

# 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  
PLUMERIA HALE  
2630 Kapiolani Boulevard  
Honolulu, Hawaii

REGISTRATION NO. 712

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

It was prepared as a supplement to an earlier Report dated December 9, 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: November 21, 1975  
Expires: October 9, 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 AUGUST 23, 1974, AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AS OF NOVEMBER 18, 1975. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report issued August 29, 1974, and Final Public Report issued December 9, 1974, on Registration No. 712, the Developer has amended the Declaration of Horizontal Property Regime to

reflect revisions in the ground floor, parking and apartment floor plans and the resultant changes in the parking arrangements and assignments and apartment dimensions and floor areas. Together with such amendment to the Declaration, the Developer has filed with the Commission and the Office of the Assistant Registrar of the Land Court "as built" plans which include the revisions herein mentioned. The revised plans show 66 apartment units as originally proposed and represented, but a reduction of the parking spaces from 84 to 83.

2. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) along with a true copy of the Preliminary Public Report (yellow paper stock) and Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for this Supplementary Public Report as well as receipts for public reports previously issued from each purchaser and prospective purchaser is also the responsibility of the Developer.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report. The basic documents (Declaration of Horizontal Property Regime and Bylaws of the Association of Apartment Owners and a copy of the approved floor plans) have been filed in the Office of the Assistant Registrar of the Land Court as Document No. 701176 and as Condominium Map No. 234, respectively. An Amendment to the Declaration has been filed as aforesaid as Document No. 741670.
4. No advertising and promotional matter has been submitted pursuant to the rules and regulations of the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Supplementary Public Report automatically expires on October 9, 1976, unless a further Supplementary Public Report issues 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 October 9, 1976.

The information disclosed in the Commission's Preliminary and Final Public Reports of September 18, 1974, and December 9, 1974, respectively, in the topical headings hereinafter set forth have been amended. Information disclosed in the remaining topical headings have not been disturbed. The amendments to the information disclosed and their topical headings are as follows:

DESCRIPTION: The information disclosed in paragraphs (a), (b) and (d) under this topical heading in the Preliminary Public Report of September 18, 1974, has not been amended. The information disclosed in paragraph (c) of this topical heading has been amended to read as follows:

"(c) Each of the apartments on the fourth through the twentieth floors bearing apartment numbers with the last two digits of 01 and 04 will contain an area of approximately 737 square feet (inclusive of a lanai containing approximately 28 square feet). Each of the apartments on the 4th through 20th floors bearing apartment numbers with the last two digits of 02 and 03 will contain an area of approximately 745 square feet. Each of the penthouse apartments will contain an area of approximately 1,538 square feet (inclusive of two lanais, one containing approximately 35 square feet and the other approximately 36 square feet)."

LIMITED COMMON ELEMENTS: The information disclosed in paragraph (b) under this topical heading in the Preliminary Public Report has not been amended. The information disclosed in paragraphs (a) and (c) of this topical heading has been amended to read as follows:

"(a) Parking Spaces. Each apartment will have as an appurtenance thereto one (1) parking space for the exclusive use of such apartment. The respective apartments and the parking spaces which are appurtenant thereto are as follows:

<u>Apt. No.</u>	<u>Parking Space No.</u>	<u>Apt. No.</u>	<u>Parking Space No.</u>
401	78	1202	15
402	77	1203	14
403	76	1204	13
404	75	1401	23
501	70	1402	2
502	71	1403	3
503	72	1404	4
504	73	1501	9
601	63	1502	10
602	64	1503	11
603	65	1504	12
604	66	1601	8
701	68	1602	7
702	69	1603	6
703	79	1604	5
704	74	1701	48

801	20 *	1702	47
802	21 *	1703	46
803	24 *	1704	45
804	25 *	1801	41
901	49	1802	42
902	50 *	1803	43
903	52	1804	44
904	67	1901	34
1001	32	1902	35
1002	33	1903	36
1003	51 *	1904	53
1004	80	2001	37
1101	17	2002	38
1102	18	2003	39
1103	19	2004	40
1104	22	PH1	81
1201	16	PH2	82

\* Denotes parking space for compact cars.

Each of the foregoing parking spaces is shown on said Condominium Map.

"(c) Seventeen (17) parking spaces designated as parking space Nos. 1, 26 through 31, 54 through 62, and 83, which are limited common elements, shall and are hereby declared to be subject to the exception and reservation in favor of the Declarant of easements for the exclusive use of the same for parking purposes, together with the right, power and authority to lease, assign or otherwise transfer easements for exclusive use of such parking spaces; provided, however, that the Declarant, its successors and assigns, and any apartment owner holding a lease to any of said parking spaces shall not assign, sublet or otherwise transfer any easement rights in and to any of said parking spaces, except to an owner of an apartment in Plumeria Hale. All of the parking spaces described in this paragraph, except parking space Nos. 1, 54 and 83, are parking spaces for compact cars."

STATUS OF THE PROJECT: Construction of the project has been substantially completed. It is estimated that the project will be completed on or about December 15, 1975.

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 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 August 23, 1974, and information subsequently filed as of November 18, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 712 filed with the Commission on August 23, 1974. This report when reproduced,

should be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink.

*Ah Kam Young*  
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(for) DOUGLAS R. SODETANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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November 21, 1975  
Registration No. 712