



SELLER'S REAL PROPERTY DISCLOSURE STATEMENT
Hawaii Association of REALTORS® Standard Form
 Revised 2/21 For Release 5/21



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Information Obtained from Public Records
 (May Be Completed by Listing Broker)

Seller(s) Name(s) (All on Title): Nicholas Denzer
 Property Reference or Address: 54-183 Hauula Homestead Rd, Hauula, HI 96717
 Tax Map Key: Div. 1 /Zone 5 /Sec. 4 /Plat 007 /Parcel 006 /CPR _____
 Project Name (if applicable): _____ Association Name (if applicable): _____
 County Zoning: R-5 State Land Use Designation: _____ [] Fee Simple [] Leasehold Flood Zone X500
 Licensee(s): Edward Brinkman Brokerage Firm: Edward Brinkman

Purpose of Disclosure Statement: Pursuant to Hawaii Revised Statutes, Chapter 508D (for residential real property), a seller of residential real property is obligated to fully and accurately disclose in writing to a buyer all "material facts" concerning the property. For all other real estate transactions, including the sale of vacant land, sellers are also advised to uphold any common law duty to disclose all material facts necessary to prevent misleading representations. **"Material facts" are defined as "any fact, defect, or condition, past or present, that would be expected to measurably affect the value to a reasonable person of the residential real property being offered for sale."** Pursuant to Hawaii Revised Statutes, Chapter 508D-8, this Disclosure Statement may exclude information regarding: **"(1) An occupant of the residential real property was afflicted with acquired immune deficiency syndrome (AIDS) or AIDS related complex, or had been tested for human immunodeficiency virus; or (2) The residential real property was the site of an act or occurrence that had no effect on the physical structure or the physical environment of the residential real property, or the improvements located on the residential real property"**. This Disclosure Statement is intended to assist Seller in organizing and presenting all material facts concerning the Property. It is very important that Seller exercise due care in preparing responses to questions posed in the Disclosure Statement, and that all responses are made in good faith, are truthful and complete to the best of Seller's knowledge. Seller's agent, Buyer and Buyer's agent may rely upon Seller's disclosures. SELLER IS ENCOURAGED TO OBTAIN PROFESSIONAL ADVICE AND/OR HAVE AN EXPERT INSPECT PROPERTY PRIOR TO PREPARING THE DISCLOSURE STATEMENT.

MUST BE COMPLETED BY SELLER ONLY

Seller's Statement: This is a statement concerning information relating to the condition of Property that: (i) is within the knowledge or control of Seller; (ii) can be observed from visible, accessible areas; or (iii) which is required by Section 508D-4.5 and 508D-15, Hawaii Revised Statutes. Seller may not be aware of problems affecting Property, and there may be material facts of which Seller is not aware that qualified experts may be able to discover or time may reveal. Unless Buyer has been otherwise specifically advised, Seller has not conducted any inspections of generally inaccessible areas of Property. BUYER SHOULD TAKE CARE TO PROTECT BUYER'S OWN INTEREST BY OBTAINING PROFESSIONAL ADVICE AND BY CONDUCTING THOROUGH INSPECTIONS AND OBTAINING EXPERT HELP IN EVALUATING PROPERTY AND BY OBTAINING BUYER'S OWN PUBLIC RECORDS. The statements made below are made by Seller and are not statements or representations of Seller's agent unless specifically identified. The Disclosure Statement and the disclosures made by Seller are provided exclusively to Buyers involved in this transaction only, and do not apply to any subsequent sales not involving this Seller.

THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY SELLER OR BY ANY AGENT REPRESENTING SELLER AND IS NOT A SUBSTITUTE FOR ANY EXPERT INSPECTION, PROFESSIONAL ADVICE, OR WARRANTY THAT BUYER MAY WISH TO OBTAIN.

