

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer (see page 1a)
Address 3619 Bethshan Road, Honolulu, Hawaii 96816

Project Name(*): 3619 BETHSHAN CPR
Address: 3619 Bethshan Road, Honolulu, HI. 96816

Registration No. 4051 Effective date: January 25, 2000
(Conversion) Expiration date: February 25, 2001

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 _____
 - SUPPLEMENTARY: This report updates information contained in the:
(pink)
 - Preliminary Public Report dated: _____
 - Final Public Report dated: February 2, 1999
 - 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

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

CONDOMINIUM PUBLIC REPORT

Prepared &
Issued by
Developer:

ISAO OKADA, as Trustee under that certain Trust Agreement dated November 21, 1992 made by **ISAO OKADA**, as Settlor, a short form of which is recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 93-038381, an Undivided One-Half (1/2) Interest; and

MASUKO OKADA, as Trustee under that certain Trust Agreement dated November 21, 1992 made by **MASUKO OKADA**, as Settlor, a short form of which is recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 93-038382, an Undivided One-Half (1/2) Interest, as Tenants in Common

3619 Bethshan Road
Honolulu, HI. 96816

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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:

PAGE 6:

1. The Declaration Submitting Property to the Condominium Property Regime "3619 BETHSHAN CPR" (Condominium Map No. 2794) has been amended by **FIRST AMENDMENT TO DECLARATION SUBMITTING PROPERTY TO THE CONDOMINIUM PROPERTY REGIME "3619 BETHSHAN CPR" (Condominium Map No. 2794)** dated December 1, 1999 recorded in the Bureau of Conveyances of the State of Hawaii on December 7, 1999, as Document No. 99-193295.

2. Condominium Map No. 2794 has been amended by Amendment to Condominium Map No. 2794 "3619 BETHSHAN CPR" recorded in the Bureau of Conveyances of the State of Hawaii on December 7, 1999, as Document No. 99-193294

EXHIBIT "A":

Paragraph "23.1" shall be deleted in its entirety and replaced by **"23.1 RESERVED."**

EXHIBIT "D":

Paragraph "6.3" shall be deleted in its entirety and replaced by **"6.3 RESERVED."**

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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. 98-133042
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 SUBMITTING PROPERTY TO THE CONDOMINIUM PROPERTY REGIME "3619 BETHSHAN CPR" (Condominium Map No. 2794, as amended) dated 12/1/99 & recorded as Document No. 99-193295.

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. 2794
- 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]: AMENDMENT TO CONDOMINIUM MAP NO. 2794 "3619 BETHSHAN CPR" dated 12/3/99 and recorded as Document No. 99-193294.

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. 98-133043
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]:

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. 4051 filed with the Real Estate Commission on October 23, 1998

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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.

Isao Okada

ISAO OKADA, as Trustee under that certain Trust Agreement dated November 21, 1992 made by ISAO OKADA, as Settlor, a short form of which is recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 93-38381, an Undivided One-Half (1/2) Interest; and

Masuko Okada

MASUKO OKADA, as Trustee under that certain Trust Agreement dated November 21, 1992 made by MASUKO OKADA, as Settlor, a short form of which is recorded in the Bureau of Conveyances, State of Hawaii, as Document No. 93-38382, an Undivided One-Half (1/2) Interest, as Tenants in Common

"Developer"

Date: Dec. 13, 1999

Distribution:

Department of Finance: _____, City and County of Honolulu

Planning Department: _____, City and County of Honolulu

EXHIBIT "A"

DEVELOPER'S RESERVED RIGHTS

The Developer (Declarant) has reserved the following rights to change the Declaration, Condominium Map, By-Laws or House Rules:

1. Paragraph 22 of the Declaration provides:

(1) at any time prior to the first filing in the Recording Office of a conveyance of a Unit, the Declarant may amend this Declaration (including all exhibits) and the By-Laws in any manner, without the consent of any Unit purchaser; and (2) at any time thereafter, the Declarant may amend this Declaration (and when applicable, the Condominium Map) to file the "As Built" verified statement required by Section 514A-12 of the Act (i) so long as such statement is merely a verified statement of a registered architect or professional engineer certifying that the final plan thereto filed fully and accurately depicts layout, location, unit numbers, and the dimensions of an improvement or change in a unit as built; or (ii) so long as the plans filed therewith involve only immaterial changes to the layout, location, or dimensions of the units as built or any change in any apartment number.

2. Paragraph 23 of the Declaration provides:

The Declarant has reserved the right for itself and its agents to do the following:

23.1 RESERVED.

23.2 The Declarant shall have the right to enter upon the Land and the Project and carry on such construction and demolition activities as may be necessary in connection with such alterations, modifications and restorations, including, but not limited to, parking and storage of construction equipment and materials, provided that the Declarant shall not interfere with the rights of any unit owner to the use of, or access to, his unit or any of the common elements appurtenant thereto.

EXHIBIT "D"

LIMITED COMMON ELEMENTS. Paragraph 6 of the Declaration designates:

6.1 Certain parts of the common elements, herein called the "Limited Common Elements", are hereby designated and set aside for the exclusive use of each Unit, and each Unit shall have appurtenant thereto exclusive easements for the use of such limited common elements.

6.2 The site of each Unit, called on the Condominium Map a "Unit", consisting of the land beneath the Unit and adjacent thereto, as shown and delineated as a "Unit" on said Condominium Map. Unit A (which includes the double carport fronting Bethshan Road) is for the exclusive use of Unit A. Unit B (which includes the double carport) is for the exclusive use of Unit B.

6.3 RESERVED.

6.4 The parcel designated on the Condominium Map as "asphalt driveway" is for the exclusive use of Unit B; RESERVING, HOWEVER onto the owner of Unit A the limited right to access over and across said asphalt driveway for purposes of maintenance, painting, repair, replacement and improvement, etc.

6.5 The mailbox affixed to concrete wall of Unit A and noted on the Condominium Map as "Unit B Mailbox" is for the exclusive use of Unit B.