

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

LALAWAI HALE

WHITMORE VILLAGE

WAHIAWA, OAHU

REGISTRATION NO. 567

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

It was prepared as a supplement to an earlier Report dated March 11, 1975 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: April 28, 1975
EXPIRES: April 11, 1976

SPECIAL ATTENTION

A comprehensive reading of this 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 31, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 23, 1975. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of March 11, 1975, on Lalawai Hale, Registration No. 567, the Developer reports that a material change has been made in the Project. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) becoming a part of Lalawai Hale 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 Final Public Report. The Developer is responsible for securing from each purchaser a signed receipt signifying that he has had an opportunity read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Supplementary Public Report.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
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 been recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto, was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, as Document No. 711023 and Condominium Map No. 242 has been designated to the project by said Office. An amended Declaration was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, as Document No. 717741.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Supplementary Public Report automatically expires on April 11, 1976, unless another supplementary public report is issued or the Commission upon review of the registration issues an order extending the effective period of this report.

This condominium project is a creature of Hawaii Revised Statutes Chapter 359G, which authorizes the Hawaii Housing Authority to purchase apartment complexes and sell apartment units in those complexes to those who qualify under the statutes. Sales in this project, therefore, are subject to the provisions of HRS 359G.

PROSPECTIVE PURCHASERS SHOULD, THEREFORE, BE AWARE THAT THEY MUST MEET CERTAIN INCOME AND OTHER CRITERIA TO QUALIFY AS PURCHASERS, AND THAT SALES OF THE UNITS ARE SUBJECT TO THE BUY-BACK PROVISIONS OF HRS 359G.

NAME OF PROJECT: LALAWAI HALE

The information in the topical headings of the Final Public Report of March 11, 1975, with the exception of COMMON ELEMENTS has not been disturbed. The only further change in that Final Public Report is the percentage of common elements to be conveyed to purchasers as set forth in Exhibit A attached to that report. The amended percentages are set forth in Exhibit A attached to this report.

COMMON ELEMENTS: The common elements within the meaning of the term as used in the Horizontal Property Regime Act include the land described above together with all improvements and vegetation thereon, the twenty-four (24) parking stalls for guest parking as shown on the condominium map and a meeting room located in building number 2, excluding therefrom the apartments as described above and in Exhibit A, and Apartment 114 designated the manager's apartment.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Owner in the required Notice of Intention submitted to the Real Estate Commission on May 31, 1973, and

additional information subsequently filed as of April 23, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 567 filed with the Commission May 31, 1973.

This report, when reproduced, shall be a true copy of the Commissions' public report. The paper stock used in making facsimilies must be pink.

for *Ad. Kean Young*
DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Department, City and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 567
April 28, 1975

LALAWAI HALE

Lot A-9, Area 3.195 Acres

Map 2

Land Court Application 1562

EXHIBIT "A"

DESCRIPTION: There will be six (6) buildings, each building containing three(3) stories and varying numbers of apartments.

Building No. 1 contains Apartments Nos. 101 to 106 on its First Floor, and Apartments Nos. 201 to 206 on its Second Floor, and Apartments Nos. 301 to 306 on its Third Floor.

Building No. 2 contains Apartments Nos. 113 to 114 on its First Floor, and Apartments Nos. 213 to 214 on its Second Floor, and Apartments Nos. 313 to 314 on its Third Floor.

Building No. 3 contains Apartments Nos. 107 to 112 on its First Floor, and Apartments Nos. 207 to 212 on its Second Floor, and Apartments Nos. 307 to 312 on its Third Floor.

Building No. 4 contains Apartments Nos. 115 to 120 on its First Floor, and Apartments Nos. 215 to 220 on its Second Floor, and Apartments Nos. 315 to 320 on its Third Floor.

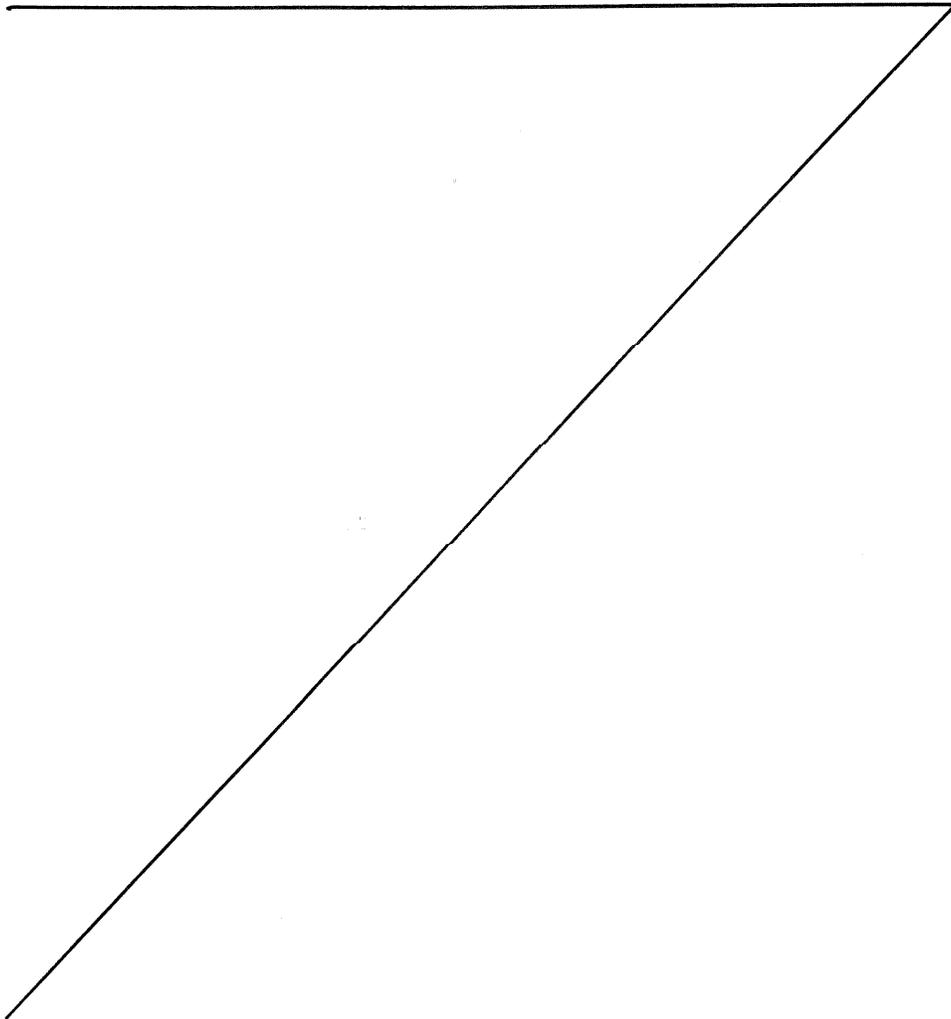
Building No. 5 contains Apartments Nos. 121 to 124 on its First Floor, and Apartments Nos. 221 to 224 on its Second Floor, and Apartments Nos. 321 to 324 on its Third Floor.

