



Makana Kai

— At Wehilani —

CASTLE & COOKE WAIKOLOA, LLC. MAKANA KAI AT WEHILANI – PHASE I (INCREMENT I-C) INSTRUCTIONS FOR THE OWNER-OCCUPANT AFFIDAVIT PACKET

<u>When</u>	<u>What</u>	<u>Where</u>
Saturday, March 28, 2026 10:00 a.m.	Makana Kai at Wehilani Phase I (Increment I-C) Owner Occupant Affidavit Packet	Download on-line: www.MakanaKaiAtWehilani.com Or pick-up at: Hawaii Life Real Estate Office

Completed Owner-Occupant Affidavit Packets, must be turned in to the Hawaii Life Real Estate Office, located at 69-201 Waikoloa Beach Drive, #505, Waikoloa, HI 96738, for further processing. These units will be-released on a first come, first served basis, while units are available.

In order to select an available unit, applicants must complete the Owner-Occupant Affidavit Packet, and submit a \$10,000 earnest money deposit by a cashier's or a personal check made payable to Title Guaranty Escrow Services. Please provide your completed Owner-Occupant Application Packet to a Hawaii Life Sales Representative for further processing.

Note: NO PHOTO COPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.

Your Completed Owner-Occupant Affidavit Packet must contain the following items:

1. Your completed Reservation/Unit Preference Form
2. Your Pre-approval Letter from a lender.
3. Your notarized Owner-Occupant Affidavit (pursuant to Section 514B of the Hawaii Revised Statutes)
 - a. Option: remote online notarization is also acceptable in Hawaii and typically offered at a higher service fee than traditional notary for added convenience. You may search for online notary services at the Hawaii Department of the Attorney General Webpage:
<https://notary.ehawaii.gov/notary/public/publicsearch.html>
 - b. Your remote online notarized affidavit serves as your original.
4. A \$10,000 earnest deposit by a cashier's or personal check made payable to Title Guaranty Escrow Services, Inc.
5. Broker Referral Form (if applicable)

The packet also includes for your use:

1. Owner-Occupant Presale Announcement
2. Prices, Floor Plans, & Site Map (for your decision-making)

You can find the Developer's Public Report on-line at: www.MakanaKaiAtWehilani.com

Hawaii Life Real Estate Office is located at:
69-201 Waikoloa Beach Drive, #505, Waikoloa, HI 96738 (by appointment), (808) 895-3158.

KEEP FOR YOUR INFORMATION

CASTLE & COOKE WAIKOLOA, LLC.
MAKANA KAI AT WEHILANI – PHASE I (INCREMENT I-C)
RESERVATION/UNIT PREFERENCE FORM

Application Number: _____

Date: _____

Hawaii Life Sales Representative: _____

Applicant(s): A. _____
Provide FULL name: First, Middle, and Last Name Marital Status and desired Tenancy

Co-Applicant(s): B. _____

Address: A. _____

B. _____

Telephone: A. Primary _____ Alternate _____

B. Primary _____ Alternate _____

E-mail Address: A. _____
Please print legibly, please do not use cursive

B. _____

Broker Responsibility. If represented by an outside broker, a **Broker Referral Form** must be submitted with this **Reservation/Unit Preference Form**. Your broker should contact a Hawaii Life Sales Representative for more information by calling (808) 895-3158. **NO BROKER REFERRAL FORMS WILL BE ACCEPTED AFTER A RESERVATION/UNIT PREFERENCE FORM HAS BEEN SUBMITTED**

In order to select an available unit, applicants must complete the Owner-Occupant Affidavit Packet which consists of: A Reservation/Unit Preference Form, a Pre-approval Letter, a \$10,000 earnest money deposit check and a notarized Owner Occupant Affidavit. Please provide a Hawaii Life Sales Representative with your Completed Application Packet.

Note: NO PHOTO COPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.

This Reservation/Unit Preference Form is not a sales contract. If a unit is selected Hawaii Life Real Estate Broker LLC., shall agree to reserve a unit for the applicants, subject to the following conditions:

1. Prior to selecting a unit, applicants must submit to Hawaii Life Real Estate Broker, LLC., a completed Reservation/Unit Selection Form, together with a Pre-approval Letter from a lender, a \$10,000 earnest money deposit check, made payable to Title Guaranty Escrow Services, and the Owner Occupant Affidavit.
2. The Pre-approval will include a verification of income, credit history, and monies needed to close. Applicants will be pre-approved at prevailing rate at the time of pre-approval.
3. No contingencies, including sale of home, other than mortgage financing will be accepted.
4. Applicants may cancel this Reservation/Unit Preference at any time with written notice.
5. Applicants must sign a Sales Agreement within three (3) business days upon selecting an available unit.
6. This Reservation/Unit Preference Form is null & void if a Sales Agreement is not offered.

