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

HILLSIDE TERRACE IV
Kaahumanu Street
Waimalu, Ewa, Oahu, Hawaii

REGISTRATION NO. 728

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

It was prepared as a supplement to an earlier Report dated October 30, 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: June 7, 1976
Expires: November 30, 1976

SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 7, 1974, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 1, 1976. THE DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report dated October 30, 1974, on Registration No. 728, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

2. This Supplementary Public Report is made a part of the registration of HILLSIDE TERRACE IV condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers together with the Final Public Report (white paper stock). Securing a signed copy of the Receipt for both Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of this Supplementary Public Report.

4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime and By-Laws were filed with the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 697941 and amended by Document Nos. 719926 and 766753, all noted on Transfer Certificate of Title No. 137,368.

Land Court Condominium Map No. 229 showing the layout, location and apartment numbers was filed with the Assistant Registrar of the Land Court of the State of Hawaii and amended by substituting sheet Ar-1 for sheet A-1 of said Land Court Condominium Map and adding sheets Ar, and Ar-2 to Ar-25 inclusive.

5. Advertising or promotional matter has not as yet been submitted pursuant to the rules and regulations promulgated by the Commission.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.

7. This Supplementary Public Report automatically expires on November 30, 1976, unless another supplementary public report issues or the Commission upon review of the registration, issues an order extending the effective period of this report.

The Developer had requested and the Real Estate Commission approved the extension of the Final Public Report issued October 30, 1974, to November 30, 1976.

Except for paragraph "1" on page 1 of said Final Public Report and the topical headings, DESCRIPTION, COMMON ELEMENTS (second paragraph only), LIMITED COMMON ELEMENTS (first paragraph only), STATUS OF PROJECT and EXHIBIT "A" hereinafter set forth, the Developer has not changed any of the matters contained in any of the paragraphs or topical headings of said Final Public Report of October 30, 1974, and therefore all paragraphs and topical

headings as set forth in and contained in said Final Public Report, except as aforesaid, shall continue to be effective as so set forth in said Final Public Report.

Paragraph "1" on page 1 of the Final Public Report of October 30, 1974, shall be and is hereby amended to read as follows:

1. Hillside Terrace IV is a condominium project consisting of twenty-nine (29) multi-family structures consisting of one hundred fifty-two (152) units. The Developer intends to sell the apartment units together with an undivided interest in the common elements of the project, including the land, in fee. There are 304 parking spaces (124 covered and 180 uncovered).

The clauses and phrases set forth under topical headings DESCRIPTION, COMMON ELEMENTS (second paragraph only), LIMITED COMMON ELEMENTS (first paragraph only) and EXHIBIT "A" of said Final Public Report shall be and is hereby amended to read as follows:

DESCRIPTION: The proposed project will consist of twenty-nine (29) multi-family structures, together with parking facilities. Said structures will be constructed principally of concrete slabs and wood.

There will be nine (9) types of apartment spaces which have been designated, for classification purposes only, as Models "E", "F", "H", "J", "K", "L", "A", "B" and "C". The area and the number of rooms contained in each of said types of apartment spaces are as follows:

Model "E": a two story, end unit apartment (1/2 level down) with an area of 1675 square feet, more or less, (including lanai and balcony) containing three bedrooms, 2-1/2 bath, kitchen and dining/living room.

Model "F": a two story, interior unit apartment (1/2 level down) with an area of 1505 square feet, more or less, (including lanai) containing three bedrooms, 2-1/2 bath, kitchen and dining/living room.

Model "H": a two story, end unit apartment (1/2 level up) with an area of 1675 square feet, more or less, (including lanai and balcony) containing three bedrooms, 2-1/2 bath, kitchen and dining/living room.

Model "J": a two story, end unit apartment (1/2 level down) with an area of 1650 square feet, more or less, (including lanai and balcony) containing three bedrooms 2-1/2 bath, kitchen and dining/living room.

Model "K": a two story, interior unit apartment (1/2 level down) with an area of 1505 square feet, more or less, (including lanai) containing three bedrooms, 2-1/2 bath, kitchen and dining/living room.

