

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
KAMAOLE SANDS
South Kihei Road
Kihei, Maui, Hawaii 96753

REGISTRATION NO. 1286

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: April 23, 1980
Expires: May 23, 1981

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 2, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES.

1. KAMAOLE SANDS is a proposed fee simple condominium project consisting of 440 apartments contained in 10 separate buildings. The project contains 552 parking stalls, including one stall for the manager, one swimming pool and four tennis courts.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.
3. The Developer reports that the basic documents (Declaration of Horizontal Property Regime with By-Laws of the Association of Apartment Owners attached), have been recorded in the Bureau of Conveyances of Hawaii in Liber 14609 at page 153, and the Floor Plans have been filed in said Bureau of Conveyances as Condominium Map No. 706.
4. Advertising and promotional matters have not been submitted.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Preliminary Public Report is made a part of the registration on KAMAOLE SANDS condominium project, Registration No. 1286. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for Horizontal Property Regime Preliminary Public Report from each purchaser and prospective purchaser.
7. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, April 23, 1980, unless the Commission, upon the review of the Registration, issues an order extending the effective period of this report.

NAME OF PROJECT: KAMAOLE SANDS

LOCATION: The approximately 15 acres of land committed to the regime is situated at South Kihei Road, Kihei, Island of Maui, State of Hawaii 96753.

TAX MAP KEY: 3-9-4-4, 69.

ZONING: A-2.

DEVELOPER: Kamaole Sands, a Joint Venture registered in Hawaii as a general partnership, whose principal place of business and post office address is Suite 1900, 1441 Kapiolani Boulevard, Honolulu, Hawaii, and whose telephone number is 946-0771. The two partners in the Joint Venture are Dillingham Land Corporation, a Hawaii corporation, and Nippon Shinpan Hawaii, Inc., a Hawaii corporation.

The address of Dillingham Land Corporation is 1441 Kapiolani Boulevard, Honolulu, Hawaii 96814. The officers and directors of Dillingham Land Corporation are as follows:

DIRECTORS:

E. L. Carter
C. E. Chafin
A. P. Sereno
R. L. Wilson

OFFICERS:

A. P. Sereno	Chairman of the Board
R. L. Wilson	President
E. L. Carter	Vice President
T. W. Giles	Vice President
H. D. Miki	Vice President
G. W. Robertson	Vice President-Finance
R. W. S. Tom	Vice President
P. Russell	Assistant Vice President
D. L. James	Secretary
D. A. de Fabry	Treasurer
H. S. Peleras	Controller
J. J. Hogan	Assistant Secretary
E. S. Windrath	Assistant Secretary
P. I. A. Bosco	Assistant Treasurer
W. H. Clauson	Assistant Treasurer
G. P. Gates	Assistant Treasurer
R. F. Clarke	Assistant Controller

The address of Nippon Shinpan Hawaii, Inc. is Suite 212, 2222 Kalakaua Avenue, Honolulu, Hawaii 96815.

The officers and directors of Nippon Shinpan Hawaii, Inc. are as follows:

DIRECTORS:

Mistunari Yamada
Terutoshi Nakamura
Waro Nishinomiya
Yoji Yamada
Hiroaki Yamada
H. C. Cornuelle
Hiro Higuchi

OFFICERS:

Terutoshi Nakamura	President, Treasurer
Calvin I. Kuniyuki	Secretary

ATTORNEY REPRESENTING DEVELOPER: Goodsill Anderson & Quinn, Attention: Walter E. Bliss, Suite 1600, Financial Plaza of the Pacific, Honolulu, Hawaii 96813, telephone no. 547-5600.

DESCRIPTION: The proposed project includes 15 acres of fee simple land located on South Kihei Road in the Kihei district of the Island of Maui, State of Hawaii. The improvements thereon will include 440 apartments situated in ten (10) buildings, each of which is four (4) stories high with a loft level above the fourth floor. The ten (10) buildings are to be constructed principally of reinforced concrete and concrete masonry units with tile roofs. The project will also contain 552 parking stalls, one of which is set aside for the manager. It will also have four (4) tennis courts, one (1) swimming pool, a manager's apartment, a recreation area which includes a manager's office, a meeting area and two lockable office areas. The apartments will be numbered and located as shown on the Condominium Map. There are thirteen (13) types of apartments. The number and type of each apartment is set forth on the exhibit attached hereto, marked Exhibit "A", and hereby made a part hereof.