COMPLETE AND SUBMIT WITH PRE-APPROVAL AND DEPOSIT CHECK

MAKANA KAI AT WEHILANI - PHASE I (INCREMENT 1-C)

OWNER-OCCUPANT PRESALE ANNOUNCEMENT

FIRST RELEASE



This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, to inform prospective Owner-Occupant purchasers that Castle & Cooke Waikoloa, LLC, a Hawaii limited liability company (the "Developer") is developing and intends to offer for sale 24-units in a 92-unit fee simple, condominium project to be located at Waikoloa Road, South Kohala, Island and County of Hawaii, State of Hawaii (Tax Key No: (3) 6-8-002-027) and to be known as MAKANA KAI AT WEHILANI – PHASE I (INCREMENT 1-C).

In addition to MAKANA KAI AT WEHILANI – PHASE I (INCREMENT 1-C), the Developer has developed two (2) additional increments known as Makana Kai at Wehilani – Phase I (Increment 1-A) and Makana Kai at Wehilani – Phase I (Increment 1-B).

Increment 1-C of the Makana Kai at Wehilani – Phase I condominium project will consist of 24 units of the total 92 units. Twelve (12) of the 24 units will be offered to prospective Owner-Occupants, as defined in Part V, Section B of the Chapter 514B of the Hawaii Revised Statutes, as amended ("Chapter 514B Sales to Owner-Occupants"). The units will be offered for sale in several releases. The first release will include twelve residential units, six (6) of which will be offered to prospective Owner-Occupants pursuant to Chapter 514B Sales to Owner-Occupants (the "First Release Owner-Occupant Units"). The second release will include twelve units, six (6) of which will be offered to prospective Owner-Occupants pursuant to Chapter 514B Sales to Owner-Occupants. The Second Release of Owner-Occupant Units will be offered for sale pursuant to a separate Owner-Occupant presale announcement. This announcement covers the First Release Owner-Occupant Units. The First Release Owner-Occupant Units and the Second Release Owner-Occupant Units constitute at least 50% of the residential units being marketed by the Developer.

The following is the Developer's statement of the minimum prices of the units in the Increment 1-C of the project:

MAKANA KAI AT WEHILANI PHASE I (INCREMENT 1-C)			
Model Type	Bed-room/ Bath	Owner-Occupant Designated Unit Numbers	Minimum Price
1	2/2.5	102	\$575,000
1R	2/2.5		\$604,990
2	3/2.5	502, 602, 604	\$639,000
2R	3/2.5	101, 603	\$619,000

The minimum prices of the units in the project are as of the date of this publication and are subject to change by the Developer.

For a 30-day period following the initial date of sale of the project, the Owner-Occupant designated units listed hereinabove, constituting at least 50% of the residential units being marketed, shall be offered only to prospective Owner-Occupants chronologically in the order in which the prospective purchasers submit to the Developer's broker Hawai'i Life, a completed "Owner Occupant Affidavit Packet" (including an Owner-Occupant Affidavit, an executed reservation form, and a \$10,000 earnest money deposit check made payable to Title Guaranty Escrow Services, Inc.).

Blank Owner Occupant Affidavit Packets will be available from March 28, 2026, to review and download at www.MakanaKaiatWehilani.com OR pick-up at Hawai'i Life Real Estate Office, located at 69-201 Waikoloa Beach Drive, #505, Waikoloa, HI 96738.

Developer's broker shall compile and maintain a list of all prospective Owner-Occupants who have submitted a complete Owner Occupant Affidavit Packet in the chronological order received in person (or by mail) at the Hawaii Life Real Estate Services, LLC, located at 69-201 Waikoloa Beach Drive, #505, Waikoloa, HI 96738. Prospective Owner-Occupants should be prepared to remit to the Developer the original Owner Occupant Affidavit Packet, including the Owner-Occupant Affidavit, reservation form, and earnest money deposit check, and should be prepared to execute a sales agreement and other documents.

Prospective purchasers who do not have the opportunity to select a unit in the project during the 30-day period shall be placed on a back-up reservation list for the Owner-Occupant designated units in the order in which they submitted their completed Owner Occupant Affidavit Packet.

Interested persons may contact the Developer's broker, Hawai'i Life Real Estate Services, LLC, Daryl Flem REALTOR (B), ph. 808-895-3158. At your convenience, please download the Owner-Occupant Application Packet for the affidavit, view the public report and any other information concerning the project at www.MakanaKaiatWehilani.com

The Developer has reserved the right to substitute a unit designated for Owner-Occupants with another unit within the project, subject to the requirements of Section 514B-96 of the Hawaii Revised Statutes.



