

IMPORTANT - - Read This Developer Prepared Report Before Buying

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

AMENDMENT 2 TO THE FIRST AMENDED DEVELOPER'S PUBLIC REPORT FOR A CONDOMINIUM

CONDOMINIUM PROJECT NAME:	SKY ALA MOANA WEST
PROJECT ADDRESS:	1388 Kapiolani Boulevard, Honolulu, Hawaii 96814
REGISTRATION NUMBER:	8308
EFFECTIVE DATE OF REPORT:	September 22, 2023
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input type="checkbox"/> Developer's Public Report: Effective Date _____ <input checked="" type="checkbox"/> Amended Or Amendment Report: Effective date <u>August 26, 2021;</u> <u>May 17, 2022</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: Effective Date _____ <input type="checkbox"/> Amended Report: Effective date _____
DEVELOPER(S):	JL Avalon Capbridge, LLC

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 Hawaii Real Estate Commission ("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, as 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.

For all sales information, please contact the Developer and real estate broker on page 9 of the Developer's Public Report.

Individuals with special needs may request this material by calling the State of Hawaii Real Estate Commission at 586-2644.

The law defines "pertinent change", as determined by the commission, as 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 Amendment has not been prepared or issued by the 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" as 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

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. **Developer shall include the updated pages of the Developer's Public Report with the relevant changes as part of the amendment.**

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):

1. **Correction of Land Area.** Section 1.1 on page 3 of the First Amended Developer's Public Report, as amended by the First Amendment to the First Amended Developer's Public Report (the "Public Report") (The Underlying Land) has been revised to correct the Land Area underlying the Project.
2. **Change in Unit Count.** Section 1.3 on page 3 of the Public Report is amended to update the total number of units in the Project based on the consolidation of certain Residential Units, discussed below.
3. **Encumbrances Against Title.** Section 1.12 on page 5 of the Public Report (Encumbrances Against Title) has been updated to reflect the date of the updated title report dated August 21, 2023 from Title Guaranty of Hawaii, LLC. Exhibit "F" (Encumbrances Against Title) has been updated to reflect the encumbrances noted on the updated title report, including the following:
 - a. Second Amendment to Declaration of Reciprocal Easements and Irrevocable Facilities License; Joinder and Consent dated August 23, 2023 and recorded at the Bureau of Conveyances (the "Bureau") as Document Nos. A-86350898 through A-86350900 (the "Second Amendment to DRE"). The Second Amendment to DRE clarifies that the term "Hotel Units" referenced in the original Declaration of Reciprocal Easements and Irrevocable Facilities License dated March 15, 2019, recorded at the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-10669266, includes both "Hotel Units" and "Resort Units" as such terms are defined in the Amended and Restated Declaration of Condominium Property Regime of Sky Ala Moana East and Condominium Map dated November 29, 2021 and recorded at the Bureau as Document No. A-80240889.
 - b. Fourth Amendment to Declaration of Condominium Property Regime of Sky Ala Moana West dated August 23, 2023 and recorded at the Bureau as Document No. A-86350611 (the "Fourth Amendment to Declaration"). The Fourth Amendment to Declaration: (1) reassigns certain parking stalls in the Project; (2) adds certain definitions to the Declaration for clarity and for compliance with the requirements of the Federal National Mortgage Association; (3) consolidates certain Residential Units; and (4) creates and assigns storage lockers to Residential Units in the Project. Section 3.1 on page 10 of the Public Report has been revised to show the recordation of the Fourth Amendment to Declaration. Exhibit "A" to this Report has also been revised to show the new parking stall assignments, the consolidation of units, and the assignment of the storage lockers.

Changes continued:

4. Recordation of Fourth Amendment to Declaration. Section 3.1 on Page 10 has been revised to note the recordation of the Fourth Amendment to Declaration.
5. Recordation of Amendments to the Condominium Map. Section 3.3 on Page 10 has been revised to note the date of the recordation of the amendment to the Condominium Map.
6. Estimated Maintenance Fees. Exhibit "H" to this Report has been revised to show the estimated maintenance fees for the consolidated units.

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

JL Avalon Capbridge, LLC

Printed Name of Developer



Duly Authorized Signatory*

August 30, 2023

Date

Timothy Lee, Manager of JL Ala Moana LLC, Managing Member of Developer

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.

**In the event of multiple Developers, each Developer must sign on their own signature page.

1. THE CONDOMINIUM PROJECT

1.1 The Underlying Land

Fee Simple or Leasehold Project	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (attach Leasehold Exhibit)
Developer is the Fee Owner	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fee Owner's Name if Developer is not the Fee Owner	
Address of Project	1388 Kapiolani Boulevard Honolulu, Hawaii 96814
Address of Project is expected to change because (describe)	N/A
Tax Map Key (TMK)	(1) 2-3-016:048
Tax Map Key is expected to change because	The individual units will be assigned a separate Tax Map Key.
Land Area (square feet or acres)	35,200 square feet
Developer's right to acquire the Property if Developer is not the Fee Owner (describe)	

1.2 Buildings and Other Improvements

Number of Buildings	1
Floors Per Building	43
Number of New Building(s)	1
Number of Converted Building(s)	0
Principle Construction Materials (concrete, wood, hollow tile, steel, glass, etc.)	Concrete, steel and glass

1.3 Unit Types and Sizes of Units

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

1.9 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 "E"

Described as follows:

Common Element	Number
Elevators	5 (1 shared with Sky East Project)
Stairways	3
Trash Chutes	1

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 "E".

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: dogs, cats or other typical household pets and service animals are permitted in Residential Units pursuant to the limitations in Section VI.M of the Declaration and the House Rules (see Exhibit "K")
<input checked="" type="checkbox"/>	Number of Occupants: See Declaration, Section VI.C.2 (See also Section C.2 of Exhibit "D")
<input checked="" type="checkbox"/>	Other: Other: See Exhibit "D"; House Rules and restrictions on home-based businesses described in Exhibit "D", paragraph C.1
<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 "F" describes the encumbrances against title contained in the title report described below.

Date of the title report: August 21, 2023

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

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), 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	March 15, 2019	T-10669266
Amendments to Declaration of Condominium Property Regime		
Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	February 9, 2021	A-77130313
Bureau of Conveyances	February 9, 2021	A-77130316
Bureau of Conveyances	May 2, 2022	A-81570592
Bureau of Conveyances	August 23, 2023	A-86350611

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	March 15, 2019	T-10669267
Amendments to Bylaws of the Association of Unit Owners		
Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	February 9, 2021	A-77130317

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 & Recording Date	2438, March 18, 2019
Bureau of Conveyances Map Number & Recording Date	
Dates of Recordation of Amendments to the Condominium Map: August 23, 2023	

EXHIBIT "A"

Unit Numbers, Unit Types, Parking Stall No(s), Storage Locker(s), Number of Bedrooms And Bathrooms, Approximate Net Living Areas, Approximate Net Lanai Areas, Total Approximate Net Area, Common Interest; Class Common Interest

I. Unit Numbers, Unit Types, Parking Stall No(s), Number of Bedrooms and Bathrooms, Approximate Net Living Areas, Approximate Net Lanai Areas, Total Approximate Net Area, Common Interest

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
806	R-06	7030, 7031	7030L	2/2	809	121	930	0.287819%
808	R-08	6024, 6025	6025L	2/2	813	211	1,024	0.289243%
809	R-09	4157, 4082	4082L	2/2	848	320	1,168	0.301695%
810	R-10	4094	4094L	1/1	519	130	649	0.184646%
811	R-11	4155, 4156	4155L	2/2	801	520	1,321	0.284973%
901	R-01	6097, 6098	6098L	2/2	901	91	992	0.320550%
902	R-02	7033, 7034	7159L	2/2	822	91	913	0.292444%
903	R-03	7116	7116L	1/1	574	75	649	0.204213%
904	R-04	7122	7147L	1/1	521	98	619	0.185357%
905	R-05	7133	7154L	1/1	567	73	640	0.201723%
906	R-06	7076, 7077	7077L	2/2	809	99	908	0.287819%
907	R-07	4139, 6113	6113L	1/1	556	99	655	0.197809%
908	R-08	7063, 7064	7063L, 7064L	2/2	813	96	909	0.289243%
909*	R-09	5143, 5145	5179L	2/2	848	84	932	0.301695%
910	R-10	7139	7158L	1/1	519	100	619	0.184646%
911	R-11	7086, 7117	7086L	2/2	801	82	883	0.284973%
1001	R-01	6095, 6096	6095L	2/2	901	91	992	0.320550%
1002	R-02	7055, 7056	7056L	2/2	822	91	913	0.292444%
1003	R-03	4140	4174L	1/1	574	75	649	0.204213%
1004	R-04	7121	7121L	1/1	521	98	619	0.185357%
1005	R-05	7044	7044L	1/1	567	73	640	0.201723%
1006	R-06	7045, 7046	7045L	2/2	809	99	908	0.287819%
1007	R-07	6084	6084L	1/1	556	99	655	0.197809%
1008	R-08	7057, 7058	7057L	2/2	813	96	909	0.289243%
1009	R-09	7123, 7124	7148L	2/2	848	84	932	0.301695%
1010	R-10	6126	6169L	1/1	519	100	619	0.184646%
1011	R-11	7039, 7040	7039L	2/2	801	82	883	0.284973%
1101	CR-01	6093, 6094	6093L, 6094L	3/3	1,723	182	1,905	0.612994%
1103	R-03	6019	6019L	1/1	574	75	649	0.204213%
1104	R-04	7109, 7131	7109L	1/1	521	98	619	0.185357%
1105	R-05	5152	5152L	1/1	567	73	640	0.201723%
1106	R-06	4152, 7042, 7043	4152L, 7042L	2/2	809	99	908	0.287819%
1107	R-07	7036	7036L	1/1	556	99	655	0.197809%
1108	R-08	7049, 7050	7050L	2/2	813	96	909	0.289243%
1109	R-09	4143, 7078, 7079	7078L	2/2	848	84	932	0.301695%
1110	R-10	6119, 7038	6119L	1/1	519	100	619	0.184646%
1111	R-11	6082, 6083	6082L	2/2	801	82	883	0.284973%
1201	CR-01	6020, 6021, 7113, 7114	6021L, 7114L	3/3	1,723	182	1,905	0.612994%

