

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer West Beach Estates, a Hawaii general partnership

Address 91-100 Kamoana Place, Kapolei, Hawaii 96707

Project Name(*): PAE KŌ GARDENS

Address: Honouliuli, District of Ewa, Honolulu, Hawaii

Registration No. 2990

Effective date: June 5, 1995

Expiration date: July 5, 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 advise 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 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 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 _____

SUPPLEMENTARY This report updates information contained in the:
(pink)
 Preliminary Public Report dated: _____
 Final Public Report dated: May 1, 1995
 Supplementary Public Report dated: _____

And

Supersedes all prior public reports

Must be read together with Final Public Report

This report reactivates the _____
public report(s) which expired on _____

(*) 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. Condominium Map has been changed by re-assigning 87 parking stalls as referenced in PCD1, Architectural Site Plan, which has replaced the first page of Condominium Map No. 1077. The documentation reflecting this change has been filed with the Office of the Assistant Registrar of the Land Court of the State of Hawaii as noted on page 6 of this public report.

NOTE: This is an "affordable housing " project and purchasers of units are subject to certain buy-back and shared-appreciation restrictions. See page 20, Exhibit "K" and the sales contract for further details.

**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:

Proposed
 Recorded - Bureau of Conveyances Document No. _____
Book _____ Page _____
 Filed - Land Court Document No. 2224715

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

First Amendment to Declaration of Condominium Property Regime of Pae Kō Gardens dated March 21, 1995, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, as Document No. 2226489. The Second Amendment to Declaration of Condominium Property Regime of Pae Kō Gardens dated May 23, 1995, filed in the aforesaid Office of the Assistant Registrar, as Document No. 2239106.

- 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. 1077

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

The Second Amendment to Declaration of Condominium Property Regime of Pae Kō Gardens dated May 23, 1995, filed in the aforesaid Office of the Assistant Registrar, as Document No. 2239106.

- 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. 2224716

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

7. Parking Stalls:

Total Parking Stalls: 272

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned (for each unit)	_____	<u>148</u>	_____	<u>112</u>	_____	_____	<u>260</u>
Guest	_____	_____	_____	_____	_____	_____	_____
Unassigned	_____	_____	_____	_____	_____	_____	_____
Extra for Purchase	_____	_____	_____	_____	_____	_____	_____
Other: Handicap	_____	<u>12</u>	_____	_____	_____	_____	<u>12</u>
Total							
Covered & Open		<u>160</u>		<u>112</u>			

Each apartment will have the exclusive use of at least 2 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.
- Exhibit _____ contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

- There are no recreational or common facilities.
- Swimming Pool Storage Area Recreation Area
- Laundry Area Tennis Court Trash Chute
- Other: Community Building

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

- There are no violations. Violations will not be cured.
- Violations and cost to cure are listed below. Violations will be cured by _____

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations
(For conversions of residential apartments in existence for at least five years):

N/A

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyer's 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 Covenants, Conditions and Restrictions of Villages of Kapolei and By-Laws of Villages of Kapolei Association
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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. 2990 filed with the Real Estate Commission on May 1, 1995.

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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.

West Beach Estates, a Hawaii general partnership

Name of Developer

By:  _____

JUN 01 1995

Date

Duly Authorized Signatory

By: Its General Partner

HORITA CORPORATION

by Ronald K. Watase, Its Vice President & Treasurer

print name & title of person signing above

Distribution:

Department of Finance, City and County of Honolulu
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