

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
AIEA MEDICAL BUILDING
(formerly registered as
"Aiea Medical-Dental Center")
99-128 Aiea Heights Drive
Aiea, Hawaii

REGISTRATION NO. 818

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

It was prepared as a supplement to ~~an~~ earlier Reports dated December 5, 1975 and August 29, 1977 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 25, 1978
Expires: March 29, 1979

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 OCTOBER 29, 1975 AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 21, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of December 5, 1975 and Final Public Report of August 29, 1977 on the AIEA MEDICAL BUILDING condominium project, the Developer reports that changes have been made in the plan or set-up as represented in the October 29, 1975 Notice of Intention.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and Final Public Report (white paper stock), becoming a part of Registration No. 818. The Developer is responsible for placing a true copy of the Supplementary Public Report in the hands of all purchasers or prospective purchasers, along with copies of the Final Public Report and 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 three reports.

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

3. A First Amendment to Declaration of Horizontal Property Regime of Aiea Medical Building, dated July 10, 1978 has been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13053 at Page 464 and a Second Amendment dated August 9, 1978 was recorded as aforesaid in Liber 13082 at Page 369.

4. The Developer has advised the Commission that advertising and promotional material required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public exposure.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to horizontal property regimes.

6. The Developer has requested and the Commission has granted an extension of the Final Public Report through this Supplementary Public Report. This Supplementary Public Report expires March 29, 1979 unless another Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of the reports.

Except for the topical headings which follow, the information contained in the Final Public Report of August 29, 1977 and the Preliminary Public Report of December 5, 1975 has not been disturbed.

DESCRIPTION OF PROJECT: The Declaration of Horizontal Property Regimes, as amended, describes the project as follows:

1. Description of Building. The project shall consist of one building with two basement levels, which building shall be comprised of a seven (7) story wing and a two (2) story wing which are connected on the first and second levels.

The project shall contain forty-seven (47) commercial apartments (hereinafter called "Commercial Units" or "Units") and one hundred twenty-five (125) parking stalls of which twenty-eight (28) are compact stalls. The Commercial Units are more particularly described hereinbelow and on said Condominium File Plan.

The first level of the project, designated in the Declaration and on said Condominium File Plan as Basement Level "B", shall contain thirty-eight (38) parking stalls, vehicular driveways, exit and entrance ramps, an equipment room, a storage room, an elevator lobby and two (2) stairways.

The second level of the project, designated in the Declaration and on said Condominium File Plan as Easement Level "A", shall contain thirty-eight (38) parking stalls, vehicular driveways, exit and entrance ramps, two (2) storage rooms, an elevator lobby and two (2) stairways.

The first floor or entry level of the project shall contain ten (10) Commercial Units, forty-nine (49) parking stalls located in the uncovered parking area adjoining the building, vehicular driveways, exit and entrance ramps, the main building entry and lobby, restrooms, interior access corridors and three (3) stairways.

The second floor of the project shall contain twelve (12) Commercial Units, elevator lobby, restrooms, interior access corridors, electrical and telephone rooms and three (3) stairways.

Each of the third through seventh floors of the project shall contain five (5) Commercial Units, an elevator lobby, restrooms, interior access corridors, electrical and telephone rooms and two (2) stairways.

2. Description of Commercial Units. The project is divided into forty-seven (47) separately designated Commercial Units, as more particularly described hereinbelow and on said Condominium File Plan. The numbering, approximate area in square feet, number of rooms, if any, and the percentage interest of each unit in the common elements are as follows:

<u>Unit Number</u>	<u>Approximate Area in Square Feet</u>	<u>Percentage Common Interest</u>	<u>Number of Rooms *</u>
<u>First Floor</u>			
101	2,542	5.797	1
102	1,037	2.355	1
103	690	1.568	1
104	688	1.563	1
105	688	1.563	1
106	698	1.586	1
107	929	2.110	1
108	688	1.563	1
109	693	1.573	1
110	528	1.200	1
<u>Second Floor</u>			
201	1,061	2.409	1
202	665	1.511	1
203	636	1.445	1
204	688	1.568	1
205	688	1.445	1
206	698	1.586	1
207	1,216	2.761	1
208	688	1.563	1
209	693	1.574	1
210	949	2.155	1
211	1,260	2.861	1
212	920	2.089	1
<u>Third Floor</u>			
301	1,061	2.409	1
302	771	1.751	1
303	933	2.119	1
304	1,261	2.863	1
305	920	2.089	1
<u>Fourth Floor</u>			
401	1,061	2.409	1
402	771	1.751	1
403	933	2.119	1
404	1,261	2.863	1
405	920	2.089	1
<u>Fifth Floor</u>			
501	1,061	2.409	1
502	771	1.751	1
503	933	2.119	1
504	1,261	2.863	1
505	920	2.089	1

<u>Unit Number</u>	<u>Approximate Area in Square Feet</u>	<u>Percentage Common Interest</u>	<u>Number of Rooms *</u>
<u>Sixth Floor</u>			
601	1,061	2.409	1
602	771	1.751	1
603	933	2.119	1
604	1,261	2.863	1
605	920	2.089	1
<u>Seventh Floor</u>			
701	1,061	2.409	1
702	771	1.751	1
703	933	2.119	1
704	1,261	2.863	1
705	920	2.089	1

*All units are subject to partition.

The areas of the units are the approximate net floor areas of the respective units and were computed by measuring from the interior finished surfaces of the perimeter walls without reduction for interior walls, ducts, vent shafts and the like located within the perimeter walls.

