

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer LAWRENCE ALAN BISHOP

Address P. O. Box 46
Kiluaea, HI 96754

Project Name(*): KAINALU KILAUEA

Address: Parcel 7-A and Lot 2 of the Kilauea Aq, Subdivision,
File Plan No. 1647 East Waiakalau, Hanalei, Kauai, Hawaii

Registration No. 4100 Effective date: May 7, 1999

(Conversion) Expiration date: June 7, 2000

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

 PRELIMINARY: The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
(yellow)

 X FINAL: The developer has legally created a condominium and has filed complete information with the Commission.
(white)
[X] No prior reports have been issued.
[] This report supersedes all prior public reports.
[] This report must be read together with _____

 SUPPLEMENTARY: This report updates information contained in the:
(pink)
[] Preliminary Public Report dated: _____
[] Final Public Report dated: _____
[] Supplementary Public Report dated: _____

And [] Supersedes all prior public reports.
[] Must be read together with _____
[] This report reactivates the _____
public report(s) which expired on _____

(*) Exactly as named in the Declaration

Disclosure Abstract Separate Disclosure Abstract on this condominium project:

Required and attached to this report
as Exhibit G.

Not Required - Disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

No prior reports have been issued by the developer.

Changes made are as follows:

SPECIAL NOTICE:

THERE ARE COUNTY RESTRICTIONS ON THE NUMBER OF DWELLING UNITS, OR OTHER STRUCTURES, WHICH MAY BE BUILT UPON THE PROPERTY. THEREFORE, UNLESS THE PURCHASER IS PURCHASING AN EXISTING DWELLING, THERE IS NO ASSURANCE THAT THE PURCHASER WILL BE ABLE TO BUILD A DWELLING UNIT ON THE PROPERTY. THERE ALSO IS NO ASSURANCE THAT THE PURCHASER WILL BE ABLE TO CONVERT AN EXISTING NON-RESIDENTIAL STRUCTURE TO RESIDENTIAL USE. THE PURCHASER SHOULD CONSULT WITH THE APPROPRIATE COUNTY AGENCIES TO DETERMINE WHETHER THE PURCHASER MAY BUILD A DWELLING UNIT, OR ANY OTHER TYPE OF STRUCTURE, UPON THE PROPERTY. Units C and E are animal shelters.

1. Issuance of an effective date for this Public Report does not constitute an approval of the project by the Real Estate Commission, or any other governmental agency, nor does it imply that all County codes, ordinances and subdivision requirements have been complied with.
2. This project does not involve the sale of individual subdivided lots. The land area beneath and immediately adjacent to each unit, as shown on the Condominium Map, is designated as a limited common element for that unit and does not represent a legally subdivided lot. The dotted lines on the Condominium Map merely represent the location of the limited common element assigned to each unit.
3. Facilities and improvements normally associated with County approved subdivisions, such as fire protection devices, County street lighting, electricity, upgraded water facilities, improved access for owner and emergency traffic, drainage facilities, etc., may not necessarily be provided for and services such as County street maintenance and trash collection will not be available for interior roads and driveways.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

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General Information On Condominiums

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, must be complied with. In addition, certain requirements and approvals of the County in which the project is located must be satisfied and obtained.

Some condominium projects are leasehold. This means that the land or the building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owners/tenants) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements at the lessee's expense. Leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

"Common elements" are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called "limited common elements" and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the project's Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without the vote of the owners. For example, the board may hire and fire employees, increase or decrease maintenance fees, borrow money for repair and improvements and set a budget. Some of these actions may significantly impact the apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is important to all apartment owners that the transition of control from the developer to the apartment owners be accomplished in an orderly manner and in a spirit of cooperation.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: Lawrence Alan Bishop Phone: 1 (800) 854-0023
Name (Business)
P. O. Box 46
Business Address
Kilauea, HI 96754

Names of officers or general partners of developers who are corporations or partnerships:

n/a

Real Estate Broker: For Sale by Owners. See Page 20. Phone: _____
Name (Business)
Business Address

Escrow: Title Guaranty Escrow Services, Inc. Phone: (808) 521-0211
Name (Business)
235 Queen St.
Business Address
Honolulu, HI 96813

General Contractor: n/a Phone: _____
Name (Business)
Business Address

Condominium Managing Agent: Self-managed by the Association of Apartment Owners. Phone: _____
Name (Business)
Business Address

Attorney for Developer: STEVEN R. LEE, ESQ. Phone: (808) 246-1101
Name (Business)
4473 Pahe'e Street, Suite L
Business Address
Lihue, Hawaii 96766

**II. CREATION OF THE CONDOMINIUM;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- A. Declaration of Condominium Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

Proposed
 Recorded - Bureau of Conveyances: Document No. 98-140379
Book _____ Page _____
 Filed - Land Court: Document No. _____

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

- B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

Proposed
 Recorded - Bureau of Conveyances Condo Map No. 2798
 Filed - Land Court Condo Map No. _____

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

- C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

Proposed
 Recorded - Bureau of Conveyances: Document No. 98-140380
Book _____ Page _____
 Filed - Land Court: Document No. _____

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

D. House Rules. The Board of Directors may adopt House Rules to govern the use and operation of the common elements and limited common elements. House Rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais and requirements for keeping pets. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial House Rules are usually adopted by the developer.

The House Rules for this condominium are:

Proposed Adopted Developer does not plan to adopt House Rules

E. Changes to Condominium Documents

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of common interest which must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%*	<u>75%</u>
Bylaws	65%	<u>75%</u>
House Rules	---	<u>n/a</u>

* The percentages for individual condominium projects may be more than the minimum set by law for projects with five or fewer apartments.

2. Developer:

No rights have been reserved by the developer to change the Declaration, Condominium Map, Bylaws or House Rules.

Developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws or House Rules:

[] Other:

IMPORTANT INFORMATION ON LEASEHOLD CONDOMINIUM PROJECTS

The information contained in this report is a summary of the terms of the lease. For more detailed information, you should secure a copy of the lease documents and read them thoroughly.

If you have any legal questions about leasehold property, the lease documents or the terms of the lease and the consequences of becoming a lessee, you should seek the advice of an attorney.

There are currently no statutory provisions for the mandatory conversion of leasehold condominiums and there are no assurances that such measures will be enacted in the future.

In leasehold condominium projects, the buyer of an apartment will acquire the right to occupy and use the apartment for the time stated in the lease agreement. The buyer will not acquire outright or absolute fee simple ownership of the land. The land is owned by the lessor or the leased fee owner. The apartment owner or lessee must make lease rent payments and comply with the terms of the lease or be subject to the lessor's enforcement actions. The lease rent payments are usually fixed at specific amounts for fixed periods of time, and are then subject to renegotiation. Renegotiation may be based on a formula, by arbitration set in the lease agreement, by law or by agreement between the lessor and lessee. The renegotiated lease rents may increase significantly. At the end of the lease, the apartment owners may have to surrender the apartments, the improvements and the land back to the lessor without any compensation (surrender clause).

When leasehold property is sold, title is normally conveyed by means of an assignment of lease, the purpose of which is similar to that of a deed. The legal and practical effect is different because the assignment conveys only the rights and obligations created by the lease, not the property itself.

