DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM

CONDOMINIUM PROJECT NAME	KĪPUKA AT HOAKALEI, INCREMENT 8
Project Address	End of Kaikohola Street Ewa Beach, Hawaii 96706
Registration Number	7501
Effective Date of Report	May 6, 2014
Developer(s)	Kipuka at Hoakalei, LLC

Preparation of this Report

The Developer prepared this report to disclose relevant information, including "material facts", that are reasonably known to the Developer about the condominium project covered by this report. This report has been prepared pursuant to the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, as amended from time to time. The law defines "material facts" to mean "any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale."

This report has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts or all pertinent changes, or both, about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

This report may be used by the Developer for promotional purposes only if it is used in its entirety. No person shall advertise or represent that the Commission has approved or recommended the project, this report or any of the documents submitted with Developer's application for registration of this project.

This report will be amended if, after the effective date of this report, any changes, either material or pertinent changes, or both, occur regarding the information contained in or omitted from this report. In that case, the Developer is required to submit immediately to the Commission an amendment to this report or an amended Developer's Public Report, clearly reflecting the changes, including any omitted material facts, together with such supporting information as may be required by the Commission. In addition, the Developer may choose at any time to change or update the information in this report. Annually, at least thirty days prior to the anniversary date of the Effective Date of this report, the Developer shall file an annual report to update the material contained in this report. If there are no changes, the Developer is required to state that there are no changes. The Developer's obligation to amend this report or to file annual reports ends when the initial sales of all units in the project have been completed.

Purchasers are encouraged to read this report carefully and to seek professional advice before signing a sales contract for the purchase of a unit in the project.

Signing a sales contract may legally bind a purchaser to purchase a unit in the project, though a purchaser may have rights to cancel or rescind a sales contract under particular circumstances that may arise.

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

SPECIAL ATTENTION

[Use this page for special or significant matters which should be brought to the purchaser's attention and that are not covered elsewhere in this report.]

A. Kīpuka at Hoakalei and Hoakalei Resort.[1]

(1) Kīpuka at Hoakalei. This condominium project, known as Kīpuka at Hoakalei, is the second residential development of the Hoakalei Resort master planned community. Kīpuka at Hoakalei will be a gated community and consist of approximately 17.531 acres of land. The development is proposed to be developed incrementally. A total of approximately 131 single family, free standing dwelling units may be developed at Kīpuka at Hoakalei pursuant to Cluster Housing Permit No. 2011/CL-3 issued by the City Department of Planning and Permitting. This Project is the eighth increment of single-family homes that are being developed at Kīpuka at Hoakalei.

(2) Hoakalei Resort. The long-range plan for the Hoakalei Resort calls for certain recreational and commercial components, including a golf course, recreational lagoon, hotel/timeshare units, retail/commercial center, and approximately 2,336 residential units. Purchase of a Unit in Kīpuka at Hoakalei, Increment 8, shall not entitle a purchaser any right to use of any such recreational components or amenities when and/or if ever built except to the extent disclosed herein. The current master plan for the Hoakalei Resort is depicted in various advertising materials and displays but portions of the master plan are still conceptual in nature and subject to change and reconfiguration as the Hoakalei Resort is developed. There are no guarantees that these components will be developed or that the components will be developed as depicted or described in these various advertising materials and displays.

All owners of a unit in this condominium project will be subject to the provisions of the Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community (the "Master Declaration"), and the Kīpuka at Hoakalei Architectural Guidelines, as the same may be amended or supplemented from time to time (see Exhibits "N" and "O" for a description of each document, respectively). All owners will also automatically become members of the Hoakalei Resort Community Association, which is the community association for the Hoakalei Resort. Unit owners will be responsible for the payment of their respective shares of the expenses incurred by the associations in the maintenance of the Kīpuka at Hoakalei and the Hoakalei Resort. The monthly fees for the various associations are estimated in the budgets attached as Exhibit "J".

B. Interim Reduction in Budget

As indicated in Exhibit J, the Recreation Area and the Residents Club will not be constructed and available for use by residents of the Project until sometime in the future. Until such facilities are constructed and available for use by Unit owners of the Project, Unit owners will not be charged (a) the portion of the estimated monthly maintenance fee attributable to the Recreation Area (currently estimated at $86.53 per Unit/month) and (b) the $20.00 Residents Club assessment, which is currently included as part of the current monthly Master Association fee shown in the Budget. The interim reduction of the maintenance fee will terminate once the Recreation Area becomes available for use by Unit owners of the Project. The interim waiver of the Residents Club assessment will terminate once the First Phase of the Residents Club is completed and becomes available for use by Unit owners of the Project.

[1] Nothing stated in this public report shall be construed as a representation or warranty by Developer or its affiliates that any of the above, with the exception of the condominium units that are part of this public report, will be developed.

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EXHIBIT O: Description of the Master Declaration of Covenants, Conditions, and Restrictions for Hoakalei Resort Community

General Information On Condominiums

A condominium is a special form of ownership of real property. To create a condominium in Hawaii after July 1, 2006, the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, must be followed. 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 and/or the building(s) and other improvements are leased to the purchaser. The lease for the land usually requires that at the end of the lease term, the lessees (unit owners) deliver their interest in the land to the lessor (fee property owner).

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

You will be entitled to exclusive ownership and possession of your unit. Subject to the documents governing them, condominium units may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift or operation of law.

Your unit will, however, be part of the group of units that comprise the condominium project. Study the project's Declaration of Condominium Property Regime, Bylaws of the Association of Unit Owners, Condominium Map and House Rules, if any, which are being concurrently delivered to you with this report. These documents contain important information on the use and occupancy of the units and the common elements of the project, as well as the rules and regulations of conduct for unit owners, tenants and guests.

Operation of the Condominium Project

The Association of Unit Owners is the entity through which unit owners may take action with regard to the administration, management and operation of the condominium project. Each unit 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 a unit owner. The Board and officers can take certain actions without the vote of the unit owners. For example, the Board may hire and fire employees, increase or decrease maintenance fees, adopt budgets for revenues, expenses and reserves and regulate the use, maintenance, repair and replacement of common elements. Some of these actions may significantly impact the unit owners.

Until there is a sufficient number of purchasers of units to elect a majority of the Board, it is likely at first 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 purchasers should understand that it is important to all unit owners that the transition of control from the Developer to the unit owners be accomplished in an orderly manner and in a spirit of cooperation.

1. THE CONDOMINIUM PROJECT

1.1 The Underlying Land

Fee Simple or Leasehold Project	☒ Fee Simple	☐ Leasehold (attach Leasehold Exhibit)
Developer is the Fee Owner	☒ Yes	☐ No
Fee Owner's Name if Developer is not the Fee Owner		
Address of Project	End of Kaikohola Street, Ewa Beach, Hawaii 96706	
Address of Project is expected to change because	The land underlying the Project has been subdivided, but street addresses have not yet been assigned.	
Tax Map Key (TMK)	(1) 9-1-162-006	
Tax Map Key is expected to change because	N/A	
Land Area	Approximately 1.023 acres	
Developer's right to acquire the Property if Developer is not the Fee Owner (describe)	N/A	

1.2 Buildings and Other Improvements

Number of Buildings	Nine (9)
Floors Per Building	Two (2)
Number of New Building(s)	Nine (9)
Number of Converted Building(s)	0
Principal Construction Materials (concrete, wood, hollow tile, steel, glass, etc.)	Concrete, wood, glass, steel, and allied construction materials.

1.3 Unit Types and Sizes of Units

Unit Type	Quantity	BR/Bath	Net Living Area	Net Other Areas	Other Areas (lanai, garage, etc.)	Total Area
See Exhibit **A.**						

9	**Total Number of Units**

Note: Net Living Area is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. Other documents and maps may give floor area figures that differ from those above because a different method of determining floor area may have been used.

1.4 Parking Stalls

Total Parking Stalls in the Project:	18
Number of Guest Stalls in the Project:	0
Number of Parking Stalls Assigned to Each Unit:	2
Attach Exhibit **B** specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open).	
If the Developer has reserved any rights to assign or re-assign parking stalls, describe such rights. N/A	

1.5 Boundaries of the Units

Boundaries of the unit: See Exhibit **C**.

1.6 Permitted Alterations to the Units

Permitted alterations to the unit (if the unit is defined as a non-physical or spatial portion of the project, also describe what can be built within such portion of the project): See Exhibit **D**.

1.7 Common Interest

Common Interest: Each unit will have a percentage interest in the common elements appurtenant to each unit. This interest is called the "common interest". It is used to determine each unit'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 unit owners. The common interest for each unit in this project, as described in Declaration, is:
Described in Exhibits **E**
As follows: See Exhibit **E**

1.8 Recreational and Other Common Facilities (Check if applicable):

☒	Swimming pool
☐	Laundry Area
☐	Storage Area
☐	Tennis Court
☒	Recreation Area
☐	Trash Chute/Enclosure(s)
☐	Exercise Room
☒	Security Gate
☒	Playground
☒	Other (describe): Jetted spa adjacent to swimming pool

1.9 Common Elements

Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designated as limited common elements (see Section 1.10 below) may be used only by those units to which they are assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration, are set forth below.
Described in Exhibit **F**.
Described as follows: See Exhibit **F**.

Common Element	**Number**
Elevators	N/A
Stairways	0
Trash Chutes	0

1.10 Limited Common Elements

Limited Common Elements: A limited common element is a portion of the common elements that is reserved for the exclusive use of one or more but fewer than all units in the project.
Described in Exhibit **G**.
Described as follows: See Exhibit **G**.

1.11 Special Use Restrictions

The Declaration and Bylaws may contain restrictions on the use and occupancy of the units. Restrictions for this project include, but are not limited to, those described below:	
☒	Pets: Limited to two (2) generally recognized domestic house pets
☐	Number of Occupants:
☒	Other: No transient or hotel use, no time sharing permitted.
☐	There are no special use restrictions.

1.12 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 a unit in the project. Encumbrances shown may include blanket liens which will be released prior to conveyance of a unit (see Section 5.3 on Blanket Liens).
Exhibit **H** describes the encumbrances against title contained in the title report described below.
Date of the title report: February 12, 2014
Company that issued the title report: Title Guaranty of Hawaii, Inc.

1.13 Uses Permitted by Zoning and Zoning Compliance Matters

Uses Permitted by Zoning					
	Type of Use	No. of Units	Use Permitted by Zoning		Zoning
☒	Residential	9	☒ Yes	☐ No	R-5
☐	Commercial	N/A	☐ Yes	☐ No	N/A
☐	Mix Residential/Commercial	N/A	☐ Yes	☐ No	N/A
☐	Hotel	N/A	☐ Yes	☐ No	N/A
☐	Timeshare	N/A	☐ Yes	☐ No	N/A
☐	Ohana	N/A	☐ Yes	☐ No	N/A
☐	Industrial	N/A	☐ Yes	☐ No	N/A
☐	Agricultural	N/A	☐ Yes	☐ No	N/A
☐	Recreational	N/A	☐ Yes	☐ No	N/A
☐	Other (specify)	N/A	☐ Yes	☐ No	N/A
Is/Are this/these use(s) specifically permitted by the project's Declarations or Bylaws?			☒ Yes ☐ No		
Variances to zoning code have been granted.			☐ Yes ☒ No		
Describe any variances that have been granted to zoning code			N/A		

1.14 Other Zoning Compliance Matters

Conforming/Non-Conforming Uses, Structures and Lots

In general, a non-conforming use, structure or lot is a use, structure or lot that was lawful at one time but that does not now conform to present zoning requirements. Under present zoning requirements, limitations may apply to extending, enlarging or continuing the non-conformity and to altering and repairing non-conforming structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

If a variance has been granted or if uses, structures or lots are either non-conforming or illegal, the purchaser should consult with county zoning authorities as to possible limitations that may apply in situations such as those described above.

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

	Conforming	Non-Conforming	Illegal
Uses	☒	☐	☐
Structures	☒	☐	☐
Lot	☒	☐	☐

If a non-conforming use, structure or lot exists in this project, this is what will happen under existing laws or codes if the structure is damaged or destroyed:

N/A

1.15 Conversions

Developer's statements regarding units that may be occupied for residential use and that have been in existence for five years or more.	☐ **Applicable** ☒ **Not Applicable**

Developer's statement, based upon a report prepared by a Hawaii-licensed architect or engineer, describing the present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the units:

N/A

Developer's statement of the expected useful life of each item reported above:

N/A

List of any outstanding notices of uncured violations of any building code or other county regulations:

N/A

Estimated cost of curing any violations described above:

N/A

Verified Statement from a County Official

Regarding any converted structures in the project, attached as Exhibit ___ is a verified statement signed by an appropriate county official which states that either: N/A

(A) The structures are in compliance with all zoning and building ordinances and codes applicable to the project at the time it was built, and specifying, if applicable:
- (i) Any variances or other permits that have been granted to achieve compliance;
- (ii) Whether the project contains any legal non-conforming uses or structures as a result of the adoption or amendment of any ordinances or codes; and
- (iii) Any violations of current zoning or building ordinances or codes and the conditions required to bring the structure into compliance;

or

(B) Based on the available information, the county official cannot make a determination with respect to the foregoing matters in (A) above. N/A

Other disclosures and information:

N/A

1.16 Project In Agricultural District

Is the project in an agricultural district as designated by the land use laws of the State of Hawaii? **If answer is "Yes", provide information below.**	☐ **Yes** ☒ **No**

Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable state and county land use laws? ☐ Yes ☐ No

N/A

If the answer is "No", provide explanation.

Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable county real property tax laws? ☐ Yes ☐ No
N/A

If the answer is "No", provide explanation and state whether there are any penalties for noncompliance.

Other disclosures and information:

N/A

1.17 Project with Assisted Living Facility

Does the project contain any assisted living facility units subject to Section 321-11(10), HRS? **If answer is "Yes", complete information below.**	☐ **Yes** ☒ **No**

Licensing requirements and the impact of the requirements on the costs, operations, management and governance of the project.

N/A

The nature and the scope of services to be provided.

N/A

Additional costs, directly attributable to the services, to be included in the association's common expenses.

N/A

The duration of the provision of the services.

N/A

Other possible impacts on the project resulting from the provision of the services.

N/A

Other disclosures and information.

N/A

2. PERSONS CONNECTED WITH THE PROJECT

2.1 Developer(s)	Name: Kipuka at Hoalakei, LLC Business Address: 91-1001 Kaimalie Street, Suite 205, Ewa Beach, Hawaii 96706 Business Phone Number: (808) 689-7772 E-mail Address: tsagawa@haseko.com
Names of officers and directors of developers that are corporations; general partners of a partnership; partners of a limited liability partnership (LLP); or a manager and members of a limited liability company (LLC) (attach separate sheet if necessary).	HASEKO Development, Inc. – Manager HASEKO Investments, Inc. – Member HASEKO Development, Inc. Tsutomu Sagawa, President and Director Nancy Maeda, Executive Vice President Raymond S. Kanna, Executive Vice President Richard S. Dunn (R), Executive Vice President Lawrence K.Y. Chang, Secretary and Treasurer
2.2 Real Estate Broker	Name: HASEKO Realty (Hawaii), Inc. Business Address: 91-1001 Kaimalie Street, Suite 205 Ewa Beach, Hawaii 96706 Business Phone Number: (808) 689-7772 E-mail Address: dinafuku@hoakalei.com
2.3 Escrow Depository	Name: Title Guaranty Escrow Services, Inc. Business Address: 235 Queen Street, First Floor Honolulu, Hawaii 96813 Business Phone Number: (808) 521-0211
2.4 General Contractor	Name: HASEKO Construction Kīpuka , LLC Business Address: 91-1001 Kaimalie Street, Suite 205 Ewa Beach, Hawaii 96706 Business Phone Number: (808) 689-7772
2.5 Condominium Managing Agent	Name: Certified Management, Inc., dba Associa Hawaii Business Address: 737 Bishop Street, Suite 3100 Honolulu, Hawaii 96813 Business Phone Number: (808) 836-0911
2.6 Attorney for Developer	Name: Michael H. Lau Morihara Lau & Fong LLP Business Address: 841 Bishop Street, Suite 400 Honolulu, Hawaii 96813 Business Phone Number: (808) 526-2888

3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances (Regular System) or filing in the Office of the Assistant Registrar of the Land Court, or both, a Declaration of Condominium Property Regime, a Condominium Map and the Bylaws of the Association of Unit Owners. The Condominium Property Act (Chapter 514B, HRS), the Declaration, Bylaws and House Rules control the rights and obligations of the unit owners with respect to the project and the common elements, to each other, and to their respective units.

