



A View From Tantalus

NAURU TOWER

First Class Elegance

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Notary Public Service by appointment only

CONSTRUCTION FORECAST

This year we faced many challenges in meeting with construction demands for our building as well as for neighboring towers that will be erected in the next few years. These new developments will forever change the skyline at Kaka'ako. Recently, the construction of two neighboring towers has started and will continue through 2006. Ko'olani Tower, which will be located at the ewa / mauka side of Nauru Tower will be the home to 45 floors with 370 new units. On the ewa side of Nauru Tower, Hokua promises to be the newest building of luxury with 40 floors filled with 248 units. Pending construction projects, such as the Queen Street Extension is set to be completed by July of 2004.

The latest news on construction developments has been of a new twin tower, named Moana Pacific. The project will include 354 units spanning through 41 floors, located between Pensacola Street, Piikoi Street and Kapiolani Boulevard. Construction of Phase I of the project is scheduled to begin in 2004.

11th ANNUAL EMPLOYEE CHRISTMAS FUND 2003

The coming year will mark Nauru Tower's 12th year of existence. The building will be going through its phases of renovating, repairing, and replacing common element items. As many residents have already noticed, a number of these tasks are being done by non-other than Nauru Tower Employees. Through performing these tasks in-house, costs are dramatically decreased, lessening out-of-pocket expenses for the association.

As described, throughout the year, Nauru Tower employees continue to provide quality and friendly service beyond the call of duty amidst the revelation of our future. Recognizing their diligence and dedication, this would be a perfect opportunity to show your appreciation by donating to our 11th Annual Christmas Bonus Fund. This is a strictly voluntary solicitation through our newsletter to all residents / vendors. As always, we thank you, Hawaiiana Management Company, and the Nauru Tower Board of Directors for your continued cooperation and support throughout the years in sustaining Nauru Tower as Hawaii's premier condominium, leading the way in community-managed properties.

- * You may donate (check or cash) to the Christmas fund in lieu of giving individual gifts, payable to Nauru Tower Association.
- * All donations should be received at the Manager's Office by Thursday, December 18, 2003, which will be distributed to all employees on December 20, 2003.
- * Your name will be acknowledged on the Christmas banner near the Manager's Office and in January's Nauru Tower Newsletter.

During the month of December, Nauru Tower Security (NTS) will be assisting residents with the freight elevator to transport Christmas trees. They will be available between 8:00 am to 9:00 pm daily until Christmas Day.

Please remember that these hours (5:00 pm to 9:00 pm) are for transporting Christmas trees only!

Regular moving hours will be enforced. Please do not use the passenger elevators to transport your Christmas Trees.

The management and staff at Nauru Tower wish you and your family a safe and happy holiday season. We look forward to the new year!

Happy Holidays!



Season's Greetings from the Komines!



Inside this Issue:

- Construction Recap & Forecasts
- 11th Annual Employee Christmas Fund 2003
- Ramp Demolition
- Carpet / Wallpaper Update
- Nauru Tower Golf Classic



North Tarawa, Nauru

Realtors please inquire about our new accessible lock box location.

The payphone and ATM machine located in the lobby have been removed by their respective companies, Verizon Hawaii and American Savings Bank. Removal of both machines were due to an insufficient amount of transactions which did not meet contract expectations. We apologize for the inconvenience.

Your comments and contributions are welcomed. Please e-mail your suggestions to nauru@aloha.net or fax us at 808-592-1208

CARPET / WALLPAPER UPDATE

The selection of carpet / wallpaper has finally been approved by the Board of Directors. The first phase (Floors 6—24) is scheduled to begin in February of 2004 with phase 2 (Floors 25-44) following. The original November / December installation was delayed due to the construction of the Ala Moana Boulevard Driveway entrance / exit, the demolition of the Pensacola Ramp, the 5B Bridge renovation and the construction of the fire lane. A number of these projects were unexpected and we found ourselves taking care of them all at the same time. We apologize for any inconveniences that this rescheduling may have caused and we appreciate your understanding and patience!

RAMP DEMOLITION

Our Pensacola ramp was demolished on Monday, October 27, 2003. There was a moment of silence as the first part of the ramp came down. The demolition of the Pensacola Ramp marks the beginning of new developments and changes in our community. Thank you for your cooperation and patience during this time of adjustment.

As a reminder, please remember that only oversized (authorized) vehicles will be allowed to enter / exit from the lower gate. A new security card reader has been installed inside the lower level parking area near the gate to control authorized traffic as required by the Department of Transportation (DOT). When activated, **only large vehicles that can not fit through our parking garage will have authorization** to the security card reader(s). All other vehicles will need to use the parking structure to enter and exit off the Porte Cochere (Circular Driveway) level, using the Ala Moana entrance / exit. This will be a temporary situation while the construction of the Ko'olani parking structure is in progress. We expect that the Ko'olani parking structure will be completed in about a year. At that time, all residents will have once again, complete access to the lower parking entrance / exit gate.



NAURU TOWER GOLF CLASSIC

The Nauru Tower Golf Classic Committee has decided to postpone the Golf Classic from November 11, 2003 to the early part of next year. We would like to thank our sponsors for their generous donations!

Aaron's Atop the Ala Moana

Ace Glass Tinting

Alii Fire Protection

Ben Woo Architects

Limit, LLC

Brett Hill Construction, Inc.

Doonwood Engineering, Inc.

Global Odor Control Technologies

Honolulu Realty

Jade Painting & Decorating, Inc.

Kaka'ako Kitchen

Ko'olau Golf

Mo' Betta Auto Detailing

Northstar Window Cleaning

Paradise Cove Luau

Purchasing Hui

Sony Hawaii Corporation

Tamura's Fine Wine & Liquors

ThyssenKrupp Elevator

Trane Pacific Service