

**DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

CONDOMINIUM PROJECT NAME	HAUULA HIDEAWAY
Project Address	54-055 Waikulama St. Hauula, Oahu, Hawaii 96717
Registration Number	7427 (Conversion)
Effective Date of Report	March 24, 2014
Developer(s)	REUTER MP LLC a Hawaii limited liability company

Preparation of this Report

The Developer prepared this report to disclose relevant information, including "material facts", that are reasonably known to the Developer about the condominium project covered by this report. This report has been prepared pursuant to the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, as amended from time to time. The law defines "material facts" to mean "any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale."

This report has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts or all pertinent changes, or both, about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

This report may be used by the Developer for promotional purposes only if it is used in its entirety. No person shall advertise or represent that the Commission has approved or recommended the project, this report or any of the documents submitted with Developer's application for registration of this project.

This report will be amended if, after the effective date of this report, any changes, either material or pertinent changes, or both, occur regarding the information contained in or omitted from this report. In that case, the Developer is required to submit immediately to the Commission an amendment to this report or an amended Developer's Public Report, clearly reflecting the changes, including any omitted material facts, together with such supporting information as may be required by the Commission. In addition, the Developer may choose at any time to change or update the information in this report. Annually, at least thirty days prior to the anniversary date of the Effective Date of this report, the Developer shall file an annual report to update the material contained in this report. If there are no changes, the Developer is required to state that there are no changes. The Developer's obligation to amend this report or to file annual reports ends when the initial sales of all units in the project have been completed.

Purchasers are encouraged to read this report carefully and to seek professional advice before signing a sales contract for the purchase of a unit in the project.

Signing a sales contract may legally bind a purchaser to purchase a unit in the project, though a purchaser may have rights to cancel or rescind a sales contract under particular circumstances that may arise.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

SPECIAL ATTENTION

[Use this page for special or significant matters which should be brought to the purchaser's attention and that are not covered elsewhere in this report.]

THIS IS A CONDOMINIUM PROJECT, NOT A SUBDIVISION. THERE ARE COUNTY RESTRICTIONS ON THE NUMBER OF DWELLINGS, OR OTHER STRUCTURES, WHICH MAY BE BUILT UPON THE PROPERTY. THEREFORE, UNLESS THE PURCHASER IS PURCHASING THE UNIT WITH THE EXISTING DWELLING, THERE IS NO ASSURANCE THAT THE PURCHASER WILL BE ABLE TO BUILD A DWELLING UNIT ON THE PROPERTY. THERE ALSO IS NO ASSURANCE THAT THE PURCHASER WILL BE ABLE TO CONVERT AN EXISTING NON-RESIDENTIAL STRUCTURE TO RESIDENTIAL USE. THE PURCHASER SHOULD CONSULT WITH THE APPROPRIATE RESIDENTIAL AGENCIES TO DETERMINE WHETHER THE PURCHASER MAY BUILD A DWELLING UNIT, OR ANY OTHER TYPE OF STRUCTURE, UPON THE PROPERTY.

1. Issuance of an effective date for this Public Report does not constitute an approval of the project by the Real Estate Commission or other agency, nor does it imply that all County codes, ordinances or other requirements have been complied with.
2. This project does not involve the sale of individual subdivided lots. The land area beneath and immediately adjacent to each unit, as shown on the Condominium Map, is designated as a limited common element for that unit and does not represent a legally subdivided lot. The dotted lines on the Condominium Map merely represent the location of the limited common element assigned to each unit.
3. Facilities and improvements normally associated with County approved subdivisions, such as fire protection devices, County street lighting, electricity, upgraded water facilities, improved access for owner and emergency traffic, drainage facilities, etc., may not necessarily be provided for and services such as County street maintenance and trash collection may not be available for interior roads and driveways.
4. Developer represents that this Project is entitled to a maximum of 8 dwelling units. Currently Units 1, 2, and 8 are spatial units, which are defined as a unit under the Condominium Act. These units are not entitled to the construction of a residential structure because Units 5, 6 and 7 each contain a two-family dwelling and have taken two dwelling rights each. Developer is remodeling the two-family dwellings to convert each into a single family dwelling and to reallocate the remaining three dwelling entitlements to Units 1, 2, and 8. This remodeling is being done at the Developer's expense using the Developer funds (\$298,710) and it is anticipated that this remodeling with appropriate permits will be completed by August of 2014.
5. As to the single family detached dwellings on Units 3 and 4, according to a letter, which is attached as Exhibit F to this public report, the Department of Planning and Permitting for the City and County of Honolulu was unable to locate building permits. Relocation permits were issued for these dwellings in 1969 and expired in 1970. Developer is remodeling these units using Developer's funds (\$226,240) and it is anticipated that this remodeling with appropriate permits will be completed by August of 2014.
6. Impasse/Dispute Resolution. The Project's association of unit owners and the Board of Directors are responsible for the management of the Project as provided in the declaration and Bylaws. The Project's Bylaws provide for a Board composed of two directors. Section 7.2 of the Bylaws specifies, among other things, that if deadlocks cannot be resolved, there will be recourse to mediation or arbitration which can be costly and time consuming and impair the efficient management of the Project.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

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General Information On Condominiums

A condominium is a special form of ownership of real property. To create a condominium in Hawaii after July 1, 2006, the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, must be followed. 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 and/or the building(s) and other improvements are leased to the purchaser. The lease for the land usually requires that at the end of the lease term, the lessees (unit owners) deliver their interest in the land to the lessor (fee property owner).

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

You will be entitled to exclusive ownership and possession of your unit. Subject to the documents governing them, condominium units may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift or operation of law.

Your unit will, however, be part of the group of units that comprise the condominium project. Study the project's Declaration of Condominium Property Regime, Bylaws of the Association of Unit Owners, Condominium Map and House Rules, if any, which are being concurrently delivered to you with this report. These documents contain important information on the use and occupancy of the units and the common elements of the project, as well as the rules and regulations of conduct for unit owners, tenants and guests.

Operation of the Condominium Project

The Association of Unit Owners is the entity through which unit owners may take action with regard to the administration, management and operation of the condominium project. Each unit 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 a unit owner. The Board and officers can take certain actions without the vote of the unit owners. For example, the Board may hire and fire employees, increase or decrease maintenance fees, adopt budgets for revenues, expenses and reserves and regulate the use, maintenance, repair and replacement of common elements. Some of these actions may significantly impact the unit owners.

Until there is a sufficient number of purchasers of units to elect a majority of the Board, it is likely at first 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 purchasers should understand that it is important to all unit owners that the transition of control from the Developer to the unit owners be accomplished in an orderly manner and in a spirit of cooperation.