EXHIBIT "A"
(Page 1 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
1203	R-03	7097	7097L	1/1	574	75	649	0.204213%
1204	R-04	7108	7108L	1/1	521	98	619	0.185357%
1205	R-05	7035	7035L	1/1	567	73	640	0.201723%
1206	R-06	7065, 7066	7065L	2/2	809	99	908	0.287819%
1207	R-07	5119	5162L	1/1	556	99	655	0.197809%
1208	R-08	7110, 7111	7110L, 7111L	2/2	813	96	909	0.289243%
1209	R-09	7129, 7130	7153L	2/2	848	84	932	0.301695%
1210	R-10	6048	6048L	1/1	519	100	619	0.184646%
1211	R-11	7061, 7062	7062L	2/2	801	82	883	0.284973%
1301	CR-01	6103, 6104, 7026, 7027	6104L, 7026L	3/3	1,723	182	1,905	0.612994%
1303	R-03	7099	7099L	1/1	574	75	649	0.204213%
1304	R-04	7047	7047L	1/1	521	98	619	0.185357%
1305	R-05	7105	7105L	1/1	567	73	640	0.201723%
1306	R-06	7002, 7003	7144L	2/2	809	99	908	0.287819%
1307	R-07	5105	5105L	1/1	556	99	655	0.197809%
1308	R-08	7106, 7107	7106L	2/2	813	96	909	0.289243%
1309	R-09	4112, 4114, 4141	4114L	2/2	848	84	932	0.301695%
1310	R-10	6001	6165L	1/1	519	100	619	0.184646%
1311	R-11	7052, 7053	7053L	2/2	801	82	883	0.284973%
1401	R-01	6013, 6014	6013L	2/2	901	91	992	0.320550%
1402	R-02	7083, 7084	7083L	2/2	822	91	913	0.292444%
1403	R-03	7088	7088L	1/1	574	75	649	0.204213%
1404	R-04	7080	7080L	1/1	521	98	619	0.185357%
1405	R-05	7112	7112L	1/1	567	73	640	0.201723%
1406	R-06	6153, 6154	6183L	2/2	809	99	908	0.287819%
1407	R-07	5048	5048L	1/1	556	99	655	0.197809%
1408	R-08	7095, 7096	7095L	2/2	813	96	909	0.289243%
1409	R-09	7135, 7136	7156L	2/2	848	84	932	0.301695%
1410	R-10	5118	5118L	1/1	519	100	619	0.184646%
1411	R-11	7119, 7120	7119L	2/2	801	82	883	0.284973%
1501	R-01	5024, 5025	5025L	2/2	901	91	992	0.320550%
1502	R-02	7081, 7082	7081L	2/2	822	91	913	0.292444%
1503	R-03	6092	6092L	1/1	574	75	649	0.204213%
1504	R-04	7001	7143L	1/1	521	98	619	0.185357%
1505	R-05	7022	7022L	1/1	567	73	640	0.201723%
1506	R-06	6144, 6145	6181L	2/2	809	99	908	0.287819%
1507	R-07	7127	7151L	1/1	556	99	655	0.197809%
1508	R-08	7093, 7094	7094L	2/2	813	96	909	0.289243%
1509	R-09	7137, 7138	7157L	2/2	848	84	932	0.301695%
1510	R-10	5047	5047L	1/1	519	100	619	0.184646%
1511	R-11	7103, 7104	7103L	2/2	801	82	883	0.284973%
1601	R-01	5080, 5081	5080L	2/2	901	91	992	0.320550%
1602	R-02	7008, 7009	7009L	2/2	822	91	913	0.292444%
1603	R-03	6116	6116L	1/1	574	75	649	0.204213%
1604	R-04	5114	5114L	1/1	521	98	619	0.185357%
1605	R-05	7085	7085L	1/1	567	73	640	0.201723%

EXHIBIT "A"
(Page 2 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
1606	R-06	6127, 6128	6170L	2/2	809	99	908	0.287819%
1607	R-07	7134	7155L	1/1	556	99	655	0.197809%
1608	R-08	7091, 7092	7091L	2/2	813	96	909	0.289243%
1609	R-09	7140, 7141	7140L	2/2	848	84	932	0.301695%
1610	R-10	5001	5158L	1/1	519	100	619	0.184646%
1611	R-11	7024, 7025	7025L	2/2	801	82	883	0.284973%
1701	R-01	5086, 5087	5087L	2/2	901	91	992	0.320550%
1702	R-02	7011, 7012	7012L	2/2	822	91	913	0.292444%
1703	R-03	5139	5178L	1/1	574	75	649	0.204213%
1704	R-04	7010	7010L	1/1	521	98	619	0.185357%
1705	R-05	7098	7098L	1/1	567	73	640	0.201723%
1706	R-06	6132, 6133, 7132	6173L	2/2	809	99	908	0.287819%
1707	R-07	7041	7041L	1/1	556	99	655	0.197809%
1708	R-08	7089, 7090	7090L	2/2	813	96	909	0.289243%
1709	R-09	7070, 7071	7070L	2/2	848	84	932	0.301695%
1710	R-10	4006, 5140	4161L	1/1	519	100	619	0.184646%
1711	R-11	6079, 6080	6079L	2/2	801	82	883	0.284973%
1801	R-01	5078, 5079	5078L	2/2	901	91	992	0.320550%
1802	R-02	7013, 7014	7013L	2/2	822	91	913	0.292444%
1803	R-03	6120	6120L	1/1	574	75	649	0.204213%
1804	R-04	7007	7007L	1/1	521	98	619	0.185357%
1805	R-05	7100	7100L	1/1	567	73	640	0.201723%
1806	R-06	6138, 6139	6177L	2/2	809	99	908	0.287819%
1807	R-07	7075	7075L	1/1	556	99	655	0.197809%
1808	R-08	7020, 7021	7021L	2/2	813	96	909	0.289243%
1809	R-09	7067, 7068	7067L	2/2	848	84	932	0.301695%
1810	R-10	7125	7149L	1/1	519	100	619	0.184646%
1811	R-11	6077, 6078	6078L	2/2	801	82	883	0.284973%
1901	R-01	5149, 5150	5149L	2/2	901	91	992	0.320550%
1902	R-02	7015, 7016	7016L	2/2	822	91	913	0.292444%
1903	R-03	6164	6164L	1/1	574	75	649	0.204213%
1904	R-04	7072	7072L	1/1	521	98	619	0.185357%
1905	R-05	7087	7087L	1/1	567	73	640	0.201723%
1906	R-06	7028, 7029	7029L	2/2	809	99	908	0.287819%
1907	R-07	7059	7059L	1/1	556	99	655	0.197809%
1908	R-08	7017, 7018	7017L	2/2	813	96	909	0.289243%
1909	R-09	7073, 7074	7073L	2/2	848	84	932	0.301695%
1910	R-10	7126	7150L	1/1	519	100	619	0.184646%
1911	R-11	6073, 6074	6073L	2/2	801	82	883	0.284973%
2001	R-01	5013, 5014	5013L	2/2	901	91	992	0.320550%
2002	R-02	6042, 6043	6042L, 6043L	2/2	822	91	913	0.292444%
2003	R-03	6089	6089L	1/1	574	75	649	0.204213%
2004	R-04	6125	6125L	1/1	521	98	619	0.185357%
2005	R-05	6038	6038L	1/1	567	73	640	0.201723%
2006	R-06	6067, 6068	6067L	2/2	809	99	908	0.287819%
2007	R-07	5102	5102L	1/1	556	99	655	0.197809%
2008	R-08	6156, 6157	6156L	2/2	813	96	909	0.289243%

EXHIBIT "A"
(Page 3 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
2009	R-09	6152, 7115	7115L	2/2	848	84	932	0.301695%
2010	R-10	7128	7152L	1/1	519	100	619	0.184646%
2011	R-11	6071, 6072	6072L	2/2	801	82	883	0.284973%
2101	R-01	5083, 5084	5083L	2/2	901	91	992	0.320550%
2102	R-02	6034, 6035	6035L	2/2	822	91	913	0.292444%
2103	R-03	6102	6102L	1/1	574	75	649	0.204213%
2104	R-04	6047	6047L	1/1	521	98	619	0.185357%
2105	R-05	6054	6054L	1/1	567	73	640	0.201723%
2106	R-06	5122, 5123	5164L	2/2	809	99	908	0.287819%
2107	R-07	7118	7118L	1/1	556	99	655	0.197809%
2108	R-08	6045, 6046	6045L	2/2	813	96	909	0.289243%
2109	R-09	7004, 7005	7145L	2/2	848	84	932	0.301695%
2110	R-10	7069	7069L	1/1	519	100	619	0.184646%
2111	R-11	6063, 6064	6063L	2/2	801	82	883	0.284973%
2201	R-01	5017, 5018	5017L	2/2	901	91	992	0.320550%
2202	R-02	6028, 6029	6029L	2/2	822	91	913	0.292444%
2203	R-03	4095	4095L	1/1	574	75	649	0.204213%
2204	R-04	6007	6007L	1/1	521	98	619	0.185357%
2205	R-05	6033	6033L	1/1	567	73	640	0.201723%
2206	R-06	5131, 5132	5170L	2/2	809	99	908	0.287819%
2207	R-07	7032	7032L	1/1	556	99	655	0.197809%
2208	R-08	6039, 6040	6039L	2/2	813	96	909	0.289243%
2209	R-09	6150, 7048	7048L	2/2	848	84	932	0.301695%
2210	R-10	7060	7060L	1/1	519	100	619	0.184646%
2211	R-11	6061, 6062	6062L	2/2	801	82	883	0.284973%
2301	R-01	5011, 5012	5012L	2/2	901	91	992	0.320550%
2302	R-02	6026, 6148	6026L	2/2	822	91	913	0.292444%
2303	R-03	6018	6018L	1/1	574	75	649	0.204213%
2304	R-04	6010	6010L	1/1	521	98	619	0.185357%
2305	R-05	6032	6032L	1/1	567	73	640	0.201723%
2306	R-06	5137, 5138	5174L	2/2	809	99	908	0.287819%
2307	R-07	6134	6174L	1/1	556	99	655	0.197809%
2308	R-08	6036, 6037	6037L	2/2	813	96	909	0.289243%
2309	R-09	6142, 6143	6180L	2/2	848	84	932	0.301695%
2310	R-10	4048	4048L	1/1	519	100	619	0.184646%
2311	R-11	6057, 6058	6057L	2/2	801	82	883	0.284973%
2401	R-01	5008, 5009, 7037	5009L, 7037L	2/2	901	91	992	0.320550%
2402	R-02	6110, 6111, 7142	6110L, 7142L	2/2	822	91	913	0.292444%
2403	R-03	6158	6158L	1/1	574	75	649	0.204213%
2404	R-04	5106	5106L	1/1	521	98	619	0.185357%
2405	R-05	6023	6023L	1/1	567	73	640	0.201723%
2406	R-06	6146, 6147	6182L	2/2	809	99	908	0.287819%
2407	R-07	7054	7054L	1/1	556	99	655	0.197809%
2408	R-08	6030, 6031	6030L	2/2	813	96	909	0.289243%
2409	R-09	6129, 6130	6171L	2/2	848	84	932	0.301695%
2410	R-10	7051	7051L	1/1	519	100	619	0.184646%

