

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer White Sands Maui Development, Incorporated
Address 1001 Bishop Street, Pauahi Tower, Suite 1260, Honolulu, Hawaii 96813
Project Name(\*): WorldMark, The Club at Kihei, Maui
Address: 2295 South Kihei Road, Kihei, Hawaii 96753

Registration No. 4637

Effective date: July 18, 2001
Expiration date: August 18, 2002

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: (yellow) 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.

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

SUPPLEMENTARY: (pink) This report updates information contained in the: [ ] 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

The material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request. FORM: RECO-30 286/986/189/1190/892/0197/1098/0800

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

Required and attached to this report                       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 ATTENTION**

This is a **CONDOMINIUM PROJECT**, not a subdivision. It does not involve the sale of individual subdivided lots. The land area beneath and immediately appurtenant to each unit is designated a **LIMITED COMMON ELEMENT** and not a legally subdivided lot. The dotted lines on the Condominium Map bounding the designated number of square feet in each limited common element land area are for illustrative purposes only and should not be construed to be the property lines of legally subdivided lots.

1. This public report does not constitute approval of the Project by the Real Estate Commission, or any other government agency, nor does it ensure that all applicable County codes, ordinances and subdivision requirements have been complied with.

2. 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 owner/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 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: White Sands Maui Development, Incorporated Phone: (808) 521-1855  
 Name\* (Business)  
1001 Bishop Street, Pauahi Tower, Suite 1260  
 Business Address  
Honolulu, Hawaii 96813

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership (LLP); or manager and members of a Limited Liability Company (LLC) (attach separate sheet if necessary):

Thomas Matthew Ryan -- President/Vice President/  
Secretary/Treasurer/Director

Real Estate Broker\*: Prudential Iwado Realty Phone: 808-877-7727  
 Name (Business)  
296-A Alamaha Street  
 Business Address  
Kahului, Hawaii 96732

Escrow: Fidelity National Title Insurance Company Phone: (808) 536-0404  
 Name (Business)  
201 Merchant Street, Suite 2100  
 Business Address  
Honolulu, Hawaii 96813

General Contractor\*: Maryl Pacific Constructors, Inc. Phone: (808) 545-2920  
 Name (Business)  
737 Bishop Street, Suite 1560  
 Business Address  
Honolulu, Hawaii 96813

Condominium Managing Agent\*: self-managed by Association of Apartment Owners Phone: \_\_\_\_\_  
 Name (Business)  
N/A  
 Business Address

Attorney for Developer: Case Bigelow & Lombardi Phone: (808) 547-5400  
 Name (Business)  
(David F. Andrew)  
737 Bishop Street, Suite 2600  
 Business Address  
Honolulu, Hawaii 96813

\* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

**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. 2001-071010  
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. 3259  
 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. 2001-071011  
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:

	Minimum <u>Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%*	<u>75%</u>
Bylaws	65%	<u>65%</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:

[See Exhibit J to this public report]

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

Fee Simple: Individual apartments and the common elements, which include the underlying land, will be in fee simple.

Leasehold or Subleasehold: Individual apartments and the common elements, which include the underlying land will be leasehold.

**Leases for the individual apartments and the underlying land usually require that at the end of the lease term, the lessee (apartment owner/tenant) deliver to the lessor (fee property owner) possession of the leased premises and all improvements, including improvements paid for by the lessee.**

Exhibit \_\_\_\_\_ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: \_\_\_\_\_ Rent Renegotiation Date(s): \_\_\_\_\_

Lease Rent Payable:     Monthly                     Quarterly  
                                  Semi-Annually             Annually

Exhibit \_\_\_\_\_ contains a schedule of the lease rent for each apartment per  Month  Year

For Sub-leaseholds:

Buyer's sublease may be canceled if the master lease between the sublessor and fee owner is:  
                          Canceled                     Foreclosed

As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is canceled or foreclosed.

Individual Apartments in Fee Simple; Common Interest in the Underlying Land in Leasehold or Subleasehold:

**Leases for the underlying land usually require that at the end of the lease term, the lessees (apartment owners/tenants) deliver to the lessor (fee property owner) their interest in the land and that they either (1) remove or dispose of the building(s) and other improvements at the lessee's expense; or (2) convey the building(s) and improvements to the lessor, often at a specified price.**

Exhibit \_\_\_\_\_ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: \_\_\_\_\_ Rent Renegotiation Date(s): \_\_\_\_\_

Lease Rent Payable:     Monthly                     Quarterly  
                                  Semi-Annually             Annually

Exhibit \_\_\_\_\_ contains a schedule of the lease rent for each apartment per:  Month  Year

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:**

Address: 2295 South Kihei Road Tax Map Key: (2) 3-9-18:17  
Kihei, Hawaii 96753 (TMK)

Address  TMK is expected to change because \_\_\_\_\_

Land Area: 8.861  square feet  acre(s) Zoning: H-2 (also H-1 and H-M)

Fee Owner: White Sands Maui Development, Incorporated  
Name

1001 Bishop Street, Pauahi Tower, Suite 1260  
Address

Honolulu, Hawaii 96813

Lessor: \_\_\_\_\_  
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: 13                      Floors Per Building           . Apartment Buildings 1, 2 and 3 will have two floors per building. Apartment Buildings 4, 5, 6, 7, 8 and 9 will have four floors per building. The Sales Office apartment building and the three accessory buildings will have one floor per building.

Exhibit A contains further explanations.

3. Principal Construction Material:

Concrete                       Hollow Tile                       Wood

Other steel, glass and other building materials

4. Uses Permitted by Zoning:

	<u>No. of Apts.</u>	<u>Use Permitted By Zoning</u>		<u>No. of Apts.</u>	<u>Use Permitted By Zoning</u>
<input type="checkbox"/> Residential	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Commercial	<u>  1  </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Agricultural	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Timeshare	<u> 200 </u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Other: <u>          </u>	<u>          </u>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?

Yes                       No

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:

Pets: No pets or other animals permitted, except as set forth in section 12.1 of the Bylaws.

