

**AMENDMENT 1 TO
SECOND AMENDED DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

| | |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONDOMINIUM PROJECT NAME: | NANALA AT MEHANA |
| PROJECT ADDRESS: | Manawai Street Kapolei, Hawaii 96707 |
| REGISTRATION NUMBER: | 6367 |
| EFFECTIVE DATE OF REPORT: | November 10, 2009 |
| THIS AMENDMENT: | <input checked="" type="checkbox"/> Must be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input checked="" type="checkbox"/> Second Amended Report dated <u>February 2, 2009</u> <input type="checkbox"/> Supersedes all prior amendments: Includes all prior amendment(s) and <u>must</u> be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input type="checkbox"/> Amended Report dated _____ |
| DEVELOPER(S): | D.R. Horton – Schuler Homes, LLC, a Delaware limited liability company, dba D.R. Horton-Schuler Division |

Preparation of this Amendment

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means 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 law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

This Amendment 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 amendment to the 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, material changes, or pertinent changes 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.

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 amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

A. Since issuance of the Second Amended Report for this Project on February 2, 2009, the Project's Declaration or Condominium Map has been amended eight times. Pursuant to the Developer's reserved rights under the Declaration, including but not limited to Sections E.10, E.12, E.18 and R.2, changes were made as follows:

1. Pursuant to Sections E.18 and R.2, amendments to Declaration were recorded on February 5, 2009, February 9, 2009, February 26, 2009, April 20, 2009, July 6, 2009 and September 11, 2009 respectively as Document Nos. 3826051, 3827085, 3832704, 3849395, 3875867 and 3897274 to reflect the annexation of Phase 1 (Building 1), Phase 2 (Building 6), Phase 3 (Building 7), Phase 4 (Building 2) and Phase 5 (Building 10) into the Community, and to correct typographical errors made in the Community's parking assignments. Copies of these amendments are attached hereto.
2. Pursuant to Sections E.10 and E.12, amendments to the Condominium Map and the Declaration were recorded on August 19, 2009 as Land Court Document Nos. 3890002 and 3890003, respectively, to reflect the interior modification of Type E/Er Units in Buildings 8, 9 and 10 to show of the addition of a powder room in that unit type. This addition will not alter the total area of the Unit, and the common interest for such Type E/Er will remain the same, both as set out in the Declaration. Copy of these amendments are attached hereto.

The title report has been updated, to reflect the recordation of the above-mentioned amendments. Copy of the updated title report is attached hereto.

B. This resulted in changes to the following pages and Exhibits to the Second Amended Developer's Public Report, all of which changed pages and Exhibits are attached to this Amendment No. 1 to the Second Amended Developer's Public Report:

1. Page 4 has been revised to reflect the correct Total Parking Stalls in the Project.
2. Page 5 has been revised to reflect the date of the updated title report.
3. Page 10 has been revised to reflect the recordation of the amendments to the Declaration and the Condominium Map.
4. Exhibit A (Section 1.2 – Buildings and Other Improvement) has been revised to include a description of the powder room under Unit Type E/Er.
5. Exhibit B (Section 1.3 – Unit Types and Sizes of Unit) has been revised to include the notation of 2.5 bath in Type E/Er units in Buildings 8, 9 and 10.
6. Exhibit C (Section 1.4 – Designation of Garage and/or Assignment of Parking Stall to Residence) has been revised to correct typographical errors in garage and/or parking stall numbers. No stall or garage assignments have been modified by this Amendment, which corrects the numbering of the garage and uncovered parking stall assigned to certain units that were inverted in the initial filing. This revised exhibit also identifies certain Developer's reserved parking stalls not identified in the initial filing.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

Changes continued:

7. Exhibit D (Section 1.4 – Reserved Right to Assign or Re-Assign Parking Stalls) has been revised to correct typographical errors in parking stall numbers to identify 2 Developer reserved stalls omitted in the original filing.
8. Exhibit I (Section 1.9 – Common Elements) has been revised to include the stall number of the assigned guest parking stalls.
9. Exhibit L (Section 1.12 – Encumbrances Against Title) has been revised to conform to the updated title report.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform 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 as amended, 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 as amended, 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 as amended and the exhibits attached to this report (if any) as amended 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 as amended 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 as amended at least 30 days prior to the anniversary date of the effective date of this report.

