings;
3. All yards, grounds, landscaping and fences or walls, if any;
4. All roads, driveways and parking areas;
5. The swimming pool and the pool building;
6. The fire extinguisher cabinets and electrical closets;
7. All pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under and across the Project which serve more than one apartment for services such as power, light, gas, water, sewer, telephone and television signal distribution, if any; and
8. Any and all other 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.

END OF EXHIBIT "G"

EXHIBIT "H"

LIMITED COMMON ELEMENTS

The limited common elements of the Project include the following:

1. The lanai adjoining each apartment, as shown on the Condominium Map, shall be appurtenant to and for the exclusive use of such apartment.

2. The entry areas, as shown on the Condominium Map, shall be appurtenant to and for the exclusive use of the apartment or apartments to which each such area is adjacent, subject to the right described in Section 4.5 of the Declaration of the apartment owners of access to the stairway(s) leading to the grounds of the Project.

3. At least two (2) parking spaces, the numbers of which are designated on the Condominium Map and set forth on Exhibit "F" to this Final Public Report shall be appurtenant to and for the exclusive use of each apartment.

4. One (1) mailbox bearing the same number as each apartment.

5. The stairways and ramps of each building shall be appurtenant to and for the exclusive use of the apartments located within the building.

6. The fenced-in yard area adjoining each first floor apartment, as shown on the Condominium Map, shall be appurtenant to and for the exclusive use of such apartment.

END OF EXHIBIT "H"

EXHIBIT "I"

The following are the encumbrances against title to the land of the Project, identified as Tax Map Key No.

(1) 9-5-2-por.25:

1. For real property taxes that may be due and owing reference is made to the Office of the Tax Assessor, City and County of Honolulu.
2. Grant in favor of Hawaiian Electric Company, Inc., dated August 21, 1957, filed as Land Court Document No. 209937; granting a perpetual right and easement to build, construct, reconstruct, repair, and operate pole and wire lines, etc., for the transmission and distribution of electricity, etc.
3. Easement "226" (25 feet wide), as shown on Maps 100 and 884, as set forth by Land Court Order No. 17866, filed February 19, 1960.
4. The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in DECLARATION dated July 19, 1976, filed as Land Court Document No. 773994.
5. UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING dated May 23, 1986, filed as Land Court Document No. 1373964, by WAIKALANI DEVELOPERS, INC., a Hawaii corporation.
6. UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING dated November 2, 1992, filed as Land Court Document No. 1967152, by WAIHUNA JOINT VENTURE, a Hawaii general partnership, by Waikalani Developers, Inc. and WRD Limited Partnership, its general partners, and CASTLE & COOKE PROPERTIES, INC., a Hawaii corporation.
7. The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF LAUNANI VALLEY dated December 10, 1992, filed as Land Court Document No. 1978661, as amended by Annexation of Additional Property and Amendment of Declaration of Covenants, Conditions and Restrictions of Launani Valley dated June 22, 1993, filed as Land Court Document No. 2038685.
8. Unrecorded AGREEMENT dated July 9, 1993, by and between WAIHUNA JOINT VENTURE, a Hawaii general partnership, "WAIHUNA", and HAWAIIAN ELECTRIC COMPANY, INC., a

Hawaii corporation, "HECO", a Short Form of which is dated July 9, 1993, filed as Land Court Document No. 2049045; re: to provide electrical service.

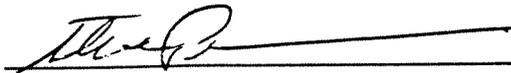
9. The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in Agreement dated November 9, 1994, by and between Waihuna Joint Venture and Hawaiian Electric Company, Inc., recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 94-190579, re: electrical service.
10. Mortgage and Security Agreement dated March 14, 1995, by Waihuna Joint Venture, a Hawaii general partnership, as Mortgagor, and Bank of Hawaii, a Hawaii corporation, and The Mitsubishi Bank, Limited, Los Angeles Branch, a Japan corporation, as Mortgagee, filed as Land Court Document No. 2225266, securing the amount of \$20,000,000.00.
11. Assignment of Sales Contracts and Sales Proceeds dated March 14, 1995, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 95-037117, made by Waihuna Joint Venture, a Hawaii general partnership, to The Mitsubishi Bank, Limited, Los Angeles Branch, a Japan corporation, assigning all right, title and interest in and to the Sales Contracts as defined therein, all of the Sales Proceeds as defined therein, and all rights to waive or release any obligation to be observed or performed by any Purchaser under any Sales Contract.
12. The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in Waiver and Hold Harmless Agreement dated March 14, 1995, by and between Waihuna Joint Venture and Hawaiian Electric Company, Inc., recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 95-044034.
13. Easement "5644", as shown on Map 941, as set forth by Land Court Order No. 122426, filed November 7, 1995.

