

**Met and discussed on 02/03/2025 @ 4 PM.  
Discussed partial interest value and I volunteered again.**

rg flpropertylawyers.com

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**From:** rg flpropertylawyers.com  
**Sent:** Wednesday, January 29, 2025 5:17 PM  
**To:** Craig S Steinberg, O.D., J.D.; 'RG hawaiianbeachrealty.com'  
**Subject:** Re: Information About the Canterbury Place Lawsuit

Nothing special on for the weekend. Shoot me a text and let me know what works for you.

Sent via the Samsung Galaxy S23 Ultra 5G, an AT&T 5G smartphone  
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**From:** Craig S Steinberg, O.D., J.D. <craig@csteinberglaw.com>  
**Sent:** Wednesday, January 29, 2025 2:51:25 PM  
**To:** 'RG hawaiianbeachrealty.com' <rg@hawaiianbeachrealty.com>  
**Cc:** rg flpropertylawyers.com <rg@flpropertylawyers.com>  
**Subject:** RE: Information About the Canterbury Place Lawsuit

Sorry Rick, I've been a bit swamped with trial prep. It may be easiest for us to chat when I'm there. I should have a lot of free time on the weekend. Let me know if you're around and want to meet.

Craig

**Craig S Steinberg, O.D., J.D.**  
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**From:** RG hawaiianbeachrealty.com <rg@hawaiianbeachrealty.com>  
**Sent:** Wednesday, January 29, 2025 4:16 PM  
**To:** Craig S Steinberg, O.D., J.D. <craig@csteinberglaw.com>  
**Cc:** rg@flpropertylawyers.com  
**Subject:** RE: Information About the Canterbury Place Lawsuit

**VOLUNTEERED IN WRITING IN  
THIS EMAIL ON THE NEXT PAGE.**

Greetings Craig!

Sorry I missed the meeting on Monday, but Janine was listening in and mentioned I might want to see if I can help with the legal committee and lease renegotiation committee. She reported that I should give you a call, and I left you a voice mail.

Janine mentioned apparently the commercial litigation is lost and attorney fees awarded to commercial tenant. Considering the exchange below from two years ago, I am not surprised that the AOA situation you inherited has resulted in liability for opposing party legal fees. My quick review of the docket has led me to the preliminary conclusion the AOA may be continuing down an ill-advised path with the owner. I would want to dig a bit deeper, but an appeal does not seem to be a practical next step. Some of the pleadings and orders for this docket make me wonder what plaintiff's counsel was thinking. We need to stop the bleeding and get on the correct path.

I am also very concerned with the preliminary computations for the lease renegotiations. My initial research and years of commercial real estate expertise are telling me the land value being utilized for recomputation has been overestimated. Due to the lack of persuasive comparable land sales, I suspect a number of hypotheticals and bad assumptions are driving valuation higher than it should be. Furthermore, those computations have been publicized and are available to the Kong family. Kind of hard to negotiate when the lessor is starting out with unrealistic expectations that Monarch has succeeded in setting as a floor.

Please give me call to discuss the expectations, time requirements and way forward. I would like to help if I can.

Mahalo!

**Rick Green, PB**  
**Hawaiian Beach Realty**  
**1910 Ala Moana Blvd 24A**  
**Honolulu, HI 96815**  
**808-753-6336**

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**From:** rg flpropertylawyers.com <[rg@flpropertylawyers.com](mailto:rg@flpropertylawyers.com)>  
**Sent:** Tuesday, April 25, 2023 1:27 PM  
**To:** Craig S Steinberg, O.D., J.D. <[craig@csteinberglaw.com](mailto:craig@csteinberglaw.com)>; 'rg hawaiianbeachrealty.com'  
<[rg@hawaiianbeachrealty.com](mailto:rg@hawaiianbeachrealty.com)>  
**Cc:** 'Pamela Blankenship' <[pam@blueskies22.com](mailto:pam@blueskies22.com)>; '24A - Owner/Janine Greene' <[realtorjgreen@gmail.com](mailto:realtorjgreen@gmail.com)>  
**Subject:** Re: Information About the Canterbury Place Lawsuit

Two experienced lawyer residents, too bad the AOA will not listen. I gave up trying years ago.

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**From:** Craig S Steinberg, O.D., J.D. <[craig@csteinberglaw.com](mailto:craig@csteinberglaw.com)>  
**Sent:** Tuesday, April 25, 2023 6:28:37 PM  
**To:** 'rg hawaiianbeachrealty.com' <[rg@hawaiianbeachrealty.com](mailto:rg@hawaiianbeachrealty.com)>  
**Cc:** 'Pamela Blankenship' <[pam@blueskies22.com](mailto:pam@blueskies22.com)>; rg flpropertylawyers.com <[rg@flpropertylawyers.com](mailto:rg@flpropertylawyers.com)>; '24A - Owner/Janine Greene' <[realtorjgreen@gmail.com](mailto:realtorjgreen@gmail.com)>  
**Subject:** RE: Information About the Canterbury Place Lawsuit

The basis for recovery from Mr. Kim, as I understand it, is that he agreed in the mortgage to assume responsibility for the property. Simple as that. You are right, it ultimately is Stark, but Stark transferred his liabilities to Kim in their sale transaction, so we had to recover from Mr. Kim and Mr. Kim can (and is) seek "contribution and indemnity" from Stark.

