REAL ESTATE COMMISSION
STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
1010 Richards Street
P. O. Box 3469
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on

The Villages at Waipio
(which condominium resulted from the merger of the four condominiums formerly known as The Villages at Waipio, Phase I, Phase II, Phase III and Phase IV)
Waipio Uka Street, Waipio, Oahu, Hawaii

Registration Nos. 1683, 1713, 1720 and 1721

Issued: January 18, 1988
Expires: July 18, 1988

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of December 29, **19** 87 **and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.**

Type of Report:

____ **PRELIMINARY:** (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.

____ **FINAL:** (white) The developer has legally created a condominium and has filed complete information with the Commission.
[ ] Supersedes all prior public reports
[ ] Must be read together with _____

X **SUPPLEMENTARY:** (pink) Updates information contained in the
[X] Prelim. Public Reports referred to on Page 2
[X] Final Public Reports referred to on Page 2
[ ] Supp. Public Report dated _____

And [ ] Supersedes all prior public reports
[X] Must be read together with said public reports as stated on Page 2
[ ] This report reactivates certain of said public report(s) which expired as stated on Page 2

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

[ ] Required [X] Not Required -- disclosures covered in this report.

FORM: RECO-30 286/986-350W 150Y 50P

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

The Commission has issued its Public Reports on the various phases of The Villages at Waipio as follows:

	PHASE I	PHASE II	PHASE III	PHASE IV
Registration No.	1683	1713	1720	1721
Preliminary Report	6/20/85	11/19/85		
Final Report	3/21/86	5/9/86	9/15/86	2/24/87

Since the issuance of these Reports the Developer advises the Commission of the following material changes to these projects. This Supplementary Report incorporates these changes but does not recapitulate or supersede the information provided in these Reports. Thus, this Supplementary Report must be read with the above referenced Reports. This Supplementary Report also reactivates the Public Reports for Phases I, II and III which expired April 21, 1987, June 9, 1987, and October 15, 1987, respectively.

A. Merger of Project Phases and Changes to the Condominium Documents. The Public Reports referred to on this page disclosed that the Developer reserved the right to merge Phases I, II, III and IV into a single condominium and, to do so, to amend the governing documents of each phase. Upon the merger of phases, these documents would then constitute a single set of governing documents for the merged condominium. The Developer has exercised these rights by filing in the Land Court an "Amendment of Declaration of Horizontal Property Regimes: The Villages at Waipio Phases I, II, III and IV Denominated As Certificate of Merger To Merge These Separate Phases Into A Single Condominium Known Simply As The Villages at Waipio." This amendment was dated September 1, 1987, and was filed on December 3, 1987, as Land Court Document No. 1514491.

Pursuant to the Declarations for each of these Phases, these four separate condominiums were thus merged into a single condominium known as "The Villages at Waipio". As stated in more detail later in this Report: the total number of apartments in the merged condominium has increased; the common elements of the merged condominium includes all of the common elements in each of the Phases, and each apartment has a new percentage common interests in all of these common elements as well as the right to use these common elements. A single Association and one Board of Directors for the merged condominium have been formed and will administer the affairs of the merged condominium as a single condominium, except, with respect to financial affairs, as provided in Paragraph 19.03(c) of the Declaration for each Phase and disclosed in the prior Public Reports. A single budget has been adopted and the maintenance fees have been revised based on this budget and the new common interests appurtenant to each apartment. The Developer also reports that assignments of parking stalls have been changed, pursuant to plan disclosed in the previous Public Reports.

The Developer still has the right (but not the obligation) at any time not later than January 2, 1988, to amend the condominium documents further to provide one revised Declaration and By-Laws applicable to all merged condominiums and showing, among other things, a consolidated description of the land, buildings, apartments, common elements, limited common elements and common interests, in accordance with Paragraph 19.03(d) of the Declaration for each Phase.

B. Status of Construction. Construction of all four phases has been completed. Additionally, the Developer has converted the sales office into a recreation center, which is now a common element in the merged condominium.

The following information provided in this Supplementary Report on THE VILLAGES AT WAIPIO indicates in greater detail these changes, but is not complete. This information must be read together with the Public Reports referred to above.

SUMMARY OF THE CONDOMINIUM PROJECT

(cite to appropriate pages
in text of report)

Interest to be Conveyed to Buyer:

A fee simple interest in an apartment and in that apartment's common interest in the common elements will be deeded to each buyer. The deed will also include the right to use at least one assigned parking stall.

