

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer: Ho'olu Landing LLC
Address: 220 South King Street, Suite 2170, Honolulu, Hawaii 96813
Project Name (*): Ho'olu Landing at Makakilo
Address: Palahia Street, Makakilo, Hawaii 96707
Registration No. 5519

Effective date: March 8, 2005
Expiration date: August 30, 2005

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: (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report.
CONTINGENT FINAL: (green) The developer has legally created a condominium and has filed information with the Commission for this report which EXPIRES NINE (9) MONTHS after the above effective date.
FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
X SUPPLEMENTARY: (pink) This report updates information contained in the: Preliminary Public Report dated: Contingent Final Public Report dated: November 30, 2004, for Registration No. 5519
And: Must be read together with Contingent Final Public Report for Registration No. 5519, which has an effective date of November 30, 2004 and an expiration date of August 30, 2005

(*) Exactly as named in the Declaration
This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

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) Pursuant to rights reserved to it in the Declaration, the Developer has, by the Amendment to Declaration of Condominium Property Regime of Ho'olu Landing at Makakilo dated February 18, 2005 and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 323441, made the following changes to the Description of Buildings and Residences, attached to the Declaration as Exhibits B-1 and C and attached to the Contingent Public Report as Exhibits B-1 and C.

Square footages of each of the Model Types A through E were revised. Unit 26 was changed from a Model B type to a Model D type. Decks and lanais were added to Units 41 and 43 (Model Type D) and to Units 40 and 42 (Model Type E).

SEE SUBSTITUTE EXHIBIT B-1 - DESCRIPTION OF BUILDINGS AND RESIDENCES, AND SUBSTITUTE EXHIBIT C – COMMON INTERESTS FOR INCREMENTS 1, 2, 3 AND 4, BOTH ATTACHED TO THIS REPORT.

- (2) Pursuant to rights reserved to it in the Declaration, the Developer has, by the Amendment to Condominium Map For Ho'olu Landing at Makakilo dated February 18, 2005 and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 323442, made the following changes to the Condominium Map:

Pages CPR-T1.0, CPR-A0.1, CPR-A0.2, CPR-A0.3, CPR-A1.0, CPR-A1.1, CPR-A1.2, CPR-A2.0, CPR-A2.1, CPR-A2.2, CPR-A3.0, CPR-A3.1, CPR-A3.2, CPR-A3.3, CPR-A3.4, CPR-A4.0, CPR-A4.1, CPR-A5.0, and CPR-A5.1 were substituted, reflecting changes to the square footages of Model Types A through E, and the addition of decks and lanais to Units 41 and 43 (Model Type D) and Units 40 and 42 (Model Type E).

**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. 3190774

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

Amendment to Declaration of Condominium Property Regime of Ho'olu Landing at Makakilo dated February 18, 2005 and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 323441.

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. 1681

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

Amendment to Condominium Map For Ho'olu Landing at Makakilo dated February 18, 2005 and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 323442.

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. 3190775

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

NONE

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: Reasonable number of common household pets, such as small dogs, cats, aquarium fish and bird. No livestock or poultry and no animals classified as "pests" or prohibited from importation under state statutes.

Number of Occupants: No more than 2 persons per bedroom, not including children under 5 years old; no more than 3 persons per bedroom, including children under 5 years old; and otherwise only in accordance with any limitations imposed by state or municipal laws or ordinance.

Other: Residences shall be used for residential purposes only; no "time-sharing" permitted.

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: 0 Trash Chutes: 0

Apt. Type	Quantity	BR/Bath	Net Living Area (sf) *	Patio (sf)*	Entry (sf)	Rear Storage	Garage (sf)
A/AR	10	3/2	1,471		91		384
B/BR	14	3/2 1/2	1,721	77	77		400
C/CR	10	3/2	1,723		114		372
D**	8	3/2 1/2	1,848		98		386
E***	5	3/2	1,718		95		372

Total Number of Apartments: 47

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

**Units 38, 39, 41 and 43 which are "D" type Residences, each have a net living area of approximately 1,839 square feet, with an entry area of 98 square feet and lanai area of approximately 159 square feet and deck area of approximately 159 square feet and a garage area of approximately 386 square feet.

*** Units 40 and 42, which are "E" type Residences, each have a net living area of approximately 1,709 square feet, with an entry area of 95 square feet and lanai area of approximately 176 square feet and deck area of approximately 176 square feet and a garage area of approximately 372 square feet.

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.

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

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

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

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued 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, if any.
- 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 of the Palehua Community dated January 14, 1977, recorded as Land Court Document No. 801577, as amended.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107) are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov
Website to access unofficial copy of laws: www.hawaii.gov/dcca/hrs
Website to access rules: www.hawaii.gov/dcca/har

This Public Report is a part of Registration No. 5519 filed with the Real Estate Commission on November 10, 2004

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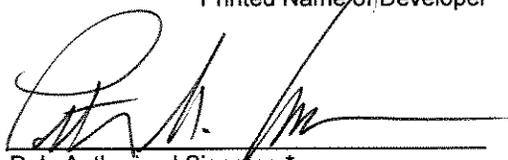
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- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A-1.6]. (the developer is required to make this declaration for issuance of an effective date for a final public report.)
- E. 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 developers knowledge, information and belief, true, correct and complete.