Each apartment on the ground floor has access to a walkway which leads to the lobby of the building. Each apartment located on the second through fourth floors has access to a balcony which leads to an elevator lobby. The elevator goes from the ground floor to each of the other floors. Each elevator lobby also has access to two stairways which go from the ground floor to the fourth floor. Walkways lead from each elevator lobby on the ground floor to open areas of the project which have access to public roads.

Each apartment has appurtenant to it as a limited common element either one or two parking stalls.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the exterior windows and window frames, the foundations, columns, girders, beams, supports, roofs, floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines which run through an apartment and are utilized for or serve more than one apartment, the same being deemed common elements within the Project. Lanai doors and windows and frames therefor, finish on lanai walls and finish on the storage cabinets originally installed in lanais, finish on lanai ceilings and lanai railings are all

common elements, but the finish on the lanai floor is a part of the apartment. Each apartment shall be deemed to include all walls and partitions which are not load-bearing and are located within the perimeter walls of the apartment, all exterior doors (other than lanai doors) and except as with respect to the lanais the inner decorated or finished surfaces of all walls, floors and ceilings. The apartments shall also include the fixtures originally installed in the apartment and all pipes, wires, conduits and other utility or service lines which serve only that apartment.

Notwithstanding the designation of the aforesaid limits of each apartment, the square footage of each apartment set forth in this Public Report and set forth on the Condominium Map is measured from the exterior face of exterior walls and the centerline of party walls, and to the exterior face of each lanai floor slab and no reduction is made to account for the interior load-bearing walls, ducts, vent shafts and the like located within the perimeter walls.

The thirteen (13) types of apartments are described as follows:

TYPE A contains one bedroom with two baths. It also contains a kitchen, living/dining area and lanai. The living area is approximately 818 square feet and the lanai area is approximately 69 square feet, containing a total of approximately 887 square feet.

TYPE A-1 contains one bedroom and two baths. It also contains a kitchen, living/dining area and lanai. The living area is approximately 818 square feet and the lanai area is approximately 166 square feet, containing a total of approximately 984 square feet.

TYPE B contains two bedrooms and two baths. This type of apartment appears only on the fourth floor and the loft level above the fourth floor. A portion of this type of apartment which is on the fourth floor contains one bedroom, one bath, a kitchen, a dining area, a living room, a lanai and a circular stairway which leads to the loft level which contains one bedroom and one bath. The living area in the lower level is approximately 890 square feet, the living area in the loft level is approximately 298 square feet, and the lanai area is approximately 69 square feet, containing a total of approximately 1,257 square feet.

- TYPE B-1 contains two bedrooms and two baths. This type of apartment appears only on the fourth floor and the loft level above the fourth floor. The portion of this type of apartment which is on the lower level contains one bedroom, one bath, a kitchen, a dining area, a living room, a lanai and a circular stairway which leads to the loft level which contains one bedroom and one bath. The living area on the lower level contains approximately 890 square feet, the living area on the loft level contains approximately 298 square feet, and the lanai area is approximately 166 square feet, containing a total of approximately 1,354 square feet.
- TYPE C contains two bedrooms with two baths. It also contains a kitchen, a living/dining area and lanai. The living area is approximately 1,036 square feet and the lanai area is approximately 66 square feet, containing a total of approximately 1,102 square feet.
- TYPE D contains three bedrooms with three baths. This type of apartment appears only on the fourth floor and the loft level above the fourth floor. The portion of this type of apartment which is on the lower level contains two bedrooms, two baths, a kitchen, a dining area, a living room, a lanai and a stairway which leads to the loft level which contains one bedroom and one bath. The living area on the lower level is approximately 1,136 square feet, the living area on the loft level is approximately 348 square feet, and the lanai area is approximately 93 square feet, containing a total of approximately 1,577 square feet.
- TYPE E contains two bedrooms with two baths. It also contains a kitchen, a living room and two lanais. The living area is approximately 1,089 square feet and the lanai area is approximately 147 square feet, containing a total of approximately 1,236 square feet.
- TYPE E-1 contains two bedrooms with two baths. It also contains a kitchen, a living room and two lanais. The living area is approximately 1,089 square feet and the lanai area is approximately 166 square feet, containing a total of approximately 1,255 square feet.
- TYPE F contains three bedrooms with two baths. It also contains a kitchen, a living room and

two lanais. The living area is approximately 1,211 square feet and the lanai area is approximately 147 square feet, containing a total of approximately 1,358 square feet.

