

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

AIKAHI GARDENS
Kaneohe Bay Drive
Kaneohe, Hawaii

REGISTRATION NO. 354

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: January 19, 1971
Expires: February 19, 1972

SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 16, 1970 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS DECEMBER 15, 1970. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of October 23, 1970 on Increment I AIKAHI GARDENS, Registration No. 354, the developer reports that changes have been made in the plan or setup as represented in the October 16, 1970 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of AIKAHI GARDENS registration.

The developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to

2. Although a single condominium is contemplated, the developer proposes that the condominium be constructed and leasehold interests therein be sold in three increments, being in order Increments I, II, and III, as shown on the condominium plot plan, subject to rights reserved by the developer and its lessors to withdraw Increments II and III or Increment III. This report, while describing the entire condominium, covers the sale of apartments in Increment I only.

Amended site plans filed with the Commission on December 15, 1970, reveal that Increment I is situated West of proposed Road "C" which is included in Increment I, and shall consist of 64 townhouse apartments contained in 12 townhouse buildings (Nos. 16 to 27), a recreation center with a clubhouse, swimming pool and shuffle-board court, and 151 parking spaces of which 23 are for guest parking.

3. The developer of the project has submitted to the Commission for examination all documents deemed necessary for registration of the project and the updating of information disclosed therein.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the Approved Floor Plans) have not yet been filed in the office of the recording officer.
5. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Commission Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

Only certain information under the topical headings DESCRIPTION, LIMITED COMMON ELEMENTS, COMMON INTEREST, and OWNERSHIP OF AND ENCUMBRANCES AGAINST TITLE has been disturbed and then only to the extent indicated below. Otherwise, the information recited in the Preliminary Public Report dated October 23, 1970 applies.

NAME OF PROJECT: AIKAHI GARDENS

DESCRIPTION: Said developer advises that while the project still consists of 148 townhouse apartments in 27 townhouse buildings, as well as the recreation center, the types of apartments have been reduced from 23 to 16 types by the deletion of Types A-2, A-2-R, B-2, B-2-R, C-2, C-2-R, and D-2; and certain apartments have been converted from one type to another. The foregoing changes are in response to a two-fold preference expressed by prospective purchasers since issuance of the Preliminary Public Report covering Increment I on Aikahi Gardens First, there has been a preference for Type D-1 and Type D-1-R apartments over Types C-1, C-1-R, C-2, and C-2-R, and for that reason certain of the latter have been converted to the former. Second, there has been a general preference for balconies and for that reason all apartments which previously did not have balconies, except the apartments in Building 22 which has been completed, have been converted to the type which is identical thereto but which has a balcony. The apartments affected by the foregoing changes and their former and new types are as follows:

<u>Apartment</u>	<u>Original Type</u>	<u>New Type</u>
101	C-1	D-1
108	C-1-R	D-1-R
201	AA-2	AA-1
202	E-2	E-1
203	E-2-R	E-1-R
204	AA-2-R	AA-1-R
301	C-1	D-1
308	C-1-R	D-1-R
501	C-2	D-1
502	C-2	C-1
503	C-2-R	C-1-R

<u>Apartment</u>	<u>Original Type</u>	<u>New Type</u>
504	B-2-R	B-1-R
505	B-2	B-1
506	C-2-R	D-1-R
601	C-2	D-1
602	A-2-R	A-1-R
603	A-2	A-1
604	C-2	C-1
605	C-2-R	C-1-R
606	B-2-R	B-1-R
607	B-2	B-1
608	C-2-R	D-1-R
704	C-1-R	D-1-R
901	C-1	D-1
1004	C-1-R	D-1-R
1201	C-1	D-1
1301	D-2	D-1
1302	C-2	C-1
1303	C-2-R	C-1-R
1304	C-2-R	D-1-R
1401	C-2	D-1
1402	C-2	C-1
1403	C-2-R	C-1-R
1404	B-2-R	B-1-R
1405	B-2	B-1
1406	D-2	D-1
1704	C-1-R	D-1-R
1801	C-1	D-1
1901	AA-2	AA-1
1902	E-2	E-1
1903	E-2-R	E-1-R
1904	AA-2-R	AA-1-R
2008	C-1-R	D-1-R
2301	C-1	D-1
2308	C-1-R	D-1-R
2401	C-2	D-1
2402	A-2-R	A-1-R
2403	A-2	A-1
2404	C-2-R	D-1-R
2501	D-2	D-1
2502	C-2	C-1
2503	C-2-R	C-1-R
2504	B-2-R	B-1-R
2505	B-2	B-1
2506	C-2-R	D-1-R
2601	C-2	D-1-R
2602	C-2	C-1
2603	C-2-R	C-1-R
2604	B-2-R	B-1-R
2605	B-2	B-1
2606	D-2	D-1

For convenience, the number of rooms and approximate area of each of the remaining 16 types of apartments (unchanged from the information set forth in the Preliminary Public Report covering Increment I issued October 23, 1970) are restated as follows:

Type A-1: A two-story unit consisting of six rooms (two bedrooms, a bathroom, powder room, kitchen, and living-dining room) with an approximate area of 1,048 square feet; a balcony with an approximate area of 36 square feet; and a fenced patio, including a lanai, with an approximate area of 240 square feet.

