

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Leigh-Wai Doo and Linda Lee Doo -and-Wayne-Wai Doo and Neal Mayer and Developer Lei-Sanne Doo and David Ernest Horvick and Lei-Lynn Doo-Horvick
Address 3003 Waiomao Homestead Rd., Honolulu, HI 96816

Project Name(*): DOO/HIGA HOMES (Units D-1 and D-3)
Address: 3003 Waiomao Homestead Road, Honolulu, Hawaii

Registration No. 2091 (Conversion) Effective date: June 15, 2004
Expiration date: July 15, 2005

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

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

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

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 by the developer when complete information is filed.
 - FINAL:**
(white) The developer has legally created a condominium and has filed complete information with the Commission.
 No prior reports have been issued.
 This report supersedes all prior public reports.
 This report must be read together with _____
 - SECOND SUPPLEMENTARY:**
(pink) This report updates information contained in the:
 Preliminary Public Report dated: _____
 Final Public Report dated: April 24, 1991
 Supplementary Public Report dated: March 30, 2001
- And Supersedes all prior public reports.
 Must be read together with Supplementary Public Report dated March 30, 2001
 This report reactivates the Supplementary Public Report dated March 30, 2001 public report(s) which expired on April 30, 2002

(*) Exactly as named in the Declaration
This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.
FORM: RECO-30 286/986/189/1190/892/0197/1098/0800/0203/0104

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report
as Exhibit "H"

Not Required - Disclosures covered in this report.

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.

No prior reports have been issued by the developer.

Changes made are as follows:

1. Only Units D-1 and D-3 are being offered by original developer; Units D-2, H-1, H-2 and H-3 have been conveyed by developer and are not being offered for resale by this Public Report..
2. The Association of Apartment Owners has registered, as required.
3. Mary Worrall Associates, Inc. has been retained as a broker to sell Units D-3 and D-1.
4. An updated Title Report has been obtained and filed herewith, which Report indicates dedication of approximately 12,000 square feet of land for benefit of all Units as Private Park, as required under City and County ordinance. No improvements or maintenance are planned for the park area. The Report also indicates that real property taxes on Units D-3 and D-1 are delinquent.
5. The Supplementary Public Report dated March 30, 2001 expired on April 31, 2002. Note that under Hawaii Law, any contracts entered into between April 31, 2002 and the effective date of this Second Supplementary Public Report may be canceled by a purchaser without any penalty or obligation. Prospective purchasers shall also have the right to cancel any sales agreement entered into after the effective date in accordance with Section 514A-62, H.R.S..

SPECIAL ATTENTION

The Developer has disclosed the following:

- (a) This is a CONDOMINIUM PROJECT, not a subdivision. The land area beneath and immediately appurtenant to each unit is designated a LIMITED COMMON ELEMENT and does not represent a legally subdivided lot. The dotted lines in the Condominium Map bounding the designated number of square feet in each limited common element land area are for illustration purposes only and should not be construed to be formal subdivision lines.
- (b) No warranties are given to the purchaser as to the construction, materials or workmanship of the Project. The Project is being sold in "as is" condition (pages 12 and 15).

This public report does not constitute approval of the Project by the Real Estate Commission, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: Leigh-Wai Doo and Linda Lee Doo and Wayne-Wai Doo Phone: (808) 732-0006
Neal Mayer and Lei-Sanne Doo and David Ernest Horvick and Lei-Lynn Doo-Horvick
Name*

c/o Leigh-Wai Doo: 3003 Waiomao Homestead Road
Business Address
Honolulu, HI 96817

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership(LLP); or manager and members of a Limited Liability Company(LLC)(attach separate sheet if necessary):

N/A

Real Estate Broker*: Mary Worrall Associates, Inc. Phone: 808-735-2411
Name

(Business) 4211 Waialae Avenue, Suite 100
Business Address
Honolulu, Hawaii 96816

Escrow: Hawaii Escrow & Title, Inc. Phone: (808) 532-2977
Name

(Business) 700 Bishop Street
Business Address
Honolulu, HI 96813

General Contractor*: N/A Phone: _____
Name

(Business) _____
Business Address

Condominium Managing Agent*: Self-Managed by the Association Phone: _____
Name of Apartment Owners (Business)