TYPE G contains two bedrooms with two baths. It also contains a kitchen, a living room and lanai. The living area is approximately 1,230 square feet and the lanai area is approximately 95 square feet, containing a total of approximately 1,325 square feet.

TYPE J contains two bedrooms with two baths. It also contains a kitchen, a living room, a dining room and lanai. The living area is approximately 1,148 square feet and the lanai area is approximately 66 square feet, containing a total of approximately 1,214 square feet.

TYPE H contains three bedrooms with two baths. This type of apartment appears only on the fourth floor and the loft level above the fourth floor. The portion of this type of apartment which is on the lower level contains two bedrooms, one bath, a kitchen, a living room, a lanai and a circular stairway leading to the loft level which contains one bedroom and one bath. The living area on the lower level is approximately 1,327 square feet, the living area on the loft level is approximately 298 square feet, and the lanai area is approximately 78 square feet, containing a total of approximately 1,703 square feet.

TYPE K contains three bedrooms and three baths. This type of apartment appears only on the fourth floor and the loft level above the fourth floor. The portion of this type of apartment which is on the lower level contains two bedrooms with two baths, a kitchen, a living room, a dining room, a lanai and a stairway which leads to the loft level which contains a bedroom and a bath. The living area on the lower level is approximately 1,248 square feet, the living area on the loft level is approximately 348 square feet and the lanai area is approximately 93 square feet, containing a total of approximately 1,689 square feet.

COMMON ELEMENTS: The common elements shall specifically include but not be limited to;

(a) The aforesaid land in fee simple.

(b) All foundations, columns, girders, beams, supports, floors, unfinished perimeter and load-bearing walls, exterior windows and window frames, roofs, corridors, lobbies, stairs, stairways (except stairways within an apartment which furnish a method of travel between the portions of said apartment), entrances and exits of the apartment building.

(c) All driveways, walkways, parking areas and spaces, loading areas, storage areas (except storage areas within an apartment or on an apartment lanai), yards, mail boxes, refuse facilities, landscaping, gardens, swimming pools, jacuzzi, tennis courts, resident manager's apartment and resident manager's office.

(d) All elevators, elevator shafts and wells and all appurtenant installations and apparatus.

(e) All ducts, electrical equipment, wiring, pipes, and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, water, gas, sewage, telephone and radio and television signal distribution.

(f) Any and all other apparatus and installations of common use in all other parts of the property necessary or convenient to its existence, maintenance or safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements (hereinafter called the "limited common elements") are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

One parking stall or two parking stalls shall be appurtenant to and for the exclusive use of each apartment, and each such parking stall shall be a limited common element. The parking stall or stalls appurtenant to each apartment are listed on the exhibit attached hereto, marked Exhibit "A", and hereby made a part hereof. The parking stall numbers listed on Exhibit "A" are those shown on the Condominium Map. In the event the owner of an apartment to which a parking stall is appurtenant desires to relinquish the same in order that it may be assigned to another apartment in the building, such parking stall shall be deleted from his apartment and

added to the other by instruments executed solely by the respective owners and the mortgagees, if any, of the affected apartments, and such instruments shall be promptly recorded and a copy of each mailed to the Association of Apartment Owners. The costs and expenses with respect to the parking stalls, including but not limited to maintenance, repair, replacement, additions and improvements, shall be charged to the Owners of the apartments to which they are appurtenant on a per stall basis.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment purchaser will receive a Deed conveying a fee simple interest in the apartment to such purchaser. Each apartment shall have appurtenant to it an undivided interest in the common elements, herein called "its common interests", and in all profits and expenses of the project for all purposes, including voting. The common interest appurtenant to each apartment is set forth on said Exhibit "A" attached hereto.

PURPOSE AND USE OF THE APARTMENTS: (a) Each apartment may be used only as a private dwelling by the Owner, his tenant, family, domestic servants and social guests and may be utilized for long-term or transient rentals. It shall not be used for any form of time-sharing. "Time-sharing", as used herein, is defined as being any system under which any person owns an interest in the apartment or is affiliated with or owns an interest in an organization under an arrangement which entitles such person to have the use of the apartment on a periodic basis or periodically to occupy the apartment or some other apartment for a continuous period of less than one year. Subject to the foregoing limitations, the Owner of the apartment shall have the absolute right to rent or lease the same subject to the limitations, restrictions, covenants and conditions set forth in the Declaration of Horizontal Property Regime, the By-Laws, the Rules and Regulations adopted pursuant thereto and any restrictions contained in any Deed with respect to such apartment.