The developer of this condominium project may have entered into a master ground lease with the fee simple owner of the land in order to develop the project. The developer may have then entered into a sublease or a new lease of the land with the lessee (apartment owner). The developer may lease the improvements to the apartment owner by way of an apartment lease or sublease, or sell the improvements to the apartment owners by way of a condominium conveyance or apartment deed.

B. Underlying Land:

(4) 5-1-005-008 and

Address: Parcel 7-A and Lot 2 of the Kilauea Ag. Subdivision, Kilauea, Kauai, Hawaii Tax Map Key (TMK): (4) 5-1-005-042

[X] Address [] TMK is expected to change because each unit may obtain its own street address from the Kauai County Public Works Department.

Land Area: 78.948 [] square feet [X] acre(s) Zoning: Agriculture
Parcel 2: .107 Acres Agriculture

Fee Owner: Lawrence Alan Bishop *
 Name
P. O. Box 46
 Address
Kilauea, HI 96754

*See Page 10A for additional owners' names.

Lessor: n/a
 Name
 Address

C. Buildings and Other Improvements:

1. New Building(s) Conversion of Existing Building(s) Both New Building(s) and Conversion
 2. Number of Buildings: 5 Floors Per Building Unit D - 2 story; others are 1 story
 Exhibit _____ contains further explanations.

3. Principal Construction Material:
 Concrete Hollow Tile Wood
 Other _____

4. Uses Permitted by Zoning:

	No. of Apts.	Use Permitted By Zoning		No. of Apts.	Use Permitted By Zoning
<input type="checkbox"/> Residential	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Agricultural	<u>3</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Other: <u>Animal Shelter</u>	<u>2</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?
 Yes No

Additional Fee Owners:

VICTORIA BISHOP
P. O. Box 46
Kilauea, Hawaii 96754

LORRAINE RICHARDSON
P. O. Box 801
Kilauea, Hawaii 96754

G. PHILIP WILLIAMS
101 Bullitt Lane, Ste. 202
Louisville, Kentucky 40222

JULIE K. WILLIAMS
101 Bullitt Lane, Ste. 202
Louisville, Kentucky 40222

5. Special Use Restrictions:

The Declaration and Bylaws may contain restrictions on the use and occupancy of the apartments. Restrictions for this condominium project include but are not limited to:

- Household pets may be kept consistent with any applicable law
- Pets: or restrictive covenants applicable to the project so long as they do not become a nuisance to the other owners.
- Number of Occupants: _____
- Declaration of Protective covenants, Conditions and Restrictions
- Other: for Kilauea Farms, as amended, attached hereto as Exhibit J
- There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: 0 Trash Chutes: 0

Apt. Type	Quantity	BR/Bath	Net Living Area (sf)*	Net Other Area (sf)	(Identify)
A	1	3 / 2	1,621	388	Storage loft, porch
B	1	2 / 1	1,112	460	Deck
C	1	0	0	36	Animal shelter
D	1	5 / 3	4,662	978	Garage, deck
E	1	0	0	36	Animal shelter

Total Number of Apartments: 5

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment: Per Article II of the Declaration of Condominium Property Regime, the boundaries of each apartment shall be the outer surface of the entire building. Wires or conduits, pipes or any utility lines running over, under or through any apartment which are utilized for or serve more than one unit shall not be deemed a part of the apartment, the same being deemed common elements.

Permitted Alterations to Apartments: Permitted alterations to apartments are as allowed by County of Kauai zoning ordinances and recorded restrictions on the project, if any. Upon construction of each permanent improvement, an amendment to the Declaration of Condominium Property Regime will be required to disclose actual improvements as a matter of public record.

7. Parking Stalls:

Total Parking Stalls: 5

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>Covered</u>	<u>Open</u>	<u>Covered</u>	<u>Open</u>	<u>Covered</u>	<u>Open</u>	
Assigned (for each unit)	<u> </u>	<u> 1 </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> 5 </u>
Guest	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Unassigned	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Extra for Purchase	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other: <u>* All units have ample space for parking within their limited common elements' land area.</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Covered & Open:	<u> 5 </u>	<u> 0 </u>	<u> 0 </u>	<u> 0 </u>	<u> 0 </u>	<u> 0 </u>	<u> 5 </u>

Each apartment will have the exclusive use of at least 1* parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

- Commercial parking garage permitted in condominium project.
- Exhibit contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

- There are no recreational or common facilities.
- Swimming pool Storage Area Recreation Area
- Laundry Area Tennis Court Trash Chute/Enclosure(s)
- Other: _____

9. Compliance With Building Code and Municipal Regulations: Cost to Cure Violations

- There are no violations. Violations will not be cured.
- Violations and cost to cure are listed below: Violations will be cured by _____
(Date)

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations
(For conversions of residential apartments in existence for at least five years):

In excess of 20 years (see Engineer's Certification - Exhibit "J")

11. Conformance to Present Zoning Code

a. No variances to zoning code have been granted.

Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

	<u>Conforming</u>	<u>Non-Conforming</u>	<u>Illegal</u>
Uses	<u> X </u>	<u> </u>	<u> </u>
Structures	<u> X </u>	<u> </u>	<u> </u>
Lot	<u> X </u>	<u> </u>	<u> </u>

If a variance has been granted or if uses, improvements or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the non-conformity, and restrictions on altering and repairing structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project other than the individual apartments. Although the common elements are owned jointly by all apartment owners, those portions of the common elements which are designated as limited common elements (see paragraph 2 below) may be used only by those apartments to which they are assigned. The common elements for this project, as described in the Declaration, are:

described in Exhibit E .

as follows:

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which use them, as described in the Declaration, are:

described in Exhibit E.

as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit C.

as follows:

- E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit F describes the encumbrances against the title contained in the title report dated Nov. 9, 1998 and issued by Title Guaranty of Hawaii, Inc.

Blanket Liens:

A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project that secures some type of monetary debt (such as a loan) or other obligation. A blanket lien is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

There are no blanket liens affecting title to the individual apartments.

There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. The buyer's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the apartment to buyer.

Type of Lien	Effect on Buyer's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance
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F. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements:

n/a

2. Appliances:

n/a

G. Status of Construction and Date of Completion or Estimated Date of Completion:

Unit A was completed in 1987.
Unit B was completed in 1993.
Animal shelters, Units C and E, were completed in 1997.
Unit D was completed in 1992.

H. Project Phases:

The developer has has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

IV. CONDOMINIUM MANAGEMENT

A. Management of the Common Elements: The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.

Initial Condominium Managing Agent: When the developer or the developer's affiliate is the initial condominium managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial condominium managing agent for this project, named on page five (5) of this report, is:

not affiliated with the Developer the Developer or the Developer's affiliate.
 self-managed by the Association of Apartment Owners Other: _____

B. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your apartment and the apartment may be sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.

Exhibit H contains a schedule of estimated initial maintenance fees and maintenance fee disbursements (subject to change).

C. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

None Electricity (_____ Common Elements only _____ Common Elements & Apartments)
 Gas (_____ Common Elements only _____ Common Elements & Apartments)
 Water Sewer Television Cable
 Other _____

V. MISCELLANEOUS

A. Sales Documents Filed With the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

- Notice to Owner Occupants
- Specimen Sales Contract
Exhibit B contains a summary of the pertinent provisions of the sales contract.
- Escrow Agreement dated May 11, 1998
Exhibit D contains a summary of the pertinent provisions of the escrow agreement.
- Other Specimen Apartment Deed

B. Buyer's Right to Cancel Sales Contract:

1. Rights Under the Condominium Property Act (Chapter 514A, HRS):

Preliminary Report: Sales made by the developer are not binding on the prospective buyer. Sales made by the developer may be binding on the developer unless the developer clearly states in the sales contract that sales are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report or Supplementary Report to a Final Report: Sales made by the developer are binding if:

- A) The Developer delivers to the buyer a copy of:
 - 1) Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report for which an effective date has been issued by the Real Estate Commission; AND
 - 2) Any other public report issued by the developer prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
- B) The buyer is given an opportunity to read the report(s); AND
- C) One of the following has occurred:
 - 1) The buyer has signed a receipt for the report(s) and waived the right to cancel; or
 - 2) Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
 - 3) The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

- A) There is a material change in the project which directly, substantially, and adversely affects (1) the use or value of the buyer's apartment or its limited common elements; or (2) the amenities available for buyer's use; AND
- B) The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime, as amended.
 - C) Bylaws of the Association of Apartment Owners, as amended.
 - D) House Rules, if any.
 - E) Condominium Map, as amended.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other Grant of Easement; Amendment to Grant; Farm Dwelling Agreements; Property Use Agreement; Agreement of Sale; Quitclaim Deed; Consent and Joinder; Declaration of Protective Covenants, Conditions and Restrictions for Kilauea Farms, as amended.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 4100 filed with the Real Estate Commission on December 30, 1998.

Reproduction of Report. When reproduced, this report must be on:

[] YELLOW paper stock [X] WHITE paper stock [] PINK paper stock

This is a condominium project, not a subdivision. Units purchased are not subdivided lots. To determine whether your expectations can be realized, you should carefully review the contents of this Report, especially the summary of the recorded restrictive covenants for the subdivision within which this project is located. Among other things, the restrictive covenants govern land use, building type and materials, animals and cultivation of crops. You should also conduct your own investigations and ascertain the validity of information provided.

This project is in the Agriculture zone. Apartments for Units C and E will each be replaced by or supplemented with a farm dwelling. The prospective purchaser shall have the right to build such farm dwelling at purchaser's expense. The purchaser shall in such event file an "as-built" certificate within thirty days of completion of the farm dwelling in conformance with Section 514A-12, Hawaii Revised Statutes, and record an amendment of the Declaration of Condominium Property Regime ("Declaration") to describe the farm dwelling. The County of Kauai Planning Department requires, in order to process the necessary permits for the construction of a farm dwelling and the processing of a farm dwelling agreement, authorization from at least 75% of the legal and equitable ownership of the entire project, consistent with the Declaration and the Bylaws (the "condominium documents"). Except as limited specifically by the condominium documents and subdivision restrictive covenants (if any), all uses permitted in the agricultural zone are allowed. A farm dwelling may not be constructed unless a unit owner demonstrates to the County his ability to derive income from his property, established and verified prior to any building permit approval. A buyer should understand that all development and use of the property shall be in compliance with County codes and ordinances, and that owners in this condominium project will not necessarily receive the same County benefits as owners of approved subdivided lots; owners who develop their limited common element later than others may find that land use and zoning changes or insufficient utility capacities may thwart their plans.

The developers do not intend to use a real estate broker for the sale of apartments in the project. In the event developers use a real estate broker for such sale, they shall: (1) submit to the Real Estate Commission a duly executed copy of a broker listing agreement with a Hawaii-licensed real estate broker, together with a duly executed disclosure abstract identifying the designated broker, and (2) provide a copy of the disclosure abstract to the purchaser together with a copy of this public report.

This project is entitled to one guest house. The right to construct it is assigned to Unit E. A prospective purchaser should refer to the Declaration of Condominium Property Regime for further information.

Each unit in the Project will be billed directly by the subdivision for subdivision maintenance charges, which are currently \$92.00 per month. This is not done by the Association, which has separate maintenance fees for on-site services.

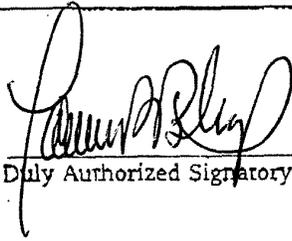
There are no archeological restriction on this Project, but landscaping is subject to Master Plan approval by the County. See the SMA permit referenced in the Project Documents and the Public Report.

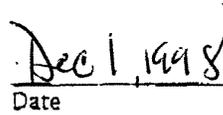
The project is subject to the Organic Foods Production Act of 1990, which means that a buyer must farm following the specific farming practices set forth in detail in Ex. B to the Declaration for the Project.

