PROJECT INFORMATION FORM
Condominium, Co-op, PUD, and other Homeowner Organizations
Hawaii Association of REALTORS® Standard Form
Revised 12/17 (NC) For Release 5/21

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Property Reference or Address: **2045 Kalakaua Ave. Honolulu, HI 96815**
Project Name: **AOAO Luana Waikiki**
Tax Map Key: Div. **1** /Zone **2** /Sec. **006** /Plat **006** /Parcel **02** /CPR **99**.
Project is [**X**] managed by a licensed real estate Brokerage Firm. OR [ ] Self-managed
Name of Managing Agent: **OLS Hotels and Resorts LLC**
Managed by this Managing Agent since: **April 1, 2024**
Managing Agent provides (Check those services that apply):
[**X**] Administrative Management Services
[**X**] Fiscal Management Services
[**X**] Physical Management Services
[ ] Other Management Services -
[ ] Onsite Manager's name and cell phone number:

A. GENERAL

Total number of apartments: **230** Number of guest parking stalls available: **50**
If applicable, what is the # of Condominium Apartments that have been sold and conveyed (excluding to the Developer)? **230**
What is the approximate # of Condominium Apartments that are primary residences? **1**
What is the approximate # of Condominium Apartments that are second homes? **Approx. 5**
What is the approximate # of Condominium Apartments that are investor properties? **Approx. 220**
Approximately how many foreclosures have been filed by the Board of Directors during the past twelve (12) months? **0**
What is the approximate # of owners more than one month delinquent in maintenance fees? **0**
What is the approximate dollar amount of the delinquencies? **0**

****If answer is "yes", using the SAME number below, describe in the space provided.****
Yes No NTMK (Not To My Knowledge)

[ ] [**X**] [ ] (1) Is the subject property leasehold? If yes:
[ ] [ ] [ ] (a) Within the past year, has the Board of Directors had discussions with the Lessor regarding the purchase of the leased fee interest in the land?
[ ] [ ] [ ] (b) Does the Association own any fee interest in the Project?
[ ] [ ] [ ] (c) Has the Association taken a loan to acquire its fee interest?
[ ] [ ] [ ] (d) If so, are any owners assessed to repay the Association's loan?
[ ] [ ] [ ] (e) Are there any current or pending negotiations regarding the lease?
[ ] [ ] [**X**] (2) Is the Project subject to phasing or development of additional increments?
[ ] [**X**] [ ] (3) Has the Owners Association been in control of the operations of the Project for less than two (2) years?
[ ] [ ] [**X**] (4) Are there any lawsuits, arbitration or mediation actions affecting the Project and/or the Association other than delinquent owner maintenance fees?

Attorney for Association of Apartment Owners:
***NOTE*: Any attorney fees or other costs incurred for further answering this inquiry shall not be at the expense of the Association of Apartment Owners, nor of the Managing Agent.**

[ ] [**X**] [ ] (5) If the Project is a Condominium, does any single entity, individual or partnership own more than 10 percent of the common interest of the Project?
----------► (a) What is the largest number of units owned by one entity? **2**
[ ] [**X**] [ ] (6) Are any Association or Corporation approvals required for transfer of Ownership?
[ ] [**X**] [ ] (7) Is a resident manager's apartment a part of the common elements, or is one owned by the Association or Corporation (does not apply to Planned Unit Developments)?

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Yes No NTMK
[ ] [**X**] [ ] (8) Is a time share operation located at the Project? Name of Operator:
----------► (a) What is the estimated number of time share units? ____
[**X**] [ ] [ ] (9) Is there a hotel operation or mandatory rental pool? Name of operator? **Springboard Hospitality**
[ ] [ ] [**X**] (10) Have any of the following items been discovered by the Association or Corporation at the Project?
[ ] asbestos; [ ] formaldehyde; [ ] radon gas; [ ] lead-based paint; [ ] mold, mildew, fungus
[**X**] [ ] [ ] (11) Are there commercial apartments, lots or commercial use of the common areas or common elements at the Project?
----------► (a) If Yes, what percentage of the total square footage in the Project is used for commercial space? **Under 3%**
[ ] [**X**] [ ] (12) Is the Project part of a master association?
----------► (a) If yes, what is the name of the master association?
Number of Question answered "YES" and Explain:

B. INSURANCE

Name of Insurance Company: **Insurance Associates**
Name of Insurance Agent: **Sue Savio** Phone: **808-538-6938**

****If answer is "yes", using the SAME number below, describe in the space provided.****

Yes No NTMK Note: In case of Planned Unit Development, questions #10 to #14 apply to common areas only.
[**X**] [ ] [ ] (13) Are any improvements located in a designated Flood Hazard Zone that require insurance?
[**X**] [ ] [ ] (14) Is the Project covered by Flood Insurance?
[**X**] [ ] [ ] (15) Is the Project located in a tsunami inundation area?
[ ] [ ] [**X**] (16) Has there been any substantial damage to the Project due to earthquake, fire, floods, winds, landslides, tsunami, or volcanic activity within the last five years?

Number of Question answered "YES" and Explain:

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C. FINANCIAL

What does the apartment maintenance fee include?

