

## CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer KAI LANI COMPANY, LLC  
Address 80 Sand Island Access Road, Suite 209, Honolulu, Hawaii 96819  
Project Name <sup>(\*)</sup>: KAI LANI  
Address: Aliinui Drive, Ko Olina, Honolulu, Hawaii

Registration No. 4728

Effective date: March 28, 2002

Expiration date: November 20, 2002

### Preparation of this Report:

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

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

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

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

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

### Type of Report:

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

☐ **CONTINGENT**  
**FINAL:**  
**(green)** The developer has legally created a condominium and has filed information with the Commission for this report which EXPIRES NINE (9) MONTHS after the above effective date. Contingent Final public reports may not be extended or renewed.

☐ No prior reports have been issued.

☐ This report supersedes all prior public reports.

☐ **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 \_\_\_\_\_

☒ **SUPPLEMENTARY:**  
**(pink):** This report updates information contained in the:

☐ Preliminary Public Report dated: \_\_\_\_\_

☒ Contingent Final Public Report dated: February 20, 2002

☐ Supplementary Public Report dated: \_\_\_\_\_

And ☐ Supersedes all prior public reports.

☒ Must be read together with Contingent Final Public Report dated February 20, 2002

☐ This report reactivates the \_\_\_\_\_

public report(s) which expired on \_\_\_\_\_

<sup>(\*)</sup> Exactly as named in the Declaration

*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.*

**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:

1. The Declaration of Condominium Property Regime (the "Declaration") was amended by that certain First Amendment to Declaration of Condominium Property Regime dated March 8, 2002, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2786142 (the "First Amendment"). The First Amendment amends the Declaration (a) to reflect the square footages of the lanais of the Type 1 and Type 1R apartments as 110 square feet rather than 67 square feet, and (b) to amend the Condominium Map for the project to change the designation of the garages for Apartment Nos. 9A, 9B, 18A and 18B. The First Amendment, the revised square footages of the lanais of the Type 1 and Type 1R apartments, and the change in the designation of the garages for Apartment Nos. 9A, 9B, 18A and 18B are disclosed on page 6, and Exhibits A, F and G of this Supplementary Public Report which replace page 6 and Exhibits A, F and G of the Contingent Final Public Report. In connection with this Supplementary Public Report, an updated title report was obtained for the Project. The updated title report and the information contained therein are disclosed on page 14 and Exhibit G of this Supplementary Public Report which replace page 14 and Exhibit G of the Contingent Final Public Report.

## II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS

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

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

The Declaration for this condominium is:

☐ Proposed

☐ Recorded - Bureau of Conveyances:

Document No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

☒ Filed - Land Court:

Document No. 2771596

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

First Amendment to Declaration of Condominium Property Regime dated March 8, 2002, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2786142.

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

The Condominium Map for this condominium project is:

☐ Proposed

☐ Recorded - Bureau of Conveyances Condo Map No. \_\_\_\_\_

☒ Filed - Land Court Condo Map No. 1454

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

First Amendment to Declaration of Condominium Property Regime dated March 8, 2002, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2786142.

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

The Bylaws for this condominium are:

☐ Proposed

☐ Recorded - Bureau of Conveyances:

Document No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

☒ Filed - Land Court:

Document No. 2771597

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

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/F.

☐ as follows:

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

☒ described in Exhibit 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

March 12, 2002, and issued by Island Title Corporation.

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

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

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

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other Ko Olina Covenants.

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

This Public Report is a part of Registration No. 4728 filed with the Real Estate Commission on September 7, 2001.

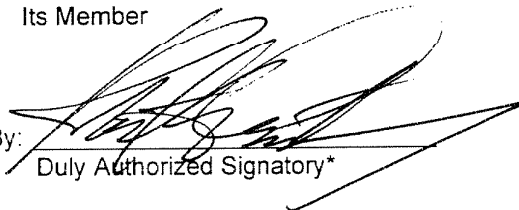
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☐ YELLOW paper stock      ☐ WHITE paper stock      ☒ PINK paper stock      ☐ GREEN paper stock

- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A- ] (The developer is required to make this declaration for issuance of an effective date for a final public report.)
- E. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

KAI LANI COMPANY, LLC,  
a Hawaii limited liability company  
\_\_\_\_\_  
Printed Name of Developer

