

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer GEORGE F. ESCHER, Trustee and MIRIAM REDIGER ESCHER, Trustee
Address 507 Paopua Place, Kailua, Hawaii 96734-3568

Project Name(*): 507 & 507A Paopua Place Condominium
Address: 507 Paopua Place, Kailua, Hawaii 96734-3568

Registration No. 3408 (conversion) Effective date: May 22, 2000
Expiration date: Pursuant to § 514A-43(b), HRS

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)
[] Preliminary Public Report dated:
[x] Final Public Report dated: November 9, 1995
[] Supplementary Public Report dated:

And [] Supersedes all prior public reports.
[x] Must be read together with Final Public Report dated August 18, 1995
[] This report reactivates the public report(s) which expired on

(* Exactly as named in the Declaration

FORM: R.F.C.O-30.286/986/189/1190/892/0197/1098

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.

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. The parking stall assignments in paragraph 7 of the Declaration of Condominium Property Regime of 507 & 507A Paopua Place Condominium were modified in the First Amendment to Declaration of Condominium Property Regime of 507 & 507A Paopua Place Condominium to conform paragraph 7 to the assignments depicted in the Exhibits.
2. Each of the two apartments are now completely separately metered for all utilities.
3. Exhibit "E" has been modified to incorporate the Developer's Reserve study of the maintenance and repair of the common driveway (the only portion of common elements the association must maintain and repair).
4. The three new building permits issued since the filing of the Final Report were for the segregation of electric and water/sewer service and the construction of an eighty-three foot long cement block wall between parcels 6 and 13.
5. Page 5 of the proposed Supplemental Public Report was included to indicate the change in address of the Attorney for the developer.
6. Page 12 of the proposed Supplemental Public Report was included to indicate the change in parking stall assignments in the First Amendment to Declaration of Condominium Property Regime of 507 & 507A Paopua Place Condominium, recorded as Document No. 99-158740.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: George F. Escher, Trustee
Miriam Rediger Escher, Trustee Phone:(808) 261-1041
Name (Business)
507 Paopua Place
Business Address
Kailua, Hawaii 96734-3568

Names of officers or general partners of developers who are corporations or partnerships:

N/A

Real Estate Broker*: None Selected. See Page 20. Phone: _____
Name (Business)
Business Address

Escrow: Island Title Corporation Phone: (808) 526-9171
Name (Business)
1132 Bishop Street, Suite 400
Business Address
Honolulu, Hawaii 96813

General Contractor*: N/A Phone: _____
Name (Business)
Business Address

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

Attorney for Developer: James Hochberg, Esq. Phone:(808) 534-1514
Name (Business)
700 Bishop Street, Suite 2100
Business Address
Honolulu, Hawaii 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:

- Proposed
 Recorded - Bureau of Conveyances: Document No. 95-107487
Book _____ Page _____
 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]:

First Amendment to Declaration of Condominium Property Regime of 507 & 507A Paopua Place Condominium dated September 29, 1999 Recorded in the Bureau of Conveyances State of Hawaii as Document No. 99-158740.

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. 2266
 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]:

Condominium Map No. 2266 has been amended with First Amendment to Declaration of Condominium Property Regime of 507 & 507A Paopua Place Condominium dated September 29, 1999 Recorded in the Bureau of Conveyances State of Hawaii as Document No. 99-158740.

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. 95-107488
Book _____ Page _____
 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]:

Fee Owner: George F. Escher, Trustee
Miriam Rediger Escher, Trustee
 Name
507 Paopua Place
 Address
Kailua, Hawaii 96734

Glenn A. Rediger & Pauline M. Rediger
 507-A Paopua Place
 Kailua, Hawaii 96734

Lessor: _____
 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: TWO Floors Per Building One

Exhibit A contains further explanations.

3. Principal Construction Material:

Concrete Hollow Tile Wood

Other _____

4. Uses Permitted by Zoning:

	No. of <u>Apts.</u>	Use Permitted <u>By Zoning</u>		No. of <u>Apts.</u>	Use Permitted <u>By Zoning</u>
<input checked="" type="checkbox"/> Residential	<u>2</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	___	<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"/> Agricultural	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	___	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	___	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	___	<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

7. Parking Stalls:

Total Parking Stalls: Four (4)

	<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>2</u>	<u>2</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>4</u>
Guest	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Unassigned	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Extra for Purchase	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Other: <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Covered & Open:	<u>4</u>	<u> </u>	<u>0</u>	<u> </u>	<u>0</u>	<u> </u>	<u>4</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 A 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/Enclosure(s)
- Other: Utility /Shop Area

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 _____ (Date)

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):

Beyond 10 years with proper maintenance.