END OF EXHIBIT "I"

EXHIBIT "J"  
TERRACES AT LAUNANI VALLEY  
Estimated Annual Common Expense

	<u>Monthly</u>	<u>Annual</u>
<b><u>Utilities and Services</u></b>		
Electricity (common elements only)	\$1,000.00	\$12,000.00
Water and Sewer	\$4,500.00	\$54,000.00
Refuse Collection	\$1,600.00	\$19,200.00
<b><u>Maintenance, Repairs, and Supplies</u></b>		
Building	\$180.00	\$2,160.00
Grounds	\$4,210.00	\$50,520.00
<b><u>Management</u></b>		
Management Fee	\$1,406.00	\$16,872.00
Payroll and Payroll Taxes	\$2,962.00	\$35,544.00
Office Expenses	\$567.00	\$6,804.00
<b><u>Insurance</u></b>	\$3,680.00	\$44,160.00
<b><u>Reserves</u></b>	\$4,223.00	\$50,676.00
<b><u>Taxes and Government Assessments</u></b>	\$100.00	\$1,200.00
<b><u>Professional Services - Legal</u></b>	\$20.00	\$240.00
<b><u>Audit and Tax Preparation</u></b>	\$120.00	\$1,440.00
<b><u>Amenities</u></b>	\$410.00	\$4,920.00
<b>TOTAL</b>	<b><u>\$24,978.00</u></b>	<b><u>\$299,736.00</u></b>

I, Steve Pearmain, as agent and employed by CERTIFIED MANAGEMENT, INC., the condominium managing agent or the developer, for the condominium project Terraces at Launani Valley, hereby certify that the above estimates of the initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

  
\_\_\_\_\_  
Steve Pearmain, Senior Community Association Manager

5/23/95  
Date

EXHIBIT "J"  
TERRACES AT LAUNANI VALLEY  
Estimate of Initial Maintenance Fees  
and  
Maintenance Fee Disbursements

Estimate of Initial Maintenance Fees

<u>APARTMENT</u>	<u>MONTHLY FEE X 12 MONTHS</u>	<u>YEARLY TOTAL</u>
N1 (0.6316)	\$154.48	\$1,853.76
N2 (0.6316)	\$154.48	\$1,853.76
P1 (0.6305)	\$154.21	\$1,850.52
P2 (0.6305)	\$154.21	\$1,850.52
Q (0.7382)	\$180.55	\$2,166.60
R (0.7369)	\$180.23	\$2,162.76

The Real Estate Commission has not yet reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

[ ] Revised on \_\_\_\_\_

EXHIBIT "K"

SUMMARY OF SALES CONTRACT

Copies of the form of Condominium Reservation Agreement, Deposit Receipt and Sales Agreement ("Sales Contract") have been submitted to the Real Estate Commission and are available for inspection at the Seller's office. The following is a summary of some of the provisions of the Sales Contract. ALL BUYERS AND PROSPECTIVE BUYERS SHOULD CAREFULLY READ THE SALES CONTRACT IN FULL SINCE THIS SUMMARY IS NOT INTENDED TO BE A COMPLETE DESCRIPTION OF THE PROVISIONS THEREIN.

1. The Sales Contract does not become a binding contract until the Effective Date occurs. Until the Effective Date, the Sales Contract is only a reservation for the Apartment and is not legally binding on either Buyer or Seller. The Effective Date of the Sales Contract shall be the date on which all of the following conditions are fulfilled:

(a) The copy of the Final Public Report for the Project is mailed or otherwise delivered to the Buyer;

(b) Buyer has waived Buyer's right to terminate the agreement pursuant to Hawaii Revised Statutes, Section 514A-62, as amended; and

(c) The agreement has been accepted by Seller through execution of the agreement by Seller's officers or designated agents.

2. If the Apartment covered by a particular Sales Contract is an Owner-Occupant Designated Apartment, and Buyer has executed an affidavit stating Buyer's intent to become an owner-occupant of the Apartment, then Buyer agrees when signing the Sales Contract that Buyer will occupy the Apartment as Buyer's principal residence. Any such Buyer shall be required to reaffirm his or her intent to be an owner-occupant no earlier than the Buyer's receipt of the Final Public Report and no later than the Closing Date. Failure to sign the reaffirmation upon the reasonable request of Seller shall constitute a default under the Sales Contract by such Buyer and Seller shall have the remedies provided in the Sales Contract.