By Armstrong Kai Lani Corporation,  
a Hawaii corporation,  
Its Member

By:   
Duly Authorized Signatory\*

MAR 19 2002

\_\_\_\_\_  
Date

Robert H. Armstrong, President  
\_\_\_\_\_  
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; 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.*

CONDOMINIUM PUBLIC REPORT ON  
KAI LANI

EXHIBIT A

APARTMENT DESCRIPTION

<u>Apt.</u> <u>Type</u>	<u>No.</u> <u>of</u> <u>Apts.</u>	<u>Bedroom/</u> <u>Bath</u>	<u>Approx.</u> <u>Net</u> <u>Living</u> <u>Floor</u> <u>Area in</u> <u>Sq. Ft.</u>	<u>Approx.</u> <u>Net</u> <u>Garage</u> <u>Floor</u> <u>Area in</u> <u>Sq. Ft.</u>	<u>Approx.</u> <u>Net</u> <u>Lanai</u> <u>Floor</u> <u>Area in</u> <u>Sq. Ft.</u>
1	29	3/2	1,320	190**	110
1R	29	3/2	1,320	190	110
2	29	2/2	1,244	190	78
2R	29	2/2	1,244	190	78

Total Apartments: 116

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

\*\*The approximate net garage floor area in square feet for each of the garages located within Apartment Nos. 9B and 18B is 319 square feet.

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

CONDOMINIUM PUBLIC REPORT ON  
KAI LANI

EXHIBIT F

COMMON INTERESTS AND LIMITED COMMON ELEMENTS

Apt No.	Apt. Type	Bldg. No.	Garage Bldg. No.	Parking Stall No.	Yard Area No.	Common Interest
1A	2	1	G1	6	--	.83651%
1B	1	1	G1	5	Y1	.88762%
1C	2R	1	G1	8	--	.83652%
1D	1R	1	G1	7	Y2	.88762%
2A	2	2	G2	12	--	.83651%
2B	1	2	G2	11	Y3	.88762%
2C	2R	2	G3	9	--	.83652%
2D	1R	2	G3	10	Y4	.88762%
3A	2	3	G4	3	--	.83651%
3B	1	3	G4	4	Y5	.88762%
3C	2R	3	G4	13	--	.83652%
3D	1R	3	G4	14	Y6	.88762%
4A	2	4	G5	17	--	.83651%
4B	1	4	G5	16	Y7	.88762%
4C	2R	4	G5	18	--	.83652%
4D	1R	4	G5	19	Y8	.88762%
5A	2	5	G6	23	--	.83651%
5B	1	5	G6	21	Y9	.88762%
5C	2R	5	G6	24	--	.83652%
5D	1R	5	G6	22	Y10	.88762%
6A	2	6	G7	20	--	.83651%
6B	1	6	G7	25	Y11	.88762%
6C	2R	6	G7	28	--	.83652%
6D	1R	6	G7	26	Y12	.88762%
7A	2	7	G8	29	--	.83651%
7B	1	7	G8	27	Y13	.88762%
7C	2R	7	G8	31	--	.83652%
7D	1R	7	G8	32	Y14	.88762%



Apt No.	Apt. Type	Bldg. No.	Garage Bldg. No.	Parking Stall No.	Yard Area No.	Common Interest
8A	2	8	G9	34	--	.83651%
8B	1	8	G9	33	Y15	.88762%
8C	2R	8	G9	36	--	.83652%
8D	1R	8	G9	35	Y16	.88762%
9A	2	9	G10	37	--	.83651%
9B	1	9	G10	38	Y17	.88762%
9C	2R	9	G10	40	--	.83652%
9D	1R	9	G10	39	Y18	.88762%
10A	2	10	G11	41	--	.83651%
10B	1	10	G11	42	Y19	.88762%
10C	2R	10	G11	44	--	.83652%
10D	1R	10	G11	45	Y20	.88762%
11A	2	11	G12	47	--	.83651%
11B	1	11	G12	46	Y21	.88762%
11C	2R	11	G12	49	--	.83652%
11D	1R	11	G12	51	Y22	.88762%
12A	2	12	G14	50	--	.83651%
12B	1	12	G14	52	Y23	.88762%
12C	2R	12	G14	53	--	.83652%
12D	1R	12	G14	55	Y24	.88762%
14A	2	14	G15	54	--	.83652%
14B	1	14	G15	56	Y25	.88762%
14C	2R	14	G15	59	--	.83652%
14D	1R	14	G15	57	Y26	.88762%
15A	2	15	G16	60	--	.83652%
15B	1	15	G16	58	Y27	.88762%
15C	2R	15	G16	61	--	.83652%
15D	1R	15	G16	62	Y28	.88762%
16A	2	16	G17	64	--	.83652%
16B	1	16	G17	63	Y29	.88762%
16C	2R	16	G17	66	--	.83652%
16D	1R	16	G17	65	Y30	.88762%
17A	2	17	G18	71	--	.83652%
17B	1	17	G18	70	Y32	.88762%
17C	2R	17	G18	72	--	.83652%
17D	1R	17	G18	73	Y31	.88762%

