

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer Mauna Kea Properties, Inc.
Business Address 62-100 Kauna'oa Drive, Kamuela, Hawaii 96743-9706

Project Name (*): THE KUMULANI AT THE UPLANDS AT MAUNA KEA **
Address: 62-3715 'Amaui Drive, Kamuela, Hawaii 96743

Registration No. 4297 Effective date: June 7, 2010
Expiration date: July 7, 2011

Preparation of this Report:

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

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

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

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

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

Type of Report:

- PRELIMINARY:**
(yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
 - FINAL:**
(white) The developer has legally created a condominium and has filed complete information with the Commission.
 - No prior reports have been issued.
 - This report supersedes all prior public reports.
 - This report must be read together with _____
 - SECOND SUPPLEMENTARY:**
(pink) This report updates information contained in the:
 - Preliminary Public Report dated: _____
 - Final Public Report dated: August 16, 2000, as extended
 - Supplementary Public Report dated: November 13, 2007
- And
- Supersedes all prior public reports. Supplementary Public Report dated _____
 - Must be read together with November 13, 2007 (which superceded
 - This report reactivates the all prior public reports)
- public report(s) which expired on _____

(*) Exactly as named in the Declaration
This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.
FORM: RECO-30 286/986/189/119/092/0197/1098/0800/0203/0104/0107

** for use in connection with the sale of the following 5 units: B-3; E-2; G-3; I-2; and J-1.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report Not Required - Disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

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

No prior reports have been issued by the developer.

Changes made are as follows:

(A) **Background Information:** The units in the Project which are currently owned by the Developer are units B-3, E-2, G-3, I-2 and J-1.

(B) **Persons Connected with the Project:** Yoichi Asari is currently the President, Vice-President, Secretary and Treasurer of the Developer.

(C) **Disclosure Abstract:** An updated Disclosure Abstract, dated February 1, 2010, is attached hereto as Exhibit "L.2".

(D) **Encumbrances Against Title:** Updated status Title Reports on units B-3, E-2, G-3, I-2 and J-1 dated May 5, 2010 have been issued by Title Guaranty of Hawaii, Incorporated. Encumbrances relating to units B-3, E-2, G-3, I-2 and J-1 are listed on the revised Exhibit "G". No changes have been noted in title to units B-3, E-2, G-3, I-2 and J-1, since the prior Supplementary Public Report dated November 13, 2007 except for the following:

(i) The Declaration of Protective Covenants, Conditions and Restrictions for The Uplands at Mauna Kea was amended by instrument dated February 28, 2006, recorded as Document No. 2006-038889. This amendment (to the master declaration for The Uplands) updates the description of the lots in The Uplands, and reallocates the "points" attributable to such updated lots.

(ii) The Bylaws of The Uplands at Mauna Kea Community Association were amended by instrument dated September 20, 2007, recorded as Document No. 2007-192244. This amendment (to the unrecorded bylaws of the master community association) allocates representations on the master association's board of directors among the 4 projects in The Uplands subject to the master declaration.

A copy of these two Amendments has been submitted to the Real Estate Commission, and is available to purchasers for inspection upon request.

(iii) Grant of Easement (Irrigation) in favor of South Kohala Water Corporation, effective February 1, 2010, recorded as Document No. 2010-062231, over Easement "33".

(E) **Lawsuit Settled.** The Lawsuit described in the Prior Supplementary Public Report dated November 13, 2007, has been settled. No payments are or will be required from the Association or the purchasers of units B-3, E-2, G-3, I-2 and J-1, due to the Lawsuit.

Replacement pages reflecting the above changes are attached.

All other information contained in the prior Supplementary Public Report dated November 13, 2007, remains unchanged.