No disagreement - assignment of the note seems a pretty obvious pathway, at least to me.

Craig

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**From:** rg hawaiianbeachrealty.com <[rg@hawaiianbeachrealty.com](mailto:rg@hawaiianbeachrealty.com)>  
**Sent:** Tuesday, April 25, 2023 2:12 PM  
**To:** Craig S Steinberg, O.D., J.D. <[craig@csteinberglaw.com](mailto:craig@csteinberglaw.com)>  
**Cc:** 'Pamela Blankenship' <[pam@blueskies22.com](mailto:pam@blueskies22.com)>; [rg@flpropertylawyers.com](mailto:rg@flpropertylawyers.com); 24A - Owner/Janine Greene <[realtorjgreen@gmail.com](mailto:realtorjgreen@gmail.com)>  
**Subject:** RE: Information About the Canterbury Place Lawsuit

I am still missing the factual or legal basis seeking recovery for what appears to be preexisting damage to the garage before Mr. Kim purchased and started construction. The prior owner may have been negligent or worse. Mr. Kim seems to have merely discovered the garage damage. The target should have been Stark, with the obvious solution assignment of the Stark note to the AOAO in settlement. Sounds like the AOAO shot at the wrong target and missed.

Rick Green

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**From:** Craig S Steinberg, O.D., J.D. <[craig@csteinberglaw.com](mailto:craig@csteinberglaw.com)>  
**Sent:** Tuesday, April 25, 2023 8:20 AM  
**To:** [craig@csteinberglaw.com](mailto:craig@csteinberglaw.com)  
**Cc:** 'Pamela Blankenship' <[pam@blueskies22.com](mailto:pam@blueskies22.com)>  
**Subject:** Information About the Canterbury Place Lawsuit

Aloha fellow Canterbury Owner,

Following up on my belief that the owners need to know more about what is going on with Canterbury Place, because it has such a big impact on our financial situation I thought it would be helpful for the owners to know more about the lawsuits that the AOAO is in with the owner of the commercial units. I have put together a short summary of that (those) lawsuits based on my 25+ years as a trial attorney and my reading of the complaints that have been filed I try to explain what the dispute is about, what the sides are arguing, and how it is likely to play out.

You can read the summary here: <http://cp-owner.com/wordpress/index.php/litigation/> or you can link to it from <http://www.cp-owner.com> in the upper right-hand menu.

If it asks for a password, that password is "1910".

Craig  
Craig Steinberg, 35B

**From:** rg flpropertylawyers.com  
**Sent:** Monday, April 10, 2023 10:57 AM  
**To:** Craig S Steinberg, OD, JD; craig@csteinberglaw.com  
**Cc:** PAM@blueskes22.com  
**Subject:** RE: Important Information for all Owners and Residents of Canterbury Place

The link to the Unofficial Blog opens a password request prompt. Please provide the password.

I am also concerned about the apparent decision to make repairs first and then ask the commercial tenant for a million dollars. Surprise, now we go to more litigation? May have something to do with the shortages perhaps? I would rather have an audit of the books to find out what went where by an independent auditor with a clear explanation, sources and uses of funds, etc., before we start trying to fire people.

Mahalo!

**Rick Green**  
**1910 Ala Moana Blvd 24A**  
**Honolulu, HI 96815**  
**808-753-6336**  
**954-298-2771**

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**From:** Craig S Steinberg, OD, JD  
**Sent:** Monday, April 10, 2023 7:57 AM  
**To:** craig@csteinberglaw.com  
**Cc:** PAM@blueskes22.com  
**Subject:** Important Information for all Owners and Residents of Canterbury Place

Aloha fellow Canterbury Place owner,

I am writing to you about matters that impact all of us at Canterbury Place. Please take a few minutes to read the attached PDF document. There are two versions, one in English and one that was very kindly translated for me into Japanese.

I also ask that you take a few minutes and go to the website below that I created and read what I've posted there. This single page website provides more information and detail than the attached letter. (You may have to click through a security warning; don't worry, the website does not ask for anything from you

or collect any information about you. It is just information from me to you about Canterbury Place.)

[Canterbury Place Unofficial Owner's Blog](#)

This information is important for us to all know and understand. I look forward to hearing back from you. If you are a real estate agent or property manager receiving this email please forward the email and the attachments to the owners you represent, as they should also have this information.

Mahalo,

Craig