3. Seller makes no warranties regarding the Project, but any warranties given to Seller by the contractors retained by Seller will be passed through to Buyer upon closing. Seller will also assign to Buyer any unexpired manufacturer's or dealer's warranties covering any furnishings, fixtures, and appliances in the Apartment.

4. Buyer agrees that all payments required by the

Sales Contract will be deposited with Escrow and that all checks will be made payable to Escrow. Buyer also agrees that any money that Buyer deposits with Escrow may be deposited together with other buyers' money in a federally insured interest bearing account, and that Escrow may distribute the money in this account according to an Escrow Agreement between Seller and Escrow. Buyer also agrees that all the interest earned from the funds deposited by buyers will be credited to Seller.

In case Buyer is late in making payments to Escrow, the late payment will bear interest at the rate of one percent (1%) per month until paid.

5. All taxes, assessments, and charges of any kind assessable against the Apartment or the land of the Project will be prorated as of the Closing Date. This means that Buyer will have to pay Buyer's share of these taxes and assessments at the Closing Date. In addition, Buyer will be responsible for paying all closing costs in connection with the purchase of the Apartment, including all costs related to any mortgages, all notary fees, recording fees, escrow fees, title insurance, conveyance taxes and fees, and preparation of the Apartment Deed to Buyer.

6. In addition to all other funds due, Buyer must deposit with Escrow at Preclosing a nonrefundable "start-up" fee for the Condominium Association. This start-up fee is an initial contribution to the Association common expenses reserve. The minimum amount of the start-up fee will be equal to two (2) months of estimated assessments for common expenses. Also, Buyer must deposit with Escrow the amount of the Initiation Assessment required under the Declaration of Covenants, Conditions and Restrictions of the Launani Valley Community, which constitutes a non-refundable "start-up" fee for the Launani Valley Community Association. These amounts are separate from the purchase price and closing costs for the Apartment.

7. Buyer may not assign Buyer's rights under the Sales Contract without the prior written consent of Seller. Under no circumstances may Buyer assign Buyer's rights to the agreement after the Preclosing or the Closing Date. If Buyer attempts to assign the agreement without Seller's written consent, Buyer shall be in default under the Sales Contract.

8. The Seller may, at its option, preclose the sale of Apartments by requiring the Buyer to deliver all documents necessary for closing and certain funds to Escrow up to sixty (60) days prior to the closing date. Buyer will have ten (10) days notice of such preclosing. Buyer must deposit all funds other than the proceeds of Buyer's first mortgage loan or the balance of the purchase price for a cash sale with Escrow, including the advanced payment for a maintenance assessment fund.

Buyer must also sign all documents required for closing.

9. Buyer shall not be able to occupy the Apartment until the Closing Date for the sale of the Apartment. Seller or Escrow will notify Buyer of when the Closing Date will take place. Buyer will not be able to take occupancy until all payments required by the Sales Contract have been made. Keys will not be issued for the Apartment unless all payments have been made. If Buyer attempts to take occupancy of the Apartment prior to the Closing Date, then Buyer will be in default of the Sales Contract, and Seller has the right to remove Buyer from the Apartment using any lawful means.

10. Buyer agrees to accept an Apartment as suitable for occupancy even if there are defects or damage to the Apartment, as long as Seller promises to repair these defects within a reasonable time after Seller takes occupancy. If Buyer wrongfully refuses to take occupancy of a defective Apartment, Buyer may have to bear the cost of Seller's costs in any resulting legal action. Seller will notify Buyer that the Apartment is ready for inspection prior to occupancy. Buyer then has fifteen (15) days from the date Buyer receives notification to inspect the Apartment. If Buyer does not inspect the Apartment within this time, Seller may appoint an appropriate person to inspect the Apartment on Buyer's behalf and decide if it is acceptable.

11. The Seller reserves the right to change the Project and modify the condominium map and any other condominium documents for any reason up to the Effective Date of the agreement.

12. Seller will complete construction so that Buyer may occupy the Apartment within two (2) years of the Effective Date of the Sales Contract. However, this two (2) year period may be extended if construction is delayed by any matters beyond Seller's control.