TABLE OF CONTENTS

	Page
Preparation of this Report	1
Expiration Date of Reports	1
Type of Report	1
Disclosure Abstract	2
Summary of Changes from Earlier Public Reports	2
Table of Contents	3
General Information on Condominiums	4
Operation of the Condominium Project	4
I. PERSONS CONNECTED WITH THE PROJECT	5
Developer	
Attorney for Developer	
General Contractor	
Real Estate Broker	
Escrow Company	
Condominium Managing Agent	
II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS	
A. Declaration	6
B. Condominium Map (File Plan)	6
C. Bylaws	6
D. House Rules	7
E. Changes to Condominium Documents	7
III. THE CONDOMINIUM PROJECT	
A. Interest to be Conveyed to Buyer	8
B. Underlying Land	9
C. Buildings and Other Improvements	10
D. Common Elements, Limited Common Elements, Common Interest	13
E. Encumbrances Against Title	14
F. Construction Warranties	15
G. Status of Construction	16
H. Project Phases	16
IV. CONDOMINIUM MANAGEMENT	
A. Management of the Common Elements	17
B. Estimate of Initial Maintenance Fees	17
C. Utility Charges for Apartments	17
V. MISCELLANEOUS	
A. Sales Documents Filed with the Real Estate Commission	18
B. Buyer's Right to Cancel Sales Contract	18
C. Additional Information Not Covered Above	20
D. Signature of Developer	21
EXHIBIT A: Description of Buildings	
EXHIBIT B: Apartment/Unit Types Descriptions	
EXHIBIT C: Parking Stalls	
EXHIBIT D: Common Elements	
EXHIBIT E: Limited Common Elements	
EXHIBIT F: Common Interests	
EXHIBIT G: Encumbrances Against Title	
EXHIBIT H: (OMITTED)	
EXHIBIT I: Summary of Sales Contract	
EXHIBIT J: Summary of Escrow Agreement	
EXHIBIT K: (OMITTED)	
EXHIBIT L-2: Disclosure Abstract and FY 2010 Budget Showing Maintenance Fees and Disbursements	
EXHIBIT M: Description of Identified Construction Defects and Description of Repair Plan.	

I. PERSONS CONNECTED WITH THE PROJECT

Developer: Mauna Kea Properties, Inc. Phone: (808) 880-3300
Name* (Business)
62-100 Kauna'oa Drive
Business Address
Kamuela, Hawaii 96743-9706

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

Yoichi Asari - President
- Vice President, Secretary and Treasurer of Developer

Real Estate Broker*: Kathrin "Chacha" Kohler Phone: 808-882-5300
Principal Broker for Mauna Kea Properties, Inc. (Business)
Name
62-100 Mauna Kea Beach Drive
Business Address
Kamuela, Hawaii 96743

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

General Contractor*: Hawaiian Dredging Construction Company, Inc. Phone: (808) 735-3211
Name (Business)
614 Kapahulu Avenue
Business Address
Honolulu, Hawaii 96815

Condominium Managing Agent*: Augustine Realty Phone: (808) 326-7170
Name (Business)
75-240 Nani Kailua Dr. Suite 9
Business Address
Kailua-Kona, Hawaii 96740

Attorney for Developer: John R. Aube, Esq. Phone: (808) 544-8300
Watanabe Ing LLP (Business)
Name
999 Bishop Street, 23rd Floor
Business Address
Honolulu, Hawaii 96813

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

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

There are no limited common elements in this project.

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

described in Exhibit E *.

as follows:

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

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

described in Exhibit F.

as follows:

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

Exhibit G describes the encumbrances against the title contained in the title report dated May 5, 2010 and issued by Title Guaranty of Hawaii Incorporated.

IV. CONDOMINIUM MANAGEMENT

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

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

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

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

B. **Estimate of Initial Maintenance Fees:**

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and 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 L-2 contains a schedule of maintenance fees and maintenance fee disbursements for Fiscal Year 2010.

* Note: Developer has conducted a reserve study in accordance with Section 514A-83.6, Hawaii Revised Statutes, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

C. **Utility Charges for Apartments:**

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

None Electricity (Common Elements only _____ Common Elements & Apartments)

Gas (_____ Common Elements only _____ Common Elements & Apartments)

Water Sewer Television Cable

Other Refuse collection, Pest control _____

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

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

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

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

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

This Public Report is a part of Registration No. 4297 filed with the Real Estate Commission on November 10, 1999

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

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WHITE paper stock

PINK paper stock

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

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

MAUNA KEA PROPERTIES, INC.

Printed Name of Developer

By: 
Duly Authorized Signatory*

5/13/10
Date

Yoichi Asari

President

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, County of Hawaii

Planning Department, County of Hawaii

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

EXHIBIT "G"