D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability Company, dba D.R. Horton-Schuler Division, by Vertical Construction Corporation, its Manager

Printed Name of Developer

By: 

Duly Authorized Signatory*

8-14-07

Date

Michael T. Jones, Division President of the Hawaii Division
Printed Name & 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; 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.**

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

1.4 Parking Stalls

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Total Parking Stalls in the Project: | 222 (includes garages and open space stalls) |
| Number of Guest Stalls in the Project: | 10 (parking stalls marked with a "G" on the Condominium Map are Guest Stalls) |
| Number of Parking Stalls Assigned to Each Unit: | 2 (may include garage and open space stall) |
| Attach Exhibit C 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. See Exhibit D | |

1.5 Boundaries of the Units

Boundaries of the unit: See **Exhibit E** for a description of the unit boundaries.

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):

See **Exhibit F**

1.7 Common Interest

Common Interest: 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 G**.
As follows:

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 checked="" type="checkbox"/> | Trash Chute/Enclosure(s) |
| <input type="checkbox"/> | Exercise Room |
| <input type="checkbox"/> | Security Gate |
| <input type="checkbox"/> | Playground |
| <input checked="" type="checkbox"/> | Other (describe): See Exhibit H |

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 I**.

Described as follows:

| Common Element | Number |
|---------------------------|--------------|
| Elevators | 0 |
| Stairways | 0 |
| Trash Chutes / Enclosures | 2 (exterior) |

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 J**.

Described as follows:

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 checked="" type="checkbox"/> | Pets: See Exhibit K |
| <input checked="" type="checkbox"/> | Number of Occupants: See Exhibit K |
| <input checked="" type="checkbox"/> | Other: See Exhibit K , see also Exhibit M (Uses Permitted by Zoning) |
| <input 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 L describes the encumbrances against title contained in the title report described below.

Date of the title report: August 24, 2009 (includes recordings through September 11, 2009)

Company that issued the title report: Old Republic Title & Escrow of Hawaii, Ltd.

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 |
|-------------------------------------|------------------|-----------------|
| Land Court | January 12, 2009 | 3818407 |

Amendments to Declaration of Condominium Property Regime

| Land Court or Bureau of Conveyances | Date of Document | Document Number |
|-------------------------------------|-------------------|-----------------|
| Land Court | February 5, 2009 | 3826051 |
| Land Court | February 6, 2009 | 3827085 |
| Land Court | February 24, 2009 | 3832704 |
| Land Court | April 17, 2009 | 3849395 |
| Land Court | July 2, 2009 | 3875867 |
| Land Court | August 14, 2009 | 3890003 |
| Land Court | September 3, 2009 | 3897274 |

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 |
|-------------------------------------|------------------|-----------------|
| Land Court | January 12, 2009 | 3818408 |

Amendments to Bylaws of the Association of Unit Owners

| Land Court or Bureau of Conveyances | Date of Document | Document Number |
|-------------------------------------|------------------|-----------------|
| Land Court | | |
| | | |

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 | 1985 |
| Bureau of Conveyances Map Number | |
| Dates of Recordation of Amendments to the Condominium Map: August 14, 2009 recorded as Land Court Document No. 3890002 | |

EXHIBIT A

Section 1.2 -- Buildings and Other Improvements

DESCRIPTION OF BUILDINGS

The Community (the term "Community" shall have the same meaning herein as "project" in HRS Chapter 514B) shall have ten (10) buildings. The buildings shall be constructed principally of concrete, wood, metal, glass, hollow tile, aluminum, composite, synthetic and other construction materials. Each building is identified on the Condominium Map as 1(A)/II, 2(B)/III, 3(C)/I, 4(A)/II, 5(B)/III, 6(C)/I, 7(B)/IV, 8(A)/IV, 9(C)/IV and 10(A)/IV.

There are four (4) different building types in the Community.

Building Type I has two (2) buildings. Each building is a three-story structure and contains twelve (12) units.

Building Type II has two (2) buildings. Each building is a three-story structure and contains twelve (12) units.

Building Type III has two (2) buildings. Each building is a three-story structure and contains ten (10) units.

Building Type IV has four (4) buildings. Each building is a two-story structure and contains eight (8) units.