EXHIBIT "A"
(Page 4 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
2411	R-11	6055, 6056	6055L, 6056L	2/2	801	82	883	0.284973%
2501	R-01	5098, 5099	5098L	2/2	901	91	992	0.320550%
2502	R-02	6123, 6124	6123L	2/2	822	91	913	0.292444%
2503	R-03	5113	5113L	1/1	574	75	649	0.204213%
2504	R-04	5077	5077L	1/1	521	98	619	0.185357%
2505	R-05	7019	7019L	1/1	567	73	640	0.201723%
2506	R-06	6065, 6066	6065L	2/2	809	99	908	0.287819%
2507	R-07	6141	6179L	1/1	556	99	655	0.197809%
2508	R-08	6107, 6108	6107L	2/2	813	96	909	0.289243%
2509	R-09	6136, 6137	6176L	2/2	848	84	932	0.301695%
2510	R-10	4001	4158L	1/1	519	100	619	0.184646%
2511	R-11	6051, 6052	6051L	2/2	801	82	883	0.284973%
2601	R-01	4080, 4081	4080L, 4081L	2/2	901	91	992	0.320550%
2602	R-02	6087, 6088	6087L	2/2	822	91	913	0.292444%
2603	R-03	5115	5115L	1/1	574	75	649	0.204213%
2604	R-04	5010	5010L	1/1	521	98	619	0.185357%
2605	R-05	6075	6075L	1/1	567	73	640	0.201723%
2606	R-06	4004, 4005	4160L	2/2	809	99	908	0.287819%
2607	R-07	6081	6081L	1/1	556	99	655	0.197809%
2608	R-08	6117, 6118	6118L	2/2	813	96	909	0.289243%
2609	R-09	6002, 6003	6166L	2/2	848	84	932	0.301695%
2610	R-10	6155	6184L	1/1	519	100	619	0.184646%
2611	R-11	6049, 6050	6050L	2/2	801	82	883	0.284973%
2701	R-01	4078, 4079	4078L	2/2	901	91	992	0.320550%
2702	R-02	5039, 5040	5039L	2/2	822	91	913	0.292444%
2703	R-03	5082	5082L	1/1	574	75	649	0.204213%
2704	R-04	5007	5007L	1/1	521	98	619	0.185357%
2705	R-05	6100	6100L	1/1	567	73	640	0.201723%
2706	R-06	5002, 5003	5159L	2/2	809	99	908	0.287819%
2707	R-07	6076	6076L	1/1	556	99	655	0.197809%
2708	R-08	6114, 6115	6115L	2/2	813	96	909	0.289243%
2709	R-09	6004, 6005	6167L	2/2	848	84	932	0.301695%
2710	R-10	6135	6175L	1/1	519	100	619	0.184646%
2711	R-11	5075, 5076	5075L	2/2	801	82	883	0.284973%
2801	R-01	4103, 4104	4103L	2/2	901	91	992	0.320550%
2802	R-02	5116, 5117	5116L	2/2	822	91	913	0.292444%
2803	R-03	5023	5023L	1/1	574	75	649	0.204213%
2804	R-04	4119	4162L	1/1	521	98	619	0.185357%
2805	R-05	6101	6101L	1/1	567	73	640	0.201723%
2806	R-06	5004, 5005	5160L	2/2	809	99	908	0.287819%
2807	R-07	6044	6044L	1/1	556	99	655	0.197809%
2808	R-08	6162, 6163	6162L	2/2	813	96	909	0.289243%
2809	R-09	5120, 5121	5163L	2/2	848	84	932	0.301695%
2810	R-10	7023	7023L	1/1	519	100	619	0.184646%
2811	R-11	5072, 5073	5072L	2/2	801	82	883	0.284973%
2901	R-01	6090, 6091	6090L	2/2	901	91	992	0.320550%
2902	R-02	5030, 5031	5030L	2/2	822	91	913	0.292444%
2903	R-03	5019	5019L	1/1	574	75	649	0.204213%

EXHIBIT "A"
(Page 5 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
2904	R-04	4118	4118L	1/1	521	98	619	0.185357%
2905	R-05	6017	6017L	1/1	567	73	640	0.201723%
2906	R-06	5063, 5064	5063L	2/2	809	99	908	0.287819%
2907	R-07	6069	6069L	1/1	556	99	655	0.197809%
2908	R-08	6160, 6161	6160L	2/2	813	96	909	0.289243%
2909	R-09	5129, 5130	5169L	2/2	848	84	932	0.301695%
2910	R-10	6006	6168L	1/1	519	100	619	0.184646%
2911	R-11	5069, 5070	5069L	2/2	801	82	883	0.284973%
3001	R-01	4020, 4021	4021L	2/2	901	91	992	0.320550%
3002	R-02	5103, 5104	5103L	2/2	822	91	913	0.292444%
3003	R-03	5022	5022L	1/1	574	75	649	0.204213%
3004	R-04	4077	4077L	1/1	521	98	619	0.185357%
3005	R-05	5044	5044L	1/1	567	73	640	0.201723%
3006	R-06	4063, 4064	4063L	2/2	809	99	908	0.287819%
3007	R-07	6060	6060L	1/1	556	99	655	0.197809%
3008	R-08	5055, 5056	5056L	2/2	813	96	909	0.289243%
3009	R-09	5135, 5136	5173L	2/2	848	84	932	0.301695%
3010	R-10	6112	6112L	1/1	519	100	619	0.184646%
3011	R-11	5067, 5068	5068L	2/2	801	82	883	0.284973%
3101	R-01	4013, 4014	4013L	2/2	901	91	992	0.320550%
3102	R-02	4030, 4031	4030L	2/2	822	91	913	0.292444%
3103	R-03	5095	5095L	1/1	574	75	649	0.204213%
3104	R-04	4047	4047L	1/1	521	98	619	0.185357%
3105	R-05	6099	6099L	1/1	567	73	640	0.201723%
3106	R-06	4061, 4062	4062L	2/2	809	99	908	0.287819%
3107	R-07	6109	6109L	1/1	556	99	655	0.197809%
3108	R-08	5037, 5038	5037L	2/2	813	96	909	0.289243%
3109	R-09	5146, 5147	5176L	2/2	848	84	932	0.301695%
3110	R-10	5141	5175L	1/1	519	100	619	0.184646%
3111	R-11	5045, 5046	5045L	2/2	801	82	883	0.284973%
3201	R-01	4107, 4108	4108L	2/2	901	91	992	0.320550%
3202	R-02	6011, 6012	6012L	2/2	822	91	913	0.292444%
3203	R-03	5094	5094L	1/1	574	75	649	0.204213%
3204	R-04	4105	4105L	1/1	521	98	619	0.185357%
3205	R-05	6022	6022L	1/1	567	73	640	0.201723%
3206	R-06	4129, 4130	4169L	2/2	809	99	908	0.287819%
3207	R-07	5074	5074L	1/1	556	99	655	0.197809%
3208	R-08	5100, 5101	5100L	2/2	813	96	909	0.289243%
3209	R-09	5109, 5112	5109L	2/2	848	84	932	0.301695%
3210	R-10	6070	6070L	1/1	519	100	619	0.184646%
3211	R-11	5042, 5043	5042L	2/2	801	82	883	0.284973%
3301	R-01	4149, 4150	4149L	2/2	901	91	992	0.320550%
3302	R-02	6105, 6106	6105L	2/2	822	91	913	0.292444%
3303	R-03	5085	5085L	1/1	574	75	649	0.204213%
3304	R-04	4106	4106L	1/1	521	98	619	0.185357%
3305	R-05	5032	5032L	1/1	567	73	640	0.201723%
3306	R-06	4137, 4138	4173L	2/2	809	99	908	0.287819%
3307	R-07	5066	5066L	1/1	556	99	655	0.197809%