ENCUMBRANCES AGAINST TITLE

1. For information regarding real property taxes which may be due and owing, reference is made to the Real Property Tax Division, Department of Finance, County of Hawaii.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. DESIGNATION OF EASEMENT "4" for drainage purposes, shown on File Plan No. 2264.
4. DESIGNATION OF EASEMENT "7" for drainage purposes, shown on File Plan No. 2264.
5. DESIGNATION OF EASEMENT "21" for sanitary sewer purposes, shown on File Plan No. 2264.
6. DESIGNATION OF EASEMENT "23" for access and utility purposes, shown on File Plan No. 2264.
7. DESIGNATION OF EASEMENT "24" (20 feet wide) for access and utility purposes, shown on File Plan No. 2264.
8. GRANT in favor of HAWAII ELECTRIC LIGHT COMPANY, INC., dated July 14, 1992, recorded in said Bureau as Document No. 92-122589; granting a perpetual right and easement for utility purposes.
9. GRANT in favor of HAWAII ELECTRIC LIGHT COMPANY, INC., dated November 5, 1992, recorded in said Bureau as Document No. 92-197951; granting a perpetual right and easement for utility purposes.
10. GRANT in favor of SOUTH KOHALA WASTEWATER CORP, dated December 18, 1996, recorded in said Bureau as Document No. 96-179325; granting a non-exclusive easement for sanitary sewer purposes, containing an area of 6,486 square feet, more or less.
11. The terms and provisions contained in DECLARATION OF CONDITIONS dated April 11, 1995, recorded in said Bureau as Document No. 95-049097.
12. The terms and provisions contained in DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE UPLANDS AT MAUNA KEA dated August 10, 1999, recorded in said Bureau as Document No. 99-131337.

CONSENT given by SOUTH KOHALA RESORT CORP., a Hawaii corporation, by instrument recorded in said Bureau as Document No. 99-131338.

Said Declaration was amended by instruments dated October 10, 1999, recorded in said Bureau as Document No. 99-165199, dated May 11, 2004, recorded in said Bureau as Document No. 2004-095010, dated February 17, 2005, recorded in said Bureau as Document No. 2005-032812, and dated February 28, 2006, recorded in said Bureau as Document No. 2006-038889.

The unrecorded Bylaws of The Uplands at Mauna Kea Community Association, a Hawaii nonprofit corporation, were amended by instrument recorded in said Bureau as Document No. 2007-192244.

13. The terms and provisions contained in WARRANTY DEED dated September 1, 1999, recorded in said Bureau as Document No. 99-141836.

The foregoing includes, but is not limited to, matters relating to: (a) water reservation, (b) golf course related activities, on adjacent golf course, and (c) potential archeological restrictions.

14. The terms and provisions contained in DECLARATION OF CONDOMINIUM PROPERTY REGIME for "THE KUMULANI AT THE UPLANDS AT MAUNA KEA" dated January 8, 2000, recorded in said Bureau as Document No. 2000-010985.

CONDOMINIUM MAP NO. 3023 and any amendments thereto.

Said Declaration was amended by instrument dated June 7, 2000, recorded in said Bureau as Document No. 2000-085257.

15. The terms and provisions contained in BY-LAWS OF THE ASSOCIATION OF APARTMENT OWNERS dated January 8, 2000, recorded in said Bureau as Document No. 2000-010987.

Said By-laws were amended by instrument dated May 12, 2005, recorded in said Bureau as Document No. 2005-099123.

-Note:- The above amendment references Document No. 2000-010985, which is actually the Declaration of Condominium Property Regime.

16. GRANT in favor of WATER COMMISSION OF THE COUNTY OF HAWAII, dated September 12, 2000, recorded in said Bureau as Document No. 2000-141327; granting the right in the nature of a perpetual non-exclusive easement for access and utility purposes.

17. Designation of the following easements for water meter purposes, shown on survey map prepared by Robert W. Cunningham, Licensed Professional Land Surveyor with Belt Collins Hawaii Ltd., dated October 19, 2000, to-wit:

(A) EASEMENT "W-1", containing an area of 180 square feet, more or less;

