

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

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**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on

FRANKLIN TOWERS
990 Ala Nanala Street
Honolulu, Hawaii

REGISTRATION NO. 1416

IMPORTANT -- READ THIS REPORT BEFORE BUYING

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

It was prepared as a supplement to earlier Reports dated June 25, 1981, and August 11, 1982 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: January 12, 1983
Expires: September 11, 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 APRIL 21, 1981, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 10, 1983. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report dated June 25, 1981 and Final Public Report dated August 11, 1982 on FRANKLIN TOWERS, Registration No. 1416, the Developer has provided additional information which is deemed material.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Supplementary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners) were executed on March 21, 1982 and filed in the Office of the Assistant Registrar of the Land Court as Land Court Document No. 1113619. The First Amendment of Declaration of Horizontal Property Regime of Franklin Towers has been filed as Document No. 1145745 on December 30, 1982 together with a copy of the the Condominium Map, as amended to show the layout, location, apartment numbers and dimension of the apartments as-built.

4. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.

5. The Purchaser or prospective Purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.

6. This Supplementary Public Report automatically expires September 11, 1983, unless a Second Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective date of this report.

7. 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 copy of the Preliminary Public Report (yellow paper stock), the Final Public Report (white paper stock) and Revised Disclosure Abstract. The Developer is also responsible for securing from each purchaser or prospective purchaser a signed receipt therefor.

The information in the Preliminary Public Report dated June 25, 1981, under the topical headings DESCRIPTION, LIMITED COMMON ELEMENTS and STATUS OF PROJECT have been amended as follows:

DESCRIPTION: The following paragraph is added to subsection (2) under this topical heading:

The Project is equipped with a central air conditioning system, however, it shall not be started up and placed in full-time service, except for testing and maintenance, unless and until authorized by a vote of not less than seventy-five percent (75%) of the total votes in the Association of Apartment Owners at a meeting as provided in the Declaration of Horizontal Property Regime.

LIMITED COMMON ELEMENTS: Exhibit A referred to in subparagraph (a) under this topical heading has been superseded in its entirety with the Exhibit A attached hereto.

STATUS OF PROJECT: Construction of the project has been completed as evidenced by submission to the Commission of a copy of the Certificate of Occupancy dated August 25, 1982.

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 filed April 21, 1981 and information subsequently submitted as of January 10, 1983.

THIS SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1416, filed with the Commission on April 21, 1981.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. The paper 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 Department, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 1416

