

**First Amendment to the Bylaws of the  
Association of Unit Owners of Kuilei Place  
1/15/2025**

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THE ORIGINAL OF THE DOCUMENT  
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Doc A 9146000553  
1/15/2025 10:00 AM

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION: RETURN BY MAIL ( ) PICK-UP (X)

Imanaka Asato, LLC  
745 Fort Street, 17<sup>th</sup> Floor  
Honolulu, Hawaii 96813  
(808) 521-9500 (OTI)

Tax Map Key Nos. (1) 2-7-022:051 CPR Nos. 0001 thru 1005

Total Pages: 6

**FIRST AMENDMENT TO BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF  
KUILEI PLACE**

**THIS FIRST AMENDMENT TO BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF KUILEI PLACE** is made this 15<sup>th</sup> day of January, 2025, by **2599 KAPIOLANI OWNER, L.P.**, a Delaware limited partnership ("**Developer**"), with its principal place of business and post office address at 2270 Kalakaua Avenue, Suite 1788, Honolulu, Hawaii 96815.

**WITNESSETH:**

**WHEREAS**, by way of that certain Declaration of Condominium Property Regime of Kuilei Place, dated February 9, 2023, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("**Office**") as Document No. T-12245192, as amended by that certain First Amendment to Declaration of Condominium Property Regime of Kuilei Place and Amended and Restated Condominium Map, dated August 8, 2023, filed in the Office as Document No. T-12273177, as the same may be further amended from time to time ("**Declaration**"), and that certain Condominium Map No. 2566 filed in said Office ("**Condominium Map**"), 2599 Kapiolani, LLC, a Delaware limited liability company ("**Original Developer**"), with the joinder of Kaipuu Investors, LLC, a Delaware limited liability company ("**Original Lot Owner**") submitted that certain property located at Waikiki, Honolulu, City and County of Honolulu, State of Hawaii, and more particularly described in Exhibit "A" attached to said Declaration (the "**Land**"), plus all improvements thereon, to a condominium property regime known as "Kuilei Place" (the "**Project**") and duly noted on Land Court Certificate of Title Nos. 1,176,535 and 1,176,536; and

**WHEREAS**, Original Developer, with the joinder of Original Lot Owner, made and adopted those certain Bylaws of the Association of Unit Owners of Kuilei Place, dated February 9, 2023, and filed in said Office as Document No. T-12245193, as may be amended from time to time (the "Bylaws") and duly noted on Land Court Certificate of Title Nos. 1,176,535 and 1,176,536; and

**WHEREAS**, Original Lot Owner conveyed the Land to Developer by those Limited Warranty Deeds dated December 29, 2023, filed in the Office and noted on Land Court Certificates of Title as follows:

| Document No. | Land Court Certificate of Title |
|--------------|---------------------------------|
| T-12420056   | 1,263,052                       |
| T-12420057   | 1,263,053                       |
| T-12420059   | 1,263,055                       |
| T-12420060   | 1,263,056                       |
| T-12420061   | 1,263,057                       |
| T-12420062   | 1,263,058                       |
| T-12420063   | 1,263,059                       |
| T-12420064   | 1,263,060                       |
| T-12420065   | 1,263,061                       |
| T-12420066   | 1,263,062                       |
| T-12420067   | 1,263,063                       |
| T-12420068   | 1,263,064                       |
| T-12420069   | 1,263,065                       |
| T-12420070   | 1,263,066                       |
| T-12420071   | 1,263,067                       |
| T-12420072   | 1,263,068                       |
| T-12420073   | 1,263,069                       |

