

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer: ARCHIE I. CURRIE
Address: 1805 CATALINA BOULEVARD
SAN DIEGO, CALIFORNIA 92017
Project Name(*): C.T. CONDOMINIUM
Address: 3198 WAWAE ROAD
KALAHEO, HAWAII 96766
Registration No. 3330
Effective date: January 27, 2003
Expiration date: February 27, 2004

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, in 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 (yellow) Real Estate Commission minimal information sufficient for a Preliminary Public Report.
FINAL: The developer has legally created a condominium and has filed complete information (white) with the Commission.
[X] SUPPLEMENTARY: This report updates information contained in the:
And [] Supersedes all prior public reports
[X] Must be read together with THE FINAL PUBLIC REPORT
[X] This report reactivates the FINAL PUBLIC REPORT public report(s) which expired on JULY 28, 1996

(*) Exactly as named in the Declaration
This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.
FORM: RECO-30 286/986/189/1190/892/0197/1098/0800

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report Not required - Disclosures covered in this report.
As Exhibit "G"

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. Since issuance of an effective date for this project there has been construction on Unit A of the Project. A portion of the improvements placed on Unit A encroached on Unit B, resulting in the decision to alter the shape of Unit B to place the improvements in Unit A. The change was confirmed by recording an amendment to the Declaration and a new Amended Condominium Map for the Project. The amendment was recorded as Document Number 2002-162443, and a copy will be provided to the prospective purchasers of the project. The changes in size and shape are reflected in the amendment and in Exhibits "C" and "E" of this report. There was also a decision by the owners of the Units to establish alternate access by the future moving a grandfathered fence partially located in the flagpole portion of the lot on which the Project is located. This will occur only in the event of the use of the existing common element access easement over an adjoining private drive is lost at some future date. There are no other changes to the Project.
2. Pursuant to Section 514A-36, Hawaii Revised Statutes, the Real Estate Commission's ("Commission's") issuance of an effective date for this Supplementary Public Report shall not be construed to constitute the Commission's approval or disapproval of a condominium project or the Real Estate Commission's representation that all material facts concerning the condominium project have been fully or adequately disclosed.
3. *SPECIAL NOTICE: The Developer's Final Public Report expired on July 28, 1996. 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 the purchaser. The Purchaser's right to rescind under this rule shall be void thirty (30) calendar days after receipt of written notification of these rights from the Developer or his real estate agent.*

I. PERSONS CONNECTED WITH THE PROJECT

Developer: ARCHIE I. CURRIE Phone: (619) 222-0684
Name*
1805 CATALINA BOULEVARD
Business Address
SAN DIEGO, CA 92107

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: PRUDENTIAL LOCATIONS, LLC KAUAI REALTY, INC. Phone: (808) 262-2727
Name
21 ONEAWA STREET 2970 KRESS STREET (808) 245-1651
Business Address
KAILUA, HI 96734 LIHUE, HI 96766

Escrow: TITLE GUARANTY ESCROW SERVICES, INC. Phone: (808) 245-3381
Name
4414 KUKUI GROVE STREET #104
Business Address
LIHUE, HAWAII 96766

General Contractor: CHRISTOPHER B. TURNER Phone: (808) 332-6421
Name
P.O. BOX 1082
Business Address
KALAHEO, HAWAII 96741

Condominium Managing Agent: SELF-MANAGED BY THE Phone:
Name
ASSOCIATION OF APARTMENT
Business Address
OWNERS

Attorney for Developer: STEVEN R. LEE, ESQ. Phone: (808) 246-1101
Name
4473 PAHE'E STREET, STE. L
Business Address
LIHUE, HAWAII 96766

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

Fee Owner: ARCHIE I. CURRIE, TRUSTEE
MARIE L. CURRIE, TRUSTEE
 Name
1805 CATALINA BOULEVARD
 Address
SAN DIEGO, CA 92107

CHRISTOPHER BARRY TURNER
 P.O. BOX 1082
 KALAHEO, HAWAII 96741

ANTHONY M. TURNER, TRUSTEE
 32B PIILIPU PLACE
 KAILUA, HAWAII 96734

Lessor: N/A
 Name
 Address

C. Buildings and Other Improvements:

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

2. Number of Buildings: 3 Floors Per Building UNIT A/RESIDENCE - 2
UNIT A /BLDG#2 - 1
 Exhibit "C" contains further explanations. UNIT B/RESIDENCE - 3