- (B) EASEMENT "W-2", containing an area of 205 square feet, more or less;
 - (C) EASEMENT "W-3", containing an area of 180 square feet, more or less;
 - (D) EASEMENT "W-4", containing an area of 180 square feet, more or less;
 - (E) EASEMENT "W-5", containing an area of 180 square feet, more or less;
 - (F) EASEMENT "W-6", containing an area of 180 square feet, more or less;
 - (G) EASEMENT "W-7", containing an area of 217 square feet, more or less;
 - (H) EASEMENT "W-8", containing an area of 195 square feet, more or less;
 - (I) EASEMENT "W-9", containing an area of 181 square feet, more or less;
 - (J) EASEMENT "W-10", containing an area of 178 square feet, more or less; and
 - (K) EASEMENT "W-11", containing an area of 275 square feet, more or less.
18. GRANT in favor of HAWAII ELECTRIC LIGHT COMPANY, INC. and VERIZON HAWAII INC., dated January 16, 2001, recorded in said Bureau as Document No. 2001-053967; granting a perpetual right and easement for utility purposes.
19. GRANT in favor of HAWAII ELECTRIC LIGHT COMPANY, INC. and VERIZON HAWAII INC., dated October 31, 2001, recorded in said Bureau as Document No. 2001-193862; granting a perpetual right and easement for utility purposes.
20. GRANT OF EASEMENT in favor of the WATER BOARD OF THE COUNTY OF HAWAII, dated May 6, 2003, recorded in said Bureau as Document No. 2003-090466; granting a non-exclusive easement over and across Easements "W-1" through "W-12", inclusive, for water meter and related facilities purposes, said easements being more particularly described therein.
21. GRANT OF EASEMENT (Irrigation) in favor of SOUTH KOHALA WATER CORPORATION, a Hawaii corporation, effective February 1, 2010, recorded in said Bureau as Document No. 2010-062231, granting a perpetual non-exclusive easement over and across Easement "33" as more particularly described therein.
- Note- Joinder given by the Association of Apartment Owners of The Kumulaniat the Uplands at Mauna Kea, an unincorporated association.
22. -As to APARTMENT B-3 only:-
- The terms and provisions contained in Limited Warranty Apartment Deed dated June 23, 2002, recorded in said Bureau as Document No. 2002-114523.

The foregoing includes, but is not limited to, matters relating to resort-related activities on adjacent land and archaeological restrictions.

23. -As to APARTMENT G-3 only:-

- (A) The terms and provisions contained in Limited Warranty Apartment Deed dated October 30, 2001, recorded in said Bureau as Document No. 2001-180856.
The foregoing includes, but is not limited to, matters relating to resort-related activities on adjacent land and archaeological restrictions.
- (B) RIGHT OF FIRST REFUSAL by and between MAUNA KEA DEVELOPMENT CORP., a Hawaii corporation, as "Grantor", and ALLAN RIGBERG, unmarried, as "Grantee" dated May 13, 2003, recorded in said Bureau as Document No. 2003-094212.

UPDATED DISCLOSURE ABSTRACT

Name of Project: The Kumulani at The Uplands at Mauna Kea

Address of Project: 62-3715 'Amaui Drive, Kamuela, Hawaii 96743

Developer and Seller: Mauna Kea Properties, Inc.

Address and Telephone No. of Developer and Seller: 62-100 Kauna'oa Drive, Kamuela, Hawaii 96743-9706
(808) 880-3300

Managing Agent: Augustine Realty

Address and Telephone No. of Managing Agent: 75-240 Nani Kailua Drive, Suite 9, Kailua-Kona, Hawaii 96740
(808) 326-7170

Project Budget for 2010 (including Monthly Maintenance Fees and Monthly and Annualized Costs for Each Condominium Unit Type): See Exhibit "A" attached

Description of Warranties For Repair Work:

There are no existing warranties for the Repair Work. Developer obtained from Hawaiian Dredging Construction Company, Inc., (the "Repair Contractor"), a written warranty for workmanship and materials used in the Repair Plan (except for the DR/G Floor System described in the Repair Plan), together with a covenant to repair any defects due to faulty workmanship or materials discovered and reported within one (1) year from the date of substantial completion of the repairs. Substantial completion for the repairs for all the Apartments occurred on January 31, 2005. Accordingly, the above-described warranty expired, pursuant to its terms, on January 30, 2006.

The DR/G Floor System was replaced by the Developer with the originally specified Enkasonic/Gyp-Crete floor system.

The Developer shall have no responsibility for, and makes no warranty with respect to, the construction of the units in the Project, or the common elements of the Project, including, without limitation, the Repair Plan. Buyers acknowledge that there are no warranties of Developer, express or implied, with respect to the unit and the common elements of the Project. Buyers further acknowledge that Developer, not being the manufacturer of the appliances installed in the unit, nor the

manufacturer's agent, is disclaiming any express or implied warranty whatsoever with respect to such appliances, including the merchantability of such appliances and their fitness for any particular purpose. However, buyers shall have the benefit of any available manufacturer's or dealer's warranties covering such appliances. Other than as stated above, buyers acknowledge and agree that Developer has not made and will not make, and will not be legally obligated for, any warranties, either express or implied, with respect to buyer's unit or any items to be installed therein, or any of the common elements of the Project.

Use: The Project contains forty (40) residential condominium units which shall be used only for residential purposes.

