

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer: ABBY JUDSON WOLVERTON and JACQUELYN ADELE WOLVERTON
Address: 341 Eggerking Road, Kapaa, Hawaii 96746

Project Name(*): EGGERKING ROAD CONDOMINIUM
Address: 341 and 341-A Eggerking Road, Kapaa, Hawaii 96746

Registration No. 5710

Effective date: October 2, 2006

Expiration date: November 2, 2007

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, in 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.

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

x SUPPLEMENTARY: (pink) This report updates information contained in the: [] Preliminary Public Report dated: [x] Final Public Report dated: June 10, 2005 [] Supplementary Public Report dated:

And [] Supersedes all prior public reports [x] Must be read together with The Final Public Report dated June 10, 2005 [] This report reactivates the public report(s) which expired on

(*) Exactly as named in the Declaration

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

- Required and attached to this report
Attached hereto as Amended 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:

This Supplemental Public Report reflects two changes to the recorded documents:

- (1) a change to the declaration reflecting completion of the structure and room designation for the waste water system; and
- (2) a change to the protective covenants with respect to animal restrictions and noxious materials and odors.

The Real Estate Broker for this project has changed to Assist2Sell Island Style Properties as noted on page 5 of this public report.

SPECIAL NOTICE:

This is a condominium project, not a subdivision. 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.

1. There are presently two residential structures on the project.
2. 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.
3. 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 or dash lines on the Condominium Map generally represent the location of the limited common element or easements assigned to each unit.
4. 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.
5. At present there is a County public water system available from the public road adjacent to this project. The individual units are connected to the public water system. There is no public wastewater disposal system available to the project. Individual units are connected to a shared septic system capable of servicing dwellings that together have no more than five bedrooms. Unit 1 is assigned the right to use two of the five bedrooms. Unit 2 is assigned the right to use three of the five bedrooms.

This Public Report does not constitute approval of the Project by the Real Estate Commission or any other governmental agencies, nor does it insure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

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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I. PERSONS CONNECTED WITH THE PROJECT

Developer: Abby Judson Wolverton and Jacquelyn Adele Wolverton Phone: (808) 822-0988
 Name* (Business)
341 Eggerking Road
 Business Address
Kapaa, Hawaii 96746

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):

N/A

Real Estate Broker*: Assist2Sell Island Style Properties (as to Unit 1) Phone: (808) 823-6388
 Name (Business)
4-1579 Kuhio Highway, Unit 210
 Business Address
Kapaa, Hawaii 96746

Escrow: Title Guaranty Escrow Services, Inc. Phone: 808-521-0211
 Name (Business)
235 Queen Street, First Floor
 Business Address
Honolulu, Hawaii 96813

General Contractor*: Us Guys Builders LLC (see Exhibit G attached hereto) Phone: 808-245-7788
 Name (Business)
4-1070B Kuhio Highway
 Business Address
Lihue, Hawaii 96766

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

Attorney for Developer: Glen T. Hale Phone: 808-245-4100
Hale & Goldberg LLP (Business)
 Name
2970 Kele Street Suite 210
 Business Address
Lihue, Hawaii 96766-1803

*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. 2004-196333

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]: First Amendment to Declaration of Condominium Property Regime of Eggerking Road Condominium dated December 29, 2004, and recorded as Document No. 2005-003464. Second Amendment to Declaration of Condominium Property Regime of Eggerking Road Condominium dated May 4, 2006 and recorded as Document No. 103863.

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. 3840

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. 2004-196334

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]:

	Unit 1 Fee Owners:		Unit 2 Fee Owners:
Fee Owner:	Abby Judson Wolverton and Jacquelyn Adele Wolverton	and	Edward L. Altman and J. Noel Altman
	Name		
	341 Eggerking Road		4701 Kawaihau Road
	Address		
	Kapaa, Hawaii 96746		Kapaa, Hawaii 96746
	_____		_____
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: Two (2) Floors Per Building One (1)
 Exhibit _____ contains further explanations.
3. Principal Construction Material:
 Concrete Hollow Tile Wood
 Other _____
4. Permitted Uses by Zoning:

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

- Household pets may be kept consistent with any applicable law or restrictive covenants
- [X] Pets: applicable to the project so long as they do not become a nuisance to the other owners.
- [] Number of Occupants: _____
- Protective Covenants, Conditions and Restrictions, a summary of which is attached
- [X] Other: hereto as Amended Exhibit "I".
- [] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: -0- Stairways: -0- Trash Chutes: -0-

Apt. No.	Quantity	BR/Bath	Net Living Area (sf)*	Net Other Area (sf)	(Identify)
<u>1</u>	<u>1</u>	<u>2/2</u>	<u>1,242</u>	<u>126</u>	<u>lanai</u>
				<u>50</u>	<u>entry</u>
				<u>428</u>	<u>garage with</u>
					<u>laundry area</u>
<u>2</u>	<u>1</u>	<u>3/2</u>	<u>1,242</u>	<u>126</u>	<u>lanai</u>
				<u>50</u>	<u>entry</u>
				<u>428</u>	<u>garage with</u>
					<u>laundry area</u>

Total number of Apartments: two (2)

***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.

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 (see attachment 11a). Developer has not elected to provide the information in a published announcement or advertisement.

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 of Final Report.

as follows:

3. Common Interests: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interests." 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 of Final Report.

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 on or your purchase and ownership of an apartment in the project.

Exhibit F describes the encumbrances against the title contained in the title report(s) dated August 21, 2006 and issued by Title Guaranty of Hawaii, Inc.

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all the 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 given 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 Land Patent Grant No. 12,075; Affidavit of Ronald Casuga; Mortgage; and Grant of Easement

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107) are available online. Please refer to the following:

Website to access official copy of laws: www.capitol.hawaii.gov

Website to access unofficial copy of laws: www.hawaii.gov/dcca/hrs

Website to access rules: www.hawaii.gov/dcca/har

This Public Report is a part of Registration No. 5710 filed with the Real Estate Commission on June 13, 2005.

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

YELLOW paper stock

WHITE paper stock

PINK paper stock

C. **Additional Information Not Covered Above:**

This is a condominium project, not a subdivision. Units purchased are not on subdivided lots. If a residence is not already built, you will be required to comply with zoning code to be allowed to construct a residence on your limited common element. To determine whether your expectations can be realized, you should carefully review the contents of this Report, especially the Exhibit to this report which is a 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, possession of animals, and cultivation of crops. You should also conduct your own investigations and ascertain the validity of information provided.

Residential improvements are located on Units 1 and 2 of the project. These structures can be replaced by or remodeled as allowed by law and project documents. The prospective purchaser shall have the right to undertake such work at purchaser's expense. The purchaser shall also, in such event, file the "as-built" certificate within thirty days of completion of the residence in conformance with Section 514A-12, Hawaii Revised Statutes, and record an amendment of the Declaration of Condominium Property Regime ("Declaration") to describe the residence. The County of Kauai Planning Department, in order to process the necessary permits for the construction of any other structure, requires authorization from at least 75% of the legal and equitable ownership of the entire project, consistent with the Declaration and the Bylaws ("condominium documents").

Except as limited specifically by the condominium documents and subdivision restrictive covenants, all uses permitted in the residential zone are permitted. Uses in one zone are not the same as in the other, and the prospective purchaser should consult the appropriate county agency for information on uses and construction in the respective zones.

A buyer should understand that all development and use of the property shall be in compliance with County codes and ordinances, that owners in this condominium project will not necessarily receive the same County benefits as owners of approved subdivided lots, and that 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 expectations.

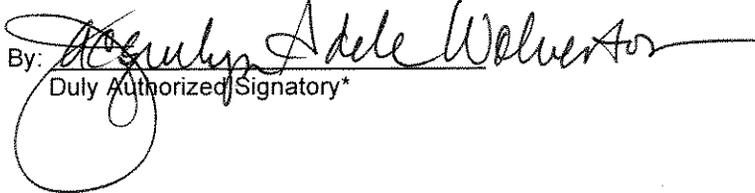
Easement "AU-1", area 960 square feet, as shown on the Condominium Map for this Project, is an easement for access and utility purposes over Unit 1 and in favor of Unit 2. A wastewater disposal system is located within the easement area. The owner of Unit 2 has the right to enter the easement area for the purposes of maintenance, repair or replacement of the wastewater disposal system and is responsible for one-half of such costs and one-half of the costs to restore the easement area to its original condition. Unit 1 is responsible for the other half of the expenses.