Number of Occupants: \_\_\_\_\_

Other: \_\_\_\_\_

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: <u>4</u>	Stairways: <u>16 (exterior)</u>	Trash Chutes: <u>0</u>			
<u>Apt.</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area(sf)*</u>	<u>Net Other Area(sf)</u>	<u>(Identify)</u>
<u>S</u>	<u>20</u>	<u>0/1</u>	<u>456</u>	<u>66</u>	<u>Lanai/Patio</u>
<u>1B</u>	<u>56</u>	<u>1/1</u>	<u>579</u>	<u>96</u>	<u>Lanai/Patio</u>
<u>1BH</u>	<u>4</u>	<u>1/1</u>	<u>722</u>	<u>108</u>	<u>Lanai/Patio</u>
<u>2B</u>	<u>96</u>	<u>2/2</u>	<u>934</u>	<u>75</u>	<u>Lanai/Patio</u>
<u>2BH</u>	<u>4</u>	<u>2/2</u>	<u>958</u>	<u>76</u>	<u>Lanai/Patio</u>
<u>3B</u>	<u>19</u>	<u>3/2</u>	<u>1057</u>	<u>76</u>	<u>Lanai/Patio</u>
<u>3BHS</u>	<u>1</u>	<u>3/2</u>	<u>1127</u>	<u>74</u>	<u>Lanai/Patio</u>
<u>Sales Office</u>	<u>1</u>	<u>0/2</u>	<u>3287</u>	<u>406</u>	<u>Lanai/Patio</u>
Total Number of Apartments	<u>201</u>				

**\*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: Except as otherwise provided with respect to the Sales Office Apartment, each Apartment includes all walls, columns and partitions which are not load-bearing within the Apartment's perimeter walls, the inner decorated or finished surfaces of all walls, floors, ceilings, doors, door frames and window frames along the perimeters, all windows along the perimeters, the air space within the perimeter, the lanais, if any, shown on the Condominium Map to the inner decorated or finished surfaces of the perimeter walls of such lanais and to the interior edge of the exterior railings or other boundaries of such lanais, the storage area, if any, adjacent to the lanais as shown on the Condominium Map, all fixtures originally installed in the Apartment, and all pipes, plumbing (including water heaters), wires, conduits and other utility or service lines and facilities servicing only the Apartment. Except as otherwise provided herein with respect to the Sales Office Apartment, the Apartments shall not include the undecorated or unfinished surfaces of the perimeter party or non-party walls, the undecorated or unfinished surfaces of the doors, door frames and window frames along the perimeters, the interior load-bearing columns, girders, beams and walls, the undecorated or unfinished surfaces of the floors and ceiling surrounding each Apartment, the exterior edge of the exterior railings or other exterior boundaries of the lanais, if any, shown on the Condominium Map, the entry area shown on the Condominium Map, or any pipes, shafts, wires, conduits or other utility or service lines running through an Apartment which are utilized for or serve more than one Apartment, all of which are deemed common elements as provided in the condominium declaration. The Sales Office Apartment includes, but is not limited to, the footings or slab, if any, on which it is constructed, the attached patio and storage areas, if any, the exterior walls and roof, all interior walls, floors, ceilings, columns and partitions, and the finished surfaces thereof, the doors and door frames, windows and window frames, the air space within the perimeters of the Sales Office Apartment, the grounds immediately surrounding the Sales Office Apartment, all fixtures originally installed in the Sales Office Apartment, and any pipes, shafts, wires, conduits or other utility or service lines that are utilized for or serve only the Sales Office Apartment, but excluding any pipes, shafts, wires, conduits or other utility or service lines running through the Sales Office Apartment

which are utilized for or serve more other Apartments, the same being deemed common elements as provided in the condominium declaration.

Permitted Alterations to Apartments:

See Exhibit K.

Apartments Designated for Owner-Occupants Only: Fifty percent (50%) of **residential** apartments must be so designated; developer has a right to substitute similar apartments for those apartments already designated. Developer must provide this information either in a published announcement or advertisement as required by section 514A-102, HRS, or include the information here in this public report and in the announcement. For any residential apartments, Developer has elected to provide the information in a published announcement or advertisement.

7. Parking Stalls:

Total Parking Stalls: 338

	<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>145*</u>		<u>55</u>			<u>200</u>
Guest		<u>111*</u>		<u>27</u>			<u>138</u>
Unassigned							
Extra for Purchase							
Other: _____							
Total Covered & Open		<u>256</u>		<u>82</u>		<u>0</u>	<u>338</u>

Each apartment will have the exclusive use of at least one parking stall(s), provided that the Sales Office apartment shall not have a particular parking stall assigned to it.  
Buyers are encouraged to find out which stall(s) will be available for their use.

\* Parking Stall Nos. 9, 13, 140, 141, 142, 143, 144, 235, 328, 329, 330 and 331 are handicap accessible stalls.

Commercial parking garage permitted in condominium project.

Exhibit B 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: jacuzzi; kiddie pool; barbecue areas; loading zone area; Accessory Buildings (Laundry/Maintenance Building, Clubhouse Building, Check-in Building).

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):

(Not applicable)

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   C  .

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     D    .

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     E    .

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   May 22, 2001   and issued by   Fidelity National Title Insurance Company  .

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.

[ X ] 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

Mortgage

The Buyer's contract will be subject to cancellation and the Buyer may not be able to purchase the apartment, but all deposits made by the Buyer will be refunded, less escrow cancellation fee.

**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:**

Except as may be set forth in the sales contract between the Developer and the purchaser, the Developer makes no warranties.

2. **Appliances:**

Except as may be set forth in the sales contract between the Developer and the purchaser, the Developer makes no warranties.

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

Construction of the Project has commenced and the Developer estimates that construction will be completed by approximately September 30, 2001.

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):

The Developer has reserved the right, in its sole and absolute discretion, to merge this Project with other condominium projects for purposes of use and administration and possibly ownership. Such merger would be pursuant to a declaration of merger of condominium phases recorded in the Bureau of Conveyances of the State of Hawaii (the "Declaration of Merger"). Pursuant to an "administrative merger," use of the common elements, the common expenses and management of the phases would be shared, but the ownership interests of the apartment owners in each phase would not be altered or affected. In other words, an apartment owner owning an apartment in this Project, while having the right to use the common elements (including the recreational facilities) of other merged phases, would not have an ownership interest in the other merged phases. Similarly, the owner of an apartment in another merged phase, while having the right to use the common elements of the Project, would not have an ownership interest in the common elements of the Project. An "ownership merger", on the other hand, would provide for the common ownership of all of the merged phases. Upon an ownership merger, all of the apartments in the merged phases would be treated as if they were all included in a single condominium project (the "merged project"), all common elements of the merged phases would become common elements of the merged project, and the common interest appurtenant to each apartment would be altered from the common interest set forth in Exhibit E to the common interest set forth in a "certificate of ownership merger," as would be provided in the Declaration of Merger. An ownership merger may also include a legal consolidation of the land underlying and included in this Project with any parcel(s) of land underlying and included in any of the additional phases. See Exhibit J of this public report for further information concerning merger.