EXHIBIT "A"
(Page 6 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
3308	R-08	4145, 5111	5111L	2/2	813	96	909	0.289243%
3309	R-09	5125, 5126	5166L	2/2	848	84	932	0.301695%
3310	R-10	6041	6041L	1/1	519	100	619	0.184646%
3311	R-11	5057, 5058	5057L	2/2	801	82	883	0.284973%
3401	R-01	4086, 4087	4087L	2/2	901	91	992	0.320550%
3402	R-02	5107, 5108	5108L	2/2	822	91	913	0.292444%
3403	R-03	5157	5157L	1/1	574	75	649	0.204213%
3404	R-04	4010	4010L	1/1	521	98	619	0.185357%
3405	R-05	6159	6159L	1/1	567	73	640	0.201723%
3406	R-06	4131, 4132	4170L	2/2	809	99	908	0.287819%
3407	R-07	5065	5065L	1/1	556	99	655	0.197809%
3408	R-08	5028, 5029	5029L	2/2	813	96	909	0.289243%
3409	R-09	5026, 5027	5026L	2/2	848	84	932	0.301695%
3410	R-10	6059	6059L	1/1	519	100	619	0.184646%
3411	R-11	5051, 5052	5051L	2/2	801	82	883	0.284973%
3501	R-01	4088, 4089	4088L	2/2	901	91	992	0.320550%
3502	R-02	6008, 6009	6009L	2/2	822	91	913	0.292444%
3503	R-03	4115	4115L	1/1	574	75	649	0.204213%
3504	R-04	4007	4007L	1/1	521	98	619	0.185357%
3505	R-05	4069	4069L	1/1	567	73	640	0.201723%
3506	R-06	7101, 7102	7101L	2/2	809	99	908	0.287819%
3507	R-07	5041	5041L	1/1	556	99	655	0.197809%
3508	R-08	4035, 4036	4035L	2/2	813	96	909	0.289243%
3509	R-09	4146, 4147	4175L	2/2	848	84	932	0.301695%
3510	R-10	6053	6053L	1/1	519	100	619	0.184646%
3511	R-11	5049, 5050	5050L	2/2	801	82	883	0.284973%
3601	R-01	4090, 4091	4091L	2/2	901	91	992	0.320550%
3602	R-02	5092, 5093	5092L	2/2	822	91	913	0.292444%
3603	CR-03	4066, 5151	5151L, 4066L	2/2	1,141	148	1,289	0.405936%
3604	R-04	6131	6172L	1/1	521	98	619	0.185357%
3606	R-06	4002, 4003	4159L	2/2	809	99	908	0.287819%
3607	R-07	5036	5036L	1/1	556	99	655	0.197809%
3608	R-08	4037, 4038	4037L	2/2	813	96	909	0.289243%
3609	R-09	4133, 4134	4171L	2/2	848	84	932	0.301695%
3610	R-10	5128	5168L	1/1	519	100	619	0.184646%
3611	R-11	4067, 4068	4068L	2/2	801	82	883	0.284973%
3701	R-01	4092, 4093	4092L	2/2	901	91	992	0.320550%
3702	R-02	5090, 5091	5091L	2/2	822	91	913	0.292444%
3703	R-03	4054	4054L	1/1	574	75	649	0.204213%
3704	R-04	7006	7146L	1/1	521	98	619	0.185357%
3705	R-05	4065	4065L	1/1	567	73	640	0.201723%
3706	R-06	4125, 4126	4166L	2/2	809	99	908	0.287819%
3707	R-07	5060	5060L	1/1	556	99	655	0.197809%
3708	R-08	6085, 6086	6085L	2/2	813	96	909	0.289243%
3709	R-09	5061, 5062	5062L	2/2	848	84	932	0.301695%
3710	R-10	5134	5172L	1/1	519	100	619	0.184646%
3711	R-11	4059, 4060	4059L	2/2	801	82	883	0.284973%
3801	R-01	4083, 4084	4083L	2/2	901	91	992	0.320550%

EXHIBIT "A"
(Page 7 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
3802	R-02	5155, 5156	5155L	2/2	822	91	913	0.292444%
3803	R-03	4024	4024L	1/1	574	75	649	0.204213%
3804	R-04	6140	6178L	1/1	521	98	619	0.185357%
3805	R-05	4044	4044L	1/1	567	73	640	0.201723%
3806	R-06	4075, 4076	4075L	2/2	809	99	908	0.287819%
3807	R-07	5059	5059L	1/1	556	99	655	0.197809%
3808	R-08	4045, 4046	4045L	2/2	813	96	909	0.289243%
3809	R-09	4122, 4123	4164L	2/2	848	84	932	0.301695%
3810	R-10	5071	5071L	1/1	519	100	619	0.184646%
3811	R-11	4057, 4058	4057L	2/2	801	82	883	0.284973%
3901	R-01	4011, 4012	4012L	2/2	901	91	992	0.320550%
3902	R-02	5153, 5154	5153L	2/2	822	91	913	0.292444%
3903	R-03	4025	4025L	1/1	574	75	649	0.204213%
3904	R-04	5148	5177L	1/1	521	98	619	0.185357%
3905	R-05	4041	4041L	1/1	567	73	640	0.201723%
3906	R-06	5034, 5035	5035L	2/2	809	99	908	0.287819%
3907	R-07	5054	5054L	1/1	556	99	655	0.197809%
3908	R-08	4039, 4040	4039L	2/2	813	96	909	0.289243%
3909	R-09	4120, 4121	4163L	2/2	848	84	932	0.301695%
3910	R-10	5006	5161L	1/1	519	100	619	0.184646%
3911	R-11	6015, 6016	6016L	2/2	801	82	883	0.284973%
4001	R-01	4008, 4009	4008L, 4009L	2/2	901	91	992	0.320550%
4002	R-02	5096, 5097	5097L	2/2	822	91	913	0.292444%
4003	R-03	4019	4019L	1/1	574	75	649	0.204213%
4004	R-04	5124	5165L	1/1	521	98	619	0.185357%
4005	R-05	4032	4032L	1/1	567	73	640	0.201723%
4006	R-06	4042, 4043	4042L	2/2	809	99	908	0.287819%
4007	R-07	5053	5053L	1/1	556	99	655	0.197809%
4008	R-08	4049, 4050	4049L, 4050L	2/2	813	96	909	0.289243%
4009	R-09	4135, 4136	4172L	2/2	848	84	932	0.301695%
4010	R-10	4124	4165L	1/1	519	100	619	0.184646%
4011	R-11	4055, 4056	4056L	2/2	801	82	883	0.284973%
4101	R-01	4015, 4016	4016L	2/2	901	91	992	0.320550%
4102	R-02	5015, 5016	5016L	2/2	822	91	913	0.292444%
4103	CR-03	4022, 4053	4022L, 4053L	2/2	1,141	148	1,289	0.405936%
4104	R-04	5127	5167L	1/1	521	98	619	0.185357%
4106	R-06	4070, 4071	4071L	2/2	809	99	908	0.287819%
4107	R-07	5033	5033L	1/1	556	99	655	0.197809%
4108	R-08	4033, 4034	4033L	2/2	813	96	909	0.289243%
4109	R-09	6121, 6122	6122L	2/2	848	84	932	0.301695%
4110	R-10	4127	4167L	1/1	519	100	619	0.184646%
4111	R-11	4051, 4052	4051L	2/2	801	82	883	0.284973%
4201	CR-01	4096, 4097, 4098, 4099	4097L, 4098L	3/3	1,723	182	1,905	0.612994%
4203	R-03	4113	4113L	1/1	574	75	649	0.204213%
4204	R-04	5133	5171L	1/1	521	98	619	0.185357%
4205	R-05	4102	4102L	1/1	567	73	640	0.201723%
4206	R-06	4100, 4101	4100L	2/2	809	99	908	0.287819%

EXHIBIT "A"
(Page 8 of 17)

Unit Number	Unit Type	Parking Stall No(s)	Storage Locker(s)	Bedrooms/Bathrooms	Approx. Net Living Area (square feet)	Approx. Net Lanai Area (square feet)	Total Approx. Net Area (square feet)	Common Interest
4207	R-07	4074	4074L	1/1	556	99	655	0.197809%
4208	R-08	5020, 5021	5021L	2/2	813	96	909	0.289243%
4209	R-09	4072, 4073	4072L	2/2	848	84	932	0.301695%
4210	R-10	4128	4168L	1/1	519	100	619	0.184646%
4211	R-11	5088, 5089	5088L	2/2	801	82	883	0.284973%
4301	R-01	4153, 4154	4153L	2/2	901	91	992	0.320559%
4302	R-02	4017, 4018	4017L	2/2	822	91	913	0.292444%
4303	R-03	4151	4151L	1/1	574	75	649	0.204213%
4304	R-04	4148	4176L	1/1	521	98	619	0.185357%
4305	R-05	4085	4085L	1/1	567	73	640	0.201723%
4306	R-06	4028, 4029	4029L	2/2	809	99	908	0.287819%
4307	R-07	4109	4109L	1/1	556	99	655	0.197809%
4308	R-08	4026, 4027	4026L	2/2	813	96	909	0.289243%
4309	R-09	4110, 4111	4111L	2/2	848	84	932	0.301695%
4310	R-10	4023	4023L	1/1	519	100	619	0.184646%
4311	R-11	4116, 4117	4116L	2/2	801	82	883	0.284973%
Commercial Unit 1	Commercial				5,612		5,612	1.996592%
Commercial Unit 3	Commercial				1,092		1,092	0.388503%
TOTAL					281,079	35,882	316,961	100.000000%

NOTE: DUE TO STRUCTURAL VARIATIONS, NOT ALL UNITS OF THE SAME UNIT TYPE ARE IDENTICAL, AND ACCORDINGLY, THE APPROXIMATE NET LIVING AREA AND APPROXIMATE NET LANAI AREA MAY VARY AMONG UNITS OF THE SAME UNIT TYPE.

* Resident Manager's Unit.

A. **Layout and Floor Plans of Units.** Each Residential Unit has the number of bedrooms ("Bed") and bathrooms ("Bath") noted above. The layouts and floor plans of each Unit are depicted in the Condominium Map. None of the Units contain a basement.