Business Address

Attorney for Developer: Jeffrey S. Grad, Esq. Phone: (808) 521-4757
Name (Business)

841 Bishop St., Ste. 1800
Business Address
Honolulu, HI 96813

* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

**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 Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- A. **Declaration of Condominium 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:

<input type="checkbox"/> Proposed			
<input checked="" type="checkbox"/> Recorded -	Bureau of Conveyances:	Document No. _____	
		Book <u>23240</u>	Page <u>171</u>
<input type="checkbox"/> Filed -	Land Court:	Document No. _____	

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:
Amendment dated March 22, 1991 and March 25, 1991, recorded on March 28, 1991, as Document Nos. 91-039788 and 91-039787 respectively.
Amended and Restatement of Declaration dated May 22, 2000, recorded as Document No. 2000-107275.

- 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:

<input type="checkbox"/> Proposed			
<input checked="" type="checkbox"/> Recorded -	Bureau of Conveyances	Condo Map No. <u>1214</u>	
<input type="checkbox"/> Filed -	Land Court	Condo Map No. _____	

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

Amended and Restatement of Declaration and Amendment to Condominium File Plan dated May 22, 2000, recorded as Document No. 2000-107275.

- 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 manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

<input type="checkbox"/> Proposed			
<input checked="" type="checkbox"/> Recorded -	Bureau of Conveyances:	Document No. _____	
		Book <u>23249</u>	Page <u>200</u>
<input type="checkbox"/> Filed -	Land Court:	Document No. _____	

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

Restatement of the Bylaws dated May 22, 2000, recorded as Document No. 2000-107276.

Other:

IMPORTANT INFORMATION ON LEASEHOLD CONDOMINIUM PROJECTS

The information contained in this report is a summary of the terms of the lease. For more detailed information, you should secure a copy of the lease documents and read them thoroughly.

If you have any legal questions about leasehold property, the lease documents or the terms of the lease and the consequences of becoming a lessee, you should seek the advice of an attorney.

There are currently no statutory provisions for the mandatory conversion of leasehold condominiums and there are no assurances that such measures will be enacted in the future.

In leasehold condominium projects, the buyer of an apartment will acquire the right to occupy and use the apartment for the time stated in the lease agreement. The buyer will not acquire outright or absolute fee simple ownership of the land. The land is owned by the lessor or the leased fee owner. The apartment owner or lessee must make lease rent payments and comply with the terms of the lease or be subject to the lessor's enforcement actions. The lease rent payments are usually fixed at specific amounts for fixed periods of time, and are then subject to renegotiation. Renegotiation may be based on a formula, by arbitration set in the lease agreement, by law or by agreement between the lessor and lessee. The renegotiated lease rents may increase significantly. At the end of the lease, the apartment owners may have to surrender the apartments, the improvements and the land back to the lessor without any compensation (surrender clause).

When leasehold property is sold, title is normally conveyed by means of an assignment of lease, the purpose of which is similar to that of a deed. The legal and practical effect is different because the assignment conveys only the rights and obligations created by the lease, not the property itself.

The developer of this condominium project may have entered into a master ground lease with the fee simple owner of the land in order to develop the project. The developer may have then entered into a sublease or a new lease of the land with the lessee (apartment owner). The developer may lease the improvements to the apartment owner by way of an apartment lease or sublease, or sell the improvements to the apartment owners by way of a condominium conveyance or apartment deed.

B. Underlying Land:

Address: 3003 Waiamao Homestead Road Tax Map Key (TMK): (1) 3-4-18-1

Address TMK is expected to change because _____

Land Area: 22.918 square feet acre(s) Zoning: R-5 and P-1

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which use them, as described in the Declaration, are:

described in Exhibit D .

as follows:

NOTE: Reference to said Exhibit "D" to "Dwelling Areas" does not mean legally subdivided lots.