1. THE CONDOMINIUM PROJECT

1.1 The Underlying Land

Fee Simple or Leasehold Project	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (attach Leasehold Exhibit)
Developer is the Fee Owner	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fee Owner's Name if Developer is not the Fee Owner	N/A
Address of Project	54-055 Waikulama St. Hauula, Hawaii 96717
Address of Project is expected to change because	each unit is entitled to a separate address
Tax Map Key (TMK)	(1) 5-4-106-018
Tax Map Key is expected to change because	each unit is entitled to a separate tax map key number
Land Area	10.13 acres
Developer's right to acquire the Property if Developer is not the Fee Owner (describe)	N/A

1.2 Buildings and Other Improvements

Number of Buildings	5
Floors Per Building	1
Number of New Building(s)	0
Number of Converted Building(s)	5
Principle Construction Materials (concrete, wood, hollow tile, steel, glass, etc.)	wood and concrete

1.3 Unit Types and Sizes of Units

Unit Type	Quantity	BR/Bath	Net Living Area	Net Other Areas	Other Areas (lanai, garage, etc)	Total Area
Unit 1	1	0/0	0	64 cu ft	spatial unit	64 cu ft
Unit 2	1	0/0	0	64 cu ft	spatial unit	64 cu ft
Unit 3	1	3/1	1,034 sq ft	0		1034 sq ft
Unit 4	1	4/2	1,523 sq ft	0		1523 sq ft
Unit 5	1	2/2	1,142 sq ft	0		1142 sq ft
Unit 6	1	2/2	1,169 sq ft	0		1169 sq ft
Unit 7	1	2/2	1,142 sq ft	0		1142 sq ft
Unit 8	1	0/0	0	64 cu ft	spatial unit	64 cu ft
See Exhibit <u> B </u>						

8	Total Number of Units
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Note: Net Living Area is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. Other documents and maps may give floor area figures that differ from those above because a different method of determining floor area may have been used.

1.4 Parking Stalls

Total Parking Stall in the Project:	16
Number of Guest Stalls in the Project:	0
Number of Parking Stalls Assigned to Each Unit:	2
Attach Exhibit A* specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open).	
If the Developer has reserved any rights to assign or re-assign parking stalls, describe such rights. N/A	
* There is ample space on each unit's limited common element for the parking of at least 2 vehicles.	

1.5 Boundaries of the Units

Boundaries of the unit: The boundaries of the units are the outer surface of each building or spatial unit on the specific limited common element areas set aside in the Project.
--

1.6 Permitted Alterations to the Units

Permitted alterations to the unit (if the unit is defined as a non-physical or spatial portion of the project, also describe what can be built within such portion of the project): Individual unit owners may remodel, expand or otherwise alter their unit, provided same is permitted by and done in complete accordance with all applicable ordinances, codes, rules regulations or other requirements in force at the time of said construction.
--

1.7 Common Interest

<u>Common Interest</u> : Each unit will have a percentage interest in the common elements appurtenant to each unit. This interest is called the "common interest". It is used to determine each unit'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 unit owners. The common interest for each unit in this project, as described in Declaration, is:
Described in Exhibit B _____ .
As follows: Units 1-8: 12.5% each

1.8 Recreational and Other Common Facilities (Check if applicable):

<input type="checkbox"/>	Swimming pool
<input type="checkbox"/>	Laundry Area
<input type="checkbox"/>	Storage Area
<input type="checkbox"/>	Tennis Court
<input type="checkbox"/>	Recreation Area
<input type="checkbox"/>	Trash Chute/Enclosure(s)
<input type="checkbox"/>	Exercise Room
<input type="checkbox"/>	Security Gate
<input type="checkbox"/>	Playground
<input type="checkbox"/>	Other (describe):

1.9 Common Elements

Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designated as limited common elements (see Section 1.10 below) may be used only by those units to which they are assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration, are set forth below.

Described in Exhibit C _____

Described as follows:

Common Element	Number
Elevators	0
Stairways	0
Trash Chutes	0

1.10 Limited Common Elements

Limited Common Elements: A limited common element is a portion of the common elements that is reserved for the exclusive use of one or more but fewer than all units in the project.

Described in Exhibit C _____

Described as follows:

Unit 1	182,236 sq ft
Unit 2	79,941 sq ft
Unit 3	74,548 sq ft
Unit 4	20,290 sq ft
Unit 5	8,728 sq ft
Unit 6	4,069 sq ft
Unit 7	9,255 sq ft
Unit 8	45,396 sq ft

1.11 Special Use Restrictions

The Declaration and Bylaws may contain restrictions on the use and occupancy of the units. Restrictions for this project include, but are not limited to, those described below.

<input type="checkbox"/>	Pets:
<input type="checkbox"/>	Number of Occupants:
<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	There are no special use restrictions.

1.12 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 a unit in the project. Encumbrances shown may include blanket liens which will be released prior to conveyance of a unit (see Section 5.3 on Blanket Liens).

Exhibit D describes the encumbrances against title contained in the title report described below.

Date of the title report: August 15, 2013

Company that issued the title report: Title Guaranty of Hawaii, Inc.

1.13 Uses Permitted by Zoning and Zoning Compliance Matters

Uses Permitted by Zoning				
	Type of Use	No. of Units	Use Permitted by Zoning	Zoning
<input checked="" type="checkbox"/>	Residential	5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Country
<input type="checkbox"/>	Commercial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Mix Residential/Commercial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Hotel		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Timeshare		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Ohana		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Industrial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Agricultural		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Recreational		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input checked="" type="checkbox"/>	Other (Specify): spatial units	3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Country
Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Variances to zoning code have been granted.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Describe any variances that have been granted to zoning code			N/A	

1.14 Other Zoning Compliance Matters

Conforming/Non-Conforming Uses, Structures and Lots			
<p>In general, a non-conforming use, structure or lot is a use, structure or lot that was lawful at one time but that does not now conform to present zoning requirements. Under present zoning requirements, limitations may apply to extending, enlarging or continuing the non-conformity and to altering and repairing non-conforming structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.</p> <p>If a variance has been granted or if uses, structures or lots are either non-conforming or illegal, the purchaser should consult with county zoning authorities as to possible limitations that may apply in situations such as those described above.</p> <p>A purchaser may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure or lot.</p>			
	Conforming	Non-Conforming	Illegal
Uses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structures	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>If a non-conforming use, structure or lot exists in this project, this is what will happen under existing laws or codes if the structure is damaged or destroyed:</p> <p>The single family dwellings on Units 3 and 4 are conforming structures and uses, However, the two-family dwellings on Units 5, 6 & 7 are currently legal non-conforming structures and uses. See Disclosure on pg 19.</p>			

1.15 Conversions

<p>Developer's statements regarding units that may be occupied for residential use and that have been in existence for five years or more.</p>	<p><input checked="" type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable</p>						
<p>Developer's statement, based upon a report prepared by a Hawaii-licensed architect or engineer, describing the present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the units:</p> <p>Pursuant to the Architect's Condition Report attached hereto as Exhibit E, the structural components and mechanical and electrical installations appear to be in sound condition.</p>							
<p>Developer's statement of the expected useful life of each item reported above:</p> <p>The Developer is not making a representation as to the useful life of the residential structures on Units 3, 4, 5, 6, or 7.</p>							
<p>List of any outstanding notices of uncured violations of any building code or other county regulations:</p> <p>See the Disclosure on page 19 and County letter attached hereto as Exhibit F.</p>							
<p>Estimated cost of curing any violations described above:</p> <table data-bbox="224 1024 998 1087"> <tr> <td>Unit 3 - \$93,100</td> <td>Unit 5 - \$100,590</td> <td>Unit 7 - \$99,400</td> </tr> <tr> <td>Unit 4 - \$133,140</td> <td>Unit 6 - \$ 98,720</td> <td></td> </tr> </table>		Unit 3 - \$93,100	Unit 5 - \$100,590	Unit 7 - \$99,400	Unit 4 - \$133,140	Unit 6 - \$ 98,720	
Unit 3 - \$93,100	Unit 5 - \$100,590	Unit 7 - \$99,400					
Unit 4 - \$133,140	Unit 6 - \$ 98,720						