If not presently owner occupied, date of Seller's last visit Monthly.
 Has the property ever been rented during your term of ownership? [] Yes [] No If yes, Seller shall disclose all material facts obtainable from Property Manager(s). Name of Property Manager(s): Self managed

General Instructions to Seller: (1) Answer ALL questions in Sections A and B. (2) If Sections C, D, E, OR F apply to the subject property, even in part, that section shall be marked as applicable and the entire section must be filled out in its entirety. If sections C, D, E or F do not apply to the subject property, then that section should be marked with an NA. (3) If any items are checked or answered yes, explain all material facts known to you in Section G. (4) If additional space is needed to explain material facts, attach additional pages to this disclosure and sign/date at the bottom of each page. (5) All structures must be covered in the Disclosure Statement. Each separate structure shall be addressed by separate Disclosure Statement. (6) NTMK means NOT TO MY KNOWLEDGE. (7) NA means NOT APPLICABLE and cannot be answered by "Yes", "No", or "NTMK".

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 RR109 Rev. 2/21
 Edward Brinkman, 4184 Keanu St #2 Honolulu HI 96816
 Edward Brinkman

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May 14, 2021

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Denzer 54-183

A. GENERAL: Do any of the following conditions exist? If checking "yes", reference the question number, and describe in Section G.

- | YES | NO | NTMK | NA | | |
|------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property subject to Covenants, Conditions and Restrictions (CC&Rs)? |
| 1a) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any violations of the Covenants, Conditions and Restrictions covering the property? |
| 2) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the property currently used for transient accommodations (e.g. Short Term Vacation Rentals, B&B)? |
| 2a) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the property have a license for transient accommodations? If yes, please provide documents. |
| 2b) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If yes, are there any periodic re-licensing requirements? |
| 2c) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are you aware of any violations past or present of the license or regulations? |
| 2d) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Has the property previously been used for transient accommodations? |
| 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the property subject to any recorded or unrecorded land lease (e.g. Pasture lease, Sandwich lease)? |
| 3a) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If yes, are there any violations of the land leases? |
| 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property located in a Special Management Area? |
| 4a) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If oceanfront property, are there any past and existing State Shoreline Certification? If yes, please attach. |
| 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property located in a tsunami evacuation zone? |
| 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property located in volcanic hazard Zone 1 or 2? |
| 7) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property subject to air pollution? (e.g., "VOG", Smog) If yes, clarify type of pollution. |
| 8) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the property located in a geothermal subzone or near a geothermal facility? |
| 9) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the property located in the regular path of aircraft and does it experience regular excessive aircraft noise? |
| 10) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property located within the boundaries of the Air Installation Compatibility Use Zone (restricted air space) of any Air Force, Army, Navy, or Marine Corps airport as officially designated by military authorities? |
| 11) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are you aware of the presence of or removal of unexploded military ordinance in this general area? |
| 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property located in a Special Flood Hazard Area based on FEMA's Flood Insurance Rate Maps (FIRM)? |
| 12a) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the property have a Pre-Flood Insurance Rate Map structure built before the following: Honolulu County 9/3/1980, Maui County 6/1/1981, Kauai County 11/4/1981, Hawaii County 5/3/1982 |
| 12b) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is there an Elevation Certificate? If yes, please attach. |
| 12c) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has the property ever received Federal Disaster Funds? |
| 13) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any easements affecting the property? |
| 14) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any roadways, driveways, walls, fences, and/or other improvements which are shared with adjoining land owners? |
| 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any known encroachments? |
| 16) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any written agreements concerning items 13, 14, or 15? |
| 17) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is access to the property restricted? |
| | | | | | → <input type="checkbox"/> Private Road <input type="checkbox"/> By Easement <input type="checkbox"/> Other |
| 18) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any violations of government regulations/ordinances related to the property? |
| 18a) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any zoning or setback violations and/or citations? |
| 19) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any restrictions on rebuilding? |
| 20) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any nonconforming uses or unpermitted structures on the property? |
| 21) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the property exposed to other types of recurring excessive noise (e.g., night club, school, street traffic, animals, coqui frogs)? |
| 22) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any additional material facts as defined above regarding the property? |
| 23) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are there any other additional material facts related to the property concerning historic registers, Hawaii's Historic Preservation Program, archaeological surveys or historic features? |
| 24) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is there any existing or past damage to the property or any of the structures (interior or exterior) from earthquake, fire, smoke, flooding, leaks, landslides, falling rocks, tsunami, volcanic activity, or wind? |
| 25) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any additional material facts regarding the neighborhood that would be expected to measurably affect the value of the property (e.g., pesticides, soil problems, irrigation, odors, pending development in the area, road widening projects, zoning changes; rail, etc.)? |
| 26) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Have there ever been substances, materials, or products known to be an environmental or health hazard such as, but not limited to, asbestos, formaldehyde, by-products of methamphetamine manufacturing, radon gas, lead-based paint, fuel or chemical storage tanks, contaminated soil or water? |
| 27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is there filled land on the property? |
| 28) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has there ever been any settling or slippage, sliding, subsidence, or other soil problem? |
| 29) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Has there ever been any drainage, water infiltration, seepage, flooding, or grading problems? |
| 30) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is there any damage caused by tree roots to/from the property or to/from another adjoining property? |
| 31) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Were additions, modifications, and/or alterations made to the property without obtaining required approvals? |