3. Principal Construction Material:

- Concrete Hollow Tile - UNIT B Wood - UNIT A
 Other -

4. Permitted Uses by Zoning:

	No. of Apts.	<u>Use Permitted by Zoning</u>	
<input checked="" type="checkbox"/> Residential	<u>2</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Commercial	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Hotel	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Timeshare	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Ohana	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Industrial	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Agricultural	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other:	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Is/Are this/ these use(s) specifically permitted by the project's Declaration or Bylaws?

- Yes No

5. Special Use Restrictions:

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

- Pets: BULLS, PIT BULL OR PIT BULL MIXED DOGS, MORE THAN ONE PIG, ROOSTERS, MORE THAN THREE DOGS, AND PEA FOWL ARE NOT PERMITTED. SEE THE DECLARATION OF PROTECTIVE COVENANTS AND HOUSE RULES FOR C.T. CONDOMINIUM AND EXHIBIT "J" FOR FURTHER INFORMATION.
- Number of Occupants:
- Other: SPECIAL USE RESTRICTIONS ARE AS CONTAINED IN THE DECLARATION OF PROTECTIVE COVENANTS AND HOUSE RULES, A SUMMARY OF WHICH IS ATTACHED AS EXHIBIT "J".
- There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: -0- Stairways: * Trash Chutes: -0-

*No common element stairs; exterior stairway for Unit A and interior stairwell for Unit B depicted on the floor plans and elevations for each unit.

<u>Apt. Num.</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Net Other Area (sf)</u>	<u>Identify</u>
A	1	1/1.5	852	180 160	carport deck
		0/1		316 153	bldg.#2 Storage w/ deck
B	1	4/5	3,216	790 410	deck garage

Total number of Apartments: 2

***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.

Boundaries of Each Apartment: Per the Declaration of Condominium Property Regime, the boundaries of each apartment shall be the outer surface of the entire building. Wires or conduits, pipes or any utility lines running over, under or through any apartment which are utilized for or serve more than one unit shall not be deemed a part of the apartment, the same being deemed common elements.

Permitted Alterations to Apartments: Permitted alterations to apartments are as allowed by County of Kauai zoning ordinances and recorded restrictions on the project, if any. Upon construction of each permanent improvement, an amendment to the Declaration of Condominium Property Regime will be required to disclose actual improvements as a matter of public record.

Apartments Designated for Owner-Occupants Only: Fifty percent (50%) of **residential** apartments must be so designated; developer has a right to substitute similar apartments for those apartments already designated. Developer must provide this information either in a published announcement or advertisement as required by Section 514A-102, HRS; or include the information here in this public report and in the announcement (see attachment 11a). Developer has not elected to provide the information in a published announcement or advertisement.

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 E.

as follows: THE PORTION OF THE LAND SET ASIDE FOR THE USE OF EACH OWNER OF A UNIT, AS SET FORTH IN EXHIBIT "A", SUBJECT TO THE ROADWAY AND UTILITY EASEMENT, IF ANY. NOTE: LAND AREAS REFERENCED HEREIN ARE NOT LEGALLY SUBDIVIDED LOTS.

3. Common Interests: Each apartment will have an undivided fractional interests in all of the common elements. This interest is called the "common interests." 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 C.

as follows:

- 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 on or your purchase and ownership of an apartment in the project.

Exhibit "F" describes the encumbrances against the title contained in the title report dated OCTOBER 14, 2002, and issued by TITLE GUARANTY OF HAWAII, INC. and revised January 10, 2003 - report date unchanged.

G. **Status of Construction and Date of Completion or Estimated Completion Date:**

UNIT A'S RESIDENCE WAS COMPLETED IN 1995. UNIT A'S BUILDING #2/STORAGE WAS COMPLETED IN SEPTEMBER 2002.

UNIT B'S RESIDENCE WAS CONSTRUCTED IN 1988.

H. **Project Phases:**

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

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

2. **Rights Under the Sales Contract:** Before signing the sales contract, prospective buyers should ask to see and carefully review all the 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, 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: SEE THE ENCUMBRANCES AGAINST TITLE AS DEPICTED IN EXHIBIT "F" TO THIS REPORT

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. 3330, filed with the Real Estate Commission on APRIL 17, 1995.