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

LAWRENCE ALAN BISHOP

Printed Name of Developer

By: 
Duly Authorized Signatory


Date

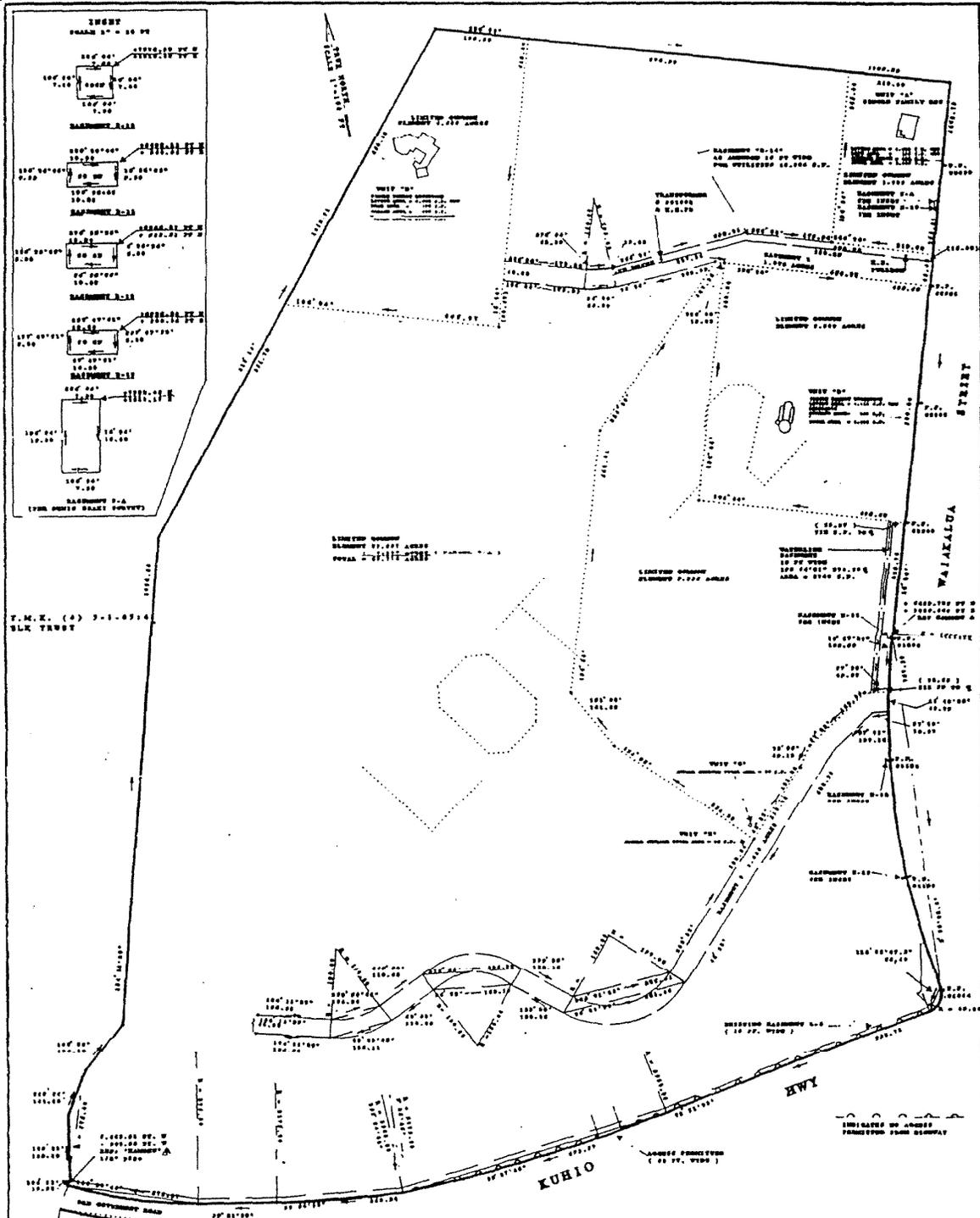
Lawrence Alan Bishop, Developer

Printed Name & Title of Person Signing Above

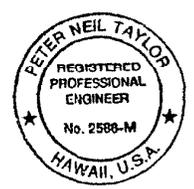
Distribution:

Department of Finance, County of Kauai
Planning Department, County of Kauai

EXHIBIT A
 CONDOMINIUM PL PLAN AND LIMITED COMMON E IENT LOCATIONS



MAP SHOWING
 'KAINALU KILAUEA CONDOMINIUM'
 UNITS A, B, C, D, E
 BEING LOT 3 FILE PLAN 1647
 AND PARCEL 7-A
 KILAUEA ACQUISITION TRAIL SUB-
 PORTION OF GRANT 18) TO EDWARD JOHNSON
 EAST WAIKALUA, HANAIEI, KAUAI, HAWAII
 T.M.K. (4) 8-1-82:42 AND 7-A
 AREA = 79.838 ACRES. (INCLUSIVE OF PARCEL 7-A)
 OWNER: LAWRENCE A. BISHOP & WIFE PRARIE
 P.O. BOX 44
 KILAUEA HI 96734
 DATE: JANUARY 29 1984



THIS MAP WAS PREPARED BY ME
 OR UNDER MY SUPERVISION

PREPARED BY:
 PETER NEIL TAYLOR INC.
 ENGINEER & LAND SURVEYOR
 4214 KUMU DRIVE ST. LOUIS MO
 LICENSE NO. 20950

NOTE: THIS CONVEYANCE DOES NOT INVOLVE THE
 SALE OF INDIVIDUAL CONVEYED LOTS
 THE BOUNDARY LINES ON THIS CONVEYANCE
 MAP ARE FOR ILLUSTRATIVE PURPOSES
 ONLY. THEY CONVEY ONLY A LIMITED
 COMMON ELEMENT OR COMMON ELEMENT

NOTE: GEODETIC MEASUREMENTS
 8-3, 8-2, 8-1, 8-3-A, 8-3-B AND 8-3-C
 ARE NOT SHOWN ON THIS PLAN

PETER NEIL TAYLOR
 REGISTERED PROFESSIONAL ENGINEER
 No. 2588

EXHIBIT B

SUMMARY OF SALES CONTRACT

The KAINALU KILAUEA Sales Contract and Receipt (the "contract"), contains, among other provisions, the following (which may be modified or otherwise limited by provisions not summarized):

1. The method of payment of the purchase price to the escrow agent, subject to other terms.

2. The closing date for the purchase.

3. Whether, at the time of execution of the contract, an effective date for a final public report has been issued.

4. The terms and conditions of the sale which include, among other provisions, the following:

(a) That Purchaser will receive a copy of the final public report for the project.

(b) Purchaser agrees that all payments made will be placed on deposit with escrow pursuant to the terms of the Escrow Agreement.

(c) Seller has a right to extend the closing date by 31 days or by 31 days after the public report effective date is issued, whichever is later.

(d) After issuance of the Final Public Report effective date and Buyer's waiver of its right to cancel under Hawaii Revised Statutes Section 514A-62, Purchaser shall not have the right to rescind the contract.

(e) Purchaser has received a copy of the Escrow Agreement for the Project.

(f) If Purchaser defaults, Seller may cancel the contract or bring legal action against Purchaser to force sale, obtain money damages, or retain Purchaser's deposit money held in escrow.

(g) The unit the Purchaser is purchasing will be shown on a condominium map prior to closing and will have the right to cancel if it is different from that shown on the Exhibit A.

(h) That a deed conveying clear title will be given at closing, subject to certain obligations.

(i) The Purchaser agrees to give future easements if reasonably required for the project.

(j) The Purchaser will accept the Unit "AS-IS". Purchaser assumes all risks regarding any potential hazardous materials on the condo property or property adjoining or in the vicinity, including liability for suits by third parties. Seller is, however, unaware of any such materials, chemicals or conditions on the property.

(k) The payment of commissions, if any, is set out in the contract.

(l) Time is of the essence of the obligations of Purchaser under the contract.

SPECIAL NOTICE: THE FOREGOING SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL TERMS AND PROVISIONS CONTAINED IN THE CONTRACT. WHILE A PURCHASER CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF THE PURCHASER'S RIGHTS AND OBLIGATIONS, THE PURCHASER MUST REFER TO THE PURCHASER'S CONTRACT TO DETERMINE THE BUYER'S ACTUAL RIGHTS AND OBLIGATIONS. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE CONTRACT, THE CONTRACT WILL CONTROL NOT THIS SUMMARY.

END OF EXHIBIT B

EXHIBIT C

SCHEDULE OF APARTMENTS AND COMMON INTERESTS

Qty.	Unit No.	Area of Limited Common Element* (Acres)	No. of Br./Bath	Appx. Net Living Area (Sq. Ft.)	Appx. Other Area (Sq. Ft.)	% of Common Int.
1	A	1.785	3/2	1,621	388	15%
1	B	5.000	2/1	1,112	460	15%
1	C	9.996	0	0	36	15%
1	D	4.500	5/3	4,662	978	15%
	"	.107	0	0	0	0
1	E	57.667	0	0	36	40%

Pursuant to Section 16-107-5, Hawaii Administrative Rules, reference is hereby made to the method by which common interest has been computed. Units A, B, C and D will each burden the common elements equally. Therefore, the assessment of undivided interest both for common expense and for voting is 15% for these units. Unit E, representing a much larger burden on the common elements, is assessed 40% both for common expense and for voting.

The common interest appurtenant to each unit shall be permanent. Subject to the zoning requirements and amendments of the Condominium Map and the Declaration of Condominium Property Regime, each unit owner may use the unit, alter or add to it in any manner deemed desirable, so long as it is permitted by law and the Declaration of Protective Covenants and House Rules, if any. If adjoining unit owners desire to alter and/or transfer portions of their respective units, they can do so by the filing of an amendment to the Condominium Map and the Declaration of Condominium Property Regime together with their respective signatures.