3.1 Declaration of Condominium Property Regime

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

Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	March 20, 2014	A-51960514

Amendments to Declaration of Condominium Property Regime		
Land Court or Bureau of Conveyances	Date of Document	Document Number
N/A		

3.2 Bylaws of the Association of Unit Owners

The Bylaws of the Association of Unit Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Unit 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 that affect how the condominium project will be governed.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Bureau of Conveyances	March 20, 2014	A-51960515

Amendments to Bylaws of the Association of Unit Owners		
Land Court or Bureau of Conveyances	Date of Document	Document Number

3.3 Condominium Map

The Condominium Map contains a site plan and floor plans, elevations and layout of the condominium project. It also shows the floor plan, unit number and dimensions of each unit.

Land Court Map Number	
Bureau of Conveyances Map Number	5265

Dates of Recordation of Amendments to the Condominium Map:

3.4 House Rules

The Board of Directors may adopt rules and regulations (commonly called "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. Changes to House Rules do not need to be recorded to be effective.		
The House Rules for this project:		
Are Proposed	☐	
Have Been Adopted and Date of Adoption	☒	March 20, 2014
Developer does not plan to adopt House Rules	☐	

3.5 Changes to the Condominium Documents

Changes to Condominium Documents: Changes to the Declaration, Bylaws and Condominium Map are effective only if they are duly adopted and recorded. Where permitted, the minimum percentages of the common interest that must vote for or give written consent to changes to the Declaration, Bylaws and Condominium Map are set forth below. The percentages for any individual condominium project may be more than the minimum set by law if the Declaration or Bylaws for the project so provide.

Document	Minimum Set by Law	This Condominium
Declaration	67%	67%
Bylaws	67%	67%

3.6 Rights Reserved by the Developer to Make Changes to the Condominium Project or Condominium Documents

☐	No rights have been reserved to the Developer to change the Declaration, Bylaws, Condominium Map or House Rules (if any).
☒	Developer has reserved the right to change the Declaration, Bylaws, Condominium Map and House rules (if any) and to add to or merge the project or to develop the project in one or more phases, and such rights are summarized as follows: See Exhibit I.

4. CONDOMINIUM MANAGEMENT

4.1 Management of the Common Elements

Management of the Common Elements: The Association of Unit 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.

The Initial Condominium Managing Agent for this project is (check one):	
☒	Not affiliated with the Developer
☐	None (self-managed by the Association)
☐	The Developer or any affiliate of the Developer
☐	Other (explain)

4.2 Estimate of the Initial Maintenance Fees

Estimate of the Initial Maintenance Fees: The Association will make assessments against your unit 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 unit and the unit may be sold through a foreclosure proceeding. Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.
Exhibit **J** contains a breakdown of the estimated annual maintenance fees and the monthly estimated maintenance fee for each unit, certified to have been based on generally accepted accounting principles, with the Developer's statement as to when a unit owner shall become obligated to start paying the unit owner's share of the common expenses.

4.3 Utility Charges to be Included in the Maintenance Fee

If checked, the following utilities are included in the maintenance fee:	
☒	Electricity for the common elements
☐	Gas for the common elements
☒	Water **(for irrigating certain front yard areas, common elements, and recreation area facilities)**
☒	Sewer **(for recreation area restrooms, swimming pool, and jetted spa)**
☒	TV Cable: **See disclosure in Section 6 regarding bundled cable, telephone & internet service.**
☐	Other (specify)

4.4 Utilities to be Separately Billed to Unit Owner

If checked, the following utilities will be billed to each unit owner and are not included in the maintenance fee:	
☒	Electricity for the Unit only
☐	Gas for the Unit only
☒	Water – **(Billed by Association to Unit owner based on submeter readings)**
☒	Sewer – **(Billed by Association to Unit owner based on water submeter readings)**
☐	TV cable
☐	Other (specify)

5. SALES DOCUMENTS

5.1 Sales Documents Filed with the Real Estate Commission

☒	Specimen Sales Contract Exhibit **K** contains a summary of the pertinent provisions of the sales contract. Including but not limited to any rights reserved by the Developer.
☒	Escrow Agreement dated: May 28, 2013 Name of Escrow Company: Title Guaranty Escrow Services, Inc. Exhibit **L** contains a summary of the pertinent provisions of the escrow agreement.
☐	Other:

5.2 Sales to Owner-Occupants

If this project contains three or more residential units, the Developer shall designate at least fifty percent (50%) of the units for sale to Owner-Occupants.

☒	The sales of units in this project are subject to the Owner-Occupant requirements of Chapter 514B.
☐	Developer has designated the units for sale to Owner-Occupants in this report. See Exhibit ____.
☒	Developer has or will designate the units for sale to Owner-Occupants by publication.

5.3 Blanket Liens

Blanket Liens: A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project or more than one unit that secures some type of monetary debt (such as a loan) or other obligation. Blanket liens (except for improvement district or utility assessments) must be released as to a unit before the developer coveys the unit to a purchaser. The purchaser's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the unit to the purchaser.

☐	There are no blanket liens affecting title to the individual units.
☒	There are blanket liens that may affect title to the individual units.

Type of Lien	Effect on Purchaser's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance
Mortgage	A lender has priority over a buyer's right under a sales contract and has a right to terminate a sale contract upon foreclosure of its mortgage before an
Financing Statement	apartment sale is closed. If foreclosed, the Buyer's deposit shall be refunded (less any escrow cancellation fees) and the sales contract between Seller
	and Buyer shall be cancelled.

5.4 Construction Warranties

Construction Warranties: Warranties for individual units and the common elements, including the beginning and ending dates for each warranty (or the method of calculating them), are as set forth below:
Building and Other Improvements: 10 Year Limited Warranty commencing on conveyance date of Unit. See Exhibit **M** for a summary of the pertinent provisions of the warranty.
Appliances: Generally one (1) year manufacturer's warranty, except as otherwise provided in Exhibit **M**. See Exhibit **M**.

5.5 Status of Construction, Date of Completion or Estimated Date of Completion

Status of Construction: Commencement of construction is estimated to begin in June 2014, Completion Date—December 2014.
Completion Deadline: If a sales contract for a unit is signed before the construction of the unit has been completed, or, in the case of a conversion, completion of any repairs, does not occur by the completion deadline set forth below, one of the remedies available to a purchaser is a cancellation of the purchaser's sales contract. The sales contract may include a right of the Developer to extend the completion deadline for force majeure as defined in the sales contract. The sales contract may also provide additional remedies for the purchaser.
Completion Deadline for any unit not yet constructed, as set forth in the sales contract: Two (2) years from the date that the sales contract becomes binding (subject to extension for force majeure as defined in the sales contract). Also, see Section 6, par. A.
Completion Deadline for any repairs required for a unit being converted, as set forth in the sales contract: N/A

5.6 Developer's Use of Purchaser Deposits to Pay for Project Construction Costs Before Closing or Conveyance

☐	Spatial Units. The Developer hereby declares by checking the box to the left that it offering spatial units for sale and will not be using purchasers' deposits to pay for any costs to pay for Project construction or to complete the project. Should the developer be using purchasers' deposits to pay for any project construction costs or to complete the project including lease payments, real property taxes, architectural, engineering, legal fees, financing costs; or costs to cure violations of county zoning and building ordinances and codes or other incidental project expenses, the Developer has to met certain requirements described below in 5.6.1 or 5.6.2.

The Developer is required to deposit all moneys paid by purchasers in trust under a written escrow agreement with a Hawaii licensed escrow depository. Escrow shall not disburse purchaser deposits to the Developer or on behalf of the Developer prior to closing, except if a sales contract is canceled or if Developer has met certain requirements, which are described below.

5.6.1 Purchaser Deposits Will Not Be Disbursed Before Closing or Conveyance

☒	The Developer hereby declares by checking the box to the left that it shall use its own funds to complete the construction of the condominium project by the date indicated in Section 5.5 of this report, and the Developer, pursuant to its own analysis and calculations, certifies that it has sufficient funds to complete the construction of the condominium project. *If this box is checked, Section 5.6.2, which follows below, will not be applicable to the project.*

5.6.2 Purchaser Deposits Will Be Disbursed Before Closing

Hawaii law provides that, if certain statutory requirements are met, purchaser deposits in escrow under a binding sales contract may be used before closing to pay for certain project costs. For this project, the Developer indicates that purchaser deposits may be used for the following purposes (check applicable box):	
☐	For new construction: to pay for project construction costs described in the Developer's budget and approved by the Developer's lender or an otherwise qualified, financially disinterested person; or
☐	For conversions: to pay for repairs necessary to cure violations of county zoning and building ordinances and codes, for architectural, engineering, finance and legal fees, and for other incidental expenses.

In connection with the use of purchaser deposits (check Box A or Box B):

Box A ☐	The Developer has submitted all information and documents required by law and the Commission prior to the disbursement of purchaser deposits before closing. This means that the Developer may use such deposits before closing. If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report. If Box A is checked, you should read and carefully consider the following notice, which is required by law: **Important Notice Regarding Your Deposits: Deposits that you make under your sales contract for the purchase of the unit may be disbursed before closing of your purchase to pay for project costs, construction costs, project architectural, engineering, finance, and legal fees, and other incidental expenses of the project. While the developer has submitted satisfactory evidence that the project should be completed, it is possible that the project may not be completed. If your deposits are disbursed to pay project costs and the project is not completed, there is a risk that your deposits will not be refunded to you. You should carefully consider this risk in deciding whether to proceed with your purchase.**
Box B ☐	The Developer has **not** submitted all information and documents required by law and the Commission, and, until all such information and documents are submitted, thus, the Developer cannot use purchaser deposits. If the Developer later submits all information and documents required by law and the Commission for the use of purchaser deposits, then the Developer must provide an amendment to this report or an amended developer's public report to each purchaser who has signed a sales contract. At such time, the **Important Notice Regarding Your Deposits** set forth immediately above will apply to all purchasers and will be restated in the amendment to this report or an amended developer's public report. When an effective date for such an amendment or an amended developer's public report is issued, **you will not have the right to rescind or cancel the sales contract by reason of such submission and amendment.** (This, however, does not affect your right to rescind for material changes or any other right you may have to rescind or cancel the sales contract, as described in Section 5.8 below.) If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report. You should understand that, although the **Important Notice Regarding Your Deposits** set forth above does not currently apply to you, it might apply to you in the future, and, therefore, you should read and carefully consider it now to ensure that you understand the risk involved in deciding whether to proceed with your purchase.

Material House Bond. If the Developer has submitted to the Commission a completion or performance bond issued by a material house instead of a surety as part of the information provided prior to the use of purchaser deposits prior to closing or conveyance of a unit, the Developer shall disclose the same below and disclose the impact of any restrictions on the Developer's use of purchaser deposits.

5.7 Rights Under the Sales Contract

Before signing the sales contract, prospective purchasers should carefully review all documents relating to the project. These include but are not limited to the documents listed below. Items 2, 3 and 4 are made a part of this public report, as well as Item 5, if any, and are being delivered to you with this report.	
1.	**Developer's Public Report**
2.	**Declaration of Condominium Property Regime (and any amendments)**
3.	**Bylaws of the Association of Unit Owners (and any amendments)**
4.	**Condominium Map (and any amendments)**
5.	House Rules, if any
6.	Escrow Agreement dated May 28, 2013
7.	Hawaii's Condominium Property Act (Chapter 514B, HRS, as amended) and Hawaii Administrative Rules (Chapter 16-107, adopted by the Real Estate Commission, as amended), provided that rules and regulations under Chapter 514B have not yet been adopted.
8.	Other: Kīpuka at Hoakalei Architectural Guidelines (See Exhibit **N**); and Master Declaration for Hoakalei Resort Community, as amended and supplemented (See Exhibit **O**); Cluster Housing Permit (DPP Permit No. 2011/CL-3); Conditional Use Permit (Minor) No. 2012/CUP-18, Specimen Unit Deed **(ask to see any of these items if desired)**

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 514B, HRS) and the Administrative Rules (Chapter 107, HAR), are available online. Please refer to the following sites:
Website to access official copy of laws: www.capitol.hawaii.gov
Website to access rules: www.hawaii.gov/dcca/har

5.8 Purchaser's Right to Cancel or Rescind a Sales Contract

A purchaser's right to cancel a sales contract or to rescind a sales contract may arise under varying circumstances. In the sections below, some circumstances that will give rise to a purchaser's right to cancel or rescind are described, together with what a purchaser must do if the purchaser wishes to exercise any of the rights.

5.8.1 When a Sales Contract becomes Binding and Purchaser's 30-Day Right to Cancel a Sales Contract

A sales contract signed by a purchaser and the developer will not become binding on a purchaser or the Developer until the following events have taken place:

(1) The purchaser has signed the sales contract.

(2) The Developer has delivered to the purchaser a true copy of the developer's public report with an effective date issued by the Commission, together with all amendments to the report as of the date of delivery, and the project's recorded Declaration and Bylaws, House Rules (if any), the Condominium Map and any amendments to them to date (all of which are a part of the developer's public report). If it is impracticable to include a letter-sized Condominium Map, the Developer must provide written notice of an opportunity to examine the Condominium Map.

(3) The Developer has delivered to the purchaser a notice of the purchaser's 30-day cancellation right on a form prescribed by the Commission.

(4) The purchaser does at least one of the following:

(a) Waives the purchaser's right to cancel the sales contract within 30 days from receipt of the notice of the purchaser's 30-day cancellation right; or

(b) Allows the 30-day cancellation period to expire without exercising the right to cancel; or

(c) Closes the purchase of the unit before the 30-day cancellation period expires.

The purchaser or the Developer may cancel the sales contract at any time during the 30-day cancellation period, and the sales contract will be canceled and the purchaser's deposits returned to the purchaser, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of $250.

5.8.2 Right to Cancel a Sales Contract if Completion Deadline Is Missed

In addition to the purchaser's 30-day cancellation right described in Section 5.8.1 above, when a sales contract is signed before completion of construction of a project, the purchaser will have the right to cancel if the unit is not completed by certain deadlines. In conversion projects, there must be a deadline for completion of any required repairs. Every sales contract shall contain an agreement of the Developer that the completion of construction shall occur on or before the completion deadline, and that completion deadline is set forth in this report in Section 5.5. The sales contract shall provide that the purchaser may cancel the sales contract at any time after the specified completion deadline, if completion of construction does not occur on or before the completion deadline, as the same may have been extended. Upon a cancellation, the purchaser's deposits shall be refunded, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of $250.00.

5.8.3 Purchaser's Right to Rescind a Binding Sales Contract After a Material Change

If a "material change" in a project occurs after a purchaser has signed a sales contract that has become binding, the purchaser will have a 30-day right to rescind after notification and description of the material change. A material change is defined in the Condominium Property Act to be any change that "directly, substantially and adversely affects the use or value of (1) a purchaser's unit or appurtenant limited common elements; or (2) those amenities of the project available for the purchaser's use."

The purchaser will be informed of the material change by the developer on a form prescribed by the Commission containing a description of the material change.

After notice of the material change, the purchaser may waive the right to rescind by:

(1) Checking the waiver box on the rescission form; or

(2) Letting the 30-day rescission period expire, without taking any action to rescind; or

(3) Closing the purchase of the unit before the 30-day rescission period expires.

The rescission form must be signed by all purchasers of the affected unit and delivered to the developer no later than midnight of the 30th calendar day after the purchasers received the rescission form from the developer. Purchasers who validly exercise the right of rescission shall be entitled to a prompt and full refund of any moneys paid.

A rescission right shall not apply in the event of any additions, deletions, modifications and reservations including, without limitation, the merger or addition or phasing of a project, made pursuant to the terms of the project's Declaration.

These provisions shall not preclude a purchaser from exercising any rescission rights pursuant to a contract for the sale of a unit or any applicable common law remedies.

6. MISCELLANEOUS INFORMATION NOT COVERED ELSEWHERE IN THIS REPORT

A. Interstate Land Sales Full Disclosure Act. This public report has not been accepted by the Department of Housing and Urban Development under the Interstate Land Sales Full Disclosure Act. As set forth in the specimen sales contract submitted with this public report, the Developer will complete construction of each unit and have the unit ready for normal occupancy within a period of two (2) years from the date that the sales contract for that particular unit is signed by the purchaser; provided, however, that said two (2) year period shall be extended in the event completion is delayed by matters and/or conditions beyond the control of the Developer.

B. Area Schools. There are a number of existing and proposed public schools in the area operated by the State of Hawaii Department of Education ("DOE"). The determination of a school's district boundaries and what school the children of residents at the Project will be able to attend are determined by the DOE in its sole discretion. Developer or its affiliates have no input, influence, or control over how the school district boundaries are or will be established. Purchasers should contact the DOE if they have any questions on what school(s) their children will attend.

C. Public Facilities. Although not located in the immediate vicinity of Kīpuka at Hoakalei, Developer's affiliate has conveyed or dedicated or is in the process of conveying or dedicating certain lands located north of Keone'ula Boulevard to be utilized for public purposes. Under current plans, certain lands have been or will be conveyed or dedicated for the construction of a district park, elementary school, child care facility, electrical substation, and a fire station. These public facilities, while located near the Hoakalei Resort, are intended to be utilized by and serve the Ewa Beach community, including residents of the nearby Ocean Pointe community, as well as the Hoakalei Resort.

