

**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  
THE BEL-AIR PLAZA  
1054 Green Street  
Honolulu, Hawaii

REGISTRATION NO. 1070

**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 Condo-  
minium 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 29, 1979  
Expires: August 18, 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 DECEMBER 28,  
1978 AND ADDITIONAL INFORMATION SUBSEQUENTLY SUB-  
MITTED AS OF NOVEMBER 26, 1979. 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 514A,  
HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary  
Public Report on THE BEL-AIR PLAZA, Registration No.  
1070 dated January 18, 1979, the Developer has advised  
the Commission that substantial changes to the building  
plans have been made. By these changes, the size and

the height of the building and the number of apartments and parking spaces have been reduced so that the Project now consists of fifty-six (56) fee simple apartments contained in an eight-story building, parking stalls for sixty-one (61) cars (53 regular size and 8 compact stalls) which will be located within the building, and amenities, such as a recreation area (consisting of a swimming pool, restrooms, sauna and exercise room), a landscaped area on the first floor deck adjacent to the recreational area, and landscaping on the grounds.

The Developer has forwarded additional information and documents to amend the registration of this condominium project in the particulars hereinbelow set forth. This Supplementary Public Report is made a part of the registration on The Bel-Air Plaza condominium project.

2. The Developer is responsible for placing this Supplementary Public Report (pink paper stock), the Preliminary Public Report (yellow paper stock), and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.
3. All documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report have been submitted to the Commission for examination.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of Approved Floor Plans) have not yet been filed in the office of the recording officer.
5. The Developer has advised the Commission that advertising and promotional matter required to be filed pursuant to the rules and regulations of the Commission will be submitted prior to public dissemination.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
7. This Supplementary Public Report automatically expires on August 18, 1980, unless a further Supplementary Public Report or Final Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of January 18, 1979, in the topical headings hereinafter set forth, has been amended to the extent set forth herein. Information disclosed in the remaining topical headings has not been disturbed.

DESCRIPTION:

1. The Land. No change.

2. The Building. There will be one 8-story building with two basement floors, one of which basement floors will be a split-level floor. The building will contain a lobby, office, mail room, an open courtyard and a patio on the first floor, parking facilities for a total of 61 cars on the two basement floors and 56 apartment spaces which will be located from the first floor to the eighth floor, all as shown on the plans of the project on file with the Commission (herein called "Plans"). The principal materials to be used in the construction of the building will be reinforced concrete for load-bearing walls, columns and beams, pre-stressed concrete planks for floors, concrete hollow blocks, aluminum frames for glass windows, glass sliding doors and glass entry doors of the building and wooden doors and frames for all entry and interior doors of the apartments.

3. Other Improvements. The project will also consist of other improvements, including a recreation area consisting of a swimming pool, rest rooms, sauna, shower and exercise room, a landscaped area on the first floor deck adjacent to the recreation area, and landscaping on the grounds.

Within the building there will be fifty-six (56) separately designated freehold estates consisting of the residential spaces or areas hereinbelow more particularly described, said spaces being referred to herein as "apartments." The definition of an "apartment" is as set forth in the proposed Declaration and in the Preliminary Public Report for this project.

The apartment number, description, location, approximate gross floor area and other pertinent data relative to the respective apartments are as follows:

(a) The apartments on each floor will be numbered 01, 02, 03, etc., preceded by a number indicating the floor on which the apartment is located; however, because the number of apartments on each floor is not the same, the apartment numbers will not run consecutively on every floor and will not commence with the same number. The four apartments on the first floor will be numbered 101 to 103, inclusive, and 108. There will be no apartments numbered 104 to 107, inclusive, on the first floor. The eight apartments on each of the second through the seventh floors will be numbered 01 to 08, inclusive, preceded by the number of the floor on which the apartments are located. The four apartments on the eighth floor will be numbered 803, 805, 806 and 808. There will be no apartments numbered 801, 802, 804 and 807 on the eighth floor. In each case the sequence of the apartment numbers runs counter-clockwise from the westerly or Makai-Ewa corner of the building, except on the eighth floor where the number runs from Makai to Mauka. By the foregoing numbering system, all apartments bearing apartment numbers with the same last two digits will be in vertical alignment in the building.