Type A-1-R: The reverse of Type A-1.

Type B-1: A two-story unit consisting of eight rooms (three bedrooms, two bathrooms, a powder room, kitchen, living room, and dining area) with an approximate area of 1,300 square feet; a balcony with an approximate area of 45 square feet; and a fenced patio, including a lanai, with an approximate area of 300 square feet.

Type B-1-R: The reverse of Type B-1.

Type C-1: A two-story unit consisting of eight rooms (three bedrooms, two bathrooms, powder room, kitchen, living room, and dining area) with an approximate area of 1,241 square feet; a balcony with an approximate area of 45 square feet; and a fenced patio, including a lanai, with an approximate area of 360 square feet.

Type C-1-R: The reverse of Type C-1.

Type D-1: A two-story unit consisting of seven rooms (three bedrooms, two bathrooms, a kitchen, living room, and dining area) with an approximate area of 1,307 square feet; and a fenced patio, including a lanai, with an approximate area of 304 square feet.

Type D-1-R: The reverse of Type D-1.

Type E-1: A two-story unit consisting of seven rooms (three bedrooms, a bathroom, powder room, kitchen, and living-dining room) with an approximate area of 1,152 square feet; a balcony with an approximate area of 49 square feet; and a fenced patio, including a lanai, with an approximate area of 360 square feet.

Type E-1-R: The reverse of Type E-1.

Type E-2: The same as Type E-1 except that there is no balcony.

Type E-2-R: The reverse of Type E-2.

Type AA-1: A one-story unit consisting of five rooms (two bedrooms, a bathroom, kitchen, and living-dining room) with an approximate area of 874 square feet; and a fenced patio, including a lanai, with an approximate area of 394 square feet.

Type AA-1-R: The reverse of Type AA-1.

Type AA-2: The same as Type AA-1 except for differences in rear elevations.

Type AA-2-R: The reverse of Type AA-2.

Except to the extent specifically modified above, the balance of the information under the heading DESCRIPTION in the Preliminary Public Report covering Increment I remains applicable.

LIMITED COMMON ELEMENTS: The Preliminary Public Report covering Increment I issued on October 23, 1970, mistakenly stated that there were 346 parking stalls, although there are 356 parking stalls. The first sentence under this heading should therefore read:

The proposed Declaration states that each of the 296 of the 356 parking stalls shall be a limited common element reserved for the use of a certain apartment.

Except for the substitution of 356 for 346 as the number of parking stalls, the balance of the information set forth under the heading LIMITED COMMON ELEMENTS under the Preliminary Public Report remains applicable.

COMMON INTEREST TO BE CONVEYED TO PURCHASER: As a result of the deletion of Types A-2, A-2-R, B-2, B-2-R, C-2, C-2-R, and D-2, and the conversion of certain apartments from one type to another, there has been a resulting change in the percentage common interests appurtenant to each of the remaining types of apartments. The schedule of the types of apartments and percentage common interests should therefore read as follows:

<u>Type of Apartment</u>	<u>Percentage Common Interest</u>
A-1, A-1-R	0.5885%
B-1, B-1-R	0.7286%
C-1, C-1-R	0.6933%
D-1, D-1-R	0.7318%
E-1, E-1-R, E-2, E-2-R	0.6400%
AA-1, AA-1-R, AA-2, AA-2-R	0.4900%

Except for the new schedule set forth above, the balance of the information under the heading COMMON INTEREST TO BE CONVEYED TO PURCHASER in the Preliminary Public Report covering Increment I issued October 23, 1970, remains applicable.

The changes set forth in this Supplementary Public Report are reflected in an amended proposed declaration and site and floor plans submitted to the Commission.

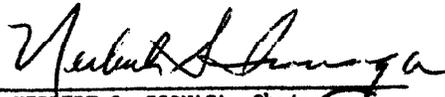
OWNERSHIP OF AND ENCUMBRANCES AGAINST TITLE: The developer has submitted a continuation of the Preliminary Report dated June 15, 1970, prepared by Security Title Corporation, which continuation has also been prepared by Security Title Corporation and is dated November 23, 1970. The continuation shows no change from the Preliminary Report affecting the subject property.

STATUS OF PROJECT: The developer advises that it has commenced and completed construction in Increment I of the recreation center and Buildings 16, 21 and 22 in order that the apartments therein may serve as models. Further construction of townhouse buildings and apartments in Increment I will await finalization of financing commitments.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the developer in the required Notice of Intention submitted October 16, 1970 and information subsequently filed as late as December 15, 1970.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 354 filed with the Commission on October 16, 1970.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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January 19, 1971
REGISTRATION NO. 354