<p>Verified Statement from a County Official</p>	
<p>Regarding any converted structures in the project, attached as Exhibit <u>F</u> is a verified statement signed by an appropriate county official which states that either:</p> <p>(A) The structures are in compliance with all zoning and building ordinances and codes applicable to the project at the time it was built, and specifying, if applicable:</p> <ul style="list-style-type: none"> (i) Any variances or other permits that have been granted to achieve compliance; (ii) Whether the project contains any legal non-conforming uses or structures as a result of the adoption or amendment of any ordinances or codes; and (iii) Any violations of current zoning or building ordinances or codes and the conditions required to bring the structure into compliance; <p style="text-align: center;">or</p> <p>(B) Based on the available information, the county official cannot make a determination with respect to the foregoing matters in (A) above.</p>	
<p>Other disclosures and information:</p>	

1.16 Project In Agricultural District

<p>Is the project in an agricultural district as designated by the land use laws of the State of Hawaii? If answer is "Yes", provide information below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable state and county land use laws? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the answer is "No", provide explanation.</p>	
<p>Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable county real property tax laws? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the answer is "No", provide explanation and state whether there are any penalties for noncompliance.</p>	
<p>Other disclosures and information:</p>	

1.17 Project with Assisted Living Facility

<p>Does the project contain any assisted living facility units subject to Section 321-11(10), HRS? If answer is "Yes", complete information below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Licensing requirements and the impact of the requirements on the costs, operations, management and governance of the project.</p>	
<p>The nature and the scope of services to be provided.</p>	
<p>Additional costs, directly attributable to the services, to be included in the association's common expenses.</p>	
<p>The duration of the provision of the services.</p>	
<p>Other possible impacts on the project resulting from the provision of the services.</p>	
<p>Other disclosures and information.</p>	

2. PERSONS CONNECTED WITH THE PROJECT

<p>2.1 Developer(s)</p>	<p>Name: REUTER MP LLC a Hawaii limited liability company</p> <p>Business Address: 1188 Bishop St., Suite 3302 Honolulu, Hawaii 96813</p> <p>Business Phone Number : (808) 348-4302</p> <p>E-mail Address:</p>
<p>Names of officers and directors of developers that are corporations; general partners of a partnership; partners of a limited liability partnership (LLP); or a manager and members of a limited liability company (LLC) (attach separate sheet if necessary).</p>	<p>David Andrew Reuter, Member/Manager</p>
<p>2.2 Real Estate Broker</p>	<p>Name: BPG Hawaii LLC, dba Bridge Real Estate</p> <p>Business Address: 1188 Bishop St., Suite 3302 Honolulu, Hawaii 96</p> <p>Business Phone Number: (808) 537-4923</p> <p>E-mail Address:</p>
<p>2.3 Escrow Depository</p>	<p>Name: Title Guaranty Escrow Services, Inc.</p> <p>Business Address: 235 Queen Street Honolulu, HI 96813</p> <p>Business Phone Number: (808) 533-6261</p>
<p>2.4 General Contractor</p>	<p>Name: Craig Kawakami Builders</p> <p>Business Address: P.O. Box 1155 Kaneohe, HI 96744</p> <p>Business Phone Number: (808) 635-9566</p>
<p>2.5 Condominium Managing Agent</p>	<p>Name: Self managed by Association</p> <p>Business Address:</p> <p>Business Phone Number:</p>
<p>2.6 Attorney for Developer</p>	<p>Name: This report was prepared by the Developer</p> <p>Business Address: and its agent Kuleana Development LLC 4365 Kukui Grove St #103, Lihue HI 96766</p> <p>Business Phone Number: (808) 245-7212</p>

3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances (Regular System) or filing in the Office of the Assistant Registrar of the Land Court, or both, a Declaration of Condominium Property Regime, a Condominium Map and the Bylaws of the Association of Unit Owners. The Condominium Property Act (Chapter 514B, HRS), the Declaration, Bylaws and House Rules control the rights and obligations of the unit owners with respect to the project and the common elements, to each other, and to their respective units.

3.1 Declaration of Condominium Property Regime

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

Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	July 11, 2013	A-49720836

Amendments to Declaration of Condominium Property Regime		
Land Court or Bureau of Conveyances	Date of Document	Document Number

3.2 Bylaws of the Association of Unit Owners

The Bylaws of the Association of Unit Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Unit 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 that affect how the condominium project will be governed.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	July 11, 2013	A-49720837

Amendments to Bylaws of the Association of Unit Owners		
Land Court or Bureau of Conveyances	Date of Document	Document Number

3.3 Condominium Map

The Condominium Map contains a site plan and floor plans, elevations and layout of the condominium project. It also shows the floor plan, unit number and dimensions of each unit.

Land Court Map Number	
Bureau of Conveyances Map Number	5194
Dates of Recordation of Amendments to the Condominium Map:	

3.4 House Rules

The Board of Directors may adopt rules and regulations (commonly called "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. Changes to House Rules do not need to be recorded to be effective.

The House Rules for this project:

Are Proposed	<input type="checkbox"/>	
Have Been Adopted and Date of Adoption	<input type="checkbox"/>	
Developer does not plan to adopt House Rules	<input checked="" type="checkbox"/>	

3.5 Changes to the Condominium Documents

Changes to Condominium Documents: Changes to the Declaration, Bylaws and Condominium Map are effective only if they are duly adopted and recorded. Where permitted, the minimum percentages of the common interest that must vote for or give written consent to changes to the Declaration, Bylaws and Condominium Map are set forth below. The percentages for any individual condominium project may be more than the minimum set by law if the Declaration or Bylaws for the project so provide.

Document	Minimum Set by Law	This Condominium
Declaration	67%	67%
Bylaws	67%	67%

3.6 Rights Reserved by the Developer to Make Changes to the Condominium Project or Condominium Documents

<input type="checkbox"/>	No rights have been reserved to the Developer to change the Declaration, Bylaws, Condominium Map or House Rules (if any).
<input checked="" type="checkbox"/>	<p>Developer has reserved the right to change the Declaration, Bylaws, Condominium Map and House Rules (if any) and to add to or merge the project or to develop the project in one or more phases, and such rights are summarized as follows:</p> <p>Pursuant to Section XXII of the Declaration, the Developer hereby reserves and shall have the right, without the consent or joinder of any Unit Owner, the Association, the Board, any lien holder or any other person at any time, to remodel the two-family detached dwellings (duplexes) on Units 5, 6 and 7 and convert said structures into single family detached dwellings, and to allocate each of the remaining three dwelling entitlements, at the Developer's sole discretion, to Units 1, 2 and 8, so that these Unit(s) will thereafter be entitled to construct a single family dwelling thereon. In connection therewith, the Developer shall have the right, without being required to obtain the consent or joinder of any Owner, any lien holder, the Association, Board, or any other person who may have an interest in the Property or the Project, to amend the Declaration and Condominium Map to describe the dwelling structures so modified and indicate the assignment of the dwelling entitlement(s) to the designated Unit(s).</p>

4. CONDOMINIUM MANAGEMENT

4.1 Management of the Common Elements

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

The initial Condominium Managing Agent for this project is (check one):

<input type="checkbox"/>	Not affiliated with the Developer
<input checked="" type="checkbox"/>	None (self-managed by the Association)
<input type="checkbox"/>	The Developer or an affiliate of the Developer
<input type="checkbox"/>	Other (explain)

4.2 Estimate of the Initial Maintenance Fees

Estimate of the Initial Maintenance Fees: The Association will make assessments against your unit to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your unit and the unit may be sold through a foreclosure proceeding. Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.