D. Non-Potable Water. Each Unit owner, by accepting a conveyance of an interest in the Project, for itself and any occupant, transferee, or other party claiming by, through, or under it, understands and acknowledges that (i) conditions imposed in connection with the development of the Project require that the Project be served by a dual water system consisting of potable and non-potable sources at some future date to be determined by the Board of Water Supply, or some other governmental or quasi-governmental agency or authority, (ii) the Project is not presently served by a non-potable water system, and (iii) when the use of non-potable water is required within the Project as aforesaid, or under any other law, regulation, ordinance, condition, or policy, that it will be the obligation of the Association to obtain and secure a source of non-potable water for the benefit of the Unit owners and the Association. EACH UNIT OWNER, BY ACCEPTING A CONVEYANCE OF AN INTEREST IN THE PROJECT, FOR ITSELF AND ANY OCCUPANT, TRANSFEREE OR OTHER PARTY CLAIMING BY, THROUGH OR UNDER IT, FURTHER UNDERSTANDS AND ACKNOWLEDGES THAT IT HAS NOT PAID FOR THE COSTS TO BUILD OR ACQUIRE ANY NON-POTABLE WATER SYSTEM IN ANY AMOUNTS PAID FOR ITS UNIT.

E. Hoakalei Golf Course ("Golf Course") Related Matters. The Project is generally located adjacent to the Golf Course and, accordingly, is subject to errant golf balls, golf course maintenance, irrigation lakes, view impairment, water overspray, effluent, and odors. The owner of the Golf Course, and any successor or assign, reserves the right to install safety netting at various locations along the perimeter of the Golf Course and adjacent to the Project to help reduce the possibility of injury or property damage caused by errant golf balls to Unit owners, residents, guests and their property. Accordingly, the Developer does not guarantee or represent that any view of, over and/or across the Golf Course will be preserved without impairment. Moreover, each Unit owner acknowledges that any view of the Golf Course which the Unit owner may enjoy at the time of the purchase of the Unit may be impaired or obstructed in the future by the use of such safety netting. Under no circumstances will the Developer, the Association, or its assigns be held liable for any property damage, bodily injury, or death resulting from errant golf balls.

F. Endangered Species. The Project is located in close proximity to known habitats of animal species, including those of various waterfowl, which are or may be considered threatened and/or endangered under relevant Federal and State law. Accordingly, Unit owners, residents, and guests are required to refrain from disturbing, removing, taking, wounding, killing, harassing or otherwise interfering with any threatened or endangered species in or near the Golf Course or Kīpuka at Hoakalei.

G. Residents Club. Under the Master Declaration, the Master Declarant (an affiliate of Developer) has reserved the right to develop a recreational facility tentatively to be located towards the northeast corner of the proposed Wai Kai Lagoon (the "Residents Club"). The Residents Club may be developed in several phases with the first phase tentatively consisting of a sandy shore area adjacent to the proposed lagoon for launching recreational equipment such as kayaks and stand-up paddle boards, picnic area, portable restrooms, and vehicle parking. One or more subsequent phases may include such additional facilities as Master Declarant shall determine

from time to time in its sole discretion. The development and use of the Residents Club will be subject to the following:

1. If developed, the Residents Club may be owned and/or operated by the Master Association (or Master Declarant or another third party designated by Master Declarant) for the use and benefit of the Owners in the Project as well as other owners within the Hoakalei Resort Community as may be designated by Master Declarant (collectively, the "Benefitted Owners"). The Benefitted Owners shall pay their proportionate share of the cost of owning, operating, repairing, and maintaining the Residents Club.

2. The use, ownership and operation of the Residents Club shall be subject to such additional rules, terms, covenants, conditions, reservations, and limitations as may be established by Master Declarant from time to time in its sole discretion (the "Club Restrictions"). The Club Restrictions may also include provisions under which non-Benefitted Owners may use the facilities, the right of the Master Declarant to convert the Residents Club to a private membership club, as well as the right of the Master Declarant to assume control or to transfer ownership or control of the Residents Club to a third party from time to time.

3. The development of the Residents Club is subject to zoning and other governmental permits and entitlements (collectively, the "Governmental Approvals") and there is no guarantee that such Governmental Approvals can be obtained for any of the proposed phases of the Residents Club. The timing for the development of each phase of the Residents Club, the facilities and amenities to be included within the Residents Club, as well as the actual configuration, size, and location of the Residents Club is subject to change by Master Declarant in its sole discretion and neither Master Declarant nor Developer shall be liable to any Owner in the Project or any other person if the Residents Club is not constructed, or if any change is made to any of the features or amenities presently contemplated for the Residents Club.

H. Bundled Telecommunications/Internet Service Package. Developer has entered into a seven (7) year contract (ending on December 31, 2020, subject to automatic renewal for successive one year terms) with Time Warner Entertainment Company, L.P., dba Oceanic Time Warner Cable ("OTW") for the provision of bundled digital telephone, broadband internet, and digital cable television services ("Bundled Services") covering Kīpuka at Hoakalei. In exchange for entering into this contract, OTW will be providing the Bundled Services at a discount over the rates a customer would normally pay if such customer individually subscribed to such services. Although owners of Units in Kīpuka at Hoakalei will have the option of obtaining similar services from other providers (if available), the Unit owner will still be obligated to pay for the Bundled Services through a monthly charge that is assessed as part of the monthly Association dues regardless of whether the owner is actually utilizing the Bundled Services or obtaining similar services from other providers. The prices for the Bundled Services are subject to change on an annual basis (see Association Budget (Exhibit J) for current prices).

I. Water and Sewer Service. The Honolulu Board of Water Supply ("BWS") provides water to the Kīpuka development via a master water meter. The Association will be the customer of record and BWS will bill the Association directly for water and sewer service charges. The Developer has installed submeters to measure (a) the actual water usage for each Unit and (b) the water usage by the Association for irrigation and the recreation area and related facilities. The Association will read the submeters monthly. Although the Association is ultimately liable to the BWS for the payment of water service, the Association will allocate and bill the water and sewer charges to the individual Units and the Association based on the water meter readings. For the Association budget (see Exhibit J, page 4), the estimated total residential water and sewer charges which BWS will assess to the Association is shown as a line item expense, with an accompanying offset in an equal amount representing the reimbursement that the Association will receive from Unit owners or occupants. Therefore, for purposes of the Association budget, the only water and sewer expense are those incurred by the Association for irrigating the yard areas and other common areas as described in the Declaration of Condominium Property Regime, as well as for the recreation area and related facilities.

J. Other Matters.

(1) Overhead Flights and Aircraft Noise. The Project is located within the vicinity of the Honolulu International Airport and the Kalaeloa Airport (formerly the Barbers Point Naval Air Station), and aircraft (including military aircraft) may fly in the proximity of or directly over the Project. The overflights and other airport-related activities may result in noise, vibrations, nuisances, disturbances or hazards to persons and property on or within the Project as a result of such overflights and other airport-related activities.

(2) Regional Drainage. The Golf Course will serve as a basin in the regional Kaloi drainage system. This drainage basin will service all of the residences in the Hoakalei Resort, including the Project, the adjacent Ocean Pointe development, as well as the developments upland from the Hoakalei Resort and

Ocean Pointe.

(3) Transfer Fees. Under the Master Declaration, transfer fees shall be payable to the Master Association upon the sale of any covered residential unit. The initial fee is 0.02% of the gross sales price, subject to increase from time to time. See paragraph 11 in Exhibit O. Pursuant to Act 169 of the 2010 Legislature, as modified by Act 42 of the 2013 Legislature, transfer fees are not currently being collected.

(4) CHAPTER 672E, HAWAII REVISED STATUTES, EFFECTIVE JULY 1, 2004, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO DESIGNED, REPAIRED, OR CONSTRUCTED YOUR HOME OR FACILITY. NINETY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPURTUNITY TO MAKE AN OFFER TO REPAIR AND/OR PAY FOR THE REPAIR OF THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY A CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THE LAW AND FAILURE TO FOLLOW THEM MAY NEGATIVELY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

(5) Developer's Repurchase Option. The Developer has reserved the option to repurchase the unit during the first twelve (12) month period following the close of escrow to the extent the purchaser sells, transfers, assigns, rents or offers to sell, transfer, assign, or rent the unit during such twelve (12) month period. The purchase price paid by Developer to purchaser upon the exercise of this repurchase option shall be equal to the Total Purchase Price shown on page 2 of the Agreement, plus the amount of any options, upgrades, and floor selections paid by purchaser in connection with the unit, and together with the amount of any capital improvements made by the purchaser to the unit. The Agreement also describes the conditions in which certain sales, transfers, or assignments or offers to sell, transfer, or assign will not be subject to the repurchase option.

The Developer declares subject to the penalties set forth in Section 514B-69, HRS, that this project conforms to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a)(13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

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 purchasers 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. The Developer hereby agrees promptly to amend this report to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report at least 30 days prior to the anniversary date of the effective date of this report.

KIPUKA AT HOAKALEI, LLC
Printed Name of Developer

By: _____ 3/20/14
Duly Authorized Signatory* Date

Tsutomu Sagawa, President of HASEKO Development, Inc., as Manager of Developer
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, City and County of Honolulu

Planning Department, City and County of Honolulu

***Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.**

EXHIBIT A

Kīpuka at Hoakalei, Increment 8

RESIDENTIAL UNIT TYPES.

Increment 8 includes nine (9) detached residential Units designated as CPR Lot Numbers D46, D47, D48, D49, D50, D51, D52, D53, and D54, as shown on the Condominium Map. The Units will not have basements.

There are eight (8) residential unit plan types in the Project, as shown on the Condominium Map and the following table:

Plan Type	CPR Lot / Unit Number*
4A	D47
4B	D53
5A(R)	D46/D52
5B(R)	D50
6A	D49
6A(R)	D54
6B	D51
6B(R)	D48

*The term "CPR Lot" as used in this public report and Condominium Map does not mean the Limited Common Area surrounding each Unit is a legally subdivided lot under County standards. It is used as a reference to the Unit number.

The unit plan types are described below:

Plan 4A: Two-story, four bedroom, two and one half bathroom Unit. The Unit has a living room, dining room, kitchen, laundry area, foyer, lanai, storage area, and a one half bathroom on the first floor, connected by interior stairs to the second floor, containing four bedrooms, two bathrooms, two balconies, and a walk-in closet. The Unit has an attached two-car garage and vestibule. The net living area (which excludes the garage and second floor balconies) is approximately 1,934 square feet.

Plan 4B: Two-story, four bedroom, two and one half bathroom Unit. The Unit has a living room, dining room, kitchen, laundry area, foyer, lanai, storage area, and one half bathroom on the first floor, connected by interior stairs to the second floor, containing four bedrooms, two bathrooms, balcony, and a walk-in closet. The Unit has an attached two-car garage. The net living area (which excludes the garage and second floor balcony) is approximately 1,934 square feet.

Plan 5A(R): Two-story, four bedroom, three bathroom Unit. The Unit has a living room, dining room, kitchen, laundry area, walk-in closet, foyer, lanai, storage area, one bedroom and one bathroom on the first floor, connected by interior stairs to the second floor, containing three bedrooms, two bathrooms, a loft, balcony and a walk-in closet. The Unit has an attached two-car garage. The net living area (which excludes the garage and second floor balcony) is approximately 2,078 square feet. This Unit type contains the reverse floor plan

layout from that shown on the Condominium Map for Plan Type 5A with the same rooms and net living area as Plan Type 5A.

Plan 5B(R): Two-story, four bedroom, three bathroom Unit. The Unit has a living room, dining room, kitchen, laundry area, walk-in closet, foyer, lanai, storage area, one bedroom and one bathroom on the first floor, connected by interior stairs to the second floor, containing three bedrooms, two bathrooms, a loft, balcony, and a walk-in closet. The Unit has an attached two-car garage and vestibule. The net living area (which excludes the garage and second floor balcony) is approximately 2,078 square feet. This Unit type contains the reverse floor plan layout from that shown on the Condominium Map for Plan Type 5B with the same rooms and net living area as Plan Type 5B.

Plan 6A: Two-story, four bedroom, three bathroom Unit. The Unit has a living room, dining room, kitchen, laundry area, foyer, lanai, one bedroom and one bathroom on the first floor, connected by interior stairs to the second floor, containing three bedrooms, two bathrooms, balcony, loft, and a walk-in closet. The Unit has an attached two-car garage. The net living area (which excludes the garage and second floor balcony) is approximately 2,126 square feet.

Plan 6A(R): This Unit type contains the reverse floor plan layout from that shown on the Condominium Map for Plan Type 6A with the same rooms and net living area as Plan Type 6A.

Plan 6B: Two-story, four bedroom, three bathroom Unit. The Unit has a living room, dining room, kitchen, laundry area, foyer, lanai, one bedroom and one bathroom on the first floor, connected by interior stairs to the second floor, containing three bedrooms, two bathrooms, balcony, loft, and a walk-in closet. The Unit has an attached two-car garage and vestibule. The net living area (which excludes the garage and second floor balcony) is approximately 2,104 square feet.

Plan 6B(R): This Unit type contains the reverse floor plan layout from that shown on the Condominium Map for Plan Type 6B with the same rooms and net living area as Plan Type 6B.

GARAGE TYPES.

Each residential unit plan type includes an attached enclosed garage for each Unit. The layout and location of each garage are as shown on the Condominium Map.

Plan Type	CPR Lot/ Unit Number	BR/Bath	Net Living Area (in sq. ft.)	Garage (in sq. ft.)	Total Area (in sq. ft)
4A	D47	4/2.5	1,934	464	2,398
4B	D53	4/2.5	1,934	464	2,398
5A(R)	D46/D52	4/3	2,078	480	2,558
5B(R)	D50	4/3	2,078	480	2,558
6A	D49	4/3	2,126	461	2,587
6A(R)	D54	4/3	2,126	461	2,587
6B	D51	4/3	2,104	461	2,565
6B(R)	D48	4/3	2,104	461	2,565

EXHIBIT B

Kīpuka at Hoakalei, Increment 8

Parking Stall Numbers

Parking for each unit is provided by a 2-car garage which will accommodate two (2) regular size covered stalls. The garage is appurtenant to the Unit as shown on the Condominium Map. The parking stalls are not numbered.

Assigned Stalls	18
Guest Stalls	0
Total Stalls	18

EXHIBIT C

Kīpuka at Hoakalei, Increment 8

Boundaries of the Units

Each Unit shall be deemed to include the entire structure of said Unit as depicted on the Condominium Map, including: (i) the perimeter walls, all the walls and partitions which are within the perimeter walls and the decorated or finished surfaces thereof, (ii) the interior load-bearing walls and columns (if any) and the decorated or finished surfaces thereof, (iii) the roof, including the decorated or finished surfaces thereof, (iv) the perimeter doors, door frames, windows, window frames, and the decorated or finished surfaces thereof, (v) the foundation and all supporting members, (vi) the floors and ceilings and the decorated or finished surfaces thereof, (vii) the air space located between the walls, floors, and ceilings noted above, (viii) any pipes, shafts, vents, ducts, pumps, wires (including any prewiring for photovoltaic ("PV") systems to provide electricity to a Unit, if applicable), conduits, other utility or service lines running through each Unit, which are utilized for and shall serve only that Unit, (ix) any optional security camera or cameras affixed to the exterior of the Unit, and all wiring and components related thereto; (x) all appliances and fixtures installed in the Unit and replacements therefor, (xi) the single two car garage (including the garage door), and (xii) any balcony, lanai or porch areas of the Unit.

EXHIBIT D

Kīpuka at Hoakalei, Increment 8

Permitted Alterations to the Units

Alterations to the units in this condominium project are permitted under Section R of the Declaration, which provides the following:

1. General.

(a) Except as otherwise provided in the Declaration, 1) restoration, repair or replacement of the Project or of any building or other facility or construction of any additional building or structural alteration or addition to any structure, different in any material respect from the Condominium Map, or 2) any other addition or alteration constituting a "material addition or alteration" under Section 514B-140 of the Condominium Property Act (collectively, the "Proposed Alterations"), shall be undertaken by the Association or any Unit owner(s) only pursuant to an amendment of the Declaration, duly executed by or pursuant to the approval or written consent of Unit owners holding at least sixty-seven percent (67%) of the total Common Interests of the Project, together with the approval or written consent of (i) all Unit owners whose Unit or Limited Common Elements appurtenant thereto are directly affected (as determined in a reasonable manner by the Board) by the Proposed Alterations; (ii) the holders of first mortgage liens encumbering any Unit directly affected by the Proposed Alterations (if the lien holders require such approval), and (iii) the Board, which approval or consent shall not be unreasonably withheld.

(b) The Proposed Alterations shall be in accordance with plans and specifications for the Proposed Alterations prepared by a licensed architect or licensed professional engineer and approved by (i) the Board, (ii) the Architectural Review Committee in accordance with the Architectural Guidelines, (iii) the Declaration of Restrictive Covenants (which includes the Design Alteration Plan approved by DPP) and (iv) the appropriate agencies of the State of Hawaii and the City and County of Honolulu (if such agencies so require).