2% Courtesy to Brokers

(808) 895-3158

MAKANAKAIATWEHILANI.COM

FOR DEVELOPER'S USE (chronological system):	
COMPLETED AFFIDAVIT SUBMITTED	DATE: _____
	TIME: _____
EARNEST MONEY DEPOSIT SUBMITTED	DATE: _____
(if required by developer)	TIME: _____

NOTICE TO ALL PERSONS SIGNING THE AFFIDAVIT: This Affidavit is being provided to you pursuant to Part V.B. of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes). Part V.B. is referred to as the "Owner-Occupant Law" in this Affidavit, and various sections of Part V.B. are referenced in this Affidavit. This Affidavit is a legal document that contains promises which are binding on you. If these promises are broken you could be subject to various penalties that are described in the Owner-Occupant Law and in this Affidavit. Therefore, it is strongly recommended that you seek the advice of an attorney or the Developer's representatives if you do not understand anything contained in the Affidavit, or have questions about anything contained in this Affidavit, or do not understand the references to the Owner-Occupant Law or other provisions of the Condominium Property Act which are contained in this Affidavit.

AFFIDAVIT

OF INTENT TO PURCHASE AND RESIDE IN AN

OWNER-OCCUPANT DESIGNATED CONDOMINIUM RESIDENTIAL UNIT

We, the undersigned "owner-occupants," on this _____ day of _____, 20_____, do hereby declare that it is our intention to purchase and reside in a condominium residential unit designated for an "owner-occupant" in the MAKANA KAI AT WEHILANI – PHASE I (name of) condominium project ("Project") proposed by Castle & Cooke Waikoloa, LLC ("Developer").

We understand, affirm, represent and agree by signing this Affidavit that:

1. It is our intent to reserve and purchase an owner-occupant designated residential unit (“designated unit”) pursuant to section 514B-96 of the Owner-Occupant Law, and upon closing escrow, to reside in the designated unit as our principal residence for 365 consecutive days.
2. The term “owner-occupant” as used herein is defined in section 514B-95 of the Owner-Occupant Law as:

“ . . . any individual in whose name sole or joint legal title is held in a residential unit that, simultaneous to such ownership, serves as the individual’s principal residence, as defined by the department of taxation, for a period of not less than three hundred and sixty-five consecutive days; provided that the individual shall retain complete possessory control of the premises of the residential unit during this period. An individual shall not be deemed to have complete possessory control of the premises if the individual rents, leases or assigns the premises for any period of time to any other person in whose name legal title is not held; except that an individual shall be deemed to have complete possessory control even when the individual conveys or transfers the unit into a trust for estate planning purposes and continues in the use of the premises as the individual’s principal residence during this period.” (Emphasis added).
3. We understand that if two or more prospective owner-occupants intend to reside jointly in the same designated unit, only one owner-occupant’s name shall be placed on the reservation list if the chronological system is used or entered into the lottery if the lottery system is used.
4. At any time after executing this Affidavit until the expiration of this Affidavit (365 days after recordation of the instrument conveying the designated unit to us), we shall notify the Real Estate Commission immediately upon any decision to cease being an owner-occupant of the designated unit. In addition, if we decide

that we will not be owner-occupants prior to the closing of escrow, we will notify the Developer immediately and acknowledge that the Developer, at its option, shall have the right to cancel the sales contract for the unit.

5. We have personally executed this Affidavit and we are all of the prospective owner-occupants for the designated unit. This Affidavit shall not be executed by an attorney-in-fact.
6. We shall not sell or offer to sell, lease or offer to lease, rent or offer to rent, assign or offer to assign, or convey the unit until at least 365 consecutive days have elapsed since the recordation of the purchase; provided that a person who continues in the use of the premises as the individual's principal residence during this period may convey or transfer the unit into a trust for estate planning purposes. Furthermore, we understand that we have the burden of proving our compliance with the law.
7. We understand that no developer, employee or agent of a developer, or real estate licensee shall violate or aid any other person in violating the Owner-Occupant Law.
8. The Real Estate Commission may require verification of our owner-occupant status and if we fail to submit such verification, we may be subject to a fine in an amount equal to the profit made from the sale, lease, assignment or transfer of the unit.
9. Any false statement in this Affidavit or violation of the Owner-Occupant Law shall subject us to a misdemeanor charge with a fine not to exceed \$2,000, or by



