

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer Castle & Cooke Homes Hawaii, Inc.
Address 650 Iwilei Road, Honolulu, Hawaii 96817

Project Name(*): Northpointe - Phase I
Address: 95-1001, 95-1003, 95-1005, 95-1007 and 95-1009 Kaapeha Street
Hiliilani Town, Hawaii 96782

Registration No. 3217 Effective date: August 31, 1995
Expiration date: September 30, 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 _____

XX SUPPLEMENTARY: This report updates information contained in the:
(pink)
[] Preliminary Public Report dated: _____
[xx] Final Public Report dated: March 14, 1995
[] Supplementary Public Report dated: _____

And [] Supersedes all prior public reports
[xx] Must be read together with Final Public Report dated March 14, 1995
[] This report reactivates the _____
public report(s) which expires on _____

(*) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

- [] Required and attached to this report [XX] 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.

[XX] Changes made are as follows:

1. The Declaration and Condominium Map have been amended to reflect the correct net living areas of types E, Er, 2E and 2Er apartments. Exhibit "B" of the Declaration has also been amended to disclose a revised formula for computing common interests. Sections II.A and II.B of this Supplementary Public Report disclose recordation information regarding the amendments.
2. Section V.B.2 of this Supplementary Public Report discloses that the Declaration and Condominium Map have been amended.
3. Exhibit "A" attached to this Supplementary Public Report discloses the revised net living areas of types E, Er, 2E and 2Er apartments.
4. Exhibit "D" attached to this Supplementary Public Report discloses the revised net living areas of types E, Er, 2E and 2Er apartments and discloses a revised formula for computing common interests. The revised formula results in the same common interests for the apartments as originally disclosed in the project's Final Public Report, despite the change in net living areas for types E, Er, 2E and 2Er apartments. Exhibit "D" also discloses that apartment owners have the right to transfer parking stalls among the apartments.

SPECIAL ATTENTION:

The Developer has disclosed the following:

1. The apartments in the Project are subject to certain owner-occupancy requirements and certain restrictions on use and transfer after purchase. These restrictions are more fully set forth in the Apartment Deed and are summarized in section 3 of Exhibit "J" to this Public Report. Buyers should be aware of these restrictions before signing a Sales Contract.
2. Except for "Permitted Transfers" (as defined in the Apartment Deed), Buyers may not "Transfer" (as defined in the Apartment Deed) the apartments during a certain specified time.
3. All of the Apartments in the Project are subject to certain income and other eligibility requirements established by the Housing Finance and Development Corporation of the State of Hawaii. Buyers will be required to sign affidavits representing that they meet all applicable requirements.

ALL PROSPECTIVE BUYERS ARE CAUTIONED TO REVIEW CAREFULLY THIS PUBLIC REPORT AND ALL DOCUMENTS ON FILE AT THE DEVELOPER'S SALES OFFICE IN CONNECTION WITH THE PROJECT BEFORE SIGNING A SALES CONTRACT.

**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. 2194898

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

Amendment of Declaration of Condominium Property Regime of Northpointe - Phase I and Amendment of Condominium Map No. 1054, dated August 24, 1995, filed in the Land Court as Document No. 2256969.

- 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. 1054

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

Amendment of Declaration of Condominium Property Regime of Northpointe - Phase I and Amendment of Condominium Map No. 1054, dated August 24, 1995, filed in the Land Court as Document No. 2256969.

- 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. 2194899

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, as amended.
 - C) Bylaws of the Association of Apartment Owners.
 - D) House Rules.
 - 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 Mililani Town Covenants; Declaration of Merger of Condominium Phases

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 part of Registration No. 3217 filed with the Real Estate Commission on November 10, 1994.

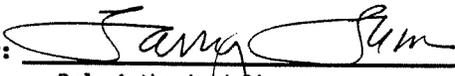
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[] yellow paper stock [] white paper stock [XX] pink paper stock

- 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.

Castle & Cooke Homes Hawaii, Inc.

Name of Developer

By: 
Duly Authorized Signatory

8/25/95
Date

LARRY LUM VICE PRESIDENT & GEN. MGR.

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

DESCRIPTION OF APARTMENTS

<u>Apt. Type</u>	<u>Quantity</u>	<u>Bedrooms/ Bathrooms</u>	<u>Approx. Net Living Area*</u>	<u>Approx. Net Lanai Area*</u>
C	3	2/2	731	29
Ce	3	2/2	732	29
Cr	3	2/2	731	29
Cer	3	2/2	732	29
2C	3	2/2	786	--
2Ce	3	2/2	788	--
2Cr	3	2/2	786	--
2Cer	3	2/2	788	--
D	2	2/2	731	29
Dr	2	2/2	731	29
2D	2	2/2	767	--
2Dr	2	2/2	767	--
E	2	3/2	882	36
Er	2	3/2	882	36
2E	2	3/2	926	--
2Er	2	3/2	926	--

Total Apartments: 40

*The measurements of net living area and net lanai area are in square feet. Net living area is the floor area of the apartment measured from the interior surface of the apartment's perimeter walls. Documents or maps which use a different method of measuring floor area may give figures which differ from those above.