IV. CONDOMINIUM MANAGEMENT

A. **Management of the Common Elements:** The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.

Initial Condominium Managing Agent: When the developer or the developer's affiliate is the initial condominium managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial condominium managing agent for this project, named on page five (5) of this report, is:

- not affiliated with the Developer
- self-managed by the Association of Apartment Owners
- the Developer or the Developer's affiliate.
- Other: _____

B. **Estimate of Initial Maintenance Fees:**

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your apartment and the apartment may be sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.

Exhibit E* contains a schedule of estimated initial maintenance fees and maintenance fee disbursements (subject to change). * Note: Developer has not conducted a reserve study in accordance with § 514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

C. **Utility Charges for Apartments:**

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- None
- Electricity (_____ Common Elements only _____ Common Elements & Apartments)
- Gas (_____ Common Elements only _____ Common Elements & Apartments)
- Water
- Sewer
- Television Cable
- Other Each Apartment is separately metered for all utilities.

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 _____

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. 3408 filed with the Real Estate Commission on 9/19/95.

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

YELLOW paper stock WHITE paper stock PINK paper stock

C. Additional Information Not Covered Above

"The third paragraph is revised as follows:"

The Condominium Map indicates property line fences. The cement block wall on the eastern line is jointly owned with 503 Paopua Place. The 38 foot chain-link fence and adjoining 83 foot cement block wall on the western line is jointly owned with 509 Paopua Place. The dates indicated are the building permits issuing dates. Declarant reserves the right to enter into encroachment agreements or to otherwise rectify boundary wall/fence encroachments.

Disclosure regarding selection of Real Estate Broker

The developer has not selected a real estate broker for the sale of condominium units in the project at this time. In the event the Developer chooses to use a real estate broker for the sale of a condominium unit, prior to entering into a binding contract for such sale the Developer shall: (1) submit to the Real Estate Commission a duly executed copy of a broker listing agreement with a Hawaii-licensed real estate broker, together with a duly executed Disclosure Abstract identifying the designated broker, and identifying George E. Escher and Miriam Rediger Escher, as Trustees to their Trusts as an individual/"owner" as defined under Section 467-2(1), Hawaii Revised Statutes; and (2) provide a copy of the Disclosure Abstract to the purchaser together with a copy of this public report.

- 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.