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YES NO NTMK NA

- 32) [] [] [x] [] Does any other party have an unrecorded interest in the property and/or a say in its disposition?
33) [] [] [x] [] Are there any lawsuits or foreclosure actions affecting the property?
34) [] [] [] [x] If you purchased the property as a foreclosure, was the foreclosure judicial or non-judicial?

B. UTILITIES AND SERVICES: Do any of the following exist? If checking "yes", reference the question number, and describe in Section G.

- 1) What is the source of water supply?
a) [x] Public [] Private County Water supplied by a single meter on Hauula Homestead Road to both houses.
Is the property separately metered? [x] Yes [] No
Is there a sub-meter? [] Yes [x] No [] NA
Is there a shared water supply? [x] Yes [] No
b) [] Catchment: Tank type _____ Capacity _____ Age _____ Condition _____
c) [] Other _____
2) What type of waste water/sewage system does the property have?
a) [] Public Sewer [] Private Sewer Connected? [] Yes [x] No 1500 gal Individual Wastewater System
If not, is connection currently required? [] Yes [x] No
Is there a separate sewer fee? [] Yes [x] No If yes, describe in Section G.
[] Individual Sewage Treatment Plant Vendor _____
[] Cesspool [x] Septic System Location _____
Last Pumped _____ How Often? _____
Did any cesspool or septic system pumping/overflow generate a report to any governmental agency? [] Yes [x] No
Was there a fine? [] Yes [x] No
b) Does the cesspool serve more than one dwelling or living unit (A "dwelling" or, "living unit" is defined as having its own kitchen/food preparation area, bathroom and sleeping/living area), including "ohana" units? [] Yes [] No
c) [] Abandoned septic or cesspool Location _____ Filled? [] Yes [] No [] NTMK
3) What is the source of electrical power?
[x] Public [] Photovoltaic [] Other: Temporary HECO construction meter serves 2 houses
a) Is the property subject to Special Subdivision Project Provision (SSPP) connection fees? [] Yes [] No
b) Hawaii law requires Sellers who pay their electricity bills directly to make a good faith declaration of electricity costs based upon the most recent three-month period that the property was occupied. In this context, answer the following:
Do you pay the electrical utility bill directly? [x] Yes [] No
If yes, please state the amount you paid for electricity for the most recent three-month period that the property was occupied.
Mon/Yr: _____ Amount: _____ Mon/Yr: _____ Amount: _____ Mon/Yr: _____ Amount: Aprx \$350 per month

Buyer's actual electricity costs may vary substantially based on usage or consumption. If Seller's usage is significantly lower or higher than normal usage would suggest, please describe in Section G.

- ~~c) If Seller's interest in a photovoltaic system is included in the sale, answer the following and attach ALL applicable documentation (i.e. leases/finance agreements, service/maintenance agreements, utility agreements net metering/buyback and/or credit agreements, user manuals, battery maintenance and warranties).
Is the system [] Leased [] Financed [] Owned outright [] Other _____
d) If there is a photovoltaic system, does it contain an energy storage system, such as batteries? [] Yes [] No
4) If a Solar Hot Water System is included with the sale, answer the following and attach ALL applicable documentation (i.e. lease/financing agreement, service/maintenance agreements, user manuals).
Is the system [] Leased [] Financed [] Owned outright Year installed: _____
5) If a Security Alarm and/or Home Automation System is included with the sale, answer the following and attach ALL applicable documentation (i.e. lease/financing agreement, service/maintenance agreements, user manuals).
Is the system [] Leased [] Financed [] Owned outright
6) Gas: [] Piped [] Tank [x] None [] Not available
7) Telephone Service: [] Traditional [x] Cable [] Cell [] Satellite [] Not available
8) Television Service: [x] Cable [] Satellite [] Antenna [] Not available
9) Internet [] DSL [x] Cable [] Not available [] Other
10) US Postal Delivery: [] PO Box [] Community/Cluster Tenants pay for cable and internet
[x] Individual Curbside Box [] Other: _____~~

NAI C. ASSOCIATIONS (Condominium associations/CPR are described in Section D): Answer the following questions.