Exhibit 1 contains a breakdown of the estimated annual maintenance fees and the monthly estimated maintenance fee for each unit, certified to have been based on generally accepted accounting principles, with the Developer's statement as to when a unit owner shall become obligated to start paying the unit owner's share of the common expenses.

4.3 Utility Charges to be Included in the Maintenance Fee

If checked, the following utilities are included in the maintenance fee:	
<input type="checkbox"/>	Electricity for the common elements
<input type="checkbox"/>	Gas for the common elements
<input type="checkbox"/>	Water
<input type="checkbox"/>	Sewer
<input type="checkbox"/>	TV Cable
<input type="checkbox"/>	Other (specify)

4.4 Utilities to be Separately Billed to Unit Owner

If checked, the following utilities will be billed to each unit owner and are not included in the maintenance fee:

<input checked="" type="checkbox"/>	Electricity for the Unit only
<input checked="" type="checkbox"/>	Gas for the Unit only
<input checked="" type="checkbox"/>	Water
<input checked="" type="checkbox"/>	Sewer
<input checked="" type="checkbox"/>	TV Cable
<input type="checkbox"/>	Other (specify)

5. SALES DOCUMENTS

5.1 Sales Documents Filed with the Real Estate Commission

<input checked="" type="checkbox"/>	Specimen Sales Contract Exhibit <u>G</u> contains a summary of the pertinent provisions of the sales contract. Including but not limited to any rights reserved by the Developer.
<input checked="" type="checkbox"/>	Escrow Agreement dated: July 11, 2013 Name of Escrow Company: Title Guaranty Escrow Services Inc. Exhibit <u>H</u> contains a summary of the pertinent provisions of the escrow agreement.
<input type="checkbox"/>	Other:

5.2 Sales to Owner-Occupants

If this project contains three or more residential units, the Developer shall designate at least fifty percent (50%) of the units for sale to Owner-Occupants.

<input type="checkbox"/>	The sales of units in this project are subject to the Owner-Occupant requirements of Chapter 514B.
<input type="checkbox"/>	Developer has designated the units for sale to Owner-Occupants in this report. See Exhibit ____ .
<input checked="" type="checkbox"/>	Developer has or will designate the units for sale to Owner-Occupants by publication.

5.3 Blanket Liens

Blanket Liens: A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project or more than one unit that secures some type of monetary debt (such as a loan) or other obligation. Blanket liens (except for improvement district or utility assessments) must be released as to a unit before the developer conveys the unit to a purchaser. The purchaser's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the unit to the purchaser.

<input type="checkbox"/>	There are <u>no blanket liens</u> affecting title to the individual units.
<input checked="" type="checkbox"/>	There are <u>blanket liens</u> that may affect title to the individual units.

Type of Lien	Effect on Purchaser's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance
Mortgage	Lender has priority over a Buyers rights under a sales contract and has a right to terminate the contract upon foreclosure of its mortgage before a unit sale is closed. In such case the Buyer will be refunded all deposits

5.4 Construction Warranties

Construction Warranties: Warranties for individual units and the common elements, including the beginning and ending dates for each warranty (or the method of calculating them), are as set forth below:

Building and Other Improvements:

All warranties applicable to the constructing/remodelling of the homes on Units 3,4,5,6 & 7 will be assigned to the respective purchasers

Appliances:

No warranties are made for the appliances, except the standard manufacturer's warranties, if applicable.

5.5 Status of Construction, Date of Completion or Estimated Date of Completion

<p>Status of Construction: The Units 3,4,5,6 and 7 were all initially constructed in 1952. The Units 3 and 4 are currently being remodeled and Units 5, 6, & 7 are being remodeled and converted to single family residences.</p>
<p>Completion Deadline: If a sales contract for a unit is signed before the construction of the unit has been completed, or, in the case of a conversion, completion of any repairs, does not occur by the completion deadline set forth below, one of the remedies available to a purchaser is a cancellation of the purchaser's sales contract. The sales contract may include a right of the Developer to extend the completion deadline for force majeure as defined in the sales contract. The sales contract may also provide additional remedies for the purchaser.</p>
<p>Completion Deadline for any unit not yet constructed, as set forth in the sales contract: N/A</p>
<p>Completion Deadline for any repairs required for a unit being converted, as set forth in the sales contract: The Developer estimates that completion of the construction/remodeling of Units 3 through 7 will be completed by August of 2014.</p>

5.6 Developer's Use of Purchaser Deposits to Pay for Project Construction Costs Before Closing or Conveyance

<input checked="" type="checkbox"/>	<p>Spatial Units. The Developer hereby declares by checking the box to the left that it is offering spatial units for sale and will not be using purchasers' deposits to pay for any costs to pay for project construction or to complete the project.</p> <p>Should the developer be using purchasers' deposits to pay for any project construction costs or to complete the project including lease payments, real property taxes, architectural, engineering, legal fees, financing costs; or costs to cure violations of county zoning and building ordinances and codes or other incidental project expenses, the Developer has to met certain requirements, described below in 5.6.1 or 5.6.2..</p>
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The Developer is required to deposit all moneys paid by purchasers in trust under a written escrow agreement with a Hawaii licensed escrow depository. Escrow shall not disburse purchaser deposits to the Developer or on behalf of the Developer prior to closing, except if a sales contract is canceled or if Developer has met certain requirements, which are described below.

5.6.1 Purchaser Deposits Will Not Be Disbursed Before Closing or Conveyance

<input checked="" type="checkbox"/>	<p>The Developer hereby declares by checking the box to the left that it shall use its own funds to complete the construction of the condominium project by the date indicated in Section 5.5 of this report, and the Developer, pursuant to its own analysis and calculations, certifies that it has sufficient funds to complete the construction of the condominium project.</p> <p><i>If this box is checked, Section 5.6.2, which follows below, will not be applicable to the project.</i></p>
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5.6.2 Purchaser Deposits Will Be Disbursed Before Closing

Hawaii law provides that, if certain statutory requirements are met, purchaser deposits in escrow under a binding sales contract may be used before closing to pay for certain project costs. For this project, the Developer indicates that purchaser deposits may be used for the following purposes (check applicable box):

<input type="checkbox"/>	For new construction: to pay for project construction costs described in the Developer's budget and approved by the Developer's lender or an otherwise qualified, financially disinterested person; or
<input type="checkbox"/>	For conversions: to pay for repairs necessary to cure violations of county zoning and building ordinances and codes, for architectural, engineering, finance and legal fees, and for other incidental expenses.