(b) An apartment shall not be occupied by more people than the greater of (i) two times the number of bedrooms in the apartment or (ii) two times the number of bathrooms in the apartment.

(c) Until Developer has sold and conveyed to third persons all apartments in the project, Developer shall be entitled to erect signs in the project and to use as a sales office or model for display to the public any apartment which the Developer has not sold and conveyed to a third person.

(d) Until the expiration of one year after the

time that Developer has sold and conveyed to third persons all apartments in the project, the Developer shall be entitled to occupy, without the payment of any rent, such one as the Developer shall select of the lockable office areas in the recreation area for purposes of administering the warranty program.

The proposed House Rules provide in part:

- (1) No water beds are permitted; and
- (2) No pets are allowed except registered guide dogs in the custody of a blind person.

OWNERSHIP OF TITLE: A Preliminary Title Report prepared by Title Guaranty of Hawaii Incorporated dated March 28, 1980 reveals that the land subject to the Horizontal Property Regime is contained in three parcels. It further reveals as follows:

The First Parcel, area 14.103 acres, is owned by Tom Family Partners, a Hawaii registered general partnership. The First Parcel is subject to an Option Agreement dated October 1, 1979, recorded in Liber 14047 at page 696 of the Bureau of Conveyances of Hawaii between Tom Family Partners, as Seller, and Dillingham Land Corporation, as Buyer, and gives to the Buyer the option to buy the property. The Option has been assigned by Dillingham Land Corporation to Kamaole Sands, a Joint Venture consisting of Dillingham Land Corporation and Nippon Shinpan Hawaii, Inc., both Hawaii corporations, by Assignment recorded as aforesaid in Liber 14399 at page 220.

The Second and Third Parcels are owned by Edward K. Tam and Wilbert Y. K. Yee, as joint tenants, and are subject to an Option to Exchange Properties dated October 1, 1979, recorded in Liber 14047 at page 657 of the Bureau of Conveyances of Hawaii by and between Edward K. Tam and Wilbert Y. K. Yee, as Owners, and Dillingham Land Corporation, as Developer. Dillingham Land Corporation has assigned its interest in the Option to Exchange Properties to Kamaole Sands, a Joint Venture consisting of Dillingham Land Corporation and Nippon Shinpan Hawaii, Inc., both Hawaii corporations, by Assignment recorded as aforesaid in Liber 14399 at page 216. The Second and Third Parcels collectively have an area of 0.918 acre. The Second and Third Parcels are subject to a Mortgage from William C. N. Wong and Lucy S. Wong, husband and wife, as Mortgagor, to American Security Bank, as Mortgagee, dated

November 7, 1969, filed in the Bureau of Conveyances of Hawaii in Liber 5859 at page 138, securing an indebtedness of \$35,000.

As to all parcels, the parcels are further subject to the restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in the Declaration of Horizontal Property Regime recorded in the Bureau of Conveyances of Hawaii in Liber 14609 at page 153.

For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, Second Division.

The Developer has advised that prior to commencing construction of the condominium project, it will exercise the aforesaid Options and thereby acquire title to the First Parcel and the Second and Third Parcels, being all of the land involved in the Kamaole Sands project. At the time of the acquisition of the land, the Mortgage held by American Security Bank will be paid and any real property taxes then due will be paid.

PURCHASE MONEY HANDLING: An Escrow Agreement dated March 20, 1980 has been executed and a copy of the same has been filed with the Commission. The Escrow Agent is Title Guaranty Escrow Services, Inc., a Hawaii corporation, and upon examination the specimen Sales Contract and the executed Escrow Agreement are found to be in consonance with Chapter 514A, Hawaii Revised Statutes, and particularly Sections 514A-39 and 514A-63 through 514A-66.