- 1) Name of Homeowner's Association (HOA)/Community Association (CA) Management Firm(s): _____ Phone(s): _____
2) Is membership mandatory? [] Yes [] No
3) HOA/CA fee(s) and payment frequency: _____
a) What is included in the fee(s)? _____

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- 4) If you are aware of future maintenance fee increases, special assessments, association loans or pending litigation for or against the Association, describe. _____
- 5) Are there any "common area" facilities (such as pools, tennis courts, walkways, driveways, or other areas) co-owned in undivided interest with others? _____
- 6) Are there any restrictions/prohibitions imposed upon pet ownership? _____

[NA] D. CONDO SPECIFIC: Answer the following.

- 1) Name of Association of Apartment/Unit Owners (AOAO/AOOU) Management Firm: _____ Phone(s): _____
- 2) Is membership mandatory? [] Yes [] No
- 3) AOAO/AOOU fee(s) and payment frequency: _____
What is included in the fee(s)? _____
- 4) If you are aware of future maintenance fee increases, special assessments, association loans or pending litigation for or against your Association, describe. _____
- 5) Are there any "common area" facilities (such as pools, tennis courts, walkways, driveways, or other areas) co-owned in undivided interest with others? _____
- 6) Are there any restrictions/prohibitions imposed upon pet ownership? _____
- 7) Is the Seller the developer of the CPR (Condominium Property Regime)? _____
a) If yes, has the Seller/developer sold one or more of the properties in the CPR? _____
b) If yes, what is the expiration date of the Public Report? _____
- 8) Does this unit include parking? If yes, how many? _____ Stall Number(s) _____
[] Assigned [] Unassigned
[] Covered [] Partial [] Uncovered [] Private Garage [] Carport
[] Standard [] Compact [] Tandem

YES NO NTMK NA

- 8a) [] [] [] [] [] If the unit includes parking, is it deeded with the unit?
- 8b) [] [] [] [] [] Are there any issues or special arrangements with the parking stall(s)?
- 9) [] [] [] [] [] Does the unit include any storage unit(s), boat dock(s), or anything additional?
- 9a) [] [] [] [] [] If the unit includes any of the above, is it deeded with the unit?
- 10) [] [] [] [] [] Has there been any damage to the unit due to leakage or water intrusion from above or adjacent to the unit, or damage caused by leakage or water intrusion from the unit to areas or space below the unit?
- 11) [] [] [] [] [] Are you aware of any defects to the common or limited common elements affecting the unit?

[X] E. IMPROVEMENTS: Defined as a dwelling on the property; additions, alterations, modifications, structural or otherwise in/on property/etc. Answer the following questions. If checking "yes", reference the question number, and describe in Section G.

YES NO NTMK NA

- 1) [x] [] [] [] [] Do any improvements, additions, structural modifications or alterations exist at the property without required building permits, association design committee or other governmental approvals?
- 2) [x] [] [] [] [] Were any improvements, additions, structural modifications or alterations built/made with building permits, association design committee or other governmental approvals?
- 2a) [] [] [] [x] [] For any improvement(s) subject to a mechanic's and materialman's lien, has Notice of Completion been published?
Date of publication NA [] Unknown
- 2b) _____ →
- 2c) [x] [] [] [] [] Were any of the building permits not finalized (closed) by the permitting agency?
- 2d) [x] [] [] [] [] Were any of the improvements to the property built under an owner-builder permit?
- 2e) _____ → Date of Final Inspection Approval by the County: pending
- 3) [x] [] [] [] [] Was any electrical or plumbing work done without a licensed electrician or plumber?
- 4) [] [] [x] [] [] Is the Seller/Builder a licensed contractor who is providing warranties?
- 5) [] [] [] [] [x] [] Have you given any release or waiver of liability, or release from a warranty to any government agency, contractor, engineer, architect, land surveyor, or landscape architect, for any defect, mistake, or omission in the design or construction of the Property?
- 6) [] [] [x] [] [] [] Is the property sprinklered for fire protection?
- 7) [] [] [] [] [] [x] [] Is the property equipped with smoke/carbon monoxide detectors? How many? Are they wired into the electrical system?
- 8) _____ → What is the age of the main roof and the roofing of any other addition(s)? front house 2018, back house 2020
- 8a) _____ → Has the roof been [x] replaced, [] repaired, or [] treated? If checked, describe in Section G.
- 9) [] [] [] [] [] [x] [] Has there been any evidence or presence of mold, mildew and/or fungus interior or exterior? fr