George F. Escher and Miriam Rediger Escher, Co-Trustees

Printed Name of Developer

Dated: March 28, 2000

Dated: March 28, 2000

By: George F. Escher
George F. Escher, Trustee

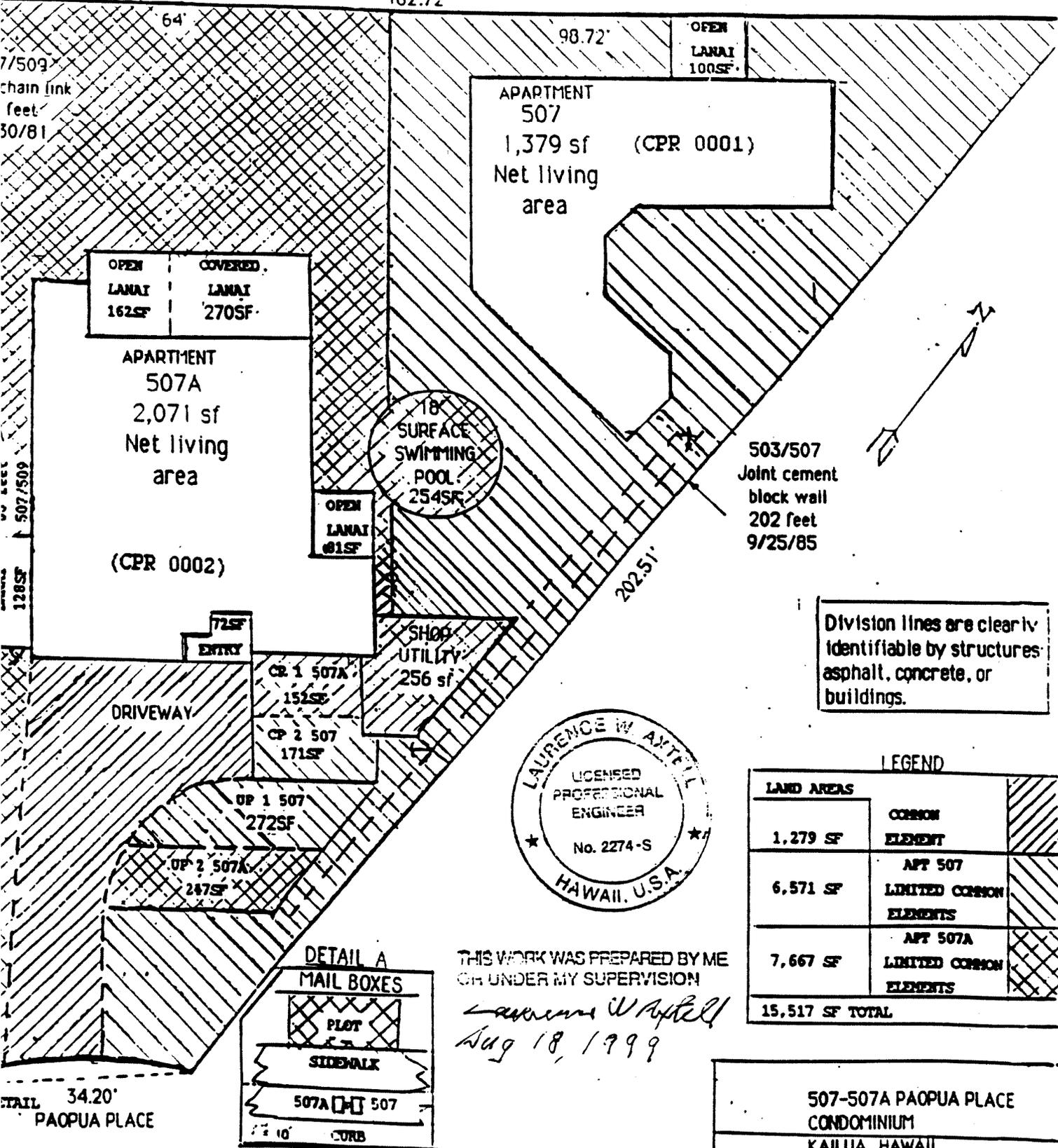
By: Miriam Rediger Escher
Miriam Rediger Escher, Trustee

Distribution:

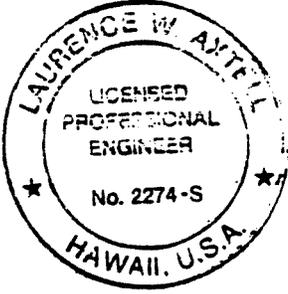
Department of Finance, City and County of Honolulu
Planning Department, City and County of Honolulu

**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.*

APPROXIMATELY 18' WIDE
162.72'



Division lines are clearly identifiable by structures asphalt, concrete, or buildings.



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
Laurence W. Ayteel
Aug 18, 1999

LEGEND

LAND AREAS	COMMON ELEMENT
1,279 SF	APT 507
6,571 SF	LIMITED COMMON ELEMENTS
7,667 SF	APT 507A LIMITED COMMON ELEMENTS
15,517 SF TOTAL	