B. **Approximate Net Living Areas.** The approximate net living areas of the Units were determined by measuring the area between the interior finished surfaces of all perimeter and party walls at the floor for each Unit and includes the area occupied by load bearing and nonloadbearing interior walls, columns, ducts, vents, shafts, stairways, and the like located within the Unit's perimeter walls. All areas are not exact and are approximate based on the floor plans of each type of Unit.

C. **Common Interest.** The Common Interest for each of the three hundred eighty-six (386) Units (the Commercial Units and the Residential Units) in the Project is calculated by dividing the approximate net living area of the Unit by the total net living area of all the Units in the Project. In order to permit the Common Interest to equal one hundred percent (100%), the Common Interest attributable to Unit 4301 was increased by 0.000009%.

D. **Parking Stalls.** The Condominium Map depicts the location, type and number of parking stalls in the Project. The Residential Unit parking stalls are located on levels 4 to 7 of the Podium. Parking stalls not otherwise assigned to Residential Units within levels 4 to 7 of the Podium are currently assigned to Residential Unit No. 909. Developer has the reserved right to redesignate and reassign parking stalls currently designated as Limited Common Elements appurtenant to the Residential Units to individual Residential Units in the Project as Limited Common Elements appurtenant to such Residential Units.

II. Class Common Interest.

A. **Residential Units Class Common Interest.** The following listed units are "Residential Units" for purposes of this Declaration.

Unit No.	Approximate Net Living Area	Class Common Interest
806	809	0.294852%
808	813	0.296310%
809	848	0.309066%
810	519	0.189157%
811	801	0.291936%
901	901	0.328383%
902	822	0.299590%
903	574	0.209203%
904	521	0.189886%
905	567	0.206651%
906	809	0.294852%
907	556	0.202642%
908	813	0.296310%
909	848	0.309066%
910	519	0.189157%
911	801	0.291936%
1001	901	0.328383%
1002	822	0.299590%
1003	574	0.209203%
1004	521	0.189886%
1005	567	0.206651%
1006	809	0.294852%
1007	556	0.202642%
1008	813	0.296310%
1009	848	0.309066%
1010	519	0.189157%
1011	801	0.291936%
1101	1,723	0.627973%
1103	574	0.209203%
1104	521	0.189886%
1105	567	0.206651%
1106	809	0.294852%
1107	556	0.202642%
1108	813	0.296310%
1109	848	0.309066%
1110	519	0.189157%
1111	801	0.291936%
1201	1,723	0.627973%
1203	574	0.209203%
1204	521	0.189886%
1205	567	0.206651%
1206	809	0.294852%
1207	556	0.202642%
1208	813	0.296310%
1209	848	0.309066%
1210	519	0.189157%

EXHIBIT "A"
(Page 10 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
1211	801	0.291936%
1301	1,723	0.627973%
1303	574	0.209203%
1304	521	0.189886%
1305	567	0.206651%
1306	809	0.294852%
1307	556	0.202642%
1308	813	0.296310%
1309	848	0.309066%
1310	519	0.189157%
1311	801	0.291936%
1401	901	0.328383%
1402	822	0.299590%
1403	574	0.209203%
1404	521	0.189886%
1405	567	0.206651%
1406	809	0.294852%
1407	556	0.202642%
1408	813	0.296310%
1409	848	0.309066%
1410	519	0.189157%
1411	801	0.291936%
1501	901	0.328383%
1502	822	0.299590%
1503	574	0.209203%
1504	521	0.189886%
1505	567	0.206651%
1506	809	0.294852%
1507	556	0.202642%
1508	813	0.296310%
1509	848	0.309066%
1510	519	0.189157%
1511	801	0.291936%
1601	901	0.328383%
1602	822	0.299590%
1603	574	0.209203%
1604	521	0.189886%
1605	567	0.206651%
1606	809	0.294852%
1607	556	0.202642%
1608	813	0.296310%
1609	848	0.309066%
1610	519	0.189157%
1611	801	0.291936%
1701	901	0.328383%
1702	822	0.299590%
1703	574	0.209203%
1704	521	0.189886%
1705	567	0.206651%
1706	809	0.294852%
1707	556	0.202642%

EXHIBIT "A"
(Page 11 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
1708	813	0.296310%
1709	848	0.309066%
1710	519	0.189157%
1711	801	0.291936%
1801	901	0.328383%
1802	822	0.299590%
1803	574	0.209203%
1804	521	0.189886%
1805	567	0.206651%
1806	809	0.294852%
1807	556	0.202642%
1808	813	0.296310%
1809	848	0.309066%
1810	519	0.189157%
1811	801	0.291936%
1901	901	0.328383%
1902	822	0.299590%
1903	574	0.209203%
1904	521	0.189886%
1905	567	0.206651%
1906	809	0.294852%
1907	556	0.202642%
1908	813	0.296310%
1909	848	0.309066%
1910	519	0.189157%
1911	801	0.291936%
2001	901	0.328383%
2002	822	0.299590%
2003	574	0.209203%
2004	521	0.189886%
2005	567	0.206651%
2006	809	0.294852%
2007	556	0.202642%
2008	813	0.296310%
2009	848	0.309066%
2010	519	0.189157%
2011	801	0.291936%
2101	901	0.328383%
2102	822	0.299590%
2103	574	0.209203%
2104	521	0.189886%
2105	567	0.206651%
2106	809	0.294852%
2107	556	0.202642%
2108	813	0.296310%
2109	848	0.309066%
2110	519	0.189157%
2111	801	0.291936%
2201	901	0.328383%
2202	822	0.299590%
2203	574	0.209203%

EXHIBIT "A"
(Page 12 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
2204	521	0.189886%
2205	567	0.206651%
2206	809	0.294852%
2207	556	0.202642%
2208	813	0.296310%
2209	848	0.309066%
2210	519	0.189157%
2211	801	0.291936%
2301	901	0.328383%
2302	822	0.299590%
2303	574	0.209203%
2304	521	0.189886%
2305	567	0.206651%
2306	809	0.294852%
2307	556	0.202642%
2308	813	0.296310%
2309	848	0.309066%
2310	519	0.189157%
2311	801	0.291936%
2401	901	0.328383%
2402	822	0.299590%
2403	574	0.209203%
2404	521	0.189886%
2405	567	0.206651%
2406	809	0.294852%
2407	556	0.202642%
2408	813	0.296310%
2409	848	0.309066%
2410	519	0.189157%
2411	801	0.291936%
2501	901	0.328383%
2502	822	0.299590%
2503	574	0.209203%
2504	521	0.189886%
2505	567	0.206651%
2506	809	0.294852%
2507	556	0.202642%
2508	813	0.296310%
2509	848	0.309066%
2510	519	0.189157%
2511	801	0.291936%
2601	901	0.328383%
2602	822	0.299590%
2603	574	0.209203%
2604	521	0.189886%
2605	567	0.206651%
2606	809	0.294852%
2607	556	0.202642%
2608	813	0.296310%
2609	848	0.309066%
2610	519	0.189157%

EXHIBIT "A"
(Page 13 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
2611	801	0.291936%
2701	901	0.328383%
2702	822	0.299590%
2703	574	0.209203%
2704	521	0.189886%
2705	567	0.206651%
2706	809	0.294852%
2707	556	0.202642%
2708	813	0.296310%
2709	848	0.309066%
2710	519	0.189157%
2711	801	0.291936%
2801	901	0.328383%
2802	822	0.299590%
2803	574	0.209203%
2804	521	0.189886%
2805	567	0.206651%
2806	809	0.294852%
2807	556	0.202642%
2808	813	0.296310%
2809	848	0.309066%
2810	519	0.189157%
2811	801	0.291936%
2901	901	0.328383%
2902	822	0.299590%
2903	574	0.209203%
2904	521	0.189886%
2905	567	0.206651%
2906	809	0.294852%
2907	556	0.202642%
2908	813	0.296310%
2909	848	0.309066%
2910	519	0.189157%
2911	801	0.291936%
3001	901	0.328383%
3002	822	0.299590%
3003	574	0.209203%
3004	521	0.189886%
3005	567	0.206651%
3006	809	0.294852%
3007	556	0.202642%
3008	813	0.296310%
3009	848	0.309066%
3010	519	0.189157%
3011	801	0.291936%
3101	901	0.328383%
3102	822	0.299590%
3103	574	0.209203%
3104	521	0.189886%
3105	567	0.206651%
3106	809	0.294852%

EXHIBIT "A"
 (Page 14 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
3107	556	0.202642%
3108	813	0.296310%
3109	848	0.309066%
3110	519	0.189157%
3111	801	0.291936%
3201	901	0.328383%
3202	822	0.299590%
3203	574	0.209203%
3204	521	0.189886%
3205	567	0.206651%
3206	809	0.294852%
3207	556	0.202642%
3208	813	0.296310%
3209	848	0.309066%
3210	519	0.189157%
3211	801	0.291936%
3301	901	0.328383%
3302	822	0.299590%
3303	574	0.209203%
3304	521	0.189886%
3305	567	0.206651%
3306	809	0.294852%
3307	556	0.202642%
3308	813	0.296310%
3309	848	0.309066%
3310	519	0.189157%
3311	801	0.291936%
3401	901	0.328383%
3402	822	0.299590%
3403	574	0.209203%
3404	521	0.189886%
3405	567	0.206651%
3406	809	0.294852%
3407	556	0.202642%
3408	813	0.296310%
3409	848	0.309066%
3410	519	0.189157%
3411	801	0.291936%
3501	901	0.328383%
3502	822	0.299590%
3503	574	0.209203%
3504	521	0.189886%
3505	567	0.206651%
3506	809	0.294852%
3507	556	0.202642%
3508	813	0.296310%
3509	848	0.309066%
3510	519	0.189157%
3511	801	0.291936%
3601	901	0.328383%
3602	822	0.299590%