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

YELLOW paper stock WHITE paper stock PINK paper stock

- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A-] (The developer is required to make this declaration for issuance of an effective date for a final public report.
- E. 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.

ARCHIE I. CURRIE
Name of Developer

By: Archie I. Currie 11/5/02
Duly Authorized Signatory* Date

ARCHIE I. CURRIE, DEVELOPER
Printed Name & Title of Person Signing Above

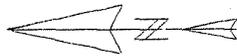
Distribution:

Department of Finance, COUNTY OF KAUAI

Planning Department, COUNTY OF KAUAI

***Must be signed for a: corporation by an officer; partnership or Limited Liability Partnership (LLP) by the general partner, Limited Liability Company (LLC) by the manager or member; and for an individual by the individual.**

EXHIBIT "A"



SCALE: 1" = 100'

UNIT "A" BUILDING #1
RESIDENCE/ADU
LIVING AREA = 1,195 Sq. Ft.
CARPORT = 628 Sq. Ft.
ENCLOSED LAIJA = 90 Sq. Ft.
OPEN DECK WITH
JACUZZI = 552 Sq. Ft.
TOTAL AREA = 2,463 Sq. Ft.

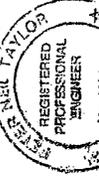
UNIT "A" BUILDING #2 STORAGE
STORAGE = 313 Sq. Ft.
DECK = 153 Sq. Ft.
TOTAL AREA = 469 Sq. Ft.

UNIT "B" DWELLING
LIVING = 3,216 Sq. Ft.
CARPORT = 790 Sq. Ft.
DECK = 410 Sq. Ft.
TOTAL AREA = 4,416 Sq. Ft.

AMENDED CONDOMINIUM MAP # 2201
SHOWING NEW STORAGE BUILDING ON UNIT "A"
and ALTERATIONS TO RESIDENCE / ADU ON UNIT "A"
ALSO SHOWING AMENDMENTS TO LIMITED COMMON
ELEMENTS AND COMMON ELEMENT BOUNDARIES
and AREAS.

"CT CONDOMINIUM"
UNITS A & B
BEING

LOT 4-A OF
"TRINIDAD PACIFIC VIEW ESTATES SUBDIVISION"
A PORTION OF LCT 70 KALAHEO HOMESTEADS 1st SERIES
KALAHEO KOLOA KAUAI, HAWAII
AREA = 2.987 ACRE

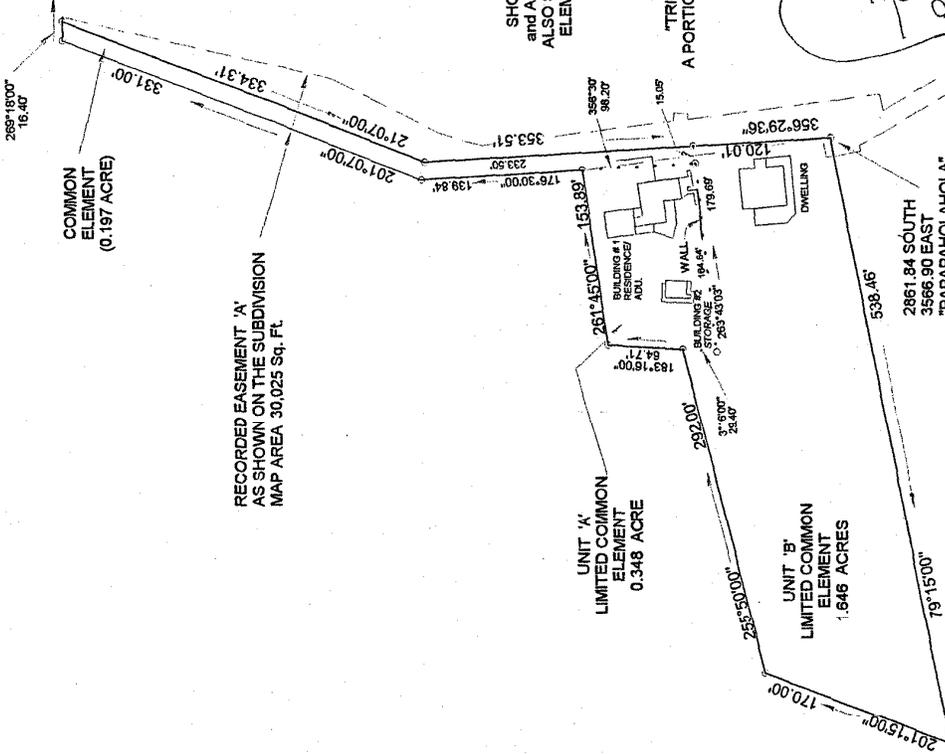


THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION.