**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.

Exhibits G-1 and G-2 contain schedules 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 X Common Elements & Apartments)  
 Gas (\_\_\_ Common Elements only X Common Elements & Apartments)  
 Water  Sewer  Television Cable  
 Other Refuse collection; telephone

## 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   H   contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated   May 1, 2001  

Exhibit   I   contains a summary of the pertinent provisions of the escrow agreement.

Other \_\_\_\_\_

### 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: Special Management Area Use Permit letter dated January 29, 1999; Unilateral Agreement and Declaration for Conditional Zoning dated January 23, 1996, recorded as Document No. 96-081522; Unilateral Agreement dated March 25, 1999, recorded as Document No. 99-045780, as amended by instrument dated May 13, 1999, recorded in the Bureau as Document No. 99-077271.

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, Hawaii 96809, at a nominal cost.

This Public Report is a part of Registration No. 4637 filed with the Real Estate Commission on May 14, 2001.

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

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

**C. Additional Information Not Covered Above**

1. Pursuant to sections 16-99-3(g) and 16-99-11(d), Hawaii Administrative Rules (“HAR”), prospective purchasers are hereby advised that Thomas M. Ryan, who is the president of Developer, White Sands Maui Development, Incorporated, is a real estate salesperson with a current and active Hawaii real estate sales license (RS 16244). Pursuant to section 16-99-11(c), IIAR, “(n)o licensce shall bc allowed to advertisc ‘For Sale by Ownrcr,’ ‘For Rent by Owner,’ ‘For Lease by Owner,’ or ‘For Exchange by Owner.’”
2. Archaeological Site 50-50-10-2637 (Midden Pit) (a possible prehistoric fishing shrine), located on land adjacent to the Project (as shown on the Condominium Map), is subject to a Preservation Plan approved by the State of Hawaii Historic Preservation Division of the Department of Land and Natural Resources (the "DLNR"). The Association will have certain obligations relating to preservation of the archaeological site, as set forth in the Preservation Plan. The Preservation Plan for Site 50-50-10-2637 includes the erection and maintenance of interpretive signs and permanent fencing around the perimeter of the site, as well as maintaining public access to the site.

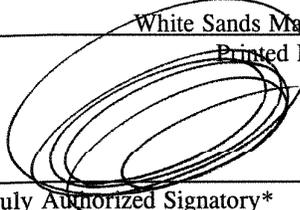
A copy of the Preservation Plan for Site 50-50-10-2637 is on file with the Real Estate Commission.

3. The following conditions set forth in that certain Special Management Area Use Permit letter dated January 29, 1999, shall run with the land (i.e., they shall encumber the property underlying the Project even after the apartments are conveyed by the Developer):
  - a. Due care shall be exercised as to third parties with respect to all areas affected by the Special Management Area Use Permit. There shall be maintained, at the Association's expense, during the entire period of the Special Management Area Use Permit, a policy or policies of comprehensive liability insurance in the minimum amount of ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) naming the County of Maui as an additional named insured, insuring and defending the Association and the County of Maui against any and all claims or demands for property damage, personal injury and/or death arising out of the Permit, including but not limited to: (1) claims from any accident in connection with the permitted use, or occasioned by any act or nuisance made or suffered in connection with the permitted use; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the nonobservance or nonperformance of any of the terms and conditions of the Permit.
  - b. That Site No. 2637 (fishing Koa) shall be preserved in accordance with the Preservation Plan approved by the Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), and the addition of permanent fencing to be approved by the DLNR. The Preservation Plan includes interpretative signs identifying the site and the requirements for protective fencing around the site during construction. Public access to the site shall be maintained by the Association. This condition shall run with the land and shall be set forth in a unilateral agreement recorded with the Bureau of Conveyances (see the Unilateral Agreement referenced in item 6 below).
4. There are two gas tank areas, as shown on the site plan of the Condominium Map. Buyer is aware that federal and state laws place strict liability on property owners for dangers caused by hazardous waste management and may require that such owner pay for the cost of the cleanup of hazardous substances and other toxic substances. Buyer should make appropriate inquiries into the past use of the property and should seek an environmental assessment to ascertain the possible existence of such hazardous substances or materials on or under the property. Buyer is aware that the Association (of which the Buyer would be a member) may have liability for hazardous substances located on or under the property even if the Association (including Buyer) did not cause such substances to be on or under the property.
5. The Unilateral Agreement and Declaration for Conditional Zoning dated January 23, 1996, recorded as Document No. 96-081522, which is an encumbrance on the title to the property underlying the Project, requires that various conditions be met in connection with obtaining the Special Management Permit for the Project. All of the conditions of that Unilateral Agreement have been met or are no longer applicable. As such, neither the Association nor a Buyer will be required to meet those conditions.

6. The Unilateral Agreement dated March 25, 1999, recorded as Document No. 99-045780, as amended by instrument dated May 13, 1999, recorded in the Bureau as Document No. 99-077271, which encumber the title to the property underlying the Project, require the developer of the property (and the developer's successors and assigns) to comply with Preservation Plan for Site 50-50-10-2637, which includes preservation for Site No. 2637, a ko'a, or fishing shrine, the addition of permanent fencing around the perimeter of the Site and provision of public access to the site. The perimeter fencing has been installed. The Association will have the obligation of maintaining the perimeter fencing and for allowing public access to the site.

- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A-1.6] (The developer is required to make this declaration for issuance of an effective date for a final public report.)
  
- E. 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.

White Sands Maui Development, Incorporated  
 Printed Name of Developer

By  Duly Authorized Signatory\*
 
MAY 11 2001  
 Date

Thomas M. Ryan, President  
 Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, County of Maui  
 Planning Department, County of Maui

\*Must be signed for a: corporation by an officer; partnership or Limited Liability partnership (LLP) by the general partner; Limited Liability Company (LLC) by the manager or member; and for an individual by the individual.