(b) There will be twelve types of apartments in the project, to-wit, Types A, A-1, A-2, A-3, A-4, A-5, B, B-1, B-2, B-3, B-4 and B-5.

Type A Apartments. Type A apartments will have one bedroom, one bathroom, a living/dining room, a kitchen and a lanai, and will contain a gross floor area, inclusive of the lanai area, of approximately 518.25 square feet. There will be eighteen (18) Type A apartments. Three Type A apartments will be located on each of the second through the seventh floors.

Type A-1 Apartments. Type A-1 apartments will have one bedroom, one bathroom, a living/dining room, a kitchen and a lanai, and will contain a gross floor area, inclusive of the lanai area, of approximately 518.25 square feet. The Type A-1 apartments are the same as Type A apartments, except that the Type A floor plan is the reverse of the Type A-1 floor plan. There will be eighteen (18) Type A-1 apartments. Three Type A-1 apartments will be located on each of the second through the seventh floors.

Type A-2 Apartment. There will be one Type A-2 apartment which will have one bedroom, one bathroom, a living/dining room, a kitchen and a lanai, and will contain a gross floor area, inclusive of the lanai area, of approximately 762.25 square feet. The Type A-2 apartment will be located on the first floor at the Makai-Ewa corner of the building.

Type A-3 Apartment. There will be one Type A-3 apartment which will contain one bedroom, one bathroom, a living/dining room, a kitchen and a lanai, and will contain a gross floor area, inclusive of the lanai area, of approximately 686.97 square feet. The Type A-3 apartment will be located on the first floor of the building at the Makai side adjacent to the Type A-2 apartment.

Type A-4 Apartment. There will be one Type A-4 apartment which will contain one bedroom, one bathroom, a living/dining room and a kitchen, and will contain a gross floor area of approximately 518.25 square feet. The Type A-4 apartment will not have a lanai, but will have adjacent thereto a patio containing approximately 216.43 square feet, which patio shall be a limited common element for the exclusive use of the Type A-4 apartment. The Type A-4 apartment will be located on the eighth floor.

Type A-5 Apartment. There will be one Type A-5 apartment which will contain one bedroom, one bathroom, a living/dining room and a kitchen and will contain a gross floor area of approximately 518.25 square feet. The Type A-5 apartment will not have a lanai, but will have adjacent thereto a patio containing approximately 216.43 square feet, which patio shall be a limited common element for the exclusive use of the Type A-5 apartment. The Type A-5 apartment will be located on the eighth floor.

Type B Apartments. Type B apartments will have two bedrooms, two bathrooms, a living/dining room, a kitchen and a lanai and will contain a gross floor area, inclusive of the lanai area, of approximately 814.19 square feet. There will be six (6) Type B apartments. One Type B apartment will be located on the Makai-Diamond Head corner of the building on each of the second through the seventh floors.

Type B-1 Apartments. Type B-1 apartments will have two bedrooms, two bathrooms, a living/dining room, a kitchen, and a lanai, and will contain a gross floor area, inclusive of the lanai area,

of approximately 836.82 square feet. There will be six (6) Type B-1 apartments. One Type B-1 apartment will be located at the Mauka end of the building on each of the second through the seventh floors.

Type B-2 Apartment. There will be one Type B-2 apartment which will have two bedrooms, two bathrooms, a living/dining room, and a kitchen, and will contain a gross floor area of approximately 803.41 square feet. The Type B-2 apartment will not have a lanai, but will have adjacent thereto a patio containing approximately 575.98 square feet, which shall be a limited common element for the exclusive use of the Type B-2 apartment. The Type B-2 apartment will be located at the Makai-Diamond Head corner on the first floor of the building.