Apt No.	Apt. Type	Bldg. No.	Garage Bldg. No.	Parking Stall No.	Yard Area No.	Common Interest
18A	2	18	G19	75	--	.83652%
18B	1	18	G19	74	Y34	.88762%
18C	2R	18	G19	69	--	.83652%
18D	1R	18	G19	67	Y33	.88762%
19A	2	19	G20	83	--	.83652%
19B	1	19	G20	82	Y36	.88762%
19C	2R	19	G20	133	--	.83652%
19D	1R	19	G20	81	Y35	.88762%
20A	2	20	G21	91	--	.83652%
20B	1	20	G21	87	Y38	.88762%
20C	2R	20	G21	85	--	.83652%
20D	1R	20	G21	86	Y37	.88762%
21A	2	21	G22	95	--	.83652%
21B	1	21	G22	94	Y40	.88762%
21C	2R	21	G22	92	--	.83652%
21D	1R	21	G22	93	Y39	.88762%
22A	2	22	G23	99	--	.83652%
22B	1	22	G23	98	Y42	.88762%
22C	2R	22	G23	100	--	.83652%
22D	1R	22	G23	97	Y41	.88762%
23A	2	23	G24	104	--	.83652%
23B	1	23	G24	103	Y44	.88762%
23C	2R	23	G24	101	--	.83652%
23D	1R	23	G24	102	Y43	.88762%
24A	2	24	G25	107	--	.83652%
24B	1	24	G25	106	Y46	.88762%
24C	2R	24	G25	108	--	.83652%
24D	1R	24	G25	105	Y45	.88762%
25A	2	25	G26	109	--	.83652%
25B	1	25	G26	111	Y48	.88762%
25C	2R	25	G26	110	--	.83652%
25D	1R	25	G26	112	Y47	.88762%
26A	2	26	G27	113	--	.83652%
26B	1	26	G27	114	Y50	.88762%
26C	2R	26	G27	115	--	.83652%
26D	1R	26	G27	116	Y49	.88762%

Apt No.	Apt. Type	Bldg. No.	Garage Bldg. No.	Parking Stall No.	Yard Area No.	Common Interest
27A	2	27	G28	122	--	.83652%
27B	1	27	G28	121	Y52	.88762%
27C	2R	27	G28	118	--	.83652%
27D	1R	27	G28	117	Y51	.88762%
28A	2	28	G29	126	--	.83652%
28B	1	28	G29	125	Y54	.88762%
28C	2R	28	G29	123	--	.83652%
28D	1R	28	G29	124	Y53	.88762%
29A	2	29	G30	130	--	.83652%
29B	1	29	G30	129	Y56	.88762%
29C	2R	29	G30	127	--	.83652%
29D	1R	29	G30	128	Y55	.88762%
30A	2	30	G31	134	--	.83652%
30B	1	30	G31	135	Y58	.88762%
30C	2R	30	G31	131	--	.83652%
30D	1R	30	G31	132	Y57	.88762%

Note: All of the garages are regular size (two (2) of which, those garages for Apartment Nos. 9B and 18B, are handicapped size). All of the parking stalls are regular size. The Project also will contain nineteen (19) regular size, uncovered guest parking stalls (one (1) of which is handicapped size), and one (1) regular size, uncovered loading stall.

