

**AMENDMENT 1 TO Third Amended
DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

| | |
|---------------------------|--|
| CONDOMINIUM PROJECT NAME: | AWAKEA AT MEHANA |
| PROJECT ADDRESS: | Wakea Street, Kakala Street, Manawai Street Kapolei, Hawaii 96707 |
| REGISTRATION NUMBER: | 7326 |
| EFFECTIVE DATE OF REPORT: | June 13, 2016 |
| THIS AMENDMENT: | <input checked="" type="checkbox"/> Must be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input checked="" type="checkbox"/> Amended Report dated <u>6/22/15 (3rd Amended)</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:

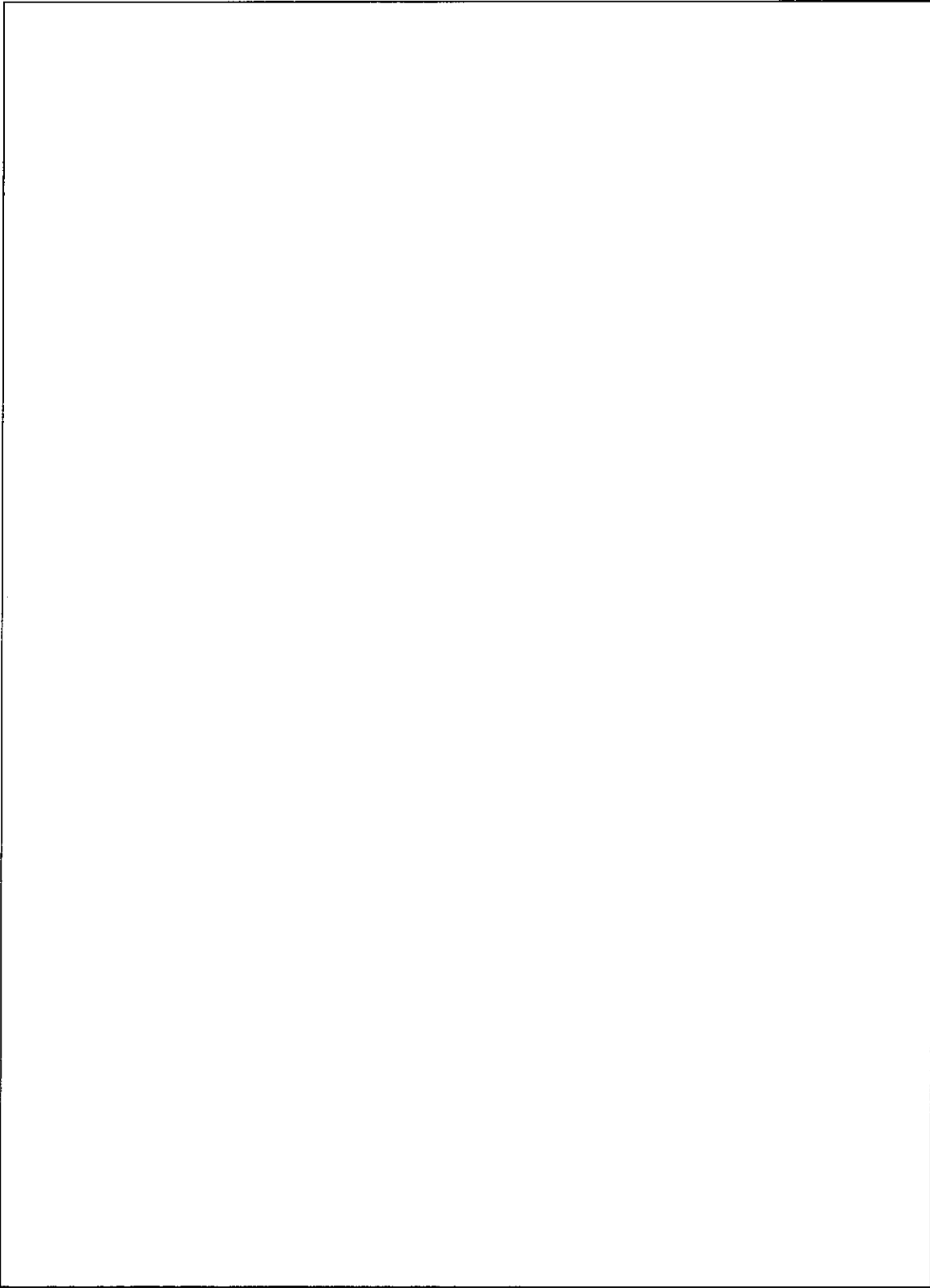
This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public 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. Changes made as follows:
1. Pursuant to the rights reserved to the Developer under the Amended and Restated Declaration of Condominium Property Regime of Awakea at Mehana, the Developer has recorded the following documents:
 - a) to note the completion of buildings in the Awakea at Mehana community:
 - i) Supplemental Declaration of Condominium Property Regime of Awakea at Mehana Evidencing Completion of Increment 15/Building 8 (Document No. T-9279350); and
 - ii) Supplemental Declaration of Condominium Property Regime of Awakea at Mehana Evidencing Completion of Increment 16/Building 14 (Document No. T-9305403).
 - b) to note the transfer of parking stalls, among other things:
 - i) Amendment to Amended and Restated Declaration of Condominium Property Regime of Awakea at Mehana Condominium Map No. 2193 (Document No. T-9405322); and
 - ii) Amendment to Amended and Restated Declaration of Condominium Property Regime of Awakea at Mehana Condominium Map No. 2193 (Document No. T-9549127).
 2. Developer has Updated the budget for this Community.
- B. This resulted in changes to the following pages and exhibits to the Third Amended Developer's Public Report:
1. Section 1.12 on page 5 of the Developer's Public Report was revised to reflect the updated Preliminary Title Report.
 2. Section 3.1 on page 10 of the Developer's Public Report was updated to include the recordation information for the above instruments.
 3. Exhibit C (Section 1.3 -- Designation of Garage and/or Assignment of Parking Stalls and/or Garage) has been updated to note the transfer of parking stalls described in Section A.1.b above.
 4. Exhibit L (Section 1.12 -- Encumbrances Against Title) has been updated.
 5. Exhibit P (Section 4.2 -- Estimate of the Initial Maintenance Fees) has been updated with the current budget for the Community.