At present there is a County public water system available from the public road adjacent to this project. The individual units are connected to the public water system. There is no public waste water disposal system available to the project. Individual units are connected to a shared septic system capable of servicing dwellings that together have no more than a total of five bedrooms. Unit 1 is given the right to use two of the five bedrooms. Unit 2 is given the right to use three of the five bedrooms.

- 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.

ABBY JUDSON WOLVERTON and
JACQUELYN ADELE WOLVERTON

Name of Developer

By: 		<u>August 3, 2006</u>
Duly Authorized Signatory*		Date
By: 		<u>August 3, 2006</u>
Duly Authorized Signatory*		Date

ABBY JUDSON WOLVERTON and
JACQUELYN ADELE WOLVERTON, Developer/Unit 1 Owners

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, County of Kauai

Planning Department, County of Kauai

***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.**

AMENDED 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. Road as shown on map attached to Land Patent Grant Number 12,075, dated April 11, 1951.
3. 2-feet wide, future road widening reserve along Eggerking Road. There shall be no new structures permitted within the reserve, new structures shall be set back from the reserve, as contained in instrument dated July 31, 2001, recorded as Document No. 2001-146904.

4. MORTGAGE

MORTGAGOR: ABBY JUDSON WOLVERTON and JACQUELYN ADELE WOLVERTON, husband and wife

MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., a separate corporation acting solely as nominee for US Financial Mortgage Corp., a Hawaii corporation organized and existing under the laws of Hawaii

DATED: October 21, 2005

RECORDED: Document No. 2005-226487

The foregoing instrument was amended by the following:

MORTGAGE CORRECTION

Dated: August 10, 2006

Recorded: August 21, 2006, in the Bureau of Conveyances of the State of Hawaii, Document No. 2006-152353.

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

INSTRUMENT: DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "EGGERKING ROAD CONDOMINIUM" CONDOMINIUM PROJECT

DATED: September 17, 2004
RECORDED: Document No. 2004-196333
MAP: 3840 and any amendments thereto

Said above Declaration was amended by instrument dated December 29, 2004, recorded as Document No. 2005-003464, and instrument dated May 4, 2006, recorded as Document No. 2006-103863.

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

INSTRUMENT: BY-LAWS OF THE ASSOCIATION OF APARTMENT OWNERS

DATED: September 17, 2004
RECORDED: Document No. 2004-196334

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

INSTRUMENT: DECLARATION OF PROTECTIVE COVENANTS AND HOUSE RULES OF RAPOZO OHANA

DATED: September 17, 2004
RECORDED: Document No. 2004-196335

Said above Declaration was amended by instrument dated June 21, 2006, recorded as Document No. 2006-117526.

8. GRANT

TO: KAUAI ISLAND UTILITY COOPERATIVE and VERIZON HAWAII INC., a Hawaii corporation

DATED: September 10, 2004
RECORDED: Document No. 2004-235561
GRANTING: easement for utility purposes

9. Reservation in favor of State of Hawaii of all mineral and metallic mines.

END OF AMENDED EXHIBIT F

AMENDED EXHIBIT G

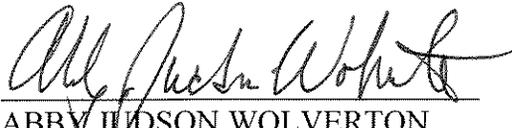
AMENDED DISCLOSURE ABSTRACT FOR EGGERKING ROAD CONDOMINIUM

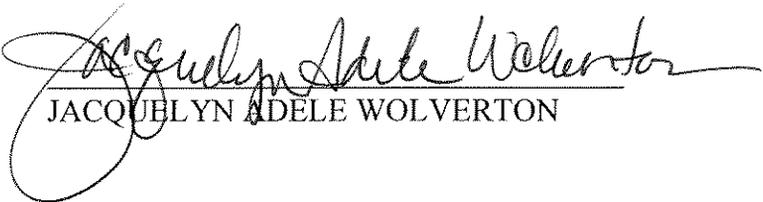
Pursuant to Hawaii Revised Statutes, Section 514(A)-61, the Developer of EGGERKING ROAD CONDOMINIUM makes the following disclosures:

1. The Developers of the project are ABBY JUDSON WOLVERTON and JACQUELYN ADELE WOLVERTON, 341 Eggerking Road, Kapaa, Hawaii 96746.
2. See Exhibit H to the Final Public Report for the projected annual maintenance fees. The Developers hereby certify 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 residential purposes only. No units shall be used for hotel or timeshare purposes. There will be no commercial use except those activities permitted by County Ordinance.
5. The real estate broker for the Project is Assist2Sell Island Style Properties, whose address is 4-1579 Kuhio Highway, Unit 210, Kapaa, Hawaii 96746, and whose telephone is (808) 823-6388.
6. The Developer has not conducted a reserve study in accordance with 514A-83.6, 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.
7. This project includes two completed structures being converted to condominium ownership.
8. Easement "AU-1", area 960 square feet, as shown on the Condominium Map for this Project, is an easement for access and utility purposes over Unit 1 and in favor of Unit 2. A wastewater disposal system is located within the easement area. The owner of Unit 2 has the right to enter the easement area for the purposes of maintenance, repair or replacement of the wastewater disposal system and is responsible for one-half of such costs and one-half of the costs to restore the easement area to its original condition. Unit 1 is responsible for the other half of the expenses.

9. At present there is a County public water system available from the public road adjacent to this project. The individual units are connected to the public water system. There is no public wastewater disposal system available to the project. Individual units are connected to a shared septic system capable of servicing dwellings that together have no more than a total of five bedrooms. Unit 1 is given the right to use two of the five bedrooms. Unit 2 is given the right to use three of the five bedrooms.

In witness whereof, the Developers have executed this Disclosure Abstract this 3rd day of August, 2006.


ABBY JUDSON WOLVERTON


JACQUELYN ADELE WOLVERTON

RECEIPT

The undersigned has received a copy of the foregoing Disclosure Abstract with Exhibit H this _____ day of _____, 200____.

Purchaser(s):

END OF AMENDED EXHIBIT G

AMENDED EXHIBIT I

AMENDED SUMMARY OF PROTECTIVE COVENANTS AND HOUSE RULES FOR EGGERKING ROAD CONDOMINIUM

This is a summary of the recorded Declaration of Protective Covenants and House Rules ("House Rules") for the condominium Project. This is not meant to completely recite the actual provisions of the House Rules, nor to cover every issue in which a purchaser might have interest. The prospective purchaser is urged to obtain a full copy of the House Rules from the condominium Developer prior to entering into an agreement to purchase a unit in this Project.

Building Permits: Any owner desiring to construct improvements on a unit will have to comply with County of Kauai building and zoning codes.

Water and Utilities: Each unit owner will be required to connect water, electricity and telephone to his/her improvements at his/her own cost and expense.

Wastewater Treatment: Each unit shall be required to share a state-approved wastewater treatment system.

Construction: There are limits on materials and types of construction.

Pets/Noise in General/Noxious Materials or Odors: There are restrictions on types and numbers of animals as well as the levels of noise, dust, noxious materials and odors permissible within the Project.

Common Area Land: The Association shall determine and control the common area land, if any.

Noxious Activities: There are restrictions regarding the spraying of chemicals and pesticides.

Common Element Expenses and Enforcement: The Association shall provide for common area expenses necessary to maintain the project in acceptable condition.

Repeal or
Modification:

These Covenants may be modified by an affirmative vote of the holders of 75% of the common interests in the Project.

Arbitration:

Disputes concerning any unit owner, the Association, its Board, Managing Agent or the condominium documents shall be submitted to arbitration.

END OF AMENDED EXHIBIT I