

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET

P. O. BOX 3469

HONOLULU, HAWAII 96801

SECOND

**SUPPLEMENTARY**

**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**

**PUBLIC REPORT**

on

BLUESTONE

319 Kaelelepu 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: November 15, 1979

Expires: July 4, 1980

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 NOVEMBER 6, 1979. 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. While no changes have been made to the information which was presented in the Commission's Preliminary Public Report dated April 14, 1978, Supplementary Public Report dated June 29, 1978 and Final Public Report dated December 4, 1978, the Developer has

requested that the Commission issue this Supplementary Public Report to provide purchasers with certain additional information.

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 each of the Preliminary Public Report (yellow paper stock), previous Supplementary Public Report (pink paper stock) and Final Public Report (white paper stock). Securing a signed copy of the Receipt of this Supplementary Public Report as well as the Public Reports previously issued, is also the responsibility of the Developer.
3. No advertising or promotional matter has been submitted to the Commission for its review and approval pursuant to the rules and regulations promulgated by the Commission. All such matters are superseded by the information provided herein.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes and the condominium rules and regulations which relate to horizontal property regimes.
5. This Supplementary Public Report automatically expires July 4, 1980, 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 information provided in the Preliminary Public Report dated April 14, 1978, the previous Supplementary Public Report dated June 29, 1978 and the Final Public Report dated December 4, 1978 has not been altered and still applies. Therefore, the following information is additional and does not alter the information provided in the Preliminary, Final and (previous) Supplementary Public Reports.

1. Prior to the issuance of the Commission's Final Public Report dated December 4, 1978, the Developer, as required by the Commission's rules and regulations, filed with the Commission, a copy of the Developer's Construction Contract with the General Contractor for the project. Attached thereto was an Exhibit E to the Construction Contract which described certain modifications to the plans and specifications for the project. Certain purchasers have raised certain questions about the changes to the plans and specifications as set forth in the Exhibit E attached to the Construction Contract.

The Developer is concerned with the questions being raised and desires that all purchasers be fully informed about the changes and about apartments being purchased and the project in general.

2. The Developer has explained to the Commission that Exhibit E constitutes changes to the plans and specifications of the project which were made to effectuate certain cost savings which were required to minimize the increase in the price of the apartments which occurred in the latter part of 1978. Without such cost savings, the higher price, as described in the Final Public Report under the topical heading "Purchase Money Handling", would have been much higher for each apartment. However, since copies of the Exhibit E (although filed with the Commission) were not sent to the purchasers at the time of issuance and receipting for the Final Public Report, the Developer now wishes to afford each purchaser an opportunity to read the information contained in the Exhibit E to the Construction Contract and the modifications to the plans and specifications effectuated thereby. Accordingly a xerox copy of Exhibit E to the Bluestone Construction Contract is attached to this Supplementary Report as Exhibit 1 hereto. A complete set of the plans and specifications are available for review by the purchaser at the Developer's office.
3. The Developer has further explained to the Commission that there have been further questions by certain purchasers concerning the apartments that are above and beyond the Exhibit E changes. Therefore the Developer wishes to describe the apartments in further detail to answer the questions raised. The following are direct responses to questions raised by certain purchasers as to the following particular items:
  - (a) There will be no ceiling fans.
  - (b) Trash Removal. Private trash removal is included in the maintenance fee. Type A & B units share six (6) separate trash receptacles while Type C units will have not less than twelve (12) separate trash receptacles.
  - (c) Mail. Type A & B units share six (6) pick-up points for mail, while Type C units will have individual delivery.
  - (d) Resident Manager. The resident manager will have a separate apartment built into the recreation clubhouse, along with a manager's office.
  - (e) Security. One automatic electric gate at each entrance to the project will be provided. Enter-phone systems will be located at each entrance.
  - (f) TV Cable. The units are provided with conduits in which each individual buyer must make arrangements with TV Systems to have the cables "pulled" to provide antenna service or TV movie service for his apartment.
  - (g) Air Conditioning. Each apartment has been designed to utilize natural ventilation. Air conditioning may be installed on an individual basis, so

long as it conforms to the building specifications and location established by the architect.

(h) Recreational Facilities. The Bluestone Clubhouse is centrally located on the grounds just behind the 18th tee of the Mid-Pacific Country Club. The Clubhouse includes a swimming pool, jacuzzi, saunas, barbeque pit, meeting rooms and wet kitchen.

Three tennis courts, two of which are fully lighted, are also included.

In addition to the already expansive open areas, a park of approximately 63,000 sq. ft. is also included for the buyers' recreation and enjoyment.