## EXHIBIT A

### DESCRIPTION OF BUILDINGS:

The Project shall contain thirteen buildings, ten of which shall be apartment buildings containing various numbers of apartments (as set forth below), and three of which shall be accessory buildings containing no apartments. The buildings shall be constructed principally of wood, steel, glass and related building materials. None of the buildings shall have a basement.

#### Apartment Buildings

The apartment buildings are identified on the Condominium Map as "Building 1", "Building 2", "Building 3", "Building 4", "Building 5", "Building 6", "Building 7", "Building 8", "Building 9" and the "Sales Office Building".

Building 1, Building 2 and Building 3 shall each have two stories or levels. Building 4, Building 5, Building 6, Building 7, Building 8 and Building 9 shall each have four stories or levels. The Sales Office Building shall have one story or level.

Building 1 and Building 3 shall each have six apartments, all of which shall be Type 2B apartments.

Building 2 shall have four apartments, three of which shall be Type 3B apartments and one of which shall be a Type 3BHS apartment.

Building 4 shall have 32 apartments, 16 of which will be Type 2B apartments, 12 of which shall be Type 1B apartments and four of which shall be Type 1BH apartments.

Building 5 shall have 32 apartments, eight of which shall be Type S apartments, eight of which shall be Type 1B apartments, eight of which shall be Type 2B apartments, four of which shall be Type 2BH apartments and four of which shall be Type 3B apartments.

Building 6 shall have 48 apartments, 12 of which shall be Type S apartments, 12 of which shall be Type 1B apartments, and 24 of which shall be Type 2B apartments.

Building 7 shall have 16 apartments, 12 of which shall be Type 2B apartments and four of which shall be Type 3B apartments.

Building 8 shall have 44 apartments, 24 of which shall be Type 1B apartments, 16 of which shall be Type 2B apartments and four of which shall be Type 3B apartments.

Building 9 shall have 12 apartments, eight of which shall be Type 2B apartments and four of which shall be Type 3B apartments.

The Sales Office Building shall have one apartment.

#### Accessory Buildings

In addition to the Sales Office Building, which is an apartment, there shall be three detached accessory buildings, shown on the Condominium Map as the "Check-In Building", the "Club House Building" and the "Laundry/Maintenance Building". Each of the accessory buildings shall have one story or level.

**EXHIBIT B**  
**PARKING STALLS**

APT. NO.	STALL NUMBER	APT. NO.	STALL NUMBER	APT. NO.	STALL
1101	1	5304	78C	7203	105C
1102	20	5305	82C	7204	160
1103	18	5306	86C	7301	98C
1201	21	5307	90C	7302	102C
1202	19	5308	94C	7303	106C
1203	17	5401	61	7304	161
2101	16	5402	65	7401	99C
2102	14	5403	75C	7402	103C
2201	15	5404	79C	7403	107
2202	13HC	5405	83C	7404	162
3101	41	5406	87C	8101	163
3102	43	5407	91C	8102	167
3103	45	5408	95C	8103	171
3201	42	6101	265	8104	175
3202	44	6102	269	8105	179
3203	46	6103	273	8106	183
4101	47	6104	277	8107	194C
4102	51	6105	281	8108	199C
4103	55	6106	285C	8109	216
4104	332	6107	289	8110	220
4105	328HC	6108	293	8111	224
4106	324	6109	297	8201	164
4107	316	6110	301	8202	168
4108	320C	6111	305	8203	172
4201	48	6112	309C	8204	176
4202	52	6201	266	8205	180
4203	56	6202	270	8206	191C
4204	331HC	6203	274	8207	196C
4205	327	6204	278	8208	213
4206	323	6205	282	8209	217
4207	317	6206	286C	8210	221
4208	321C	6207	290	8211	225

APT. NO.	STALL NUMBER	APT. NO.	STALL NUMBER	APT. NO.	STALL
4301	49	6208	294	8301	165
4302	53	6209	298	8302	169
4303	57	6210	302	8303	173
4304	330HC	6211	306	8304	177
4305	326	6212	310C	8305	181
4306	322	6301	267	8306	192C
4307	318	6302	271	8307	197C
4308	314	6303	275	8308	214
4401	50	6304	279	8309	218
4402	54	6305	283C	8310	222
4403	333	6306	287C	8311	226
4404	329HC	6307	291	8401	166
4405	325	6308	295	8402	170
4406	315	6309	299	8403	174
4407	319C	6310	303	8404	178
4408	313	6311	307	8405	182
5101	58	6312	311C	8406	193C
5102	62	6401	268	8407	198C
5103	66	6402	272	8408	215
5104	76C	6403	276	8409	219
5105	80C	6404	280	8410	223
5106	84C	6405	284C	8411	227
5107	88C	6406	288	9101	228
5108	92C	6407	292	9102	263
5201	59	6408	296	9103	259
5202	63	6409	300	9201	229
5203	73C	6410	304	9202	262C
5204	77C	6411	308	9203	258
5205	81C	6412	312	9301	230
5206	85C	7101	96C	9302	261C
5207	89C	7102	100C	9303	257
5208	93C	7103	104C	9401	264
5301	60	7104	159	9402	260
5302	64	7201	97C	9403	256
5303	74C	7202	101C	Sales (10)	none

Note: A parking stall marked with a "C", as shown on the list above and on the Condominium Map, indicates a parking stall that is "compact" in size. A parking stall marked with a number designation only, as shown on the list above and on the Condominium Map, indicates a parking stall that is "standard" in size. A parking stall marked with a wheelchair symbol, as shown on the Condominium Map, or marked with an "HC" on the list above indicates a parking stall that is oversized for the physically handicapped. The additional "C", "HC" and wheelchair symbol markings appearing on the list above and/or the Condominium Map are for informational purposes only and do not constitute part of the legal identification of a parking stall, the sole means of legal identification being the numerical designation of the parking stall.