13. By signing the Sales Contract, Buyer represents that Buyer is financially capable of paying the purchase price for the Apartment. Buyer also represents that any financial data he has given Seller is accurate. If Buyer does not notify Seller that Buyer's financial situation has changed as of the Closing Date, Seller will assume that the information Seller has is accurate. If the Seller discovers that any important financial data provided by Seller is not accurate and Buyer failed to notify Seller of this inaccuracy, Seller has the right to cancel the Sales Contract.

If Buyer intends to finance the purchase of an Apartment, Buyer must apply for financing within five (5) days of the Seller's acceptance of the Sales Contract. Buyer agrees to

do everything possible and/or necessary to successfully obtain a loan once applied for. Buyer agrees to immediately provide Seller with a copy of any loan commitment Buyer receives.

If Buyer tries to obtain financing but is unsuccessful in doing so within forty-five (45) days after application, Seller may notify Buyer that Seller is cancelling the Sales Contract. Upon cancellation in this manner, Buyer is entitled to a refund from Escrow of Buyer's money, without interest and minus any costs incurred by Seller, Escrow, or any lending institution in processing the Sales Contract or the Buyer's loan application(s).

If Buyer is making a cash purchase of an Apartment, Seller may require Buyer to provide proof that Buyer is financially capable of making all payments under the Sales Contract. If this proof is required, Buyer must provide it within ten (10) days after Seller accepts the Sales Contract. Seller has the option to terminate the Sales Contract if Seller determines that Buyer is unable to make the required payments. If the Sales Contract is cancelled in this manner, Buyer is entitled to a refund from Escrow of Buyer's money, without interest and less an escrow cancellation fee and any other escrow charges incurred by Seller. Seller will give Buyer notice of any such cancellation.

14. As long as the Sales Contract is only a reservation, it may be terminated for any reason and at any time at the option of either Buyer or Seller, by giving written notice of termination to the other party. In the event of a termination, the Seller will instruct Escrow to refund all payments previously made by Buyer, without interest. Additionally, if the Buyer is terminating the Sales Contract pursuant to Hawaii Revised Statutes, Section 514A-63, as amended, then Escrow shall deduct an escrow cancellation fee and all costs incurred by Seller, escrow, or any lending institution in processing the Sales Contract or loan application.

15. If Buyer defaults, Seller may cancel the Sales Contract by notifying Buyer in writing. If the cancellation occurs after the Effective Date of the Sales Contract, the Seller may keep any amounts paid by Buyer thus far as compensation for Seller's damages. In addition, Seller may also pursue any other appropriate means in order to be compensated for damages incurred by Buyer's default.

If Seller defaults after the Effective Date of the Sales Contract, Buyer is entitled to cancel the Sales Contract and have all of Buyer's money refunded, if the Buyer cannot legally cause the Seller to fulfill Seller's obligations.

If, after the Closing Date for the sale of an Apartment, Buyer claims that Seller has violated certain federal

or state securities or disclosure laws, Buyer may cancel the Sales Contract and is entitled to a refund from Escrow of all money Buyer paid to Escrow, together with a statutory rate of interest. Buyer may not recover what is considered the reasonable amount expended for use of the Apartment from Seller. Cancellation as described above will be Buyer's only remedy for violations of this nature.

17. If less than seventy-five (75) Apartments have been sold as of July 1, 1996, Seller has the option to cancel the Sales Contract. If Seller cancels the Sales Contract, Buyer will be entitled to a refund of any money Buyer has deposited with Escrow, without interest and minus an escrow cancellation fee. When Buyer has received this refund, Buyer and Seller will no longer have any obligations under the Sales Contract.

18. The Seller has the option to cancel the Sales Contract if unanticipated delays in construction cause the cost of development to increase to the point where the Project is no longer economically feasible for the Seller. In this case, Seller may cancel the Sales Contract and refund Buyer's money in the same way as for a cancellation due to lack of sales described above. However, Seller will offer Buyer a new Sales Contract for the same Apartment at the increased sales price. This offer will be mailed to Buyer, who has fifteen (15) days from the date when Seller mails the new Sales Contract to accept. If Buyer does not accept within the fifteen (15) day period, then Seller may offer the Apartment to another buyer at the increased sales price.

19. By entering into the Sales Contract, Buyer acknowledges that Buyer has never received any information of representations from Seller or any of Seller's agents regarding rental income from the Apartment or other economic or tax benefits that Buyer may receive from ownership of the Apartment. The Buyer further agrees that he or she will not participate in any rental pool for the renting of the Apartment. Buyer may be required to sign documents which satisfy the Seller that no such representations have been made.