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YES NO NTMK NA

- 10) Has there been any evidence of pest infestation (e.g., roaches, fleas, bedbugs, mites, ticks, ants, rats, centipedes, etc.)?
- 11) Has there been any evidence or presence of wood destroying organisms in the improvements (e.g., termites, powder post beetles, dry rot, carpenter ants/bees, etc.)?
- 11a) Is there any known damage to the improvements caused by wood destroying organisms?
- 11b) Has the damage been repaired? If yes, list repairs.
- 12) Are there any transferable warranties (appliances, pest treatment, roof, photovoltaic, other)?

[] F. DEFECTS, REPAIRS OR REPLACEMENTS (Past or present): If you're aware of any past or present defects, repairs or replacements, check items listed below, use the same number and describe in Section G (dates, repairs made, vendors, etc.).

- | | | |
|---|--|---|
| (1) <input type="checkbox"/> Air Conditioning | (15) <input type="checkbox"/> Fire Sprinkler System | (29) <input type="checkbox"/> Solar Water Systems |
| (2) <input type="checkbox"/> Appliances | (16) <input type="checkbox"/> Fireplace/Chimney | (30) <input type="checkbox"/> Solar/Photovoltaic Systems |
| (3) <input type="checkbox"/> Bathtubs/showers | (17) <input type="checkbox"/> Floors/Floor Coverings | (31) <input type="checkbox"/> Spa/Hot Tub/Sauna |
| (4) <input type="checkbox"/> Ceilings | (18) <input type="checkbox"/> Foundations/Slabs | (32) <input type="checkbox"/> Swimming Pool |
| (5) <input type="checkbox"/> Ceiling Fans | (19) <input type="checkbox"/> Gutters | (33) <input type="checkbox"/> Toilets |
| (6) <input type="checkbox"/> Central Vacuum Systems | (20) <input type="checkbox"/> Heating Systems | (34) <input type="checkbox"/> Ventilation Systems (all types) |
| (7) <input type="checkbox"/> Counters/Cabinets | (21) <input type="checkbox"/> Lawn Sprinkler System | (35) <input type="checkbox"/> Walkways/Sidewalks |
| (8) <input type="checkbox"/> Decking/Railings/Lanai | (22) <input type="checkbox"/> Lighting Fixtures | (36) <input type="checkbox"/> Walls Exterior/Trim |
| (9) <input type="checkbox"/> Doorbells | (23) <input type="checkbox"/> Plumbing - Exterior | (37) <input type="checkbox"/> Walls Interior/Baseboards/Trim |
| (10) <input type="checkbox"/> Doors (all types) | (24) <input type="checkbox"/> Plumbing - Interior | (38) <input type="checkbox"/> Water Features |
| (11) <input type="checkbox"/> Driveways | (25) <input type="checkbox"/> Roofs/Eaves/Skylights | (39) <input type="checkbox"/> Water Heater |
| (12) <input type="checkbox"/> Electrical Systems Switches, etc. | (26) <input type="checkbox"/> Security Systems | (40) <input type="checkbox"/> Window Coverings/Awnings |
| (13) <input type="checkbox"/> Electronic Controls/Remotes | (27) <input type="checkbox"/> Sinks/Faucets | (41) <input type="checkbox"/> Windows/Screens |
| (14) <input type="checkbox"/> Fences/Walls/Gates | (28) <input type="checkbox"/> Smoke Detectors/Alarm | (42) <input type="checkbox"/> Other _____ |

G. Reference Question, Section, Number, and Explanation. List any additional material facts. List any attachments or exhibits:

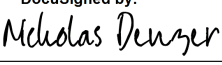
(A31, E1 & E2) Structures on the lower level of the front house are not permitted and there are currently un-closed permits.