(c) Promptly upon completion of any Proposed Alteration which is different in any material respect from the Condominium Map, the Association or Unit owner(s), whomever requested the Proposed Alteration, shall duly file or record in Bureau an amendment to the Declaration and the Condominium Map showing the Project as so altered, certified as built by a registered architect or licensed professional engineer.

(d) Notwithstanding the foregoing, any amendment to the Declaration required or necessary for any Proposed Alteration of a Unit by an owner which alteration is in accordance with options, if any, shown on the floor plans for that particular Unit type in the Condominium Map shall not require the approval or written consent of the Unit owners (except those Unit owners whose Unit or Limited Common Elements appurtenant thereto are directly affected); PROVIDED, HOWEVER, that since construction of any such options, if any, shown on the Condominium Map must also

comply with all applicable laws, rules, setbacks, and other governmental requirements, such options, if any, may not be available or permitted for all Units in the Project.

2. Alterations by Unit Owner. Notwithstanding any other provision in the Declaration to the contrary, subject to compliance with (a) the Declaration of Restrictive Covenants (which includes the Design Alteration Plan as approved by DPP) and (b) the Architectural Guidelines, the owner of a Unit may make nonmaterial alterations or additions within a Unit or to a Limited Common Element appurtenant to and for the exclusive use of the Unit, and provided further that any such additions or alterations permitted in this sentence shall constitute "nonmaterial additions and alterations" under Section 514B-140(c) of the Condominium Property Act. The alterations or additions permitted by this Section R.2 shall require only the written approval of the Unit owner's plans and specification therefor, by (a) the Board; (b) the holders of first mortgage liens affecting such Unit(s) (if the lien holders require such approval); (c) the appropriate agencies of the State of Hawaii and the City and County of Honolulu (if such agencies so require); (d) the Architectural Review Committee; and (e) all other Unit owners thereby directly affected (as determined in a reasonable manner by the Board); provided, however, that the written approvals required in subparts (d) and (e) of this sentence shall not apply to alterations or additions made wholly to the interior of a Unit. Allnonmaterial alterations or additions may be undertaken without an amendment to the Declaration or filing of a complete set of floor plans of the Project as so altered.

3. Alterations by Declarant.

(a) General. Notwithstanding any other provision in the Declaration to the contrary, prior to the later of (i) the recording in the Bureau of the Unit deed conveying the last unsold Unit in the Project to a purchaser; or (ii) the filing or recording by Declarant of the "as built" verified statement (with plans, if applicable) required by Section 514B-34 of the Condominium Property Act (but in no event later than twenty-four (24) months after the "date of completion" of the Project, as that term is used in Chapter 507, Part II, Hawaii Revised Statutes, as amended), Declarant, without notice to, or the approval, consent or joinder of, the Association, any Unit owner, lienholder, or any other person, shall have the right (which includes the right to amend the Declaration and the Condominium Map accordingly) to (A) make alterations in the Project which include changes to the plan type of a Unit which may have previously been designated in the Condominium Map and the Declaration, or reverse the configuration of, alter the number of rooms of, decrease or increase the size of, or change the location of any Unit (and the Limited Common Elements appurtenant thereto) in the Project which is not sold and recorded; (B) recharacterize and redesignate certain Limited Common Elements as may be appurtenant to a Unit as being Common Elements of the Project which is not sold and recorded; (C) recharacterize and redesignate certain Common Elements of the Project as Limited Common Elements appurtenant to a Unit which is not sold and recorded; or (D) make other alterations in the Project, which make minor changes in any Unit in the Project or the Common Elements which do not affect the physical location, design or size of any Unit which has been sold and recorded. As used herein the term "sold and recorded" shall mean and refer to the sale of a Unit in the Project and the recording in the Bureau of Conveyances of a Unit deed conveying the interest in the Unit from Declarant to parties not signatory to the Declaration.

(b) Construction of Options. Notwithstanding any other provision in the Declaration to the contrary, prior to the time that all of the Units in the Project have been sold and recorded, Declarant shall have the right to make alterations in the Project and to amend the Declaration and the Condominium Map accordingly, without notice to, or the approval, consent or joinder of, the Association, any Unit owner, lienholder, or any other person, to construct or modify the Project in accordance with the respective options, if any, shown on the floor plans in the Condominium Map. As used herein the term "sold and recorded" shall mean and refer to the sale of a Unit in the Project and the recording in the Bureau of a Unit deed conveying the interest in the Unit from Declarant to parties not signatory to the Declaration.

EXHIBIT E

Kīpuka at Hoakalei, Increment 8

Unit Common Interests

Each Unit shall have appurtenant thereto an undivided percentage interest in all Common Elements of the Project (the "Common Interest"), which is the proportionate share of the Unit owner's ownership of the Common Elements. The Common Interest shall also reflect the owner's proportionate share in all common profits and expenses of the Project and for all other purposes, including voting on all matters requiring action by the Unit owners.

CPR Lot / Unit Number	Common Interest (%)
D46	11.111
D47	11.111
D48	11.111
D49	11.111
D50	11.111
D51	11.111
D52	11.111
D53	11.111
D54	11.112
Total:	100.00

EXHIBIT F

Kīpuka at Hoakalei, Increment 8

Common Elements

1. The Land in fee simple.

2. All exterior walkways, railings, walls and fences enclosing any portion of the Project, with the exception of the Perimeter Fence as set forth in the Declaration, Section D.3.b.

3. All yards, gates, fences, grounds, landscaping, walls, uncovered parking stalls (including guest stalls), roadways, lanes, alleyways, pathways, sidewalks, walkways, vehicle entrances and entry areas into the Kīpuka at Hoakalei development, exits, loading zones, refuse and trash enclosure areas, and any communal mailbox area for the Project.

4. All ducts, vents, shafts, sewer lines up and until the manhole located outside the Area VD Development on Kaikohola Street, drain lines (including, but not limited to any drainage outlet from the Project into the Golf Course), storm drain improvements, gutters, electrical equipment and fixtures (i.e. transformers), wiring, potable water pipelines, fire hydrants, irrigation pipelines and sprinklers, pipes, and other central and appurtenant transmission facilities, utility submeters, and installations over, under and across the Project which serve more than one Unit for services such as power, light, water, drainage, gas, sewer, refuse, telephone and radio and television signal distribution.

5. The mailbox assigned to a particular Unit, including the pedestal structure which houses the mailbox.

6. Roadway lighting, and, where applicable, any lighting fixture and bulbs but excluding wiring and related appurtenances) that may be located on the garage of an interior unit that illuminates a portion of the roadway.

7. All structures and improvements related to the recreation area including, but not limited to, the swimming pool, jetted spa, play area and children's play equipment.

8. The entry gate for the Kīpuka at Hoakalei development, related intercom access system, and security camera and any equipment or wiring related thereto, located at the entrance to the Kīpuka at Hoakalei development.

9. Any and all other apparatus and installations intended for common use and all devises and other parts of the Land necessary or convenient to the existence, maintenance and safety of the Condominium Property Regime, or normally in common use.

EXHIBIT G

Kīpuka at Hoakalei, Increment 8

Limited Common Elements

1. Yard. The land and yard areas under and surrounding the Unit, as depicted on the Condominium Map (including the driveway situated upon each land and yard area which connects the Unit to a roadway of the Project up until the Concrete Apron as set forth in the Declaration in Subsection D.3.d), and any structure permitted to be built upon or within said areas by the Architectural Guidelines. The metes and bounds descriptions delineating said Limited Common Element Yard areas are identified on the Condominium Map. Notwithstanding the designation of the Yard as Limited Common Element, the Association shall be responsible for the mowing and maintenance of the grass in the front Yard area of each Unit; provided, however, that the Unit Owner shall be responsible for maintaining all other plants, shrubs, or landscaping within the planting strip in the front Yard area of each Unit.

2. Perimeter Fence. The fence located along the rear Yard of a Perimeter Unit that separates any portion of the rear Yard from the Golf Course shall be a Limited Common Element maintained by, appurtenant to and reserved for the exclusive use of the Unit to which the Yard is appurtenant. The Association shall maintain the pilasters that comprise a portion of the Perimeter Fence, which shall be considered Common Elements.

3. Other Fences. Subject to the provisions set forth in Subsection D.3.b in the Declaration, all fences located in the Yard of a Perimeter Unit or Interior Unit shall be considered Limited Common Elements and shall be maintained by, appurtenant to, and reserved for the exclusive use of that Unit, including (i) any fence located solely within the Unit's side boundary and which separates the Unit from the adjoining Unit, (ii) any fence located at the front of a Unit, and (iii) any non-Perimeter Fence located along the Unit boundary at the rear of a Unit. In addition, certain Units have fences in the front of the Yard which include pilasters. Such pilasters shall be considered Limited Common Elements of those Units and shall be maintained by, appurtenant to, and reserved for the exclusive use of such Unit.

4. Concrete Apron. The concrete section of the driveway, which extends from the outside entrance of the enclosed garage of a Unit up to the roadway, but not including the beginning edge of the driveway or roadway, shall be a Limited Common Element appurtenant to and reserved for the exclusive use of such Unit.

5. Other. Any other Common Elements which are rationally related to less than all of the Units shall be a Limited Common Element appurtenant to such Unit(s) that serve a particular Unit.

EXHIBIT H

Kīpuka at Hoakalei, Increment 8

Encumbrances Against Title

1. Any and all real property taxes that may be due and owing to the City and County of Honolulu, Department of Finance, Real Property Assessment Office, for TMK (1) 9-1-162-006.

2. Mineral and water rights of any nature in favor of the State of Hawaii.

3. The terms and provisions, including the failure to comply with any covenants, conditions, and reservations, contained in that certain Certificate and Authorization effective January 1, 1985, recorded as Land Court Document No. 1406639, made by M.S.M. & Associates, Inc., a Colorado corporation, and the Trustees Under the Will and of the Estate of James Campbell, Deceased, acting in their fiduciary and not in their individual corporate capacities, regarding the reclassification of certain lands from Agricultural District to Urban District, as amended by that certain Declaration Regarding Order Granting in Part and Denying in Part Motion to Amend Decision and Order entered on September 21, 1984, dated and effective as of January 29, 1999, recorded as Land Court Document No. 2518877, and further amended by Declaration Regarding Order Granting Haseko (Ewa) Inc's Motion to Delete Condition 9 of the Land Use Commission Decision and Order Entered on September 21, 1984, Docket No. A83-558, dated March 31, 2010, recorded as Land Court Document No. 3953451.

4. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in that certain Limited Warranty Deed, dated December 22, 1989, recorded as Land Court Document No. 1693437, including, but is not limited to, matters relating to water reservation and agricultural activities, including sugar cane burning on nearby lands. The terms and provisions of said Limited Warranty Deed were confirmed by that certain Confirmation of Deed and Reaffirmation of Reservations, dated September 8, 2008, recorded as Land Court Document No. 3793532.

5. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in that certain Unilateral Agreement and Declaration for Conditional Zoning, dated November 29, 1993, recorded as Land Court Document No. 2091140, as amended by that certain Amendment to Unilateral Agreement and Declaration for Conditional Zoning, dated February 12, 2002, recorded as Land Court Document No. 2778785, and further amended by that certain Second Amendment to Unilateral Agreement and Declaration for Conditional Zoning, dated October 23, 2002, recorded as Land Court Document No. 2857087

6. Amendment to and Complete Restatement of Construction Mortgage with Assignment of Rents, Security Agreement and Fixture Filing, dated October 6, 2010, recorded as Land Court Document No. 4005888, made by HASEKO (Ewa), Inc., a Hawaii corporation, Hoakalei Residential, LLC, a Hawaii limited liability company, as Mortgagor, and HASEKO Homes, Inc., a Hawaii corporation, as HHI, in favor of First Hawaiian Bank, a Hawaii corporation, as Mortgagee.

Said Amended and Restated Mortgage restated the original Construction Mortgage with Assignment of Rents, Security Agreement and Fixture Filing dated September 12, 2003, filed as Land Court Document No. 2993893. Said Mortgage was assigned to First Hawaiian Bank, a Hawaii corporation, by that certain instrument dated October 6, 2010, filed as Land Court Document No. 4005887.

Said amended and restated Mortgage was amended by instrument dated March 1, 2012, filed as Land Court Document No. T-8095098, which was further amended by instrument made as of December 31, 2012, recorded in the Bureau of Conveyances of the State of Hawaii as Regular System Document No. A-47870199 and also recorded as Land Court Document No. T-8439210.

7. The terms and provisions contained in that certain Absolute Assignment of Rentals and Lessor's Interest in Leases, dated October 6, 2010, recorded in the Bureau of Conveyances of the State of Hawaii as Regular System Document No. 2010-149916, made by and among Hoakalei Residential LLC, a Hawaii limited liability company, and HASEKO (Ewa), Inc., a Hawaii corporation, collectively as Assignor, and First Hawaiian Bank, a Hawaii corporation, as Assignee.

8. Financing Statement made by HASEKO (Hawaii), Inc., Hoakalei Residential LLC, and HASEKO (Ewa), Inc., all as Debtors, in favor of First Hawaiian Bank, a Hawaii corporation, as Secured Party, recorded on October 6, 2010 as Regular System Document No. 2010-149917.

9. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in that certain Agreement for Issuance of Conditional Use Permit under Section 21-5.380 of the Land Use Ordinance (LUO), dated April 9, 2013, recorded as Regular System Document No. A-48620825.

10 The terms and provisions, including the failure to comply with any covenants, conditions, and reservations, contained in that certain Master Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community, dated November 10, 2008, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 3805045, as supplemented by that certain First Supplemental Master Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community recorded May 7, 2009 as Land Court Document No. 3855552, that certain Second Supplemental Master Declaration of Covenants, Conditions, and Restrictions for Hoakalei Resort Community, dated January 20, 2010, recorded as Land Court Document No. 3935019, that certain Third Supplemental Master Declaration of Covenants, Conditions, and Restrictions for Hoakalei Resort Community, dated July 28, 2010, recorded as Land Court Document Nos. 3994183 and 3994184, that certain Fourth Supplemental Master Declaration of Covenants, Conditions, and Restrictions for Hoakalei Resort Community, dated February 16, 2011, recorded as Land Court Document No. 4052088, that certain Fifth Supplemental Master Declaration of Covenants, Conditions, and Restrictions for Hoakalei Resort Community, dated August 8, 2011, recorded as Land Court Document No. 4091307, that certain Sixth Supplemental Master Declaration of Covenants Conditions, and Restrictions for the Hoakalei Resort Community, dated August 8, 2011, recorded as Land Court Document No. 4091336, that certain Amendment to the Fourth and Fifth Supplemental Master Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community, dated September 21, 2011, recorded as Land Court Document

No. 4099475, that certain Seventh Supplemental Master Declaration of Covenants, Conditions and Restrictions for the Hoakalei Resort Community dated March 25, 2013 and, recorded as Land Court Document No. T-8486394, and that certain Eighth Supplemental Master Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community, dated July 10, 2013 and, recorded as Regular System Document No. A-49391107, as the same has been and/or may hereafter be amended and/or supplemented from time to time.

11. Designation of Easement C for access and utility purposes, as shown on File Plan No. 2489, recorded on March 25, 2013, and described in Kipuka at Hoakalei File Plan recorded simultaneously with said File Plan as Regular System Document No. A-48320565.

12. The terms and provisions contained in that certain Declaration of Condominium Property Regime of Kīpuka at Hoakalei, Increment 8, dated March 20, 2014, recorded as Regular System Document No. A-51960514, as the same may be amended or supplemented from time to time.

13. Condominium Map No. 5265 filed on March 24, 2014, as the same may be amended or supplemented from time to time.

14. The terms and provisions of that certain Bylaws of the Association of Unit Owners of Kīpuka at Hoakalei, Increment 8, dated March 20, 2014, recorded as Regular System Document No. A-51960515, as the same may be amended or supplemented from time to time.

EXHIBIT I

Kīpuka at Hoakalei, Increment 8

Summary of Developer's Rights to Change the Condominium Project or Condominium Documents

1. Developer's Right to Change Declaration and Bylaws

Developer has reserved the right to amend the Declaration as follows:

(a) Notwithstanding any other provision of the Declaration to the contrary, at any time prior to the recording in the Bureau of the first Unit deed in favor of a purchaser, Declarant reserves and shall have the right to amend the Declaration, the Bylaws and the Condominium Map in any manner, without notice to, or the approval, consent or joinder of, the Association or any purchaser of any Unit.