Makana Kai at Wehilani - Phase 1c

3/26/26

Bldg. No.	Unit	Unit Type	Bedroom/ Bath	Approx. Net Living Area (sq.ft)	Approx. Net Laundry Area (sq.ft)	Approx. Net Lanai Area (sq.ft)	Approx. Net Balcony Area (sq.ft)	Common Interest	Yard Area No.	Parking Stall No(s). *Covered	Price	Estimated Monthly AOOU Maintenance Fees
1	101	2r	3/2.5	1,245	17	48	--	1.31518%	Y-101	9, 10	619,000	\$830.87
1	102	1	2/2.5	1,017	11	31	--	1.07432%	Y-102	7, 8	575,000	\$678.71
5	502	2	3/2.5	1,245	17	48	--	1.31518%	Y-502	44, 45	670,000	\$830.87
6	602	2	3/2.5	1,245	17	48	--	1.31518%	Y-602	52, 53	670,000	\$830.87
6	603	2r	3/2.5	1,245	17	48	--	1.31518%	Y-603	48, 49	670,000	\$830.87
6	604	2	3/2.5	1,245	17	48	--	1.31518%	Y-604	46, 47	639,000	\$830.87

Waikoloa Village Association Fees: \$350 - Transfer Fee, and \$1,120.00 - (2026) Annual Assessment

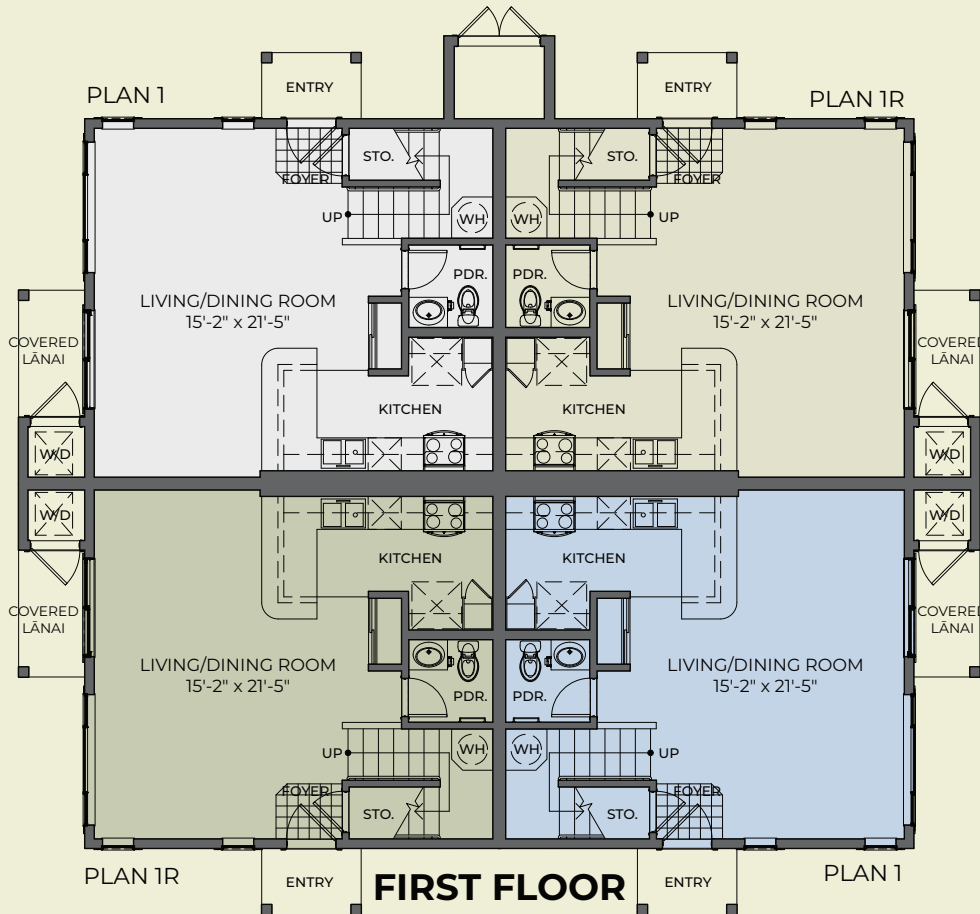
Prices and availability are subject to change without prior notice or obligation

Unit availability is subject to prior sale or reservation and any lot may be removed without prior notice.

Seller reserves the right to preselect any options prior to sale.