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:



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.

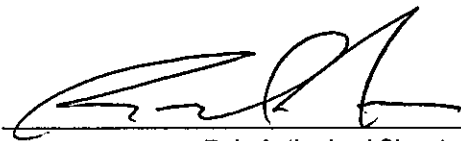
The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project 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



Duly Authorized Signatory*

6/6/2016

Date

Robert Q. Bruhl, Division President, 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.

1.9 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 | 2 (Building Type II) |
| Stairways | 4 (Building Type II) |
| Trash Chutes | Trash Enclosures - 9 (exterior), 2 (interior) |

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 |
| <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: March 24, 2016

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 | November 4, 2013 | T-8709235 |

Amendments to Declaration of Condominium Property Regime

| Land Court or Bureau of Conveyances | Date of Document | Document Number |
|-------------------------------------|-------------------|-----------------|
| Land Court | November 18, 2013 | T-8722278 |
| Land Court | February 7, 2014 | T-8807191 |
| Land Court | February 6, 2014 | T-8807192 |
| see page 10a | | |

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 | February 15, 2013 | T-8446409 |

Amendments to Bylaws of the Association of Unit Owners

| Land Court or Bureau of Conveyances | Date of Document | Document Number |
|-------------------------------------|------------------|-----------------|
| Land Court | November 4, 2013 | T-8709236 |
| Land Court | December 5, 2014 | T-9109187 |
| | | |

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 | 2193 |
| Bureau of Conveyances Map Number | |
| Dates of Recordation of Amendments to the Condominium Map: 4/17/13, 9/16/13 | |

Section 3.1 Continued

| Land Court or Bureau of Conveyances | Date of Document | Document Number |
|-------------------------------------|--------------------|-----------------|
| Land Court | April 9, 2014 | T-8878298 |
| Land Court | May 9, 2014 | T-8897181 |
| Land Court | June 10, 2014 | T-8936277 |
| Land Court | July 7, 2014 | T-8955204 |
| Land Court | July 10, 2014 | T-8963182 |
| Land Court | August 11, 2014 | T-8991228 |
| Land Court | June 5, 2014 | T-9024125 |
| Land Court | October 8, 2014 | T-9053184 |
| Land Court | October 10, 2014 | T-9053185 |
| Land Court | November 5, 2014 | T-9088536 |
| Land Court | November 6, 2014 | T-9088537 |
| Land Court | December 5, 2014 | T-9109186 |
| Land Court | December 5, 2014 | T-9114160 |
| Land Court | January 16, 2015 | T-9160374 |
| Land Court | February 11, 2015 | T-9191138 |
| Land Court | April 27, 2015 | T-9258358 |
| Land Court | May 7, 2015 | T-9279350 |
| Land Court | June 10, 2015 | T-9305403 |
| Land Court | September 14, 2015 | T-9405322 |
| Land Court | February 3, 2016 | T-9549127 |

EXHIBIT C

Section 1.4 – Designation of Garage and/or Assignment of Parking Stalls and/or Garage

Capitalized terms used herein, unless otherwise defined herein, shall have the meanings given to them in the Declaration.

DESIGNATION OF GARAGE TO UNITS:

Certain units have an attached garage as part of the Unit. The numbers initially designated to the garages attached to such Units are described as follows:

| Unit No. | Attached Garage Parking Stall No. |
|-----------------|--|
| 101 | 2 |
| 104 | 6 |
| 108 | 14 |
| 201 | 88 |
| 204 | 92 |
| 208 | 100 |
| 301 | 65 |
| 304 | 69 |
| 308 | 77 |
| 402 | 54 |
| 406 | 62 |
| 502 | 17 |
| 506 | 25 |
| 1201 | 209 |
| 1204 | 213 |
| 1208 | 221 |
| 1301 | 185 |
| 1304 | 189 |
| 1308 | 197 |
| 1401 | 170 |
| 1404 | 174 |
| 1408 | 182 |

Note: Unit Owners should refer to the Condominium Map for the designation of garage. The above list is provided as additional information only.