20. The Seller may have made one or more construction loans to finance construction of the Project. Any rights which a Buyer may possess under a Sales Contract for one of the Apartments in the Project are subject to and subordinate to the rights of the lender(s) of these construction loans.

21. Buyer acknowledges that the Project is located within the vicinity of Wheeler Army Airfield and may be subject to noise, vibrations, nuisances, disturbances or other hazards to persons or property caused by military and airfield operations at Wheeler Army Airfield. These operations are not subject to regulation by Seller, the City and County of Honolulu (the "City") or the State of Hawaii (the "State"). Buyer

acknowledges that the noise level at the Project caused by these military and airfield operations may exceed government noise level standards and that there are some individuals for whom these noise levels are not acceptable. Buyer agrees to assume the risks of impairment to Buyer's use and enjoyment of the Apartment, loss of market value and injury or damage caused by the military and airfield operations, except for violations of law, gross negligence or willful misconduct, and agrees to indemnify, hold harmless and defend Seller, the City and the State from all claims by Buyer, damages, and costs arising from such operations. Buyer also releases and agrees not to file any claim or lawsuit against the Seller, the City or the State related to the military and airfield operations at Wheeler Army Airfield including but not limited to claims for costs or damages resulting from aircraft noise and/or vibration.

END OF EXHIBIT "K"

EXHIBIT "L"

SUMMARY OF ESCROW AGREEMENT

A copy of the Escrow Agreement between the Developer and Title Guaranty Escrow Services, Inc. ("Escrow"), has been submitted to the Real Estate Commission and is available for inspection at the Developer's office. The following is a summary of some of the provisions of the Escrow Agreement.

NOTE: ALL BUYERS AND PROSPECTIVE BUYERS SHOULD READ THE ESCROW AGREEMENT AND ALL AMENDMENTS IN FULL AS THIS SUMMARY DOES NOT CONTAIN A COMPLETE DESCRIPTION OF ALL PROVISIONS IN THE ESCROW AGREEMENT. THIS SUMMARY IS INTENDED ONLY TO GIVE A BRIEF DESCRIPTION OF SOME OF THE ITEMS CONTAINED IN THE ESCROW AGREEMENT, AND DOES NOT ALTER OR AMEND THE ESCROW AGREEMENT IN ANY MANNER.

1. A signed copy of each sales contract for an Apartment in the Project must be given to Escrow.

2. All purchasers who are to be owner-occupants as defined in Section 514A-103, Hawaii Revised Statutes, must submit an affidavit to Escrow affirming their owner-occupant status. The affidavit setting forth the purchasers' intent to be owner-occupants must be reaffirmed no earlier than their receipt of the final public report but no later than the closing of escrow for the Apartment and all prospective owner-occupants must submit the reaffirmed affidavit and proof of receipt of the final public report to Escrow.

3. All money received by the Developer from buyers under sales contracts for apartments in the Project must be given to Escrow. Escrow, in accordance with written instructions from the Developer, shall deposit all money so received in accounts at a federally insured bank, savings and loan association or other financial institution which pays interest on deposits. Any interest earned on funds deposited into Escrow will accrue to the credit of the Developer unless otherwise provided.

4. Escrow may not make any disbursements of funds until certain conditions, including the issuance of a Final Public Report of the Project by the Real Estate Commission, have been met.

5. Under certain conditions, a buyer shall be entitled to a refund. Escrow shall pay this refund to the buyer without interest less a reasonable escrow cancellation fee. However, no escrow cancellation fee will be deducted from refunds to individuals on the Developer's owner-occupant reservation list to whom no Sales Contract was ever offered.

6. If a buyer fails to claim a refund for a cancelled sales contract, Escrow shall deposit the refund in a special account in a bank or other depository selected by Escrow, in the name of the Developer as trustee for the benefit of the buyer. Escrow will then attempt to notify the buyer about the refund.

7. If a buyer is to make a payment under a sales contract directly to Escrow, Escrow shall promptly give the buyer notice of the amount and due date of the payment. If the buyer fails to make a payment to Escrow in a timely manner, Escrow will notify Developer. If the Developer subsequently notifies Escrow in writing that Developer has terminated the sales contract and provides Escrow with copies of all notices of termination sent to the buyer, Escrow will then treat any funds the buyer has already paid as though they belong to the Developer. Upon written request by the Developer, Escrow will pay all such sums to Developer minus any escrow cancellation fee.

