

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3489
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON

KAPIOLANI BANYAN
2752 Kaaha Street
Honolulu, Hawaii

Registration No. 1405

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: August 4, 1982
Expires: April 4, 1983

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 27, 1981, AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 28, 1982. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report dated May 5, 1981, and the Final Public Report of September 4, 1981, on KAPIOLANI BANYAN, Registration No. 1405, the Developer reports that changes have been made in the plan or setup of the project.

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 Final Public Report (white paper stock), and the Preliminary Public Report (yellow paper stock), becoming a part of KAPIOLANI BANYAN registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary and Final Public Reports. The buyer shall sign the required receipt signifying that he has had the opportunity to read the three reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of approved Floor Plans) have been filed in the office of the recording officer as Land Court Document No. 1078095, as amended, on August 19, 1981, and recorded as Document No. 1082624. The second amendment to the Declaration of Horizontal Property Regime reflecting the hereinabove changes has been filed as Land Court Document No. 1124152.
4. No advertising and promotional matter have been submitted pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Hawaii Revised Statutes, Chapter 514A, as amended, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Supplementary Public Report expires on April 4, 1983, unless a further Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information included in Exhibit "B" referred to in the topical heading entitled DESCRIPTION OF PROJECT AND APARTMENTS in the Final Public Report and PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED TO PURCHASERS in the Preliminary Public Report have been amended. Information disclosed in the remaining headings has not been disturbed.

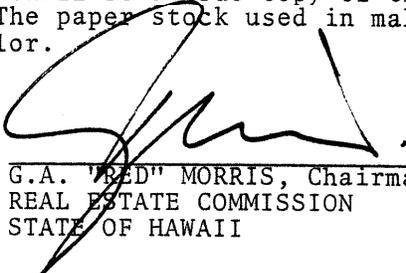
DESCRIPTION OF PROJECT AND APARTMENTS: The Developer advises that the floor areas of the lanais of four apartments (numbers 101, 201, 301 and 401) were incorrectly stated in the Preliminary Public Report and in the Final Public Report. The revised floor areas of the four apartments are herein attached as Exhibit "A".

PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED TO PURCHASERS: The revision of floor areas in apartment nos. 101, 201, 301 and 401 necessitated alterations of the percentage of common area for all apartments and in the total floor areas for the four apartments mentioned above. The revised square foot floor areas and correct common interests are set forth in Exhibit "A" attached hereto.

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 March 27, 1981, and information subsequently filed as of July 28, 1982.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1405 filed with the Commission on March 27, 1981.

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.


G.A. "RED" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 1405
August 4, 1982

<u>Apt.</u>	<u>% of Common Interest</u>	<u>Interior Sq. Ft.</u>	<u>Exterior Sq. Ft.</u>	<u>Total</u>	<u>Stall Assign-ment</u>
101	2.98188	1,205	173	1,378	1*, 2
102	1.70086	696	90	786	3
103	2.41712	1,039	78	1,117	20
104	2.21155	944	78	1,022	4, 5
105	2.21155	944	78	1,022	6
106	2.21155	944	78	1,022	7, 8
107	2.21155	944	78	1,022	9
108	2.21155	944	78	1,022	10, 11
109	2.21155	944	78	1,022	12
110	2.21155	944	78	1,022	13, 14
111	2.41929	998	120	1,118	15, 16
201	2.98188	1,205	173	1,378	17, 18
202	1.70086	696	90	786	19
203	2.41712	1,039	78	1,117	21
204	2.21155	944	78	1,022	22, 23
205	2.21155	944	78	1,022	24
206	2.21155	944	78	1,022	25*, 26
207	2.21155	944	78	1,022	27
208	2.21155	944	78	1,022	28, 29
209	2.21155	944	78	1,022	30
210	2.21155	944	78	1,022	31, 32
211	2.41929	998	120	1,118	33, 34*
301	2.98188	1,205	173	1,378	35, 36
302	1.70086	696	90	786	37
303	2.41712	1,039	78	1,117	38, 39
304	2.21155	944	78	1,022	40, 41
305	2.21155	944	78	1,022	42
306	2.21155	944	78	1,022	43, 44
307	2.21155	944	78	1,022	45
308	2.21155	944	78	1,022	46, 47
309	2.21155	944	78	1,022	48
310	2.21155	944	78	1,022	49, 50
311	2.41929	998	120	1,118	51, 52
401	2.98188	1,205	173	1,378	53, 54
402	1.70086	696	90	786	55
403	2.41712	1,039	78	1,117	56, 57
404	2.21155	944	78	1,022	59, 60
405	2.21155	944	78	1,022	58
406	2.21155	944	78	1,022	61, 62
407	2.21155	944	78	1,022	63
408	2.21155	944	78	1,022	64, 65
409	2.21155	944	78	1,022	66, 67*
410	2.21155	944	78	1,022	68, 69
411	2.41929	998	120	1,118	70, 71

*Denotes stalls for compact cars.

EXHIBIT "A"