DATE: SEP. - 5 2002

PETER N. TAYLOR
LICENSED PROFESSIONAL ENGINEER
NO. 2586

10" x 1.5" = 1.04 SQ. FT.



OWNERS:
ARCHIE L. CURRIE AND
MARIE L. CURRIE (HUSBAND & WIFE)
ANTHONY M. TURNER
c/o 1805 CATALINA BLVD.
SAN DIEGO, CA 92107

THIS PROJECT DOES NOT INVOLVE THE SALE OF
PROPERTY AND THEREFORE DOES NOT REQUIRE
THE CONDOMINIUM MAP BEING FOR ILLUSTRATION
PURPOSES ONLY. THEY REPRESENT EITHER A LIMITED
COMMON ELEMENT OR COMMON ELEMENT.

PETER N. TAYLOR
ENGINEER ARCHITECT
4370 MAUNU GROVE ST. SUITE 208 LAIE, KAUAI, HAWAII 96765
PHONE 808-245-9154 FAX 808-245-8925 EMAIL: pnt@alpha.net

CONDOMINIUM MAP No. 2201

TAX MAP KEY: (4th DIVISION) 2-4-01-77 FILE: 2001/Turner/CPR.zak DATE: 09-04-02

AMENDED EXHIBIT "C"

SCHEDULE OF APARTMENTS AND COMMON INTERESTS

Qty.	Unit No.	Area of Limited Common Element* (Acres)	No. of Br./Bath	Appx. Net Living Area (Sq. Ft.)	Appx. Other Area (Sq. Ft.)	% of Common Int.
1	A	0.348	1/1.5 0/1	852	180-carport 160-deck 316-build#2- storage 153-w/deck	50%
1	B	1.646	4/5	3,216	790-deck 410-garage	50%

The common interest appurtenant to each unit shall be permanent. Subject to the zoning requirements and amendments of the Condominium Map and the Declaration of Condominium Property Regime, each unit owner may use his unit, alter or add to it in any manner he deems desirable, so long as it is permitted by law and the Declaration of Protective Covenants and House Rules, if any. If adjoining unit owners desire to alter and/or transfer portions of their respective units, they can do so by the filing of an amendment to the Condominium Map and the Declaration of Condominium Property Regime together with their respective signatures.

***Note: Land areas referenced herein are not legally subdivided lots.**

END OF EXHIBIT C

AMENDED EXHIBIT "E"

COMMON ELEMENTS OF THE PROJECT

The common elements of the project are:

- (a) The land in fee simple;
- (b) The common access and utility element, if any;
- (c) All commonly used present or future ducts, electrical equipment, wiring and other central and appurtenant installations for common services, if any, including power, light, sewage, irrigation and telephone;
- (d) Any and all other elements and facilities in common use or necessary to the Project.

LIMITED COMMON ELEMENTS OF THE PROJECT

Certain parts of the common elements, referred to as the "limited common elements", have been designated and set aside for the exclusive use of one or more units, and such unit(s) have appurtenant exclusive easements for the use of such limited common elements. The limited common elements set aside, reserved and deemed a limited common element appurtenant to and for the exclusive use of each respective unit are those certain land areas upon and around which Units A and B are located, shown and designated on the Condominium Map and the table below.

<u>Unit Number</u>	<u>Area of Limited Common Element</u>
A	0.348 acres
B	1.646 acres

Note:
Land areas herein described are not legally subdivided lots.