Type of Project:

1. [X] New Building(s) [ ] Conversion
   [ ] Both New Building(s) and Conversion

2. [X] Residential [ ] Commercial
   [ ] Mixed Residential and Commercial
   [ ] Other _____

3. [ ] High Rise (5 stories or more) [X] Low Rise

4. [ ] Single or [X] Multiple Buildings

5. Apartment Description

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio
A-1	40	2/1½	770	81
A-2	40	2/1½	770	101
B-1	49	2/2	797	52
B-2	49	2/2	797	115
C	62	2/1+½+½	902	76

Total Apartments: 240

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:

	Number of Stalls
Assigned Stalls (Individual Units)	240
Guest Stalls	34
Unassigned Stalls	-
Extra Stalls Available for Purchase	50
Other: _____	
Total Parking Stalls	324

7. Recreational amenities: Swimming Pool and pool deck and recreation center.

II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Horizontal Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

A. Declaration of Horizontal Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

[ ]. Proposed
[ ] Recorded — Bureau of Conveyances — Book _____ Page _____
[X] Filed — Land Court — Document Numbers 1357179 (Phase I), 1363610 (Phase II), 1380465 (Phase III) and 1432006 (Phase IV).

Amendment date(s) and recording/filing information: See attached page 7A.

B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

[ ] Proposed
[ ] Recorded — Bureau of Conveyance Condo Map No. _____
[X] Filed — Land Court Condo Map No. 583 (Phase I), 587 (Phase II), 597 (Phase III) and 623 (Phase IV).

Amendment date(s) and recording/filing information:

To merge these Phases into a single condominium and to merge the condominium documents for each Phase into a single set of governing documents: 1514491 dated December 1, 1987, filed December 3, 1987.

C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the way in which meetings will be conducted, and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

[ ] Proposed
[ ] Recorded — Bureau of Conveyances — Book _____ Page _____
[X] Filed — Land Court — Document Number 1357180 (Phase I), 1357180 (Phase II), 1380466 (Phase III) and 1432007 (Phase IV).

Amendment date(s) and recording/filing information:

Note: By Land Court Document Number 1514491 dated December 1, 1987, filed December 3, 1987, the By-Laws for each Phase were merged into a single set of governing documents.

To add "As-Built" Certificates required by S514A-12 of the Horizontal Property Act: Document No. 1366430 dated April 16, 1986, filed April 22, 1986, (Phase I); Document No. 1377198 dated May 30, 1986, filed June 10, 1986, (Phase II); Document No. 1462576 dated May 1, 1987, filed May 13, 1987, (Phase III); and Document No. 1462320 dated May 1, 1987, filed May 12, 1987, (Phase IV).

To merge these Phases into a single condominium and to merge the condominium documents for each Phase into a single set of governing documents: Document No. 1514491 dated December 1, 1987, filed December 3, 1987.

B. **Underlying Land:**

Address: 94-1509, 94-1505, 94-1503, 94-1485, 94-1481, 94-1479, 94-1477, 94-1475, 94-1473, 94-1471, 94-1449, 94-1451, 94-1453, 94-1455, 94-1457, 94-1461, 94-1459, 94-1463, 94-1465, 94-1467 and 94-1469 Waipio Uka Blvd., Waipio, Hawaii

Tax Map Key: 9-4-99-73 (TMK)

[ ] Address [ ] TMK is expected to change because _____

Land Area: 19.757 [ ] square feet [X] acre(s)

Zoning: A-1 Residential

Fee Owner: James K. Schuler & Associates, Inc.
name
Suite 1060 Pacific Tower, 1001 Bishop Street
address
Honolulu, Hawaii 96813

Sublessor: _____
name
_____
address
_____

C. **Buildings and Other Improvements:**

1. [X] New Building(s) [ ] Conversion of Existing Building(s)
   [ ] Both New Building(s) and Conversion

2. Buildings: 21 Floors Per Building: 2 stories

   [ ] Exhibit _____ contains further explanations.

3. Principal Construction Material:

   [ ] Concrete [ ] Hollow Tile [X] Wood

   [ ] Other _____

4. Permitted Uses:

	No. of Apts.		No. of Apts.
[ ] Commercial		[ ] Industrial	
[X] Residential	240	[ ] Agricultural	
[ ] Timeshare/Hotel		[ ] Recreational	
[ ] Other: _____			

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

[ ] Pets: Refer to prior public report

[ ] Number of Occupants: _____

[ ] Other: _____

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 240

Elevators None Stairways _____ Trash Chutes None

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio
A-1	40	2/1½	770	81
A-2	40	2/1½	770	101
B-1	49	2/2	797	52
B-2	49	2/2	797	115
C	62	2/1+½+½	902	76

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

Boundaries of Each Apartment: Refer to prior public report

Permitted Alterations to Apartments: Refer to prior public report

7. Parking Stalls:

Total Parking Stalls: 324

	Regular covered	Regular open	Compact covered	Compact open	Tandem covered	Tandem open	TOTAL
Assigned (for individual units)		240					
Guest		34					
Unassigned							
Extra Available for Purchase		50					
Other:							
Total Covered & Open	324						

Each apartment will have the exclusive use of at least one parking stall(s). Buyers are encouraged to find out which stall(s) will be available for their use.