PARKING STALLS AND/OR GARAGE ASSIGNMENTS:

Each Unit shall have for its own use at least two (2) parking stalls as a limited common element as shown on the Condominium Map, provided that certain Units shall have one (1) detached garage and at least one (1) parking stall as a limited common element as shown on the Condominium Map. The initial assignment of parking stalls and/or detached garages, which is subject to change by supplemental declaration(s) or amendment(s) to the Declaration, is as follows:

| Unit No. | Garage (Detached) Parking Stall No. | Driveway Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. |
|----------|-------------------------------------|----------------------------|------------------------|------------------------|
| 101 | | 1 | 102 | 103 |
| 102 | 3 | 4 | | |
| 103 | 5 | | hly | |
| 104 | | 7 | 111 | 112 |
| 105 | 9 | 8 | | |
| 106 | 10 | 11 | | |
| 107 | 13 | 12 | | |
| 108 | | 15 | 118 | 119 |
| 201 | | 87 | 85 | 86 |
| 202 | 89 | 90 | | |
| 203 | 91 | | 153 | |
| 204 | | 93 | 154 | 155 |
| 205 | 95 | 94 | | |
| 206 | 96 | 97 | | |
| 207 | 99 | 98 | | |
| 208 | | 101 | 156 | 157 |
| 301 | | 64 | 140 | 141 |
| 302 | 66 | 67 | | |
| 303 | 68 | | 145 | |
| 304 | | 70 | 146 | 147 |
| 305 | 72 | 71 | | |
| 306 | 73 | 74 | | |
| 307 | 76 | 75 | | |
| 308 | | 78 | "ht80 | 80 |
| 401 | 53 | | 130 | |
| 402 | | 55 | 131 | 132 |
| 403 | 57 | 56 | | |
| 404 | 58 | 59 | | |
| 405 | 61 | 60 | | |
| 406 | | 63 | 135 | 136 |
| 501 | 16 | | 40 | |
| 502 | | 18 | 38 | 39 |
| 503 | 20 | 19 | | |
| 504 | 21 | 22 | | |
| 505 | 24 | 23 | | |
| 506 | | 26 | 27 | 28 |
| 601 | | | 104 | 105 |
| 602 | | | 106 | 107 |
| 603 | | | 151 | 152 |
| 604 | | | 150 | 144 |
| 605 | | | 148 | 149 |
| 701 | | | 128 | 129 |
| 702 | | | 126 | 127 |
| 703 | | | 124 | 125 |
| 704 | | | 122 | 123 |
| 705 | | | 120 | 121 |

| Unit No. | Garage (Detached) Parking Stall No. | Driveway Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. |
|----------|-------------------------------------|----------------------------|------------------------|------------------------|
| 811 | 165 | | 301 | |
| 812 | 166 | | 300 | |
| 813 | | | 307 | 308 |
| 814 | 163 | | 311 | |
| 815 | 161 | | 303 | |
| 816 | 160 | | 302 | |
| 821 | 168 | | 305 | |
| 822 | 164 | | 304 | |
| 823 | 159 | | 310 | |
| 824 | 167 | | 299 | |
| 825 | 158HC | | 309 | |
| 826 | 162 | | 306 | |
| 911 | 271 | | 353 | |
| 912 | 272 | | 352 | |
| 913 | | | 356 | 357 |
| 914 | 269 | | 351 | |
| 915 | 267 | | 355 | |
| 916 | 266 | | 354 | |
| 921 | 274 | | 248 | |
| 922 | 270 | | 247 | |
| 923 | 265 | | 350 | |
| 924 | 273 | | 246 | |
| 925 | 264HC | | 250 | |
| 926 | 268 | | 249 | |
| 1001 | | | 240 | 241 |
| 1002 | | | 242 | 344 |
| 1003 | | | 243 | 347 |
| 1004 | | | 244 | 348 |
| 1005 | | | 245 | 349 |
| 1101 | | | 233 | 234 |
| 1102 | | | 230 | 231 |
| 1103 | | | 232 | 235 |
| 1104 | | | 236 | 237 |
| 1105 | | | 238 | 239 |
| 1201 | | 208 | 329 | 330 |
| 1202 | 210 | 211 | | |
| 1203 | 212 | | 336 | |
| 1204 | | 214 | 337 | 338 |
| 1205 | 216 | 215 | | |
| 1206 | 217 | 218 | | |
| 1207 | 220 | 219 | | |
| 1208 | | 222 | 223 | 224 |
| 1301 | | 184 | 203 | 204 |
| 1302 | 186 | 187 | | |
| 1303 | 188 | | 205 | |
| 1304 | | 190 | 201 | 202 |
| 1305 | 192 | 191 | | |