507-507A PAOPIA PLACE CONDOMINIUM
KAILUA, HAWAII

TRK 4-2-39:13

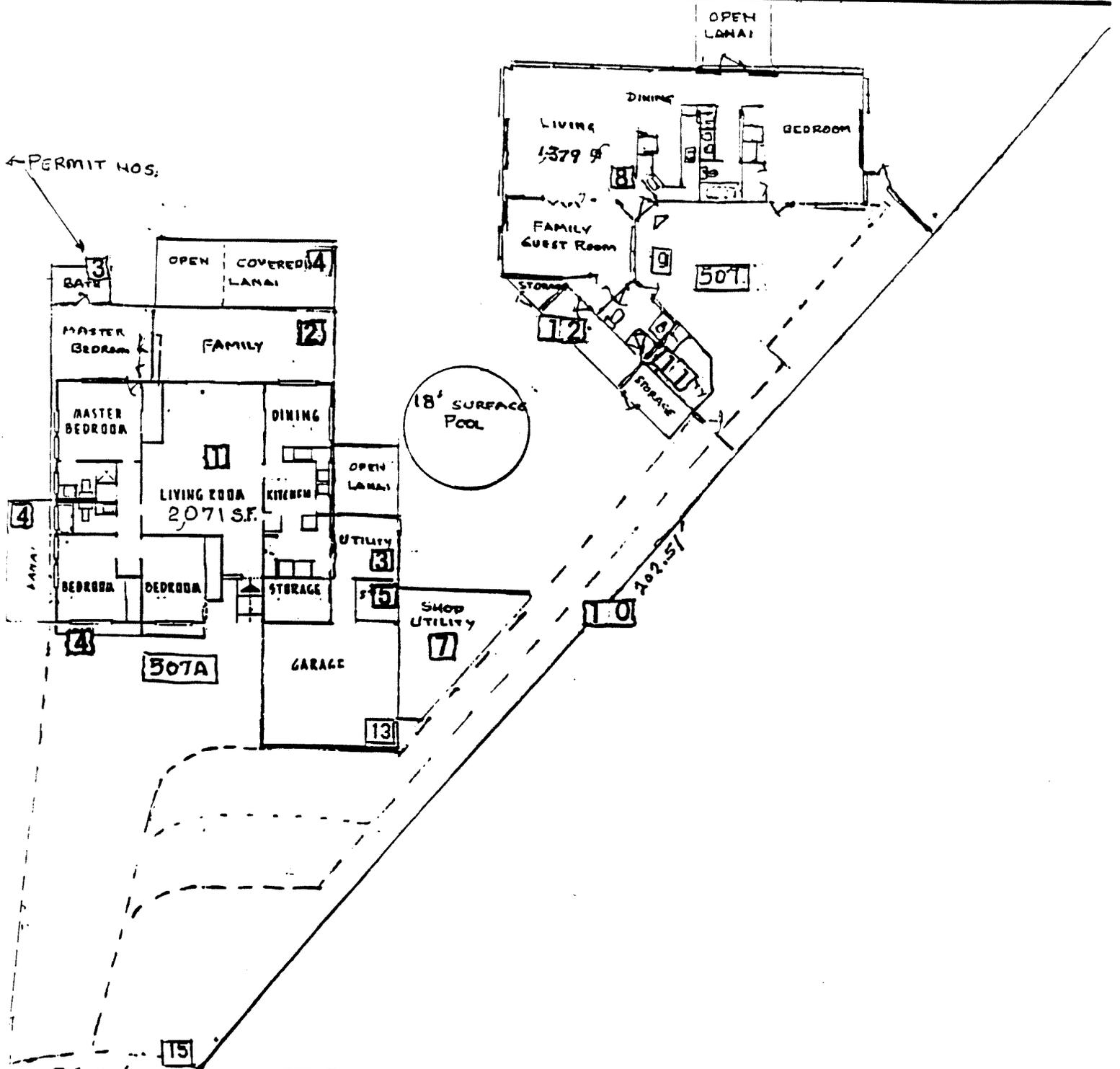
SCALE: 1"=20' LAND AREA 15,517 SF

CONDOMINIUM PLAN
COMMON & LIMITED COMMON ELEMENTS
PROPERTY LINE FENCES

EXHIBIT A

161.72'

PERMIT NOS.



34.26
PAOPUA PL

507-507A PROPUR PLACE CONDOMINIUM
 KAILUA, HAWAII 96734
 TRK 4-2-39:13 LAND AREA 15,517 S.F.
 SCALE 1"=20'