In connection with the use of purchaser deposits (check Box A or Box B):

<p>Box A</p> <p><input type="checkbox"/></p>	<p>The Developer has submitted all information and documents required by law and the Commission prior to the disbursement of purchaser deposits before closing. This means that the Developer may use such deposits before closing. If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report.</p> <p>If Box A is checked, you should read and carefully consider the following notice, which is required by law:</p> <p><u>Important Notice Regarding Your Deposits:</u> Deposits that you make under your sales contract for the purchase of the unit may be disbursed before closing of your purchase to pay for project costs, construction costs, project architectural, engineering, finance, and legal fees, and other incidental expenses of the project. While the developer has submitted satisfactory evidence that the project should be completed, it is possible that the project may not be completed. If your deposits are disbursed to pay project costs and the project is not completed, there is a risk that your deposits will not be refunded to you. You should carefully consider this risk in deciding whether to proceed with your purchase.</p>
<p>Box B</p> <p><input type="checkbox"/></p>	<p>The Developer has <u>not</u> submitted all information and documents required by law and the Commission, and, until all such information and documents are submitted, thus, the Developer cannot use purchaser deposits.</p> <p>If the Developer later submits all information and documents required by law and the Commission for the use of purchaser deposits, then the Developer must provide an amendment to this report or an amended developer's public report to each purchaser who has signed a sales contract. At such time, the <u>Important Notice Regarding Your Deposits</u> set forth immediately above will apply to all purchasers and will be restated in the amendment to this report or an amended developer's public report. When an effective date for such an amendment or an amended developer's public report is issued, <u>you will not have the right to rescind or cancel the sales contract by reason of such submission and amendment.</u> (This, however, does not affect your right to rescind for material changes or any other right you may have to rescind or cancel the sales contract, as described in Section 5.8 below.) If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report.</p> <p>You should understand that, although the <u>Important Notice Regarding Your Deposits</u> set forth above does not currently apply to you, it might apply to you in the future, and, therefore, you should read and carefully consider it now to ensure that you understand the risk involved in deciding whether to proceed with your purchase.</p>

Material House Bond. If the Developer has submitted to the Commission a completion or performance bond issued by a material house instead of a surety as part of the information provided prior to the use of purchaser deposits prior to closing or conveyance of a unit, the Developer shall disclose the same below and disclose the impact of any restrictions on the Developer's use of purchaser deposits.

5.7 Rights Under the Sales Contract

Before signing the sales contract, prospective purchasers should carefully review all documents relating to the project. These include but are not limited to the documents listed below. Items 2, 3 and 4 are made a part of this public report, as well as Item 5, if any, and are being delivered to you with this report.

1.	Developer's Public Report
2.	Declaration of Condominium Property Regime (and any amendments)
3.	Bylaws of the Association of Unit Owners (and any amendments)
4.	Condominium Map (and any amendments)
5.	House Rules, if any
6.	Escrow Agreement
7.	Hawaii's Condominium Property Act (Chapter 514B, HRS, as amended) and Hawaii Administrative Rules (Chapter 16-107, adopted by the Real Estate Commission, as amended), provided that rules and regulations under Chapter 514B have not yet been adopted.
8.	Other:

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 514B, HRS) and the Administrative Rules (Chapter 107, HAR), are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov

Website to access rules: www.hawaii.gov/dcca/har

5.8 Purchaser's Right to Cancel or Rescind a Sales Contract

A purchaser's right to cancel a sales contract or to rescind a sales contract may arise under varying circumstances. In the sections below, some circumstances that will give rise to a purchaser's right to cancel or rescind are described, together with what a purchaser must do if the purchaser wishes to exercise any of the rights.

5.8.1 When a Sales Contract becomes Binding and Purchaser's 30-Day Right to Cancel a Sales Contract

A sales contract signed by a purchaser and the developer will not become binding on a purchaser or the Developer until the following events have taken place:

- (1) The purchaser has signed the sales contract.
- (2) The Developer has delivered to the purchaser a true copy of the developer's public report with an effective date issued by the Commission, together with all amendments to the report as of the date of delivery, and the project's recorded Declaration and Bylaws, House Rules (if any), the Condominium Map and any amendments to them to date (all of which are a part of the developer's public report). If it is impracticable to include a letter-sized Condominium Map, the Developer must provide written notice of an opportunity to examine the Condominium Map.
- (3) The Developer has delivered to the purchaser a notice of the purchaser's 30-day cancellation right on a form prescribed by the Commission.
- (4) The purchaser does at least one of the following:
 - (a) Waives the purchaser's right to cancel the sales contract within 30 days from receipt of the notice of the purchaser's 30-day cancellation right; or

- (b) Allows the 30-day cancellation period to expire without exercising the right to cancel; or
- (c) Closes the purchase of the unit before the 30-day cancellation period expires.

The purchaser or the Developer may cancel the sales contract at any time during the 30-day cancellation period, and the sales contract will be canceled and the purchaser's deposits returned to the purchaser, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.

5.8.2 Right to Cancel a Sales Contract if Completion Deadline Is Missed

In addition to the purchaser's 30-day cancellation right described in Section 5.8.1 above, when a sales contract is signed before completion of construction of a project, the purchaser will have the right to cancel if the unit is not completed by certain deadlines. In conversion projects, there must be a deadline for completion of any required repairs. Every sales contract shall contain an agreement of the Developer that the completion of construction shall occur on or before the completion deadline, and that completion deadline is set forth in this report in Section 5.5. The sales contract shall provide that the purchaser may cancel the sales contract at any time after the specified completion deadline, if completion of construction does not occur on or before the completion deadline, as the same may have been extended. Upon a cancellation, the purchaser's deposits shall be refunded, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.00.

5.8.3 Purchaser's Right to Rescind a Binding Sales Contract After a Material Change

If a "material change" in a project occurs after a purchaser has signed a sales contract that has become binding, the purchaser will have a 30-day right to rescind after notification and description of the material change. A material change is defined in the Condominium Property Act to be any change that "directly, substantially and adversely affects the use or value of (1) a purchaser's unit or appurtenant limited common elements; or (2) those amenities of the project available for the purchaser's use."

The purchaser will be informed of the material change by the developer on a form prescribed by the Commission containing a description of the material change.

After notice of the material change, the purchaser may waive the right to rescind by:

- (1) Checking the waiver box on the rescission form; or
- (2) Letting the 30-day rescission period expire, without taking any action to rescind; or
- (3) Closing the purchase of the unit before the 30-day rescission period expires.

The rescission form must be signed by all purchasers of the affected unit and delivered to the developer no later than midnight of the 30th calendar day after the purchasers received the rescission form from the developer. Purchasers who validly exercise the right of rescission shall be entitled to a prompt and full refund of any moneys paid.

A rescission right shall not apply in the event of any additions, deletions, modifications and reservations including, without limitation, the merger or addition or phasing of a project, made pursuant to the terms of the project's Declaration.

These provisions shall not preclude a purchaser from exercising any rescission rights pursuant to a contract for the sale of a unit or any applicable common law remedies.

6. MISCELLANEOUS INFORMATION NOT COVERED ELSEWHERE IN THIS REPORT

This is a condominium project, not a subdivision. Units purchased are not subdivided lots. To determine whether your expectations can be realized, you should carefully review the contents of this Report, especially the recorded restrictive covenants (if any) for the subdivision within which this project is located. You should also conduct your own investigations and ascertain the validity of information provided.