(i) Windows. The windows will not be tinted but will be clear glass. The window frames will be of aluminum with electrostatic finish.

(j) Appliances. Built-in double oven, built-in cooktop, dishwasher, disposal, washer, dryer, side-by-side refrigerator/freezer as further described below:

Jenn-Air Service Cook-top  
Jenn-Air Double Built-in Oven  
Whirlpool 19.1 cu. ft. no-frost side-by-side  
Refrigerator/Freezer with Automatic Icemaker  
Whirlpool Clothes Washer, 2 speed, 4 cycle, 4  
water temp.  
Whirlpool Electric Clothes dryer, 5 cycle with  
3 temperatures  
Whirlpool undercounter automatic Dishwasher with  
3 cycles  
Insinkerator 1/3 h.p. disposal

(k) Kitchens. The cabinets will be of Thai teak laminate and not teakwood. The countertops will not be tile but will have a laminate finish with teakwood edging. The kitchens will have sheet vinyl tile floors. The B & C type units only will have walk-in pantries.

(l) Bathrooms. Each master bathroom at Bluestone will have natural light and ventilation. Bathtubs are five (5) feet in length and will be made of cast iron and porcelain set in tile. All master baths in the A type units will feature shelf to ceiling windows allowing for views, while maintaining privacy. All cabinetry will be Thai teak laminate. Vanity tops are a laminate material with teakwood edging. Master baths will include double vanities.

(m) Each apartment will have hard tile flooring at the entrance way only.

(n) The utility rooms will have vinyl asbestos tile.

(o) Some modification will be made to Building 25 and Apartments 2501 and 2502, contained therein, with

possible modifications to the elevation and exterior configuration of the building. If the modifications warrant it, an amendment will be made to the Declaration of Horizontal Property Regime by the Developer at the time the Architect's As Built Certificate is filed.

4. Since the Developer is concerned with purchaser satisfaction, the Developer plans to provide each purchaser with the opportunity for a full refund if, after reading this Supplementary Report, a Purchaser is dissatisfied and does not want to purchase his apartment. In that case, if the Purchaser will deliver to the Developer a written request to cancel his sales contract the Developer will cancel his sales contract and cause escrow to refund the Purchaser's deposits, provided however that the written request for cancellation must be delivered to the Developer, no later than 14 days after the Developer forwards this Supplementary Public Report to the Purchaser. The Developer is not seeking cancellations and is hopeful that all purchasers will accept the matters described in this Supplementary Public Report and will receipt for it and elect not to cancel their sales contracts.
5. The Developer has informed the Commission that if all of the purchasers for all of the apartment units in the project will choose to affirm their Sales Contracts and receipt for this Supplementary Public Report thereby electing to proceed with the purchase of their apartments in accordance with their Sales Contracts and any addendums thereto on the understanding that

- (a) the purchaser's apartment and the Bluestone condominium project will be constructed in accordance with the plans and specifications described in the Construction Contract as modified by Exhibit E and as the same may be further modified by Exhibit 2 attached hereto and as provided in paragraph 6 below; and

- (b) that any descriptions of the apartments or the project or the quality or grade thereof that may be set forth in any fact sheets, plans, drawings and specifications, and news letters that may have been issued to date, different in any respect from the description of the apartment and the project as contained in the Preliminary, previous Supplementary, and Final Public Report, as supplemented by this Supplementary Public Report and the Exhibits attached hereto, shall not be binding on the Developer;

then, the Developer will direct the contractor to include in the project and build those items described in Exhibit 2 attached hereto and made a part hereof at the cost and expense of the Developer without any increase in apartment sales price.

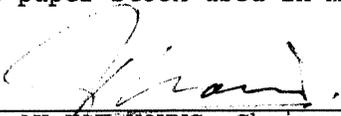
6. The Developer expressly disclaims any promise or obligation to seek the issuance of any further Supplementary Public Report upon the occurrence of any other changes, additions, modifications or deletions to the plans and specifications for the Project unless such changes are material changes (i.e., requiring approval of the county official having jurisdiction over the issuance of building permits), and it is understood that the sale of the apartments include the possibility of changes that are not material.

By executing the receipt for this Supplementary Public Report the purchaser accepts the matters described herein and any changes to the project that are not material changes and affirms the purchaser's 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 9, 1978, and subsequent information filed as of November 6, 1979.

