



Kamehameha Schools®

November 21, 2025 VIA

EMAIL

President

Board of Directors

The Kahala Beach Apartments Association of Apartment Owners 4999

Kahala Avenue

Honolulu, Hawai'i 96816

RE: Notice of Inspection for Kahala Beach Apartments

As we have previously communicated to the Kahala Beach Apartments (KBA) Association of Apartment Owners, Kamehameha Schools (KS) does not anticipate extending the apartment leases at KBA. We remain committed to working with the Board as we near the expiration date of the leases in July 2027 to ensure a thoughtful path forward.

As part of the process and preparations for the lease expirations, KS will begin scheduled interior unit inspections at KBA, as permitted under your lease. Locations Property Management will assist KS in undertaking the unit inspections.

Purpose of the Inspection

- Assess the condition of the unit
- Document the current condition of the unit through written notes, photos, and videos

Inspection Schedule

Inspections will take place between **January 5, 2026, through March 6, 2026**, excluding the Sony Open period of January 12-16, 2026. Appointments will be available Mondays through Fridays at the following times:

- 8:30 a.m.
- 10:30 a.m.
- 1:00 p.m.
- 3:00 p.m.
- 4:30 p.m.

It is anticipated that inspections will take between one to two hours. Please note that Locations may contact lessees to shift unit inspections to other time periods in order to accommodate all lessees. We appreciate your flexibility and cooperation. If you have any tenants occupying your unit, please notify them of the inspections and coordinate the appointment with them.

You are responsible for scheduling your appointment at least **48 hours in advance**. We recommend scheduling your appointment as soon as you receive this letter to ensure you are able to secure a time that works best for your schedule. We understand that plans and schedules change, so please reach out if you need to reschedule.



If you do not schedule an **Kamehameha Schools®** appointment during the sign-up period, we will assign a time and notify you at least 48 hours in advance of the inspection time.

To ensure a smooth process and unobstructed access, we would greatly appreciate if you could please:

- Clear entryways,
- Disarm alarm systems,
- Secure pets, and
- Store valuables, precious items, and any documents containing personal information in a safe and secure place.

Please note that KS will not be liable for, and expressly disclaims, any loss or damage with respect to any valuables or other personal property in the unit, or for any inconvenience or disruption resulting from the inspections.

How to Schedule the Inspection The following options are available:

- Online: <https://loca-hi.com/kahalabeach>
- QR Code:



- In person: Visit the KBA Management Office

To help address further individual inquiries, we've attached an FAQ sheet to this letter. Mahalo nui for your cooperation, and please reach out to Locations for any questions on unit inspections.

Me ka mahalo nui,

A handwritten signature in black ink that reads "Jennifer Tom".

Jennifer Tom

Senior Asset Manager

Frequently Asked Questions (FAQ)

- 1) **Who can I contact if I have additional questions or require special accommodation?** If you have questions, require assistance, or need accommodation, please contact:

Locations Property Management

Frank Rodriguez

Email: frank.rodriguez@locationshawaii.com



Phone: 808-738-3118

Kamehameha Schools®

2) Who will be conducting the inspection?

Inspections will be conducted by a team of four or five individuals, comprised of the following:

- Locations team members
- Photographer
- KS representative(s), if available

3) Is this unit inspection mandatory?

Yes. Under your lease, you will permit KS and its authorized agents at all reasonable times to enter the premises.

4) Will I receive a copy of the unit inspection summary?

At this time, there are no plans to provide inspection results to lessees. In addition, no standardized post-inspection follow-up is planned. Any follow-up, if necessary, will be directed to the lessee on an individual basis as needed.

5) I can't attend the unit inspection in person. Can I designate someone to be there instead?

Lessee does not need to be at the unit inspection, but they will need to arrange and provide access to the unit with Locations. If you cannot attend, you may designate a representative by notifying Locations in advance.

6) What if I would like to arrange a unit inspection before January 5, 2026? Please contact
Locations to arrange an earlier date.

7) What if I need to schedule a unit inspection outside the 8 :30a.m. to 6 p.m. window? Please
contact Locations to arrange another time.

8) What if I would like to arrange a unit inspection for Saturday or Sunday?

Unfortunately, we aren't able to accommodate inspections on the weekends.

9) What if I need to cancel or reschedule my appointment?

If you need to cancel or reschedule your appointment, please let Locations know more than 48 hours in advance. You may reschedule, using the online or in-person methods.