(b) Notwithstanding any other provision of the Declaration to the contrary, at any time prior to the recording in said Bureau of Unit deeds covering 100% of the Units in the Project, Declarant reserves and shall have the right to amend tthe Declaration, the Bylaws and the Condominium Map without the approval, consent or joinder of any purchaser of any Unit or any of the persons then owning any Unit or any lien holder, to make such amendments (i) as may be necessary to correct any technical defects or to make non-substantive changes, or (ii) as may be required by law, the Real Estate Commission of the State of Hawaii, any title insurance company issuing a title insurance policy on the Project or any of the Units, any institutional lender lending funds on the security of the Project or any of the Units, or any governmental agency administering governmental loan programs (including without limitation, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Department of Housing and Urban Development, the Veterans Administration, the State Housing Finance and Development Corporation, and any successor entities or agencies), or (iii) as may be necessary or desirable as determined by Declarant as a result of conditions or requirements imposed upon Declarant by any governmental agency of the state, county, or local government related to the development of the lands comprising the Project or other lands within the Hoakalei Resort Community to be developed by Declarant or any affiliates, or by any governmental agency of any state, territory, possession or foreign country or other foreign jurisdiction as a condition precedent to the marketing or sale of Units in any such jurisdiction; PROVIDED, HOWEVER, that no such amendment which would change the Common Interest appurtenant to a Unit or substantially change the design, location or size of a Unit shall be made without the consent to such amendment by all persons having an ownership interest in such Unit.

(c) Notwithstanding any other provision of the Declaration to the contrary, and notwithstanding the recording of Unit deeds conveying any or all of the Units in favor of any person, Declarant reserves and shall have the right to successively amend the Declaration, the Bylaws and the Condominium Map without notice to, or the approval, consent or joinder of, the Association or any purchaser of any Unit or any of the persons then owning or leasing any Unit or any lien holder, to make such amendments: (i) to file or record the "as built" verified statement (with plans, if applicable) required by Section 514B-34 of the Condominium Property Act, so long as (A) such statement is merely a statement of a registered architect or professional engineer certifying that the final plan thereto filed fully and accurately depicts the

layout, location, Unit numbers, and the dimensions of an improvement or change in a Unit as built; or (B) the plans filed therewith involve only immaterial changes to the layout, location, or dimensions of the Units as built or any change in any Unit number; or (ii) to exercise or effectuate any other rights reserved to Declarant pursuant to the Declaration or the Master Declaration.

2. Developer's Right to Merge.

Developer has reserved the right, in its sole and absolute discretion, without the further act, consent or joinder of the Association or any Unit owner, lien holder or any other persons, to cause and effect an administrative merger or mergers of any two or more Increments, and to execute and record one or more Certificates of Administrative Merger (as described in Section S of the Declaration) and all other instruments necessary or appropriate for the purpose of effecting the merger or mergers contemplated hereby. An administrative merger may occur with respect to any two or more Increments, at the same or at different times, and an administrative merger with respect to any two or more Increments shall not affect the right of Declarant to merge another Increment or Increments at a later date or dates, subject to all of the provisions of Section S of the Declaration.

3. Developer's Right to Withdraw, Etc.

Notwithstanding anything to the contrary in the Declaration, Declarant reserves the right and option, at any time and from time to time prior to December 31, 2025 (but subject to any restrictions in the Cluster Housing Permit), without notice to, or the approval, the consent or joinder of, the Association, any Unit owner, any purchaser, prospective purchaser, lienholder, or other person, to (i) subdivide the Land in one or more subdivisions (including the right to consolidate, subdivide, and consolidate and resubdivide any portion of the Land or adjoining lands); (ii) designate, add, delete, relocate, realign, reserve and grant all easements, rights-of-way, restricted access, and sight line distance restrictions; and (iii) withdraw from the terms of the Declaration through one or more withdrawals, portions of the Land (together with any improvements thereon) not intended by Declarant to be part of the Project (the "Non-Project Lands") by amending the Declaration and the Condominium Map from time to time to reflect the withdrawal of the Non-Project Lands. The withdrawal rights set forth herein shall include the right of Declarant to withdraw Non-Project Lands from the applicability of the Declaration, the Bylaws, and the Condominium Map (a) where the land area to be withdrawn is to be dedicated to a governmental entity or to a utility company, (b) due to changes in the boundaries of the Land (1) as may be required by the Honolulu City Council, any agencies of the City and County of Honolulu, or any agencies of the State of Hawaii, or (2) to comply with any ordinance, order, or other decision relating to the subdivision of the Land, or (c) where Declarant determines that such withdrawal is not unequivocally contrary to the overall development plan for the Project. Upon the recordation of an amendment to the Declaration and the Condominium Map to reflect the withdrawal of all or any portion of the Non-Project Lands from the Condominium Property Regime established by the Declaration, Declarant shall hold fee simple title to the Non-Project Lands so withdrawn free and clear of (1) the Declaration, the Bylaws, and the Condominium Map, and (2) the interest of any Unit owner, purchaser, prospective purchaser, lienholder, the Association, or other person.

In order to effectuate the above, every purchaser, prospective purchaser, Unit owner and all mortgagees and holders of liens affecting any of the Units in the Project shall, if necessary or desirable to the exercise of the reserved rights of Declarant herein, join in, consent to, or execute all instruments and documents necessary or desirable to the withdrawal provided

for herein, and, by execution of a contract for the sale of a Unit or by acceptance of any deed, lien or security interest therein, such purchaser, prospective purchaser, Unit owner, mortgagee and holder of a lien shall be deemed to have consented to Declarant's reservation pursuant to this paragraph and irrevocably appointed Declarant its lawful and duly authorized attorney-in-fact with full right and power to join in, consent to, or execute all such instruments and documents for and on behalf of the purchaser, prospective purchaser, Unit owner, mortgagee and lienholder.

THE FOREGOING IS A SUMMARY OF SOME OF THE PERTINENT PROVISIONS OF THE DEVELOPER'S RESERVED RIGHTS IN THE DECLARATION TO CHANGE THE PROJECT AND THE CONDOMINIUM DOCUMENTS AND IS FOR THE CONVENIENCE OF THE PURCHASER AND IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ALL OF THE DEVELOPER'S RESERVED RIGHTS. THE FULL TEXT OF THE DECLARATION SHOULD BE EXAMINED AND CONTROLS OVER THIS SUMMARY.

EXHIBIT J

Kīpuka at Hoakalei, Increment 8

ESTIMATED ANNUAL BUDGET
2014

Included in this Exhibit J are the pro forma operating budget for the Association of Unit Owners of Kīpuka at Hoakalei ("Condominium Association") and the 2014 Hoakalei Resort Community Association ("Master Association") operating budget which was previously adopted by the Master Association Board (collectively, the "Budgets").

The chart of Estimated Maintenance Fees per Unit covering Increment 8 (see Exhibit J, page 5) was prepared by the Developer, and summarizes the estimated monthly maintenance fees for each of the Units in the Project based on information contained in the Budgets as described below. The Master Association Budget was prepared by Certified Management, Inc. dba Associa Hawaii ("Certified Management"). A certification by Certified Management concerning the preparation of the Master Association Budget is also included (see Exhibit J, page 6).

PURCHASERS ARE ADVISED THAT WHILE THE BUDGETS SET FORTH THE PROJECTED EXPENSES AND INCOME OF THE CONDOMINIUM AND MASTER ASSOCIATIONS FOR THE CALENDAR YEAR 2014, THE BUDGETS ARE ESTIMATES ONLY, AND THE ACTUAL EXPENSES INCURRED AND INCOME REALIZED BY THE RESPECTIVE ASSOCIATIONS MAY BE MORE OR LESS THAN THE AMOUNTS SHOWN AND MAY INCLUDE EXPENSE CATEGORIES NOT REFLECTED IN THE BUDGETS. PURCHASERS ARE FURTHER ADVISED THAT THE INCLUSION OF SUCH BUDGETS IN THIS EXHIBIT ARE NOT INTENDED TO BE AND DO NOT CONSTITUTE ANY WARRANTY OR REPRESENTATION BY THE DEVELOPER THAT THE BUDGET IS ACCURATE OR THAT THE ACTUAL EXPENSES INCURRED WILL NOT EXCEED THE BUDGETED EXPENSES.

Condominium Association Budget

The pro forma budget for the Condominium Association is attached hereto (see Exhibit J, page 4). The budget represents the budget for all planned increments for the Kīpuka at Hoakalei project after all increments (consisting of 131 units) have been administratively merged and is the basis upon which maintenance fees will be assessed against the Units in the Project. PURCHASERS SHALL COMMENCE PAYMENT OF THE TOTAL MONTHLY ESTIMATED MAINTENANCE FEES (AS SHOWN IN THE FIFTH COLUMN OF THE CHART INCLUDED IN THIS EXHIBIT J, PAGE 5) EFFECTIVE ON THE DATE OF CONVEYANCE OF THE UNIT TO THE PURCHASER.

Purchasers are advised that the Condominium Association monthly maintenance fee includes the sum of $78.32 which is payable to Oceanic Time Warner Cable for Bundled Services (see Exhibit J, page 4) and will be assessed to each homeowner regardless of whether or not they subscribe to the services proved by Oceanic.

Master Association Budget.

This budget previously adopted by the Master Association board for calendar year 2014 is attached hereto (see Exhibit J, page 7). Purchasers are advised that, in addition to the monthly Master Association Fees, an additional sum of $20 per month per Unit fee will be collected by the Master Association from each Unit Owner to operate the first phase of the proposed Residents Club. A discussion concerning the budget for the proposed Residents Club

follows in the last section below. Purchasers are further advised that the "Developer Contributions" referenced in the Master Association budget summary (see Exhibit J, page 7) represent reimbursements to the Master Association by the Developer for water and landscaping maintenance charges to be incurred by the Master Association for portions of the common area that have not yet been turned over to the Master Association.

Master Association Full Build-Out Budget (Conceptual).

An affiliate of the Developer has prepared a conceptual budget for the Master Association at full build-out (see Exhibit J, page 8), that sets forth the estimated costs to operate the Master Association when the Hoakalei Resort is fully constructed at an indeterminate future time. The Conceptual Budget was prepared based on Haseko's current plan to operate the Hoakalei Resort featuring a recreational lagoon. Each expense line item in the Conceptual Budget is expressed in 2013 dollars. This budget is included for general informational purposes only since it is presently too early in the Hoakalei Resort's development process to definitively identify the specific amenities that will be developed and the timing of their construction. Accordingly, projected costs to operate the Master Association at full build-out are expected to periodically change as the development of the Hoakalei Resort progresses.

Residents Club Full Build-Out Budget (Conceptual)

An affiliate of the Developer has prepared conceptual budgets for the proposed Residents Club, both on an interim basis and at full build-out (in terms of the number of members that would have access to the Residents Club through their purchase of a residential unit within the Hoakalei Resort Community). See Exhibit J, pages 9 and 10. Until further notice, any shortfall will be subsidized by such affiliate of Developer to the extent that the actual costs incurred in operating the Residents Club (if and when developed) exceed the amounts charged to the Unit Owners for such costs. The Conceptual Budget sets forth the estimated costs to operate the Residents Club based on a phasing of the development of the physical improvements proposed for the Residents Club. The Conceptual Budget also makes certain assumptions on the number of members that the Residents Club will have over particular time periods. Each expense line item in the Conceptual Budget is expressed in 2013 dollars. This budget is included for general informational purposes only since the development of the Residents Club, including what specific amenities it will actually have, is subject to government approvals and subject to change. Accordingly, projected costs to operate the Residents Club at full build-out are expected to periodically change.

ESTIMATED ANNUAL BUDGET

Kīpuka at Hoakalei, Increment 8

Kipuka at Hoakalei, LLC does hereby certify that the estimated budget and maintenance fees describing the units for Increment 8, which includes an interim budget for the proposed Residents Club (but excludes the Hoakalei Resort Community Association budget which was prepared by Certified Management, Inc.), were prepared in accordance with generally accepted accounting principles. The budget and maintenance fees are estimates only and are subject to change at any time, including changes resulting from the merger of the Project with other increments of the Kīpuka at Hoalakei.

A purchaser shall commence payment of the monthly estimated maintenance fee effective on the date of conveyance of the unit to the purchaser.

KIPUKA AT HOAKALEI, LLC
By HASEKO DEVELOPMENT, INC.
a Hawaii corporation
Its Manager

Name: Tsutomu Sagawa
Title President

3/20/14
Date

KĪPUKA AT HOAKALEI, INCREMENT 8

ESTIMATED BUDGET AND MAINTENANCE FEE SCHEDULE[1]

ESTIMATE OF MAINTENANCE DISBURSEMENTS	ANNUAL ($)	MONTHLY ($)
Utilities		
Electricity (Common Areas)	$ 24,000.00	$ 2,000.00
Water & Sewer (Residential)[2]	$ 204,900.00	$ 17,075.00
Water & Sewer Reimbursement [2]	($ 204,900.00)	($ 17,075.00)
Water (Irrigation & Recreation Area)[3]	$ 90,000.00	$ 7,500.00
Sewer (Recreation Area)[3]	$ 21,600.00	$ 1,800.00
Gas (pool)	$ 7,200.00	$ 600.00
Entry Gate Phone	$ 2,880.00	$ 240.00
Meter Reading/Utility Billing	$ 8,400.00	$ 700.00
Bundled Internet, Telephone and Cable Television	$ 123,119.04	$ 10,259.92
Building and Grounds Maintenance		
Building	$ 26,400.00	$ 2,200.00
Pest Control	$ 3,000.00	$ 250.00
Grounds (Landscaping)	$ 76,320.00	$ 6,360.00
Refuse Collection	$ 44,040.00	$ 3,670.00
Repair and Maintenance	$ 7,380.00	$ 615.00
Amenities (Recreation Area)	$ 18,600.00	$ 1,550.00
Management		
Management Fees	$ 35,688.00	$ 2,974.00
Administrative Expenses	$ 4,380.00	$ 365.00
Insurance	$ 7,740.00	$ 645.00
Legal & Professional	$ 600.00	$ 50.00
Taxes/Government Assessments	$ 1,320.00	$ 110.00
Audit Fees	$ 1,320.00	$ 110.00
Reserves [4]	$ 42,000.00	$ 3,500.00
Totals	$ 545,987.04	$ 45,498.92
Monthly Cost per Unit		$ 347.32

[1] This budget sets forth the estimated costs to operate the Association of Unit Owners of Kīpuka at Hoakalei ("Association") at full build-out at an indeterminate future time. Each expense line item is expressed in 2013 dollars and was calculated based on the Developer's estimates. However, these projected costs may change in the future as the development is built out. In the event of a deficit in the actual expenses and the amount actually collected, such deficit shall be subsidized by the Developer until all units within the Project have been sold.

[2] The Honolulu Board of Water Supply ("BWS") provides water to the Kīpuka development via a master water meter. The Association will be the customer of record and BWS will bill the Association directly for water and sewer service charges. The Developer has installed submeters to measure the actual water usage for each Unit, the Recreation Area facilities, and for irrigation by the Association. The Association will read the submeters monthly and allocate and bill the water and sewer charges to the individual Units and the Association based on the water meter readings. The Water & Sewer (Residential) expense represents the estimated water and sewer expense for the Units on an annual and monthly basis. The Water & Sewer Reimbursement represents the amount which the owner or occupant of Units will reimburse the Association for its share of the water and sewer expense.

[3] This expense represents Developer's estimate of the water that will be utilized by the Association for (a) irrigation purposes and (b) the pool/spa and related facilities at the Recreation Area. The sewer expense is based on the water utilized for the pool/spa and related facilities.

[4] A reserve study (per §514B-148(a)(4), HRS and Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules) has not yet been conducted specifically for Increment 8.

Kīpuka at Hoakalei, Increment 8

ESTIMATED MAINTENANCE FEES PER UNIT

CPR Lot / Unit Number	COMMON INTEREST (%)	MONTHLY MAINT. FEE ($) (Per Budget p. 4)	MONTHLY MASTER ASSN. FEE ($) (Per Budget p. 7 & 9)*	**TOTAL MONTHLY FEES ($)**	INTERIM REDUCTION OF MONTHLY MAINT. FEE & RESIDENTS CLUB ASSESSMENT**	**TOTAL INTERIM MONTHLY FEES ($)**
D46	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D47	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D48	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D49	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D50	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D51	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D52	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D53	11.111	347.32	56.00	403.32	< 106.53 >	296.79
D54	11.112	347.32	56.00	403.32	< 106.53 >	296.79

* The total Monthly Master Association Fee includes the sum of $36.00 per month as reflected in the Master Association budget **(see pg. 7)** plus the sum of $20.00 per month to partially cover the costs of operating the proposed Residents Club.

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

**The Recreation Area and the Residents Club will not be constructed and available for use by residents of the Project until sometime in the future. Until such facilities are constructed and available for use by Unit owners of the Project, Unit owners will not be charged (a) the portion of the estimated monthly maintenance fee attributable to the Recreation Area (currently estimated at $86.53 per Unit/month) and (b) the $20.00 Residents Club assessment, which is currently included as part of the current monthly Master Association fee shown in the Budget. The interim reduction of the maintenance fee will terminate once the Recreation Area becomes available for use by Unit owners of the Project. The interim waiver of the Residents Club assessment will terminate once the First Phase of the Residents Club is completed and becomes available for use by Unit owners of the Project.