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 used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit _____.

as follows:

Unit D-1:	16-2/3%	Unit H-1:	16-2/3%
Unit D-2:	16-2/3%	Unit H-2:	16-2/3%
Unit D-3:	16-2/3%	Unit H-3:	16-2/3%

E. Encumbrances Against Title: An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit E describes the encumbrances against the title contained in the title report dated February 26, 2004 and issued by Hawaii Escrow & Title, Inc..

Blanket Liens:

A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project that secures some type of monetary debt (such as a loan) or other obligation. A blanket lien is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

[] There are no blanket liens affecting title to the individual apartments.

[x] There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. The buyer's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the apartment to buyer.

defaults	Type of Lien	Effect on Buyer's Interest and Deposit if Developer or Lien is Foreclosed Prior to Conveyance
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Buyer's interest may be terminated by mortgagee but Buyer shall be entitled to return of his deposit, less escrow cancellation fee.

Mortgage(s)

1. Mortgage dated April 12, 1993, recorded in said Bureau as Document No. 93-060070, which Mortgage was amended by instrument dated July 11, 2000, recorded as Document No. 2000-107278 (affects Unit D-3 only)..
2. Mortgage dated April 25, 2000, recorded in said Bureau as Document No. 2000-069657 (affects Unit D-3 only).
3. Mortgage dated January 30, 2001, recorded in said Bureau as Document No. 2001-120661 (Affects Apartment D-1 and D-2 only).

F. 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:

Developer is giving no warranties to Purchaser on the materials and workmanship of the Units.

2. Appliances:

N/A

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other Declaration of Restrictive Covenants (Private Park) as Doc. No. 2000-006772

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer or through the developer's sales agent, if any. The Condominium Property Regime Law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107), are available on line. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov
Website to access unofficial copy of laws: www.hawaii.gov/dcca/hrs
Website to access rules: www.hawaii.gov/dcca/har

This Public Report is a part of Registration No. 2091 filed with the Real Estate Commission on June 29, 1989.

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

YELLOW paper stock

WHITE paper stock

PINK paper stock

EXHIBIT "E"

ENCUMBRANCES AGAINST TITLE

1. For Real Property Taxes that may be due and owing, reference is made to the Office of the Tax Assessor, City and County of Honolulu.

(As to Apartment D-1) Tax Map Key (1) 3-4-018-001, County of Honolulu, Horizontal Property Regime No. 1. Real Property Taxes for the Fiscal Year 2003-2004, in the original amount of \$693.75, are as follows: 1st installment \$346.88 (Delinquent as of August 20, 2003) and 2nd installment \$346.87 (Delinquent as of February 20, 2004).

(As to Apartment D-3) Tax Map Key (1) 3-4-018-001, City and County of Honolulu. Horizontal Property Regime No. 3. Real Property Tax for the Fiscal Year Ending 2003-2004, in the original amount of \$2,735.32, are as follows: 1st installment \$1,367.66 (Delinquent as of August 20, 2003) and 2nd installment \$1,1367.66 (Delinquent as of February 20, 2004).

2. Title to all minerals and metallic mines reserved to the State of Hawaii.

3. Easement in favor of Hawaii Electrical Company, Inc., a Hawaii corporation, for electrical purposes, dated August 27, 1966, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5424, Page 85.

4. Agreement by and between Leigh-Wai Doo and Linda Doo, husband and wife, and Claire Sumiye Higa, as Trustee, and Board of Water Supply, City and County of Honolulu, dated October 9, 1989, recorded in said Bureau in Liber 23771, Page 267.

5. Declaration of Restrictive Covenants (Private Park) dated January 12, 2000, recorded as aforesaid as Document No. 2000-006772.

6. Mortgage dated April 12, 1993, recorded in said Bureau as Document No. 93-060070, which Mortgage was amended by instrument dated July 11, 2000, recorded as Document No. 2000-107278 (affects Unit D-3 only)..

7. Mortgage dated April 25, 2000, recorded in said Bureau as Document No. 2000-069657 (affects Unit D-3 only).

8. Mortgage dated January 30, 2001, recorded in said Bureau as Document No. 2001-120661 (Affects Apartment D-1 and D-2 only).

9. Declaration of Condominium Property Regime dated May 19, 1989, recorded in said Bureau in Liber 23240, Page 171, as amended (Project covered by Condominium Map No. 1214). By-Laws dated May 26, 1989, recorded in Liber 23240, Page 200.

