

# 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  
BLUESTONE  
319 Kaelepulu Drive  
Lanikai, Kailua, Oahu, Hawaii

Registration No. 982

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

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ 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 29, 1978

Expires: May 14, 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 MARCH 9, 1978, AND SUBSEQUENT INFORMATION FILED AS OF JUNE 26, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, AND SUBMITTING INFORMATION AND DATA REGARDING MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated April 14, 1978, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report.

2. This Supplementary Public Report is made a part of the registration of the BLUESTONE condominium project. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt of this Supplementary Public Report as well as the Preliminary Public Report previously issued, is also the responsibility of the Developer.
3. Advertising or promotional matter has not yet been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the condominium rules and regulations which relate to horizontal property regimes.
5. This Supplementary Public Report automatically expires May 14, 1979, unless another Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Only the following information has been altered, and only to the extent indicated below. Otherwise, the information given in the Preliminary Public Report still applies. The headings and paragraph numbers used herein follow the headings and paragraph numbers used in the Preliminary Public Report.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime reflects that the land will be improved, according to the Developer's plans and intention to sell, with the construction of thirty (30) two and three story residential buildings containing one hundred thirty-six (136) residential units a recreational center, plus roadway and recreational areas.

1. Description of the Buildings.

(a) General Description. The Project shall consist of thirty (30) residential buildings, a recreational center and various open space and recreational areas which are designated and described as common elements, including a swimming pool, three tennis courts, and outdoor barbecue areas. There will be one hundred thirty six (136) condominium units consisting of twenty-four (24) two-bedroom, two and

one-half bath apartments and one hundred twelve (112) three-bedroom, two and one-half bath apartments.

2. Description of Apartments.

(a) Numerical Designation and Location of Apartments. There will be a total of five (5) basic types of apartments, the detailed plans for which are shown on the proposed Condominium Map filed with the Commission. Each apartment within each of the foregoing types is substantially the same as all others within its type, except that the floor plans may be mirror images of other floor plans. The Declaration (with the "R" designating a mirror image) describes ten apartment types: Type A2, A2R, A3, A3R, B, BR, C3, C3R, C3 FE and C3 FER. The proposed Declaration and the Condominium Map further designates some of the foregoing types with either an "INT" for interior or "END" for exterior to denote the location of the apartment in its respective building.

The proposed Declaration describes the location and numbering of the apartments, by plan types, as follows:

<u>Building No.</u>	<u>Apartment No.</u>	<u>Apartment Type</u>
1	101	BR END
	102	B INT
	103	BR INT
	104	B END
2	201	BR END
	202	B INT
	203	BR INT
	204	B END
3	301	A3 END
	302	A3R INT
	303	A2 INT
	304	A2R INT
	305	A2 INT
	306	A2R INT
	307	A3 INT
	308	A3R END
4	401	BR END
	402	B INT
	403	BR INT
	404	B END

<u>Building No.</u>	<u>Apartment No.</u>	<u>Apartment Type</u>
5	501	BR END
	502	B INT
	503	BR INT
	504	B END
6	601	A3 END
	602	A3R INT
	603	A2 INT
	604	A2R INT
	605	A2 INT
	606	A2R INT
	607	A3 INT
	608	A3R END
7	701	A3 END
	702	A3R INT
	703	A2 INT
	704	A2R INT
	705	A2 INT
	706	A2R INT
	707	A3 INT
	708	A3R END
8	801	BR END
	802	B INT
	803	BR INT
	804	B END
9	901	BR END
	902	B INT
	903	BR INT
	904	B END
10	1001	BR END
	1002	B INT
	1003	BR INT
	1004	B END
11	1101	BR END
	1102	B INT
	1103	BR INT
	1104	B END
12	1201	A3 END
	1202	A3R INT
	1203	A2 INT
	1204	A2R INT
	1205	A2 INT
	1206	A2R INT
	1207	A3 INT
	1208	A3R END

<u>Building No.</u>	<u>Apartment No.</u>	<u>Apartment Type</u>
13	1301	A3 END
	1302	A3R INT
	1303	A2 INT
	1304	A2R INT
	1305	A2 INT
	1306	A2R INT
	1307	A3 INT
	1308	A3R END
14	1401	BR END
	1402	B INT
	1403	BR INT
	1404	B END
15	1501	BR END
	1502	B INT
	1503	BR INT
	1504	B END
16	1601	A3 END
	1602	A3R INT
	1603	A2 INT
	1604	A2R INT
	1605	A2 INT
	1606	A2R INT
	1607	A3 INT
	1608	A3R END
17	1701	BR END
	1702	B INT
	1703	BR INT
	1704	B END
18	1801	BR END
	1802	B INT
	1803	BR INT
	1804	B END
19	1901	C3 END
	1902	C3 INT
	1903	C3R END
20	2001	C3 END
	2002	C3 INT
	2003	C3R INT
	2004	C3R END

<u>Building No.</u>	<u>Apartment No.</u>	<u>Apartment Type</u>
21	2101	C3 END
	2102	C3 INT
	2103	C3R END
22	2201	C3 END
	2202	C3R INT
	2203	C3 FER
23	2301	C3 FE
	2302	C3 INT
	2303	C3R INT
	2304	C3 FER
24	2401	C3 END
	2402	C3 INT
	2403	C3R INT
	2404	C3R END
25	2501	C3 FE
	2502	C3 FER
26	2601	C3 END
	2602	C3 INT
	2603	C3R INT
	2604	C3R END
27	2701	C3 END
	2702	C3 INT
	2703	C3 FER
28	2801	C3 FE
	2802	C3 INT
	2803	C3 FER
29	2901	C3 FE
	2902	C3 INT
	2903	C3R INT
	2904	C3 FER
30	3001	C3 END
	3002	C3 INT
	3003	C3R END

The apartments are further described as follows:

(a) Types A2 and A2R. The Type A2R apartment is a mirror-image of the Type A2 apartment, which is a two-story apartment built over a parking garage, containing an

entry hall, one-half bathroom/powder room, kitchen, utility/storage/laundry room and a living room/dining area on the lower level and two bedrooms, two full bathrooms, and a balcony on the upper level, with an interior stairway connecting both levels, for a floor area of approximately 1,532 square feet not including the balcony. The Types A2 and A2R apartments are designated on the Condominium Map as "INT" for its interior of building location.