EXHIBIT "A"
(Page 15 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
3603	1,141	0.415854%
3604	521	0.189886%
3606	809	0.294852%
3607	556	0.202642%
3608	813	0.296310%
3609	848	0.309066%
3610	519	0.189157%
3611	801	0.291936%
3701	901	0.328383%
3702	822	0.299590%
3703	574	0.209203%
3704	521	0.189886%
3705	567	0.206651%
3706	809	0.294852%
3707	556	0.202642%
3708	813	0.296310%
3709	848	0.309066%
3710	519	0.189157%
3711	801	0.291936%
3801	901	0.328383%
3802	822	0.299590%
3803	574	0.209203%
3804	521	0.189886%
3805	567	0.206651%
3806	809	0.294852%
3807	556	0.202642%
3808	813	0.296310%
3809	848	0.309066%
3810	519	0.189157%
3811	801	0.291936%
3901	901	0.328383%
3902	822	0.299590%
3903	574	0.209203%
3904	521	0.189886%
3905	567	0.206651%
3906	809	0.294852%
3907	556	0.202642%
3908	813	0.296310%
3909	848	0.309066%
3910	519	0.189157%
3911	801	0.291936%
4001	901	0.328383%
4002	822	0.299590%
4003	574	0.209203%
4004	521	0.189886%
4005	567	0.206651%
4006	809	0.294852%
4007	556	0.202642%
4008	813	0.296310%
4009	848	0.309066%
4010	519	0.189157%

EXHIBIT "A"
(Page 16 of 17)

Unit No.	Approximate Net Living Area	Class Common Interest
4011	801	0.291936%
4101	901	0.328383%
4102	822	0.299590%
4103	1,141	0.415854%
4104	521	0.189886%
4106	809	0.294852%
4107	556	0.202642%
4108	813	0.296310%
4109	848	0.309066%
4110	519	0.189157%
4111	801	0.291936%
4201	1,723	0.627973%
4203	574	0.209203%
4204	521	0.189886%
4205	567	0.206651%
4206	809	0.294852%
4207	556	0.202642%
4208	813	0.296310%
4209	848	0.309066%
4210	519	0.189157%
4211	801	0.291936%
4301	901	0.328402%
4302	822	0.299590%
4303	574	0.209203%
4304	521	0.189886%
4305	567	0.206651%
4306	809	0.294852%
4307	556	0.202642%
4308	813	0.296310%
4309	848	0.309066%
4310	519	0.189157%
4311	801	0.291936%
TOTAL	274,375	100.000000%

B. Commercial Unit Class Common Interest. The following listed units are "Commercial Units" for purposes of this Declaration.

Unit No.	Approximate Net Living Area	Class Common Interest
Commercial Unit 1	5,612	83.711217%
Commercial Unit 3	1,092	16.288783%
TOTAL	6,704	100.000000%

C. COMMERCIAL UNIT CLASS COMMON INTEREST AND RESIDENTIAL UNIT CLASS COMMON INTEREST. The Commercial Unit Class Common Interest is calculated based on dividing the approximate net living area of the Commercial Unit by the total approximate net living area of all Commercial Units in the Project. The Residential Unit Class Common Interest is calculated based on dividing the approximate net living area of the Residential Unit by the total net living area of all Residential Units in the Project. In order to permit the Residential Unit Class Common Interest to equal one hundred percent (100%), the Residential Unit Class Common Interest attributable to Unit 4301 was increased by 0.000019%.

EXHIBIT "F"

ENCUMBRANCES AGAINST TITLE

1. Real property taxes due and payable. For more information contact the Real Property Assessment Office, City and County of Honolulu.
2. Mineral and water rights of any nature.
3. The terms and provisions contained in the following:

INSTRUMENT: DECLARATION OF RECIPROCAL EASEMENTS AND IRREVOCABLE FACILITIES LICENSE

DATED : March 15, 2019
FILED : Land Court Document No. T-10668210

Said Declaration was amended by instrument dated February 9, 2021, recorded as Document No. A-77130315.

JOINDER IN AND CONSENT TO DECLARATION OF RECIPROCAL EASEMENTS AND IRREVOCABLE FACILITIES LICENSE dated May 18, 2021, recorded as Document No. A-78181025.

SECOND AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND IRREVOCABLE FACILITIES LICENSE; JOINDER AND CONSENT dated August 23, 2023, recorded as Document Nos. A-86350898 through A-86350900.

4. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME OF SKY ALA MOANA WEST

DATED : March 15, 2019
FILED : Land Court Document No. T-10669266
MAP : 2438 and any amendments thereto

Said Declaration was amended by instrument(s) dated February 9, 2021, recorded as Document No. A-77130313, dated February 9, 2021, recorded as Document No. A-77130316, dated May 2, 2022, recorded as Document No. A-81570592, and dated August 23, 2023, recorded as Document No. A-86350611.

5. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS OF SKY ALA MOANA WEST

DATED : March 15, 2019
FILED : Land Court Document No. T-10669267

Said Bylaws were amended by instrument dated February 9, 2021, recorded at the Bureau as Document No. A-77130317.

EXHIBIT "F"
(Page 1 of 3)

6. Designation of the following easements as referenced on subdivision map prepared by John R. K. Akina, Land Surveyor, with Walter P. Thompson, Inc., dated November 10, 2020, approved by the Department of Planning and Permitting, City and County of Honolulu, DPP File No. 2020/SUB-153, on January 8, 2021:

- (A) Easement A-2 for public access purposes.
- (B) Easement A-3 for public access purposes.

7. MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

MORTGAGOR : JL AVALON CAPBRIDGE, LLC, a Hawaii limited liability company

MORTGAGEE : FIRST HAWAIIAN BANK, a Hawaii corporation

DATED : June 30, 2021
RECORDED : Document No. A-78520361
AMOUNT : \$265,000,000.00

(covers the land described herein, besides other land)

CONSENT AND SUBORDINATION OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING TO SKY ALA MOANA AFFORDABLE HOUSING AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS; CONFIRMATION OF PLEDGE AND MORTGAGE dated March 29, 2002, recorded as Document Nos. A-81250735 through A-81250737.

CONSENT AND SUBORDINATION OF MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING TO DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK); CONFIRMATION OF PLEDGE AND MORTGAGE dated March 29, 2022, recorded as Document Nos. A-81250738 through A-81250740.

8. ABSOLUTE ASSIGNMENT OF RENTS AND LESSOR'S INTEREST IN LEASES

ASSIGNOR : JL AVALON CAPBRIDGE, LLC, a Hawaii limited liability company

ASSIGNEE : FIRST HAWAIIAN BANK, a Hawaii corporation

DATED : June 30, 2021
RECORDED : Document No. A-78520362
AMOUNT : \$265,000,000.00

(covers the land described herein, besides other land)

9. FINANCING STATEMENT

DEBTOR : JL AVALON CAPBRIDGE, LLC

SECURED
PARTY : FIRST HAWAIIAN BANK

RECORDED : Document No. A-78520363
RECORDED ON : July 1, 2021

(covers the land described herein, besides other land)

10. FINANCING STATEMENT

DEBTOR : JL AVALON CAPBRIDGE, LLC

SECURED

PARTY : FIRST HAWAIIAN BANK

RECORDED : Document No. A-78520364

RECORDED ON: July 1, 2021

(covers the land described herein, besides other land)

11. The terms and provisions contained in the following:

INSTRUMENT : SKY ALA MOANA AFFORDABLE HOUSING REGULATORY AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS

DATED : September 24, 2021

RECORDED : Document Nos. A-79430907 and A-79430908

PARTIES : JL AVALON CAPBRIDGE, LLC, a Hawaii limited liability company ("Developer") and the CITY AND COUNTY OF HONOLULU, a political subdivision of the State of Hawaii ("City")

The foregoing includes, but is not limited to, matters relating to buy-back restrictions.

JOINDER IN AND CONSENT TO SKY ALA MOANA AFFORDABLE HOUSING AGREEMENT AND DECLARATION OF RESTRICTIVE COVENANTS dated February 28, 2022, recorded as Document Nos. A-80980671 and A-80980672.

12. INSTRUMENT : DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK)

DATED : November 22, 2021

RECORDED : Document No. A- 80000333.

JOINDER IN AND CONSENT TO DECLARATION OF RESTRICTIVE COVENANTS (PRIVATE PARK) dated February 28, 2022, recorded as Document Nos. A-80980675 and A-80980676.

13. Any unrecorded leases and matters arising from or affecting the same.

14. Discrepancies, conflicts in boundary lines, shortages in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

15. Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the project land.

EXHIBIT "H"

ESTIMATED BUDGET AND INITIAL MAINTENANCE FEES

THE AMOUNTS SET FORTH IN THE ATTACHED ARE ESTIMATES ONLY AND MAY CHANGE FOR REASONS BEYOND THE CONTROL OF DEVELOPER.

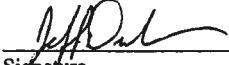
INSURANCE, ENERGY AND LABOR COSTS ARE CURRENTLY IN FLUX AND CAN SUBSTANTIALLY INCREASE OVER A SHORT PERIOD OF TIME. DEVELOPER CANNOT PREDICT HOW CHANGES IN THE ECONOMIC, SOCIAL AND POLITICAL CONDITIONS IN HAWAII, THE U.S. AND/OR GLOBALLY MAY IMPACT SUCH COSTS. PURCHASERS ARE AWARE AND ACKNOWLEDGE THAT THE BUDGET, AND, AS A RESULT, EACH PURCHASER'S MAINTENANCE FEE MAY INCREASE SUBSTANTIALLY DUE TO INCREASING COSTS, INCLUDING COSTS ATTRIBUTED TO INSURANCE COVERAGE, LABOR AND ENERGY.

PURCHASER RECOGNIZES AND ACKNOWLEDGES THAT SUCH COMMON INTERESTS AND MAINTENANCE FEES ARE SUBJECT TO CHANGE AS THE PROJECT EVOLVES. SUCH ESTIMATES ARE NOT INTENDED TO BE, AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY THE DEVELOPER OR CONDOMINIUM MANAGER, INCLUDING BUT NOT LIMITED TO ANY REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF SUCH ESTIMATES.