CONDOMINIUM PLAN
 BUILDING PERMIT APPLICATIONS
 REVISED OCTOBER 30, 1998

507-507A PROPIA PLACE CONDOMINIUM

BUILDING PERMITS - TMK 4 2 39:13

<u>507A APARTMENT</u>	<u>DATE</u>	<u>PERMIT</u>	<u>REMARKS</u>
1	04/21/60	PURCHASE	MORTGAGE HONOLULU S&L
2	06/25/60	169347	ADD 14'X40'-6" LANAI
3	07/14/65	13120	ADD BATH & LAUNDRY
4	02/12/75	43783	A. EXTEND FRONT WALL 2' OUTWARD B. ADD TRELLIS AT REAR C. ADD DOOR & LANDING WESTSIDE OF HOUSE D. ADD ALCOVE TO REAR BEDROOM (NOT DONE)
5	01/17/78	94983	ADD SOLAR WATER HEATING SYSTEM
6	09/30/81	159829	ADD PROPERTY LINE FENCE REAR OF PARCELS 8 & 13
7	10/03/84	198780	ADD UTILITY/WORK SHOP ROOM ADJACENT TO CARPORT
<u>507 APARTMENT</u>			
8	06/14/82	168741	ADD DETACHED APARTMENT ON PARCEL
9	10/03/84	198781	ADD TRELLIS IN COURTYARD (NOT DONE)
10	09/25/85	213930	ADD PROPERTY LINE FENCE BETWEEN PARCELS 13 & 14
11	11/20/85	216408	ADD SOLAR WATER HEATING SYSTEM
12	10/14/86	229842	ADD STORAGE AREA TO UTILITY WING
13	05/15/96	398232	ELECTRIC METER SEGREGATION
14	02/21/97	399572	ADD 83 FOOT CEMENT BLOCK FENCE JOINTLY WITH PARCELS 6 & 13
15	09/02/98	421622	WATER SEGREGATION

REVISED OCTOBER 30, 1998

EXHIBIT E

ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

<u>Apartment</u>	<u>Monthly Fee x 12 months = Yearly Total</u>
507	\$35 x 12 = 420
507A	\$35 x 12 = 420

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency

EXHIBIT E

Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Services		None
Air Conditioning		
Electricity		
[] common elements only		
[] common elements and apartments		
Elevator		
Gas		
[] common elements only		
[] common elements and apartments		
Refuse Collection		
Telephone		
Water and Sewer		
Maintenance, Repairs and Supplies		
Building	\$14	\$168
Grounds		
Management		None
Management Fee		
Payroll and Payroll Taxes		
Office Expenses		
Insurance	\$17	\$204
Reserves(*) (Reserve study)	\$4	\$48
Taxes and Government Assessments		
Audit Fees		Waived
Other		None
TOTAL	\$35	\$420

I, George F. Escher, as agent for/and/or employed by the Association of Apartment owners of 507 & 507A Paopua Place Condominium, the condominium managing agent/developer for the self-managed condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

George F. Escher
Signature

March 28, 2000
Date

(*) Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether, in arriving at the figure for "Reserves", the Developer has conducted a reserve study in accordance with §514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

Pursuant to §514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

EXHIBIT "E" Explanation

Exhibit "E" has been modified to incorporate the Developer's reserve study of the maintenance and repair of the common driveway (the only portion of common elements the Association must maintain and repair). In arriving at the figure for "Reserves" in this Exhibit "E", the nature and extent of the common elements were analyzed. The expected life-span and replacement costs were analyzed as well. However, due to the uncharacteristically small amount of shared expenses in this project, the reserve study contemplated by HRS 514A-83.6 was minimally undertaken at the level anticipated by the statute.

Notwithstanding the foregoing, the current maintenance fees and reserves are expected to fully fund the replacement and maintenance of the common elements. A full 51.4% of the assessments are currently budgeted for the maintenance, repair, replacement and improvement of the parts of the project which are the common expense of all the owners. As of December 31, 1999 there is \$2,625 in the bank for the maintenance, repair, replacement and improvement of those items. By the time funds are necessary for a major expense common to all the owners, that bank account should be more than adequate to cover the costs. Any emergency need should be covered by property damage insurance.

There are very few areas which must be maintained, repaired, replaced or improved at the common expense of all the owners. Each apartment owner is responsible, at his sole cost, for all maintenance, repair, replacement and improvement to his respective apartment and limited common elements appurtenant. The maintenance, repair, replacement and improvement as a common expense of all owners is limited to the common areas which are not also limited common areas. Limited common elements appurtenant to Apartment 507 include 6,571 square feet of land and parking spaces CP-2 and UP-1; limited common elements appurtenant to Apartment 507-A include 7,667 square feet of land, parking spaces CP-1 and UP-2, the shop/utility space, and the swimming pool. The maintenance and repair of these limited common areas are the responsibility of the respective apartment owners.