**The Developer has reserved the right, by amendment to the Declaration in accordance with Section T.2 of the Declaration, to convey or otherwise designate any parking stall not designated above as a limited common element to be appurtenant to and for the exclusive use of any apartment in the Project.**

**\*NOTE: If the Developer elects not to designate any or all unassigned parking stalls as limited common elements appurtenant to and for the exclusive use of particular apartments in the Project, then such stalls shall remain as common elements and become guest stalls for the benefit of visitors to the Project.**

EXHIBIT C

COMMON ELEMENTS

The common elements of the Project shall specifically include, but are not limited to, the following:

1. The land described in Exhibit "A" to the condominium declaration, in fee simple.
2. The three accessory buildings (Check-In Building, Club House Building and Laundry/Maintenance Building), as shown on the Condominium Map.
3. All structural components, such as foundations, girders, columns, beams, floor slabs, supports, main walls, load-bearing walls, floors, ceiling (except, with respect to the apartment buildings, the inner or decorated surfaces of such walls, floors and ceilings), roofs, exterior stairs and stairways, landings, railings (except lanai railings), entrances and exits of the buildings and/or apartments, and other building appurtenances, including, but not limited to, any electrical cabinets and compartments for water heaters located on the exteriors of the buildings, and air conditioning condensing units located on the exteriors of the buildings, provided, however, that any of the above-referenced items that part of or serve only the Sales Office Apartment shall not be common elements of the Project.
4. All yards, grounds, gardens, planters, plants, landscaping, refuse facilities and recreational facilities, if any, provided, however, that any of the above-referenced items that part of or serve only the Sales Office Apartment shall not be common elements of the Project.
5. All sidewalks, pathways, driveways, roads, parking areas and parking stalls.
6. All ducts, electrical equipment, transformers, wiring, pipes and other central and appurtenant transmissions facilities and installations over, under and across the Project which are utilized by or serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution, if any.
7. All areas, rooms, spaces, structures, housings, chutes, shafts or facilities of the Project within or outside of the buildings, which are for common use or which serve more than one apartment, such as electrical, maintenance, service, security, machine, mechanical and equipment rooms and the equipment, machinery and facilities therein.
8. All the benefits, if any, inuring to the land or to the Project from all easements, if any, shown on the Condominium Map or listed in Exhibit "A" to the condominium declaration.
9. Any and all apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance and safety, or normally in common use, including, but not limited to, elevators, elevator machine rooms, barbecue facilities, swimming pools, trash receptacle areas, kiddie pools, and jacuzzis.
10. All other parts of the Project which are not included in the definition of an apartment.

## EXHIBIT D

### LIMITED COMMON ELEMENTS

Certain apartments shall have appurtenant thereto easements for the exclusive use of certain limited common elements as follows:

1. Parking Stalls:

Each apartment shall have appurtenant to it, as a limited common element, the exclusive right to use such parking stall as designated on Exhibit "B" to this Public Report.

2. Air Conditioning Condensing Units:

Each air conditioning condensing unit located adjacent to the various buildings is a limited common element appurtenant to the apartment that is served by the air conditioning condensing unit.

3. Entries:

The alcove/entry area outside the entry door of the apartments is a limited common element appurtenant to that apartment.

4. Stairways and Landings:

Each stairway and landing area providing access to the entry areas for second, third and fourth floor apartments is a limited common element appurtenant to the apartments so served.

5. Mailboxes:

Each mailbox for an apartment shall be limited common elements appurtenant to the apartments that it serves.

**EXHIBIT E**

**COMMON INTERESTS**

Type and Number of Apartments	Apartment Number	Undivided Common Interest of Each Apartment
S (20)	5101, 5102, 5201, 5202, 5301, 5302, 5401, 5402, 6101, 6102, 6107, 6201, 6202, 6207, 6301, 6302, 6307, 6401, 6402, 6407	0.0029165 (0.29165%)
1B (56)	4105, 4106, 4107, 4205, 4206, 4207, 4305, 4306, 4307, 4405, 4406, 4407, 5103, 5104, 5203, 5204, 5303, 5304, 5403, 5404, 6108, 6109, 6110, 6208, 6209, 6210, 6308, 6309, 6310, 6408, 6409, 6410, 8101, 8102, 8103, 8104, 8105, 8106, 8201, 8202, 8203, 8204, 8205, 8206, 8301, 8302, 8303, 8304, 8305, 8306, 8401, 8402, 8403, 8404, 8405, 8406	0.0037713 (0.37713%)
1BH (4)	4108, 4208, 4308, 4408	0.0046373 (0.46373%)
2B (96)	1101, 1102, 1103, 1201, 1202, 1203, 3101, 3102, 3103, 3201, 3202, 3203, 4101, 4102, 4103, 4104, 4201, 4202, 4203, 4204, 4301, 4302, 4303, 4304, 4401, 4402, 4403, 4404, 5105, 5106, 5205, 5206, 5305, 5306, 5405, 5406, 6103, 6104, 6105, 6106, 6111, 6112, 6203, 6204, 6205, 6206, 6211, 6212, 6303, 6304, 6305, 6306, 6311, 6312, 6403, 6404, 6405, 6406, 6411, 6412, 7102, 7103, 7104, 7202, 7203, 7204, 7302, 7303, 7304, 7402, 7403, 7404, 8107, 8108, 8109, 8110, 8207, 8208, 8209, 8210, 8307, 8308, 8309, 8310, 8407, 8408, 8409, 8410, 9101, 9102, 9201, 9202, 9301, 9302, 9401, 9402	0.0056375 (0.56375%)
2BH (4)	5107, 5207, 5307, 5407	0.0057772 (0.57772%)
3B (19)	2101, 2201, 2202, 5108, 5208, 5308, 5408, 7101, 7201, 7301, 7401, 8111, 8211, 8311, 8411, 9103, 9203, 9303, 9403	0.0063303 (0.63303%)
3BHS (1)	2102	0.0067101 (0.67101%)
Sales Office (1)	10	0.0206334 (2.06334%)