| Unit No. | Garage (Detached) Parking Stall No. | Driveway Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. |
|----------|-------------------------------------|----------------------------|------------------------|------------------------|
| 1306 | 193 | 194 | | |
| 1307 | 196 | 195 | | |
| 1308 | | 198 | 199 | 200 |
| 1401 | | 169 | 313 | 314 |
| 1402 | 171 | 172 | | |
| 1403 | 173 | | 312 | |
| 1404 | | 175 | 315 | 316 |
| 1405 | 177 | 176 | | |
| 1406 | 178 | 179 | | |
| 1407 | 181 | 180 | | |
| 1408 | | 183 | 317 | 318 |
| 1501 | | | 334 | 335 |
| 1502 | | | 339 | 340 |
| 1503 | | | 333 | 328 |
| 1504 | | | 326 | 327 |
| 1505 | | | 331 | 332 |
| 1601 | | | 319 | 320 |
| 1602 | | | 321 | 322 |
| 1603 | | | 323 | 324 |
| 1604 | | | 325 | 341 |
| 1605 | | | 342 | 343 |

| Commercial Unit No. | Open Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. | Open Parking Stall No. |
|---------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| 801 | 281 | 282 | 283 | 35 | 36 | |
| 802 | 284 | 285 | 286 | 37 | 41 | |
| 803 | 287 | 288 | 289 | 42 | 43 | |
| 804 | 290 | 291 | 292 | 44 | 45 | 275 |
| 805 | 293 | 295 | 296 | 46 | 133 | 276 |
| 901 | 261 | 262 | 263 | 47 | 277 | |
| 902 | 258 | 259 | 260 | 48 | 49 | |
| 903 | 255 | 256 | 257 | 29 | 30 | |
| 904 | 252 | 253 | 254 | 31 | 32 | |
| 905 | 251 | 297 | 298 | 33 | 34 | |

PARKING STALL ASSIGNMENTS ARE SUBJECT TO CHANGE BY SUPPLEMENTAL DECLARATION(S) OR AMENDMENT(S) TO THE DECLARATION

Note: Unit Owners should refer to the Condominium Map for the assignment of detached garage. The above list is provided as additional information only.

Parking stalls may be "standard" or "compact" in size and may not be marked on the Condominium Map to reflect their respective sizes. In that regard, if marked on the Condominium Map, parking stalls marked with a "C" 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.

DECLARANT RESERVED STALLS

The following parking stalls are designated as Declarant Reserved Stalls:

| | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|
| 81 | 82 | 83 | 84 | 113 | 114 | 134 | 137 |
| 142 | 143 | 228 | 229 | | | | |

PARKING STALL ASSIGNMENTS ARE SUBJECT TO CHANGE BY SUPPLEMENTAL DECLARATION(S) OR AMENDMENT(S) TO THE DECLARATION

Declarant 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. Declarant further reserves the right to amend the Declaration in any manner to assign additional parking stalls that are reserved to the Declarant 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.

GUEST PARKING STALLS:

The following parking stalls are initially designated as guest parking stalls for the Residential Units within the Community, subject to Declarant’s right to substitute alternate guest parking stalls:

| | | | | | | | |
|-----|-----|-----|-------|-----|-----|-----|-----|
| 115 | 116 | 117 | 138HC | 139 | 206 | 207 | 225 |
| 226 | 227 | 345 | 346HC | | | | |

The following parking stalls are initially designated as guest parking stalls for the Commercial Units and Live-Work Units, subject to Declarant’s right to substitute alternate guest parking stalls:

| | | | | | | | |
|-------|-------|-------|-------|-------|--|--|--|
| 109HC | 110HC | 278HC | 279HC | 294HC | | | |
|-------|-------|-------|-------|-------|--|--|--|

The following parking stalls are designated as Common Elements of the Community and have been preplumbed to permit, at the election of the Board, their use as electric vehicle charging stations subject to such control and use limitations as the Board may establish in the Community Rules:

| | | | | | | | |
|----|-----|--|--|--|--|--|--|
| 50 | 280 | | | | | | |
|----|-----|--|--|--|--|--|--|

PARKING STALL ASSIGNMENTS ARE SUBJECT TO CHANGE BY SUPPLEMENTAL DECLARATION(S) OR AMENDMENT(S) TO THE DECLARATION

Disclaimer Regarding Parking Stall Designations

Parking stalls may be "standard" or "compact" in size and may not be marked on the Condominium Map to reflect their respective sizes. In that regard, if marked on the Condominium Map, parking stalls marked with a "C" 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 and the Association. Any parking stalls designated as a compact sized parking stall may be constructed as a standard sized parking stall and such modification is approved by the Buyer or the Association. Any parking stalls designated as a covered or uncovered parking stall may be constructed contrary to its designation and such modification is approved by the Buyer or the Association. There may be parking stalls in the Community that are suited or adaptable for use by persons with disabilities. To the extent not assigned to individual Units, adaptable guest stalls (or any Developer Reserved Stall) may be retrofitted for exclusive use by disabled persons. Declarant reserves the right to transfer one or more guest parking stalls or any one or more of the Developer Reserved Stalls to a Unit, provided that if a guest parking stall or stalls are so transferred Declarant shall designate a substitute parking stall or stalls, as may be the case, therefor.

In all such cases, Declarant reserves the right to and may amend (i) the Declaration to reflect such parking stall transfers and (ii) the Condominium Map to reflect the as-built parking stall designations (compact, standard, covered, uncovered) without the joinder or consent or notice to any person.

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, COMMUNITY RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

EXHIBIT L

Section 1.12 -- Encumbrances Against Title

1. 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.

2. 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 Assistan 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.