Type B-3 Apartment. There will be one Type B-3 apartment which will have two bedrooms, two bathrooms, a living/dining room, and a kitchen, and will contain a gross floor area of approximately 819.42 square feet. The Type B-3 apartment will not have a lanai, but will have adjacent thereto a patio containing an area of approximately 870.18 square feet, which patio shall be a limited common element for the exclusive use of the Type B-3 apartment. The Type B-3 apartment will be located at the Mauka end on the first floor of the building.

Type B-4 Apartment. There will be one Type B-4 apartment which will have two bedrooms, two bathrooms, a living/dining room and a kitchen, and will contain a gross floor area of approximately 822.85 square feet. The Type B-4 apartment will not have a lanai, but will have adjacent thereto a patio containing approximately 216.43 square feet, which patio shall be a limited common element for the exclusive use of the Type B-4 apartment. The Type B-4 apartment will be located on the eighth floor at the Mauka end of the building.

Type B-5 Apartment. There will be one Type B-5 apartment which will have two bedrooms, two bathrooms, a living/dining room and a kitchen, and will contain a gross floor area of approximately 804.39 square feet. The Type B-5 apartment will not have a lanai, but will have adjacent thereto a patio containing approximately 216.43 square feet, which patio shall be a limited common element for the exclusive use of the Type B-5 apartment. The Type B-5 apartment will be located on the eighth floor at the Makai-Diamond Head corner of the building.

The gross floor areas of the apartments hereinabove set forth include the lanais and include all walls (except load-bearing walls) within the interior face of the perimeter walls, all columns and portions of columns within the interior face of the perimeter walls, common walls between the apartment and the lanai, the interior half of the common walls between apartments, whether load bearing or non-load bearing, and the lanai wall/railing. All plumbing, mechanical and electrical chases are excluded.

(c) No change.

COMMON ELEMENTS: The information disclosed in the Preliminary Public Report in respect of the common elements has not been amended except that the following parking stalls shall be deemed common elements and shall be used for guest parking: 1-C, 2-C, 3-C, 60-C and 61-C (the letter "C" denoting a stall for compact cars).

LIMITED COMMON ELEMENTS: Certain of the common elements are designated as "limited common elements" and are set aside and reserved for the use of certain apartments, which apartments shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and so reserved are as follows:

(a) Parking Stalls. Each apartment will have as an appurtenance one parking stall for the exclusive use of such apartment. The respective apartments and the parking stalls appurtenant thereto are set forth hereinafter. Each apartment shall at all times have at least one parking stall appurtenant to it; provided, that apartment owners with the consent of the mortgagee, if any, shall have the right to change the designation of parking stalls which are appurtenant to their respective apartments by amendment of the Declaration and the respective deeds involved. Such amendment to the Declaration must be in writing and need only be executed by the mortgagee, if any, and the respective owners of the apartment seeking such change, and shall be effective only upon filing of the same in said Office of the Assistant Registrar. The respective apartments and the parking stalls appurtenant thereto are as follows:

| <u>Apt. No.</u> | <u>Parking<br/>Stall No.</u> | <u>Apt. No.</u> | <u>Parking<br/>Stall No.</u> |
|-----------------|------------------------------|-----------------|------------------------------|
| 101             | 9                            | 501             | 38                           |
| 102             | 18                           | 502             | 39                           |
| 103             | 5                            | 503             | 37                           |
| 108             | 4                            | 504             | 40                           |
|                 |                              | 505             | 41                           |
| 201             | 58                           | 506             | 42                           |
| 202             | 50                           | 507             | 51                           |
| 203             | 32                           | 508             | 36                           |
| 204             | 59                           |                 |                              |
| 205             | 17-C                         | 601             | 30                           |
| 206             | 28-C                         | 602             | 24                           |
| 207             | 54-C                         | 603             | 8                            |
| 208             | 26                           | 604             | 29                           |
|                 |                              | 605             | 23                           |
| 301             | 55                           | 606             | 22                           |
| 302             | 47                           | 607             | 21                           |
| 303             | 27                           | 608             | 16                           |
| 304             | 56                           |                 |                              |
| 305             | 48                           | 701             | 20                           |
| 306             | 57                           | 702             | 11                           |
| 307             | 49                           | 703             | 7                            |
| 308             | 33                           | 704             | 13                           |
|                 |                              | 705             | 12                           |
| 401             | 43                           | 706             | 31                           |
| 402             | 52                           | 707             | 25                           |
| 403             | 35                           | 708             | 15                           |
| 404             | 44                           |                 |                              |
| 405             | 53                           | 803             | 6                            |
| 406             | 45                           | 805             | 10                           |
| 407             | 46                           | 806             | 19                           |
| 408             | 34                           | 808             | 14                           |