CONDOMINIUM PUBLIC REPORT ON  
KAI LANI

EXHIBIT G

ENCUMBRANCES AGAINST TITLE

1. For any real property taxes that may be due and owing, reference is made to the Office of the Tax Assessor of the City and County of Honolulu.
2. Title to all minerals and metallic mines reserved to the State of Hawaii.
3. Certificate and Authorization dated October 8, 1985, filed as Document No. 1328029 and also recorded in Liber 19004 at Page 123, as amended by Amendment to Certification and Authorization dated July 3, 1994, recorded as Document No. 94-120723.
4. Unilateral Agreement and Declaration for Conditional Zoning dated February 21, 1986, filed as Document No. 1354687, as amended by Amendment to Unilateral Agreement dated November 12, 1993, filed as Document No. 2090355 and also recorded as Document No. 93-195382.
5. Unrecorded Amended and Restated Ko Olina Resort Development Agreement dated December 1986, a short form of which is dated December 1, 1986, filed as Document No. 1419770, as amended by unrecorded First Amendment to Amended and Restated Ko Olina Resort Development Agreement, a short form of which is dated April 7, 1994, filed as Document No. 2141539, as further amended by Short Form of Second Amended and Restated Ko Olina Resort Development Agreement dated December 21, 1999, filed as Document No. 2600070. Assignment of Development Agreement dated August 20, 1998, filed as Document No. 2479691.
6. Declaration dated December 1, 1986, filed as Document No. 1419771, as amended by Amendment to Declaration dated December 7, 1989, filed as Document No. 1702235. Consent thereto dated December 7, 1989, filed as Document No. 1702236.
7. Deed dated December 1, 1986, filed as Document No. 1419772, as amended by Amendment to Deed dated May 8, 1991, filed as Document No. 1821776.
8. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in that certain Declaration dated December 1, 1986, filed as Document No. 1419773, as amended by instruments dated June 27, 1995, filed as Document No.

2249998, dated April 16, 1997, filed as Document No. 2377790, dated September 24, 1999, filed as Document No. 2583045, as further supplemented, amended and restated from time to time. Consent thereto by West Beach Estates, a Hawaii general partnership, filed as Document No. 2249999. Said Declaration was assigned by that certain Assignment of Declarant Rights dated August 20, 1998, filed as Document No. 2479692, by and between West Beach Estates, a Hawaii general partnership, Assignor, and Ko Olina Development, LLC, a Delaware limited liability company, Assignee.

9. Agreement on Water Usage dated December 1, 1986, recorded in Liber 20098 at Page 424, by and between F. E. Trotter, Inc., W. H. McVay, Inc., P. R. Cassiday, Inc., and H. C. Cornuelle, Inc., all Hawaii professional corporations, the duly appointed, qualified and acting Trustees under the Will and of the Estate of James Campbell, deceased, acting in their fiduciary and not in their individual corporate capacities, and West Beach Estates, a Hawaii general partnership. Said Water Rights were assigned by that certain Assignment of Water Rights dated August 20, 1998, recorded as Document No. 98-123804, by and between West Beach Estates, a Hawaii general partnership, Assignor, and Ko Olina Intangible, LLC, a Delaware limited liability company, Assignee.
10. Easement "1878" (area 5,886 square feet, more or less)(5 feet wide), as shown on Map 450 of Land Court Application No. 1069, as set forth by Land Court Order No. 92805, filed March 6, 1989, for communication lines and electrical purposes, as amended by Land Court Order No. 101785, filed April 12, 1991.
11. Easement "1879" (area 256 square feet, more or less), as shown on Map 450 of Land Court Application No. 1069, as set forth by Land Court Order No. 92805, filed March 6, 1989, for electrical purposes.
12. Restriction of access rights as shown on Map 476 of Land Court Application No. 1069, as set forth by Land Court Order No. 93954, filed June 9, 1989. Said restriction was confirmed by instrument dated August 22, 1996, filed as Document No. 2377337.
13. Easement "2135" (area 15,075 square feet, more or less), as shown on Map 476 of Land Court Application No. 1069, as set forth by Land Court Order No. 93954, filed June 9, 1989, for water feature purposes.
14. Easement in favor of Ko Olina Community Association, a Hawaii non-profit corporation, dated June 6, 1994, filed as Document No. 2173046, over Easement "1878" for electrical purposes and over Easement "2135" for water feature purposes.
15. Easement in favor of Hawaiian Electric Company, Inc., a Hawaii corporation, dated March 14, 1996, filed as Document No. 2334946, over Easement "1879".