3. 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

4. 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.

ASSIGNMENT OF RIGHTS dated December 13, 2010, recorded February 23, 2011 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 4051714.

5. AS TO LOT 19704 ONLY:

A. EASEMENT 10865 (2-ft. wide, 867 square feet)

For: landscaping purposes
As shown on Map 1585

As set forth by Land Court Order No. T-8415242, filed January 15, 2013

6. EASEMENT 10866 (10,357 Square feet)

For: maintenance, landscaping and irrigation purposes

As shown on Map 1585

As set forth by Land Court Order No. T-8415242, filed January 15, 2013

7. EASEMENT 10867 (10,357 Square feet)

For: public access purposes

As shown on Map 1585

As set forth by Land Court Order No. T-8415242, filed January 15, 2013

8. 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 Land Court as Document No. 3818406, as amended by Document Nos. T-8219212, T-9202295, and T-923533, as the same may be further amended, restated and/or supplemented

Supplemental Declaration of Annexation for Mehana at Kapolei (Awakea at Mehana – Mehana Parcel 4) dated February 15, 2013, recorded in the Land Court as Document No. T-8446407.

9. Condominium Map No. 2193, filed in the Land Court, as amended by instruments recorded in the Land Court as Documents No. T-8507439 and T-8659458.

10. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in the Amended and Restated Declaration of Condominium Property Regime of Awakea at Mehana recorded in the Land Court as Document No. T-8709235, as amended by Document Nos. T-8722278, T-8807191, T-8807192, T-8878298, T-8897181, T-8936277, T-8955204, T-8963182, T-8991228, T-9024125, T-9053184, T-9053185, T-9088536, T-9088537, T-9109186, T-9114160, T-9160374, T-91991138, T-9258358, T-9279350, T-9305403, T-9405322, T-9549127, and A-54241062, as the same may be further amended, restated and/or supplemented.

11. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in the Bylaws of the Association of Unit Owners of Awakea at Mehana recorded in the Land Court as Document No. T-8446409, as amended by Document Nos. T-8709236 and T-9109187 as the same may be further amended, restated and/or supplemented.

12. 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

For : transformer vault purposes

Dated : September 18, 2013

Recorded : September 26, 2013 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. T-8669008

13. 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 LANDSCAPING EASEMENT (Mehana 3B Subdivision)

Granted To : MEHANA AT KAPOLEI COMMUNITY ASSOCIATION, a Hawaii nonprofit corporation

For : landscaping purposes

Dated : August 31, 2015

Recorded : September 14, 2015 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. T-9387188

Affects : Easement "10865"

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

Instrument : NON-EXCLUSIVE GRANT OF EASEMENT

Granted To : TIME WARNER CABLE ENTERPRISES LLC, a Delaware-based limited liability company doing business as OCEANIC TIME WARNER CABLE

For : cable television and communication services

Dated : September 1, 2014

Recorded : September 16, 2015 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. T-9389226

15. 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 MAINTENANCE, LANDSCAPING AND IRRIGATION EASEMENT (Mehana 3B)

Granted To : MEHANA AT KAPOLEI COMMUNITY ASSOCIATION, a Hawaii nonprofit corporation

For : landscaping purposes

Dated : August 31, 2015

Recorded : September 23, 2015 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. T-9396092

Affects : Easement "10866"

16. Real property taxes due and payable. For more information contact the Real Property Assessment Office, City and County of Honolulu

In addition to the encumbrances listed above, Affordable Units shall be subject to a four (4) or eight (8) year buy-back deed restriction in favor of the City and County of Honolulu and Developer that restricts the lease, resale or rental of the Affordable Unit during the restriction period.

THIS EXHIBIT IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE ENCUMBRANCES AGAINST TITLE CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, COMMUNITY 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, COMMUNITY RULES OR OTHER DOCUMENTS OF THE COMMUNITY, SUCH DOCUMENTS WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

EXHIBIT P

Section 4.2 -- Estimate of the Initial Maintenance Fees

The Estimated Maintenance Fee Disbursements for Awakea at Mehana have been compiled by Hawaiiana Management Company, a licensed property manager, assuming that all units in the Community as reflected on the Condominium Map are constructed. Although the property manager makes every effort to estimate the actual cost of operation, certain budget items, especially energy costs, labor costs, and insurance, may change. The Buyer is aware that such amounts are only estimates and may change for reasons beyond the control of Developer, and the Buyer hereby specifically accepts and approves any such changes. The Buyer is also aware that such estimates do not include the Buyer's obligation for payment of real property taxes. The Buyer understands that such estimates are not intended to be and do not constitute any representation or warranty by the Developer, including but not limited to any representation or warranty as to the accuracy of such estimates. Buyer understands that Developer has not independently confirmed the accuracy or content of the estimates prepared by the licensed independent managing agent. Further, the Developer advises that costs and expenses of maintenance and operation of a condominium community are very difficult to estimate initially and even if such maintenance charges have been accurately estimated, such charges will tend to increase in an inflationary economy and as the improvements age. Maintenance charges can vary depending on services desired by unit owners and may increase significantly depending on the level of services eventually selected by the Association's Board of Directors. The Buyer should examine the maintenance charges schedule to see what services are included in the schedule and address these issues with its Board upon its formation. Buyers should also be aware that the estimates provided are as of the date reflected in the Managing Agent's certification and do not reflect the actual charges that may be incurred upon the formation of the Association and the actual contracting for such services such as insurance and maintenance, etc.

