

IMPORTANT - - Read This Developer Prepared Report Before Buying

This Report Is Not a Commission Approval or Disapproval of This Condominium Project

AMENDMENT 1 TO DEVELOPER'S PUBLIC REPORT FOR A CONDOMINIUM

CONDOMINIUM PROJECT NAME:	HAUULA HIDEAWAY
PROJECT ADDRESS:	54-055 Waikulama Street Hauula, Oahu Hawaii 96717
REGISTRATION NUMBER:	7427 (Conversion)
EFFECTIVE DATE OF REPORT:	September 25, 2018
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input checked="" type="checkbox"/> Amended Report dated <u>May 12, 2016</u> <input type="checkbox"/> Supersedes all prior amendments: Includes all prior amendment(s) and <u>must</u> be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input type="checkbox"/> Amended Report dated _____
DEVELOPER(S):	WAIKULAMA HUI LLC

Preparation of this Amendment

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means 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 law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

This Amendment 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 amendment to the 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, material changes, or pertinent changes 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.

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 amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

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Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

A.

1. Waikulama Hui LLC, as Developer, has replaced the real estate broker with GWN RE, LLC, a Hawaii limited liability company.
2. Waikulama Hui LLC has moved its offices to 1050 Queen Street, Suite 100, Honolulu, Hawaii, 96814.
3. Exhibits E and F were inadvertently omitted from the final draft of the Amended Developer's Public Report, effective date May 12, 2016 (the "Public Report"). Copies of Exhibits E and F are attached hereto.

B. The foregoing changes have resulted in the following changes to the Amended Developer's Public Report, Effective Date of May 12, 2016 (the "Public Report"):

1. Section 2.1, Page 9 of the Public Report has been revised to reflect Waikulama Hui LLC's new address.
2. Section 2.2, Page 9 of the Public Report has been revised to reflect GWN RE, LLC as the Project Broker.
3. Exhibits E and F to the Public Report are now attached.

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Changes continued:

A large, empty rectangular box with a thin black border, occupying the central portion of the page. It is intended for users to list any changes to the document.

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The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform 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.


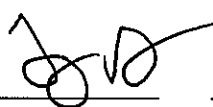
For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report as amended, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report as amended, 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 as amended and the exhibits attached to this report (if any) as amended 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 as amended 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 as amended at least 30 days prior to the anniversary date of the effective date of this report.

WAIKULAMA HUI LLC, a Hawaii limited liability company

By: KK1&2 LLC, Its Manager

Printed Name of Developer

  9/18/18
Duly Authorized Signatory* Date

Chad Waters and Tyler Greene, Its Managers

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.**

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EXHIBIT E

Michele D'Amico
D'Amico Group, LLC
PO Box 22578
Honolulu, Hawaii 96823
(808) 221-2868

HAUULA HIDE AWAY ARCHITECT'S REPORT ON CONDITION OF EXISTING STRUCTURES

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 3 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seem to be structurally sound. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter truss and plywood sheathing with asphalt shingle roof system. In 2009 a new open entry stairs with roof overhang was constructed.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The existing electrical panel is in good working condition. Wiring is encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms.

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 4 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seem to be structurally sound. The walls are basically single walls and window and door set in 2X wood frames. The family room in between the existing kitchen and the bedroom was added in 1998 and serve as both laundry room and family room; there are elevation differences between the existing and the new work. The roof is constructed with carpenter truss and plywood sheathing with asphalt shingle roof system. In 2009 a new open entry stairs with roof overhang were constructed.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an interior laundry area in the family room which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is good working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 5 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. It is a duplex with identical floor plans for both sides. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The exterior entry porch and stairs systems are exposed to the weather and will require work and replaced. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system and is basically weather tight. There are dry rot conditions at the rafter tails and the asphalt shingle roof are failing at the porch entry way.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is in working condition. Wiring is encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 6 (54-55 Waikulama Street, Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. It is a duplex with identical floor plans for both sides. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The exterior entry stairs are exposed to the weather and will require work and replaced. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system.

MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is in working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

EXISTING STRUCTURAL AND FINISH ELEMENTS: UNIT 7 (54-55 Waikulama Street,
Hauula, Hawaii; TMK: 540160180000)

EXISTING HOUSE: Originally built in 1952. It is a duplex with identical floor plans for both sides. The initial construction was a single story made of post and pier foundation; the floor system is made of wood joist and beam with plywood sheathing system; all these elements seems to be structurally sound. The exterior entry stairs are exposed to the weather and will require work and replaced. The walls are basically single walls and window and door set in 2X wood frames. The roof is constructed with carpenter trust and plywood sheathing with asphalt shingle roof system.

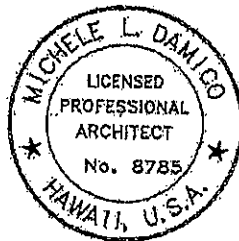
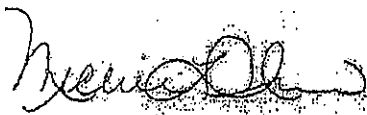
MECHANICAL: The existing mechanical system is sound and in good working condition. There is an exterior laundry area which is connected to the sewer line under the house.

ELECTRICAL: The exiting electrical panel is in working condition. Wiring are encased in wire molding as was originally designed. New ceiling fans and light fixtures are sparingly placed in various rooms

CERTIFICATION

I am the architect of record for the Hauula Hide Away Project and this report was prepared by me and under my observation.

Dated January 9th, 2014



Michele L. D'Amico

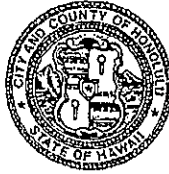
Registered Professional Architect #__8785__, licensed to practice in the State of Hawaii. My license expires 4/30/14

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov/dpp • CITY WEB SITE: www.honolulu.gov

EXHIBIT E

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR DESIGNATE

ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

2012/ELOG-1652(AC)

April 17, 2013

Ms. Heidi M. Rodgers
Kuleana Development, LLC
Real Estate Development and Consulting
4365 Kukui Grove Street, Suite 103
Lihue, Hawaii 96766

Dear Ms. Rodgers:

SUBJECT: Condominium Conversion Project
54-055 Waikulama Street
Tax Map Key: 5-4-016: 018

This is in response to your letter dated August 6, 2012, requesting verification that the structures on the above-referenced property met all applicable code requirements at the time of construction.

Investigation revealed that the three one-story two-family detached dwellings with six crush rock surface off-street parking spaces met all applicable code requirements when they were constructed and relocated in 1966 and 1968, respectively, on this 442,264-square-foot Country District zoned lot.

Investigation also revealed the following:

1. The three one-story two-family detached dwellings are considered nonconforming uses.
2. There are no records in the Department of Planning and Permitting's files of building permits issued for the one-story single-family detached dwellings formerly known as 54-041 and 54-041A Waikulama Street. Relocation Permits Nos. 592 and 594, issued in 1969, were closed in 1970 as expired.
3. Ordinance 10-19, Section 21-8.20A, approved on September 2, 2010, allows a maximum of eight dwelling units that may be placed on a single zoning lot in a country or residential district with restrictions.
4. There is no permit on file for the 14' x 14' storage.

Ms. Heidi M. Rodgers
Kuleana Development, LLC
April 17, 2013
Page 2

5. The mechanical ventilation in the bathroom of Unit B is not working.

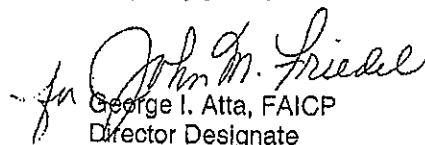
As a result of the adoption or amendment of any ordinance or code, the Department of Planning and Permitting cannot determine all legal nonconforming uses or structures.

No variances or other permits were granted to allow deviations from any applicable codes.

Conversion to a condominium property regime (CPR) is not recognized by the City and County as an approved subdivision. CPR delineates ownership; it does not create separate lots of record for subdivision and zoning purposes.

If you have any questions regarding this matter, please contact Alex Sugai of our Commercial and Multi-Family Code Enforcement Branch at 768-8152.

Very truly yours,

The image shows a handwritten signature in dark ink, which appears to read "George I. Atta". The signature is written in a cursive, flowing style.

George I. Atta, FAICP
Director Designate
Department of Planning and Permitting

GIA:ft
[1034986]