MAKANA KAI AT WEHILANI

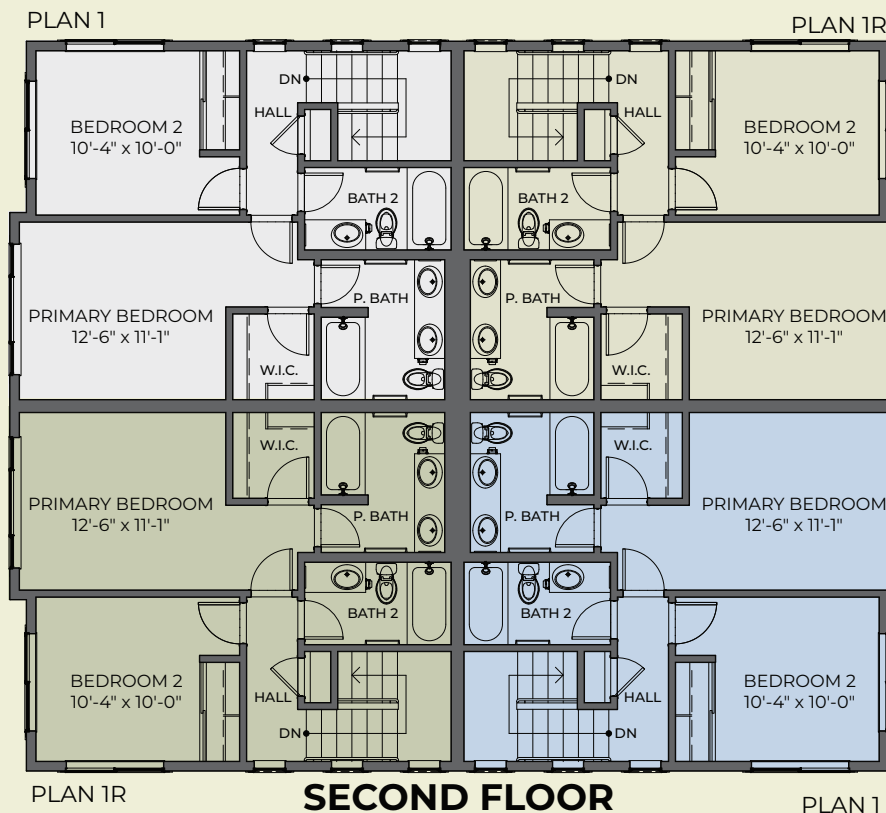
Building A2



Plan 1/1R 2 Bed/2.5 Bath

Lower Floor:	518 SF
Upper Floor:	499 SF
Total Living Area:	1,017 SF
Laundry:	11 SF
Covered Lānai:	31 SF
Total:	1,059 SF

Building A2 features a single style of floor plan with two bedrooms and two-and-a-half baths. These all two-story corner unit townhomes provide 1,017 square feet of thoughtfully designed living space, a covered lānai, and a spacious primary suite enhanced by a walk-in closet and private bath.



Makana Kai
— At Wehilani —

Telephone: (808) 370-3848
MAKANAKAIATWEHILANI.COM



HAWAII LIFE

Exclusive Broker
RB-19928



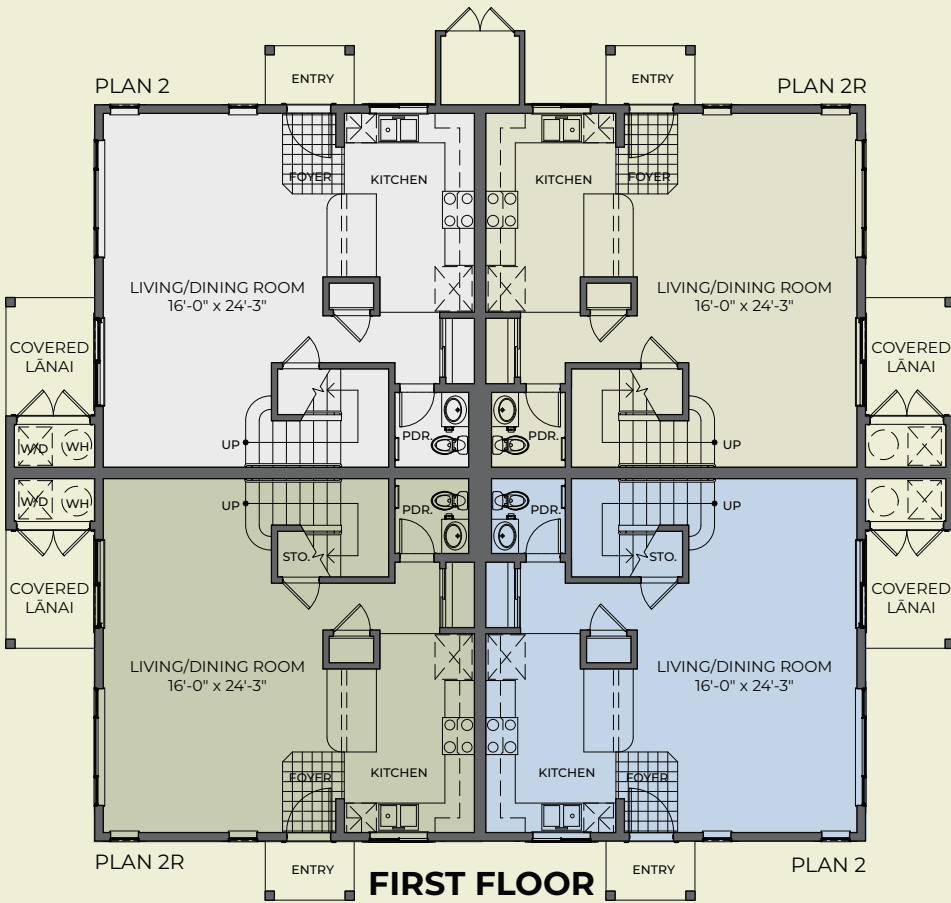
Images, renderings, floor plans, features, colors, sizes, and other information are approximate and subject to change due to the evolving nature of the development. No guarantee is made that the images, renderings, features, and other information depicted or otherwise described will be built, or if built, will be the same as depicted or described herein. Castle & Cooke Waikoloa, LLC, its successors, and assigns, reserve the right, in their sole and absolute discretion, to make changes at any time without notice or obligation.