END OF EXHIBIT "L"

EXHIBIT "M"

TERMS AND CONDITIONS OF  
THE TERRACES AT LAUNANI VALLEY  
WORRY FREE HOME OWNERSHIP PROGRAM

The Worry Free Home Ownership Program (the "Program") offered by the Developer is subject to the following terms and conditions:

1. Only individuals who have closed the purchase of one of the apartments in the Project shall be eligible for the Program. Corporations, partnerships, trusts or any other entities are not eligible for the Program.

2. Only owner-occupant purchasers are eligible for the Program. The Buyer must occupy the apartment as the Buyer's principal residence. The Buyer's rights under the Program are non-assignable and cannot be transferred to any other person.

3. Only one person from any apartment shall be eligible for the Program. In the event there is more than one Buyer, the person with the higher or highest annual salary shall be eligible for the Program.

4. The Program covers only the principal and interest payments on the Buyer's first mortgage loan which the Buyer obtained to purchase the Apartment (the "Loan"). The Program does not cover any real property taxes, assessments, and maintenance fees for the Apartment or mortgage insurance for the Loan.

5. The Buyer shall be eligible for the Program for one (1) year after the closing of the purchase of the Apartment. If the Buyer qualifies for payments under the Program, the Developer will make the principal and interest payments on the Loan, but in no event will the Developer make more than six (6) payments on the Loan.

6. At the time the Buyer closes the purchase of the Apartment, the Buyer must be employed full time and not have received any notice from the Buyer's employer that the Buyer's employment will be terminated. Persons who are self-employed (including but not limited to persons who are shareholders of a closely held corporation) or only employed part-time are not eligible for the Program.

7. If the Buyer wishes to be eligible for the Program, the Buyer must sign and give to the Developer, on the date of the closing of the purchase of the Apartment, an affidavit stating that the Buyer is bonafide employed full time, the name, address and telephone number of the Buyer's employer, and that the Buyer has not received any notice that the Buyer's employment will be terminated.

8. To be eligible for payments under the Program, the Buyer must be "laid off" or have otherwise lost the Buyer's job due to the employer's economic or other business decision and not because of any action or failure to act by the Buyer or any other reason within the Buyer's control. The Program does not apply if the Buyer leaves the Buyer's job voluntarily or if the Buyer loses the Buyer's job for cause.

9. To receive payments under the Program, the Buyer must provide the Developer with the Buyer's signed affidavit stating that (a) the Buyer is qualified to participate in the Program, (b) the date on which the Buyer lost the Buyer's job, (c) that the Buyer became unemployed due to the employer's economic or other business decision and not through any fault of the Buyer's, (d) the amount of the principal and interest payments under the Loan, (e) the name and address of the lender under the Loan, (f) the loan number for the Loan, (g) the date the next mortgage payment is due and the date late charges are assessed, and (y) that the Buyer has and will continue to make a good faith effort to find other full time employment. The affidavit must be accompanied by a written statement from the Buyer's employer verifying that the Buyer has lost the Buyer's job due to the employer's economic or other business decision and not because of any fault of the Buyer.

10. The Developer will make the principal and interest payments on the Loan directly to the Buyer or the lender, commencing with the monthly payment next due after the Developer's receipt of the Buyer's affidavit and the written statement from the Buyer's employer. The Developer will endeavor to make any payments before the date late charges are incurred, but shall not be responsible to the Buyer or the Buyer's lender for any late charges that may be imposed.

11. If the Buyer finds other employment, the Buyer must immediately notify the Developer of that fact and must resume making the monthly principal and interest payments on the Loan, commencing with the next payment which is due following the date the Buyer finds other employment. After the

Developer receives notice that the Buyer has found other employment, the Developer will not make any further payments on the Loan. The Buyer shall provide to the Developer such further affidavits and other documentation that the Developer deems necessary to verify the Buyer's good faith effort to find other employment and that the Buyer has not found other employment.

12. If it is determined that any statements made in any of the Buyer's affidavits provided to the Developer in connection with the Program are false, the Developer may immediately stop making any payments under the Program without any responsibility or liability to the Buyer or the Buyer's lender.

13. The Program is subject to all applicable laws.

14. The Buyer is responsible for any taxes which may be due on any payments the Buyer receives under the Program. The Buyer should consult the Buyer's attorney, accountant or tax advisor for appropriate advice on tax matters.

END OF EXHIBIT "M"