**EXHIBIT F**

**ENCUMBRANCES AGAINST TITLE**

1. For real property taxes that may be due and owing, reference is made to the Director of Finance, County of Maui.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. Existing waterline easement along the westerly (rear) boundary, as shown on land title survey, prepared by Harold Zane, Registered Land Surveyor, with Austin, Tsutsumi and Associates, Inc., dated August 30, 1993.
4. Easement D-1 (257 square feet), for drainage purposes, as shown on land title survey map prepared by Ronald B. Aurelio, Registered Land Surveyor, Certificate No. 7564, with Austin, Tsutsumi and Associates, Inc., dated July 17, 1995, revised August 24, 1995.
5. Easement D-3 (1.716 acres), for drainage and water purposes, as shown on land title survey map prepared by Ronald B. Aurelio, Registered Land Surveyor, Certificate No. 7564, with Austin, Tsutsumi and Associates, Inc., dated July 17, 1995, revised August 24, 1995.
6. Covenants, conditions and reservations, contained in the Unilateral Agreement and Declaration for Conditional Zoning dated January 23, 1996, recorded in the Bureau of Conveyances of the State of Hawaii (the "Bureau") as Document No. 96-081522.
7. Designation of Archaeological Site 2637 (Midden Pit) as shown on survey prepared by Austin, Tsutsumi and Associates, Inc., dated November 25, 1996.
8. Any facts, rights, interests or claims which a correct survey would disclose and which are not disclosed by archaeological report prepared by Xamanck Researches, dated September 1994.
9. Covenants, conditions and reservations, contained in the Mortgage dated December 30, 1998 by and between White Sands Maui Development, Incorporated, as Mortgagor, and Trendwest Resorts, Inc., as Mortgagee, recorded in the Bureau as Document No. 98-196864, as amended by Amended and Restated Mortgage dated April 20, 2000, recorded in the Bureau as Document No. 2000-064962.
10. Covenants, conditions and reservations, contained in the Unilateral Agreement dated March 25, 1999, recorded in the Bureau as Document No. 99-045780, as amended by instrument dated May 13, 1999, recorded in the Bureau as Document No. 99-077271.
11. Grant of Easement recorded January 5, 2001, in favor of Maui Electric Company, Limited and Verizon Hawaii Inc., recorded in the Bureau as Document No. 2001-002258.
12. Covenants, conditions and reservations, contained in the Easement Agreement dated November 9, 1999 by and between Maui Quest LLC and White Sands Maui Development, Incorporated, recorded in the Bureau as Document No. 2000-013963.
13. Grant of Easement recorded April 16, 2001, in favor of Board of Water Supply of the County of Maui, recorded in the Bureau as Document No. 2001-054019.
14. Covenants, conditions, restrictions, reservations, agreements, easements, obligations and other provisions as contained in:

**DECLARATION OF CONDOMINIUM PROPERTY REGIME OF WORLDMARK, THE CLUB AT KIHEI, MAUI**

Dated: May 11, 2001  
Document No. 2001-071010

15. **CONDOMINIUM MAP NO. 3259**
16. Covenants, conditions, restrictions, reservations, agreements, easements, obligations and other provisions as contained in:

**BYLAWS OF THE ASSOCIATION OF APARTMENT OWNERS OF WORLDMARK, THE CLUB AT KIHEI, MAUI**

Dated: May 11, 2001  
Document No. 2001-071011

17. Any lien (or claim of lien) for services, labor or material arising from improvement or work related to the land.

**EXHIBIT G-1**

**ESTIMATE OF INITIAL MAINTENANCE FEES AND ESTIMATE OF  
MAINTENANCE FEE DISBURSEMENTS FOR THE TIMESHARE APARTMENTS**

**ESTIMATE OF INITIAL MAINTENANCE FEES\***

WorldMark, The Club at Kihei, Maui (200 timeshare apartments)		
<b>Apartment Type</b>	<b>Monthly Fee (per apt.)</b>	<b>Yearly Total (per apt.)</b>
S	\$539.68	\$6,476.16
1B	\$693.10	\$8,317.20
1BH	\$855.55	\$10,266.60
2B	\$1,039.66	\$12,475.92
2BH	\$1,066.73	\$12,800.76
3B	\$1,166.00	\$13,992.00
3BHS	\$1,238.20	\$14,858.40

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

\*This estimate of initial maintenance fees is only for the 200 timeshare apartments (and excludes the Sales Office). The pro rata share of each apartment's maintenance fees is allocated only among the 200 timeshare apartments and is based on the living area of each apartment relative to combined living area of all of the timeshare apartments. The common interests for the apartments are not used to determine their share of maintenance fees, because the living area of the Sales Office was included in the calculation that determined the common interests.

ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS:

For Timeshare Apartments

	<u>Monthly Fee x 12 months =</u>	<u>Yearly Total</u>
Utilities and Services		
Air Conditioning and		
Electricity for common elements and apartments . .	\$38,664	\$463,968
Elevator . . . . .	420	5,040
Gas for common elements and apartments . . . . .	2,376	28,512
Refuse Collection . . . . .	1,188	14,256
Telephone . . . . .	3,150	37,800
Water and Sewer . . . . .	7,776	93,312
Television Cable . . . . .	3,996	47,952
Maintenance, Repairs and Supplies		
Buildings . . . . .	1,400	16,800
Grounds . . . . .	4,550	54,600
Management		
Management Fee . . . . .	1,150	13,800
Payroll and Payroll Taxes . . . . .	27,732	332,784
Office Expenses (Supplies). . . . .	1,050	12,600
Insurance . . . . .	3,600	43,200
Reserves (*)		
Building. . . . .	1,144	13,728
Condominium Unit Reserve. . . . .	59,200	710,400
Taxes and Government Assessments . . . . .	23,100	277,200
 TOTAL	 <u>\$ 180,496</u>	 <u>\$ 2,165,952</u>

I, Thomas M. Ryan, as president of White Sands Maui Development, Incorporated, the developer of the WorldMark, The Club at Kihei, Maui condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

\_\_\_\_\_  
 THOMAS M. RYAN  
 President  
 White Sands Maui Development, Incorporated

Date:     MAY 11 2001    

(\*) Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether, in arriving at the figure for "Reserves", the Developer has 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.

