REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
HALE WAIKAHE
Richards Lane, Kaliawa, Kalihi
Honolulu, Hawaii

REGISTRATION NO. 640

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

It was prepared as a supplement to an earlier Report dated January 18, 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: August 21, 1974
Expires: February 18, 1975

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 DECEMBER 12, 1973 AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 20, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION AND DATA ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report dated January 18, 1974, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report.

   The changes subsequently made are determined to be a material revision to the information disclosed earlier.

This Supplemental Public Report (pink stock paper) amends the Preliminary Public Report (yellow stock paper), becoming a part of the Hale Waikahe registration. The Developer is responsible for placing a true copy of the Supplemental Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. It is also the responsibility of the Developer to obtain the required receipts signifying that the Purchaser has had an opportunity to read the two reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration and updating of the information disclosed therein.

3. Promotional and advertising materials have been submitted 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 Commission rules and regulations promulgated thereunder which relate to horizontal property regime.

5. This Supplementary Public Report automatically expires February 18, 1975 unless a final public report issues or the Commission, upon review of registration, issues an order extending the effective period of this report.

Except for the topical headings which follow, the information in the topical headings of the Preliminary Report dated January 18, 1974 has not been disturbed.

DESCRIPTION OF IMPROVEMENTS AND GROUNDS: According to the Developer's revised plan, the land will be improved by constructing thereon three (3) separate buildings designated Buildings "A", "B" and "C", and a related two level parking structure. Each building shall have five floors of apartments. Building "A" will contain 45 apartments, 9 on each floor; Building "B" will contain 30 apartments, 6 on each floor; and Building "C" will contain 160 apartments, 32 on each floor. The two-tier parking structure is related to Building "C". The bottom level of the parking structure will contain 176 spaces, designated 1-1 through 1-176, and the upper level will contain 119 spaces, designated 2-177 through 2-295. Each building will be constructed of reinforced concrete, wood, steel, glass and allied building materials and hot and cold water shall be centrally furnished. There shall be a swimming pool located between Buildings "A" and "B" on the ground level, and a loading area at ground level between Buildings "B" and "C". Buildings "A" and "B" each shall have one elevator and two stairways and Building "C" shall have two elevators and four stairways.

NUMBER AND LOCATION OF APARTMENTS: The Declaration reflects that the property shall be divided into 235 separate condominium apartments, located in the three (3) separate buildings as follows:

Building "A"

Numbers	Floor
A-101 through A-109, inclusive	Ground
A-201 through A-209, inclusive	Second
A-301 through A-309, inclusive	Third
A-401 through A-409, inclusive	Fourth
A-501 through A-509, inclusive	Fifth

Building "B"

B-110 through B-115, inclusive	Ground
B-210 through B-215, inclusive	Second
B-310 through B-315, inclusive	Third
B-410 through B-415, inclusive	Fourth
B-510 through B-515, inclusive	Fifth

Building "C"

C-116 through C-131, inclusive and C-136 through C-151, inclusive	Ground
C-216 through C-231, inclusive and C-236 through C-251, inclusive	Second
C-316 through C-331, inclusive and C-336 through C-351, inclusive	Third
C-416 through C-431, inclusive and C-436 through C-451, inclusive	Fourth
C-516 through C-531, inclusive and C-536 through C-551, inclusive	Fifth

(Note: There are no apartments designated, with respect to the last two digits, by the numbers 32 through 35, inclusive.)

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment will have the undivided fractional interest in the common elements and in the common profits and expenses and for all other purposes including voting. The Declaration provides that each apartment have one-two hundred and thirty-fifth (1/235) undivided fractional interest in the common elements.

OWNERSHIP TO TITLE: Title to the land, as verified by Preliminary Report dated August 1, 1974, issued by Hawaii Escrow and Title, Inc., is now vested in EUGENE TATSUO YOSHIOKA, FRANKLIN MAKOTO TOKIOKA, GORDON K. UYEDA, and JAMES K. TSUGAWA, by deed dated January 18, 1974 recorded January 25, 1974 in Liber 9703, Page 359, and is subject to an Agreement of Sale from said Eugene Tatsuo Yoshioka and Franklin Makoto Tokioka in favor of the Developer, dated January 2, 1974, recorded January 2, 1974 in Liber 9676, Page 239, consideration $690,000.00. The Developer states its intention to acquire the fee simple interest in the land at such time as construction of the improvements is commenced.

ENCUMBRANCES AGAINST TITLE: In addition to the Agreement of Sale set forth above, said preliminary report of the property reflects that the property is now subject to (a) reservation in favor of the State of Hawaii of all mineral and metallic mines of every description, (b) reservation in favor of the United States of America of certain mineral rights as reserved in that certain Deed dated December 17, 1951, and recorded April 2, 1952 in Liber 2572, Page 72, (c) license dated May 17, 1962, recorded June 18, 1962, in Liber 4297, Page 4449, in favor of the City and County of Honolulu for underground sewer pipe lines, (d) mortgages from Messrs. Yoshioka, Tokioka, Uyeda and Tsugawa (i) to First Hawaiian Bank, in the amount of $300,000, dated January 22, 1974 and recorded January 25, 1974 in Liber 9703, Page 366 (Note: Said Agreement of Sale is subject to this mortgage by instrument dated January 22, 1974, recorded January 25, 1974 in Liber 9703, Page 382.), and (ii) to Manoa Finance Company, Inc., in the amount of $289,500 dated February 11, 1974, recorded March 1, 1974 in Liber 9758, Page 175. The Developer advises that this mortgage will be released at the time it acquires fee simple title. The Developer further advises that the Lis Pendis recorded August 11, 1971 in Liber 7728, Page 325, made in the matter entitled "State of Hawaii, Plaintiff vs. Kam York Yee and Alice Liang Yee, Defendants," filed in the Circuit Court of the First Circuit of the State of Hawaii in Court No. 34480, has been released by Stipulated Judgment dated March 27, 1974 and the City and County of Honolulu will acquire an easement (6.00 feet wide) for pedestrian overpass purposes over the property by a final order of condemnation, and an easement appurtenant to the property will be granted for access purposes over land adjacent to the proposed project at a point where the entrance to the parking garage will be located. A revised description of both of said easements is set forth in the description to the property attached to the revised Declaration. The notice of intention states the Developer's intent to subject the property to a mortgage or mortgage(s) at the time of the Developer's acquisition of the fee simple interest in order to finance the acquisition and to finance the construction which mortgage(s) would be released prior to and simultaneously with the conveyance to purchasers

STATUS OF PROJECT: The Developer estimates now that construction on the Project will start on September 15, 1974, and it is estimated that the Project will be completed for occupancy by September 1, 1975.

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 December 12, 1973, and additional information subsequently filed as of August 20, 1974.

This SUPPLEMENTAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 640 filed with the Commission on December 12, 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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Escrow Agent

August 21, 1974
Registration No. 640