According to the project documents, the common elements which must be maintained, repaired, replaced or improved at the common expense of all the owners are limited to the following:

- a. The 1,279 square foot asphalt driveway and the mailboxes.
- b. The electrical and plumbing lines, equipment, and other installations (if any in this condominium of two noncontiguous apartments) which service both apartments; excluding those exclusively serving a specific apartment or limited common elements appurtenant thereto.
- c. All other parts of the Project existing for the common use where necessary to the existence, maintenance and safety of the Project, including, but not limited to, common fences and boundaries as shown on the Condominium Map.

Consequently, the only portions of the project which must be maintained, repaired, replaced and improved as a common expense of all owners is the asphalt driveway, mailboxes and

perimeter boundary walls and fences. The perimeter boundary walls and fences have been repaired and upgraded since the issuance of the Final Public Report. They are not expected to need further repair or replacement. The six inch thick asphalt driveway was resurfaced in 1993, and is expected to need further resurfacing, at the earliest, in 2006 at a cost of approximately \$2,000.00. It was resurfaced in 1993 for less than \$2,000 and has a useful life of at least seven more years. The driveway maintenance reserve account currently contains \$2,625, and an additional \$35.00 is deposited monthly from the maintenance fees on account of the maintenance and repair of the driveway. If the mailboxes need to be replaced at any time, the expense is minimal. There are no other items expected to be maintained at the common expense of all the owners.

Dated: March 28, 2000

George F. Escher

George F. Escher, President
Association of Home Owners
507&507A Paopua Place Condominium

Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Services

None

Air Conditioning

Electricity

common elements only

common elements and apartments

Elevator

Gas

common elements only

common elements and apartments

Refuse Collection

Telephone

Water and Sewer

Maintenance, Repairs and Supplies

Building

\$14

\$168

Grounds

Management

None

Management Fee

Payroll and Payroll Taxes

Office Expenses

Insurance

\$17

\$204

Reserves(*) (Reserve study)

\$4

\$48

Taxes and Government Assessments

Audit Fees

Waived

Other

None

TOTAL

\$35

\$420

I, George F. Escher, as agent for/and/or employed by the Association of Apartment owners of 507 & 507A Paopua Place Condominium, the condominium managing agent/developer for the self-managed condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

