REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

"1073 KINAU"
1073 Kinau Street
Honolulu, Hawaii

REGISTRATION NO. 616

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

It was prepared as a supplement to an earlier Report dated December 24, 1974 **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: December 8, 1975
EXPIRES: September 24, 1976

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 7, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 4, 1975. THE DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of October 25, 1973 and Final Public Report of December 24, 1974, on Registration 616, the Developer has forwarded additional information reflecting material changes which have been made in the project. This Supplementary Public Report (pink

paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the "1073 KINAU" 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 and the Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read all reports.

2. The Developer of the project has submitted to the Commission all documents deemed necessary for the registration of the project and the issuance of this Supplementary Public Report.

3. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Hawaii Revised Statutes, Chapter 514 (as amended), and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

4. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.

5. The Developer reports that the Declaration of Horizontal Property Regime dated December 12, 1974 recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10301 at Page 250, and filed with Condominium Map No. 390; the First Amendment to Declaration of Horizontal Property Regime has been recorded in Liber 11004 at Page 431 and the Condominium Map has been amended by filing a revised Site Plan changing the number of parking stalls.

6. This Supplementary Public Report automatically expires on September 24, 1976 unless a further Supplementary Public Report is issued or the Commission upon review of the registration issues an order extending the effective period of this report.

   NOTE: The Developer has requested and the Commission has granted an extension of the date of expiration through the issuance of this Supplementary Public Report for nine (9) months, until September 24, 1976.

THE FOLLOWING TOPICAL SECTIONS HAVE BEEN AMENDED OR ADDED TO WHAT IS CONTAINED IN THE PRELIMINARY AND FINAL PUBLIC REPORTS. ALL OTHER TOPICAL SECTIONS OF BOTH REPORTS ARE UNCHANGED.

COMMON INTEREST TO BE CONVEYED TO BUYER: According to the specimen copies of the conveyance documents submitted to the Commission, the Developer proposes to convey apartments by way of an Apartment Deed which purports to convey an apartment in fee simple and a specified undivided interest in and to the common elements of the building and all other improvements on the land. Together with such Apartment Deed, the Developer intends to execute a Partial Termination of the Master Lease in order that the Fee Simple owners of the land may then execute a lease to the Purchaser by way of a Ground Lease, a specified undivided interest in and to the land submitted to the Horizontal Property Regime. The Ground Lease specifically provides that no assignment, mortgage or sublease may be made of the Ground Lease separate and apart from a transfer of the apartment with which the Ground Lease was issued.

Under the provisions of the Declaration the undivided interest in the common elements ("common interest") appertaining to each of the respective apartments and the undivided interests to be demised under the Ground Lease to each of the respective apartment purchasers are as follows:

Apartment Units	Common Interest Percentage
1-Bedroom, 1 Bath Units	.015973
2-Bedroom, 2 Bath Units (Interior)	.022914
2-Bedroom, 2 Bath Units (End)	.023161
3-Bedroom, 2 Bath Units	.029116

DESCRIPTION OF PARKING STALLS: There are seventy (70) parking stalls located on the first and second floors. There will be thirty-five (35) covered parking stalls and one (1) uncovered parking stall on the first floor. There will be six (6) covered parking stalls and twenty-eight (28) uncovered or partially covered parking stalls for a total of thirty-four (34) parking stalls on the second floor. Each parking stall contains approximately one hundred seventy-two (172) square feet, with the

following exceptions:

Stall Numbers	Approximate Square Foot Area
1, 15, 16, 46 47, 58 and 69	136

Each stall has immediate access to that portion of the floor on which it is located which is not set aside for parking stalls, and which are part of the common elements. The parking stalls are located as follows:

Floor	Stall Number
First (1st) Floor	1 through 35 inclusive
First (1st) Floor	69
Second (2nd) Floor	36 through 68 inclusive
Second (2nd) Floor	70

The following parking stalls are uncovered or partially covered:

Floor	Stall Number
First (1st) Floor	35
Second (2nd) Floor	36 through 55 inclusive
Second (2nd) Floor	62 through 68 inclusive

Parking Stall Number 58, located on the Second (2nd) Floor shall not be assigned to any particular apartment; but instead shall be made a part of the common element to provide additional passageway to lobby and stairway.

COMMON ELEMENTS: The Declaration as amended now indicate that the only change in the common elements is the land being submitted in fee simple.

The purchaser or prospective purchaser should be cognizant of the fact that this Supplementary Public Report represents information disclosed by the Developer in the required Notice of Intention submitted September 7, 1973 and information subsequently filed as of December 4, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT IS MADE A PART OF REGISTRATION NO. 616 FILED WITH THE COMMISSION ON SEPTEMBER 7, 1973.

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.

for DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 616
December 8, 1975