16. Limited Warranty Deed filed as Document No. 2612827.
17. Deed dated May 1, 2001, filed as Document No. 2702635.
18. Existing improvements disclosed by that certain ALTA/ACSM Land Title Survey Map and/or report dated November 30, 2001, prepared by James R. Thompson, Licensed Professional Land Surveyor, Certificate No. 3627, are as follows:
  - a. That certain 10 foot building setback line along the northerly and easterly boundary.
  - b. That certain 5 foot building setback line along the southwesterly boundary.
  - c. Chain link fence and coral wall are within a portion of Easement 1878, as shown on Map 450, Land Court Application No. 1069.
  - d. Chain link fence and coral wall are within a portion of 10 foot building setback line.
  - e. That certain beach access sign along the northerly boundary of property.
  - f. That certain concrete pad with flagpoles along the easterly boundary of property.
  - g. Brick border extending outside of Easement 2135, as shown on Map 476, Land Court Application No. 1069.
  - h. Those certain irrigation boxes and irrigation control valves.
  - i. Those certain ponds over and across 10 foot building setback line.
  - j. That certain sign over and across 10 foot building setback line.
  - k. Those certain private property signs located well within boundary of property.
  - l. That certain drain inlet along the southeasterly boundary of property.
19. Mortgage dated January 15, 2002, by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Mortgagor, and First Hawaiian Bank, a Hawaii corporation, as Mortgagee, filed as Document No. 2769710.
20. Financing Statement by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Debtor, and First Hawaiian Bank, a Hawaii corporation, as Secured Party, recorded as Document No. 2002-006609.
21. Mortgage dated September 13, 2001, by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Mortgagor, and A & B Properties, Inc., a

Hawaii corporation, as Mortgagee, filed as Document No. 2737365. Said Mortgage was made subordinate to the lien of that certain Mortgage dated January 15, 2002, by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Mortgagor, and First Hawaiian Bank, a Hawaii corporation, as Mortgagee, filed as Document No. 2769710, by that certain Consent to and Subordination of Mortgage dated January 15, 2002, by A & B Properties, Inc., a Hawaii corporation, filed as Document No. 2769711 and also recorded as Document No. 2002-006610.

22. Financing Statement by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Debtor, and A & B Properties, Inc., a Hawaii corporation, as Secured Party, recorded as Document No. 2001-145364. Said Financing Statement was made subordinate to the lien of that certain Mortgage dated January 15, 2002, by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Mortgagor, and First Hawaiian Bank, a Hawaii corporation, as Mortgagee, filed as Document No. 2769710, by that certain Consent to and Subordination of Mortgage dated January 15, 2002, by A & B Properties, Inc., a Hawaii corporation, filed as Document No. 2769711 and also recorded as Document No. 2002-006610. Said Financing Statement also was made subordinate to the lien of that certain Financing Statement by and between Kai Lani Company, LLC, a Hawaii limited liability company, as Debtor, and First Hawaiian Bank, a Hawaii corporation, as Secured Party, recorded as Document No. 2002-006609, by an Amendment to Financing Statement recorded as Document No. 2002-010063.
23. Declaration of Condominium Property Regime of Kai Lani dated January 18, 2002, filed as Document No. 2771596, as amended by First Amendment to Declaration of Condominium Property Regime dated March 8, 2002, filed as Document No. 2786142, as further amended from time to time. Condominium Map No. 1454, as amended from time to time. Consent thereto by A & B Properties, Inc., a Hawaii corporation, filed as Document No. 2771598. Consent thereto by First Hawaiian Bank, a Hawaii corporation, filed as Document No. 2774923.
24. By-Laws of the Association of Apartment Owners of Kai Lani dated January 18, 2002, filed as Document No. 2771597, as amended from time to time. Consent thereto by A & B Properties, Inc., a Hawaii corporation, filed as Document No. 2771598. Consent thereto by First Hawaiian Bank, a Hawaii corporation, filed as Document No. 2774923.