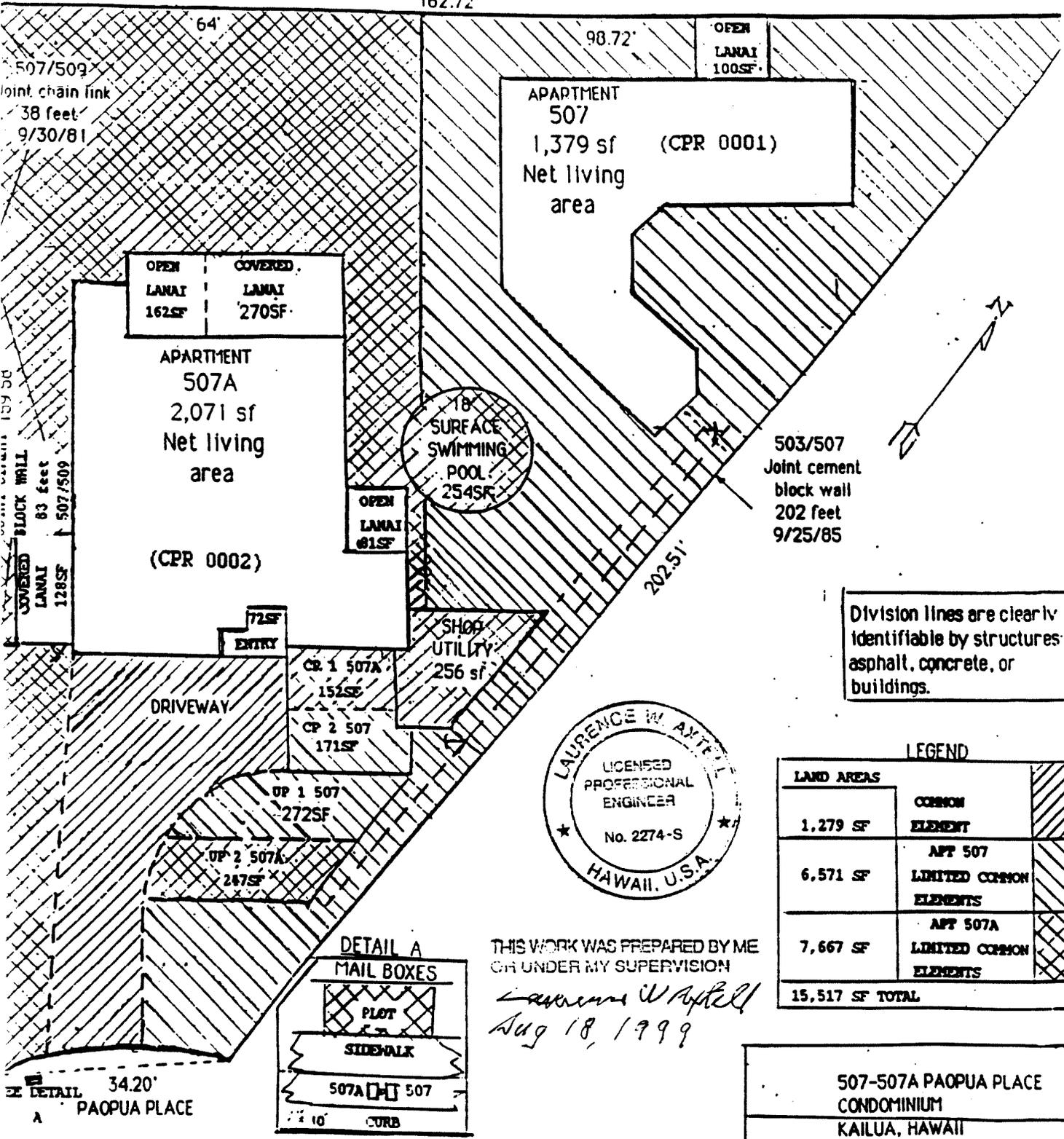
George F. Escher
Signature

March 28, 2000
Date

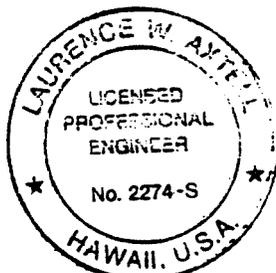
(*) Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether, in arriving at the figure for "Reserves", the Developer has conducted a reserve study in accordance with §514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

Pursuant to §514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

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162.72'



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 Aug 18, 1999

LEGEND

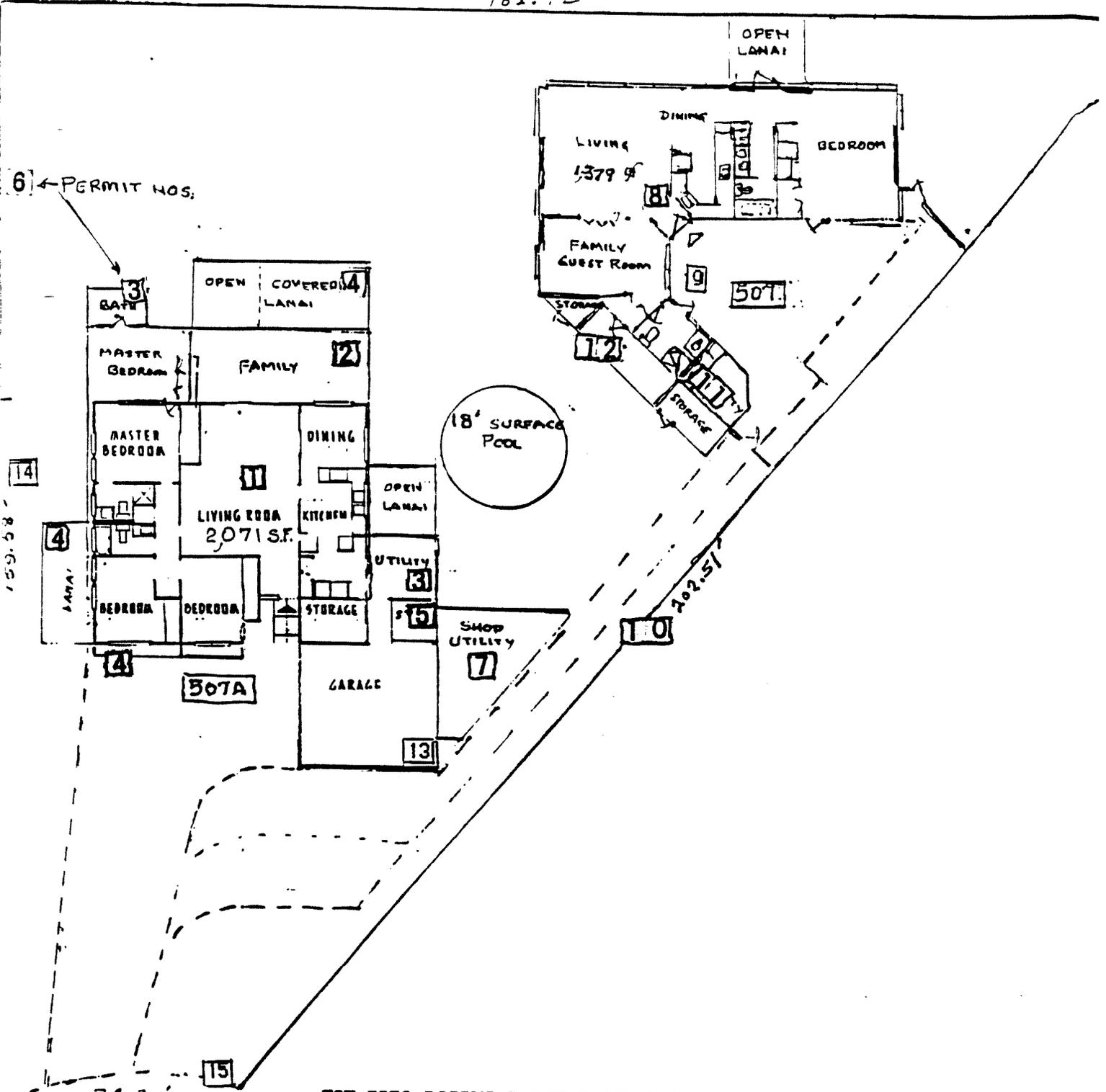
LAND AREAS	COMMON ELEMENT
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507-507A PAOPIA PLACE
 CONDOMINIUM
 KAILUA, HAWAII
 TMK 4-2-39:13
 SCALE: 1"=20' LAND AREA 15,517 SF