(b) Types A3 and A3R. The Type A3R apartment is a mirror-image of the Type A3 apartment, which is a two-story apartment built over a parking garage, containing an entry hall, one-half bathroom/powder room, kitchen, family room, utility/storage/laundry room, and a living room/dining area on the lower level, and three bedrooms, two full bathrooms, a balcony, and a linen-storage closet on the upper level, with an interior stairway connecting both levels, for a floor area of approximately 1,821 square feet for type A3 INT and A3R INT and 1,897 square feet for type A3 END and A3R END, not including the balcony. The A3 and A3R apartments are designated on the Condominium Map as either "INT" for interior or "END" for end depending on its location in the building.

(c) Types B and BR. The type BR apartment is a mirror-image of the type B apartment, which is a two-story apartment containing an entry hall, pantry/general storage room, kitchen, living room/dining area, a bedroom, patio and one-half bathroom/powder room on the lower level and two bedrooms, a utility/laundry room, a balcony and two full bathrooms on the upper level, with an interior stairway connecting both levels, for a floor area of approximately 1,806 square feet not including the patio area or the balcony area for the Type B INT unit and 1,832 square feet not including the patio area or the balcony area for the type B END unit. The B and BR apartments are designated on the Condominium Map as either "INT" for interior or "END" for end depending on its location in the building.

(d) Types C3 and C3R. The type C3R apartment is a mirror-image of the type C3 apartment which is a three-level apartment containing an entry hall, a living room, separate dining room, storage room, kitchen and balcony on the middle level, two bedrooms, laundry room, one full bathroom, one-half bathroom/powder room, and a balcony on the lower level and a master bedroom, a balcony and one full bathroom on the upper level, with an interior stairway connecting the three levels, for a floor area of approximately 1,946 square feet for Type C3 INT and C3R INT and 1,996 square feet for Type C3 END and C3R END, not counting the patio area, balconies or garage. The C3 and C3R apartments

will include a two-car garage, built either at the middle level or the upper level. The types C3 and C3R apartments are designated on the Condominium Map as either "INT" for interior or "END" for end depending on its location in the building.

(e) Type C3 FE and C3 FER. The type C3 FER apartment is a mirror-image of the Type C3 FE apartment which is a three-level apartment containing an entry hall, a living room, separate dining room, storage room, kitchen, family room and balcony on the middle level, two bedrooms, laundry room, one full bathroom, one-half bathroom/powder room and a balcony on the lower level and a master bedroom, a balcony and one full bathroom on the upper level with an interior stairway connecting all three levels, for a gross floor area of approximately 2,209 square feet not counting the patio area, balconies or garage. Each C3 FE and C3 FER apartment will include a two-car garage built at the upper level.

The square footage areas for the respective unit types are computed from and to the center lines of the apartment perimeter party walls and the exterior surface of all other apartment perimeter walls, not including the area to the edge of the entry decks, outdoor patios or balconies and excluding the respective garages.

PURCHASE MONEY HANDLING:

NOTE: Prospective purchasers should be aware that the revised form of sales contract provides as follows (and the following paragraph 2 supersedes the information contained in paragraph 2 on page 14 of the Preliminary Public Report):

2. If the development and construction of the Project is delayed due to matters or conditions beyond control of the Developer, the specimen Sales Contract reserves the right in the Developer to increase the total purchase price for the property after notice to the Purchaser by an amount not in excess of the property's proportionate share (approximately based on the property's percentage common interest as specified in the Sales Contract) of the total amount of such increases in development and construction costs. The specimen Sales Contract also provides that the contract constitutes only a reservation agreement until such time as the Seller mails a notice to the Buyer that the Seller has determined that the project can go forward. After that time the Sales Contract is binding. Prior to such time, either the Seller or the Buyer has an unconditional right to cancel the contract by written notice to the

other. On cancellation by either party the Seller shall direct the escrow agent to refund to the Purchaser without interest all sums paid under the Sales Contract by the Purchaser less escrow's cancellation fee and any costs incurred by escrow or any lending institution in processing the Purchaser's loan application. In the event the Sales Contract is terminated, the Purchaser shall have no interests whatsoever in the land and shall have no right to require Seller or the Lessor of the Master Lease or anyone else to construct the condominium unit contracted for under the Sales Contract. If after the time at which the Sales Contract becomes binding the Developer defaults thereunder and the remedy of specific performance is not available to the Purchaser, the Purchaser agrees to the sum of \$200.00 as liquidated damages.

NOTE: The Developer has advised the Commission that all purchasers who have already executed sales contracts were advised by the Seller or its agents that the description of the apartments and the Project had been changed. The purchasers signed their sales agreements based on the revised description. Each purchaser, prior to executing the receipt for this Supplemental Public Report should review the description of the Project and the apartments as contained in this Supplemental Public Report and confirm that the description conforms with the purchaser's understanding and intent at the time of execution of the sales contract.

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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 March 10, 1978, and subsequent information filed as of June 26, 1978.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 982 filed with the Commission on March 9, 1978.

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.

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

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Registration No. 982

June 29, 1978