A buyer should understand that all development and use of the property shall be in compliance with County codes and ordinances, that owners in this condominium project will not necessarily receive the same County benefits as owners of approved subdivided lots and that owners who develop their limited common element later than others may find that land use and zoning changes or insufficient utility capacities may thwart their expectations.

DISCLOSURE RE: DWELLING ENTITLEMENTS

Purchasers are advised that this Project is entitled to a maximum of 8 dwelling units and that currently Units 1, 2 and 8 are not entitled to the construction of a dwelling. Units 5, 6 and 7 each contain a two-family detached dwelling and therefore have taken two dwelling rights each. The Developer is remodeling the two-family dwellings to convert each into a single family residence and to reallocate the remaining three dwelling entitlements to Units 1, 2, and 8. This remodeling is being done at the Developer's sole cost and expense (with an estimated total cost of \$298,710) and it is anticipated that this remodeling with appropriate permits will be completed by August of 2014.

DISCLOSURE RE: COUNTY INSPECTION

Pursuant to the City and County of Honolulu Planning Department (see attached Exhibit F) the Project contains the following matters that the Buyer should take special notice:

1. The un-permitted 14 ft x 14 ft shed located on Unit 3, was removed by the Developer prior to the filing for this report.
2. The non-functioning bathroom vent on Unit 5 (previously know as Unit B) has been repaired by the Developer and is now functional and in compliance with all building codes and regulations.
3. The County noted that there are no building permits on file for the single family detached dwellings on Units 3 and 4 and that the only documentation they had on file were relocation permits that were issued in 1969 and expired in 1970. The County further indicated that they were unable to make a determination as to whether these are legal nonconforming uses or structures. The Developer intends to significantly remodel these dwellings at its sole cost and expense (with an estimated total cost of \$226,240) with the appropriate permits, and in doing so will comply with all applicable permitting requirements and therefore anticipates complete compliance with all zoning ordinances, codes and regulations on or before August of 2014.

DISCLOSURE RE: NON-CONFORMING STRUCTURES AND USES

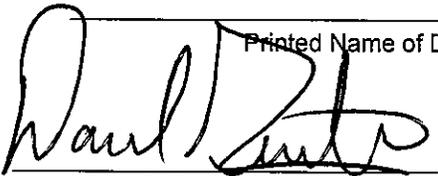
The two-family dwellings on Units 5, 6 & 7 are currently legal non-conforming structures and uses. In the event they are accidentally destroyed they can be rebuilt as such, if said construction commences within 2 yrs and complies with all building and flood restrictions. If the structures are purposefully destroyed to more than 50% of its replacement value, it must be rebuilt as a single family detached residence. However, the Developer is currently in the process of converting these dwellings into single family dwellings, with an estimated date of completion by August of 2014.

The Developer declares subject to the penalties set forth in Section 514B-69, HRS, that this project conforms to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a)(13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

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 purchasers 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. The Developer hereby agrees promptly to amend this report to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report at least 30 days prior to the anniversary date of the effective date of this report.

REUTER MP LLC, a Hawaii limited liability company

By:  Printed Name of Developer
Duly Authorized Signatory* 11 July 13 Date

David Reuter, Manager ReuterMP LLC
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu, State of Hawaii

Planning Department, City and County of Honolulu, State of Hawaii

*Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.

EXHIBIT "B"

DESCRIPTION OF UNITS AND COMMON INTERESTS

Description of Units:

Unit 1 contains a Spatial Unit which consists of an open area of approximately 64 cubic feet (4 feet in height, width and length). The center of the spatial unit is identified with the Government Survey Triangulation Station "KAIPAPAU", by the coordinates 1,488.30 S and 1,790.40 E, as shown on the Condominium Map. The spatial unit is generally located in the southeast portion of a 182,235 square foot limited common element.

Unit 2 contains a Spatial Unit which consists of an open area of approximately 64 cubic feet (4 feet in height, width and length). The center of the spatial unit is identified with the Government Survey Triangulation Station "KAIPAPAU", by the coordinates 1,082.91 S and 1,647.98 E, as shown on the Condominium Map. The spatial unit is generally located in the southeast portion of a 79,941 square foot limited common element.

Unit 3 consists of a one story single family detached dwelling constructed in 1952 that consists of 3 bedrooms, one bathroom, a living room, dining room and kitchen with a net interior living area of approximately 1,034 square feet together with a 196 square foot storage shed. The residence is centrally located within a 74,548 square foot limited common element.

Unit 4 contains a one story single family detached dwelling constructed in 1952 that consists of 4 bedrooms, 2 bathrooms, a living room, family room and kitchen with a net interior living area of approximately 1,523 square feet. The residence is located centrally within a 20,290 square foot limited common element.

Unit 5 contains a one story two-family detached dwelling (duplex) constructed in 1952 that consists of 2 bedrooms, 2 bathrooms, 2 living/dining areas and 2 kitchens with a net interior living area of approximately 1,142 square feet. The residence is located centrally within a 8,728 square foot limited common element.

Unit 6 contains a one story two-family detached dwelling (duplex) constructed in 1952 that consists of 4 bedrooms, 2 bathrooms, 2 living/dining areas, and 2 kitchens with a net interior living area of approximately 1,169 square feet. The residence is located centrally within a 4,069 square foot limited common element.

Unit 7 contains a one story two-family detached dwelling (duplex) constructed in 1952 that consists of 2 bedrooms, 2 bathrooms, 2 living/dining areas and 2 kitchens with a net interior living area of approximately 1,142 square feet. The residence is located centrally within a 9,255 square foot limited common element.

Unit 8 contains a Spatial Unit which consists of an open area of approximately 64 cubic feet (4 feet in height, width and length). The center of the spatial unit is identified with the Government Survey Triangulation Station "KAIPAPAU", by the coordinates 1,488.30 S and 1,890.40 E, as shown on the Condominium Map. The spatial unit is generally located in the southeast portion of a 182,235 square foot limited common element.

Common Interest:

Pursuant to Section 16-107-5, Hawaii Administrative Rules, reference is hereby made to the method by which common interest has been computed. The Units are intended to equally burden the common elements; and therefore, the assessment of undivided interest both for common expense and for voting is 12.5% for each Unit. The common interest appurtenant to each unit shall be permanent.

*Note: Land areas referenced herein are not legally subdivided lots.

EXHIBIT "C"

COMMON ELEMENTS OF THE PROJECT

The common elements of the project are:

- (a) the land in fee simple;
- (b) all commonly used present or future ducts, electrical equipment, wiring and other central and appurtenant installations for common services, if any, including power, light, sewage, irrigation and telephone; and
- (c) a Common Element driveway consisting of 13,355 square feet, as shown on the Condominium Map; and
- (d) any and all other future elements and facilities in common use or necessary to the Project.

LIMITED COMMON ELEMENTS OF THE PROJECT

Certain parts of the common elements, referred to as the "limited common elements," have been designated and set aside for the exclusive use of one or more units, and such unit(s) have appurtenant exclusive easements for the use of such limited common elements. The limited common elements set aside, reserved and deemed a limited common element appurtenant to and for the exclusive use of each respective unit is that certain land area upon and around which Units A and B located, shown and designated on the Condominium Map and the table below.