END OF AMENDED EXHIBIT "E"

AMENDED EXHIBIT "F"

ENCUMBRANCES AGAINST TITLE

1. Real Property Taxes. Check with the County of Kauai, Department of Finance, Real Property Tax Division, for detailed information.
2. Excepting and reserving the Kalaheo Stream and all riparian and other rights in or to this stream and the waters thereof, as reserved in Land Patent Grant Number 7131.
3. DESIGNATION OF EASEMENT "A" (area 3,025 square feet)

PURPOSE : access and utility
SHOWN : on subdivision map prepared by Dennis M. Esaki, Registered Professional Land Surveyor, dated October 30, 1985
4. Declaration and Grant of Access and Utilities Easement dated February 26, 1986, recorded in Liber 19462 at Page 139; granting a perpetual nonexclusive access and utilities easement over, under and across Easement "A".
5. GRANT

TO : CITIZENS UTILITIES COMPANY and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED

DATED : September 21, 1987
RECORDED : Liber 21217 Page 19
GRANTING : an easement to build, construct, reconstruct, rebuild, repair, maintain and operate pole and wire lines and/or underground lines, etc., for the transmission and distribution of electricity, etc., over and across Easement "A".
6. FARM DWELLING AGREEMENT

DATED : November 16, 1987
RECORDED : Liber 21414 Page 668
BY : CHRISTOPHER BARRY TURNER and ELIZABETH TURNER
WITH : COUNTY OF KAUAI PLANNING DEPARTMENT
RE : FARM DWELLING
7. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Declaration of Condominium Property Regime for "C.T. CONDOMINIUM" Condominium Project dated January 21, 1994, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 95-026206 and Condominium Map No. 2201.

Amended by the Amended Declaration of Condominium Property Regime of CT CONDOMINIUM and Condominium Map No. 2201, dated February 19, 2002, recorded as Document No. 2002-162443.

8. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the By-Laws of the Association of Apartment Owners of said Condominium Project dated January 21, 1994, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 95-026207, as the same may hereafter be amended.
9. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Declaration of Protective Covenants and House Rules for C.T. CONDOMINIUM dated January 21, 1994, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 95-026208.
10. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in The Curries Intervivos Trust dated November 8, 1984.
11. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the Power of Attorney - Special, dated August 13, 2002, recorded as Document No. 2002-162442

END OF AMENDED EXHIBIT "F"

EXHIBIT "G"
AMENDED DISCLOSURE ABSTRACT FOR
CT CONDOMINIUM

Pursuant to Hawaii Revised Statutes, Section 514(A)-61, the Developer of CT CONDOMINIUM makes the following disclosures:

1. The Developer of the project is ARCHIE I. CURRIE, 1805 Catalina Blvd., San Diego, CA 92107, his telephone number is (619) 222-0648.

2. There is no Exhibit H to the Supplementary Public Report for the projected annual maintenance fees. There are no maintenance fees because there are no depreciable common elements.

3. Each unit owner will provide insurance for their unit and shares the non-exclusive access easement "A" over Lots 6-9 of the Trinidad Pacific View Estates Subdivision as shown on the Amended Condominium Map.

4. There are no warranties against defects of material and workmanship in individual apartments, common elements or exclusive use areas, and the purchaser buys his/her unit in an "as is" condition.

5. All of the apartments of the project are to be used for agricultural purposes only and permitted residential use within the agricultural zone. No unit will be used for hotel use; these are condominium units in which residential use is permitted, but hotel use is not. No commercial uses except as permitted by Kauai County ordinances are allowed.

6. There are two real estate brokers for the project, one on Kauai and one on Oahu. They are Prudential Locations, LLC, 21 Oneawa Street, Kailua, HI 96734 and Kauai Realty, 2970 Kross Street, Lihue, HI 96766. Prudential's tel # is (808) 262-2727; Kauai Realty's tel # is (808) 245-1651.

7. The escrow company to be used for the Project is Title Guarantee Escrow Services, whose address is 4414 Kukui Grove Street, Suite 104, Lihue, HI 96766 and whose telephone number is (808) 245-3381.

8. The title to Unit "A" was transferred to Christopher Turner under the original Public Report for this project.

In witness whereof, Developer executes this Amended Disclosure
Abstract this 11th day of February, 2002

Archie I. Currie
ARCHIE I. CURRIE

RECEIPT
The undersigned has received a copy of the foregoing disclosure
abstract this ___ day of _____, 2001

Purchaser(s):