Reservation of Development Right: Developer has constructed Phase I, Phase II and Phase III of the Project (40 units) and thus has waived its reserved rights to construct less than all of Phase I, Phase II and Phase III

The Project Budget (including Maintenance Fee Disbursements and Maintenance Fee Per Unit Type) for the period January 1, 2010 to December 31, 2010, were prepared as of February 1, 2010 and are hereby certified to have been based on generally accepted accounting principles.

MAUNA KEA PROPERTIES, INC.

By 
Its President

EXHIBIT "A" TO EXHIBIT "L.2"

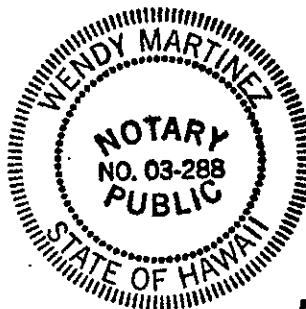
I, the undersigned, duly sworn on oath, depose and affirm as follows:

1. That I am a Partner of Augustine Realty, a Hawaii general partnership, the Managing Agent for the management and administration of THE KUMULANI AT THE UPLANDS condominium project (the "Project").
2. That I hereby certify that the attached Project budget, for the period January 1, 2010 to December 31, 2010, was prepared in accordance with generally accepted accounting principles.
3. The charges and the monthly estimated costs for each apartment in the Project, as set forth in Exhibit "A" attached hereto and hereby incorporated herein by reference, have been prepared based upon assumptions regarding the operation of the Project, costs and estimates obtained from sources deemed to be reliable, including actual operating expenses. Some costs can change dramatically due to industry conditions, market trends or the imposition of governmental regulations.

DATED: Kailua, Kona, Hawaii, this 1st day of Feb, 2010.



Katherine J. H. Augustine
Katherine J. H. Augustine
Partner



Subscribed and sworn to before me this 1st day of February, 2010.

Wendy Martinez

Notary Public, State of Hawaii
My commission expires: May 25, 2011

356185.3

Doc. Date: 3/1/10 # Pages 5

Notary Name: Wendy Martinez Title: Notary Public

Doc. Description: Code disclosure

Wendy Martinez 2/1/10
Notary Signature Date

NOTARY CERTIFICATION

EXHIBIT "A"

THE KUMULANI AT THE UPLANDS

Estimated Annual Common Expenses

	<u>MONTHLY</u>	<u>ANNUAL</u>
<u>Utilities and Services</u>		
Electricity (common elements only)	1,625.00	19,500.00
Pest Control	758.00	9,096.00
Refuse Collection	1,150.00	13,800.00
Water and Sewer	6,150.00	73,800.00
Gas/Propane	783.00	9,396.00
<u>Maintenance, Repairs and Supplies</u>		
Facilities	3,031.00	36,372.00
Grounds	14,715.00	176,580.00
<u>Management</u>		
Legal Fees	300.00	3,600.00
Management Fees	2,052.00	24,624.00
Office Expenses	219.00	2,628.00
Reserve Study	0.00	0.00
<u>Insurance</u>	6,348.00	76,176.00
<u>Reserves</u>	4,335.00	52,020.00
<u>Audit Fees</u>	168.00	2,016.00
<u>Other</u>		
Master Association Dues	9,440.00	113,280.00
TOTAL DISBURSEMENTS	<u>51,074.00</u>	<u>612,888.00</u>

ESTIMATED MAINTENANCE CHARGES OR FEES FOR EACH APARTMENT:

1. The estimated monthly maintenance charge for each Type A apartment is \$ 1,043.74 per month.

2. The estimated monthly maintenance charge for each Type B apartment is \$ 931.31 per month.
3. The estimated monthly maintenance charge for each Type C apartment is \$ 822.94 per month.
4. The estimated monthly maintenance charge for each Type D apartment is \$ 1,043.74 per month.
5. The estimated monthly maintenance charge for each Type E apartment is \$ 931.31 per month.
6. The estimated monthly maintenance charge for each Type F apartment is \$ 822.94 per month.
7. The estimated monthly maintenance charge for each Type G apartment is \$ 1,043.74 per month.
8. The estimated monthly maintenance charge for each Type H apartment is \$ 1,043.74 per month.
9. The estimated monthly maintenance charge for each Type I apartment is \$ 931.31 per month.
10. The estimated monthly maintenance charge for each Type J apartment is \$ 1,043.74 per month.

Each apartment owner will be required to be a member of the Uplands Community Association. As such member, each apartment owner will be required to pay Uplands Community Association quarterly dues. The Uplands Community Association quarterly dues are anticipated to be \$708.00 per quarter.