NOTE: "C" denotes parking stall for compact cars.

(b) Mailboxes. The mailbox assigned to an apartment shall be limited to the use of such apartment.

(c) Patios. The patios adjacent to Apartments 103, 108, 803, 805, 806 and 808, respectively, shall be for the exclusive use of the respective apartments to which they are adjacent. The patios will be deemed to include the area within the interior finished surface of the patio walls and the common wall between a patio and the apartment adjacent thereto. The owners of said Apartments 103, 108, 803, 805, 806 and 808 will be responsible for the maintenance and repair of the respective patios appurtenant to their apartments as more particularly set forth in the proposed Bylaws.

(d) No change.

INTEREST TO BE CONVEYED PURCHASER: The interest to be conveyed to a purchaser will be a fee simple title to an apartment together with an undivided interest in all common elements of the project. Each apartment shall have appurtenant thereto an undivided interest in all common elements of the project in the proportion hereinafter set forth and the same proportionate share in all common profits and expenses of the project and for all other purpose, including voting:

| <u>Apartment<br/>Type</u> | <u>Apartment<br/>Number</u>  | <u>Percent<br/>Common Interest</u> |
|---------------------------|--|------------------------------------|
| A                         | 201, 205, 207, 301,<br>305, 307, 401, 405,<br>407, 501, 505, 507,<br>601, 605, 607, 701,<br>705, 707 | 1.510984                           |
| A-1                       | 202, 204, 206, 302,<br>304, 306, 402, 404,<br>406, 502, 504, 506,<br>602, 604, 606, 702,<br>704, 706 | 1.510984                           |
| A-2                       | 101  | 2.222378                           |
| A-3                       | 102  | 2.002895                           |
| A-4                       | 805  | 1.510984                           |
| A-5                       | 806  | 1.510984                           |
| B                         | 203, 303, 403, 503<br>603, 703   | 2.373810                           |
| B-1                       | 208, 308, 408, 508,<br>608, 708  | 2.439789                           |
| B-2                       | 103  | 2.342382                           |
| B-3                       | 108  | 2.389060                           |
| B-4                       | 808  | 2.399060                           |
| B-5                       | 803  | 2.345239                           |

PURPOSE AND USE OF THE APARTMENTS: The purpose for which the apartments are intended and restricted as to use is residential as set forth in the proposed Declaration. The proposed Declaration recites that the apartments shall be occupied and used only as dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The owners of the respective apartments shall have the right to lease or rent such apartments for profit to such persons and for such periods as such owners may determine so long as such leasing or renting is for use of such apartment as a place to reside and not as a place to conduct business or trade; provided, however, that all such leasing or renting shall be subject to provisions of the Declaration and Bylaws of the Association of Apartment Owners; provided, further, however, that the apartments shall not be used, leased, rented or any undivided interests therein sold for time sharing purposes or under any time sharing arrangement.

The proposed House Rules contains certain prohibitions regarding apartment use, common areas, parking, rentals, refuse, pets, and swimming pool.