***Note:** Land areas referenced herein are not legally subdivided lots.

END OF EXHIBIT C

EXHIBIT D

SUMMARY OF PORTIONS OF ESCROW AGREEMENT

The Escrow Agreement ("Agreement") between TITLE GUARANTY ESCROW SERVICES, INC. (the "Escrow"), and LAWRENCE ALAN BISHOP and VICTORIA BISHOP (the "Seller"), contains, among other provisions, the following (which may be modified or otherwise limited by provisions not summarized):

1. Whenever Seller enters into a sales contract for the sale of an apartment, Seller will require that payments due under the sales contract be made to Escrow and will deliver an executed copy of the sales contract to Escrow.

2. Escrow will receive payments under the sales contract and sums received from any other source with respect to the project. Funds held under the Agreement will initially be deposited in an account for the project. Interest on all funds will be paid to Seller.

3. Escrow will release from the trust fund and disburse Buyer's funds at closing, unless: (a) Buyer has elected within seven days of signing the sales contract to cancel and receive all funds paid, without deduction; or (b) the Real Estate Commission has not issued a Final Public Report on the project or the requirements of the sales contract have not been met; or (c) Seller has not satisfied Escrow that all other requirements of Hawaii Revised Statutes have been met.

4. Escrow will return deposited sums to the Buyer without interest if Seller and Buyer give Escrow written notice to return the funds to Buyer, if there is a right to cancellation and refund of monies under the sales contract or otherwise. If there is a cancellation under the seven-day right, no fees will be charged Buyer. Thereafter, in the event of a cancellation as a matter of agreement or right, Buyer's funds shall be returned to Buyer less Escrow's cancellation fee, if any, and all other costs incurred in connection with the Escrow, not less than \$25.00.

5. Escrow will arrange for and supervise the signing of all documents which are to be signed subsequent to and contemplated by the sales contract.

6. As Escrow's compensation for its performance under this Agreement, Escrow will receive its schedule rate for each apartment for which an apartment deed of the project is handled by Escrow and recorded in the Bureau of Conveyances of the State of Hawaii. Escrow will record all applicable documents. The cost of title insurance will be an additional amount, based upon schedule rate.

SPECIAL NOTICE: THE ABOVE SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL TERMS AND PROVISIONS CONTAINED IN THE AGREEMENT. WHILE ONE CAN USE THIS SUMMARY AS A GENERAL SUMMARY OF THE AGREEMENT, ONE MUST REFER TO THE ACTUAL AGREEMENT TO DETERMINE THE RIGHTS AND OBLIGATIONS OF THE PARTIES. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE AGREEMENT, THE AGREEMENT WILL CONTROL AND NOT THIS SUMMARY.

EXHIBIT E

COMMON ELEMENTS OF THE PROJECT

The common elements of the project are:

(a) the land in fee simple;

(b) all commonly used present or future ducts, electrical equipment, wiring and other central and appurtenant installations for common services, if any, including power, light, sewage, irrigation and telephone; and

(c) any and all other future elements and facilities in common use or necessary to the Project.

LIMITED COMMON ELEMENTS OF THE PROJECT

Certain parts of the common elements, referred to as the "limited common elements," have been designated and set aside for the exclusive use of one or more units, and such unit(s) have appurtenant exclusive easements for the use of such limited common elements. The limited common elements set aside, reserved and deemed a limited common element appurtenant to and for the exclusive use of each respective unit is that certain land area upon and around which Units A, B, C, D and E are located, shown and designated on the Condominium Map and the table below.

<u>Unit Number</u>	<u>Area of Limited Common Element*</u>
A	1.785 acres
B	5.000 acres
C	9.996 acres
D	4.500 acres
E	57.667 acres

*Land areas referenced herein are not legally subdivided lots.

END OF EXHIBIT E

EXHIBIT F

ENCUMBRANCES AGAINST TITLE

1. Real Property Taxes. Check with the County of Kauai, Department of Finance, Real Property Tax Division, for detailed information.
2. Reservation in favor of the State ofr Hawaii of all mineral and metallic mines.
3. -- AS TO PARCEL FIRST ONLY --

A. DESIGNATION OF EASEMENT "3" (10 feet wide, area 7,939 square feet)

PURPOSE : irrigation
SHOWN : File Plan No. 1647

B. Restriction of any abutter's rights of vehicle access into and from Kuhio Highway (Kauai Belt Road), as conveyed in Deed dated July 26, 1967, recorded in the Bureau of Conveyances of the State of Hawaii in Book 5807 at Page 1.

C. Right in favor of the owners, their successors and assigns, to relocate and/or widen their vehicle access into and from Kauai Belt Road, provided that such relocation and/or widening shall be subject to the approval of the State of Hawaii.

D. Easements "E-1", "E-2" and "E-3" for anchor purposes, together with the rights of reasonable access thereto for the exercise of said easement rights, with the right to grant said easements to Kauai Electric, Division of Citizens Utilities Company and/or Hawaiian Telephone Company or to any other public or private utility.

The aforesaid easements, among others, are in the process of being amended by that certain Amendment of Grant of Easement by and among the owners hereof and Citizens Utilities Company and GTE Hawaiian Telephone Company Incorporated.

E. RIGHT-OF-ENTRY

TO : CITIZENS UTILITIES CO. and HAWAIIAN TELEPHONE CO., now known as GTE HAWAIIAN TELEPHONE COMPANY, INCORPORATED

DATED : September 9, 1982

RECORDED : Liber 17486 Page 553

GRANTING : A right-of-entry for purposes of installation and maintenance of equipment relating to transmission and distribution of electricity

F. GRANT

TO : KILAUEA IRRIGATION CO., a Hawaii corporation
DATED : February 6, 1986
RECORDED : Liber 19304 Page 487
GRANTING : a perpetual easement for irrigation purposes,
more particularly described as follows:

EASEMENT 3-A
(For Irrigation Purposes)

Land Situated at East Waiakalua, Hanalei, Kauai, Hawaii
Kilauea Agricultural Subdivision, Parcel 7

Beginning at the northeast corner of this parcel of land on the west side of North Waiakalua Street the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAMOKU", being 7,382.45 feet north and 1,217.70 feet east, thence running by azimuths measured clockwise from true South:

1. 16° 04' 15.00 feet along the west side of North Waiakalua Street;
2. 106° 04' 7.50 feet along the remainder of Lot 2, File Plan 1647;
3. 196° 04' 15.00 feet along the remainder of Lot 2, File Plan 1647;
4. 286° 04' 7.50 feet along the remainder of Lot 2, File Plan 1647 to the point of beginning and containing an area of 1,125 square feet, more or less.