Maintenance fees shall commence for the Residential Unit Owners as set forth in Section 6, item 1 of the public report.

CERTIFICATE

I, Jeff Dickinson, as agent for the Association of Unit Owners of Sky Ala Moana West Tower (the "Association"), the association of condominium unit owners for the Sky Ala Moana West Tower condominium project (the "Project"), hereby certify that the attached budget, breakdown of the annual maintenance fees, and the monthly estimated costs for each unit in the Project were prepared on a cash basis in accordance with generally accepted accounting principles.



Signature

10 - 6 - 2020

Date

Pursuant to Section 514B-148 of the Hawaii Revised Statutes, a new association need not collect estimated replacement reserves until the fiscal year that begins after the association's first annual meeting. The Association has not conducted a reserve study for the Project. The budget amount for reserves is an estimate only.

Pursuant to Section 514B-41 of the Hawaii Revised Statutes, the Project, which contains units for both residential and nonresidential use, may apportion charges and distributions in a fair and equitable manner as set forth in the Declaration of Condominium Property Regime of Sky Ala Moana West, as amended. Accordingly, certain expenses attributable only to classes of units are chargeable to the applicable unit class.

The budget is intended to show the estimated expenses of operating the Project. All amounts set forth therein are estimates only, and may change for reasons beyond the control of the Association or the developer, JL Avalon Capbridge, LLC. The estimated figures do not account for inflation, market adjustments, and unanticipated events, including, without limitation, acts of government, acts of God, terrorism, or war. Such estimates are not intended to be and do not constitute any representation or warranty as to the accuracy of such estimates. The budget may increase due to increases in insurance premiums, utility costs, maintenance services, and other costs. Therefore, Hawaiian Properties, Ltd., its agents, employees, etc. shall not be liable for any future claims regarding the use of these estimates.

Estimated Fee Disbursement

Sky Ala Moana West
(384 Residential Units)
(2 Commercial Units)

	WEST TOWER					
	Residential		Commercial		Total	
	Monthly Budget	Annual Budget	Monthly Budget	Annual Budget	Monthly Budget	Annual Budget
RECEIPTS						
OPERATION						
Maintenance Fee	255,874.95	3,070,499.44	6,658.94	79,907.33	262,533.90	3,150,406.77
Electricity - Residential Units Reimbursement	49,617.43	595,409.17	-	-	49,617.43	595,409.17
Electricity - W. Commercial Reimbursement	-	-	5,833.00	69,996.00	5,833.00	69,996.00
Water - W. Commercial Reimbursement	-	-	833.00	9,996.00	833.00	9,996.00
Sewer - W. Commercial Reimbursement	-	-	2,082.50	24,990.00	2,082.50	24,990.00
Cleaning Service to the Flats	3,904.40	46,852.80	95.60	1,147.20	4,000.00	48,000.00
Recreational Facilities Reimbursement ("RFR")	-	-	-	-	-	-
Reciprocal Easement Reimbursement ("RER")	14,634.96	175,619.55	358.34	4,300.08	14,993.30	179,919.63
Surfboard/Storage Receipts	625.00	7,500.00	-	-	625.00	7,500.00
Extra Fob/Access Card	500.00	6,000.00	-	-	500.00	6,000.00
Pet Registration	250.00	3,000.00	-	-	250.00	3,000.00
Lockout Fee	50.00	600.00	-	-	50.00	600.00
OTHER	-	-	-	-	-	-
Interest Income	102.63	1,231.51	7.16	85.92	109.79	1,317.43
Other Income	0.36	4.30	0.03	0.30	0.38	4.60
TOTAL RECEIPTS	325,559.73	3,906,716.77	15,868.57	190,422.83	341,428.30	4,097,139.60
OPERATING EXPENSES						
UTILITIES						
Electricity - Residential Units	49,617.43	595,409.17	-	-	49,617.43	595,409.17
Electricity - W. Commercial	-	-	5,833.00	69,996.00	5,833.00	69,996.00
Electricity - W. Common Area	17,500.44	210,005.25	-	-	17,500.44	210,005.25
Electricity - RFR	6,000.15	72,001.80	-	-	6,000.15	72,001.80
Electricity - RER	10,573.76	126,885.17	259.01	3,108.08	10,832.77	129,993.25
Water - Residential Units	4,933.50	59,202.00	-	-	4,933.50	59,202.00
Water - W. Commercial	-	-	833.00	9,996.00	833.00	9,996.00
Water - W. Common Area	813.09	9,757.10	19.91	238.90	833.00	9,996.00
Water - RFR	1,333.08	15,996.96	-	-	1,333.08	15,996.96
Water - RER	431.49	5,177.87	10.57	126.83	442.06	5,304.71
Sewer - Residential Units	12,870.00	154,440.00	-	-	12,870.00	154,440.00
Sewer - W. Commercial	-	-	2,082.50	24,990.00	2,082.50	24,990.00
Sewer - W. Common Area	2,032.73	24,392.74	49.77	597.26	2,082.50	24,990.00
Sewer - RFR	3,477.60	41,731.20	-	-	3,477.60	41,731.20
Sewer - RER	2,251.25	27,014.99	55.14	661.74	2,306.39	27,676.73
Gas - West Tower Amenities	400.00	4,800.00	-	-	400.00	4,800.00
Gas - RFR	443.20	5,318.40	-	-	443.20	5,318.40
TV Cable & Internet - Residential	18,896.00	226,752.00	-	-	18,896.00	226,752.00
TOTAL UTILITIES	131,573.72	1,578,884.65	9,142.90	109,714.81	140,716.62	1,688,599.46

EXHIBIT "H"
(Page 3 of 19)

Estimated Fee Disbursement

**Sky Ala Moana West
(384 Residential Units)
(2 Commercial Units)**

CONTRACT SERVICES						
HVAC - West Tower	1,171.32	14,055.84	28.68	344.16	1,200.00	14,400.00
Window Cleaning - West Tower	3,750.00	45,000.00	-	-	3,750.00	45,000.00
Elevators & Lifts - West Tower	3,600.00	43,200.00	-	-	3,600.00	43,200.00
Elevators & Lifts - Commercial	-	-	245.58	2,946.96	245.58	2,946.96
Trees - RFR	1,333.33	16,000.00	-	-	1,333.33	16,000.00
Refuse-West Tower Residence	4,104.28	49,251.36	-	-	4,104.28	49,251.36
Refuse-West Tower Commercial	-	-	2,418.00	29,016.00	2,418.00	29,016.00
Trash Compactor Service West Tower	81.34	976.10	1.99	23.90	83.33	1,000.00
Pool & Spas - RFR	560.00	6,720.00	-	-	560.00	6,720.00
Other - Generator	352.45	4,229.40	8.63	103.60	361.08	4,333.00
Other - Pest Control West Tower	780.88	9,370.56	19.12	229.44	800.00	9,600.00
Other - Roof-West Tower	81.34	976.10	1.99	23.90	83.33	1,000.00
Other - Back Flow Prevention Tests West Tower	146.42	1,756.98	3.59	43.02	150.00	1,800.00
Other - Booster Pump Service West Tower	97.61	1,171.32	2.39	28.68	100.00	1,200.00
Other - Gate Maintenance	75.53	906.30	1.85	22.20	77.38	928.50
Other - Submetering West Tower	2,823.60	33,883.20	-	-	2,823.60	33,883.20
Other - Submetering West Tower Commercial	-	-	14.48	173.76	14.48	173.76
Other - Security Equipment	125.88	1,510.50	3.08	37.00	128.96	1,547.50
Other - Fire Systems	1,384.93	16,619.13	33.92	407.09	1,418.85	17,026.21
TOTAL CONTRACT SERVICES	20,468.90	245,626.79	2,783.31	33,399.71	23,252.21	279,026.49
MAINTENANCE						
Cleaning Supplies - West Tower	1,020.02	12,240.29	24.98	299.71	1,045.00	12,540.00
Cleaning Supplies - RFR	333.20	3,998.40	-	-	333.20	3,998.40
Cleaning Supplies - RER	251.95	3,023.42	6.17	74.06	258.12	3,097.48
Elevators & Lifts - Residential	250.00	3,000.00	-	-	250.00	3,000.00
Elevators & Lifts - Commercial Lift	-	-	25.58	306.98	25.58	306.98
Building Repairs and Supplies - West	325.37	3,904.40	7.97	95.60	333.33	4,000.00
Building Repairs and Supplies - RER	151.05	1,812.60	3.70	44.40	154.75	1,857.00
Plumbing Mechanical -West	325.37	3,904.40	7.97	95.60	333.33	4,000.00
Plumbing Mechanical -RER	50.35	604.20	1.23	14.80	51.58	619.00
Pool & Spa Supplies - RFR	800.00	9,600.00	-	-	800.00	9,600.00
Electrical Lighting Supplies - West	81.34	976.10	1.99	23.90	83.33	1,000.00
Electrical Lighting Supplies - RER	50.35	604.20	1.23	14.80	51.58	619.00
Paint Supplies - West	146.42	1,756.98	3.59	43.02	150.00	1,800.00
Paint Supplies - RER	50.35	604.20	1.23	14.80	51.58	619.00
Recreational Facilities Reimbursement ("RFR")	10,510.00	126,120.00	-	-	10,510.00	126,120.00
Reciprocal Easement Reimbursement ("RER")	-	-	-	-	-	-
TOTAL MAINTENANCE	14,345.77	172,149.19	85.64	1,027.66	14,431.40	173,176.85
PROFESSIONAL SERVICES						
AOAO Admin Expenses	151.05	1,812.60	3.70	44.40	154.75	1,857.00
AOAO Management Services - Master	906.30	10,875.60	22.20	266.40	928.50	11,142.00
AOAO Management Services - West	4,006.61	48,079.29	98.10	1,177.23	4,104.71	49,256.52
AOAO Rent - Resident Manager Unit	3,416.35	40,996.20	83.65	1,003.80	3,500.00	42,000.00
Admin Services & Supplies	1,220.13	14,641.50	29.88	358.50	1,250.00	15,000.00
Audit	371.58	4,459.00	9.10	109.22	380.69	4,568.22
Legal Fees	251.75	3,021.00	6.17	74.00	257.92	3,095.00
TOTAL PROFESSIONAL SERVICES	10,323.77	123,885.19	252.80	3,033.55	10,576.56	126,918.74