[ ] Commercial parking garage permitted in condominium project.

As disclosed in the Public Reports, each apartment will have appurtenant to it at least one parking stall. The number of the parking stall initially appurtenant to each apartment was listed in these Reports. However, it was also disclosed that parking stalls may be transferred from one apartment to another, and many stalls have already been transferred. As a result of the merger, parking stalls in any one Phase may now also be transferred to apartments that were in any other Phase. The site plan attached to the Certificate of Merger shows the number of each parking stall by Phase. To distinguish between parking stalls in one Phase that have the same numbers as stalls in another Phase, parking stalls will be identified by the Phase in which they are located, as shown on that Site Plan in addition to their numbers.

8. Recreational and Other Common Facilities:

[ ] There are no recreational or common facilities.

[X] Swimming pool

[X] Recreation Area

[ ] Tennis Court

[ ] Storage Area

[ ] Laundry Area

[ ] Trash Chute

[ ] Other: _____

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners. As a result of the merger, the common elements in each Phase are now common elements in the merged condominium.

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments. The merger did not affect the limited common element appurtenant to each apartment, except that parking stalls in one Phase may now be transferred, as limited common elements, to apartments in any other Phase as disclosed in paragraph 7, page 12 of this Report.

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

[X] Exhibit C describes the common interests for each apartment, revised as a result of the merger.

[ ] as follows:

G. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided to each apartment.

Exhibit E contains a schedule of maintenance fees and maintenance fee disbursements.

H. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

[ ] Electricity [ ] Television Cable

[ ] Gas [ ] Water & Sewer

[ ] Other _____

I. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements: Refer to prior public report

2. Appliances: Refer to prior public report

J. **Status of Construction and Estimated Completion Date:** Construction of all four Phases has been completed, and the Developer has converted its sales office into a recreation center, which is a common element.

K. **Project Phases:**

The developer [ ] has [ ] has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's Present Plans for Future Development:

All phases of the four-phase development have been completed.

L. **Sales Documents Filed with the Real Estate Commission:** Refer to prior public report

Sales documents on file with the Real Estate Commission include but are not limited to:

[ ] Notice to Owner Occupants

[ ] Specimen Sales Contract

Exhibit _____ contains a summary of the pertinent provisions of the sales contract.

[ ] Escrow Agreement dated _____

Exhibit _____ contains a summary of the pertinent provisions of the escrow agreement.

[ ] Other _____

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to $250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
   a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;
   AND
   b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
   a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
   b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
   c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other _____

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

1683
1713
1720

This Public Report is a part of Registration No.s.1721 filed with the Real Estate Commission on 6/20/85, 11/19/85, 9/15/86 and 2/24/87, respectively.

Reproduction of Report. When reproduced, this report must be on:

[ ] yellow paper stock [ ] white paper stock [X] pink paper stock

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.

Supplementary Public Reports expire on the expiration date given on the front of the report.

Gloria Damron

GLORIA DAMRON, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Bureau of Conveyances
Department of Finance, City & County of Honolulu
Planning Department, City & County of Honolulu
Federal Housing Administration
Escrow Agent

EXHIBIT C

Type and Number of Apartments	Apartment Numbers	Percentage of Undivided Interest for Each Apt.	Total Percentage of Undivided Interest for Each Apt. Type
A-1 (40):	B-103, B-104, B-107, B-108, C-103, C-104, C-107, C-108, E-102, E-103, E-106, E-107, G-102, G-103, G-106, G-107, H-102, H-103, H-106, H-107, I-102, I-103, I-106, I-107, M-103, M-104, M-105, M-106, O-103, O-104, O-105, O-106, Q-103, Q-104, Q-105, Q-106, R-103, R-104, R-105, R-106	.0039424	0.157696
A-2 (40):	B-203, B-204, B-207, B-208, C-203, C-204, C-207, C-208, E-202, E-203, E-206, E-207, G-202, G-203, G-206, G-207, H-202, H-203, H-206, H-207, I-202, I-203, I-206, I-207, M-203, M-204, M-205, M-206, O-203, O-204, O-205, O-206, Q-203, Q-204, Q-205, Q-206, R-203, R-204, R-205, R-206	.004037	0.161480
B-1 (49):	A-101, A-102, A-103, A-104, A-105, A-106, D-103, D-104, D-105, D-106, E-101, F-103, F-104, F-105, F-106, J-101, J-102, J-103, J-104, J-105, J-106, K-103, K-104, K-105, K-106, L-103, L-104, L-105, L-106, N-103, N-104, N-105, N-106, P-103, P-104, P-105,	.003934	0.192766