DESCRIPTION OF UNITS

The Community shall contain one hundred (100) Units.

There are eight (8) different unit types in the Community, designated as Unit types A/Ar, B/Br, C1/Cr, C2/C2r, D/Dr, E/Er, F1 and F2. Unit types A/Ar, B/Br, C1/Cr, C2/C2r, D/Dr and E/Er have reverse plans. A description of each Unit type is as follows:

Unit type A/Ar

Unit type A/Ar units are two-story units containing three bedrooms, two and a half bathrooms, living/dining area, kitchen, an entry lanai, a 1-car garage, and other improvements as shown on the Condominium Map. These Unit types contain a net living area of approximately 1406 square feet, lanai area of approximately 37 square feet, and a garage area of approximately 224 square feet. Unit type A/Ar units are "Residential Units" as described in the Declaration. There are eight (8) of these Unit type A, and eight (8) of these Unit type Ar in the Community.

Unit type B/Br

Unit type B/Br Units are three-story units containing an entry lanai, a flex room, a storage area; a kitchen, a lanai (at level two), a living/dining area, three bedrooms, three bathrooms, a 1-car garage, and other improvements as shown on the Condominium Map. These Unit types contain a net living area of approximately 1780 square feet, lanai area of approximately 170 square feet, and a garage area of approximately 211 square feet. Unit type B/Br units are "Live-

Work Units" or "Designated Commercial Live-Work Units" as described in the Declaration. There are ten (10) of these Unit type B, and ten (10) of these Unit type Br in the Community.

Unit type C1/C1r

Unit type C1/C1r units are single-story units containing two bedrooms, two bathrooms, a living/dining area, a kitchen, an entry lanai, a 1-car garage and other improvements as shown on the Condominium Map. These Unit types contain a net living area of approximately 1040 square feet, an entry lanai area of approximately 114 square feet and a garage area of approximately 193 square feet. Unit type C1/C1r units are "Residential Units" as described in the Declaration. There are eight (8) of these Unit type C1, and ten (10) of these Unit type C1r in the Community.

Unit type C2/C2r

Unit type C2/C2r units are two-story units containing two bedrooms, two bathrooms, living/dining area, a kitchen, a lanai, a 1-car garage and other improvements as shown on the Condominium Map. These Unit types contain a net living area of approximately 1227 square feet, a lanai area of approximately 222 square feet and a garage area of approximately 230 square feet. Unit type C2/C2r units are "Residential Units" as described in the Declaration. There are eight (8) of these Unit type C2, and ten (10) of these Unit type C2r in the Community.

Unit type D/Dr

Unit type D/Dr units are two-story units containing three bedrooms, two and a half bathrooms, living and dining area, a kitchen, an entry lanai, a lanai (at level two), a 1-car garage and other improvements as shown on the Condominium Map. These Unit types contain a net living area of approximately 1396 square feet, a lanai area of approximately 228 square feet and a garage area of approximately 215 square feet. Unit type D/Dr units are "Residential Units" as described in the Declaration. There are eight (8) of these Unit type D, and eight (8) of these Unit type Dr in the Community.

Unit type E/Er

Unit type E/Er units are two-story units. Type E/Er units in Building 7 contain two bedrooms, two bathrooms, living and dining area, a kitchen, an entry lanai, a 1-car garage and other improvements as shown on the Condominium Map. Type E/Er units in Buildings 8, 9 and 10 contain two bedrooms, two bathrooms, a powder room, living and dining area, a kitchen, an entry lanai, a 1-car garage and other improvements as shown on the Condominium Map. These Unit types contain a net living area of approximately 1,117 square feet, an entry lanai of approximately 100 square feet and a garage area of approximately 195 square feet. Unit type E/Er units are "Residential Units" as described in the Declaration. There are four (4) of these Unit type E, and four (4) of these Unit type Er in the Community.

Unit type F1

Unit type F1 units are single-story units containing an open flat floor, a 1-car garage and other improvements as shown on the Condominium Map. This Unit type contains a net interior area of approximately 1761 square feet, a lanai of approximately 423 square feet and a garage area of approximately 203 square feet. Unit type F1 units are "Commercial Units" as described in the Declaration. There are two (2) of this Unit type F1 in the Community.