3. Limits of Commercial Units. Each Commercial Unit consists of: (i) the volumes or cubicles of space enclosed by and measured horizontally and vertically from the unfinished inner surfaces of the perimeter and interior walls, ceilings and floors of the units, including any doors, windows and vents along its perimeter walls; (ii) all interior dividing walls and partitions located within the unit (including the space occupied by such walls and partitions) excepting load-bearing walls and pillars; and (iii) the decorated inner surfaces of said perimeter walls (including any load-bearing interior walls located within the unit) and of any walls enclosing the common pipe chases; and (iv) any fixtures or equipment originally installed therein, including suspended ceiling and vinyl asbestos floor coverings; provided, however, that a unit shall not be deemed to include any pipes, wires, conduits, vents and other service and utility lines running through such unit which are utilized for or serve more than one Commercial Unit, the same being deemed limited common elements as hereinafter provided. Where any unit consists in whole or in part of unenclosed space, the boundaries defining such space shall be as shown on said Condominium File Plan.

LIMITED COMMON ELEMENTS: The Declaration, as amended, has redesignated the parking space appurtenant to and for the exclusive use of each unit. The particular parking space assigned to each unit is more particularly set forth below:

<u>Unit No.</u>	<u>Parking Stall No.</u>
101	A-28, A-29
102	B-1
103	B-2
104	B-3
105	B-4
106	B-5
107	B-6
108	B-7
109	B-8
110	B-9
201	B-10
202	B-11
203	B-12
204	*B-13
205	B-14
206	B-15, *B-21
207	*B-16
208	*B-17
209	B-18
210	B-19
211	B-20
212	A-19
301	B-22
302	B-23
303	B-24
304	A-20
305	B-25
401	B-26
402	B-27
403	B-28
404	B-29
405	*B-30
501	B-31
502	B-32
503	B-33
504	B-34
505	B-35
601	B-36
602	B-37
603	B-38
604	A-23
605	A-24
701	A-22
702	A-30
703	A-27
704	A-25
705	A-26

*Compact Stalls

RESTRICTIONS AS TO USE: The building and each of the units are intended and restricted as to use, and shall be used only for purposes which are consistent with and appropriate to the design of the building and for which adequate elevators, stairs, ventilation, plumbing and similar facilities exists, and in accordance with all applicable laws, ordinances and regulations. In addition to and without limiting the generality of the foregoing, the Declaration, as amended, states in part:

(a) The Commercial Units shall be used and occupied primarily as professional office space for physicians, dentists and other persons in the medical and health professions, and for laboratories, pharmacies, optical dispensers and other service businesses related to the medical and health fields; provided, however, that not more than forty percent (40%) of the Commercial Units (that is, units representing forty percent (40%) of the total common interests appurtenant to all of the Commercial Units in the project) may be used for commercial or general office purposes; and provided, further, that the Commercial Units on the first floor may also be used for the purpose of operating therein a restaurant or coffee shop. The foregoing limitations to the contrary notwithstanding, any Commercial Unit owned by Developer on June 1, 1979 may thereafter be sold or leased by Lessee for use as general offices.

(b) No unit shall be rented for transient purposes, which is defined as a rental for less than thirty (30) days.

(c) No owner of a unit shall, without the written approval and consent of the Board of Directors, place or suffer to be placed or maintained (i) on any exterior door, wall or window of the unit, or upon any door, wall or window of the common elements, any sign, awning or canopy, or advertising matter or other thing of any kind, or (ii) any decoration, lettering or advertising matter on the glass or window or door of the unit or (iii) any advertising matter within the unit which shall be visible from the exterior thereof; provided, that the Board of Directors shall establish reasonable and uniform regulations permitting the placement and maintenance by each owner of identifying signs and insignia of such sizes and materials and in such locations as shall be architecturally suitable and appropriate to the design and function of the Property.

(d) Except as otherwise permitted in the Declaration or the By-Laws, no owner shall suffer anything to be done or kept in his unit or elsewhere which will jeopardize the soundness of the building, or which will interfere with or unreasonably disurb the rights of other owners, or which will obstruct the lobbies, corridors or stairways, or walkways of the project or which will increase the rate of fire insurance on the improvements of the project, or the contents thereof, or which will reduce the value of any of such improvements.

(e) Except as otherwise provided in the Declaration or the By-Laws, no unit owner will, without the prior written consent of the Board of Directors, make any structural alterations within his unit or make any alterations in or additions to the exterior of the building or to any other portion or portions of the common elements.

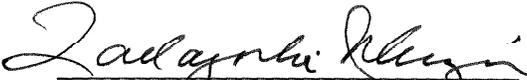
(f) No owner of a Commercial Unit may sell, lease or sublease his unit, or any part thereof or interest therein except in accordance with the provisions of Article VI of the By-Laws.

CREATION OF ADDITIONAL COMMERCIAL UNITS: The Declaration, as amended, no longer gives the owner of any Commercial Unit the right, under any circumstances, to require alteration of the project at his sole cost and expense by dividing his unit into two or more commercial units; and all references to such right have been deleted from paragraph 12 of the Declaration, as amended.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted October 29, 1975 and additional information subsequently filed as of August 21, 1978.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 818 filed with the Commission October 29, 1975.

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 in color.


(for) AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution: Department of Taxation
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County of Honolulu
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Registration No. 818
August 25, 1978