The executed Escrow Agreement provides in part that a purchaser shall be entitled to a return of his funds, and Escrow shall pay such funds to such purchaser, together with any interest earned thereon which the purchaser is entitled to receive pursuant to the Sales Contract, and less any cancellation fee imposed by Escrow, promptly after the purchaser has requested such return, if Escrow has received from seller a written notice that any one of the following has occurred:

(a) Seller has requested Escrow in writing to return to the purchaser the funds of such purchaser then being held thereunder by Escrow; or

(b) Seller has notified Escrow in writing that seller or such purchaser has exercised an option to rescind the Sales Contract pursuant to any right of

rescission stated therein or otherwise available;
or

(c) With respect to a purchaser whose funds were obtained prior to the issuance of the Final Public Report, there shall be any change in the building plans subsequent to execution of the Sales Contract requiring approval of a county officer having jurisdiction over the issuance of building permits unless the purchaser's written approval or acceptance of the specific change is obtained or ninety (90) days have elapsed since the purchaser has accepted the apartment in writing or since the purchaser has first occupied the apartment; or

(d) With respect to a purchaser whose funds were obtained prior to the issuance of the Final Public Report, the Final Public Report differs in any material respect from the Preliminary Public Report, unless the purchaser has given written approval or acceptance of the specific change; or

(e) The Final Public Report is not issued by the Real Estate Commission within one (1) year from the date of issuance of the Preliminary Public Report and the purchaser has not waived his right of refund and cancellation of obligation under Section 514A-66 of the Act.

If at any time Escrow receives a request in writing from seller to return to a purchaser under a Sales Contract the funds of such purchaser then held thereunder by Escrow, Escrow shall upon receipt of such request pay said funds to said purchaser and thereupon said Sales Contract shall be returned to seller and shall be deemed no longer held thereunder. If seller notifies Escrow in writing that seller has decided to abandon the project and Escrow, at the request of seller, has returned to all purchasers all moneys it has received from them (other than those purchasers whose money has become the property of seller under paragraph 7 thereof), Escrow shall thereupon return to seller all remaining moneys held by Escrow thereunder. In any case, when Escrow is required to return money to a purchaser, Escrow shall be entitled to a cancellation fee commensurate with its services rendered prior to such cancellation, but in any event no less than \$25.00 to compensate it for the services prior to such cancellation.

The specimen Sales Contract provides in part:

(a) The Escrow Agent can disburse funds of the Buyer to pay costs of construction of the project prior to completion of the project.

(b) Buyer acknowledges that its rights under the Sales Contract are subordinate to the lien of any Mortgages given by the Seller to finance the cost of construction or other costs during construction and to any and all sums which may become a lien pursuant to the terms of such a Mortgage.

(c) Notwithstanding any other provision in the Sales Contract to the contrary, the apartment covered by the Sales Contract shall be completed and ready for occupancy within two (2) years from the date of the acceptance of the Sales Contract by Seller; provided, however, said two (2) year period shall be extended for any period of time during which Seller is actually and necessarily delayed in completing construction if said delay is caused by fire, earthquake, acts of God, the elements, war or civil disturbance, strikes or other disturbances, government legislation or controls, or economic controls, making it impossible to obtain the necessary labor or materials or other matters and conditions beyond the control of Seller.

It is incumbent upon the purchaser and any prospective purchaser that he or she read with care the Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATION: The Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners. The By-Laws of the Association places in the Board of Directors the responsibility of employing a Hawaii corporation as Managing Agent to manage and control the project, subject at all times to direction by the Board. The Initial Managing Agent is Turner Management Corporation. Its office on Maui is at 1993 South Kihei Road, Kihei, Maui, Hawaii 96732.

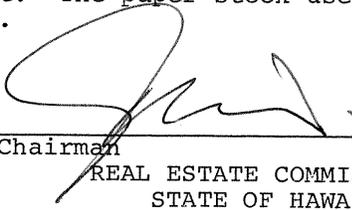
STATUS OF PROJECT: Construction of the project has not commenced. The property has been submitted to the Horizontal Property Regime by the recordation of the Declaration of Horizontal Property Regime and By-Laws. The Developer has stated that it will probably not accept any of the offers of purchasers to purchase apartments until it has offers on approximately sixty per cent (60%) of the apartments and that it expects to complete construction of the entire project within twenty-four (24) months after it accepts any of the offers to purchase.

EXISTING STRUCTURES: This project does not include any existing structure which is being converted to condominium status.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted April 2, 1980.

This PRELIMINARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1286 filed with the Commission on April 2, 1980.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be yellow.



Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Commission, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1286

Dated: April 23, 1980

EXHIBIT "A"

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 1</u>			
101	515	.23681	C
102	508	.19061	A
103	509	.21145	A-1
104	510	.19061	A
105	522	.21145	A-1
106	523	.19061	A
107	524	.21145	A-1
201	537	.23681	C
202	525	.19061	A
203	511	.21145	A-1
204	526	.19061	A
205	512	.21145	A-1
206	527	.19061	A
207	513	.21145	A-1
301	516	.23681	C
302	528	.19061	A
303	514	.21145	A-1
304	541	.19061	A
305	540	.21145	A-1
306	539	.19061	A
307	538	.21145	A-1
401	532 & 533	.33888	D
402	536	.27011	B
403	529	.29096	B-1
404	535	.27011	B
405	530	.29096	B-1
406	534	.27011	B
407	531	.29096	B-1
<u>Building No. 2</u>			
101	479	.23681	C
102	472	.19061	A
103	485	.21145	A-1
104	486	.19061	A
105	487	.21145	A-1
106	506	.19061	A
107	507	.21145	A-1
201	504	.23681	C
202	473	.19061	A
203	505	.21145	A-1
204	484	.19061	A
205	474	.21145	A-1
206	483	.19061	A
207	475	.21145	A-1

EXHIBIT "A"

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 2 (continued)</u>			
301	495	.23681	C
302	482	.19061	A
303	476	.21145	A-1
304	481	.19061	A
305	477	.21145	A-1
306	480	.19061	A
307	478	.21145	A-1
401	499 & 500	.33888	D
402	503	.27011	B
403	496	.29096	B-1
404	502	.27011	B
405	497	.29096	B-1
406	501	.27011	B
407	498	.29096	B-1
<u>Building No. 3</u>			
101	352	.19061	A
102	361	.21145	A-1
103	353	.19061	A
104	362	.21145	A-1
105	354	.19061	A
106	363	.21145	A-1
107	419	.19061	A
108	420	.21145	A-1
201	390	.26560	E
202	418	.21145	A-1
203	355	.19061	A
204	364	.21145	A-1
205	417	.19061	A
206	356	.21145	A-1
207	357	.19061	A
208	358	.21145	A-1
301	412	.26560	E
302	416	.21145	A-1
303	365	.19061	A
304	415	.21145	A-1
305	366	.19061	A
306	414	.21145	A-1
307	367	.19061	A
308	413	.21145	A-1
401	391	.27011	B
402	411	.29096	B-1
403	392	.27011	B
404	410	.29096	B-1
405	393	.27011	B
406	394	.29096	B-1
407	395	.27011	B
408	396	.29096	B-1

EXHIBIT "A "

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 4</u>			
101	409	.23681	C
102	360	.21145	A-1
103	359	.19061	A
104	351	.21145	A-1
105	350	.19061	A
106	442	.21145	A-1
107	441	.19061	A
108	408	.21145	A-1
109	407	.19061	A
110	406	.21145	A-1
111	405	.19061	A
112	404	.21145	A-1
113	403	.19061	A
201	400	.23681	C
202	321	.21145	A-1
203	320	.19061	A
204	319	.21145	A-1
205	318	.19061	A
206	317	.21145	A-1
207	316	.19061	A
208	315	.21145	A-1
209	314	.19061	A
210	313	.21145	A-1
211	312	.19061	A
212	311	.21145	A-1
213	310	.19061	A
301	399	.23681	C
302	401	.21145	A-1
303	402	.19061	A
304	389	.21145	A-1
305	388	.19061	A
306	387	.21145	A-1
307	386	.19061	A
308	385	.21145	A-1
309	384	.19061	A
310	383	.21145	A-1
311	382	.19061	A
312	381	.21145	A-1
313	380	.19061	A
401	397 & 398	.33888	D
402	379	.29096	B-1
403	378	.27011	B
404	377	.29096	B-1

EXHIBIT "A "

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 4 (continued)</u>			
405	376	.27011	B
406	375	.29096	B-1
407	374	.27011	B
408	373	.29096	B-1
409	368	.27011	B
410	369	.29096	B-1
411	370	.27011	B
412	371	.29096	B-1
413	372	.27011	B
<u>Building No. 5</u>			
101	265	.19061	A
102	266	.19061	A
103	254	.19061	A
104	255	.19061	A
105	278	.23681	C
106	309	.19061	A
107	256	.19061	A
108	257	.19061	A
109	308	.19061	A
110	267 & 322	.19061	A
111	307	.19061	A
112	291	.23681	C
113	303	.19061	A
114	302	.19061	A
115	301	.19061	A
116	348 & 349	.29182	F
201	268 & 323	.19061	A
202	258	.19061	A
203	306	.19061	A
204	269 & 324	.19061	A
205	275 & 330	.23681	C
206	270 & 325	.19061	A
207	299 & 346	.19061	A
208	259	.19061	A
209	304	.19061	A
210	271 & 326	.19061	A
211	298 & 345	.19061	A
212	279	.23681	C
213	300 & 347	.19061	A
214	260	.19061	A
215	305	.19061	A
216	290	.26560	E
301	261	.19061	A
302	294	.19061	A