ESTIMATED ANNUAL BUDGET
HOAKALEI RESORT COMMUNITY ASSOCIATION

Kīpuka at Hoakalei, Increment 8

Certified Management, Inc., a Hawaii corporation dba Associa Hawaii and the Managing Agent for the Hoakalei Resort Community Association does hereby certify that the 2014 budget and maintenance fees for said association was prepared in accordance with generally accepted accounting principles.

CERTIFIED MANAGEMENT, INC.,
a Hawaii corporation dba Associa Hawaii

Name: Kanani Kaopua
Title
Its: Account Executive

3/20/2014
Date

ASSOCIA
HAWAII

PROJECT NUMBER: 660

MONTHLY BUDGET ANALYSIS FOR: Hoakalei Resort Community Association

Approved budget to be effective on: January 1, 2014

Prepared By: Kanani Kaopua Board Approved Date: October 15, 2013

		2013 Budget	Actual Monthly Average	Proposed Annual 2014 Budget	Approved 2014 Budget
REVENUE:	CHANGE-Fees, Dues, & Receipts =			0.0%	0.0%
4000	ASSESSMENT INCOME	319,884	25,164	35,340	35,340
4200	USER FEE INCOME	600	137	100	100
4900	INVESTMENT INCOME	278	41	41	41
TOTAL REVENUES		320,762	25,342	35,481	35,481
EXPENSES:					
	OPERATING EXPENSES:				
5000	ADMINISTRATIVE	4,650	203	428	428
5200	COMMUNICATIONS	4,610	290	700	700
5400	INSURANCE	4,741	394	390	390
6000	UTILITIES	57,480	3,800	4,430	4,430
6100	LANDSCAPING	97,222	8,331	8,310	8,310
6400	CONTRACTED SERVICES	11,741	0	1,500	1,500
6500	REPAIR & MAINTENANCE	2,642	77	300	300
7000	PROFESSIONAL SERVICES	26,806	291	9,800	9,800
9000	TAXES	0	8	8	8
9800	RESERVE EXPENSES	4,200	0	2,500	2,500
TOTAL OPERATING EXPENSES:		214092	13394	28366	28366
TOTAL EXPENSES		214092	13394	28366	28366
NET INCOME		106670	11948	7115	7115
NET INCOME - NET LOAN PAYMENTS		106670	11948	7115	7115
	REPLACEMENT RESERVE FUND TRANSFERS:				
3700	TRANSFER CLEARING-FROM RESERVES	4,200	0	2,500	2,500
3446	TRANSFER CLEARING-TO RESERVES	64,070	8,010	9,615	9,615
NET RESERVE TRANSFERS		(59,870)	(8,010)	(7,115)	(7,115)
NET INCOME & NET RESERVE TRANSFERS		46,800	3,938	0	(0)

Monthly Assessment per Residential Unit: $36.00

NOTE: The budgeted revenues and expenses are based on accrual-basis accounting.

Hoakalei Resort Community Association
Conceptual Full Build-Out Budget[1]
(For Informational Purposes Only)

Budget Item	Amount at Full Build-Out	
Wages and Salaries	445,476.00	
Employee Benefits	124,150.00	
Administrative Costs	51,882.00	
Property Management	106,990.00	
Legal	9,935.00	
Other Professional	25,021.00	
Electricity	117,747.00	
Water	274,498.00	
Sewer	44,155.00	
Telephone	4,416.00	
Exterminating	7,359.00	
Rubbish Removal	14,718.00	
Patrol Services	451,854.00	
Custodial	250,213.00	
Lagoon/Cove Maintenance	839,805.00	
Maintenance	666,375.00	
Vehicle Costs	6,623.00	
Taxes	8,816.00	
Fixed Expense	29,437.00	
Insurance	139,563.00	
Reserves[2]	662,327.00	
Capital Expenses	269,842.00	
Total Estimated Annual Costs	**4,570,336.00**	
Total Estimated Annual Costs Allocable to all Hoakalei Residential Units [3]	**1,387,531.00**	
HRCA Assessments Per Residential Unit/Mo.	**50.00**[4]	
Residents Club Assessment Per Residential Unit/Mo.	**70.00**	**(see Exhibit J, page 10)**

[1] This budget sets forth the estimated costs to operate the Hoakalei Resort Community Association at full build-out at an indeterminate future time. Each expense line item in this column is expressed in 2013 dollars and was calculated based on the current resort master plan that features a lagoon. However, project costs are expected to change from time to time as development of Hoakalei progresses.

[2] This line item is an estimate only. No reserve study has been conducted.

[3] Based upon an estimated total of 2,314 residential units at full build-out. Under current plans, the balance of the costs to operate the Hoakalei Resort Community Association will be allocated to the planned districts within Hoakalei including Hotel, Golf, Industrial, Commercial, and Lagoon districts.

[4] The monthly assessments per Residential Unit has been computed by dividing the Total Estimated Annual Costs Allocable to all Hoakalei Residential Units by the total number of residential units in Hoakalei that are subject to assessment (i.e., an estimated 2,314 units at full build-out) and then rounding to the nearest dollar. This amount is provided for informational purposes only.

RESIDENTS CLUB

ESTIMATED BUDGET AND MAINTENANCE FEE SCHEDULE

ESTIMATE OF MAINTENANCE	ANNUAL ($)	MONTHLY ($)
Utilities		
Electricity	$ 12,000	$ 1,000
Water	$ 19,404	$ 1,617
Sewer	$ 18,000	$ 1,500
Gas (BBQ Grills)	$ 13,200	$ 1,100
Bundled Internet, Telephone and Cable Television	$ 2,400	$ 200
Building and Grounds Maintenance		
Building	$ 40,200	$ 3,350
Pest Control	$ 6,000	$ 500
Grounds (Landscaping)	$ 63,600	$ 5,300
Refuse Collection	$ 6,000	$ 500
Repair and Maintenance	$ 28,080	$ 2,340
Amenities	$ 8,100	$ 675
Security	$ 72,000	$ 6,000
Management		
Management Fees	$ 150,000	$ 12,500
Administrative Expenses	$ 10,425	$ 869
Insurance	$ 22,500	$ 1,875
Legal & Professional	$ 1,200	$ 100
Taxes/Government Assessments	$ 900	$ 75
Reserves	$ 24,000	$ 2,000
Totals	$ 498,009	$ 41,501
Monthly Cost per Unit		$ 40
Estimated Subsidy		$ (20)
Net Monthly Cost per Unit		$ 20

Residents Club (RC)

Conceptual Full Build-Out Budget
(For Informational Purposes Only)

	Annual Total
EXPENSES:	
Budget Item	
ADMINISTRATIVE COSTS	66,360
PROPERTY MANAGEMENT	300,000
LEGAL	2,400
ELECTRICITY	55,200
WATER	44,880
SEWER	57,600
TELEPHONE	2,400
GAS	26,400
CABLE	1,440
EXTERMINATING	6,000
RUBBISH REMOVAL	6,000
PATROL SERVICES	120,000
CUSTODIAL	80,400
AMENITIES	91,800
MAINTENANCE	182,400
TAXES	1,800
INSURANCE	30,000
RESERVES	48,000
Total Estimated Annual Costs	$ 1,123,080
Total Estimated Monthly Costs	
Phase 1 Assessments Per Residential Unit/Mo.	$ .40
Phase 2 Assessments Per Residential Unit/Mo.	$ 70

Assumptions:

Phase 1

Amenities to be included, sandy launch area, picnic area, temporary storage, gas grills and appropriate furniture

Limited security, custodial and site staffing.

Phase 2

Amenities in addition to Phase 1, RC structure to include a club room, fitness room, multi-purpose room and pool with jetted spa. Other amenities to be determined.

Dedicated security, custodial, site staffing and management.

EXHIBIT K

Kīpuka at Hoakalei, Increment 8

Summary of Pertinent Provisions of Sales Contract

A specimen of the Deposit Receipt and Sales Contract (hereinafter the "Agreement") has been submitted to the Real Estate Commission as part of the registration. The Agreement contains the purchase price, description of the unit to be conveyed to a purchaser, and the terms and conditions under which a purchaser will agree to buy a unit in the Project.

The Agreement provides in part:

1. Financing of Purchase. If the purchaser (referred to in the Agreement as the "Purchaser") is required to finance any portion of the purchase price, then the purchaser agrees to take certain actions within designated time periods including, but not limited to, submitting a complete loan application package to a qualified lender and obtaining a pre-qualification letter from the lender. Upon notice from Developer, the purchaser shall obtain a final loan commitment within certain time periods.

Purchaser represents that the financial data to be submitted to Developer or lender is true and accurate. The purchaser also agrees to provide written evidence to Developer of purchaser's ability to make any requisite cash payments. In order to keep the Developer and/or the Developer's broker informed of the purchaser's progress in obtaining a mortgage loan, the purchaser shall authorize its lender to transmit to the Developer and/or the Developer's broker any and all information necessary for this purpose including, but not limited to, copies of all correspondence between the purchaser and the lender.

Purchaser acknowledges that Developer's lender, as a condition of its construction financing of the Project, may require Developer and/or Purchaser's lender to forward copies of financial related information submitted by Purchaser in connection with Purchaser's loan application including, but not limited to, a signed loan application, credit report, bank statements, pay stubs, W-2 forms, tax returns and other information.

The Agreement provides the Developer with certain rights, including the right to terminate the Agreement if the purchaser fails to comply with the various requirements.

2. Closing Date. The terms "Closing Date" or "Closing" as used in the Agreement shall mean the date when the Developer and the purchaser have each carried out all of their obligations under the Agreement and escrow is closed by the recording in the Land Court of the Unit Deed and also any mortgage in favor of the purchaser's lender, and making all payments required from funds received. The projected "Closing Date" will be determined by the Developer alone (the "Scheduled Closing Date"). For purposes of determining when closing may occur, the purchaser agrees to abide by the Developer's good faith estimate of the Scheduled Closing Date. The Scheduled Closing Date, however, is based on a number of factors including, without limitation, the type of loan program selected by the purchaser, the projected construction schedule for the unit and the Project, which schedule changes frequently due to a variety of factors. Therefore, the Scheduled Closing Date or any other estimate of the Closing Date provided by the Developer is an estimate only and is subject to change. The

Developer may delay or change the Scheduled Closing Date as necessary and the purchaser is advised to work with the Developer in coordinating the actual Closing Date.

3. What the Purchaser is Required to Do at Closing. On or prior to the Closing Date, the purchaser will sign and deliver to escrow all documents which the purchaser must sign in order to effect the closing. This will include, without limitation, any mortgage in favor of the purchaser's lender. The purchaser shall also pay to escrow in the form of a cashier's check or wire transfers at least two (2) calendar days before closing, any cash payment required on account of the balance of the "Total Purchase Price" (as defined in the Agreement) (including those amounts representing the price of the options, upgrades, and floor selections contracted by purchaser, if any), and all sums included in the "Estimate of Additional Sums Payable" (as defined in the Agreement) and further described below (subject to adjustment for actual fees payable as determined at closing).

4. Estimate of Additional Sums Payable. The sums included in the Estimate of Additional Sums Payable are in addition to and are not part of the Total Purchase Price. The purchaser's closing costs shall include, but shall not be limited to, all escrow fees, all notary fees, costs of title insurance, legal costs for the preparation of any unit deed or any notes and mortgages, all recording costs or fees, loan fees, credit report costs, appraisal fees and all other applicable mortgage costs. In addition, the purchaser agrees to pay the purchaser's pro-rata share of applicable monthly maintenance and associations' fees (if closing occurs on a day other than the first day of the month), taxes, assessments and other expenses, which shall be prorated between the purchaser and the Developer as of the closing date. Also included will be the monthly maintenance and associations' fees and the Association of Unit Owners start-up fee.

5. The Purchaser's Acceptance of the Unit. The purchaser agrees to close the sale of the unit on time and accept possession of the unit (a) even if the common elements of the Project have not yet been fully completed and/or construction activity is still in progress, and (b) notwithstanding the existence of any defects in or damage to the unit which does not render the unit unusable. The purchaser also promises to indemnify and hold harmless the Developer from any loss or damage, including interest and attorneys' fees and costs, resulting from the purchaser's failure to close the sale or to accept possession of the unit as required above.

6. Delay in Closing. The Agreement includes provisions addressing delays in closing.

7. Conditions of the Project. The Agreement contains various disclosures made in the Agreement regarding the condition of the Project and the surrounding areas that could affect the purchaser's use or enjoyment of a unit in the Project, including, without limitation, potential aircraft noise, ongoing construction and sales activities, roadways, or driveways located nearby, the determination by the Department of Education of a school's district boundaries and what school the children of residents of the Project will attend, the proximity of the Project to the fire station, the proximity of the Project to Keone'ula Boulevard and other nearby streets, and possible environmental and utility effects, that neither the Association of Unit Owners nor Developer or its affiliates are responsible for providing security for the Project. The Agreement also contains disclosures regarding the approximate area of the units, potential mold, electricity charges for certain exterior lighting, bundled telecommunications/internet services, the Developer's right to modify the plans and specifications for the production homes, the right to substitute materials, the right to increase or

decrease the purchase price of any unit not subject to a binding contract, and that certain improvements constructed and installed for aesthetic reasons have no structural purposes.

8. Disclosures Regarding Model Homes; Advertising Materials. The homes in the Project will be mass constructed based on limited styles and floor plans being offered by the Developer, but with minor variations to the colors, door styles, elevations, yards, landscaping, walkways, entryways and other features to provide each home with a certain degree of uniqueness. The model homes and various advertising materials, brochures and displays are intended to assist the purchaser in visualizing the floor plan of the unit that the purchaser is purchasing, but are not intended to be exact replicas or depictions of all the units or buildings in the Project. The model homes and yard areas of the model homes also contain numerous upgrades, options and decorator items which are not included with the unit being purchased by the purchaser or the building in which the unit is located, or which, if included with the property being purchased, may differ from that shown with the model homes or in the advertising materials, brochures or displays due to various factors.

9. Disclosures Regarding Ongoing Sales and Advertising Activities. The Agreement discloses that the Developer and others shall have the right to conduct extensive sales activities on the common elements (excluding the limited common elements appurtenant to any sold units) and any unsold units and limited common elements appurtenant thereto until the date that all of the residential units proposed for development in Area IV are sold and conveyed.

10. Landscaping; Fences. The Seller will be providing the initial landscaping of the purchaser's front and rear yard areas. The maintenance of such landscaping shall thereafter be the responsibility of the purchaser. The purchaser also acknowledges that the Developer will install the initial fences enclosing, as the case may be, the rear yard and/or the front yard of the unit the purchaser is purchasing, but that the purchaser is responsible for maintaining, repairing and replacing such fences. If any such rear yard fence is shared by more than one unit, the obligation to maintain, repair and replace such fence shall be shared jointly by both unit owners.

11. Utility Infrastructure. The purchaser acknowledges that additional utility infrastructure may be constructed in the future which provides utility services for the Project, the cost of which is not included in the purchase price of any unit in the Project.

12. Developer's Repurchase Option. The purchaser acknowledges and agrees that the Developer has reserved the option to repurchase the unit during the first twelve (12) month period following the close of escrow to the extent the purchaser sells, transfers, assigns, rents or offers to sell, transfer, assign, or rent the unit during such twelve (12) month period. The purchase price paid by Developer to purchaser upon the exercise of this repurchase option shall be equal to the Total Purchase Price shown on page 2 of the Agreement, plus the amount of any options, upgrades, and floor selections paid by purchaser in connection with the unit, and together with the amount of any capital improvements made by the purchaser to the unit. The Agreement also describes the conditions in which certain sales, transfers, or assignments or offers to sell, transfer, or assign will not be subject to the repurchase option.

13. Developer's Limited Warranty for the Unit. The purchaser acknowledges the Developer's limited warranty regarding the unit and the common elements, which is described in the summary attached to this public report as Exhibit "M".

14. Interest on the Purchaser's Deposits. All interest earned on the purchaser's deposits shall accrue to the credit of and shall be paid to the Developer unless (a) the purchaser instructs escrow to establish a separate interest-bearing account on the purchaser's behalf ("Purchaser's Account") and pays escrow a processing fee of $25.00 (or such other amount as escrow may establish from time to time) and complies with all other requirements of escrow, or (b) a Purchaser's Account is established pursuant to the escrow agreement (in which case the purchaser agrees to pay the processing fee provided thereunder).

15. No Rental Service/Investment Representations. The purchaser agrees that the purchaser has entered into the Agreement without any reference or representation by the Developer or any sales person: (a) that the Developer or anyone affiliated with the Developer or any unaffiliated third party will provide, directly or indirectly, any services relating to the rental or sale or management on behalf of the purchaser; (b) as to projected rental income, occupancy rates or other matters related to the rental of the unit; (c) as to possible tax advantages or other economic benefits accruing to an owner who chooses to rent a unit; or (d) as to projected appreciation in the value of the unit. The purchaser agrees to be solely responsible for any rental or other disposition of the unit.