**WHEREAS**, Developer deregistered the Land from the Land Court system by recordation of the following Land Court Certificates of Title in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as the following Document Numbers on November 19, 2024:

| Land Court Certificate of Title | Document No. |
|---------------------------------|--------------|
| 1,263,052                       | A-9089000431 |
| 1,263,053                       | A-9089000432 |
| 1,263,055                       | A-9089000433 |
| 1,263,056                       | A-9089000434 |
| 1,263,057                       | A-9089000435 |
| 1,263,058                       | A-9089000436 |
| 1,263,059                       | A-9089000437 |
| 1,263,060                       | A-9089000438 |
| 1,263,061                       | A-9089000439 |
| 1,263,062                       | A-9089000440 |
| 1,263,063                       | A-9089000441 |
| 1,263,064                       | A-9089000442 |

| Land Court Certificate of Title | Document No. |
|---------------------------------|--------------|
| 1,263,065                       | A-9089000443 |
| 1,263,066                       | A-9089000444 |
| 1,263,067                       | A-9089000445 |
| 1,263,068                       | A-9089000446 |
| 1,263,069                       | A-9089000447 |

**WHEREAS**, pursuant to that certain Assignment of Developer's Reserved Rights dated January 15, 2025, recorded at the Bureau as Document No. Doc A 9146000551 \_\_\_\_\_, Original Developer transferred, assigned, and conveyed to Developer all of Original Developer's rights, as developer under the Declaration, as if Developer were the original party to the Declaration; and

**WHEREAS**, pursuant to Article XXXII of the Declaration, Developer has the right to amend the Condominium Documents to reflect the deregistration of the Land and the Project; and

**WHEREAS**, pursuant to Article X, Section 3.A of the Bylaws, the Bylaws may be amended at any time by the vote or written consent of sixty-seven percent (67%) of all Owners; and

**WHEREAS**, Developer is the owner of all Units in the Project; and

**WHEREAS**, Developer wishes to amend the Bylaws to: (a) note the deregistration of the land underlying the Project from the Land Court system; (b) note the change in developer; and (c) require that any claims raised or actions brought on behalf of the Association where the total amount in controversy is greater than Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) requires the approval of at least seventy-five percent (75%) of owners.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer does hereby amend the Bylaws as follows:

1. As a result of the above-referenced Land Court deregistration, references to filing in the Office shall be replaced with recording in the Bureau in such places in the Bylaws as appropriate in the context.
2. References to "Developer" in the Bylaws shall mean and refer to 2599 Kapiolani Owner, L.P., a Delaware limited partnership, and shall also include any of its permitted successors and assigns as appropriate in context.
3. Legal Proceedings. The last sentence of Article V, Section 1.S of the Bylaws shall be amended to read as follows:

"Notwithstanding the foregoing: (i) all claims regarding the design or construction of any part of the Project shall be resolved pursuant to Article XXXIX of the Declaration, (ii) in no event may the Association begin, defend, settle, or intervene on behalf of any one (1) or more Owners in litigation, arbitration, mediation, or administrative proceedings in matters for which only the Owner(s) has (have) standing to assert, and (iii) any claim raised or action brought on behalf of the Association, where the total amount in controversy is greater than TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00), shall first require the approval of at least seventy-five percent (75%) of Owners."

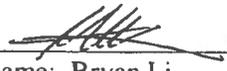
4. In all other respects, said Bylaws shall remain unchanged and in full force and effect.
5. Capitalized terms used herein, unless otherwise noted, shall have the meanings set forth in the Declaration or the Bylaws, as amended and as applicable.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the undersigned has executed these presents on the date first above written.

**2599 KAPIOLANI OWNER, L.P.,**  
a Delaware limited partnership

By: 2599 Kapiolani GP, LLC,  
a Delaware limited liability company  
Its General Partner

By:   
Name: Bryan Li  
Its: Authorized Signatory

**"Developer"**

STATE OF HAWAII  
CITY AND COUNTY OF HONOLULU

SS:

On this 13<sup>th</sup> day of January, 2025, before me appeared Bryan Li, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



*Charmaine Ross*

Print Name: Charmaine Ross  
Notary Public, in and for said State

My commission expires: 7/25/25

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: **FIRST AMENDMENT TO  
BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF KUILEI PLACE**

Document Date: \_\_\_\_\_ or Undated at time of notarization.

No. of Pages: 6 Jurisdiction: First Circuit  
(in which notarial act is performed)

*Charmaine Ross*

Signature of Notary

Date of Notarization and  
Certification Statement

Charmaine Ross  
Printed Name of Notary

My commission expires: 7/25/25



(Official Stamp or Seal)