EXHIBIT "A"

COMMON INTERESTS AND ASSIGNED LIMITED COMMON ELEMENTS

Apt. No.	Apt. Type	Bldg. No.	Parking Stall No(s).	Private Yard Area No.	Storage Space No.	Approx. Net Living Area in Sq. Ft.	Approx. Lanai Area in Sq. Ft.	Common Interest
1	Ce	1	16, 21-C	Y-1	S-1	732	29	2.5058%
2	2Ce	1	9-C, 22	--	--	788	--	2.2438%
3	Cr	1	8-C, 23	Y-3	S-3	731	29	2.5030%
4	2Cr	1	7-C, 24	--	--	786	--	2.2382%
5	C	1	6-C, 25	Y-5	S-5	731	29	2.5030%
6	2C	1	48-C, 26	--	--	786	--	2.2382%
7	Cer	1	11-C, 27	Y-7	S-7	732	29	2.5058%
8	2Cer	1	49-C, 28	--	--	788	--	2.2438%
9	E	2	10-C, 32	Y-9	S-9	882	36	3.2263%
10	2E	2	33, 30	--	--	926	--	2.8504%
11	Dr	2	13-C, 34	Y-11	S-11	731	29	2.5030%
12	2Dr	2	12-C, 35	--	--	767	--	2.1841%
13	D	2	14-C, 36	Y-13	S-13	731	29	2.5030%
14	2D	2	18, 37	--	--	767	--	2.1841%
15	Er	2	29, 38	Y-15	S-15	882	36	3.2263%
16	2Er	2	19, 39	--	--	926	--	2.8504%
17	Er	3	42-C, 1	Y-17	S-17	882	36	3.2263%
18	2Er	3	43-C, 20	--	--	926	--	2.8504%
19	D	3	47-C, 5	Y-19	S-19	731	29	2.5030%
20	2D	3	46-C, 4	--	--	767	--	2.1841%
21	Dr	3	45-C, 3	Y-21	S-21	731	29	2.5030%
22	2Dr	3	44-C, 2	--	--	767	--	2.1841%
23	E	3	17, 40	Y-23	S-23	882	36	3.2263%
24	2E	3	15-C, 41	--	--	926	--	2.8504%
25	Ce	4	65-C, 63	Y-25	S-25	732	29	2.5058%
26	2Ce	4	66-C, 62	--	--	788	--	2.2438%
27	Cr	4	67-C, 61	Y-27	S-27	731	29	2.5030%
28	2Cr	4	68-C, 60	--	--	786	--	2.2382%
29	C	4	69-C, 59	Y-29	S-29	731	29	2.5030%
30	2C	4	70-C, 58	--	--	786	--	2.2382%
31	Cer	4	71-C, 57	Y-31	S-31	732	29	2.5058%
32	2Cer	4	72-C, 56	--	--	788	--	2.2438%
33	Cer	5	64-C, 55	Y-33	S-33	732	29	2.5058%
34	2Cer	5	53-C, 54	--	--	788	--	2.2438%
35	C	5	52-C, 76	Y-35	S-35	731	29	2.5030%
36	2C	5	51-C, 77	--	--	786	--	2.2382%
37	Cr	5	50-C, 78	Y-37	S-37	731	29	2.5030%
38	2Cr	5	73-C, 79	--	--	786	--	2.2382%
39	Ce	5	74-C, 80	Y-39	S-39	732	29	2.5058%
40	2Ce	5	75-C, 81	--	--	788	--	2.2438%
								<u>100.0000%</u>

EXHIBIT "D"

PARKING STALL NUMBERING

All parking stall numbers ending with the letter "C" indicate compact size stalls. All other parking stalls are regular size.

TRANSFER OF STALLS

Apartment owners may transfer assigned parking stalls pursuant to the Declaration, provided that each apartment shall always have at least two (2) parking stalls as appurtenant limited common elements.

GUEST PARKING

Parking stall 31 is designated for guest parking.

COMMON INTERESTS

The common interests for each apartment (except type E, Er, 2E and 2Er apartments) were computed by adding the apartment's net living area to the area of the Private Yard Area appurtenant to the apartment (if any), the area of the Storage Space appurtenant to the apartment (if any) and the area of the lanai appurtenant to the apartment (if any), and then dividing the resulting figure by the aggregate net living area, Private Yard Area area, Storage Space area and lanai area for the entire Project, plus an additional imputed 76 square feet for each type E and Er apartment, and an additional imputed 75 square feet for each type 2E and 2Er apartment.

The common interests for type E and Er apartments were computed by adding the apartment's net living area (plus an additional imputed 76 square feet) to the area of the Private Yard Area appurtenant to the apartment, the area of the Storage Space appurtenant to the apartment, and the area of the lanai appurtenant to the apartment, and then dividing the resulting figure by the aggregate net living area, Private Yard Area area, Storage Space area and lanai area for the entire Project, plus an additional imputed 76 square feet for each type E and Er apartment, and an additional imputed 75 square feet for each type 2E and 2Er apartment.

The common interests for type 2E and 2Er apartments were computed by dividing the apartment's net living area (plus an additional imputed 75 square feet) by the aggregate net living area, Private Yard Area area, Storage Space area and lanai area for the entire Project, plus an additional imputed 76 square feet for each type E and Er apartment, and an additional imputed 75 square feet for each type 2E and 2Er apartment.

EXHIBIT "D"

Private Yard Areas Y-9, Y-15, Y-17 and Y-23 each contain an area of approximately 134 square feet. Each of the other Private Yard Areas contains an area of approximately 114 square feet. Each Storage Space contains an area of approximately 5 square feet. The approximate areas of lanais are as shown above.