

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer Josephine B. Sadowski
Business Address 1688-B Kaumana Dr., Hilo, HI 96720

Project Name (*): KAUMANA HEIGHTS
Address: 1688-A Kaumana Dr., Hilo HI 96720

Registration No. 4160 (conversion)

Effective date: January 10, 2011
Expiration date: February 10, 2012

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: (yellow) 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.

FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
[] No prior reports have been issued.
[] This report supersedes all prior public reports.
[] This report must be read together with

SECOND SUPPLEMENTARY: (pink) This report updates information contained in the:
[] Preliminary Public Report dated:
[X] Final Public Report dated: August 4, 1999
[X] Supplementary Public Report dated: October 15, 2008

And [] Supersedes all prior public reports: October 15, 2008 Supplementary
[X] Must be read together with and August 4, 1999 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 586-2643 to submit your request.

FORM: RECO-30 286/986/189/1190/892/0197/1098/0800/0203/0104/0107

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:

The original developer, Wally Walenty Sadowski conveyed the project to himself and his wife, Josephine B. Sadowski as Tenants by the Entirety by Warranty Deed dated November 26, 2008, recorded February 5, 2009 in the Bureau of Conveyances of the State of Hawaii as Document No. 2009-016245.

Said Wally Walenty Sadowski died on June 29, 2009. His surviving spouse Josephine B. Sadowski is the owner of the project by operation of law, and also now the "Developer".

Unit A is currently listed for sale with Century 21 Homefinders. Escrow is not yet determined.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: Josephine B. Sadowski Phone: (808) 935-1502
Name* 1688-B Kaumana Dr.
Business Address Hilo, HI 96720
(Business)

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*: Century 21 Homefinders Phone: 935-7119 (808)
Name 586 Kanoelehua Ave #100
Business Address Hilo, HI 96720
(Business)

Escrow: First American Title Company Phone: (808) 536-3866
Name 1177 Kapiolani Blvd.
Business Address Honolulu, HI 96814
(Business)

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

Condominium Managing Agent*: Project will be self managed by the Association. Phone: _____
Name _____ (Business)
Business Address _____

Attorney for Developer: Sherrill A. Erickson Phone: (808) 933-1930
Name 82 Punahawai St
Business Address Hilo, HI 96720
(Business)

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

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 or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107) are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov
Website to access unofficial copy of laws: www.hawaii.gov/dcca/hrs
Website to access rules: www.hawaii.gov/dcca/har

This Public Report is a part of Registration No. 4160 filed with the Real Estate Commission on April 14, 1999.

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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-1.6] (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.

Josephine B Sadowski
Printed Name of Developer

By: Josephine B. Sadowski November 9, 2009
Duly Authorized Signatory* Date

Josephine B. Sadowski
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, County of Hawaii

Planning Department, County of Hawaii

****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.***