<u>Unit Number</u>	<u>Area of Limited Common Element*</u>
Unit 1	182,235 square feet
Unit 2	79,941 square feet
Unit 3	74,548 square feet
Unit 4	20,290 square feet
Unit 5	8,728 square feet
Unit 6	4,069 square feet
Unit 7	9,255 square feet
Unit 8	45,396 square feet

*Land areas referenced herein are not legally subdivided lots.

EXHIBIT "D"

ENCUMBRANCES AGAINST TITLE

The following documents are listed as encumbrances against title:

1. For Real Property taxes that may be due and owing reference is hereby made to the Department of Finance, City and County of Honolulu, State of Hawaii for the following:

Tax Map Key No. (1) 5-4-016-018 Area Assessed: 10.13 acres

2. Title to all minerals and metallic mines reserved to the State of Hawaii

3. An easement for roadway purposes, 40 feet wide, over and across Lot "A", being more particularly described as follows:

All of that certain parcel of land situate, lying and being at the northwest end of Hanaimoa Street at Hauula, District of Koolauloa, City and County of Honolulu, State of Hawaii, being a portion of Lot Number 84 of the "HAAULA PARK TRACT" File Plan 246, and thus bounded and described:

Beginning at the south corner of this parcel of land at the northwest end of Hanaimoa Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAIPAPAU" being 1,631.58 feet south and 1,852.19 feet east and thence running by azimuths measured clockwise from true South:

1. 124° 09' 66.21 feet along the remainder of Lot 84 of Hauula Park Tract, File Plan 246;
2. 245° 59' 47.08 feet along Lot 11 of Hauula Homesteads;
3. 304° 09' 58.10 feet along Lot 81 of Hauula Park Tract, File Plan 246;
4. 56° 50' 43.25 feet along the northwest end of Hanaimoa Street to the point of beginning and containing an area of 2,486 square feet, more or less.

4. GRANT

TO : HAWAIIAN ELECTRIC COMPANY, INC. and
HAWAIIAN TELEPHONE, now known as HAWAIIAN
TELCOM, INC.

DATED : March 3, 1971
RECORDED : Liber 7463 Page 246
GRANTING : an easement for utility purposes

5. FIRST MORTGAGE, SECURITY AGREEMENT, FIXTURE FILING AND
FINANCING STATEMENT

MORTGAGOR : REUTER MP LLC, a Hawaii limited liability company

MORTGAGEE : FIRST HAWAIIAN BANK, a Hawaii corporation

DATED : May 28, 2013
RECORDED : Document No. A-49170233

6. ABSOLUTE ASSIGNMENT OF RENTALS AND LESSOR'S INTEREST IN
LEASES

ASSIGNOR : REUTER MP LLC, a Hawaii limited liability company

ASSIGNEE : FIRST HAWAIIAN BANK, a Hawaii corporation

DATED : May 28, 2013
RECORDED : Document No. A-49170234

7. FINANCING STATEMENT

DEBTOR : REUTER MP LLC

SECURED
PARTY : FIRST HAWAIIAN BANK, a Hawaii corporation

RECORDED : Document No. A-49170235
RECORDED ON: June 18, 2013

8. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY
REGIME FOR
"HAUULA HIDEAWAY" CONDOMINIUM PROJECT

DATED : July 11, 2013
RECORDED : Document No. A-49720836
MAP : 5194 and any amendments thereto

9. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS

DATED : July 11, 2013
RECORDED : Document No. A-49720837

**Michele D'Amico
D'Amico Group, LLC
PO Box 22578
Honolulu, Hawaii 96823
(808) 221-2868**

**HAUULA HIDE AWAY
ARCHITECT'S REPORT ON CONDITION OF EXISTING STRUCTURES**

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 3 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter truss and plywood sheathing with asphalt shingle roof system. In 2009 a new open entry stairs with roof overhang was constructed.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is good working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 4 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The walls are basically single walls and window and door set in 2X wood frames. The family room in between the existing kitchen and the bedroom was added in 1998 and serve as both laundry room and family room; there are elevation differences between the existing and the new work. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system. In 2009 a new open entry stairs with roof overhang were constructed.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an interior laundry area in the family room which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is good working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 5 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. It is a duplex with identical floor plans for both sides. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The exterior entry porch and stairs systems are exposed to the weather and will require work and replaced. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system and is basically weather tight. There are dry rot conditions at the rafter tails and the asphalt shingle roof are failing at the porch entry way.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is in working condition. Wiring is encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 6 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. It is a duplex with identical floor plans for both sides. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The exterior entry stairs are exposed to the weather and will require work and replaced. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is in working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 7 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. It is a duplex with identical floor plans for both sides. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The exterior entry stairs are exposed to the weather and will require work and replaced. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is in working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

CERTIFICATION

I am the architect of record for the Hauula Hide Away Project and this report was prepared by me and under my observation.

Dated January 9th, 2014



Michele L. D'Amico

Registered Professional Architect #__8785__, licensed to practice in the State of Hawaii. My license expires 4/30/14

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

EXHIBIT E

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR DESIGNATE

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2012/ELOG-1652(AC)

April 17, 2013

Ms. Heidi M. Rodgers
Kuleana Development, LLC
Real Estate Development and Consulting
4365 Kukui Grove Street, Suite 103
Lihue, Hawaii 96766

Dear Ms. Rodgers:

SUBJECT: Condominium Conversion Project
54-055 Waikulama Street
Tax Map Key: 5-4-016: 018

This is in response to your letter dated August 6, 2012, requesting verification that the structures on the above-referenced property met all applicable code requirements at the time of construction.

Investigation revealed that the three one-story two-family detached dwellings with six crush rock surface off-street parking spaces met all applicable code requirements when they were constructed and relocated in 1966 and 1968, respectively, on this 442,264-square-foot Country District zoned lot.

Investigation also revealed the following:

1. The three one-story two-family detached dwellings are considered nonconforming uses.
2. There are no records in the Department of Planning and Permitting's files of building permits issued for the one-story single-family detached dwellings formerly know as 54-041 and 54-041A Waikulama Street. Relocation Permits Nos. 592 and 594, issued in 1969, were closed in 1970 as expired.
3. Ordinance 10-19, Section 21-8.20A, approved on September 2, 2010, allows a maximum of eight dwelling units that may be placed on a single zoning lot in a country or residential district with restrictions.
4. There is no permit on file for the 14' x 14' storage.

Ms. Heidi M. Rodgers
Kuleana Development, LLC
April 17, 2013
Page 2

5. The mechanical ventilation in the bathroom of Unit B is not working.

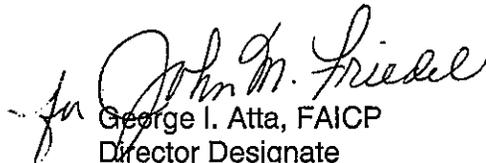
As a result of the adoption or amendment of any ordinance or code, the Department of Planning and Permitting cannot determine all legal nonconforming uses or structures.

No variances or other permits were granted to allow deviations from any applicable codes.

Conversion to a condominium property regime (CPR) is not recognized by the City and County as an approved subdivision. CPR delineates ownership; it does not create separate lots of record for subdivision and zoning purposes.

If you have any questions regarding this matter, please contact Alex Sugai of our Commercial and Multi-Family Code Enforcement Branch at 768-8152.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John M. Friedel". To the left of the signature is a small, stylized mark that looks like "fu".