OWNERSHIP: A Preliminary Title Report prepared by Security Title Corporation, issued on September 11, 1979, states that title to the land committed to the project is vested in Business Investment, Ltd., a Hawaii corporation, the Developer herein.

ENCUMBRANCES AGAINST TITLE: Said updated Preliminary Title Report of September 11, 1979, identifies the following encumbrances on the land:

1. A perpetual right of way for road purposes and all other public utility services of whatsoever kind and nature, over, across, along and upon Lot B, as shown on Map 2 in favor of and for the use and benefit of the owner or owners from time to time of Lots C-1, C-2, D, E, and F-1 as shown on Subdivision Maps filed with said Land Court Application No. 1008, mentioned in Document No. 29427.
2. A perpetual right of way for road purposes and all other public utility services of whatsoever kind and nature, over, across, along and upon Lots P-1 and O-2 as shown on Map 3, in favor of and for the use and benefit of the owner or owners from time to time of Lots H, I-1, I-2, J, K, L-1, L-2, M-1, M-2, N, O-1-A, O-1-C, O-1-D, O-1-E, O-1-F, O-1-B-1, O-1-B-2, O-1-G-1 and O-1-G-2 as shown on Subdivision Maps filed with said Land Court Application, mentioned in Document No. 29427.
3. Grant dated January 16, 1936, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 34795, in favor of the Hawaiian Electric Company, Inc., and Mutual Telephone Company (now known as Hawaiian Telephone Company), granting a perpetual easement for utility purposes over and across Lots P-1 and O-2.
4. Grant dated December 11, 1953, filed in said Office of the Assistant Registrar as Document No. 155863, in favor of Ronald Shoji Kuroda and Mae Asayo Kuroda, husband and wife, granting a perpetual easement for road purposes and all public utility services over, across, and under Lot P-1, appurtenant to Lots A-5 and P-2-B of Certificate No. 52832.

5. Mortgage in favor of Lau Investment, Inc., dated August 30, 1979, and filed as Document No. 961378.

6. For any taxes that are due and owing, reference is hereby made to the Office of the Tax Assessor, First Division.

PURCHASE MONEY HANDLING: An Escrow Agreement dated December 15, 1978, has been executed and a copy of same has been filed with the Commission. The Escrow Agent is Security Title Corporation. The Developer has revised the Reservation And Sales Contract and has submitted a specimen copy of the same. Upon examination, the Specimen Reservation And Sales Contract, as revised, and the executed Escrow Agreement are found to be consonant with Chapter 514A, Hawaii Revised Statutes, and particularly Sections 514A-40, 514A-39, 514A-63, 514A-64, 514A-65 and 514A-66.

Among other provisions, the specimen Reservation And Sales Contract provides that purchasers agree to subordinate their interest to the lien of any construction mortgage.

Among other provisions, the Escrow Agreement provides that, upon request by Seller, escrow shall deposit any or all funds received and held in escrow in federally-insured savings and loan institutions or federally-insured banking institutions designated by Seller, or may use such funds for the purchase of federal time certificates. Any and all interest earned on such funds during the holding thereof shall accrue to the credit of the Seller in accordance with the agreement and instructions contained in the sales contracts.

It is incumbent upon the prospective purchaser that he reads with care the Reservation And Sales Contract and executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

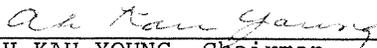
FINANCING OF PROJECT: The Developer has informed the Commission that it has obtained a commitment for interim construction loan from Territorial Savings & Loan Association. A copy of such commitment letter is on file with the Commission.

STATUS OF PROJECT: The Developer has advised the Commission that the preparation of the revised building plans of the project has been completed and the plans are being processed for approval by the Building Department and other departments of the City and County of Honolulu.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed in the required Notice of Intention submitted December 28, 1978, and information subsequently filed as of November 26, 1979.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 1070 filed with the Commission on December 28, 1978.

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.

  
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AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

REGISTRATION NO. 1070

DATED: November 29, 1979