EXHIBIT "A"

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 5 (continued)</u>			
303	272 & 327	.19061	A
304	297 & 344	.19061	A
305	276 & 331	.23681	C
306	296 & 343	.19061	A
307	262	.19061	A
308	263	.19061	A
309	292	.19061	A
310	274 & 329	.19061	A
311	295 & 342	.19061	A
312	341	.23681	C
313	264	.19061	A
314	293	.19061	A
315	273 & 328	.19061	A
316	280	.26560	E
401	289	.27011	B
402	277 & 332	.27011	B
403	340	.27011	B
404	281	.27011	B
405	334 & 335	.33888	D
406	286	.27011	B
407	284	.27011	B
408	285	.27011	B
409	339	.27011	B
410	333	.27011	B
411	338	.27011	B
412	336 & 337	.33888	D
413	288	.27011	B
414	282	.27011	B
415	287	.27011	B
416	283	.27011	B
<u>Building No. 6</u>			
101	221	.21145	A-1
102	212	.19061	A
103	202	.21145	A-1
104	222	.19061	A
105	213	.21145	A-1
106	203	.19061	A
107	223	.21145	A-1
108	214	.19061	A
109	224	.21145	A-1
110	215 & 216	.29182	F
201	218	.21145	A-1
202	209	.19061	A
203	199	.21145	A-1
204	219	.19061	A
205	210	.21145	A-1

EXHIBIT "A "

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 6 (continued)</u>			
206	200	.19061	A
207	220	.21145	A-1
208	211	.19061	A
209	201	.21145	A-1
210	206	.26560	E
301	184	.21145	A-1
302	196	.19061	A
303	185	.21145	A-1
304	207	.19061	A
305	197	.21145	A-1
306	186	.19061	A
307	217	.21145	A-1
308	208	.19061	A
309	198	.21145	A-1
310	183	.26560	E
401	188	.29096	B-1
402	176 & 189	.27011	B
403	177 & 190	.29096	B-1
404	178 & 191	.27011	B
405	179 & 192	.29096	B-1
406	180 & 193	.27011	B
407	181 & 194	.29096	B-1
408	187 & 204	.27011	B
409	205	.29096	B-1
410	182 & 195	.27011	B
<u>Building No. 7</u>			
101	131	.21145	A-1
102	168	.19061	A
103	132	.21145	A-1
104	169	.19061	A
105	170	.21145	A-1
106	171	.19061	A
107	172	.21145	A-1
108	173	.19061	A
109	174	.21145	A-1
110	175	.19061	A
201	118	.26968	E-1
202	163	.19061	A
203	127	.21145	A-1
204	164	.19061	A
205	128	.21145	A-1
206	165	.19061	A
207	129	.21145	A-1
208	166	.19061	A
209	130	.21145	A-1
210	167	.19061	A

EXHIBIT "A "

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 7 (continued)</u>			
301	117	.26968	E-1
302	119	.19061	A
303	120	.21145	A-1
304	121	.19061	A
305	122	.21145	A-1
306	123	.19061	A
307	124	.21145	A-1
308	125	.19061	A
309	162	.21145	A-1
310	126	.19061	A
401	109	.29096	B-1
402	110	.27011	B
403	111	.29096	B-1
404	112	.27011	B
405	86	.29096	B-1
406	113	.27011	B
407	85	.29096	B-1
408	114	.27011	B
409	115	.29096	B-1
410	116	.27011	B
<u>Building No. 8</u>			
101	234	.19061	A
102	235	.21145	A-1
103	236	.19061	A
104	237	.21145	A-1
105	233	.23681	C
106	253	.19061	A
107	252	.21145	A-1
108	251	.19061	A
109	250	.21145	A-1
110	249	.19061	A
111	248	.21145	A-1
201	151	.26560	E
202	238	.21145	A-1
203	247	.19061	A
204	239	.21145	A-1
205	161	.23681	C
206	246	.19061	A
207	240	.21145	A-1
208	245	.19061	A
209	241	.21145	A-1
210	244	.19061	A
211	242	.21145	A-1
301	150	.26560	E
302	243	.21145	A-1