CONDOMINIUM PLAN
 COMMON & LIMITED COMMON ELEMENTS
 PROPERTY LINE FENCES
 REVISED OCTOBER 30, 1998

EXHIBIT 21A

162.72



6 ← PERMIT NOS.

150.58
80.51

34.20
PAOPUA PL

507-507A PAOPUA PLACE CONDOMINIUM
 KAILUA, HAWAII 96734
 TMK 4-2-39:13 LAND AREA 15,517 S.F.
 SCALE 1"=20'

CONDOMINIUM PLAN
BUILDING PERMIT APPLICATIONS
 REVISED OCTOBER 30, 1998

507-507A PROPUR PLACE CONDOMINIUM

BUILDING PERMITS - TMK 4 2 39: 13

	<u>DATE</u>	<u>PERMIT</u>	<u>REMARKS</u>
<u>507A APARTMENT</u>			
1	04/21/60	PURCHASE	MORTGAGE HONOLULU S&L
2	06/25/60	169347	ADD 14'X40'-6" LANAI
3	07/14/65	13120	ADD BATH & LAUNDRY
4	02/12/75	43783	A. EXTEND FRONT WALL 2' OUTWARD B. ADD TRELLIS AT REAR C. ADD DOOR & LANDING WESTSIDE OF HOUSE D. ADD ALCOVE TO REAR BEDROOM (NOT DONE)
5	01/17/78	94983	ADD SOLAR WATER HEATING SYSTEM
6	09/30/81	159829	ADD PROPERTY LINE FENCE REAR OF PARCELS 6 & 13
7	10/03/84	198780	ADD UTILITY/WORK SHOP ROOM ADJACENT TO CARPORT
<u>507 APARTMENT</u>			
8	06/14/82	168741	ADD DETACHED APARTMENT ON PARCEL
9	10/03/84	198781	ADD TRELLIS IN COURTYARD (NOT DONE)
10	09/25/85	213930	ADD PROPERTY LINE FENCE BETWEEN PARCELS 13 & 14
11	11/20/85	216408	ADD SOLAR WATER HEATING SYSTEM
12	10/14/86	229842	ADD STORAGE AREA TO UTILITY WING
13	05/15/96	388232	ELECTRIC METER SEGREGATION
14	02/21/97	399572	ADD 83 FOOT CEMENT BLOCK FENCE JOINTLY WITH PARCELS 6 & 13
15	09/02/98	421622	WATER SEGREGATION

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