Pursuant to §514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

**EXHIBIT G-2**

ESTIMATE OF INITIAL MAINTENANCE FEES AND ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS FOR THE SALES OFFICE

ESTIMATE OF INITIAL MAINTENANCE FEES

WorldMark, The Club at Kihei, Maui (Sales Office)		
<b>Apartment Type</b>	<b>Monthly Fee</b>	<b>Yearly Total</b>
Sales Office	\$40,097.00	\$481,164.00

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

ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS:

For Sales Office

	<u>Monthly Fee x 12 months =</u>	<u>Yearly Total</u>
<b>Utilities and Services</b>		
Air Conditioning .....	\$500	\$6,000
Electricity .....	1,000	12,000
Gas .....	150	1,800
Refuse Collection .....	100	1,200
Telephone .....	1,200	14,400
Water and Sewer .....	85	1,020
Television Cable .....	50	600
<b>Maintenance, Repairs and Supplies</b>		
Buildings .....	100	1,200
Grounds .....	300	3,600
<b>Management</b>		
Management Fee .....	1,590	19,080
Payroll and Payroll Taxes .....	31,622	379,464
Office Expenses (Supplies) .....	800	9,600
Insurance .....	2,100	25,200
Reserves (*) .....	N/A	N/A
Taxes and Government Assessments .....	500	6,000
<b>TOTAL</b>	<b><u>\$ 40,097</u></b>	<b><u>\$ 481,164</u></b>

I, Thomas M. Ryan, as president of White Sands Maui Development, Incorporated, the developer of the WorldMark, The Club at Kihei, Maui condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

\_\_\_\_\_  
 THOMAS M. RYAN  
 President  
 White Sands Maui Development, Incorporated

Date: MAY 11 2001

(\*) Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether, in arriving at the figure for "Reserves", the Developer has 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.

Pursuant to §514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

Developer's Explanation Regarding Replacement Reserve Figure

In arriving at the figure for "Reserves," as set forth in Exhibit "G-1" to the Condominium Public Report, the developer did not conduct a reserve study in accordance with HRS § 514A-83.6 or HAR § 126-107-65. The figure is an estimate, based on reasonable projections of reserve requirements.

White Sands Maui Development, Incorporated



\_\_\_\_\_  
Thomas M. Ryan  
President

Date:     **MAY 11 2001**

## EXHIBIT H

### SUMMARY OF SALES CONTRACT

The Deposit Receipt, Reservation and Sales Agreement (the "Sales Contract") contains the price and other terms and conditions under which a purchaser will agree to buy an apartment in the Project. Among other things, the Sales Contract states:

(a) The total purchase price, method of payment and additional sums which must be paid in connection with the purchase of an apartment.

(b) That the purchaser acknowledges having received and read a public report (either preliminary, contingent or final) for the Project prior to signing the Sales Contract.

(c) That the Developer makes no representations concerning rental of an apartment, income or profit from an apartment, or any other economic benefit to be derived from the purchase of an apartment.

(d) That the Sales Contract may be subordinate to the lien of a construction lender.

(e) That the purchaser's money will be held in escrow, under the terms of the Escrow Agreement.

(f) Requirements relating to the purchaser's financing of the purchase of an apartment.

(g) That the apartment and the Project will be subject to various other legal documents which the purchaser should examine, and that the Developer may change these documents under certain circumstances.

(h) That the Developer makes no warranties regarding the apartment, the Project or anything installed or contained in the apartment or the Project.

(i) That the Project will be subject to ongoing construction and sales activities which may result in certain annoyances to the purchaser.

(j) That the purchaser must close the purchase at a certain date and pay closing costs, in addition to the purchase price.

(k) That the Developer has reserved certain rights and powers relating to the Project and the purchaser acknowledges and consents to the exercise of such rights and powers.

(l) That except under certain circumstances, as set forth in the Sales Contract, all interest on deposits toward the purchase price shall be the property of the Developer.

The Sales Contract contains various other important provisions relating to the purchase of an apartment in the Project. Purchasers and prospective purchasers should carefully read the specimen Sales Contract on file with the Real Estate Commission.

**EXHIBIT I**

**SUMMARY OF ESCROW AGREEMENT**

The Escrow Agreement sets up an arrangement under which the deposits a purchaser makes pursuant to a Sales Contract will be held by a neutral party ("Escrow"). Under the Escrow Agreement, these things will or may happen:

- (a) Escrow will let the purchaser know when payments are due.
- (b) Escrow will arrange for the purchaser to sign all necessary documents.
- (c) Except under certain circumstances as set forth in the Sales Contract, all deposits toward the purchase price shall be the property of the Developer.
- (d) The purchaser will be entitled to a refund of his or her funds only under certain circumstances as set forth in the Sales Contract.

The Escrow Agreement also establishes the procedures for the retention and disbursement of a purchaser's funds and says what will happen to the funds upon a default under the Sales Contract. The Escrow Agreement contains various other important provisions and establishes certain charges with which a purchaser should be familiar. Purchasers and prospective purchasers should carefully read the signed Escrow Agreement on file with the Real Estate Commission.

**EXHIBIT J**

**RESERVED RIGHTS**

- A. Upon completion of the Project, the Developer shall amend the Declaration and the Condominium Map (if necessary) to file the "as built" verified statement required by Section 514A-12 of the Condominium Property Act.
- B. Until all of the apartments have been sold, the Developer may amend the Declaration, the Bylaws and/or the Condominium Map to make such amendments as may be required by law, by the Real Estate Commission, by the title insurance company, by a mortgage lender, or by any governmental agency (including the VA, HUD, FNMA and/or FHLMC), provided that no such amendments change the common interest appurtenant to an apartment or substantially change the design, location or size of an apartment.
- C. Until all of the apartments have been sold and the "as built" verified statement is filed, the Developer may amend the Declaration and the Condominium Map to (i) reflect alterations in any apartment which has not been sold; and (ii) reflect minor changes in any apartment or in the common elements which do not affect the physical location, design or size of any apartment which has been sold.
- D. The Developer may amend the Declaration to designate parking stalls not otherwise designated as limited common elements to be appurtenant to and for the exclusive use of any apartment in the Project, or for use as guest stalls for the Project.
- E. The Developer has reserved the right, but is not obligated, to effect the merger of additional condominium projects with the Project. In the Developer's discretion, any such merger shall be for administrative purposes only (an "administrative merger") or for both administrative purposes and for purposes of allocating ownership of common elements in the projects to be merged among all of the apartment owners of the merged project. In the event of merger for purposes of allocating ownership interest (an "ownership merger"), each apartment owner's common interest appurtenant to his or her apartment will be recalculated and may be reduced or increased to reflect that proportion which his or her apartment's net interior floor area bears to the total net interior floor area of all apartments in the merged project. The Developer has the right to execute and record a declaration of merger of condominium phases, amendments to the Declaration and other documents to effect such a merger, including but not limited to a consolidation of the land covered by the Project with any other parcel(s) of land in connection with a merger, in accordance with the terms and provisions of the declaration of merger of condominium phases.