ABOVE GRANT AMENDED BY INSTRUMENT

DATED : February 27, 1998
RECORDED : Document No. 98-047263

G. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in:

INSTRUMENT : FARM DWELLING AGREEMENT

DATED : November 10, 1986
RECORDED : Liber 20266 Page 791
PARTIES : LAWRENCE ALLEN BISHOP, VICKI BISHOP, and COUNTY OF KAUAI, Planning Department

H. GRANT

TO : CITIZENS UTILITIES COMPANY, and HAWAIIAN
TELEPHONE COMPANY, now known as GTE HAWAIIAN
TELEPHONE COMPANY, INCORPORATED

DATED : December 9, 1987
RECORDED : Liber 21743 Page 323
GRANTING : a perpetual right and easement to build,
construct, reconstruct, etc., pole and wire lines
and/or underground lines, for the transmission
and distribution of electricity, over, under,
upon, across and through Easement "E-1-A",
"E-2-A", and "E-3-A."

I. The terms and provisions, including the failure to comply with
any covenants, conditions and reservations, contained in:

INSTRUMENT : SHORT FORM AGREEMENT FOR USE OF PROPERTY

DATED : December 21, 1990
RECORDED : Document No. 90-199553
PARTIES : LAWRENCE ALAN BISHOP and PRARIE VICKIE BISHOP,
husband and wife, ROY RICHARDSON and LORRAINE
RICHARDSON, husband and wife, and G. PHILIP
WILLIAMS and JULIE K. WILLIAMS, husband and wife

J. The terms and provisions, including the failure to comply with
any covenants, conditions and reservations, contained in:

INSTRUMENT : FARM DWELLING AGREEMENT

DATED : August 26, 1991
RECORDED : Document No. 91-127844
PARTIES : LAWRENCE ALLEN BISHOP, VICKI BISHOP, and COUNTY
OF KAUAI, Planning Department

K. GRANT

TO : CITIZENS UTILITIES COMPANY, a Delaware
corporation

DATED : February 9, 1993
RECORDED : Document No. 93-063739
GRANTING : a perpetual right and easement to build,
construct, reconstruct, rebuild, etc., pole and
wire lines and/or underground lines, for the
transmission and distribution of electricity,
over, under, upon, across and through Easement
"E-1"

The aforesaid easement, among others, is in the process of
being amended by that certain Amendment of Grant of Easement by
and among the owners hereof and Citizens Utilities Company and
GTE Hawaiian Telephone Company Incorporated.

L. AGREEMENT OF SALE

VENDOR : G. PHILIP WILLIAMS and JULIE K. WILLIAMS, husband
and wife
VENDEE : RAINER WEISS, unmarried, as Tenant in Severalty
DATED : November 5, 1997
RECORDED : Document No. 97-155334
AMOUNT : \$340,000.00

(An undivided 11.653% interest with exclusive use of the
portion of the property designated as "New Portion B" as shown
on the map attached thereto.)

--AS TO THE ENTIRE PARCEL--

4. The terms and provisions, including the failure to comply with any
covenants, conditions and reservations, contained in:

INSTRUMENT : AGREEMENT TO INCORPORATE AGRICULTURAL RESTRICTIONS
INTO INSTRUMENTS OF CONVEYANCE

DATED : June 30, 1980
RECORDED : Liber 15060 Page 392
PARTIES : HAWAIIANA INVESTMENT CO., INC., a Hawaii
corporation, and the COUNTY OF KAUAI PLANNING
DEPARTMENT

5. The terms and provisions, including the failure to comply with any
covenants, conditions and reservations, contained in:

INSTRUMENT : DECLARATION

DATED : February 23, 1981
RECORDED : Liber 15368 Page 13

Said Declaration was amended by instruments dated June 1, 1981,
recorded in Liber 15586 at Page 649, dated June 18, 1986, recorded
in Liber 19600 at Page 1, and dated July 3, 1989, recorded as
Document No. 90-0654533.

6. The terms and provisions, including the failure to comply with any
covenants, conditions and reservations, contained in:

INSTRUMENT : DEED

DATED : January 18, 1982
RECORDED : Liber 16130 Page 645

7. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the following:

INSTRUMENT : DEED

DATED : March 12, 1985
RECORDED : Liber 18685 Page 1

The foregoing includes, but is not limited to, matters relating to the following:

"Excepting and reserving also, however, unto Hawaiiana Investment Co., Inc., its successors and assigns, an easement for drainage, irrigation and other utility purposes, including the right to construct, install, operate, maintain, repair and replace pipelines, service laterals, valves, gates, appurtenances, equipment and other related facilities in connection therewith, over, under, across, along and through Easement L-3, area 20,660 square feet, more or less, affecting the granted premises, as more particularly described in Exhibit A attached thereto"

8. -The effects, if any, of the following:-

QUITCLAIM DEED dated July 2, 1998, recorded as Document No. 98-106547.

9. The terms and provisions, including the failure to comply with the covenants, conditions and reservations, contained in the following:

INSTRUMENT: DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "KAINALU KILAUEA" CONDOMINIUM PROJECT

DATED : April 21, 1998
RECORDED : Document No. 98-140379
MAP : Condominium Map No. 2798 and any amendments thereto

Consent given by RAINER WEISS, unmarried, by instrument dated September 9, 1998, recorded as Document No. 98-140381.

10. The terms and provisions, including the failure to comply with the covenants, conditions and reservations, contained in the following:

INSTRUMENT: BY-LAWS OF THE ASSOCIATION OF CONDOMINIUM OWNERS

DATED : April 21, 1998
RECORDED : Document No. 98-140380

Consent given by RAINER WEISS, unmarried, by instrument dated September 9, 1998, recorded as Document No. 98-140381.

END OF EXHIBIT F

EXHIBIT G

DISCLOSURE ABSTRACT FOR
KAINALU KILAUEA

Pursuant to Hawaii Revised Statutes, Section 514(A)-61, the Developer of KAINALU KILAUEA makes the following disclosures:

1. The Developer of the project is LAWRENCE ALAN BISHOP, 1172 South Dixie Highway, #487, Coral Gables, Florida, 33146.

2. See Exhibit H to the Final Public Report for the projected annual maintenance fees. The Developer hereby certifies that the estimations have been based on generally accepted accounting principles.

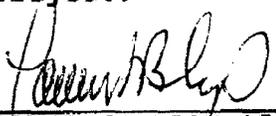
3. There are no warranties against defects of material and workmanship in individual apartments, common elements or exclusive use areas, and the purchaser buys his/her unit in an "as is" condition.

4. All of the apartments of the project are to be used for agricultural purposes only and permitted residential use within the agricultural zone. No unit will be used for hotel use; these are condominium units in which residential use is permitted, but hotel use is not. No commercial uses except as permitted by Kauai County ordinances are allowed.

5. There is no real estate broker for this project. Units will be sold "By Owner." If a broker is selected, a listing will be filed with the Real Estate Commission and an amended disclosure abstract provided to all purchasers.

6. Pursuant to Section 16-107-5, Hawaii Administrative Rules, reference is hereby made to the method by which common interest has been computed for the above-referenced project. The assessment of undivided interest both for common expense and for voting is 15% each for Units A, B, C, and D. Unit E, however, since it is much larger than any of the other units and will therefore burden the common elements to a greater degree, is as assessed at 40%.

7. The Developer has not conducted a reserve study in accordance with §514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended. There are no depreciable common elements in the Project.


LAWRENCE ALAN BISHOP
Date: April 14, 1999

RECEIPT

The undersigned has received a copy of the foregoing disclosure abstract with Exhibit H this ___ day of _____, 19__.