Model "L": a two story, interior unit apartment (1/2 level up) with an area of 1505 square feet, more or less, (including lanai) containing three bedrooms, 2-1/2 bath, kitchen and dining/living room.

Model "A": a one story apartment (1/2 level up) with an area of 1009 square feet, more or less, (including lanai) containing three bedrooms, 2 bath, kitchen and dining/living room.

Model "B": a split level apartment (1/2 level down) with an area of 967 square feet, more or less, (including balcony) containing three bedrooms, 2 bath, kitchen, sitting area and dining/living room.

Model "C": a two story apartment (1/2 level down) with an area of 1224 square feet, more or less (including balcony) containing three bedrooms, 2-1/2 bath, kitchen, sitting area and dining/living room.

There will be fifteen (15) types of buildings which have been designated, for classification purposes only, as Types 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35, and are briefly described as follows:

Type "21": Designed for downhill sloping areas with level floor elevations (i.e., flat) and containing three bedroom apartment units, six units per building.

Type "22": Designed for downhill sloping areas with three different floor elevations and containing three bedroom apartment units, six units per building.

Type "23": Designed for downhill sloping areas with three different floor elevations and containing three bedroom apartment units, six units per building.

Type "24": Designed for downhill sloping areas with two different floor elevations and containing three bedroom apartment units, four units per building.

Type "25": Designed for uphill sloping areas with three different floor elevations and containing three bedroom apartment units, six units per building.

Type "26": Designed for uphill sloping areas with three different floor elevations and containing three bedroom apartment units, six units per building.

Type "27": Designed for uphill sloping areas with two different floor elevations and containing three bedroom apartment units, four units per building.

Type "28": Designed for downhill sloping areas with three different floor elevations and containing three bedroom apartment units, six units per building.

Type "29": Designed for downhill sloping areas with two different floor elevations and containing three bedroom apartment units, four units per building.

Type "30": Designed for uphill areas with one floor elevation and containing three bedroom apartment units, four units per building.

Type "31": Designed for uphill areas with one floor elevation and containing three bedroom apartment units, six units per building.

Type "32": Designed for downhill sloping areas with two floor elevations and containing three bedroom apartment units, six units per building.

Type "33": Designed for downhill sloping areas with two floor elevations and containing three bedroom apartment units, four units per building.

Type "34": Designed for downhill sloping areas with two floor elevations and containing three bedroom apartment units, six units per building.

Type "35": Designed for downhill sloping areas with three floor elevations and containing three bedroom apartment units, six units per building.

The numbered suffix after the Building Type number on the plans (e.g., 22-1, 22-2, or 26-1, 26-2, etc.) is merely used for the purpose of differentiating one building as opposed to another building of the same type.

The apartment number of each apartment space, its location and model are shown on Exhibit "A-2" attached hereto and made a part hereof.

COMMON ELEMENTS:

Parking Spaces: A total of 26 spaces, which have not been assigned to any apartment space, shall remain as common elements to be used for guest parking. Said 26 parking spaces will be designated with the letter "G" on said plot plan of the project.

LIMITED COMMON ELEMENTS: Portions of the common elements are hereby set aside and designated as "limited common elements". Each apartment space will have as an appurtenance thereto, where applicable: the driveways leading to individual garages; the attached garage space enclosed by the interior surfaces of the garage walls, roof and floor, including the garage door proper and the hardware attached thereto; the assigned uncovered parking spaces bearing the same designation as

the apartment space, as shown on the plot plan of the project; storage areas; walkways and railings; entry court or deck and the fences and gates enclosing such entry court or deck; the fenced backyards enclosed by the interior surfaces of said fences; all for the exclusive use of such apartment space.

STATUS OF PROJECT: The Developer reports that the estimated date of completion has been extended to December 1976.

