

IMPORTANT -- Read This Developer Prepared Report Before Buying

This Report Is Not a Commission Approval or Disapproval of This Condominium Project

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer: National Housing Corporation of Hawaii, Inc.
Business Address: 2045 Kalakaua Avenue, Suite M150, Honolulu, Hawaii 96825
Project Name (*): Luana Waikiki
Address: 2045 Kalakaua Avenue, Honolulu, Hawaii 96825
Registration No. 5252

Effective date: November 2, 2018

Expiration date: December 2, 2019

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. A Final Public Report will be issued by the developer when complete information is filed.
- FINAL:**
(white) The developer has legally created a condominium and has filed complete information with the Commission.
 No prior reports have been issued.
 This report supersedes all prior public reports.
 This report must be read together with: _____
- SUPPLEMENTARY:**
(pink) This report updates information contained in the:
 Preliminary Public Report dated: _____
 Final Public Report dated: _____
 Supplementary Public Report dated: October 10, 2018
- And Supersedes all prior public reports.
 Must be read together with: Supplementary Public Report Effective Date October 10, 2018
 This report reactivates the _____
public report(s) which expired on _____

(*) 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.

FORM: RECO-30 286/986/189/1190/892/0197/1098/0800/0203/0104/0107/0816/0317

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: The prior public report has an incorrect common interest for Apartment L-2, one of the unsold Apartments in the Project. The correct common interest is 0.310576%. Attached to this report is page 4 of Exhibit E that corrects the common interest for Apartment L-2.

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, as amended.
 - C) Bylaws of the Association of Apartment Owners, as amended.
 - D) House Rules, if any.
 - E) Condominium Map, as amended.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer 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. 5252 filed with the Real Estate Commission on

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WHITE paper stock

PINK paper stock

- 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 developer's knowledge, information and belief, true, correct and complete.

National Housing Corporation of Hawaii, Inc.

 Printed Name of Developer

By:  _____ Date 10/24/2018

Kevin M. Showe, President

 Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, _____

Planning Department, _____

****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.***

| Mezzanine | | | | | | | |
|--------------|----------------|-----------------|---------|--------------|----------------|-----------------|---------|
| Apartment No | Apartment Type | Common interest | Lan. sf | Apartment No | Apartment Type | Common interest | Lan. sf |
| M 100 | | 1.764827% | 328 | M 300 | | 0.756495% | -- |
| M 110 | | 0.527658% | -- | M 400 | | 2.391352% | -- |
| M 200 | | 1.858992% | -- | M 500 | | 0.747608% | 373 |

| Mezzanine | | | | Lobby Level | | | |
|--------------|----------------|-----------------|---------|--------------|----------------|-----------------|---------|
| Apartment No | Apartment Type | Common interest | Lan. sf | Apartment No | Apartment Type | Common interest | Lan. sf |
| M 150 | | 3.030422% | -- | L-1 | | 0.925400% | -- |
| M 250 | | 1.306369% | -- | L-2 | | 0.310576% | -- |
| M 350 | | 0.727678% | -- | L-3 | | 0.756322% | -- |
| | | | -- | L-4 | | 1.185445% | -- |

Notes: When a parking stall is transferred to an Apartment the Basement Parking Elements (see Exhibit G 2.6.6) or Lobby Parking Elements (see Exhibit G 2.7.6) are also transferred and a common interest in the amount of 0.017055% is transferred from the Apartment of the grantor to the Apartment of the grantee.

The common interests for certain individual hotel apartments listed in this Exhibit E reflect the fact that parking stalls have been transferred to those Apartments as of the date of filing of this Public Report. The apartments affected are 706, 806, 906, 1206 Type R, 718 Type V, 1007 and 1207 Type U.

The common interests of **M100** and **M400** reflect that each has two parking stalls (Second Amendment) and the common interest of **M 200** reflects that it has 58 parking stalls (Amendment LCE 2)

Note: the common interest of **L-2** stated in the original Declaration has been reduced by amendments transferring parking stalls (see Second Amendment and the other amendments listed for L-2 on Page 10a of this Public Report.) The common interest of **L-4** has been reduced by transfer of parking stalls (Amendment LCE 1), . The common interest of M 350 includes three parking stalls (Second Amendment). The common interest of **L-3** has been increased by the addition of two parking stalls (Amendment LCE 2) The common interest of M 250 was increased by Amendment LCE 1 but reduced to its original percentage by Amendment LCE 2.