By purchasing a Unit at Awakea at Mehana, the Buyer will become a member of the Mehana Master Association and be required to pay membership dues to that Association. The Association will collect this fee in addition to the Buyer's monthly maintenance fee and pay the same to the Master Association.

The Developer intends to pay all of the actual common expenses for the units and the unit owner shall not be obligated for the payment of the owner's share of the common expenses until such time as the Developer causes a 30 day advance written notice to be sent to the Owners that, after a specified date, the unit owners shall be obligated to pay for the portion of common expenses that is allocated to their respective units. The developer shall mail the written notice to the owners, the association, and the managing agent, if any, at least thirty days before the specified date.

The estimate of the initial annual maintenance fees and monthly estimated Maintenance fees is attached hereto.

—

THE ABOVE SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF THE ESTIMATE OF THE INITIAL MAINTENANCE FEES CONTAINED IN THE DECLARATION, BYLAWS, CONDOMINIUM MAP, COMMUNITY RULES AND OTHER CONDOMINIUM DOCUMENTS. WHILE A PURCHASER CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF SUCH RESERVED RIGHTS, PURCHASER CAN USE THIS SUMMARY OF SUCH RESERVED RIGHTS, PURCHASER SHOULD REFER TO THE DECLARATION TO DETERMINE THE ACTUAL RIGHTS RESERVED BY THE DEVELOPER.

IF ANY CONFLICT OR DIFFERENCES EXISTS BETWEEN THIS SUMMARY AND THE DECLARATION, THE DECLARATION WILL CONTROL. CAPITALIZED TERMS USED HEREIN, UNLESS OTHERWISE DEFINED HEREIN, SHALL HAVE THE MEANINGS GIVEN TO THEM IN THE DECLARATION.

CERTIFICATE

I, the undersigned, duly sworn on oath, depose and affirm as follows:

1. I am the President for Hawaiiana Management Company, Ltd., a Hawaii corporation, designated by the Developer of the Awakea at Mehana condominium project (the "Project") to act as the Managing Agent for the management and administration of the Project.

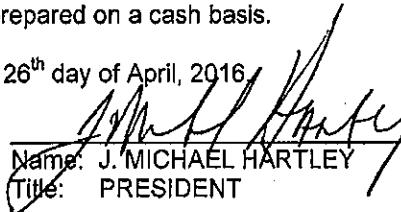
2. Attached hereto is a true and correct copy of the projected budget for the Project. The estimates contained therein, including the maintenance fee assessments and disbursements, are based upon and in reliance on the assumptions, expense and income data provided by the Developer along with information gathered by the Managing Agent from projects of comparable size and character. The estimated figures do not account for inflation, market adjustments, future utility rate changes, future insurance premium rate changes or other unanticipated events, including but not limited to, acts of government, acts of God, terrorism or war. In addition, the projected budget is based upon and in reliance on discussions with the Developer.

3. I hereby certify that the breakdown of the annual maintenance charges and the monthly estimated cost for each unit in the Project, as attached hereto and hereby incorporated herein by reference, were determined in accordance with Section 514B-148 of the Hawaii Revised Statutes and Chapter 107 of the Hawaii Administrative Rules, and that the Managing Agent made a good faith effort to calculate such estimates for the one-year period commencing April 2016, based on generally accepted accounting principles; provided that in calculating the annual maintenance charges and the monthly estimated cost for each unit in the Project, there may be some instances where dollars and cents amounts may not be exact due to rounding.

4. As permitted pursuant to Section 514B-148(b), new associations need not collect estimated reserves until the fiscal year which begins after the association's first annual meeting. The Developer has not conducted a reserve study for the Project. The budget amount for Reserves is an estimate only.

5. The Budget has been prepared on a cash basis.

DATED: Honolulu, Hawaii, this 26th day of April, 2016.



Name: J. MICHAEL HARTLEY
Title: PRESIDENT

Subscribed and sworn to before me
this 26th day of April, 2016.

State of Hawaii
City & County of Honolulu

Date: April 26, 2016 # of Pages: 7

Doc. Description: Certificate of Managing Agent & Estimated
Annual Disbursements for: Awakea at Mehana