MAKANA KAI AT WEHILANI

Building B1/B2



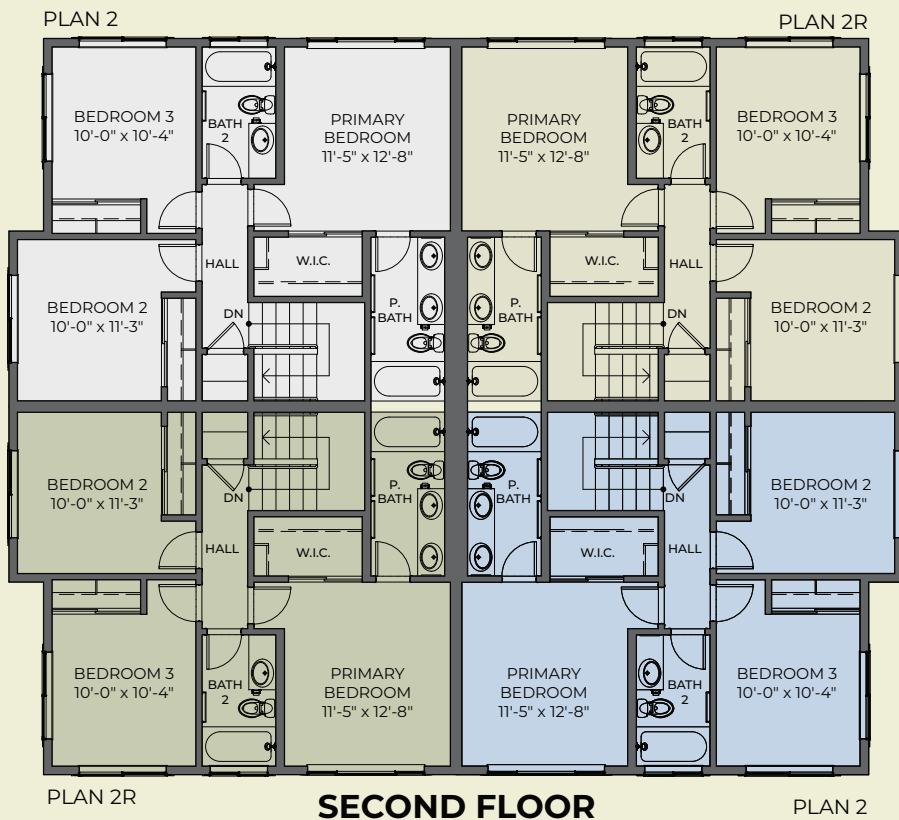
BUILDING B1



Plan 2/2R 3 Bed/2.5 Bath

Lower Floor:	613 SF
Upper Floor:	632 SF
Total Living Area:	1,245 SF
Laundry:	17 SF
Covered Lānai:	48 SF
Total:	1,310 SF

Buildings B1/B2 feature spacious three-bedroom, two-and-a-half-bath residences designed for flexibility and comfort. These all two-story corner unit townhomes offer 1,245 square feet of living space with open layouts, generous bedrooms, a covered lānai, and a well-appointed primary suite with its own walk-in closet.