(E8-a) Front house new rolled on built up in 2017 with elastameric coating in 2018. Back house new asphalt/composition shingles in 2019. (E10) Rural, country properties are known to have multiple pests. I know of no infestation (E1 through F42) Seller has never lived on the property and the tenants occasionally change or repair items - Buyer to do their own research during their inspection period.


THE FOLLOWING TEN DOCUMENTS ARE MADE PART OF THIS DISCLOSURE STATEMENT (a) Disclosure Package Cover Letter, (b) Site plan, (c) Hawaii Information.com, (d) ALTA commitment for Title Insurance, (e) Retainer Agreement, (f) Perimeter Survey, (g) Building Permits, (h) Army Corp of Engineers, (i) Final wetlands report, (j) Septic system,

Under Hawaii law, unless otherwise agreed to in the Purchase Contract, Buyer shall have fifteen (15) calendar days from the date of receiving the Disclosure Statement to examine the Disclosure Statement and to rescind the Purchase Contract. Such rescission must be made in writing and provided to Seller directly or Seller's agent. If timely written notice is provided, then all deposits made by Buyer shall be immediately returned to Buyer. Failure to deliver the written notification to the Seller within the specified period shall be deemed an acceptance of the Disclosure Statement.

Seller gives permission to any Broker to provide this statement to any Buyer whose identity has been made known to Seller, including a service provider involved in the transaction between the parties.

DocuSigned by:

 Seller ID: 113B049A... DATE: May 14, 2021
 SELLER DATE

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BUYER'S INITIALS & DATE _____
 SELLER'S INITIALS & DATE  May 14, 2021



RECEIPT OF SELLER'S REAL PROPERTY DISCLOSURE STATEMENT

Hawaii Association of REALTORS® Standard Form Revised 12/17 (NC) For Release 5/21



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Property Reference or Address: 54-183 Hauula Homestead Rd, Hauula, HI 96717

Tax Map Key: Div. 1 /Zone 5 /Sec. 4 /Plat 007 /Parcel 006 /CPR (if applicable).

Buyer hereby acknowledges receipt of Seller's Real Property Disclosure Statement (SRPDS)

Dated:

SRPDS Prepared by:

Date of delivery to Buyer either directly or through Buyer's Agent:

Buyer understands that:

- 1. The Seller has represented that the Seller's Real Property Disclosure Statement was prepared in good faith and with due care by Seller. Buyer should obtain professional advice and/or inspections on the Property within the time frames of the Purchase Contract as agreed to by Buyer and Seller. Unless Buyer has been otherwise advised, Buyer should assume Seller has not conducted any inspection of generally inaccessible areas of the Property. There may be material facts of which Seller is not aware which qualified experts may be able to discover or latent or hidden defects which time may reveal. The disclosures made by Seller are provided exclusively to Buyer involved in the Purchase Contract and do not apply to any subsequent sales not involving this Seller.
2. Seller's responses on the Seller's Real Property Disclosure Statement cannot be considered to be substitutes for a careful inspection of the Property by Buyer and/or any inspections which Buyer may choose to obtain.
3. If "NTMK" is marked in response to any questions, Buyer recognizes that this does not mean there may not be a defect which an expert could discover or the passage of time would reveal. Likewise, Buyer recognizes that a problem may be more serious than Seller/Inspector knows.
4. The Seller's Real Property Disclosure Statement is not a warranty of any kind by Seller or by any Brokerage Firm.
5. Unless otherwise agreed in the Purchase Contract, as provided in HRS section 508D-5(b)(2), Buyer shall have fifteen (15) calendar days from the date of delivery of Seller's Real Property Disclosure Statement to rescind the Purchase Contract to purchase the Property. Such rescission must be made in writing and provided to Seller or Seller's Brokerage Firm. If timely written notice is provided, then all deposits made by Buyer shall be immediately returned to Buyer. Failure to deliver the written notification to the Seller to rescind shall be deemed an acceptance of the Disclosure Statement.
6. Hawaii law requires that Buyer sign a receipt of Seller's Real Property Disclosure Statement, a copy of which Buyer shall provide to Seller. Seller or Seller's Brokerage Firm shall retain said receipt for a period of three years.

BUYER DATE BUYER DATE

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