

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer The Nahele Corporation  
Address 1019 Waimanu Street, Suite 205, Honolulu, Hawaii 96814

Project Name(\*): THE WOODLANDS  
Address: 3900 Waokanaka Street, Honolulu, Hawaii 96817

Registration No. 2484

Effective date: March 24, 1995

Expiration date: April 24, 1996

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: 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.  
(yellow)

— FINAL: The developer has legally created a condominium and has filed complete information with the Commission.  
(white)  
[ ] No prior reports have been issued.  
[ ] This report supersedes all prior public reports.  
[ ] This report must be read together with \_\_\_\_\_

X SUPPLEMENTARY: This report updates information contained in the:  
(pink)  
[ X] Preliminary Public Report dated: August 15, 1991  
[ X] Final Public Report dated: December 2, 1993  
[ ] Supplementary Public Report dated: \_\_\_\_\_  
And [ ] Supersedes all prior public reports  
[ X] Must be read together with said Final Public Report  
[ X] This report reactivates the Final  
public report(s) which expired on March 17, 1995

\_\_\_\_\_  
(\* ) Exactly as named in the Declaration

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

Required and attached to this report       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. Section II.A. The Declaration was amended and the First Amendment to Declaration dated March 1, 1995 was recorded in the Office of the Assistant Registrar of the Land Court as Document No. 2223172.
2. Exhibit A. The areas for the Maximum Coverage and Maximum Floor Area have been amended.
3. Exhibit G. The reference to eighteen (18) inches on section c. has been amended to "twenty-four (24) inches".

**SPECIAL NOTICE:**

A six-day lapse in the effective date for the Final Public Report, from March 18 through 23, 1995, is acknowledged. Pursuant to section 16-107-19, Hawaii Administrative Rules, sales contracts executed during the period that the public report was not in effect may be rescinded at the option of the purchaser and all monies refunded to purchaser. Purchasers' rights to rescind under this rule shall be void thirty calendar days after receipt of written notification of these rights from the developer or his agent.

**CREATION OF THE CONDOMINIUM  
CONDOMINIUM DOCUMENTS**

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 their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- B. 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:

Proposed  
 Recorded - Bureau of Conveyances: Document No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2095596

The Declaration referred to above has been amended by the following instruments (state name of document, date and recording/filing information): As amended by the First Amendment to Declaration of Condominium Property Regime of The Woodlands dated March 1, 1995 and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 2223172.

- 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 Conveyances Condo Map No. \_\_\_\_\_  
 Filed - Land Court Condo Map No. 1012

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

- 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:

Proposed  
 Recorded - Bureau of Conveyances: Document No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. 2095597

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

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 given an effective date by the Hawaii Real Estate Commission.
  - B) Declaration of Condominium Property Regime.
  - C) Bylaws of the Association of Apartment Owners.
  - D) House Rules.
  - E) Condominium Map.
  - 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 filed as Land Court Doc. No. 2095595

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 Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

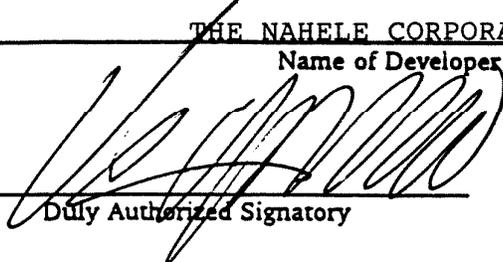
This Public Report is a part of Registration No. 2484 filed with the Real Estate Commission on July 18, 1991 and December 2, 1993.

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yellow paper stock                       white paper stock                       pink paper stock

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

THE NAHELE CORPORATION  
Name of Developer

By:   
Duly Authorized Signatory

03/06/95  
Date

Vernon Y. T. Woo (President)  
print name & title of person signing above

Distribution:

Department of Finance, City and County of Honolulu  
Planning Department, City and County of Honolulu  
Federal Housing Administration

## APARTMENT DESCRIPTION

The Project shall initially consist of nineteen (19) separate one-story buildings, each of which shall contain one (1) apartment and each of which shall be an aluminum tool shed containing one (1) room and no basement, containing approximately 28 square feet. The apartments are identified by the numbers "1" through "19," and their layouts, locations, apartment numbers and dimensions are shown on the Condominium Map.

Listed below are the sizes of each limited common element of Residential Area, the maximum coverage for each Residential Area and the maximum floor area which will be permitted to be built on each Residential Area. Please note that the Order does not contain a specific maximum floor area allowed by the City and County of Honolulu and that the maximum floor area for each Residential Area was determined by Declarant in the exercise of its sole discretion.

<u>Apartment</u>	<u>Area of Residential Area</u>	<u>Maximum Lot Coverage</u>	<u>Maximum Floor Area</u>
1	15,067	4,766.44	4,766.44
2	8,722	3,320.00	3,320.00
3	9,350	2,109.00	3,721.00
4	8,282	2,109.00	3,721.00
5	8,459	2,996.00	3,996.00
6	9,034	2,030.67	4,172.87
7	10,040	2,340.88	3,824.88
8	5,807	2,533.00	4,145.00
9	6,046	2,533.00	4,145.00
10	6,276	2,533.00	4,145.00
11	7,364	2,533.00	4,145.00
12	6,057	2,533.00	4,145.00
13	7,915	2,109.00	3,721.00
14	6,472	2,406.88	3,836.66
15	6,153	3,120.00	4,872.00
16	8,665	2,390.00	3,529.00
17	25,413	2,968.29	5,251.66
18	8,813	2,116.00	3,456.00
19	16,966	2,116.00	3,456.00

## LIMITED COMMON ELEMENTS

Paragraph 5 of the Declaration states as follows:

**"Limited Common Elements.** Certain parts of the common elements, herein called and designated "limited common elements," are hereby set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

a. The various separate land areas ("Residential Areas") numbered "1" through "19", as shown on the Condominium Map, shall be appurtenant to and for the exclusive use of the apartment having the same number. For example, Residential Area 7 is appurtenant to and for the exclusive use of Apartment 7.

b. The driveway, if any, extending from the private roadway within the Project to the garage of each apartment and any parking stalls located thereon, as outlined on the Condominium Map, shall be appurtenant to and for the exclusive use of that apartment.

c. All landscaping within each of the Residential Areas appurtenant to each apartment; provided, however, that no apartment owner shall cut or trim any tree with a diameter of twenty-four (24) inches or more located on such apartment owner's Residential Area without the prior written consent of the Association.

d. All other common elements of the Project which are rationally related to less than all of said apartments shall be limited to the use of such apartments."