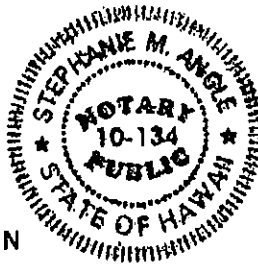
 4/26/2016
Notary Signature

Name: Stephanie M. Angle

No. & Expiration: 10-134

04/13/2018

First Circuit, State of Hawaii



NOTARY CERTIFICATION

Hawaiiana Management Company, Ltd

2016 Monthly Cash Operating Budget For

Awakea at Mehana

Approved by Board of Directors on October 6, 2015

Page 2

| DESCRIPTION | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | ANNUAL |
|-----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| REVENUE | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | TOTAL |
| MAINTENANCE FEES | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 33,989 | 407,872 |
| MAINT FEES-COMMERCIAL | 907 | 907 | 907 | 907 | 907 | 907 | 907 | 907 | 907 | 907 | 907 | 907 | 10,884 |
| DESIGN REVIEW FEE | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 3,000 |
| TOTAL REVENUE | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 35,146 | 421,756 |

| UTILITIES | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | TOTAL |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| ELECTRICITY | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 1,575 | 18,900 |
| WATER-IRRIGATION | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 | 26,400 |
| TELEPHONE | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 6,240 |
| TOTAL UTILITIES | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 4,295 | 51,540 |

| MAINTENANCE | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | TOTAL |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| CLEANING SERVICE | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 1,100 | 13,200 |
| CLEANING SERVICE-DRYER VENT | 675 | 675 | 675 | 675 | 675 | 675 | 675 | 675 | 675 | 675 | 675 | 675 | 8,100 |
| CLEANING SERVICE-TRASH CHUTE | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 350 | 4,200 |
| CLEANING SVC-WINDOW WASHING | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 5,400 |
| CLEANING SERVICE-REPAIRS | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| ELEVATOR | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 12,000 |
| GROUNDS | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 60,000 |
| GROUNDS - TREE TRIMMING | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 3,600 |
| ELECTRICAL/LIGHTING | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 6,600 |
| STORM DRAIN | 3,750 | | | 3,750 | | | 3,750 | | | 3,750 | | | 15,000 |
| PEST CONTROL | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 575 | 6,900 |
| REFUSE | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 3,800 | 45,600 |
| ROOF MAINTENANCE | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 3,600 |
| FIRE SYSTEMS | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 600 | 7,200 |
| MISC RPRS & PURCHS | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 833 | 10,000 |
| SHARED ROAD MAINTENANCE | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 200 | 2,400 |
| TOTAL MAINTENANCE | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 19,683 | 206,200 |

Approved by Board of Directors on October 6, 2015

| DESCRIPTION | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | ANNUAL |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| PROFESSIONAL SVCS | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | 2016 | TOTAL |
| ADMIN SUPPLIES & SVCS | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 1,215 | 14,580 |
| MANAGEMENT SVCS | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 2,000 | 24,000 |
| AUDIT | 1,200 | | | | | | | | | | | | 1,200 |
| LEGAL FEES GENERAL | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 3,000 |
| CONSULTING FEES-DESING RVW | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 3,000 |
| COVENANTS ENFORCEMENT | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 417 | 5,000 |
| TOTAL PROF. SERVICES | 5,332 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 4,132 | 50,780 |

| OTHER EXPENSES | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | TOTAL |
|-------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|
| INSURANCE MASTER POLICY | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 6,083 | 73,000 |
| MISCELLANEOUS EXPENSE | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1,200 |
| STATE GET | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 480 |
| TOTAL OTHER EXP. | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 6,223 | 74,680 |

| | | | | | | | | | | | | | |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----------------|
| TOTAL OP EXPENSE | 35,533 | 30,583 | 30,583 | 34,333 | 30,583 | 30,583 | 34,333 | 30,583 | 30,583 | 34,333 | 30,583 | 30,583 | 383,199 |
| LOAN PAYMENTS | | | | | | | | | | | | | |
| TRANSFER TO RESERVES | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 3,213 | 38,557 |

Estimated Maintenance Fees

Awakea at Mehana
(124 units)

| Unit Type | Unit No. | % Common Interest | Monthly Fee ALL | Bldg Type II Comm. Unit Share (1) | Bldg Type II Add'l Fee for Comm. Units only therein (1) | Monthly Total | Yearly Total |
|-----------|----------|-------------------|-----------------|-----------------------------------|---|---------------|--------------|
| A | 103 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A | 203 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A | 303 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A | 1203 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A | 1303 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A | 1403 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A1 | 401 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| A1 | 501 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 106 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 206 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 306 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 404 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 504 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 1206 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 1306 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| B | 1405 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| C | 105 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 205 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 305 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 403 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 503 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 1205 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 1305 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C | 1405 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 102 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 107 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 202 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 207 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 302 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 307 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 405 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 505 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 1202 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 1207 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 1302 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 1307 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 1402 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| C1/C1R | 1407 | 0.94233% | \$320.29 | | | \$320.29 | \$3,843.52 |
| D | 104 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 204 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 304 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 402 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 502 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 1204 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 1304 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D | 1404 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 101 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |

Estimated Maintenance Fees

Awakea at Mehana
(124 units)

| Unit Type | Unit No. | % Common Interest | Monthly Fee ALL | Bldg Type II Comm. Unit Share (1) | Bldg Type II Add'l Fee for Comm. Units only therein (1) | Monthly Total | Yearly Total |
|-----------|----------|-------------------|-----------------|-----------------------------------|---|---------------|--------------|
| D1/D1R | 108 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 201 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 208 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 301 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 308 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 408 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 506 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 1201 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 1208 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 1301 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 1308 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 1401 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| D1/D1R | 1408 | 1.02799% | \$349.41 | | | \$349.41 | \$4,192.90 |
| E | 814 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| E | 824 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| E | 914 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| E | 924 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| F | 813 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| F | 823 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| F | 913 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| F | 923 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| G | 811 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G | 821 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G | 911 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G | 921 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G1 | 812 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G1 | 822 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G1 | 912 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| G1 | 922 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H | 815 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H | 825 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H | 915 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H | 925 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H1 | 816 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H1 | 826 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H1 | 916 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| H1 | 926 | 0.85666% | \$291.17 | | | \$291.17 | \$3,494.09 |
| J/JR | 601 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 605 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 701 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 705 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1001 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1005 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1101 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1105 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1501 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1505 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |

Estimated Maintenance Fees

Awakea at Mehana
(124 units)

| Unit Type | Unit No. | % Common Interest | Monthly Fee ALL | Bldg Type II Comm. Unit Share (1) | Bldg Type II Add'l Fee for Comm. Units only therein (1) | Monthly Total | Yearly Total |
|---------------------------------|----------|-------------------|-----------------|-----------------------------------|---|---------------|--------------|
| J/JR | 1601 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| J/JR | 1605 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 602 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 604 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 702 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 704 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1002 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1004 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1102 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1104 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1502 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1504 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1602 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| K/KR | 1604 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| L | 803 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| L | 703 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| L | 1003 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| L | 1103 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| L | 1503 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| L | 1603 | 0.72816% | \$247.50 | | | \$247.50 | \$2,969.98 |
| Commercial 1 | 801 | 0.39255% | \$133.43 | 10.8270% | \$98.25 | \$231.68 | \$2,780.14 |
| | 901 | 0.39255% | \$133.43 | 10.8270% | \$98.25 | \$231.68 | \$2,780.14 |
| Commercial 2 | 802 | 0.35978% | \$122.29 | 9.9230% | \$90.05 | \$212.34 | \$2,548.04 |
| | 902 | 0.35978% | \$122.29 | 9.9230% | \$90.05 | \$212.34 | \$2,548.04 |
| Commercial 3 | 803 | 0.33153% | \$112.69 | 9.1440% | \$82.98 | \$195.67 | \$2,347.98 |
| | 903 | 0.33153% | \$112.69 | 9.1440% | \$82.98 | \$195.67 | \$2,347.98 |
| Commercial 4 | 804 | 0.35978% | \$122.29 | 9.9230% | \$90.05 | \$212.34 | \$2,548.04 |
| | 904 | 0.35978% | \$122.29 | 9.9230% | \$90.05 | \$212.34 | \$2,548.04 |
| Commercial 5 | 805 | 0.36924% | \$125.50 | 10.1830% | \$92.41 | \$217.91 | \$2,614.94 |
| | 905 | 0.36924% | \$125.50 | 10.1830% | \$92.41 | \$217.91 | \$2,614.94 |
| | | 100.00000% | \$33,989.50 | 100.0000% | \$907.48 | \$34,896.98 | \$418,763.76 |
| Bldg Type II Comm. Units | | 3.62576% | | | | | |

(1) Represents additional expense applicable only to the Commercial Units within Building Type II (i.e., for maintenance and regular stocking and cleaning of the bathroom on the ground floor), which expenses are allocated and shared among all such commercial Units on a pro rata basis (proportionate to the common interests appurtenant to each such unit).

The estimated initial monthly maintenance fee assessments do not include mandatory dues payable to the Mehana at Kapolei Community Association. The current anticipated fee is \$25.00 per unit per month, and the fee is expected to increase to at least \$45.00 per unit per month when certain Mehana common facilities are available to residents.

Depending on the scope of the Mehana Association's responsibility for the maintenance of the Kapolei Regional Drainage Facilities, this cost may increase. Pending delivery of such facilities, Master Association fees may be increased at any time to \$30.00 per month or such other amount that the Master Association determines in accordance with the Master Association. The Association will collect this fee in addition to the Unit Owner's monthly maintenance fee and pay the same to the Master Association.

Estimated Maintenance Fees

Awakea at Mehana
(124 units)

| Unit Type | Unit No. | % Common Interest | Monthly Fee ALL | Bldg Type II Comm. Unit Share (1) | Bldg Type II Add'l Fee for Comm. Units only therein (1) | Monthly Total | Yearly Total |
|---|----------|-------------------|-----------------|-----------------------------------|---|---------------|--------------|
| <p>Additionally, the estimated initial monthly maintenance fee assessments do not include unit water and sewer usage. Unit water and sewer usage will be submetered (all Residential Units will be submetered except for Building Type II Residential Units with respect to which a submeter will be installed to each such building and Building Type II Residential Unit Owners will bear responsibility for an equal share (i.e., 1/12th share) of water and sewer usage for such building) and billed as a limited common element expense to each Unit Owner. The limited common element expense for water and sewer usage will appear as a separate line item on each Unit Owner's monthly maintenance fee bill. In addition to the water and sewer usage charges, a fee of \$10 per unit per month will be added to each Unit Owner's monthly bill to off-set the cost of meter reading and billings services for water and sewer. The Association will collect these fees in addition to the Unit Owner's monthly maintenance fee and pay the same to the Board of Water Supply.</p> | | | | | | | |
| | | | | | | | |
| | | | | | | | |