16. Default by Purchaser. If the purchaser fails to make any payment when it is due or fails to keep any of the other promises or agreements of the purchaser set forth in the Agreement, the Developer will give the purchaser written notice of such failure. If the purchaser does not cure such default or failure within ten (10) calendar days after the Developer sends such notice, the Developer shall have the right to do any one or more of the following:

(a) Cancel the Agreement by giving the purchaser written notice of cancellation. The Developer may then keep all sums deposited by the purchaser, including any and all interest accrued thereon (notwithstanding the establishment of a Purchaser's Account), as "liquidated damages" (i.e., the amount agreed to by the purchaser and the Developer as properly payable in settlement for breach of contract), in lieu of actual damages and not as a penalty;

(b) Take advantage of any other rights which the law allows, including, for example, a lawsuit for actual damages suffered, or a lawsuit for "specific performance," which means a lawsuit to require the purchaser to pay the total purchase price and keep all of the purchaser's promises under the Agreement; and

(c) Collect from the purchaser all costs, including reasonable attorneys' fees, court costs, escrow cancellation fees, and any document preparation fees if the deed conveying the property to the purchaser has been prepared and delivered to escrow, which may be incurred by the Developer because of the purchaser's default.

17. Mediation; Arbitration. Any dispute arising out of the Limited Warranty, the construction, or sale of a unit shall first be submitted to mediation as may be required under Hawaii Revised Statutes, Chapter 672E (the Hawaii Contractor Repair Act) or the Limited Warranty and thereafter, if the dispute remains unresolved, then the dispute shall be resolved by binding arbitration. Except as otherwise provided by law, binding arbitration shall be the sole remedy for resolving such disputes. The arbitration shall be conducted by a neutral, independent arbitration services that the warranty administrator shall select, in its sole discretion, at the time the request for arbitration is submitted. The rules and procedures of the designated arbitration organization that are in effect at the time the request for arbitration is

submitted will be followed. Said arbitration proceeding shall be governed by the Federal Arbitration Act (9 U.S.C. §§ 1 et. seq.) to the exclusion of any inconsistent state law, regulation or judicial decision. The award of the arbitrator shall be final and binding and may be entered as a judgment in any court of competent jurisdiction. Each party shall bear its own attorneys fees and costs (including expert costs) for the arbitration. The arbitrator shall, as part of any decision, award to the party prevailing at the arbitration any applicable filing fees or other arbitration fees paid by that party.

THE FOREGOING IS A SUMMARY OF SOME OF THE PERTINENT PROVISIONS OF THE AGREEMENT FOR THE CONVENIENCE OF THE PURCHASER AND IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ALL OF THE TERMS OF THE AGREEMENT. THE FULL TEXT OF THE ORIGINAL DOCUMENT SHOULD BE EXAMINED AND CONTROLS OVER THIS SUMMARY.

NOTE: The Developer is offering the purchaser a selection of various floor coverings (i.e., tiling and carpeting) and window coverings for the unit which purchaser will select in an addendum to the Agreement. In addition, the Developer is also offering various optional floor plans, appliances and upgrades for the unit, each at various prices, and which, if selected, will also be included in an addendum or addenda to the Agreement. The purchase price for such options, appliances and upgrades are non-refundable once the Agreement is deemed binding under the Condominium Property Act.

EXHIBIT L

Kīpuka at Hoakalei, Increment 8

Summary of Pertinent Provisions of Escrow Agreement

An executed Escrow Agreement has been submitted to the Real Estate Commission as part of this registration. The Escrow Agreement identifies Title Guaranty Escrow Services, Inc. as the escrow agent ("Escrow"). The Escrow Agreement sets up an arrangement under which Escrow will hold deposits that a purchaser makes to the Developer under a Deposit Receipt and Sales Contract (the "Sales Contract") for the purchase of a unit in the Project. The Escrow Agreement provides in part:

1. Payment of Funds to Escrow. The Developer shall pay over to Escrow any monies received by the Developer from a purchaser under a Sales Contract, including all disbursements made on loan commitments, if any, from lending institutions to the purchaser. Escrow shall deposit all funds so received in accordance with written instructions from the Developer in a federally-insured, interest-bearing account at a bank, savings and loan association, or trust company authorized to do business in the State.

2. Return of Funds to a Purchaser. A purchaser shall be entitled to a refund of the purchaser's funds held in Escrow as follows:

(a) Escrow shall refund to the purchaser all of the purchaser's entire deposit together with interest, which may have accrued to the credit of such purchaser , but less any Escrow cancellation fees, if any one of the following has occurred: (i) the Developer and the purchaser request in writing that Escrow return the purchaser's funds to the purchaser; (ii) the Developer notifies Escrow of the Developer's exercise of the option to cancel or rescind the Sales Contract pursuant to any right of cancellation or rescission provided therein or otherwise available to the Developer; or (iii) the purchaser notifies Escrow of purchaser's exercise of purchaser's right to cancel the Sales Contract pursuant to any right of cancellation or rescission provided therein or otherwise available to the purchaser.

3. Purchaser's Default under Sales Contract. If the Developer terminates a Sales Contract due to a default thereunder by the purchaser, Escrow shall thereafter treat all funds of the purchaser paid on account of such purchaser's Sales Contract as funds of the Developer and not as funds of the purchaser. Thereafter, such funds shall be free of the escrow established by the Escrow Agreement and shall be held by Escrow for the account of the Developer.

THE FOREGOING IS A SUMMARY OF SOME OF THE PERTINENT PROVISIONS OF THE ESCROW AGREEMENT FOR THE CONVENIENCE OF THE PURCHASER AND IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ALL OF THE TERMS OF THE ESCROW AGREEMENT. THE FULL TEXT OF THE ORIGINAL DOCUMENT SHOULD BE EXAMINED AND CONTROLS OVER THIS SUMMARY.

EXHIBIT M

Kīpuka at Hoakalei, Increment 8

Summary of Pertinent Provisions of Limited Warranty

The Developer provides a limited warranty for the individual units and common elements under the Reservation Agreement and Sales Contract ("Agreement"), a specimen of which has been submitted with this registration. The following is a brief summary of the Developer's limited warranty (capitalized terms have the same meaning set forth in the Agreement):

The Unit and the related Common Elements will be covered under a transferable ten (10) year HOME BUILDER'S LIMITED WARRANTY AND ARBITRATION AGREEMENT (the "Limited Warranty"). The Limited Warranty sets forth Developer's obligations for construction defects (as that term is specifically used or defined in the Limited Warranty, and to which the Limited Warranty specifically applies) that occur during the Warranty Period (as that term is defined in the Limited Warranty), including provisions limiting Developer's responsibilities and outlining the Purchaser's specific rights. The Limited Warranty gives the Purchaser specific legal rights. Seller's obligations under the Limited Warranty are expressly conditioned on prompt notification by Purchaser of any construction defects as set forth in the Limited Warranty. In addition, the Limited Warranty specifically excludes from its coverage and scope certain matters that result from, directly or indirectly, certain specifically enumerated causes or occurrences, all as set forth in the Limited Warranty. None of Seller's employees, salesmen or other agents are authorized to make any warranty other than the Limited Warranty, nor can they extend or in any way alter the Limited Warranty.

(a) Acknowledgment and Receipt. Purchaser will receive a sample of the Limited Warranty (PWC Form No. 117 REV. 08/2013 (117HKO)) and agrees to read the sample Limited Warranty in its entirety prior to the Closing Date. Purchaser's failure to read the sample Limited Warranty and to obtain any needed assistance in understanding the Limited Warranty shall not in any way change either the Purchaser's or the Seller's rights, duties and obligations under the Limited Warranty. Prior to Closing, Purchaser shall deliver to Escrow a fully executed document entitled "Warranty Acknowledgement of Receipt and Agreement to Read."

(b) Warranty Period. The term of the Limited Warranty is ten (10) years from the Closing Date. The resale of the Unit by Purchaser will not extend the ten-year term. Notwithstanding the above, however, the Warranty Period for Common Elements of an individual structure/building commences on the date title for the first Unit in the structure/building is transferred to the first homeowner or, as related to clubhouses or outbuildings or other Common Elements not part of the Unit, the earlier of the date of substantial completion or the date title to these structures is transferred to the Homeowner's Association. The exact dates for the commencement and expiration of the Warranty Period for the Unit will be indicated in the "Limited Warranty Validation Form" to be mailed to Purchaser by the independent third-party warranty administrator following Closing.

(c) Warranty Coverage. Coverage under the Limited Warranty is limited to construction defects which occur during the Warranty Period indicated on the Limited Warranty Validation Form and which are reported to the Seller or its designated agent pursuant to

the notification requirements contained in the Limited Warranty. The Limited Warranty shall apply to workmanship actually performed and materials actually installed in the Unit or the Common Elements. Specific terms of the warranty coverage are included in the "Limited Warranty Validation Form" and the Limited Warranty.

(d) Binding Arbitration. The Limited Warranty requires that all claims, controversy, or disputes between Seller and Purchaser concerning the Limited Warranty, design or construction of the Unit or the Common Elements, or the sale of the Unit or transfer of title to the Common Elements, will be resolved solely by binding arbitration pursuant to provisions under the Limited Warranty. The Purchaser gives up any rights to have the dispute resolved by a court of law or jury trial.

(e) Customer Care Program. In addition to the Limited Warranty, during the first twelve (12) month period following the Closing of the Unit, Seller will initiate and provide to Purchaser at no additional charge a customer care program (the "Program") to provide purchaser assistance in repairing defects in materials or workmanship in the unit that would otherwise not be deemed to be a "construction defect" under the Limited Warranty. Terms of the Program, which include performance standards the Seller will follow for use during the first year and certain exclusions of the Program, are set forth in the homeowner manual that will be provided to Purchaser upon the Closing of the sale of the Unit. Notwithstanding anything contained herein to the contrary, the Program is extended only to the original purchaser of the Unit and shall terminate upon the sale of the Unit by that purchaser.

(f) Manufacturers' Warranties. Seller will assign and pass through to the Purchaser all the manufacturer's warranties on all appliances, fixtures and other consumer products installed in the Unit by Seller for their unexpired terms, to the extent such warranties exist and to the extent that Seller has the right and power to make such an assignment. Purchaser shall follow the procedure set forth in the manufacturer's warranty if any defects should appear in that item, and any service request should be made directly to the service representative for the manufacturer. Appliances or consumer products are excluded from the Limited Warranty. Seller makes no representation or warranty with respect to the energy consumption of, or efficiency of, any appliance, equipment, or consumer product, or with respect to energy or utility costs.

(g) Limitations of Warranty and Seller Liability. Except for the Limited Warranty, Seller makes no other warranties, express or implied, and SELLER EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTY OF HABITABILITY, ANY IMPLIED WARRANTY OF MERCHANTABILITY, ANY IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE OR USE, ANY IMPLIED WARRANTY OF WORKMANSHIP, AND ANY OTHER EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE UNIT, OR THE PROJECT. EXCEPT FOR THE OBLIGATIONS OF SELLER SPECIFICALLY SET FORTH IN THE SAID LIMITED WARRANTY, SELLER SHALL NOT HAVE ANY WARRANTY OBLIGATIONS, AND SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES WHETHER BASED ON CONTRACT, TORT, OR ANY OTHER LEGAL THEORY (REGARDLESS OF WHETHER SELLER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES).

(h) Claim Procedure. If any defect appears which Purchaser believes should be covered by this Limited Warranty, Purchaser shall give Seller written notice describing the defect in

detail at the following address: Kipuka at Hoakalei, LLC, 91-1001 Kaimalie Street, Suite 205, Ewa Beach, Hawaii 96706, Attn: Customer Service. Seller will not reimburse Purchaser for any repair or other action taken by Purchaser without Seller's prior written consent.

THE FOREGOING SUMMARY OF SOME OF THE PERTINENT PROVISIONS OF THE LIMITED WARRANTY IS PROVIDED FOR THE CONVENIENCE OF THE PURCHASER AND IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ALL OF THE TERMS OF THE LIMITED WARRANTY. EACH PURCHASER SHOULD READ THE COMPLETE TEXT OF THE LIMITED WARRANTY. IN THE EVENT OF ANY DISCREPANCY OR CONFLICT BETWEEN THE TERMS OF THIS SUMMARY OR THE TEXT OF THE LIMITED WARRANTY, THE TEXT OF THE LIMITED WARRANTY SHALL CONTROL.

EXHIBIT N

Kīpuka at Hoakalei, Increment 8

Architectural Guidelines

Kīpuka at Hoakalei ("Kīpuka ") is a residential phase within the Hoakalei Resort, a master-planned resort community (see Section A on page 1a of the developer's public report for a description of Kīpuka and Hoakalei Resort). Being part of a master-planned community, developmental guidelines are necessary to promote the community's evolution in a manner consistent with the original design principles, as approved by the City and other governmental agencies.

To accomplish this purpose and to maintain the Kīpuka special character, Kīpuka Architectural Guidelines (the "Architectural Guidelines") have been prepared to regulate construction, additions, modifications, and site improvements visible from the street or neighboring properties. A copy of the proposed Architectural Guidelines has been submitted to the Real Estate Commission as part of this registration.

The Architectural Guidelines, which are both prescriptive and restrictive, are intended to be illustrative of acceptable improvements and seek to provide an overall framework for future modifications and expansion within this Project. The Architectural Guidelines contain various rules and guidelines, including but not limited to, architectural guidelines, examples of acceptable improvements, materials and color schemes, and Architectural Review Committee application procedures.

The Architectural Review Committee, which has been established pursuant to the Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community (see Exhibit O for a description of this document), is or will be responsible for reviewing applications for compliance with the Architectural Guidelines.

THE FOREGOING IS A DESCRIPTION OF THE ARCHITECTURAL GUIDELINES FOR THE CONVENIENCE OF THE PURCHASER AND IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ALL OF THE TERMS OF THESE ARCHITECTURAL GUIDELINES. THE FULL TEXT OF THE ARCHITECTURAL GUIDELINES SHOULD BE EXAMINED AND CONTROLS OVER THIS SUMMARY.

EXHIBIT O

Kīpuka at Hoakalei, Increment 8

Description of the Master Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community

As mentioned in Section A on page 1a of the developer's public report, the Project is also a part of the Hoakalei Resort master-planned mixed use community and will therefore be subject to the terms and conditions set forth in that certain Master Declaration of Covenants, Conditions, and Restrictions for the Hoakalei Resort Community, dated November 10, 2008, recorded as Land Court Document No. 3805045, as the same may hereafter be amended and/or supplemented from time to time (the "Master Declaration"). The Master Declaration was prepared and executed by Developer and Developer's affiliated companies, HASEKO (Ewa), Inc. ("Land Owner") and Hoakalei Development, LLC (the "Master Declarant"). The purpose of the Master Declaration is to facilitate the development, ownership, and use of the Hoakalei Resort Community (as defined in the Master Declaration) and to provide for the formation of the Hoakalei Resort Community Association (the "Master Association") that administers the Hoakalei Resort Community.

PURCHASERS ARE ADVISED THAT DUE TO RECENT CHANGES IN THE MASTER PLAN FOR THE HOAKALEI RESORT COMMUNITY MADE PURSUANT TO RIGHTS RESERVED TO THE MASTER DECLARANT (SEE PAR. 9.C. BELOW) IN WHICH THE MARINA HAS BEEN REPLACED BY A RECREATIONAL LAGOON, IT IS EXPECTED THAT FUTURE CHANGES MAY BE MADE TO THE MASTER DECLARATION TO REFLECT THESE CHANGES IN THE MASTER PLAN, AND THAT THE FOLLOWING BRIEF DESCRIPTION OF SOME OF THE SIGNIFICANT PROVISIONS OF THE MASTER DECLARATION SUMMARIZES THE PROVISIONS OF THE MASTER DECLARATION AS PRESENTLY CONSTITUTED AND DOES NOT REFLECT ANY POTENTIAL FUTURE CHANGES THAT MAY BE MADE TO THE MASTER DECLARATION (WHICH CHANGES HAVE YET TO BE DETERMINED). FOR THIS REASON, PURCHASERS ARE REMINDED THAT THE SUMMARY BELOW CONTAINS REFERENCES TO THE MARINA AND INDUSTRIAL AREAS, AS WELL AS OTHER FACILITIES AND AMENITIES WHICH ARE NO LONGER PART OF THE MASTER PLAN FOR THE HOAKALEI RESORT COMMUNITY. UNLESS DEFINED HEREIN, CAPITALIZED TERMS SHALL BE DEFINED AS SET FORTH IN THE MASTER DECLARATION.