Ho'olu Landing LLC a Hawaii limited liability company

Printed Name of Developer

By:


Duly Authorized Signatory*

Feb. 23, 2005
Date

Peter Aiello, President of Aiello Development Group, LLC, a Nevada limited liability company, Manager of Ho'olu Landing LLC.

Print Name and Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

****Must be signed for a: corporation by an officer; partnership or Limited Liability Partnership(LLP) by the general partner; Limited Liability Company(LLC) by the manager or member; and for an individual by the individual.***

EXHIBIT "B-1"

DESCRIPTION OF BUILDINGS AND RESIDENCES

The Community shall contain 47 single-family attached and unattached Residences. All of the Residences have a two-car enclosed garage. None of the Residences have a basement. The Residences shall be constructed principally of metal, wood, glass and related building materials.

There shall be 5 different model types in the Community, designated as Model Types A/AR, B/BR, C/CR, D and E. Each of the models include, without limitation, all components, roof, exterior walls and the foundation. Model Types A/AR and C/CR are attached or duplex Residences. Model Types B/BR, D, and E are unattached Residences. Model Types A/AR, B/BR and C/CR have reverse floor model plans. A description of each model type is as follows:

Model Type A/AR

Model Type A/AR is a two-story Residence containing 3 bedrooms, 2 bathrooms, living/dining room, kitchen, utility room, entry patio, rear patio, rear storage room and other improvements as shown on the Condominium Map. This Model Type contains a net living area of approximately 1,471 square feet, entry area of approximately 91 square feet, and two-car garage area of approximately 384 square feet. There are 10 Model Type A/AR Residences in the Community.

Model Type B/BR

Model Type B/BR is a three-story Residence containing 3 bedrooms, 2 and one-half bathrooms, living/dining room, family room, kitchen, study, utility room, entry area, rear patio, rear storage room, and other improvements as shown on the Condominium Map. This Model Type contains a net living area of approximately 1,721 square feet, entry area of approximately 77 square feet, rear patio of approximately 77 square feet, and two-car garage area of approximately 400 square feet. There are 14 Model Type B/BR Residences in the Community.

Model Type C/CR

Model Type C/CR is a two-story Residence containing 3 bedrooms, 2 bathrooms, living/dining room, family room, kitchen, utility room, entry patio, rear patio, storage room, and other improvements as shown on the Condominium Map. This Model Type contains a net living area of approximately 1,723 square feet, entry area of approximately 114 square feet, and two-car garage area of approximately 372 square feet. There are 10 Model Type C/CR Residences in the Community.

Model Type D

Model Type D is a two-story Residence containing 3 bedrooms, 2 and one-half bathrooms, living/dining room, family room, kitchen, utility room, entry patio, rear patio, rear storage room, and other improvements as shown on the Condominium Map. Units 38, 39, 41 and 43 have a ground floor deck and a lanai on the lower floor. This Model Type (with exception of Units 38, 39, 41 and 43) contains a net living area of approximately 1,848 square feet, entry area of approximately 98 square feet, and two-car garage area of approximately 386 square feet. Units 38, 39, 41 and 43 contain a net living area of approximately 1,839 square

feet, an entry area of approximately 98 square feet, lanai of approximately 159 square feet, deck of approximately 159 square feet, and two-car garage area of approximately 386 square feet. There are 8 Model Type D Residences in the Community.

Model Type E

Model Type E is a two-story Residence containing 3 bedrooms, 2 bathrooms, living/dining room, family room, kitchen, utility room, entry patio, rear patio, rear storage room, and other improvements as shown on the Condominium Map. Units 40 and 42 have a ground floor deck and a lanai on the lower floor. This Model Type (with exception of Units 40 and 42) contains a net living area of approximately 1,718 square feet, entry area of approximately 95 square feet, and two-car garage area of approximately 372 square feet. Units 40 and 42 contain a net living area of approximately 1,709 square feet, entry area of approximately 95 square feet, lanai of approximately 176 square feet, deck of approximately 176 square feet, and two-car garage area of approximately 372 square feet. There are 5 Model Type E Residences in the Community.

END OF EXHIBIT B-1

EXHIBIT "C"

COMMON INTERESTS FOR INCREMENTS 1, 2, 3, and 4*

(assuming all increments are constructed)

Model Type	Residence/(Unit) Number	Undivided Common Interest of Each Unit
A/AR (10 Units)	27, 28, 29, 30, 31, 32, 33, 34, 35, 36	1/47
B/BR (14 Units)	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 37	1/47
C/CR (10 Units)	15, 16, 17, 18, 19, 20, 21, 22, 23, 24	1/47
D (8 units)	25, 26, 38, 39, 41, 43, 45, 47	1/47
E (5 units)	14, 40, 42, 44, 46	1/47

* The Developer contemplates that the development shall proceed in four increments. The Developer may alter the number of Residences within an Increment (by increasing or decreasing the number of Residences within an Increment) or construct the Community in one (1) or more Increments in Developer's discretion. Increment 1 shall consist of 13 Residences, Increment 2 shall consist of 12 Residences, Increment 3 shall consist of 12 Residences and Increment 4 shall consist of 10 Residences.

END OF EXHIBIT "C"