

Supplemental Disclosure Statement for Hilo Hillside Phase 2 & 3

1. Chris Brilhante, Principal Broker for Chris Brilhante Realty, Inc., owns an ownership interest in Moaniala Holdings LLC.
2. Buyers are aware that there is no telephone service with Hawaiiانتel and there will be no service in Phase 2 & 3. Phase 1 does not have Hawaiiانتel service either.
3. Spectrum will be brought in to Phase 2 & 3. Time frame not known at this time. Spectrum offers high speed and phone service. Phase 1 has Spectrum.
4. Buyers are aware that we've done a street stub out for Kawaiiani. There are no plans for any connection any time or in the near future. The subdivision has several other stub outs, one for connection to 100 acres above this subdivision and also several other stub outs that connect to State land, all of which could be potentially developed and used for their access in the future.
5. All owners are aware that the subdivision has a mandatory homeowners association. The subdivision is still obtaining quotes for management fees. Currently dues are \$100 per year, but subject to change and could increase potentially to the \$300-\$400 range per year.
6. Buyers need to review the CC&R's and Design Guidelines, copies of which can be obtained by going to the website www.hilohillside.com.
7. Some provisions in the CC&R's can and will be changed at the discretion of the Developer at any time prior to hiring and transferring the management responsibilities to a management company and to the conveyance of the HOA to class "A" members.
8. Any drainage easements located on your property will be the responsibility of the owner to maintain.

Buyer

Date

Buyer

Date