Building No. 6 contains Apartments Nos. 125 to 132 on its First Floor, and Apartments Nos. 225 to 232 on its Second Floor, and Apartments Nos. 325 to 332 on its Third Floor.

Each building shall be constructed primarily of reinforced concrete and concrete hollow tile blocks. The buildings are appropriately spaced throughout the 3.195 acres of land. There will be a meeting room on the ground level of Building No. 2.

The location of the various apartments, other improvements and buildings is shown on the Condominium Map. Each apartment on the first (ground) floor connects with a walkway on the common area. Each apartment on the second and third floors is reached by a stairway. Each stairway connects with a walkway on the common area. The common area connects with public roadways as shown on the Condominium Map.

The apartment numbers, the approximate area of each apartment, the number of rooms contained in each apartment and the interest in the common elements allocable to each apartment are as follows:



<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest in Common Elements</u>	<u>Number of Rooms</u>
101	841	1.2297119	6
102	841	1.2297119	6
103	841	1.2297119	6
104	841	1.2297119	6
105	841	1.2297119	6
106	841	1.2297119	6
107	664	.9709022	5
108	664	.9709022	5
109	664	.9709022	5
110	664	.9709022	5
111	664	.9709022	5
112	664	.9709022	5
113	664	.9709022	5
114	664	COMMON ELEMENT	5
115	664	.9709022	5
116	664	.9709022	5
117	664	.9709022	5
118	664	.9709022	5
119	664	.9709022	5
120	664	.9709022	5
121	841	1.2297119	6
122	841	1.2297119	6
123	841	1.2297119	6
124	841	1.2297119	6
125	664	.9709022	5

<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
126	664	.9709022	5
127	664	.9709022	5
128	664	.9709022	5
129	664	.9709022	5
130	664	.9709022	5
131	664	.9709022	5
132	664	.9709022	5
201	841	1.2297119	6
202	841	1.2297119	6
203	841	1.2297119	6
204	841	1.2297119	6
205	841	1.2297119	6
206	841	1.2297119	6
207	664	.9709022	5
208	664	.9709022	5
209	664	.9709022	5
210	664	.9709022	5
211	664	.9709022	5
212	664	.9709022	5
213	664	.9709022	5
214	664	.9709022	5
215	664	.9709022	5
216	664	.9709022	5
217	664	.9709022	5
218	664	.9709022	5
219	664	.9709022	5
220	664	.9709022	5

<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
221	841	1.2297119	6
222	841	1.2297119	6
223	841	1.2297119	6
224	841	1.2297119	6
225	664	.9709022	5
226	664	.9709022	5
227	664	.9709022	5
228	664	.9709022	5
229	664	.9709022	5
230	664	.9709022	5
231	664	.9709022	5
232	664	.9709022	5
301	841	1.2297119	6
302	841	1.2297119	6
303	841	1.2297119	6
304	841	1.2297119	6
305	841	1.2297119	6
306	841	1.2297119	6
307	664	.9709022	5
308	664	.9709022	5
309	664	.9709022	5
310	664	.9709022	5
311	664	.9709022	5
312	664	.9709022	5
313	664	.9709022	5
314	664	.9709022	5
315	664	.9709022	5

<u>Apartment No.</u>	<u>Apartment Area (Sq. Ft.)</u>	<u>Interest In Common Elements</u>	<u>Number of Rooms</u>
316	664	.9709022	5
317	664	.9709022	5
318	664	.9709022	5
319	664	.9709022	5
320	664	.9709022	5
321	841	1.2297119	6
322	841	1.2297119	6
323	841	1.2297119	6
324	841	1.2297119	6
325	664	.9709022	5
326	664	.9709022	5
327	664	.9709022	5
328	664	.9709022	5
329	664	.9709022	5
330	664	.9709022	5
331	664	.9709022	5
332	664	.9709022	5