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

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Department, City & County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 982

November 15, 1979

EXHIBIT "E"  
BLUESTONECOST SAVINGS

The Maximum Contract Sum of \$11,847,812.00 includes the following Cost Savings Items, which are amendments to the Bid Proposal Schedule, Exhibit C, and Drawings and Specifications listed in Exhibits A and B.

Proposal Schedule	Sitework <u>Phases 1 &amp; 2</u>
<u>Item</u>	
6	Reduce select borrow from 2,800 CY to 250 CY.
7	Increase base course from 5,606 SY to 6,111 SY.
9 & 11	Replace integral cast-in-place concrete curb and gutter with pre-cast concrete curbing only.
16	Reduce unclassified trench excavation from 1,270 CY to 1,173 CY.
17	Reduce 30" RCP from 405 LF to 401 LF.
19	Reduce 18" RCP from 610 LF to 469 LF.
20	Reduce C & C Type "A" Catch Basins from 2 to 1.
23	Reduce C & C Type "D" Catch Basins from 7 to 5.
24	Reduce Deflector Inlets from 3 to 2.
25	Reduce C & C Shallow Concrete Drain Manholes from 7 to 5.
27	Reduce Type "A" Intakes from 2 to 1.
55	Delete GRP over water main at ravine crossing.
61	Delete water line maintenance road and provide construction road only.
79	Delete concrete jackets.
80	Delete concrete jackets.
	<u>Phase 3</u>
5	Reduce select borrow from 3,050 CY to 250 CY.
6	Increase base course from 6,102 SY to 7,432 SY.
8 & 16	Delete CRM guard wall and pipe railing and replace with 6" precast concrete curbing.
10 & 13	Replace 5'-0" wide concrete gutter with standard C & C curb and gutter.
14	Delete CRM walls.
15	Delete CRM walls.
18	Reduce unclassified trench excavation from 1,100 CY to 1,083 CY.
22	Reduce 24" RCP from 213 LF to 192 LF.
24	Reduce Type "A" Inlets from 7 to 6.
28	Reduce C & C Drain Manholes from 2 to 1.
50	Increase Fire Hydrant Curb Guards w/4" Concrete Pads from 1 to 7.
51	Delete Fire Hydrant Wall Guards w/4" Concrete Pads.

EXHIBIT "E"  
BLUESTONE

ACCEPTED COST SAVINGS  
BUILDINGS  
PHASES 1, 2 & 3

3. Delete the shelf above the pass-thru counter in all units. Replace the shelf light fixture with a ceiling mounted fixture of equal cost.
4. Delete the four linen cabinets and countertops on the bridge in each "A" unit. Add five 72" x 18" shelves to the walk-in closet of the master bedroom in the A-2 units and to the storage room in the A-3 Interior units.
5. Delete window 34 and drop the exterior plaster soffit to the top of the "Ventwood" grille.
6. Delete the drawer bank cabinets in all kitchens and replace them with standard base cabinets with a top drawer only.
7. Delete the counter and cabinets between the kitchen and family room in the A-3 Interior units.
8. Change the ceilings under the bridges in the A units from wood to gypsum board with acoustic spray.
0. Delete door 23 from the water heater storage rooms in the A-3 units.
3. (a) Change adjustable shelves to fixed shelves in all B unit closets and pantries.  
(b) In B unit storage rooms beside the laundries, delete the divider and install one full length shelf only.
6. (a) Change C. M. U. walls at the B unit entries to 5' - 0" high wood fences similar to those separating the deck level lanais in the A buildings.  
(b) Delete the gates at the "B" unit entries.
0. Delete the gypsum board on the C building garage ceilings.

BLUESTONE

ACCEPTED COST SAVINGS - BUILDINGS

21. Delete the gypsum board on the side walls of the C building garages.
22. Use nail-on frames for all sliding glass doors and windows and delete wood jambs and trim.
23. Revise gutters and downspouts as follows:
  - A Buildings - Delete gutters and downspouts from the sloped roofs on the entry side of the building between grid lines 2 and 4, and 8 and 10. Add sheet metal diverters at these locations, approximately 18' - 0" long, to divert water to the lower flat roofs.
  - B Buildings - Delete all gutters and downspouts on the living room side of the building. Delete gutters on the hipped roofs at each end of the building. Retain all gutters and downspouts on the entry side of the building.
  - Recreation Building - Delete all gutters and downspouts.
  - C Buildings - Delete all gutters and downspouts from sloped roofs except at the entries.
25. Use plastic laminate tops with Suncraft moldings and backsplashes in lieu of corian in all bathrooms.
27. Delete requirement of water resistant gypsum board in kitchens and laundry.
28. Use ABS pipe in lieu of cast iron pipe except where the pipe is exposed in the parking garages.
29. Replace all 6' tubs with 5' tubs. Installation of 5' tubs in 6' openings will be similar to that shown for Bathroom No. 2 in the A-2 units.
33. Use covered back self-edged countertops in all bathrooms in lieu of plastic laminate tops with Suncraft moldings and backsplashes.