Unit type F2

Unit type F2 units are two-story units containing three bedrooms, two bathrooms, living/dining area, a kitchen, an entry lanai, a lanai (at level two), a 1-car garage and other improvements as shown on the Condominium Map. This Unit type contains a net living area of approximately 1841 square feet, lanai area of approximately 197 square feet and a garage area of approximately 203 square feet. Unit type F2 units are "Residential Units" as described in the Declaration. There are two (2) of this Unit type F2 in the Community.

LOCATION AND NUMBERING OF UNITS:

Each Unit shall be designated by a letter comprised of the Building Number ("1", "2", "3", "4", etc.) followed by the Unit Number (e.g. 01, 02, 03, etc.). The Unit numbers and locations are more fully illustrated on the Condominium Map.

ACCESS TO COMMON ELEMENTS:

Each Unit in the Community has immediate access to the common elements of the Community or to a walkway leading to the common elements of the Community.

ACCESS TO A PUBLIC STREET:

The Community will have access to Manawai Street, a public road.

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE BUILDINGS AND OTHER IMPROVEMENTS CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE COMMUNITY. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL.

EXHIBIT B

Section 1.3 -- Unit Types and Sizes of Units

| Unit Type | Quantity | BR/Bath | Net Living Area (sf) | Net Other Areas | Other Areas (lanai, garage, etc.) (sf.) | Area |
|-----------|----------|---------|----------------------|-----------------|-----------------------------------------|-------|
| A/Ar | 16 | 3/2½ | 1,406 | | 37 (lanai) 224 (garage) | 1,667 |
| B/Br | 20 | 3/3 | 1,780 | | 170 (lanai) 211 (garage) | 2,161 |
| C1/C1r | 18 | 2/2 | 1,040 | | 114 (lanai) 193 (garage) | 1,347 |
| C2/C2r | 18 | 2/2 | 1,227 | | 222 (lanai) 230 (garage) | 1,679 |
| D/Dr | 16 | 3/2½ | 1,396 | | 228 (lanai) 215 (garage) | 1,839 |
| E/Er | 8 | 2/2* | 1,117 | | 100 (lanai) 195 (garage) | 1,412 |
| F1 | 2 | Flat/1 | 1,761 | | 423 (lanai) 203 (garage) | 2,387 |
| F2 | 2 | 3/2 | 1,841 | | 197 (lanai) 203 (garage) | 2,241 |

* Unit Type E/Er units in Buildings 8, 9 and 10, each has 2.5 bath.

Note regarding Net Living Areas: Throughout the Nanala at Mehana documentation, the area of individual units is generally expressed as "net living area" square footage. This measurement represents the architect's best estimate of the interior square footage of the unit as measured from the unit's perimeter walls, which are included in the unit. This measurement is based upon the plans for the construction of the unit and different architects performing the same measurement may obtain a larger or smaller result.

Units followed by a "/r" represent a reverse floor plan configuration from that reflected on the condominium map.

The following classifications of Units are included in the Community:

(a) "Residential Unit(s)" means and refers to Unit Types A/Ar, C1/C1r, C2/C2r, D/Dr, E/Er and F2, and include all Improvements and facilities constructed or reconstructed therein, and all Limited Common Elements appurtenant to such Unit(s). These Units are delineated on the Condominium Map and are identified in Exhibit "D-2" to the Declaration. Developer may expand this classification of units in an amendment to the Declaration. These Units are designated for residential use as limited by the Declaration. Residential Units are intended for use for dwelling purposes or long-term residential purposes, and shall not be used for any other purpose.

(b) "Live-Work Units(s)" means and refers to the B/Br Unit Types, and include all Improvements and facilities constructed or reconstructed therein, and all Limited Common Elements appurtenant to such Unit(s). These three (3) story Units may be or are delineated on

the Condominium Map and are identified in Exhibit "D-2" of the Declaration. Developer may expand or limit this classification of units in an amendment to the Declaration. These Units are designated for mixed residential and commercial uses as limited by the Declaration. Subject to the limitations contained in the Declaration, Live-Work Units are intended for long-term residential use on the second and third floor of such Units and commercial purposes on the ground floor, excluding the entry foyer, which is intended to serve the residential portion of the Unit. Developer has the reserved right to change the designation and use of any one or more or portion of the Live-Work Units and the Limited Common Elements appurtenant such that they may be used solely as Residential Units. Developer has the additional reserved right to change the designation and use of Live-Work Units and the Limited Common Elements appurtenant thereto such that they may be used wholly as one or more Commercial Units (sometimes such designated Live-Work Units are described as "Designated Commercial Live-Work Units"), without prejudice to the Owner of such Live-Work Unit to use the Unit as a Residential Unit or a Live-Work Unit having mixed commercial and residential uses, subject to the limitations specified in the Declaration, provided such designation by Developer shall in no event cause the total Net Living Area available for commercial use within the Community to exceed twenty percent (20%) of the total Net Living Area of all Units in the Community.

