

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer CASTLE & COOKE HOMES HAWAII, INC.  
Address 650 Iwilei Road, Honolulu, Hawaii 96817

Project Name(\*): HOALOHA IKE - PHASE II  
Address: (See Page 1a) Mililani Town, Hawaii 96789

Registration No. 3839

Effective date: February 26, 1998

Expiration date: January 26, 1999

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  
(yellow)              Commission minimal information sufficient for a Preliminary Public Report. A Final Public  
Report will be issued by the developer when complete information is filed.

       FINAL              The developer has legally created a condominium and has filed complete information with the  
(white)                Commission.  
                              [ ] 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: December 23, 1997  
                              [ ] Final Public Report dated: \_\_\_\_\_  
                              [ ] Supplementary Public Report dated: \_\_\_\_\_

And [ ] Supersedes all prior public reports.  
      [X] Must be read together with Preliminary Public Report dated  
          December 23, 1997

[ ] This report reactivates the \_\_\_\_\_  
public report(s) which expired on \_\_\_\_\_

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

Project Address:

95-203, 95-208, 95-209, 95-212, 95-215, 95-219, 95-220, 95-224,  
95-225, 95-229, 95-230, 95-235 and 95-236 Halekua Place,  
95-1047, 95-1051, 95-1057, 95-1063, 95-1069, 95-1075, 95-1079  
and 95-1080 Halekua Street, 95-1009, 95-1010, 95-1015, 95-1016,  
95-1020, 95-1021, 95-1026, 95-1027, 95-1032, 95-1033, 95-1040,  
95-1044 and 95-1048 Lapaiki Street, 95-203, 95-204, 95-208,  
95-209, 95-212, 95-213, 95-216, 95-219, 95-220, 95-223, 95-224,  
95-228, 95-229 and 95-230 Puakai Place.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report as Exhibit H

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 apartment types for Apartment Nos. 8, 12, 14, 54, 58, 67, 74, 78 and 81 have changed from Apartment Types 5000D, 5000D, 5000G, 5000D, 5000RD, 5000G, 5000RG, 5000D and 5000G, respectively, to Apartment Types 5010ARG, 5020AD, 5010ARG, 5020AH, 5010AG, 5020AH, 5020ARD, 5020AH and 5010ARG, respectively. New pages 10 and 11, and Exhibits A and F that are included in this Supplementary Public Report replace the pages 10 and 11, and Exhibits A and F that are included in the Preliminary Public Report.

2. Due to the change in the apartment types referred to in item 1 above, the common interests of some of the apartments in the Project were adjusted, as shown on new Exhibit F that is included in this Supplementary Public Report.

\*\*\*\*\*

\* SPECIAL ATTENTION: \*

\* \*

\* The Developer has disclosed the following: \*

\* \*

\* 1. This is a CONDOMINIUM PROJECT, not a subdivision. The yard areas, \*

\* consisting of the land appurtenant to and under the apartments, are designated as LIMITED \*

\* COMMON ELEMENTS and are not legally subdivided lots. The lines on the Condominium Map \*

\* bounding the designated yard areas should not be construed to be the property lines of legally \*

\* subdivided lots. \*

\* \*

\* 2. The apartments in the Project have certain owner-occupancy requirements and \*

\* certain restrictions on use and transfer after the purchase. Buyers of apartments in this Project \*

\* should be aware of such restrictions in the Apartment Deed, which are more particularly described \*

\* in Section 10 of Exhibit I (Summary of Sales Agreement) of the Preliminary Public Report and in the \*

\* "Specimen Apartment Deed" filed at the Developer's Sales Office. \*

\* \*

\* 3. 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 period. \*

\* \*

\* The prospective Buyer is cautioned to carefully review this Public Report and the \*

\* documents filed at the Developer's Sales Office in connection with the Project for further \*

\* information in connection with the foregoing. \*

\* \*

\*\*\*\*\*



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:

No animals allowed, except that dogs, cats and other household pets (as determined by the Board of  
 Pets: Directors) in reasonable number and size (as determined by the Board of Directors) may be  
kept by owners and occupants.

Number of Occupants: \_\_\_\_\_

Other: \_\_\_\_\_

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: 35-1 in each 2-story building Chutes: 0

<u>Apt. Types</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Net Other Areas (sf)</u>	<u>(Identify)</u>
<u>#5000</u>	<u>4</u>	<u>2/2</u>	<u>799</u>	<u>477</u>	<u>garage, lanai, entry</u>
<u>#5010</u>	<u>24</u>	<u>3/2</u>	<u>1133</u>	<u>382 - 389</u>	<u>garage, entry</u>
<u>#5020</u>	<u>20</u>	<u>3/2.5</u>	<u>1250</u>	<u>495</u>	<u>garage, lanai, entry</u>
<u>See EXHIBIT A for details on "Other Areas"</u>					

Total Number of Apartments: 48

\*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:

SEE EXHIBIT B

Permitted Alterations to Apartments:

SEE EXHIBIT C

7. 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, 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 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 a part of Registration No. 3839 filed with the Real Estate Commission on November 24, 1997.