[ ] Air Conditioning	[ ] Real Property Tax
[**X**] Cable TV Signal	[**X**] Refuse Service
[**X**] Common Area Expenses	[**X**] Sewer
[ ] Electricity	[**X**] Water
[ ] Gas	[ ] Loan(s)
[**X**] Hot Water	[ ] Other:
[ ] Parking	[ ] Other:
[ ] Photovoltaic	

Are there any other fees billed to the owners by the Association? (i.e., Community association dues, water/electric sub-meters, lease rents, real property taxes) Please describe (type and amount)

How frequently is a financial statement prepared? [**X**] Monthly [ ] Quarterly Specify: [ ] Cash Basis [**X**] Accrual Basis

****If answer is "yes", using the SAME number below, describe in the space provided.****

Yes No NTMK

[ ] [**X**] [ ] (17) Has the Association or Corporation Board of Directors approved a maintenance fee increase, change in maintenance fee structure or inclusions, assessment(s) (special or other), or loan?

[**X**] [ ] [ ] (18) Are any assessment(s) (special or other) or loans in effect at this time?

(a) If yes, explain below the purpose, amount, and duration for the assessment(s) (special or other) or loans?

[ ] [**X**] [ ] (19) Are any assessment(s) (special or other) required to be paid in full at Closing?

[**X**] [ ] [ ] (20) Are there separate accounts for operating and reserve funds?

(a) What is the balance of the reserve account? **Approx $5.6 M**

Number of Question answered "YES" and Explain: The AOAO has a loan for previous capital work for $3.1M.

D. PROJECT CONDITION

****If answer is "yes", using the SAME number below, describe in the space provided.****

Are there any major repairs required or planned within the next 12 months with respect to the following common elements/common areas of the Project?

Yes NTMK	Yes NTMK
(21) [ ] [ ] Air Conditioning system	(37) [ ] [ ] Roofing
(22) [ ] [ ] Barbecue Facilities	(38) [ ] [ ] Sauna
(23) [ ] [ ] Community Laundry	(39) [ ] [ ] Security Systems
(24) [ ] [ ] Drainage	(40) [ ] [ ] Sewage Treatment Plant
(25) [ ] [ ] Driveways/Parking Areas	(41) [ ] [ ] Slab(s)
(26) [ ] [ ] Electrical Systems	(42) [ ] [ ] Spalling Remediation
(27) [ ] [ ] Elevators	(43) [ ] [ ] Spas
(28) [ ] [ ] Exterior Walls	(44) [ ] [ ] Sprinkler System
(29) [ ] [ ] Foundations	(45) [ ] [ ] Swimming Pool
(30) [ ] [ ] Lanai Decks/Railings	(46) [ ] [ ] Tennis Courts
(31) [ ] [ ] Lights	(47) [ ] [ ] Trash Chutes
(32) [ ] [ ] Painting	(48) [ ] [ ] Walkways
(33) [ ] [ ] Photovoltaic/Solar	(49) [ ] [ ] Wall(s)/Fences (including sea walls)
(34) [ ] [ ] Plumbing	(50) [ ] [ ] Water Features
(35) [ ] [ ] Pool/Deck/Railings	(51) [ ] [ ] Other
(36) [ ] [ ] Rec./Fitness Room Equipment	

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Yes No NTMK

[ ] [**X**] [ ] (52) Are lanai enclosures presently permitted by the Association or Corporation Board of Directors?
[ ] [ ] [**X**] (53) Do you know, within the past year, of the presence of live infestation, wood boring insects/termites in the common elements/common areas of the Project?
[ ] [ ] [**X**] (54) Do you know, within the past year, of leaks and/or water damage in the common elements/common areas of the Project?
[ ] [ ] [**X**] (55) Are you aware, within the past year, of any structural problems in the common elements/common areas caused by water, settling, sliding, subsidence, filled land, etc.?

Number of Question answered "YES" and Explain:

E. DISCLAIMER

While not guaranteed, the information contained in this Project Information Form is based on information reasonably available to the Managing Agent at the time this form was completed. It has been provided by the Managing Agent at Owner/Seller's request and is believed to be current and correct to the best of the Managing Agent's knowledge at the time this form was completed. All persons relying upon the information contained in this form are advised that the information provided cannot be considered a substitute for a careful inspection of Project and Project's governing documents, meeting minutes, financial documents and other documentation; and that they should refer to qualified experts in the various professional fields, including but not limited to attorneys, accountants, architects, engineers, contractors and other appropriate professionals for detailed evaluation of areas where additional clarification or information is desired. The person or entity completing the form is doing so only as an accommodation to the parties and shall not be held liable for any errors or omissions whatsoever. The person or entity completing this form is not required to and has not completed any special investigation, and is only reporting facts already known to that person or entity or readily available. Specifically and without limitation, the person or entity completing the form has not reviewed any records except official records of meetings in the possession of that person or entity and only for the current and prior year. Where the answer to a question is not applicable, unknown or is otherwise unanswerable, it has been marked “NTMK”. Where the Managing Agent has marked “NTMK” or “NO” in response to a question concerning project condition, it must be recognized that this does not mean there may not be a defect which an expert could discover or the passage of time would reveal. Likewise, a problem could be more serious than the Managing Agent, the Association, the Corporation or its Board of Directors knows. All such persons having access to this Project Information Form understand and acknowledge that this Project Information Form is not a warranty or guaranty of any kind by the Managing Agent, the Association or its Board of Directors.
Person completing this form:

_____ 7/20/25
Signature Date

Name: KeAlii Alexander Title: Managing Agent
Company: OLS Hotels & Resorts LLC Brokerage Firm License No. RB-23113
Address: 2270 Kalakaua Ave, Suite 1502, Honolulu, HI 96815
Phone: 808-955-6000 Fax:
E-Mail: kealii@springboardhospitality.com

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