10. Amendment and Restatement of Declaration Submitting Property to the Condominium Property Regime dated May 22, 2000, recorded as Document No. 2000-107275.

11. Restatement of the Bylaws of the Association of Apartment Owners of Doo/Higa Homes, dated May 22, 2000, recorded as Document No. 2000-107276.

EXHIBIT "H"
DISCLOSURE ABSTRACT

1. (a) PROJECT: DOO/HIGA HOMES
3003 Waiomao Homestead Road
Honolulu, Hawaii 96816
 - (b) DEVELOPER: Leigh-Wai Doo and Linda Lee Doo, Wayne-Wai Doo, David Ernest Horvick and Lei-Lynn Doo-Horvick,
Neal Meyer and Lei-Sanne Doo

3003 Waiomao Homestead Road
Honolulu, Hawaii 96816
Telephone: (808) 732-0006
 - (c) MANAGING AGENT: Self-Managed by the Association
of Apartment Owners
2. Breakdown of annual maintenance fees and monthly estimate costs for each unit are more fully described on Exhibit "1" attached hereto (revised and updated every twelve (12) months and certified to have been based on generally accepted accounting principles).

Note: Developers disclose that no reserve study was done in accordance with Chapter 514A-83.6, HRS, and replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.
 3. DESCRIPTION OF ALL WARRANTIES COVERING THE DWELLINGS AND COMMON ELEMENTS:

The Developer is not giving any warranty on the materials and workmanship of the Units.
 4. USE OF UNITS. The DOO/HIGA HOMES Condominium Project will consist of six (6) units which will be used only for residential purposes by the respective owners thereof, their tenants, families, domestic servants and social guests and for any other purpose permitted by the land use ordinance ("LUO") for the City and County of Honolulu then in effect; provided, however, that until a residence is constructed on Dwelling Areas D-2, H-1, H-2 and H-3, Units D-2, H-1, H-2 and H-3 may be used only for purposes permitted by the LUO.
 5. EXISTING STRUCTURES BEING CONVERTED. Based upon a report prepared by Edward A. Resh, Registered Professional Architect, the Developer states as to Units D-1 and D-3:
 - a. The present conditions of all structural components and mechanical and electrical installation material to the use and enjoyment of the Units appear to be good.
 - b. The Developer makes no statement with respect to the expected useful life of each item set forth in paragraph (a); and
 - c. There are no outstanding notices of uncured violations of building code or other municipal regulations.

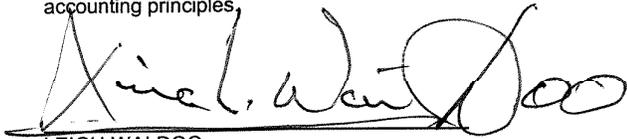
EXHIBIT "1"
ESTIMATED OPERATING EXPENSES
For Period April 1, 2004 to March 31, 2005
As Prepared by Developer

<u>Estimated Annual Expenses</u>		
Ground Maintenance		
Water/Sewer	\$-0-	
* Electricity:		\$-0-
**Fire/Liability Insurance:	\$-0-	
Management Fee:	\$-0-	
Miscellaneous:		\$-0-
TOTAL ANNUAL EXPENSES	\$-0-	
<u>Estimated Monthly Expenses</u>		
		\$-0-
<u>Estimated Monthly Maintenance Fee</u>		
for Each Apartment:		\$-0-

Note: * All utilities will be separately metered or otherwise charged, and the common elements will incur no separate utility charges.

** Section 514A-86, Hawaii Revised Statutes, requires the Association of Apartment Owners to purchase fire insurance to cover the improvements of the Project, and that premiums be common expenses. Developer anticipates that the Association may elect to permit individual apartment owners to obtain and maintain separate policies of fire insurance and name the Association as an additional insured. In such case, fire insurance premiums will be the responsibility of individual apartment owners and not common expenses.

The Developer certifies that the maintenance fees and costs as estimated by the Developer is based on generally accepted accounting principles.


LEIGH-WAI DOO

"Developer"