See Section O of the Declaration for easements reserved to the Developer with respect to the construction, maintenance, operation and sale of additional phases. See also page 16 of this public report for further information concerning merger.

## EXHIBIT K

### ALTERATIONS TO APARTMENTS

Section L.2 of the condominium declaration provides as follows:

Any alterations or additions solely within an Apartment or within a limited common element appurtenant to and for the exclusive use of an Apartment or more than one Apartment, shall require only the written approval thereof, including the plans thereof, by the Owners of such Apartment(s), by the holders of first mortgage liens affecting such Apartment(s) (if the lienholders require such approval), by the appropriate agencies of the State of Hawaii and the County of Maui if such agencies so require, and by the Board (which approval shall not be unreasonably or arbitrarily withheld or delayed), and by all other Owners thereby directly affected (as determined in a reasonable manner by the Board). Upon completion of such alterations or additions, the Apartment Owner(s) directly affected shall duly Record and file of record an amendment to this Declaration together with the approved plans showing only such alterations or additions within an Apartment space or within a limited common element as aforesaid. Such amendment to this Declaration need only be executed by the Apartment Owner(s) directly affected and their first mortgagees, as may be required.

Section L.4 of the condominium declaration provides as follows:

Any provision of this Section L to the contrary notwithstanding, Apartment Owners shall have the right to divide and/or consolidate their respective Apartments as provided in and pursuant to this Section L.4.

(a) Subject to the requirements of subsection L.4(c) below, an Apartment Owner may make alterations or additions within such Owner's Apartment and convert the Apartment into two or more Apartments with modified floor plans. In such event, the common interest appurtenant to the Apartment to which such alterations or additions were made (the "affected Apartment") shall be reapportioned among the Apartments resulting from such alterations or additions (the "modified Apartments") in proportion of the relative net floor areas of the modified Apartments. Further in such event, limited common elements appurtenant to the affected Apartment, and parking stalls allocated to the affected Apartment in accordance with Section P.2 of this Declaration, shall be assigned or reallocated to the modified Apartments in the reasonable discretion of the Owner of the affected Apartment.

(b) Subject to the requirements of subsection L.4(c) below, an Apartment Owner owning two or more Apartments separated only by common elements which are walls or doors may alter or remove all or portions of such intervening walls or doors and make other alterations or additions within such Apartments and convert the Apartments into a single Apartment or into two or more Apartments with modified floor plans. In such event, and if the net living areas of the Apartment(s) resulting from such removal, alterations or additions (the "modified Apartments") are not the same as the net living areas of the Apartments to which such removal, alterations or additions were made (the "affected Apartments"), then the aggregate total common interests appurtenant to the affected Apartments shall be reapportioned among the modified Apartments in proportion to the relative net floor areas of the modified Apartments. Further, in such event, parking stalls allocated to the affected Apartments in accordance with Section T.2 of this Declaration, shall be assigned or reallocated to the modified Apartments in the reasonable discretion of the Owner of the affected Apartments.

(c) The rights of an Apartment Owner pursuant to subsections L.4(a) and L.4(b) above are subject to the following terms and conditions:

(i) All such removal, alterations and additions shall be in accordance with complete plans and specifications therefor prepared by a Hawaii registered architect and filed with the Board, and shall be in accordance with all applicable laws,

ordinances, rules and regulations made by governmental or quasi-governmental authority.

(ii) Such removal, alterations and additions shall not affect the structural integrity of the building or the soundness and safety of the Project, nor impair any easement or hereditament thereof.

(iii) Any altered or added common element walls or doors separating the modified Apartments shall be designed and constructed to a structural quality and cosmetic finish substantially comparable to other such common elements in the Project.

(iv) Such removal, alterations or additions shall not deprive other Apartment Owners from the use or enjoyment of their respective Apartments nor otherwise directly affect any nonconsenting Apartment Owner.

(v) All such removal, alterations and additions shall be at the expense of the Owner of the affected Apartment(s), and shall be completed within six months of commencement thereof.

(vi) During the entire course of all such removal, alterations and additions, the Owner of the affected Apartment(s) shall obtain and maintain, at such Owner's expense, builder's all risk insurance in an amount not less than the estimated cost of construction. The Association shall be named as an additional insured and evidence of such insurance shall be deposited with the Board.

(vii) Prior to commencement of any such removal, alterations or additions, and as a condition thereto, the Owner of the affected Apartment(s) shall obtain and maintain, at such Owner's expense, a payment and performance bond naming as obligees, collectively, the Association and all Apartment Owners as their interests may appear, in a sum not less than one hundred percent of the cost of construction and with a corporate surety authorized to do business in Hawaii, assuring performance of such construction free and clear of mechanic's and materialmen's liens, and all claims in lieu of mechanic's and materialmen's liens arising under the Act.

(viii) All such removal, alterations and additions shall require the vote or written consent of only the Owner of the affected Apartment(s), together with the written approval of the holders of mortgage liens on the affected Apartment(s) (if the lienholders require such approval).

(ix) Promptly upon completion of such removal, alterations and additions, the Owner of the affected Apartment(s) shall duly Record and file of record an amendment to this Declaration, together with approved plans showing such removal, alterations and additions, containing: (i) an amended description of the Project reflecting the modified Apartments and related common elements; (ii) the reapportioned common interests appurtenant to the modified Apartments; (iii) the assignment of parking stall allocations to the modified Apartments; and (iv) a certification by a Hawaii registered architect or professional engineer that the plans being filed therewith fully and accurately depict the layout, location, apartment numbers, dimensions and elevations of the modified Apartments, as built. Such amendment need only be executed by the Owner of the affected Apartment(s).

(x) Upon completion of the events described in subsection L.4(c)(ix) above, the Owner of the affected Apartment(s) shall for all purposes be deemed the "Apartment Owner" as to the modified Apartments, and common elements added or modified in accordance with this Section L.4 shall for all purposes be deemed

common elements of the Project. Prior to any sale of the modified Apartments, the Owner of the modified Apartments shall, if required by the Act, apply for and obtain a condominium public report describing and covering the modified Apartments, and shall indemnify Declarant, the Association, and all other Apartment Owners from and against all liability for any failure to properly do so.