EXHIBIT "A"

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 8 (continued)</u>			
303	225	.19061	A
304	226	.21145	A-1
305	160	.23681	C
306	227	.19061	A
307	228	.21145	A-1
308	229	.19061	A
309	230	.21145	A-1
310	231	.19061	A
311	232	.21145	A-1
401	149	.27011	B
402	159	.29096	B-1
403	148	.27011	B
404	147	.29096	B-1
405	152 & 153	.33888	D
406	146	.27011	B
407	158	.29096	B-1
408	157	.27011	B
409	156	.29096	B-1
410	155	.27011	B
411	154	.29096	B-1
<u>Building No. 9</u>			
101	145	.19061	A
102	144	.21145	A-1
103	143	.19061	A
104	142	.21145	A-1
105	96	.23681	C
106	141	.19061	A
107	140	.21145	A-1
108	139	.19061	A
109	138	.21145	A-1
110	137	.19061	A
111	68 & 69	.29182	F
201	136	.19061	A
202	135	.21145	A-1
203	134	.19061	A
204	133	.21145	A-1
205	72	.23681	C
206	108	.19061	A
207	107	.21145	A-1
208	106	.19061	A
209	105	.21145	A-1
210	104	.19061	A
211	95	.26560	E

EXHIBIT "A"

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 9 (continued)</u>			
301	103	.19061	A
302	102	.21145	A-1
303	101	.19061	A
304	100	.21145	A-1
305	73	.23681	C
306	99	.19061	A
307	98	.21145	A-1
308	70	.19061	A
309	97	.21145	A-1
310	71	.19061	A
311	94	.26560	E
401	74	.27011	B
402	93	.29096	B-1
403	75	.27011	B
404	92	.29096	B-1
405	87 & 88	.33888	D
406	76	.27011	B
407	91	.29096	B-1
408	77	.27011	B
409	90	.29096	B-1
410	78	.27011	B
411	89	.27011	B
<u>Building No. 10</u>			
101	1 & 2	.29182	F
102	3	.19061	A
103	4	.21145	A-1
104	5	.19061	A
105	6	.21145	A-1
106	7	.19061	A
107	8	.21145	A-1
108	64	.19061	A
109	65	.21145	A-1
110	66	.19061	A
111	67	.21145	A-1
112	83	.19061	A
113	84	.21145	A-1
114	82	.28473	G
115	81	.26087	J
116	80	.23681	C
117	79	.23681	C

EXHIBIT "A"

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 10 (continued)</u>			
201	21	.26560	E
202	20	.19061	A
203	19	.21145	A-1
204	18	.19061	A
205	17	.21145	A-1
206	16	.19061	A
207	15	.21145	A-1
208	14	.19061	A
209	13	.21145	A-1
210	12	.19061	A
211	11	.21145	A-1
212	10	.19061	A
213	9	.21145	A-1
214	30	.28473	G
215	29	.26087	J
216	22	.23681	C
217	23	.23681	C
301	24	.26560	E
302	44	.19061	A
303	45	.21145	A-1
304	46	.19061	A
305	47	.21145	A-1
306	48	.19061	A
307	49	.21145	A-1
308	50	.19061	A
309	51	.21145	A-1
310	52	.19061	A
311	53	.21145	A-1
312	54	.19061	A
313	55	.21145	A-1
314	25	.28473	G
315	26	.26087	J
316	27	.23681	C
317	28	.23681	C
401	56	.27011	B
402	57	.27011	B
403	58	.29096	B-1
404	59	.27011	B
405	35	.29096	B-1
406	34	.27011	B
407	33	.29096	B-1
408	32	.27011	B
409	31	.29096	B-1
410	60	.27011	B

EXHIBIT "A "

KAMAOLE SANDS

<u>APARTMENT NUMBER</u>	<u>APPURTENANT PARKING STALL</u>	<u>PERCENTAGE OF INTEREST IN COMMON ELEMENTS</u>	<u>APT. TYPE</u>
<u>Building No. 10 (continued)</u>			
411	61	.29096	B-1
412	62	.27011	B
413	63	.29096	B-1
414	36 & 37	.36574	H
415	38 & 39	.36226	K
416	40 & 41	.33888	D
417	42 & 43	.33888	D