

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

HALE POKI
1720 Poki Street
Honolulu, Hawaii 96822

REGISTRATION NO. 1408 (Conversion)

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

It was prepared as a supplement to ~~an~~ earlier Report dated May 7, 1981 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: December 17, 1981

Expires: June 7, 1982

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 2, 1981 AND INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 18, 1981. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the Commission's issuance of its Final Public Report of May 7, 1981 on HALE POKI, Registration

No. 1408, the Developer has submitted additional information that the Commission deems material changes. The changes include, among other things, a redefinition of limited common elements and modification of certain sections of the By Laws.

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of this Supplementary Public Report.
3. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and By-Laws dated February 26, 1981, have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15425, at Page 623. An Amendment of said Declaration dated September 18, 1981, has been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15826, at Page 651.

The Bureau of Conveyances has assigned Condominium Map No. 794 to the project.

4. No advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission other than the published notices required under Section 514-A, 101, et seq.
5. The purchaser and 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 the Horizontal Property Act.
6. This Supplementary Public Report amends the Final Public Report of May 7, 1981 and becomes a part of the HALE POKI registration. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock), and the Amended Disclosure Abstract, which is the same as that previously issued except for a new letter from Robert A. Herlinger, AIA, which is attached hereto as Exhibit A, in the hands of all purchasers and prospective purchasers and securing a signed Receipt therefor.
7. This Supplementary Public Report automatically expires on June 7, 1982, unless a further Supplementary Public Report is published or the Commission upon review of the registration issues an order extending the effective period of this report.

The information in the Final Public Report of May 7, 1981, has not been changed except as indicated under the topical headings below.

LIMITED COMMON ELEMENTS: The Declaration, as amended, reflects that certain parts of the common elements, called the limited common elements, are designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

a. There are ten (10) parking spaces in the project designated as Nos. 1 through 10, which are limited common elements as designated in said Condominium Map. Thirteen (13) apartments have no parking spaces, four (4) apartments have one (1) parking space appurtenant thereto and one apartment has six (6) parking spaces appurtenant thereto. The parking spaces appurtenant the apartments are as follows:

<u>Apartment No.</u>	<u>Parking Stall No.</u>	<u>Apartment No.</u>	<u>Parking Stall No.</u>
101	none	204	1,2,3,4,5,6
102	none	205	8
103	none	206	9
104	none	207	none
105	7	208	none
106	10	209	none
201	none	210	none
202	none	211	none
203	none	212	none

b. Each of the six (6) apartments located on first (ground) floor of Building A also contains a fenced courtyard area having the following areas:

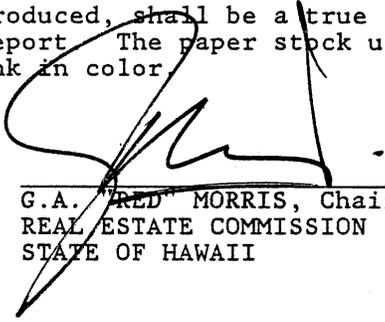
<u>Apartment Number</u>	<u>Courtyard Area (Approximate)</u>
101, 102, 103, 104	102 square feet
105	487 square feet
106	505 square feet

c. There are eighteen mailboxes for the Project which are numbered identically with the apartment numbers and which are designated as limited common elements appurtenant to such apartment.

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 April 2, 1981 and information subsequently filed as of November 18, 1981.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1408 filed with the Commission on April 2, 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
BUREAU OF CONVEYANCES
PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 1408

December 17, 1981

HALE POKI

AMENDED DISCLOSURE ABSTRACT

November 18, 1981

1. (a) Name and Address of Project:

Hale Poki
1720 Poki Street
Honolulu, Hawaii 96822

(b) Name, Address and Telephone Number of Developer:

Carissa, Inc.
745 Fort Street, Suite 2105
Honolulu, Hawaii 96813
Telephone Number: 521-7254

(c) Name, Address and Telephone Number of Project Manager:

Carissa, Inc.
745 Fort Street, Suite 2105
Honolulu, Hawaii 96813
Telephone Number: 521-7254

2. Attached hereto is a projected budget prepared by the current Managing Agent for the project, GO Properties, Inc., a Hawaii corporation. Based upon said projected budget, the estimated monthly maintenance fee for each type of apartment in the project is as follows:

	<u>Start-Up Fee</u>	<u>Maintenance Fee</u>
One Bedroom (Type A)	\$102.00	\$ 51.00
One Bedroom (Type B)	\$118.00	\$ 59.00
Two Bedroom (Type C)	\$158.00	\$ 79.00
Two Bedroom (Type D)	\$150.00	\$ 75.00
Studio (Type E)	\$ 64.00	\$ 32.00
One Bedroom (Type F)	\$ 96.00	\$ 48.00
One Bedroom (Type G)	\$ 96.00	\$ 48.00

NOTE: DEVELOPER ADVISES THAT THE COST AND EXPENSES OF MAINTENANCE AND OPERATION OF A CONDOMINIUM PROJECT ARE DIFFICULT TO ESTIMATE INITIALLY AND EVEN IF SUCH COSTS AND EXPENSES HAVE BEEN ACCURATELY ESTIMATED, THAT SUCH COSTS AND EXPENSES WILL TEND TO INCREASE WITH PRICE INCREASES AND THE INCREASED AGE OF THE FACILITIES.