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HAWAI'I LIFE

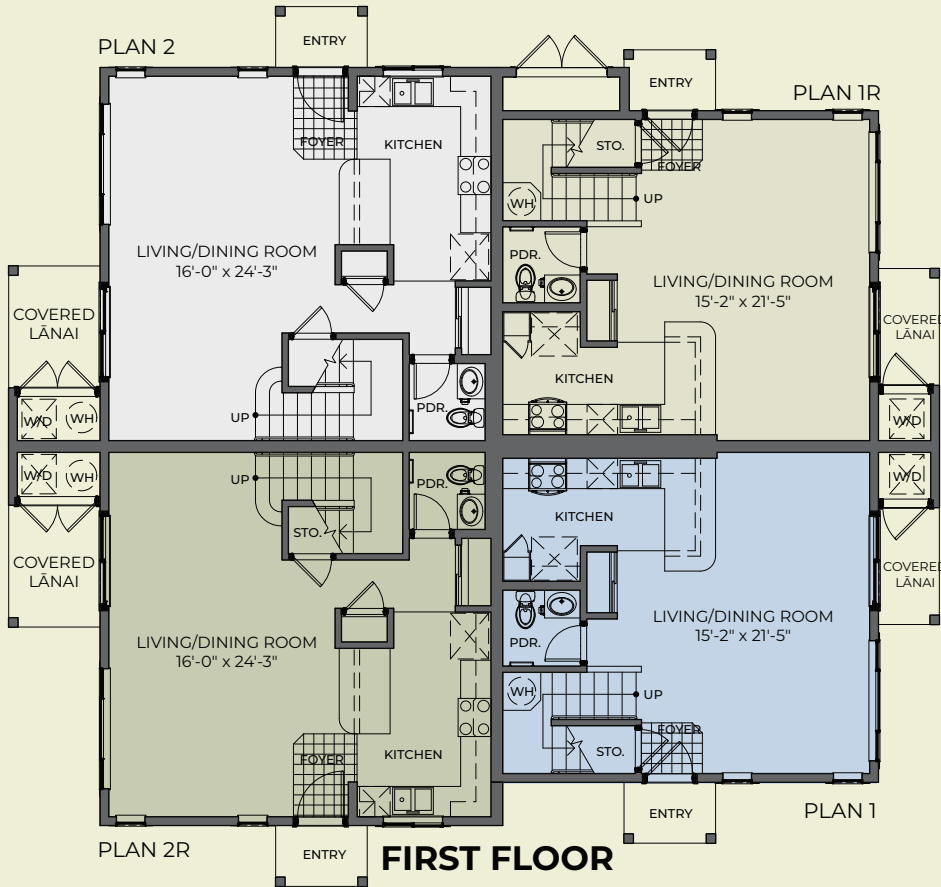
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RB-19928



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MAKANA KAI AT WEHILANI

Building C1R/C2R



Plan 1/1R 2 Bed/2.5 Bath

Lower Floor:	518 SF
Upper Floor:	499 SF
Total Living Area:	1,017 SF
Laundry:	11 SF
Covered Lānai:	31 SF
Total:	1,059 SF

Plan 2/2R 3 Bed/2.5 Bath

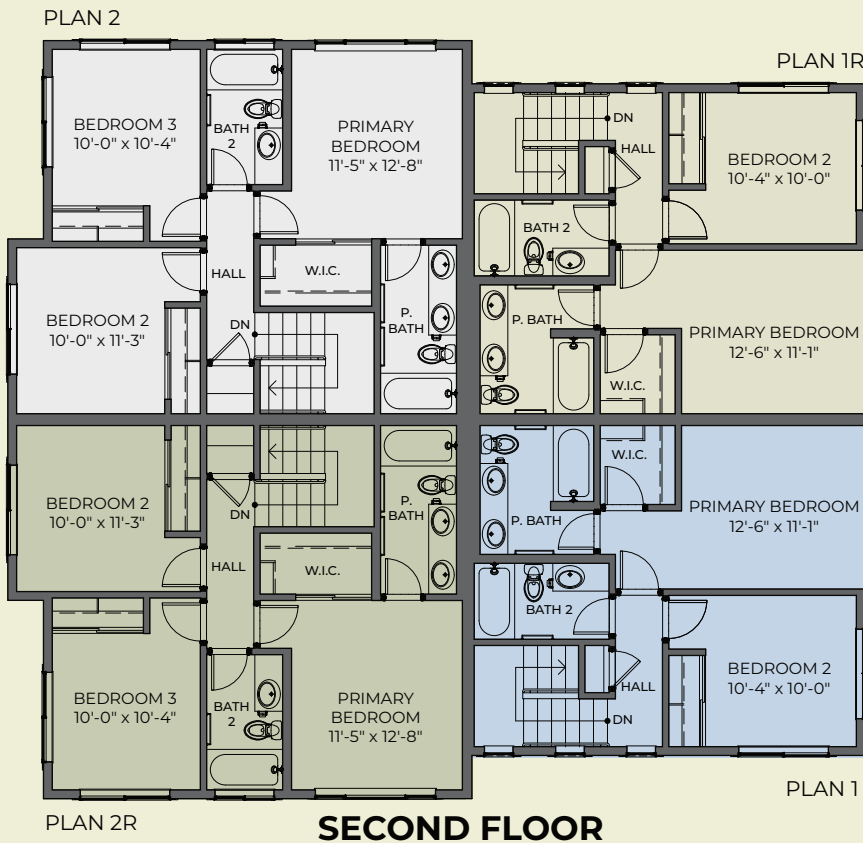
Lower Floor:	613 SF
Upper Floor:	632 SF
Total Living Area:	1,245 SF
Laundry:	17 SF
Covered Lānai:	48 SF
Total:	1,310 SF

Buildings C1R/C2R offer a mix of two- and three-bedroom floor plans, each with two-and-a-half baths. These all two-story corner unit townhomes range from 1,017 to 1,245 square feet and feature bright open interiors for easy everyday living, a covered lānai, and a roomy primary suite complete with a walk-in closet.