Purchaser(s): _____

EXHIBIT H

ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

<u>Apartment</u>	<u>Monthly Fee</u> x 12 months =	<u>Yearly Total</u>
A - E	\$20.00	\$100.00

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

EXHIBIT I

SUMMARY OF FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR KILAUEA FARMS

These are what the Developer deems to be significant parts of the recorded Declaration of Protective Covenants, Conditions and Restrictions for Kilauea Farms, as amended, (the "covenants") constituting use restrictions on all Kilauea Farms lots. This project is located on one lot of the Kilauea Farms Subdivision, situate at East Waiakalua, Hanalei, Kauai, Hawaii (the "covenants"). All lot owners together form an "Association", which insures that the covenants may be enforced and honored. Others parts of the covenants may be of concern to individual owners. A full copy of the covenants may be obtained from the developer. A prospective purchaser is urged to read a full copy prior to entering into an agreement to purchase.

4.1 Maintenance of Association Property.

The Association shall be obligated to provide for the care of Association property. Association obligations shall include keeping property in attractive and sanitary condition as well as making necessary and desirable improvements to Association property.

4.5, Paragraph 3:

The Association has the right to enforce rules and regulations under the Covenants, or any amendments to said document, by imposing a reasonable fine or by suspension of voting privileges, for a time not to exceed 30 days.

5.1 Assessments.

Each lot owner (in this case, the condominium project) pays amounts based on a "point" system for points assigned to each lot, which amounts are called "Assessments".

The Board shall have the power and authority to determine all matters in connection with assessments, including authority to determine where, when and how assessments should be paid and each owner shall comply.

5.3 Supplementary Assessments.

The Association may levy supplementary assessments, payable over such period as the Association may determine, for the purpose of defraying any expenses and to cover the deficiency in the event the amount received by the Association from regular assessments is less than the amount determined and assessed by the Association.

6.6 No Unsightliness.

No unsightliness shall be permitted on any lot. All unsightly structures, objects and equipment shall be enclosed within an approved structure or screened from view so as not to be visible from neighboring property. All equipment or machinery exceeding one-half ton shall be kept in an enclosed structure or screened from view, except when in use. Service areas, storage and compost piles, solar dryers, shall be screened from view. Pipes, drainage ways, wires, antennae visual signals, meters tanks, and disposal systems shall be kept and maintained in a structure or below ground. No bulk materials, plant waste, trash, scrap, or refuse shall accumulate on

any lot unless screened from view. Trailers, vehicles or boats not in good operating condition shall be housed or screened from view. No garage or accessory building shall be used for other than parking vehicles, machinery, and tools. No carpenter shops, hobby shops or power equipment shall be utilized therein except as specifically permitted.

6.7 Noise.

No sound devices, except security or civil defense devices, shall be used on any lot. Any approved device exceeding normal conditions shall be subject to limitation.

6.8 Light.

No unreasonably bright light (or one emitting unreasonable glare) shall be permitted. All exterior lighting shall conform to the rules and regulations of the Kilauea Farms Environmental Committee. All light fixtures visible from neighboring lots must be approved by the Kilauea Farms Environmental Committee.

6.11 Temporary Structures.

No temporary buildings shall be permitted to remain on any lot.

6.12 Animals.

All animals kept on a lot, whether for economic or personal use, shall be kept only in a density compatible with neighboring lots and shall be cared for with practices of good animal husbandry, including prompt removal of waste, control pests, maintaining adequate fencing, and control of noxious odors. Storage of food supplies shall be done as to prevent the scattering of materials by the wind.

6.13 Signs.

No signs shall be erected or maintained except such signs as may be required by legal proceedings; signs necessary to identify the ownership of the lot and its address; signs necessary to give direction, advise of rules or caution or warn of danger; signs necessary for job identification (one per contractor). No sign shall be directly illuminated higher than six feet above the ground elevation.

6.15 Clearing and Grading.

The clearing and grading of any lot shall be performed only in strict accordance with plans and specifications therefor, which have been approved by Kilauea Farms Environmental Committee; no wanton cutting or desecration of existing trees will be permitted.

6.16 Construction Period.

During the course of construction, with the understanding that all construction shall be performed in strict diligence, the provisions and conditions contained in the covenants shall be waived to the extent necessary to permit such construction. All such construction activities shall be conducted within the rules and regulations of the Kilauea Farms Environmental Committee.

6.17 Flooding and Erosion.

No owner shall permit the construction of any improvement which will interfere with the normal flow of storm waters or cause unnatural runoff damaging his or neighboring lots. This is not to prohibit the construction of storm drains so long as they comply with Committee specifications.

6.19 Owner Caused Damage.

In the event there is loss, or owner (or owner's guests) cause damage to Association property, such owner shall be responsible, unless fully covered by insurance. Any such funds may be required to be secured by a lien on said owner's lot.

7.3 Regulation of Boating.

The operation of all boats located within the Lake Lot shall be subject to the following restrictions:

1. Vessels in excess of 18 feet in length are prohibited.
2. Vessels powered by combustion engines are prohibited.
3. Vessels shall not exceed speeds of 5 miles per hour.
4. No vessel shall remain on the Lake overnight, unless it remains anchored at a facility specifically engineered for such purpose.

7.4 No Dumping or Littering.

No plant waste or refuse except approved, authorized fill shall be deposited into the Lake Lot.

7.5 Introduction of Species of Animals.

No fish or game shall be introduced to the Lake Lot without the permission and the recommendation of the Kilauea Farms Environmental Committee.

7.6 Improvements.

No improvements may be constructed except in strict accordance and with the approval of specific plans by the Committee. Such improvements, other than mooring facilities, generally shall be permitted only within the boundaries of the lot to which they are appurtenant.

7.7 Maintenance.

Lake Lot owners are responsible for the maintenance of their lot and any area to the water's edge and shall see that all debris is removed promptly, kept free from weeds and shall maintain all improvements. If any owner fails to maintain his lot, the Association may maintain it for him and an assessment may be imposed by the Association.

7.8 Indemnity.

Owners use the Lake Lot at their sole risk and will hold the Association harmless from any claims in connection with such owner's use.

8.1 Easements in Lots for Repair and Maintenance

The Association shall have an easement for access through each lot for making (but are not obligated to make) emergency repairs as to prevent damage to Association property.

9.1 Creation.

The Kilauea Farms Environmental Committee has been created and shall consist of three members with an alternate member who shall act only in the absence of a member.

9.6 Review of Plans.

The Committee may specify the procedures for approval of plans, provided that the Committee's approval or disapproval of such plans shall be given in writing within sixty days after submission and after the owner's compliance with the requirements. If the Committee disapproves of any such plans, it shall send notice of its disapproval to the persons applying for approval and shall also return the cash bond or security. If notice of disapproval is not so sent within said sixty days, the plans shall be deemed to have been approved by the Committee.

9.8 Requirements for Plans.

All plans and specifications for any new improvement shall be prepared by an architect and submitted to the Committee for its approval. The plans and specifications for any alteration to the exterior of any existing building need not be prepared by an architect. After approval of any plans, the Committee shall provide the owner with a statement of approval. Approval by the Committee shall not warrant or imply legality, safety, etc., and each owner shall be responsible for his own compliance with all restrictive covenants, rules, regulations and ordinances. Each owner shall also be solely responsible for obtaining any necessary general plan amendments and for the satisfaction of any charges that may be imposed in connection with such regulation requirements.