(c) "Designated Commercial Live-Work Unit(s)" means and refers to those Live-Work Units designated by Developer for use wholly as a Commercial Unit.

(d) "Commercial Unit(s)" means and refers to F1 Unit Types delineated on the Condominium Map and listed in Exhibit "D-2" of the Declaration, and include all Improvements and facilities constructed or reconstructed therein, and all Limited Common Elements appurtenant to such Unit(s). This term also refers to Designated Commercial Live-Work Units where appropriate to the context of the Declaration. As described in the Declaration, these Units shall be operated and used only for commercial purposes or uses authorized under the County's AMX-2 zoning classification described in the LUO, subject to the limitations contained in the Declaration, and/or as approved by Developer. Developer has the reserved right to change the designation and use of any one or more or portions of the Commercial Units and the Limited Common Elements appurtenant thereto to any other use classification as set forth in the Declaration. In other words, the F1 Units may be classified as a Residential Unit or a Live-Work Unit by Developer.

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE UNIT TYPES AND SIZES OF UNITS CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE COMMUNITY. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL.

EXHIBIT C

Section 1.4 – Designation of Garage and/or Assignment of Parking Stall to Residence

| UNIT NO. | GARAGE # | OPEN SPACE STALL # | UNIT NO. | GARAGE # | OPEN SPACE STALL # |
|----------|----------|--------------------|----------|----------|--------------------|
| 101 | 22 | 216 | 505 | 98 | 99 |
| 102 | 20 | 21 | 506 | 97 | 96 |
| 103 | 18 | 19 | 507 | 95 | 94 |
| 104 | 17 | 16 | 508 | 92 | 93 |
| 105 | 15 | 14 | 509 | 90 | 91 |
| 106 | 12 | 13 | 510 | 89 | 152 |
| 107 | 11 | 10 | 601 | 130 | 210 |
| 108 | 8 | 9 | 602 | 128 | 129 |
| 109 | 6 | 7 | 603 | 126 | 127 |
| 110 | 4 | 5 | 604 | 125 | 124 |
| 111 | 2 | 3 | 605 | 123 | 1122 |
| 112 | 1 | 209 | 606 | 120 | 121 |
| 201 | 42 | 43 | 607 | 119 | 118 |
| 202 | 40 | 41 | 608 | 116 | 117 |
| 203 | 39 | 38 | 609 | 114 | 115 |
| 204 | 36 | 37 | 610 | 113 | 112 |
| 205 | 34 | 35 | 611 | 110 | 111 |
| 206 | 33 | 32 | 612 | 109 | 108 |
| 207 | 31 | 30 | 701 | 207 | 208 |
| 208 | 28 | 29 | 702 | 205 | 206 |
| 209 | 26 | 27 | 703 | 204 | 195 |
| 210 | 25 | 192 | 704 | 203 | 202 |
| 301 | 66 | 170 | 705 | 200 | 201 |
| 302 | 64 | 65 | 706 | 199 | 194 |
| 303 | 62 | 63 | 707 | 197 | 198 |
| 304 | 61 | 60 | 708 | 196 | 193 |
| 305 | 59 | 58 | 801 | 186 | 191 |
| 306 | 56 | 57 | 802 | 184 | 185 |
| 307 | 55 | 55 | 803 | 183 | 190 |
| 308 | 52 | 53 | 804 | 182 | 181 |
| 309 | 50 | 51 | 805 | 179 | 180 |
| 310 | 49 | 48 | 806 | 178 | 172 |
| 311 | 46 | 47 | 807 | 176 | 177 |
| 312 | 45 | 44 | 808 | 175 | 171 |
| 401 | 88 | 219 | 901 | 167 | 168 |
| 402 | 86 | 87 | 902 | 165 | 166 |
| 403 | 84 | 85 | 903 | 164 | 155 |
| 404 | 83 | 82 | 904 | 163 | 162 |
| 405 | 81 | 80 | 905 | 160 | 161 |
| 406 | 78 | 79 | 906 | 159 | 154 |
| 407 | 77 | 76 | 907 | 157 | 158 |
| 408 | 74 | 75 | 908 | 156 | 153 |
| 409 | 72 | 73 | 1001 | 146 | 151 |
| 410 | 71 | 70 | 1002 | 144 | 145 |