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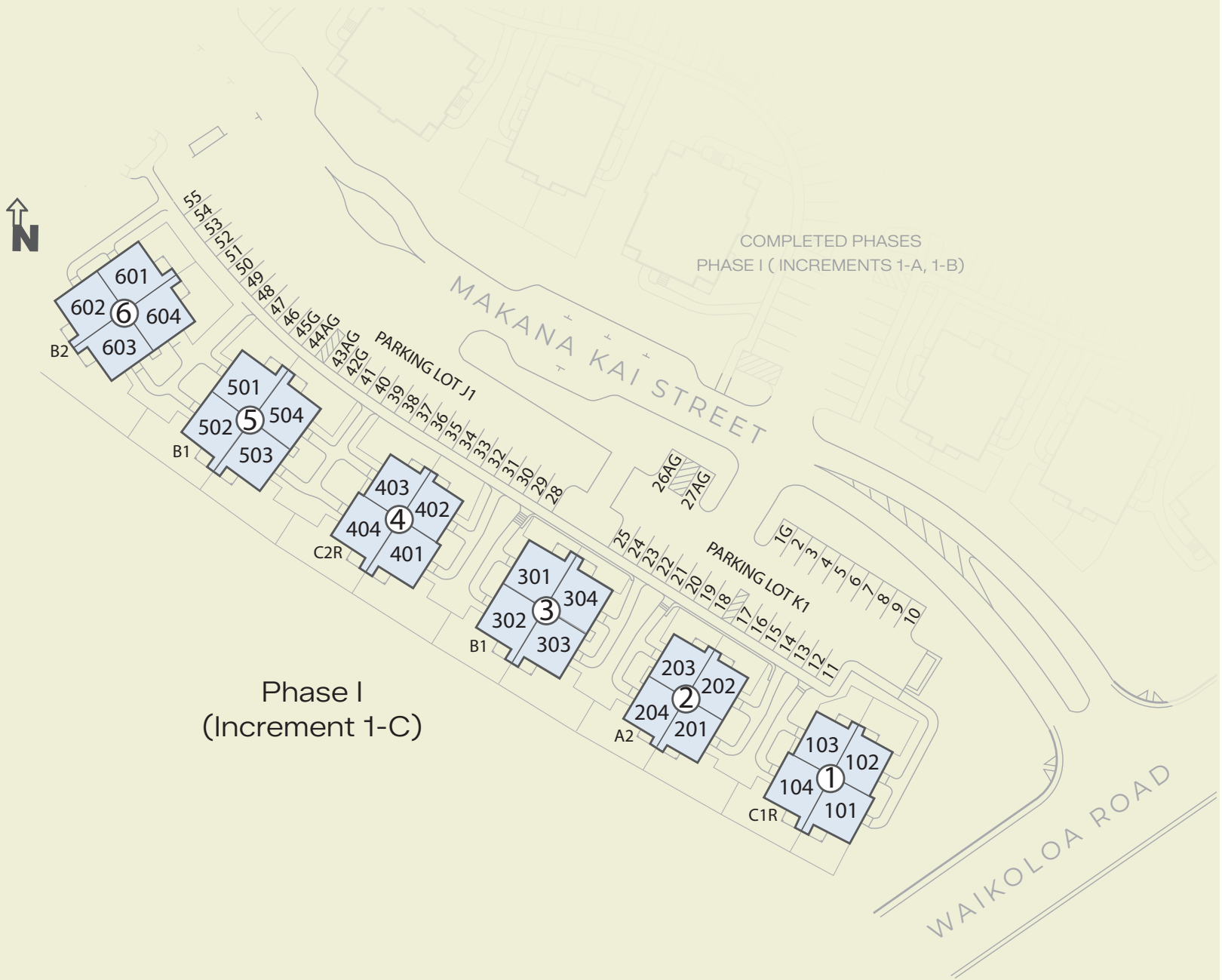
HAWAI'I LIFE
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RB-19928



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MAKANA KAI SITE MAP

Phase I (Increment 1-C)



Phase I
(Increment 1-C)



Makana Kai
— At Wehilani —

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UNIT SELECTION AUTHORIZATION FORM

To: Hawaii Life Real Estate:

I/We, _____,
appoint _____ as my/our representative, and authorize my/our
representative to select a unit on my/our behalf according to my application number for the
Makana Kai – Phase I (Increment Ic) Project.

Applicant Signature

Date

Co-Applicant Signature

Date