9.9 Standards of Review.

The Committee shall consider the suitability of the proposed building or other improvement for the area in which it will be located. The Committee shall require the overall visual character to be one of natural materials and forms compatible with those occurring in the natural landscape.

9.10 Rule-Making Authority.

The Committee shall adopt rules and regulations, without limitation, regulating construction and implementing provisions of the covenants pertaining to design, building materials, aesthetic requirements and other improvements.

12.1 Duration of Declaration.

Each of the provisions contained in the covenants runs with the land and will continue and remain in full force and effect for a period of twenty years from adoption.

12.2 Amendment.

Any provision contained in the covenants may be amended or changed by the recording of a written instrument specifying the amendment executed by Members who hold not less than 66.6 percent of the voting power of the Association.

12.4 Enforcement and Remedies.

In addition to any other remedies provided, all covenants shall be enforceable by the Association, by the Kilauea Farms Environmental Committee or by the subdivision developer, or by any Owner, in a proceeding for a prohibitive or mandatory injunction or in a suit or action to recover damages. If court proceedings are instituted, the prevailing party shall be entitled to recover from the losing party all costs and expenses in connection therewith, including reasonable attorney's fees.

END OF EXHIBIT I

EXHIBIT "J"
ENGINEER'S CERTIFICATI

PETER N. TAYLOR INCORPORATED
CONSULTING ENGINEERS

January 28, 1998.

Hawaii State Bureau of Conveyances,
PO Box 2867,
Honolulu, HI.96813.

Hawaii Real Estate Commission,
250 South King Street, Room 702,
Honolulu, HI.96813.

ENGINEER'S CERTIFICATION

The undersigned, being a licensed engineer within the State of Hawaii and bearing Registration Number 2586 hereby certifies that the condominium map dated January 29, 1998, for the condominium project known as "KAINALU KILAUEA CONDOMINIUM" Tax Map Key (4th Division) 5-1-05 Parcel 42 accurately depicts the layout, location and apartment numbers and the division of the apartment units and the dimensions of the limited common elements.

The undersigned further certifies that the enclosed floor plans and elevations of the apartment buildings are as-built and constructed on the project and do accurately depict the apartment numbers, the layout and dimensions, and are true and correct copies of those submitted to and approved by the County of Kauai Building Division for the issuance of building permits for the project.

APARTMENT 'A': Single family residence, one story, consisting of a living/dining room, kitchen, three bedrooms, two bathrooms, service room with pantry, a storage loft and a covered porch. The building was completed in 1987.

APARTMENT 'B': Single family residence, one story, consisting of a living/dining room, kitchen, two bedrooms, one bathroom and a partially covered deck. The building was completed in 1993.

APARTMENT 'C': Animal shelter building completed in 1997.

APARTMENT 'D': Single family residence, two story consisting of a living room, family room/gallery, kitchen/dining room, laundry/pantry, breezeway, storage, five bedrooms, library and three bathrooms together with an attached garage. The building was completed in 1992.

APARTMENT 'E': Animal shelter building completed in 1997.

1. Records of plans and specifications on file with the County of Kauai Planning Department and Building Division have been reviewed as to the following:

Unit 'A'	Single family residence, one story.		
	Living area	=	1,621 sq.ft net
	Loft area	=	196 sq.ft.net
	<u>Covered porch area</u>	=	<u>192 sq.ft.</u>
	TOTAL AREA	=	<u><u>2,009 sq.ft.</u></u>

Unit 'B'	Single family residence, one story.		
	Living area	=	1,112 sq.ft.net
	<u>Partially covered deck area</u>	=	<u>460 sq.ft.</u>
	TOTAL AREA	=	<u><u>1,572 sq.ft.</u></u>

Unit 'C'	Animal shelter, TOTAL AREA =		<u><u>36 sq.ft.</u></u>
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Unit 'D'	Single family residence, two story.		
	Living area	=	4,662 sq.ft.net
	Garage area	=	488 sq.ft.
	<u>Deck area</u>	=	<u>490 sq.ft.</u>
	TOTAL AREA	=	<u><u>5,640 sq.ft.</u></u>

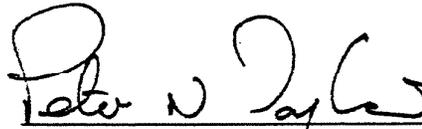
Unit 'E'	Animal shelter, TOTAL AREA =		<u><u>36 sq.ft.</u></u>
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2. The units appear to be constructed in the manner described in the drawings constituting the condominium file plan for "Kainalu Kilauea Condominium" including specifically Units 'A', 'B', 'C', 'D' and 'E'.
3. The systems and components of the improvements, including visible structural, electrical and plumbing, appear to be in sound condition.
4. Without conducting invasive examinations of covered plumbing, electrical and structural components, the improvements appear to be constructed in conformity with the County of Kauai Zoning Ordinances, Building Code and Rules and Regulations applicable to the construction at the time of construction thereof for both Units 'A', 'B', 'C', 'D' and 'E'. The units will meet the present building codes.

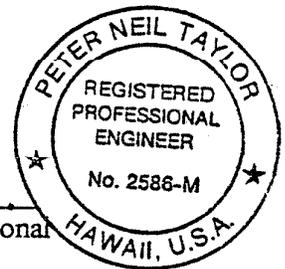
5. An apparent expected life of the structures would be in excess of twenty years.

THIS IS NOT A WARRANTY OF COMPLIANCE WITH ALL RULES AND REGULATIONS, ONLY A WARRANTY THAT INSPECTION WAS MADE AND NO APPARENT VIOLATIONS APPEAR TO EXIST. NO RIGHT SHALL ACCRUE TO ANY THIRD PARTY FOR SUBSEQUENT DISCOVERY OF ANY PROBLEMS WITH THE CODE COMPLIANCE OR FOR FUTURE CHANGES IN SUCH CODE(S).

Dated: Lihue, Kauai, Hawaii 1.29.98



Peter N. Taylor, Registered Professional Engineer, Registration No.2586.



Subscribed and sworn to before me
this _____ day of _____, 1998.

NOTARY PUBLIC, State of Hawaii

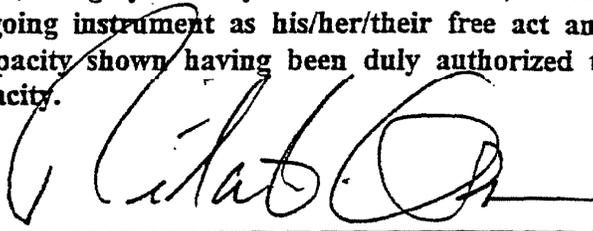
My commission expires:

SEE ATTACHED

STATE OF HAWAII)
) SS.
COUNTY OF KAUAI)

On JAN 29 1998 before me personally appeared
PETER W. TAYLOR

to me known to be the person(s), who, being by me duly sworn or affirmed, did say that he/she/they executed the foregoing instrument as his/her/their free act and deed, and, if applicable, in the capacity shown having been duly authorized to execute such instrument in such capacity.



Notary Public, In and For Said County and State

My Commission expires: 4 - 2 - 2001

