

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
KAAHUMANU PLAZA
1122 Kinau Street
Honolulu, Hawaii

REGISTRATION NO. 384

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 31, 1972
Expires: November 15, 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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 25, 1971 AND ADDITIONAL INFORMATION SUBMITTED AS LATE AS JANUARY 7, 1972. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT (CHAPTER 514, HAWAII REVISED STATUTES).

1. Since the issuance of the Commission's Preliminary Public Report of October 15, 1971 on KAAHUMANU PLAZA, Registration No. 384, the Developer reports that changes have been made in the plan or setup as presented in the May 25, 1971 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 KAAHUMANU PLAZA 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 read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and the updating of information disclosed therein.
3. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings NAME OF PROJECT, LOCATION, TAX KEY, ZONING, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER of the Preliminary Public Report of October 15, 1971 has not been disturbed.

DESCRIPTION: The Developer represents that the description has been amended slightly in (1) the description of the project, and (2) the number of parking stalls from the original of 68 parking stalls to 54 parking stalls.

The arrangement or format in the Preliminary Public Report depicting the numbering of apartments and their respective locations in the building has not been disturbed.

The amended descriptions are as follows:

The proposed Declaration of Horizontal Property Regime reflects that this is a leasehold condominium project. The project is situate on approximately 20,000 square feet of land. The plans submitted by the Developer indicate an eleven (11) story reinforced concrete and masonry constructed building with the first floor containing twenty (20) covered parking stalls. The second floor, which is slightly above ground level, consists of a parking area containing thirty-four (34) stalls of which twenty-two (22) are open parking stalls and twelve (12) are covered stalls. In addition, the second floor has an elevator shaft and foyer, lobby, laundry room, and recreation deck and swimming pool. From the third floor through the eleventh floor of the building there are nine stories of apartments containing fifty-four (54) residential apartments; six (6) units on each floor. The apartments are numbered 301 through 306 on the first floor containing apartments (which is the third floor of the building), and 401 through 406 on the second floor (which is the fourth floor of the building), and so on through the ninth floor (which is the eleventh floor of the building).

The apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment. Each apartment shall be deemed to include the adjoining lanai, all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein.

Each apartment contains four (4) rooms; specifically, one bedroom, bathroom, kitchen, living-dining room and a lanai with a gross floor area of approximately 600 square feet, including the lanai of approximately 39 square feet. Each apartment shall have appurtenant thereto at least one parking stall.

All apartments will be furnished with a range, refrigerator and garbage disposal.

The above amendments are reflected in the proposed Declaration submitted to the Commission.

There is no change to the topical headings COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE, OWNERSHIP TO TITLE and ENCUMBRANCES AGAINST TITLE in the Preliminary Public Report.

The remaining headings of the Preliminary Public Report have not been disturbed except we deleted the No. 68 and added No. 54 on page 1. heading No. 1.

The revised description of the project has been submitted by the Developer and the Commission advises that all purchasers and prospective purchasers study the revised plan carefully.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted May 25, 1971 and information subsequently filed as of January 7, 1972.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM PUBLIC REPORT is made a part of REGISTRATION NO. 384 filed with the Commission May 25, 1971.

This 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.


(for) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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January 31, 1972
Registration No. 384