DATED: January 12, 1983

EXHIBIT A

FRANKLIN TOWERS

Floor Levels	TOWER EAST (Diamond Head Direction)				TOWER WEST (Ewa Direction)			
	Apt. No.	Parking Stall	Apt. No.	Parking Stall	Apt. No.	Parking Stall	Apt. No.	Parking Stall
Penthouse	PHA	7A (Co, R)	PHB	5A (Co, R)	PHC	3A (Co, R)	PHD	1A (Co, R)
40	40A	8A (Co, R) 22A (Co, C) 23A (Co, C)	40B	6A (Co, R) 24A (Co, C) 25A (Co, R)	40C	4A (Co, R) 11A (Co, C) 12A (Co, R)	40D	2A (Co, R) 9A (Co, C) 10A (Co, C)
39	39A	14A (Co, R) 15A (Co, R)	39B	16A (Co, R) 17A (Co, R)	39C	18A (Co, R) 19A (Co, R)	39D	20A (Co, R) 21A (Co, R)
38	38A	32A (Co, R) 33A (Co, R)	38B	30A (Co, R) 31A (Co, R)	38C	28A (Co, R) 29A (Co, R)	38D	26A (Co, R) 27A (Co, R)
37	37A	37A (Co, C) 42E (Op, R)	37B	36A (Co, C) 41E (Op, R)	37C	35A (Co, C) 40E (Op, C)	37D	34A (Co, R) 39E (Op, C)
36	36A	47A (Co, R) 46E (Op, R)	36B	48A (Co, C) 45E (Op, R)	36C	49A (Co, C) 44E (Op, R)	36D	38A (Co, R) 43E (Op, R)
35	35A	43A (Co, R) 50E (Op, R)	35B	44A (Co, R) 49E (Op, R)	35C	45A (Co, R) 48E (Op, R)	35D	46A (Co, R) 47E (Op, R)
34	34A	39A (Co, R) 26E (Op, R)	34B	40A (Co, R) 53E (Op, R)	34C	41A (Co, R) 52E (Op, R)	34D	42A (Co, R) 51E (Op, R)
33	33A	4B (Co, R) 30E (Op, R)	33B	3B (Co, R) 29E (Op, R)	33C	2B (Co, R) 28E (Op, R)	33D	1B (Co, R) 27E (Op, R)
32	32A	8B (Co, R) 34E (Op, R)	32B	7B (Co, R) 33E (Op, R)	32C	6B (Co, R) 32E (Op, R)	32D	5B (Co, R) 31E (Op, R)
31	31A	21B (Co, R) 33B (Co, R, T)	31B	22B (Co, R) 34B (Co, C, T)	31C	10B (Co, C) 36E (Op, R)	31D	9B (Co, R) 35E (Op, R)
30	30A	17B (Co, R) 13E (Op, R)	30B	18B (Co, R) 38E (Op, R)	30C	19B (Co, R) 37E (Op, R)	30D	20B (Co, R) 32B (Co, R, T)
29	29A	13B (Co, R) 17E (Op, R)	29B	14B (Co, R) 16E (Op, R)	29C	15B (Co, R) 15E (Op, R)	29D	16B (Co, R) 14E (Op, R)
28	28A	24B (Co, R) 21E (Op, R)	28B	23B (Co, R) 20E (Op, R)	28C	11B (Co, R) 19E (Op, R)	28D	12B (Co, R) 18E (Op, R)
27	27A	28B (Co, R) 25E (Op, R)	27B	27B (Co, R) 24E (Op, R)	27C	26B (Co, R) 23E (Op, R)	27D	25B (Co, R) 22E (Op, R)
26	26A	35B (Co, R) 4E (Op, R)	26B	31B (Co, R) 3E (Op, R)	26C	30B (Co, R) 2E (Op, R)	26D	29B (Co, R) 1E (Op, C)
25	25A	39B (Co, R) 8E (Op, R)	25B	38B (Co, R) 7E (Op, R)	25C	37B (Co, R) 6E (Op, R)	25D	36B (Co, R) 5E (Op, R)
24	24A	43B (Co, R) 12E (Op, C)	24B	42B (Co, R) 11E (Op, C)	24C	41B (Co, R) 10E (Op, C)	24D	40B (Co, R) 9E (Op, R)
23	23A	47B (Co, C) 22D (Op, R)	23B	46B (Co, C) 21D (Op, R)	23C	45B (Co, R) 2D (Op, R)	23D	44B (Co, R) 1D (Op, R)
22	22A	39C (Co, R) 45D (Op, R)	22B	38C (Co, C) 44D (Op, R)	22C	37C (Co, C) 24D (Op, R)	22D	48B (Co, C) 23D (Op, R)
21	21A	43C (Co, R)	21B	42C (Co, R)	21C	41C (Co, R)	21D	40C (Co, R)
20	20A	47C (Co, R)	20B	46C (Co, R)	20C	45C (Co, R)	20D	44C (Co, R)
19	19A	51C (Co, R)	19B	50C (Co, C)	19C	49C (Co, C)	19D	48C (Co, C)
18	18A	27C (Co, C)	18B	26C (Co, C)	18C	25C (Co, C)	18D	24C (Co, R)
17	17A	31C (Co, R)	17B	30C (Co, R)	17C	29C (Co, R)	17D	28C (Co, R)
16	16A	35C (Co, R)	16B	34C (Co, R)	16C	33C (Co, R)	16D	32C (Co, R)
15	15A	13C (Co, R)	15B	12C (Co, R)	15C	11C (Co, R)	15D	36C (Co, R)
14	14A	17C (Co, R)	14B	16C (Co, R)	14C	15C (Co, R)	14D	14C (Co, R)
12	12A	21C (Co, C)	12B	20C (Co, C)	12C	19C (Co, R)	12D	18C (Co, R)
11	11A	2C (Co, R)	11B	1C (Co, C)	11C	23C (Co, R)	11D	22C (Co, C)
10	10A	6C (Co, R)	10B	5C (Co, R)	10C	4C (Co, R)	10D	3C (Co, R)
9	9A	10C (Co, R)	9B	9C (Co, R)	9C	8C (Co, R)	9D	7C (Co, R)
8	8A	6D (Co, R)	8B	5D (Co, R)	8C	4D (Co, R)	8D	3D (Co, R)
7	7A	14D (Co, R)	7B	9D (Co, R)	7C	8D (Co, R)	7D	7D (Co, R)
6	6A	18D (Co, R)	6B	17D (Co, R)	6C	16D (Co, R)	6D	15D (Co, R)
5	5A	26D (Co, R)	5B	25D (Co, R)	5C	20D (Co, R)	5D	19D (Co, R)
4	4A	30D (Co, R)	4B	29D (Co, R)	4C	28D (Co, R)	4D	27D (Co, R)
3	3A	39D (Co, R)	3B	38D (Co, R)	3C	37D (Co, R)	3D	31D (Co, R)
2	2A	43D (Co, R)	2B	42D (Co, R)	2C	41D (Co, R)	2D	40D (Co, R)
Ground	1A	13A (Co, R)	(Manager's apartment)					

12 Guest Parkings at Level D:
 10D (Op, C); 11D (Op, R); 12D (Op, R); 13D (Op, R); 32D (Op, R, T);
 33D (Op, R, T); 34D (Op, C, T); 35D (Op, R); 36D (Op, R); 46D (Op, C);
 47D (Op, C); 48D (Op, C)