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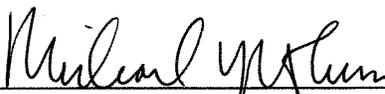
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D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and 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:  2/12/98  
Duly Authorized Signatory Date

Michael Y. W. Lum, Vice President

Print Name & Title of Person Signing Above

Distribution:

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

CONDOMINIUM PUBLIC REPORT ON  
HOALOHA IKE - PHASE II

EXHIBIT A

APARTMENT DESCRIPTION

<u>Apt. Type</u>	<u>Quantity</u>	<u>Bedroom/ Bath</u>	<u>Approx. Net Living Area in Sq. Ft.</u>	<u>Approx. Net Garage Area in Sq. Ft.</u>	<u>Approx. Net Lanai Area in Sq. Ft.</u>	<u>Approx. Net Entry Area in Sq. Ft.</u>
5000G	1	2/2	799	371	86	20
5000RG	1	2/2	799	371	86	20
5000D	1	2/2	799	371	86	20
5000RD	1	2/2	799	371	86	20
5010G	1	3/2	1133	367	--	22
5010RG	6	3/2	1133	367	--	22
5010D	4	3/2	1133	367	--	22
5010RD	5	3/2	1133	367	--	22
5010AG	4	3/2	1133	366	--	16
5010ARG	4	3/2	1133	366	--	16
5020AH	8	3/2.5	1250	364	103	28
5020ARH	4	3/2.5	1250	364	103	28
5020AD	4	3/2.5	1250	364	103	28
5020ARD	4	3/2.5	1250	364	103	28

Total Apartments: 48

\*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

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CONDOMINIUM PUBLIC REPORT ON  
HOALOHA IKE - PHASE II

EXHIBIT F

COMMON INTERESTS AND LIMITED COMMON ELEMENTS

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Yard Area No.</u>	<u>Common Interest</u>
8	5010ARG	Y-8	2.08333%
9	5020AH	Y-9	2.08334%
10	5000G	Y-10	2.08333%
11	5010ARG	Y-11	2.08333%
12	5020AD	Y-12	2.08334%
13	5010RG	Y-13	2.08333%
14	5010ARG	Y-14	2.08333%
44	5020ARD	Y-44	2.08334%
45	5010AG	Y-45	2.08333%
46	5020ARH	Y-46	2.08333%
47	5010D	Y-47	2.08333%
48	5010AG	Y-48	2.08333%
49	5020AH	Y-49	2.08334%
50	5020ARD	Y-50	2.08334%
51	5010RD	Y-51	2.08333%
52	5020AH	Y-52	2.08334%
53	5010RD	Y-53	2.08333%
54	5020AH	Y-54	2.08334%
55	5010RG	Y-55	2.08333%
56	5020AD	Y-56	2.08334%
57	5020ARH	Y-57	2.08333%
58	5010AG	Y-58	2.08333%
59	5010D	Y-59	2.08333%
60	5000RG	Y-60	2.08333%
61	5010D	Y-61	2.08333%
62	5020AH	Y-62	2.08334%
63	5010AG	Y-63	2.08333%
64	5010RG	Y-64	2.08333%
65	5000D	Y-65	2.08333%
66	5010RD	Y-66	2.08333%
67	5020AH	Y-67	2.08334%
68	5010RG	Y-68	2.08333%
69	5020AD	Y-69	2.08334%
70	5020ARH	Y-70	2.08333%
71	5000RD	Y-71	2.08333%
72	5010D	Y-72	2.08333%

<u>Apt. No.</u>	<u>Apt. Type</u>	<u>Yard Area No.</u>	<u>Common Interest</u>
73	5020ARH	Y-73	2.08333%
74	5020ARD	Y-74	2.08334%
75	5010RG	Y-75	2.08333%
76	5010RD	Y-76	2.08333%
77	5010G	Y-77	2.08333%
78	5020AH	Y-78	2.08334%
79	5010RG	Y-79	2.08333%
80	5020ARD	Y-80	2.08334%
81	5010ARG	Y-81	2.08333%
82	5020AH	Y-82	2.08334%
83	5020AD	Y-83	2.08334%
84	5010RD	Y-84	2.08333%