| UNIT NO. | GARAGE # | OPEN SPACE STALL # | UNIT NO. | GARAGE # | OPEN SPACE STALL # |
|----------|----------|--------------------|----------|----------|--------------------|
| 411 | 68 | 69 | 1003 | 143 | 150 |
| 412 | 67 | 169 | 1004 | 142 | 141 |
| 501 | 106 | 107 | 1005 | 139 | 140 |
| 502 | 104 | 105 | 1006 | 138 | 132 |
| 503 | 103 | 102 | 1007 | 136 | 137 |
| 504 | 100 | 101 | 1008 | 135 | 131 |

Developer reserves to itself parking stall nos. 23, 24, 211, 212, 213 (Private Loading Zone), 214, 215, 217, 218, 220, 221 and 222 in the Community as shown on the Condominium Map. Developer reserves to itself the right to amend the Declaration to establish spatial Units consisting of one or more of the foregoing parking stalls, all without the joinder or consent or notice to any Owner, Owner's mortgagees, or Person, and further reserves the right, but not any obligation, to assign the parking stall that are reserved to the Developer to any Unit as appurtenant Limited Common Element(s) to such Unit. Further Developer may assign such stalls to any unit and reserves all right of use and access to such stalls together with the right to sell the stalls and/or transfer the stalls to another unit. Such amended reassignment does not constitute a material amendment of the Declaration or the Condominium Map.

Parking stalls are "standard" in size. Parking stalls that marked with a "C" in the Condominium Map are compact sized parking stalls. Any parking stalls designated as a standard sized parking stall may be constructed as a compact sized parking stall and such modification is approved by the Buyer.

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE PARKING STALL ASSIGNMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE COMMUNITY. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL.

EXHIBIT D

(Section 1.4 -- Reserved Right to Assign or Re-Assign Parking Stalls)

Developer shall have the reserved right, to effect such modifications to the Homes and Common Elements in the Community and/or to execute, record and deliver any amendments to the Declaration, the Condominium Map as well as the Bylaws and rules and regulations promulgated thereunder, as may be necessary or required to effect compliance by the Community, the Association, or by Developer with laws which apply to the Community, including, without limitation, the Fair Housing Act, as amended, 42 U.S.C. §§ 3601 et seq., including any and all rules and regulations promulgated thereunder, and the Americans With Disabilities Act, as amended, 42 U.S.C. §§ 12101 et seq., including any and all rules and regulations promulgated thereunder. Without limitation, Developer may amend the Declaration (and, when appropriate, the Condominium Map) in any manner required to retrofit guest parking stalls, so they are suited for use by persons with disabilities and to assign such stalls as appurtenant Limited Common Elements to any one or more of the units intended for use by persons with disabilities upon substitution therefor of alternate guest parking stall(s). Such assignment may be made to Units, the Owners of which Developer, in its sole judgment, determines require a parking stall accessible to persons with disabilities. Such reassignment is hereby specifically declared not to constitute a material amendment of the Declaration or, when appropriate, the Condominium Map. All costs of such reassignment shall be borne as determined by Developer. Notwithstanding the foregoing, Developer also reserves the right, but does not hereby undertake any obligation, to interchange guest parking stalls and the disabled guest parking stalls to accommodate Home Owners in need of such parking. The rights of Developer under this Section may be assigned to the Association, without the consent of joinder of the Board.

Developer shall have the right, without being required to obtain the consent or joinder of, or provide notice to, any person or group of persons, including the Association, any interest in the Community or in any Unit, and notwithstanding the sale of a Unit provided the conveyance therefor have not been Recorded (a) to change the designation of compact and standard size parking stalls, (b) to change covered and uncovered parking stalls, (c) to reassign parking stalls designated as Limited Common Elements appurtenant to a Unit provided such Unit shall have assigned to it not less than one (1) parking stall, and (v) to amend the Declaration and Condominium Map as necessary or convenient to describe such changes.