1. Scope. The Land Owner is the owner of and Master Declarant is the master developer of the Hoakalei Resort Community. If developed as initially planned, the overall Hoakalei Resort Community will be comprised of areas which have been master planned by Master Declarant as residential, retail, hotel, marina, golf and industrial areas. The residential areas may be comprised of single family residences, multi-family residences, and apartment residences, including fractional projects. The retail areas may be comprised of retail establishments located upon lots or upon leaseholds of parts of certain lots in the Hoakalei Resort Community. The hotel areas may be comprised of hotels, timeshare and fractional projects, condominium-hotel projects or similar transient land uses. The marina areas may include, among other uses, condominium boat slips and other marina related land or water uses adjacent to or in the vicinity of the marina to be constructed in the Hoakalei Resort Community. The industrial areas may be comprised of industrial uses in the vicinity of the marina. The golf areas may be comprised of golf greens, clubhouses, golf course storage and support facilities, and parking facilities. Presently, only certain limited portions of the Hoakalei Resort Community

consisting solely of residential uses have been annexed to the Master Declaration (the annexed portion is referred to as the "Covered Property" in the Master Declaration). The Master Declarant is not obligated to develop and annex to the Master Declaration any part of the Hoakalei Resort Community not already part of the Covered Property. The rights reserved to Master Declarant include the right to develop and or to annex as much or as little of the Hoakalei Resort Community to the Master Declaration as it may decide, in its sole discretion, including without limitation, the right not to annex the hotel, retail, golf course, marina, retail and other areas (other than the Covered Property) that are considered part of the Hoakalei Resort Community in the Declaration.

2. Association Membership/Voting. Membership in the Master Association is divided into three classes: (a) Class A members are all Owners (excluding Master Declarant until the Class B membership has been terminated and is converted to Class A membership) and will be entitled to a vote equal to the Equivalent Unit for each Separate Interest owned (the assignment of Equivalent Units for the individual Separate Interests is set forth in Exhibit C to the Master Declaration). The Class B member shall mean the Master Declarant until the Class B membership terminates and is converted to a Class A membership and will be entitled to a vote equal to three (3) times the Equivalent Units allocated to each Separate Interest owned. The Class C member shall mean the Master Declarant until such time as the Class C membership terminates (i.e. on the later to occur of the closing of the sale of one hundred percent (100%) of the Separate Interests in the Covered Property or, the twenty-fifth (25th) anniversary of the first conveyance of a Separate Interest in the Hoakalei Resort Community). Until such time as the Class C membership terminates, the Class C member (Master Declarant) shall have the exclusive right to appoint all of the Master Association board members. Generally, in all matters under the Master Declaration which require the vote of the Class A members who are also members of the Kīpuka Community Association (including Owners of units within the Project), such voting rights will be exercised by one of the officers of the Kīpuka Community Association.

3. Assessments. The Master Association shall have the right to assess Owners common assessments for the expenses incurred by the Master Association (see generally Master Declaration, Article IV). The common assessments to be levied on each Unit (Separate Interest) shall be computed by multiplying the sum of all common expenses by a fraction, the numerator of which is the Equivalent Units assigned to the Owner's Unit/Separate Interest, and the denominator of which is the total number of Equivalent Units that have been established under the Master Declaration. The Master Declarant may from time to time elect either to pay the common assessments due on its Separate Interests or to pay to the Association the difference between the amount of all common assessments assessed against all Separate Interests and the amount of the actual expenditures required to operate the Master Association as more particularly described in Section 4.1 of the Master Declaration. Nonpayment of any assessments will give rise to a lien against the Owner's Unit/Separate Interest in an amount equal to the unpaid assessments plus interest, attorney's fees, and costs of collection and the board may foreclose on such lien as provided by law.

4. Adjustment of Equivalent Units. An Owner's voting rights and share of common assessments are determined by the Equivalent Units that have been assigned to such Owner's Unit (Separate Interest). Each residential unit has been assigned an Equivalent Unit equal to .500 (see Exhibit C to the Master Declaration). Master Declarant has assigned Minimum Equivalent Units to each planned use classification within the proposed Hoakalei Resort Community (e.g. residential, hotel, golf, industrial, retail, and marina). The total Minimum Equivalent Units assigned to the residential classification is 1,157 based on a total of 2,314

residential units at full buildout of the Hoakalei Resort Community. The total Minimum Equivalent Units assigned to each use classification may not decrease, but could increase under limited circumstances (provided, however, that no Minimum Equivalent Units shall be allocated to a particular use classification if no Separate Interests within that classification are annexed to the Master Declaration). If for example, the total number of residential units eventually annexed to the Master Declaration exceeds 2,314, then the total Minimum Equivalent Units assigned to the residential classification will be increased accordingly (while the Equivalent Units assigned to each residential unit will remain at .500). On the other hand, if less than 2,314 residential units are eventually annexed to the Master Declaration, then the total Minimum Equivalent Units assigned to the residential classification will remain at 1,157 resulting in an increase in the Equivalent Units being assigned to each residential unit. For example, if only 1,500 residential units are eventually annexed to the Master Declaration, then the resulting Equivalent Units for each residential unit would be calculated as follows: 1157 (total Minimum Equivalent Units for the residential classification) *divided by* 1500 (actual number of residential units annexed) equals approximately .771 Equivalent Units per residential unit. Master Declarant has reserved the right to amend the Master Declaration to effect the adjustment in Equivalent Units described above.

5. Amendment. Generally, amendments to the HRCA Management Documents (as defined in the Master Declaration) that are "material" (as defined in Section 17.4 of the Master Declaration) will require the vote of the Owners holding 67% of the voting power in the Master Association (together with the vote of 51% of the voting power of Separate Interests subject to mortgages held by Eligible Mortgage Holders (as defined in the Master Declaration). For other amendments, unless a different percentage is specified in the Master Declaration, amendments of the Master Declaration will require the majority vote of the Class A members in addition to the approval of the Master Declarant (for so long as the Class C membership continues to exist). Notwithstanding the above requirements, so long as the Class C membership exists, the Master Declarant shall have the right to amend the Master Declaration without obtaining the consent of any Owner or any other third party at any time, such rights to include, without limitation the right to amend the Master Declaration to cover (i) the addition or deletion of Delegate Districts and the dilution of the voting rights of a Delegate District; (ii) the addition, dilution or elimination of the right of a Delegate District or a class of Delegate District to elect or appoint directors to the Board; (iii) any amendment of Exhibit C to the Master Declaration pertaining to assessment of the Separate Interests or to a class of Separate Interests or the "Equivalent Units" (as specified in said Exhibit C) attributable to each Separate Interests or to a class of Separate Interest; (iv) any amendment to Exhibit C or any other provision of the Master Declaration in connection with the annexation of additional Separate Interests under the Master Declaration; (v) any amendment which is required by any of the Public Agencies or the Federal Agencies (as those terms are defined in the Master Declaration) as a condition to approving the documents or the Hoakalei Resort Community, or any construction thereon, or if any an amendment is required by a mortgagee or any governmental agency having jurisdiction; (vi) any amendment that may be necessary in order to comply with the requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, or any other federal or governmental programs, in order to make the Covered Property or any portion thereof (including any Separate Interests) financeable under such programs; (vii) any amendment to correct any technical defects or to make any other non-substantive amendments as determined by Master Declarant; (viii) any other amendment pursuant to rights reserved to Master Declarant under the Master Declaration; or (ix) to any other provision in the Master Declaration provided that such amendment does not materially and adversely affect the value of any Separate Interest.

6. Master Association Powers and Duties.

a. General. The Master Association has all of the powers granted to a nonprofit corporation as set forth in Hawaii Revised Statutes, Section 414D, to administer the Hoakalei Resort Community. Generally, the Master Association has the power: (i) to acquire, hold, and dispose of property; (ii) to institute, defend, settle or intervene in litigation; (iii) to enforce the HRCA Management Documents; (iv) to designate portions of the Common Area as HRCA Common Area; (v) to enter into contracts with Owners to provide services to Owners including the maintenance of the Owners' Separate Interests; (vi) to enter into contracts with any other individual, or with any owner's association within the Hoakalei Resort Community or the Ocean Pointe Community in order to carry out its duties and obligations under the HRCA Management Documents; (vii) to collect assessments; (viii) to maintain books and records of its receipts and expenditures; (ix) to obtain a source of non-potable water if and when required under Section 18.25 of the Master Declaration; (x) to operate a cable television station serving the Hoakalei Resort Community; (xi) to grant permits, licenses and easements across the Master Association Property for utilities, roads, and other purposes; (xii) to comply with all land use permits, entitlements, ordinances, conditions, and constraints issued or imposed by various state, federal, and county governmental and quasi-governmental entities and agencies (including without limitation any Public Agency) in connection with the development of the Hoakalei Resort Community (the "Project Conditions"); and (xiii) maintain property owned by the Master Association (defined in the Master Declaration as the "HRCA Common Area") as well as other property designated in the Master Declaration or any Supplementary Master Declaration from time to time.

b. Master Association Maintenance Obligations. In the future, as additional portions of the Hoakalei Resort Community are developed, the Master Association may be required to maintain (or bear a portion of the costs of maintaining in conjunction with other third parties) as a common expense of the Master Association additional facilities as determined by Master Declarant in its sole discretion, including without limitation, the following (the "Additional Project Components"): (a) landscaping located within roadways to be dedicated including those portions of Keoneula Blvd, and Kaileolea Drive located within the Hoakalei Resort Community and the Ocean Pointe Community (including the entry feature lots located at the intersection of Keoneula Blvd. and Ft. Weaver Road); (b) any private roadways (including landscaping and roadway Improvements), pedestrian pathways, bikeways, parking lots and structures, parks, open space, landscaping areas, and other related facilities located within or adjacent to the Hoakalei Resort Community; (c) components of the Drainage Infrastructure (as that term is defined in Section 18.24 of the Master Declaration), including without limitation the Mauka Drainage Channel; (d) additional infrastructure serving or benefiting the Hoakalei Resort Community including without limitation non-dedicated sewer lines and lift stations, non-dedicated potable and non-potable water systems, and perimeter fencing and walls (including the Area IV Keystone Wall and perimeter fence), and a cable television station serving the Hoakalei Resort Community; (e) Marina facilities (whether or not dedicated) including without limitation the boat ramp complex, fishing piers, marina perimeter improvements, submerged lands, and boat slips and docks; (f) public facilities including vehicle parking and open space/landscaping located on either side of the marina entrance channel, restrooms and outdoor showers, view pavilions, the promenade, and the marina peninsula/amphitheater; (g) environmental and cultural components including the wetlands area, as well as the archeological sites located within the Golf Course, Residential, and wetlands areas; (h) the community facility located within the Ocean Pointe Community; and (i) any other components which in Master Declarant's judgment either benefit the Hoakalei Resort Community or its

Members, or which otherwise are to be operated and maintained in order to satisfy the Project Conditions.

7. Use of HRCA Common Area. Generally, the Owners have a non-exclusive right and easement to use the HRCA Common Area subject to: (i) any restrictions set forth in the HRCA Management Documents; (ii) any restrictions, encumbrances, easements, and rights of way which may be reserved at the time any HRCA Common Area is transferred to the Master Association; (iii) any road, utility, or similar easements and rights of way which may be required by any governmental entity or utility, or that may be taken under power of eminent domain, or granted or conveyed by the board; and (iv) other rights reserved to the Master Declarant or others as may be set forth in the Master Declaration (or any supplement thereto adopted from time to time) including the right to designate portions of the HRCA Common Area for use by the general public in order to satisfy the Project Conditions. Owners may not relinquish rights to use the Master Facilities and thereby avoid their obligations for assessments.

8. Design Standards. All construction and alteration of improvements within the Hoakalei Resort Community are subject to approval by the Architectural Committee and must be in compliance with the Architectural Guidelines which will be initially adopted by the Master Declarant, as generally set forth in the Master Declaration, Article V. Until the Class C Membership terminates, all members of the Architectural Committee will be appointed by the Master Declarant. The Architectural Committee will have the authority to grant variances under specified circumstances and shall also have the authority to order the removal of any work which is not performed in accordance with the Master Declaration and Architectural Guidelines.

9. Additional Reserved Rights of Master Declarant and Land Owner. Generally, Article XXI of the Master Declaration provides that the Master Declarant and/or Land Owner (as the case may be): (i) may assign their rights reserved under the Master Declaration to any third party; (ii) may construct additional improvements within the Covered Property; (iii) have reserved the right to conduct sales activities within portions of the Hoakalei Resort Community; (iv) have reserved the right to erect signs within the Hoakalei Resort Community; (v) have reserved the right to approve the annexation of certain property to the Master Declaration and to approve certain capital assessments and amendments to the HRCA Management Documents; (vi) have reserved the right to conduct public and private functions, as well as educational, cultural, artistic, musical, recreational, sporting and entertainment activities within the Hoakalei Resort Community; (vii) have reserved the right to establish and require the Master Association to operate a cable television station serving the Hoakalei Resort Community; (viii) have reserved the right to make repairs to common property which is otherwise the responsibility of the Master Association to maintain; and (ix) have reserved the right to require the Master Association to enter into cost sharing agreements with any Sub-Association, one or more Owners, the Ocean Pointe Community, or any other party in connection with the operation and maintenance of the Additional Project Components as well as other subject matter. Master Declarant and Land Owner have reserved the following additional rights:

a. Easements. Under Section 8.1 of the Master Declaration, the Master Declarant and Land Owner have reserved for themselves and their designees blanket perpetual easements as well as the right to designate, grant, dedicate, realign, relocate, or cancel perpetual easements for various purposes including access and utility purposes across the Hoakalei Resort Community.

b. Drainage. Under Section 18.24, until the termination of the Class C membership, Master Declarant shall have the right from time to time in its sole discretion, and without obtaining the consent or joinder of any Owner or any other third party to allocate all costs of dredging the Marina as well as all other costs of maintaining, repairing, and operating all other drainage infrastructure within the Hoakalei Resort Community, including without limitation, any and all retention basins, lakes, culverts, channels, ditches, structures, and all other drainage improvements benefiting the Hoakalei Resort Community (including without limitation, any such drainage Improvements located within the golf course property) (collectively, the "Drainage Infrastructure"). Any such costs related to the Drainage Infrastructure may be allocated by Master Declarant among the Owners (whether as a common expense, special benefits expense, or a combination thereof) either by way of one or more amendments to the Master Declaration or through one or more Supplementary Master Declarations or Cost Sharing Agreements.

c. Changes to Master Plan. Under Section 18.17, the Master Declarant shall have the right to vary the timing, mix, type, use, style, number, size, materials, and details for construction of any improvements to the Hoakalei Resort Community as well as all other features, amenities, uses, and other components or portions of the Hoakalei Resort Community as currently reflected in the Master Plan as well as other illustrative and explanatory materials which may from time to time be used in connection with the development and sale of the Hoakalei Resort Community.

10. Insurance. Under Article VI, the Master Association is required to carry the following types of insurance: (i) commercial general liability insurance; (ii) property casualty insurance on all insurable improvements that it has within the Hoakalei Resort Community; (iii) fidelity insurance; (iv) flood insurance; and (v) such additional insurance as the board may determine from time to time. Under Section 1.19(h), premiums for insurance carried by the Master Association shall be common expenses which will be included in common assessments.

11. Transfer Fees. Under Article 22, upon the re-sale of any residential Unit within the Covered Property, the seller shall pay to the Master Association a transfer fee equal to .02% (.0002) of the "gross sales price" of such Unit where "gross sales price" shall mean the gross sales price before the deduction of any closing costs, commissions, taxes, mortgage or other indebtedness, or any other costs or expenses whatsoever. Transfer fees may be increased but not decreased by the board from time to time. Transfer fees collected by the Master Association shall be used to fund the Friends of Hoakalei, a non-profit foundation to be established by the board for the purpose of encouraging and supporting the value of real property within the Hoakalei Resort Community through facilitating the management of preservation sites and cultural programs, engaging in community projects, donating funds to other organizations which benefit the residents of the Hoakalei Resort Community, sponsoring/hosting civic and recreational programs within the Hoakalei Resort Community, and engaging in activities which otherwise enhance the experience of living in the Hoakalei Resort Community. Purchaser is advised that pursuant to Act 169 of the 2010 Legislature, as modified by Act 42 of the 2013 Legislature, transfer fees are not currently being collected.

12. Term. Under Section 18.7, the term of the Master Declaration shall be for a period of sixty (60) years from the date that the Master Declaration was recorded. Thereafter, the Master Declaration shall automatically be extended for successive periods of ten (10) years unless terminated by a written instrument approved by a 67% of the total votes in the Master Association.

THE FOREGOING IS A GENERAL DESCRIPTION OF THE MASTER DECLARATION FOR THE CONVENIENCE OF THE PURCHASER AND IS NOT INTENDED TO BE AN EXHAUSTIVE LIST OF ALL OF THE TERMS OF THE MASTER DECLARATION. THE FULL TEXT OF THE MASTER DECLARATION SHOULD BE EXAMINED AND CONTROLS OVER THIS DESCRIPTION.