EXHIBIT - A

3. A description of all warranties for the individual apartments and the common elements and the date of initiation and expiration thereof:

The only warranties available are on the range and refrigerator. The date of initiation of the warranties is the date of occupancy and the date of expiration of such warranties is one year after the date of occupancy. There is a five-year warranty on the refrigerator sealant and compressor, commencing on the date of occupancy.

4. A statement of proposed number of apartments to be used for residential or hotel use in a mixed use project containing apartments for both residential and hotel use:

Hale Poki is a project consisting of eighteen units for residential use only.

5. A statement of the extent of commercial or non-residential development in the project:

There is no commercial or other non-residential development in this project.

6. Present Condition of Components.

The present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the condominium is as set forth in the letter report of Robert A. Herlinger, AIA, dated September 14, 1981, attached hereto as Exhibit A and incorporated herein by this reference.

7. Expected Useful Life of Components.

The expected useful life of the items reported on in Section (A), above, is as set forth in said letter report attached hereto as Exhibit A.

8. There are no outstanding notices of uncured violations of building code or other municipal regulations.

HALE POKI

Projected Annual Expenses

Utilities

Electricity	\$ 420.00
Sewer & Water	1,920.00

Operations

Audit & Legal	348.00
Insurance (Fire & Liability)	1,332.00
Payroll	
Maintenance & Yard Service	2,400.00
Payroll Taxes & Insurance	360.00
Office Supplies & Miscellaneous	120.00
Professional Management	1,620.00
Taxes	24.00
Repairs & Maintenance	900.00
Supplies	120.00
Refuse Collection	840.00

<u>Reserves</u>	<u>1,080.00</u>
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Total	<u>\$11,484.00</u>
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GO PROPERTIES, INC.

By *Jana Skram*
Its President

Date: *Jan 15, 1981*

HALE POKI

Start-Up Expenses

When the condominium project goes into operation, there are expenses and obligations which need to be recognized. These are: (1) to purchase insurance; (2) to purchase necessary equipment and supplies; and (3) to provide initial operating capital.

To satisfy these needs, it is customary to provide a "start-up fund". When shared equally by all purchasers, the expense is nominal to each of them.

1. Insurance

Policy coverage includes fire, lightning, extended coverage, special extended coverages, inflation-guard endorsement, comprehensive general liability and property damage.

2. Equipment

Custodial and grounds care equipment and supplies.

3. Initial Operating Expenses

Contingency Reserves	\$ 300.00
Insurance	1,130.00
Equipment and Supplies Purchase	250.00
Operating Expenses	200.00
Total Estimated Expenses	<u>\$1,880.00</u>

"Start-up fee" for each apartment purchaser (equals two months' maintenance fee, rounded):

One-bedroom (A)	\$102.00
" (B)	\$102.00
" (C)	\$118.00
" (D)	\$118.00
Two-bedroom (E)	\$158.00
" (F)	\$150.00
Studio (G)	\$ 64.00
One-bedroom (H)	\$ 96.00
" (I)	\$ 96.00

This one-time fee should be collected at escrow. Each initial owner paying this will provide for financial solvency of the project.

HALE POKI

Monthly Maintenance Fees

<u>Unit</u>	<u>Percentage of Common Interest</u>	<u>Monthly Maintenance Fee Per Unit</u>
Type A, One bedroom (Apts. 101, 102, 103, 104)	5.444	\$51.00
Type B, One bedroom (Apts. 201, 202, 203, 204)	5.444	\$51.00
Type C, One bedroom (Apt. 105)	6.291	\$59.00
Type D, One bedroom (Apt. 205)	6.291	\$59.00
Type E, Two bedroom (Apt. 106)	8.433	\$79.00
Type F, Two bedroom (Apt. 206)	8.006	\$75.00
Type G, Studio (Apt. 208, 211)	3,442	\$32.00
Type H, One bedroom (Apt. 207, 209, 212)	5.113	\$48.00
Type I, One bedroom (apt. 210)	5.204	\$48.00

Prepared in accordance with the companion budget of the same date.

The estimated maintenance fees and budget figures are based upon the latest information available. They are subject to revision based upon actual costs.

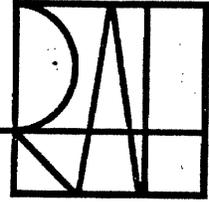
We certify the monthly maintenance fees and projected annual budget are based upon generally accepted accounting principles.

GO PROPERTIES, INC.

By *Jane S. Keane*
Its President

Date *Jan 15, 1981*

Robert Alan Herlinger
Architect



September 14, 1981

Carissa, Inc.
745 Fort St.
Suite 2106
Honolulu, HI. 96813

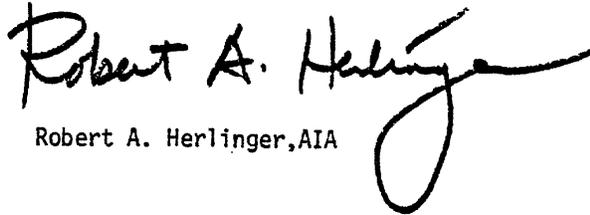
Gentlemen:

SUBJECT: HALE POKI
1720 Poki St.
Honolulu, HI.
TMK: 2-4-23:28

The plans, originally drawn by Park Associates, Inc. and dated 3-2-81- were revised and updated by me with revisions dated 9-10-81. These plans for the subject property represent as-built conditions of the structure showing dimensions and building location on the property.

The present condition of structural components and mechanical and electrical installations, material to the use and enjoyment of the condominium, is one of soundness, and with proper maintenance could have an expected useful life of at least 10-15 years.

Sincerely,


Robert A. Herlinger, AIA

