H2014 (10/20)

Filer's Name, Address, Phone, email:

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UNITED STATES BANKRUPTCY COURT
DISTRICT OF HAWAII
1132 Bishop Street, Suite 250, Honolulu, Hawaii 96813

Debtor(s):	Case No.:
Association of Apartment Owners of Kauai Beach Villas (the "Debtor")	25-01103

APPLICATION TO EMPLOY PROFESSIONAL

[Attach the professional's verification of disinterestedness and any necessary supplemental statements.]

Name of Professional:	Porter Kiakona Kopper LLP (the "Firm")
Type of Professional:	Special Corporate and Special Litigation Counsel
To be employed by:	☐ Trustee ☑ Debtor in Possession ☐ Committee:
Briefly state need for employment and describe services to be rendered:	The Debtor requires special corporate counsel to assist the Debtor with general business matters, including without limitation, condominium / association law , and special litigation counsel to assist the Debtor in the following four foreclosure proceedings pending in the 5th Circuit Court, State of Hawaii: [Debtor] v. M. Barazone, et al., Civ. No. 5CCV25-0000079; [Debtor] v. R. Lunbeck, et al., Civ. No. 5CCV-25-0000087; [Debtor] v. R. Marth, et al., Civ. No. 5CCV-25-0000088; [Debtor] v Turtle E16, LLC, et al., Civ. No. 5CCV-25-0000098, and such other foreclosures as may be necessary. ☑ If checked, employment is for specified special purpose under 11 U.S.C. § 327(e).
Reason for selecting this professional:	The Firm has extensive experience in Hawaii condominium / association law. The Firm has done substantial work prepetition for the Debtor and has historical knowledge about the Debtor and the Debtor's operations. The Firm also represented the Debtor prepetition in the above-referenced foreclosure proceedings.
Terms and conditions of employment:	Employment to be effective as of the Petition Date. The current billing rates for the Firm's profesionals anticipated to provide general corporate advice are: Christopher Porter, Esq. $415; H. Maxwell Kopper, Esq. $370. The current billing rate for the Firm's profesional anticipated working on the foreclosure proceeding case is: Dallas Walker, Esq. $315. The Firm will file fee applications in accordance with the Bankruptcy Code, Federal Rules of Civil Procedure and Local Bankruptcy Rules.

The undersigned hereby applies for an order approving employment of the above-named professional as described above. To the best of the applicant's knowledge: [*Check all that apply*]

☐ This professional does not hold or represent an interest adverse to the estate, and has no connection with the debtor(s), creditors, any other party in interest, their respective attorneys and accountants, the United States Trustee, or any person employed in the Office of the United States Trustee, except to the extent described in any statement attached to this application.

☑ Employment of this attorney is for a special purpose only; s/he does not represent or hold any interest adverse to the debtor(s) or to the estate with respect to this employment.

☐ Employment is by a committee; the professional does not represent any other entity having an adverse interest in connection with the case.

Date: 12/27/2025

/s/ Larry D. Warner *Larry D. Warner*
Applicant [Print name and sign]

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VERIFIED STATEMENT BY PROFESSIONAL

[Attach this statement to the Application to Employ Professional. If filed separately, attach a cover sheet.]

☐ I am a disinterested person. I have no connection with the debtor(s), creditors, any other party in interest, their respective attorneys and accountants, the United States Trustee, or any person employed in the Office of the United States Trustee, except to the extent that I may be employed by a trustee in unrelated bankruptcy cases or proceedings.

☑ I am an attorney being employed for a special purpose only and do not represent or hold any interest adverse to the debtor(s) or to the estate with respect to this employment.

☐ I am being employed by a committee and do not represent any other entity having an adverse interest in connection with this case.

☑ The following disclosure is made regarding disinterestedness:

I am a Partner at Porter Kiakona Kopper LLP ("Firm") proposed special corporate and special litigation counsel for the Debtor.

Neither I, nor any member of the Firm have agreed to share compensation for representation of the Debtor with any other person or entity, except among members of the Firm.

In the one year prior to the Petition Date, the Firm has received $133.979.63 in fees and costs from the Debtor. As of the Petition Date, the Firm is owed $3,047.53. The Firm is currently holding a retainer balance of $3,880.14 in its client trust account. As special counsel, the Firm is not required to waive the outstanding amount.

To the best of my knowledge, information and belief and based on a review of the Debtor's list of creditors, the Firm does not represent or hold any interest materially adverse to the debtor or to the estate with respect to the matter on which the Firm is to be employed.

Date: 12/23/2025

/s/ H. Maxwell Kopper
Professional [Print name and sign]