Type and Number of Apartments	Apartment Numbers	Percentage of Undivided Interest for Each Apt.	Total Percentage of Undivided Interest for Each Apt. Type
B-1 (49): (cont.)	P-106, S-103, S-104, S-105, S-106, T-103, T-104, T-105, T-106, U-101, U-102, U-103, U-104		
B-2 (49):	A-201, A-202, A-203, A-204, A-205, A-206, D-203, D-204, D-205, D-206, E-201, F-203, F-204, F-205, F-206, J-201, J-202, J-203, J-204, J-205, J-206, K-203, K-204, K-205, K-206, L-203, L-204, L-205, L-206, N-203, N-204, N-205, N-206, P-203, P-204, P-205, P-206, S-203, S-204, S-205, S-206, T-203, T-204, T-205, T-206, U-201, U-202, U-203, U-204	.004226	0.207074
C (62):	B-101, B-102, B-105, B-106, C-101, C-102, C-105, C-106, D-101, D-102, D-107, D-108, E-104, E-105, F-101, F-102, F-107, F-108, G-101, G-104, G-105, G-108, H-101, H-104, H-105, H-108, I-101, I-104, I-105, I-108, K-101, K-102, K-107, K-108, L-101, L-102, L-107, L-108, M-101, M-102, N-101, N-102, N-107, N-108, O-101, O-102, P-101, P-102, P-107, P-108, Q-101, Q-102, R-101, R-102, S-101, S-102, S-107, S-108, T-101, T-102, T-107, T-108	.004532	0.280984
Grand Total			100.00%

EXHIBIT E
ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

THE VILLAGES AT WAIPIO

Estimate of Initial Maintenance Fees:

Apartment	Monthly Fee x 12 months =	Yearly Total
Type A-1 (40 units)	$ 96.63	$ 46,382.40
Type A-2 (40 units)	98.95	47,496.00
Type B-1 (49 units)	96.42	56,694.96
Type B-2 (49 units)	103.58	60,905.04
Type C (62 units)	111.08	82,643.52
Total (240 units)		$294,121.92

THE VILLAGES AT WAIPIO
240 Units

Estimate of Maintenance Fee Disbursements:

	Monthly x 12 months =	Yearly Total
Audit and Tax Fees	$ 198.00	$ 2,376.00
Insurance Package	4,000.00	48,000.00
Insurance Liability	416.00	4,992.00
Insurance - Other TDI and D&O	93.00	1,116.00
Insurance - Medical	87.00	1,044.00
Insurance - Workers Comp	182.00	2,184.00
Janitorial Services	150.00	1,800.00
Legal Fees	155.00	1,860.00
Management & Accounting Services	2,163.00	25,956.00
Miscellaneous & Office Expenses	200.00	2,400.00
Petty Cash	50.00	600.00
Refuse Service	1,691.00	20,000.00
Maintenance/Repair - Bldg.	150.00	1,800.00
Maintenance/Repair - Equip.	250.00	3,000.00
Maintenance/Repair - Grounds	2,750.00	33,000.00
Payroll - Resident Manager	1,381.00	16,572.00
Lodging - Resident Manager	800.00	9,600.00
Supplies - Grounds	279.00	3,348.00
Supplies - Janitorial	105.00	1,260.00
Supplies - Painting	51.00	612.00
Supplies - Pool	155.00	1,860.00
Supplies - Elec/Light	109.00	1,308.00
Supplies - Bldg./Other	266.00	3,192.00
Taxes - Gross Income	10.00	120.00
Taxes - Payroll	173.00	2,076.00
Electricity	900.00	10,800.00
Telephone	72.00	864.00
Water/Sewer	2,400.00	28,800.00
Other Expenses/Non-Budget	100.00	1,200.00
SUBTOTAL	$19,336.00	$232,032.00
Transfer to Reserves	5,175.00	62,100.00
TOTAL EXPENDITURES	$24,511.00	$294,132.00

We, Chaney, Brooks & Company, as managing agents for the condominium, hereby certify that the above estimates of initial maintenance fee ssessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

Jan Ryan

Jan Ryan, Property Manager
Chaney, Brooks & Company

Date: January 11, 1988