35. Use a pre-fabricated 7' diameter spa by Baja Industries, Inc. in lieu of a 10' x 10' built-in-place spa.
36. Use luan in lieu of birch for flush wood doors. Reduce door jambs to nominal 1X material.
38. Use C. M. U. with plaster finish in lieu of natural rock for planter walls at the Recreation Building.
39. Omit one coat of finish on all wood surfaces.
41. Omit one coat of semi-gloss paint in kitchens and bathrooms.
42. (d) Use Armstrong Santa Cruz sheet vinyl in lieu of Armstrong "Brigantine".
44. Change door 27 from wood and glass to solid wood only.
45. Use 4 1/4" x 4 1/4" ceramic tile in all bathrooms in lieu of 1" x 1" tile.
46. Reduce entry tile allowance.
48. Change concrete walls in "A" buildings to 8" solid grouted C. M. U. except at grid lines 2, 4, 8 and 10.
51. Use aluminum cap in lieu of wood on aluminum railings around the deck level of the A buildings.
52. Use standard glazing on all windows where allowed by code.
53. Change 9' - 0" sliding glass doors from 3 panels to 2 panels.
54. Change 12' - 0" sliding glass doors from 4 panels to 3 panels. (0 x 0)
55. Delete all shower curtain rods.
56. Delete the countertop extension over the water closets in the A-3 unit powder rooms. Reduce the medicine cabinet and mirror to the same length as the countertop. Use standard size water closets.

SWINERTON & WALBERG C

EXHIBIT "E"

BLUESTONE

ACCEPTED COST SAVINGS - BUILDINGS

59. Change the frame of window 17 from wood to aluminum.
61. Delete the trash enclosures at the C units.
63. Change all 2 x 8 rafters to 2 x 6. The spacing remains the same except at the A-2 and A-3 interior units where it changes to 16" o. c.
65. Change all 2 x 10 roof fascias to 2 x 8, D.F. S4S.

The over-all Cost Savings are further predicated on the following conditions:

1. The finish elevation of Lot pads 1, 2, 3, 6, 7, 10, 11, 12, 13, 14, the tennis courts and the adjacent slopes will be revised to conform to the existing ground conditions. Our proposal does not include any grading work for these areas.
2. The roadway (Kamahele Street Extension) will be realigned to eliminate the excavation in the basalt sill between stations 0 + 00 and +8 + 00.
3. The owner will provide an on site disposal area for all excess materials.
4. Building pads 4, 5, 8, 9, 17 and 18 only shall have 2'-0" of existing material removed and replaced with select fill material.
5. Modular kitchen and bathroom cabinets will not be treated.
6. V. A. Tile will be 3/32" thick in lieu of 1/8" thick.
7. All entry doors will be flush solid core Philippine mahogany.

EXHIBIT 2

1. Carpet Option, as set forth in letters, dated September 10, 1979 from MID-PAC to apartment purchasers.
2. Installation of reinforced concrete garage floor in "A" type buildings.
3. Installation of solid stock teak edging (not rabbeted) to kitchen and bathroom countertops.
4. Installation of Ruswin (Series 330 Austin) (U.S. 10-b finish) privacy and passage latch and lock sets on doors in apartment interiors.
5. Reinstallation of gutters and downspouts as follows:
  - (a) "A" type Buildings - gutters and downspouts from the sloped roofs on the entry side of the building between grid lines 2 and 4, and 8 and 10;
  - (b) "B" type Buildings - gutters and downspouts on the living room side of the building and gutters on the hipped roofs at each end of the building.
  - (c) "C" type Buildings - gutters and downspouts from sloped roofs including at the entries.
  - (d) Gutters and downspouts at Recreation Building.

(The above reinstallation of gutters and downspouts apply to those gutters and downspouts deleted by Exhibit "E" attached to the Construction Contract.
6. Reinstallation of the shelf above the pass-thru counter and shelf light fixture in all units.
7. Reinstallation of trash enclosures for "C" type Buildings reversing the deletion of such trash enclosures made by Exhibit "E" attached to the Construction Contract.
8. Inclusion of pool furniture or pool accessories costing approximately Five Thousand Seven Hundred and No/100 Dollars (\$5,700.00) in the aggregate.