George I. Atta, FAICP
Director Designate
Department of Planning and Permitting

GIA:ft
[1034986]

EXHIBIT "G"

SUMMARY OF PORTIONS OF THE PURCHASE CONTRACT AND ADDENDUM

This Project includes an Addendum to the Purchase Contract (the "Addendum") to be utilized in conjunction with a standard printed form Purchase Contract provided by the Hawaii Association of Realtors. The Purchase Contract contains the price and other terms and conditions which a purchaser will agree to buy a unit in the Project. The Addendum protects the rights of the Purchasers and the handling of the funds under the Condominium Property Act (the "Act"), as well as the insuring compliance with the Act by all parties. Relevant portions of the Purchase Contract and Addendum are summarized as follows:

1. The fact that the Act controls over any portion of a contract to sell a condominium unit.
2. That an effective date for a Developer's Public Report must be in place and a receipt for the same signed by the buyer.
3. That all purchaser funds must be held in escrow until the law allows closing and disbursement of the funds.

The conditions precedent to release of the funds are enumerated, including in part:

- (a) That Purchaser will receive a copy of the Developer's Public Report for the project.
 - (b) That Purchaser be given an opportunity to read the public report(s) for the project and execute the Receipt and Notice and waives the right to cancel; provided however that if the Purchaser does not execute and return the Receipt and Notice within thirty days from the date of delivery of such report(s), or if the unit is conveyed to the Purchaser prior to the expiration of such thirty-day period, the Purchaser shall be deemed to have receipted for the report(s) and to have waived the Purchaser's right to cancel.
 - (c) Purchaser agrees that all payments made will be placed on deposit with escrow pursuant to the terms of the Escrow agreement, and Purchaser is subject to all of the terms of the Escrow Agreement.
4. If there is a dual agency by a single broker, it will be disclosed in the contract.
 5. That interest on Buyer's deposits shall accrue to the Developer and not the Buyer.
 6. In the event the Project includes the new construction or substantial remodeling of a premise, Hawaii law mandates that the Seller provide a specific notice to the Buyer in respect to filing lawsuits or other actions for defective construction against the contractor.

SPECIAL NOTICE: THE FOREGOING SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL THE TERMS AND PROVISIONS CONTAINED IN THE CONTRACT. WHILE A PURCHASER CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF THE PURCHASER'S RIGHTS AND OBLIGATIONS, THE PURCHASER MUST REFER TO THE PURCHASER'S CONTRACT TO DETERMINE THE BUYER'S ACTUAL RIGHTS AND OBLIGATIONS. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE CONTRACT, THE CONTRACT WILL CONTROL AND NOT THIS SUMMARY.

EXHIBIT "H"

SUMMARY OF PORTIONS OF ESCROW AGREEMENT

The Escrow Agreement ("Agreement") between TITLE GUARANTY ESCROW SERVICES, INC. (the "Escrow"), and REUTER MP LLC, a Hawaii limited liability company (the "Seller"), contains, among other provisions, the following (which may be modified or otherwise limited by provisions not summarized):

1. Whenever Seller enters into a sales contract for the sale of an unit, Seller will require that payments due under the sales contract be made to Escrow and will deliver an executed copy of the sales contract to Escrow.
2. Escrow will receive payments under the sales contract and sums received from any other source with respect to the project. Funds held under the Agreement will initially be deposited in an account for the project. Interest on all funds will be paid to Seller.
3. Escrow will release from the trust fund and disburse Buyer's funds at closing, unless: (a) the Real Estate Commission has not issued a Public Report on the project or the requirements of the sales contract have not been met; or (b) Seller has not satisfied Escrow that all other requirements of Hawaii Revised Statutes have been met.
4. Escrow will return deposited sums to the Buyer without interest, if Seller and Buyer give Escrow written notice to return the funds to Buyer, or if there is a right of cancellation under the sales contract. In the event of a cancellation as a matter of agreement or right, Buyer's funds shall be returned to Buyer less Escrow's cancellation fee, if any, up to a maximum of \$250.00, except in the case of a rescission, where there is no cancellation fee.
5. Escrow will arrange for and supervise the signing of all documents, which are to be signed subsequent to and contemplated by the sales contract.
6. As Escrow's compensation for its performance under this Agreement, Escrow will receive its schedule rate for each unit for which an unit deed of the project is handled by Escrow and recorded in the Bureau of Conveyances of the State of Hawaii. Escrow will record all applicable documents. The cost of title insurance will be an additional amount, based upon schedule rate.
7. In the event of default by the Buyer, Buyer may forfeit his or her deposit, which will be paid to the Seller, less any cancellation fees charged by Escrow.

SPECIAL NOTICE: THE ABOVE SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL TERMS AND PROVISIONS CONTAINED IN THE AGREEMENT. WHILE ONE CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF THE AGREEMENT, ONE MUST REFER TO THE ACTUAL AGREEMENT TO DETERMINE THE RIGHTS AND OBLIGATIONS OF THE PARTIES. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE AGREEMENT, THE AGREEMENT WILL CONTROL AND NOT THIS SUMMARY.

**ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS
FOR
Hau'ula Hideaway**

Estimate of Initial Maintenance Fees:

Lots	Number of Lots	Monthly Fee	X 12 Months	= Yearly Total
1, 2, 3, 4, 5, 6, 7, 8	8	\$ 135.00		\$ 1,620.00

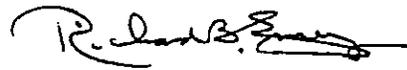
Lot owners shall not be obligated for the payment of their respective shares of the common expenses until such time as the Developer files with the Real Estate Commission an amended abstract providing that, commencing upon a date certain stated in the amended abstract, each apartment owner shall become obligated to pay his respective share of the common expenses.

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

Estimate of Maintenance Fee Disbursements: For maintenance and service of the Common Elements only.

	<u>Monthly Fee</u>	X 12 Months	= <u>Yearly Total</u>
Maintenance, Repairs and Supplies			
Road/Driveway Maintenance	\$ 50.00		\$ 600.00
Management			
Audit/Tax Fees	\$ 100.00		\$ 1,200.00
Legal Fees	\$ 20.00		\$ 300.00
Management Fee	\$ 420.00		\$ 5,040.00
Admin. Services/Supplies	\$ 20.00		\$ 240.00
GET	\$ 5.00		\$ 60.00
Insurance			
Liability	\$ 70.00		\$ 840.00
Umbrella	\$ 80.00		\$ 960.00
Directors & Officers Liability	\$ 90.00		\$ 1,080.00
Fidelity Bond	\$ 25.00		\$ 300.00
Other			
Reserve Contribution	\$ 160.00		\$ 1,920.00
TOTAL	\$ 1,080.00		\$ 13,020.00

I, Richard Emery, as agent and employed by Hawaii First Inc., the managing agent for the Hau'ula Hideaway project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.



Dated: February 21, 2014

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EXPLANATION REGARDING RESERVES

The current reserve contribution represents only an estimate of the actual reserve contribution that may be required in the future. The Developer's management contract with Hawaii First Inc., the Managing Agent, requires the agent to prepare a certified professional Reserve Study for the first full fiscal year that follows the association's first year after the annual meeting as a part of the annual budget.