EXHIBIT "H"
(Page 4 of 19)

Estimated Fee Disbursement

Sky Ala Moana West
(384 Residential Units)
(2 Commercial Units)

SALARIES & BENEFITS						
Payroll - Resident Manager	8,947.58	107,371.00	219.08	2,629.00	9,166.67	110,000.00
Payroll - Management Staff	9,761.00	117,132.00	239.00	2,868.00	10,000.00	120,000.00
Payroll - Maintenance	13,014.67	156,176.00	318.67	3,824.00	13,333.33	160,000.00
Payroll - Security	34,736.96	416,843.51	850.54	10,206.50	35,587.50	427,050.00
Payroll - Housekeeping	16,268.33	195,220.00	398.33	4,780.00	16,666.67	200,000.00
Payroll Taxes	7,859.21	94,310.54	192.43	2,309.21	8,051.65	96,619.75
Workers Comp	2,366.04	28,392.44	57.93	695.19	2,423.97	29,087.63
TDI	314.37	3,772.42	7.70	92.37	322.07	3,864.79
Health Care	10,834.71	130,016.52	265.29	3,183.48	11,100.00	133,200.00
Uniforms	244.03	2,928.30	5.98	71.70	250.00	3,000.00
TOTAL SALARIES & BENEFITS	104,346.89	1,252,162.72	2,554.95	30,659.45	106,901.85	1,282,822.17
 OTHER FIXED EXPENSES						
Insurance - West Tower	17,244.43	206,933.20	422.23	5,066.80	17,666.67	212,000.00
Uninsured Expenses - RER	604.20	7,250.40	14.80	177.60	619.00	7,428.00
BOD Expenses Monthly - RER	181.26	2,175.12	4.44	53.28	185.70	2,228.40
Real Property Tax	406.71	4,880.50	9.96	119.50	416.67	5,000.00
TOTAL OTHER FIXED EXPENSES	18,436.60	221,239.22	451.43	5,417.18	18,888.03	226,656.40
TOTAL OPERATING EXPENSES BEFORE RESERVE	299,495.65	3,593,947.75	15,271.03	183,252.37	314,766.68	3,777,200.12
 RESERVE						
Common Facility	16,307.26	195,687.09	399.45	4,793.39	16,706.71	200,480.48
West Tower	8,090.16	97,081.93	198.09	2,377.07	8,288.25	99,459.00
Shared Amenity	1,666.67	20,000.00	-	-	1,666.67	20,000.00
TOTAL RESERVE	26,064.08	312,769.02	597.54	7,170.46	26,661.62	319,939.48
TOTAL	325,559.73	3,906,716.77	15,868.57	190,422.83	341,428.30	4,097,139.60

EXHIBIT "H"
(Page 5 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
806	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
808	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
809	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
810	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
811	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
901	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
902	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
903	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
904	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
905	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
906	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
907	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
908	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
909	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
910	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
911	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1001	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1002	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1003	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1004	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1005	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1006	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1007	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1008	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1009	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1010	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1011	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1101	3 BDR	1,723	0.612994%	0.627973%	\$1,606.87	\$19,282.44
1103	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75

EXHIBIT "H"
 (Page 6 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
1104	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1105	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1106	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1107	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1108	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1109	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1110	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1111	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1201	3 BDR	1,723	0.612994%	0.627973%	\$1,606.87	\$19,282.44
1203	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1204	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1205	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1206	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1207	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1208	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1209	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1210	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1211	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1301	3 BDR	1,723	0.612994%	0.627973%	\$1,606.87	\$19,282.44
1303	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1304	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1305	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1306	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1307	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1308	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1309	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1310	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1311	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
1401	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1402	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1403	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1404	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1405	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1406	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1407	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1408	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1409	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1410	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1411	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1501	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1502	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1503	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1504	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1505	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1506	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1507	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1508	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1509	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1510	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1511	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1601	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1602	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1603	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1604	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1605	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1606	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1607	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1608	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45

EXHIBIT "H"
(Page 8 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
1609	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1610	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1611	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1701	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1702	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1703	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1704	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1705	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1706	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1707	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1708	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1709	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1710	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1711	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1801	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1802	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1803	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1804	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1805	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
1806	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1807	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1808	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1809	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1810	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1811	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
1901	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
1902	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
1903	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
1904	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
1905	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41

EXHIBIT "H"
(Page 9 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
1906	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
1907	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
1908	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
1909	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
1910	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
1911	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2001	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2002	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2003	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2004	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2005	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2006	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2007	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2008	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2009	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2010	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2011	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2101	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2102	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2103	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2104	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2105	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2106	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2107	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2108	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2109	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2110	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2111	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2201	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2202	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17

EXHIBIT "H"
(Page 10 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
2203	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2204	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2205	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2206	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2207	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2208	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2209	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2210	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2211	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2301	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2302	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2303	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2304	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2305	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2306	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2307	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2308	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2309	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2310	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2311	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2401	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2402	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2403	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2404	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2405	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2406	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2407	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2408	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2409	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2410	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23

EXHIBIT "H"
(Page 11 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
2411	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2501	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2502	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2503	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2504	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2505	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2506	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2507	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2508	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2509	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2510	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2511	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2601	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2602	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2603	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2604	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2605	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2606	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2607	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2608	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2609	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2610	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2611	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2701	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2702	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2703	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2704	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2705	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2706	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2707	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31

EXHIBIT "H"
(Page 12 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
2708	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2709	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2710	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2711	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2801	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2802	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2803	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2804	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2805	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2806	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2807	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2808	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2809	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2810	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2811	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
2901	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
2902	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
2903	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
2904	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
2905	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
2906	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
2907	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
2908	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
2909	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
2910	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
2911	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3001	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3002	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3003	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3004	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62

EXHIBIT "H"
(Page 13 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
3005	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3006	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3007	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3008	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3009	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3010	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3011	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3101	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3102	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3103	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3104	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3105	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3106	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3107	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3108	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3109	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3110	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3111	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3201	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3202	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3203	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3204	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3205	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3206	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3207	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3208	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3209	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3210	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3211	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3301	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27

EXHIBIT "H"
(Page 14 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
3302	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3303	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3304	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3305	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3306	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3307	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3308	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3309	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3310	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3311	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3401	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3402	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3403	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3404	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3405	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3406	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3407	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3408	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3409	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3410	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3411	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3501	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3502	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3503	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3504	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3505	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3506	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3507	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3508	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3509	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14

EXHIBIT "H"
(Page 15 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
3510	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3511	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3601	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3602	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3603	2 BDR	1,141	0.405936%	0.415854%	\$1,064.09	\$12,769.16
3604	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3606	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3607	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3608	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3609	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3610	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3611	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3701	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3702	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3703	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3704	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3705	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3706	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3707	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3708	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3709	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3710	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3711	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3801	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3802	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3803	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3804	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3805	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3806	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68

EXHIBIT "H"
(Page 16 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
3807	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3808	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3809	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3810	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3811	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
3901	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
3902	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
3903	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
3904	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
3905	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
3906	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
3907	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
3908	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
3909	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
3910	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
3911	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
4001	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
4002	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
4003	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
4004	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
4005	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
4006	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
4007	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
4008	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
4009	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
4010	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
4011	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
4101	2 BDR	901	0.320550%	0.328383%	\$840.27	\$10,083.27
4102	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
4103	2 BDR	1,141	0.405936%	0.415854%	\$1,064.09	\$12,769.16

EXHIBIT "H"
(Page 17 of 19)

Estimated Maintenance Fees

Sky Ala Moana West
(384 Units)
(2 Commercial Units)

Residential Unit Number	Unit Type	Approx. Net Living Area (square feet)	Common Interest (%)	Residential Class Common Interest (%)	Monthly Fee	Annual Fee
4104	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
4106	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
4107	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
4108	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
4109	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
4110	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
4111	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
4201	3 BDR	1,723	0.612994%	0.627973%	\$1,606.87	\$19,282.44
4203	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
4204	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
4205	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
4206	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
4207	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
4208	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
4209	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
4210	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
4211	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
4301	2 BDR	901	0.320559%	0.328402%	\$840.27	\$10,083.27
4302	2 BDR	822	0.292444%	0.299590%	\$766.60	\$9,199.17
4303	1 BDR	574	0.204213%	0.209203%	\$535.31	\$6,423.75
4304	1 BDR	521	0.185357%	0.189886%	\$485.88	\$5,830.62
4305	1 BDR	567	0.201723%	0.206651%	\$528.78	\$6,345.41
4306	2 BDR	809	0.287819%	0.294852%	\$754.47	\$9,053.68
4307	1 BDR	556	0.197809%	0.202642%	\$518.53	\$6,222.31
4308	2 BDR	813	0.289243%	0.296310%	\$758.20	\$9,098.45
4309	2 BDR	848	0.301695%	0.309066%	\$790.84	\$9,490.14
4310	1 BDR	519	0.184646%	0.189157%	\$484.02	\$5,808.23
4311	2 BDR	801	0.284973%	0.291936%	\$747.01	\$8,964.15
Residential Total					\$255,882.12	\$3,070,585.50

EXHIBIT "H"
(Page 18 of 19)

Estimated Maintenance Fees

**Sky Ala Moana West
(384 Units)
(2 Commercial Units)**

Commercial Unit Number	Unit Type	Common Interest (%)	Commercial Class Common Interest (%)	Total Monthly Fee	Annual Fee
1	Commercial	1.99659%	83.7112%	\$13,283.77	\$159,405.24
3	Commercial	0.38850%	16.2888%	\$2,584.80	\$31,017.59
TOTAL				\$15,868.57	\$190,422.83