

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer Schuler Homes, Inc.
Address 828 Fort Street Mall, 4th Floor, Honolulu, Hawaii 96813

Project Name(\*): Westview at Makakilo Heights, Phase II
Address: Palahia Street, Kapolei, Hawaii

Registration No. 3111

Effective date: February 9, 1996
Expiration date: March 9, 1997

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes. 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

X SUPPLEMENTARY: (pink) This report updates information contained in the:
[ ] Preliminary Public Report dated:
[ X ] Final Public Report dated: Effective Date September 30, 1994
[ ] Supplementary Public Report dated:

And [ ] Supersedes all prior public reports
[ X ] Must be read together with the Final Public Report Registration No. 3111
[ ] This report reactivates the public report(s) which expired on

(\* Exactly as named in the Declaration
FORM: RECO-30 286/986/189/1190/892

**Disclosure Abstract:** Separate Disclosure Abstract on this condominium project:

[ ] Required and attached to this report                      [ X ] 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.

[ X ] Changes made are as follows:

The entry lanai area square footages for apartments at Westview at Makakilo Heights, Phase II are now reported separately. The restated net living areas of the apartments and their appurtenances follow:

	<u>Net Living Area Square Footage</u>
<u>Unit Type A</u>	
Entry Lanai	50 square feet (first floor) 52 square feet (second floor)
Interior	625 square feet (net living area)
Lanai	85 square feet (net living area)
<u>Unit Type B</u>	
Entry Lanai	57 square feet
Interior	756 square feet (net living area)
Lanai	72 square feet (net living area)
<u>Unit Type C</u>	
Entry Lanai	39 square feet (first floor) 43 square feet (second floor)
Interior	744 square feet (net living area)
Lanai	67 square feet (net living area)
<u>Unit Type E</u>	
Entry Lanai	20 square feet
Interior	925 square feet (net living area)
Lanai	101 square feet (net living area)
<u>Unit Type F</u>	
Entry Lanai	30 square feet
Interior	790 square feet (net living area)
Lanai	70 square feet (net living area)
<u>Unit Type G</u>	
Entry Lanai	56 square feet (first floor) 67 square feet (second floor)
Interior	762 square feet (net living area)
Lanai	64 square feet (net living area)

Entries for Unit Type E and Unit Type F are shared and the square footage divided equally between the two unit types.

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: Reasonable number of common household pets, such as small dogs, cats, aquarium fish and birds. No livestock or poultry, and no animals classified as "pests" or prohibited from importation under state statutes.

Number of Occupants: No more than 2 persons per bedroom, not including children under 5 years old; no more than 3 persons per bedroom including children under 5 years old; and otherwise only in accordance with any limitations imposed by state or municipal law or ordinance.

Other: Apartments shall be used for residential purposes only; no "time-sharing" permitted.

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators:	<u>0</u>	Stairways:	<u>0 (49 exterior)</u>	Trash Chutes:	<u>0</u>
Apt.					
<u>Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Living Area (sf)*</u>	<u>Entry Lanai</u>	<u>Patio/Lanai</u>
<u>A</u>	<u>12</u>	<u>2/1</u>	<u>625</u>	50 (first floor) <u>52 (second floor)</u>	<u>85</u>
<u>B</u>	<u>24</u>	<u>2/2</u>	<u>756</u>	<u>57</u>	<u>72</u>
<u>C</u>	<u>40</u>	<u>2/2</u>	<u>744</u>	39 (first floor) <u>43 (second floor)</u>	<u>67</u>
<u>E</u>	<u>32</u>	<u>3/1</u>	<u>925</u>	<u>20</u>	<u>101</u>
<u>F</u>	<u>32</u>	<u>2/2</u>	<u>790</u>	<u>30</u>	<u>70</u>
<u>G</u>	<u>32</u>	<u>2/2</u>	<u>762</u>	56 (first floor) <u>67 (second floor)</u>	<u>64</u>
Total Apartments	<u>172</u>				

*\*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: Each Apartment includes all walls, columns and partitions which are not load-bearing within the Apartment's perimeter walls, the inner decorated or finished surfaces of all walls, floors, ceilings, doors, door frames and window frames along the perimeters, all windows along the perimeters, the air space within the perimeter, the lanais, if any, shown on the Condominium Map to the inner decorated or finished surfaces of the perimeter walls of such lanais and to the interior edge of the exterior railings or other boundaries of such lanais, all fixtures originally installed in the Apartment, and all pipes, plumbing (including water heaters), wires, conduits and other utility or service lines and facilities servicing only the Apartment. The Apartments shall not include the undecorated or unfinished surfaces of the perimeter party or non-party walls, the undecorated or unfinished surfaces of the doors, door frames and window frames along the perimeters, the interior load-bearing columns, girders, beams and walls, the undecorated or unfinished surfaces of the floors and ceiling surrounding each Apartment, the exterior edge of the exterior railings or other exterior boundaries of the lanais, if any, shown on the Condominium Map, or any pipes, shafts, wires, conduits or other utility or service lines running through an Apartment which are utilized for or serve more than one Apartment, all of which are deemed common elements as provided in this Declaration.

Permitted Alterations to Apartments: Alterations or additions solely within an apartment or within a limited common element appurtenant to and for the exclusive use of an apartment shall require the written approval of the Board of Directors and all apartment owners directly affected, as determined by the Board of Directors. Any alteration or addition different in any material respect from the Condominium Map shall be commenced only pursuant to an amendment to the Declaration, as provided in Section L of the Declaration.

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 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.
  - D) House Rules.
  - 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: Declaration of Merger of Condominium Phases; Declaration of Covenants, Conditions and Restrictions of the Palehua Community dated January 14, 1977, recorded as Land Court Document No. 801577.

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, Hawaii 96809, at a nominal cost.

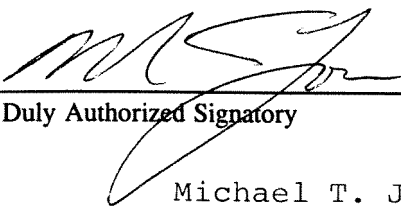
This Public Report is a part of Registration No. 3111 filed with the Real Estate Commission on June 1, 1994.

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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.

Schuler Homes, Inc.  
Name of Developer

By:  Dec. 12, 1995  
Duly Authorized Signatory Date

Michael T. Jones  
Executive Vice President

print name & title of person signing above

Distribution:

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