EXHIBIT "A" OF THE FINAL PUBLIC REPORT: The apartment number of each apartment space, its location and model as shown on Exhibit "A" of the Final Public Report has been amended to reflect the changes made by the Second Amendment to Declaration of Horizontal Property Regime and Map of Hillside Terrace IV. Said Exhibit "A" is now null and void and replaced by Exhibit "A-2" attached hereto and by reference made a part hereof.

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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 October 7, 1974, and additional information subsequently filed as of June 1, 1976.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 728, filed with the Commission October 7, 1974. 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.

Ah Kau Young

AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING COMMISSION,
CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 728
June 7, 1976

EXHIBIT "A-2"

BUILDING TYPE AND NUMBER	APARTMENT NUMBER	MODEL NUMBER
22-1	223	E
22-1	224	F
22-1	225	F
22-1	226	F
22-1	227	F
22-1	228	E
22-2	229	E
22-2	230	F
22-2	231	F
22-2	232	F
22-2	233	F
22-2	234	E
26-1	235	H
26-1	236	L
26-1	237	L
26-1	238	L
26-1	239	L
26-1	240	H
23-1	241	E
23-1	242	F
23-1	243	F
23-1	244	F
23-1	245	F
23-1	246	E
27-1	247	H
27-1	248	L
27-1	249	L
27-1	250	H
24-1	251	E
24-1	252	F
24-1	253	F
24-1	254	E
27-2	255	H
27-2	256	L
27-2	257	L
27-2	258	H
29-1	259	J
29-1	260	K
29-1	261	K
29-1	262	J
26-2	263	H
26-2	264	L
26-2	265	L
26-2	266	L
26-2	267	L
26-2	268	H
28-1	269	J
28-1	270	K
28-1	271	K
28-1	272	K
28-1	273	K
28-1	274	J

BUILDING TYPE AND NUMBER	APARTMENT NUMBER	MODEL NUMBER
26-3	275	H
26-3	276	L
26-3	277	L
26-3	278	L
26-3	279	L
26-3	280	H
29-2	281	J
29-2	282	K
29-2	283	K
29-2	284	J
26-4	285	H
26-4	286	L
26-4	287	L
26-4	288	L
26-4	289	L
26-4	290	H
28-2	291	J
28-2	292	K
28-2	293	K
28-2	294	K
28-2	295	K
28-2	296	J
26-5	297	H
26-5	298	L
26-5	299	L
26-5	300	L
26-5	301	L
26-5	302	H
29-3	303	J
29-3	304	K
29-3	305	K
29-3	306	J
25	307	H
25	308	L
25	309	L
25	310	L
25	311	L
25	312	H
30-1	313	A
30-1	314	A
30-1	315	A
30-1	316	A
31-1	317	A
31-1	318	A
31-1	319	A
31-1	320	A
31-1	321	A
31-1	322	A
30-2	323	A
30-2	324	A
30-2	325	A
30-2	326	A

BUILDING TYPE AND NUMBER	APARTMENT NUMBER	MODEL NUMBER
30-3	327	A
30-3	328	A
30-3	329	A
30-3	330	A
32-1	331	B
32-1	332	B
32-1	333	B
32-1	334	B
32-1	335	B
32-1	336	B
33-1	337	B
33-1	338	B
33-1	339	B
33-1	340	B
33-2	341	B
33-2	342	B
33-2	343	B
33-2	344	B
34-1	345	B
34-1	346	B
34-1	347	B
34-1	348	B
34-1	349	B
34-1	350	B
34-2	351	B
34-2	352	B
34-2	353	B
34-2	354	B
34-2	355	B
34-2	356	B
35-1	357	C
35-1	358	C
35-1	359	C
35-1	360	C
35-1	361	C
35-1	362	C
35-2	363	C
35-2	364	C
35-2	365	C
35-2	366	C
35-2	367	C
35-2	368	C
35-3	369	C
35-3	370	C
35-3	371	C
35-3	372	C
35-3	373	C
35-3	374	C

The foregoing apartment spaces are shown on the floor plan of the project filed with the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Condominium Map No. 229, as amended.

Each of the apartments shall have immediate access to the surrounding grounds which is a common element.