Developer reserves to itself parking stalls nos. 23, 24, 211, 212, 213 (Private Loading Zone), 214, 215, 217, 218, 220, 221, and 222 in the Community and further reserves to itself the right to amend the Declaration to establish spatial Units consisting of one or more of the foregoing parking stall, all without the joinder or consent or notice to any Owner, Owner's mortgagees, or Person. Developer further reserves the right to amend the Declaration in any manner to assign parking stalls that are reserved to the Developer to any Unit as appurtenant Limited Common Element(s) to such Unit. Further Developer may assign such stalls to any unit and reserves all right of use and access to such stalls together with the right to sell the stalls and/or transfer the stalls to another unit. Such amendment reassignment is hereby specifically declared not to constitute a material amendment of the Declaration or, when appropriate, the Condominium Map. All costs of such reassignment shall be borne as determined by Developer.

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE RESERVED RIGHT TO ASSIGN OR RE-ASSIGN PARKING STALLS CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE COMMUNITY. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL.

EXHIBIT I
Section 1.9 -- Common Elements

The common elements of the Community shall specifically include, but are not limited to, the following:

1. The Land and those improvements to the Land, excluding the Units and Private Yard Areas, if any, but including without limitation the Community Access Road, exterior lighting fixtures located along and/or adjacent to the Community Access Road, the common area landscaping and similar improvements.
2. All the benefits, if any, inuring to the land or to the Community from all easements, if any, shown on the Condominium Map or listed in Exhibit "D-1" attached to the Declaration of Condominium Property Regime.
3. All structural components, such as foundations, girders, columns, beams, floor slabs, supports, main walls, load-bearing walls, floors, ceilings (except the inner or decorated surfaces of such walls, floors and ceilings), roofs, exterior stairs and stairways, landings, railings, entrances and exits (other than the entry courts or entry areas included in the definition of a unit) of the buildings and/or Units, doors, door frames, windows, window frames, and other building appurtenances; provided, however, that all rollers, locks, handles, tracks and appurtenant hardware associated with all windows, doors and exterior garage doors, if any, and all sliding screen doors and all glass and window screens shall be the responsibility of the Unit owners and all other portions of the walls, floors, or ceilings, are a part of the common element. If any chute, flue, duct, wire, conduit, or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that unit is a Limited Common Element appurtenant solely to that Unit, and any portion thereof serving more than one Unit or any portion of thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements.
4. All yards, grounds, gardens, planters, plants, landscaping, sidewalks, walkways, pathways, curbs, mailboxes, lamp, lamp posts, trash enclosures, mail centers, recycle bins, electrical rooms, refuse facilities and loading zone between Building 4 and Building 5.
5. All fences and walls as shown on the Condominium Map.
6. All drainage facilities or swales, pipes, shafts, wires, conduits or other utilities or service lines running through a Unit, or Private Yard Area, if any, which are utilized for or serve more than one Unit, or Private Yard Area, if any, or other features of the Community.
7. The park area as shown on the Condominium Map.
8. All non-assigned uncovered parking stalls (excluding those stalls reserved to Developer), accessible guest parking and all guest parking stalls, that are not designated as Limited Common Elements; provided that the use of accessible guest parking stall(s) shall be governed by the applicable rules and regulations set forth in the Community Rules.

There are 10 guest parking stalls that are marked with a letter "G" as shown on the Condominium Map, and the guest parking stalls are numbered as follows:

| | | | | |
|-----|-----|-----|-----|-----|
| 133 | 134 | 147 | 148 | 149 |
| 173 | 174 | 187 | 188 | 189 |

Developer reserves the right to transfer guest parking stalls with Units, without affecting the total number of guest parking stalls.

9. Any and all apparatus and installations of common use and all other parts of the Community necessary or convenient to its existence, maintenance and safety, or normally in common use.

10. All ducts, electrical equipment, transformers, wiring, pipes and other central and appurtenant transmission facilities and installations over, under and across the Community or individual Private Yard Areas, if any shown on the Condominium Map, which are utilized by or serve more than one Unit or for services such as power, light, water, gas, sewer, drainage, telephone and radio and television signal distribution, if any.

11. All areas, rooms, spaces, structures, housings, chutes, shafts or facilities of the Community within or outside of the buildings, which are for common use or which serve more than one Unit, such as electrical, maintenance, service, security, machine, mechanical and equipment rooms and the equipment, machinery and facilities therein.

12. All other parts, of the Community not included in the definition of a Unit.

13. The Entry Sign Monument identifying the Community, which may be covered by a grant of easement in favor of the Association.



THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE COMMON ELEMENTS CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE COMMUNITY. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL.

EXHIBIT L

Section 1.12 -- Encumbrances Against Title

1. Real Property Taxes which may be due and owing. Reference is made to the City and County of Honolulu Tax Assessor's Office.
2. Terms, provisions and conditions contained in that certain AMENDED DOCUMENT LISTING CONDITIONS AND PRE-CONDITIONS TO RECLASSIFICATION dated November 14, 1989, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1684751.

Said Amended Document Listing Conditions and Pre-Conditions to Reclassification was amended by instrument dated September 11, 1995, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 2260756 and recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 95-119179.

3. Terms, provisions and conditions, contained in that certain AMENDED AND RESTATED DOCUMENT LISTING CONDITIONS TO RECLASSIFICATION dated September 11, 1995, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 2260754 and recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 95-119177.

Said Amended Document Listing Conditions and Pre-Conditions to Reclassification was amended by instrument dated September 11, 1995, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 2260756 and recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 95-119179.

4. UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

Executed By : the TRUSTEES OF THE ESTATE OF JAMES CAMPBELL,
DECEASED, "Declarant"

On the terms, covenants and conditions contained therein,

Dated : November 17, 2004

Recorded : November 19, 2004 in the Office of the Assistant Registrar of the
Land Court, State of Hawaii, as Document No. 3195643

5. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS recorded December 16, 2005 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 3368412.

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT

Granted To : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, and
HAWAIIAN TELCOM, INC., a Hawaii corporation.

For : utility purposes

Dated : January 23, 2008

Recorded : February 1, 2008 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 3707463

7. EASEMENT "9715" (7,399 square feet)

For : access purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

8. EASEMENT "9720" (2 feet wide, 867 square feet)

For : landscaping purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

9. EASEMENT "9725" (7,399 square feet)

For : maintenance, landscaping and irrigation purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

10. EASEMENT "9731" (42 square feet)

For : electrical purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

11. EASEMENT "9732" (42 square feet)

For : electrical purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

12. EASEMENT "9733" (42 square feet)

For : electrical purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

13. EASEMENT "9734" (42 square feet)

For : electrical purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

14. EASEMENT "9735" (42 square feet)

For : electrical purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008

15. EASEMENT "9736" (42 square feet)
For : landscaping and irrigation purposes
As shown on Map 1416
As set forth by Land Court Order No. 176856 filed July 9, 2008
16. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in Master Declaration of Covenants, Conditions, Restrictions and Easements for Mehana at Kapolei recorded January 12, 2009 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 3818406.
17. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in Declaration of Condominium Property Regime of Nanala at Mehana recorded January 12, 2009 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 3818407, amended by instruments recorded February 5, 2009, February 9, 2009, February 26, 2009, April 20, 2009, July 6, 2009, August 19, 2009 and September 3, 2009, as Land Court Documents Nos. 3826051, 3827085, 3832704, 3849395, 3875867, 3890003 and 3897274, respectively.
18. Condominium Map No. 1985, as amended by Land Court Document No. 3890002
19. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in Bylaws of the Association of Unit Owners of Nanala at Mehana recorded January 12, 2009 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 3818408.
20. Covenants, conditions, and restrictions and other provisions set forth in Declaration of Restrictive Covenants (Private Park Declaration) recorded January 22, 2009 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 3821529.

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE ENCUMBRANCES AGAINST TITLE CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS AS A GENERAL SUMMARY, PURCHASERS SHOULD REFER TO THE CONSTITUENT DOCUMENTS OF THE COMMUNITY. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS EXHIBIT AND THE DECLARATION, BYLAWS, CONDOMINIUM MAP, HOUSE RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL.