

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON

WAIPAHU COMMERCIAL CENTER
94-150/94-156/94-162 Leoleo Street
Waipahu, Oahu, Hawaii

Registration No. 1558

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

It was prepared as a supplement to an earlier Reports dated August 31, 1983 and June 15, 1984 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 9, 1984

Expires: July 15, 1985

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 ON AUGUST 11, 1983, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 2, 1984. 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 of August 31, 1983 and the Final Public Report of June 15, 1984 on WAIPAHU COMMERCIAL CENTER (Registration No. 1558), the Developer has forwarded additional information reflecting the fact that material changes have been made in the documents and plans for the project.

NOTE: The correct registration number for the aforementioned project is No. 1558 in lieu of 1588 as erroneously stated in the Preliminary Public Report.

2. The Developer shall be responsible for placing this Supplementary Public Report (pink paper stock), Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.
3. A First Amendment to the By-laws of Association of Apartment Owners has been recorded at the Bureau of Conveyances, State of Hawaii in Liber 18211, Page 460.
4. This Supplementary Public Report automatically expires July 15, 1985, unless a subsequent Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

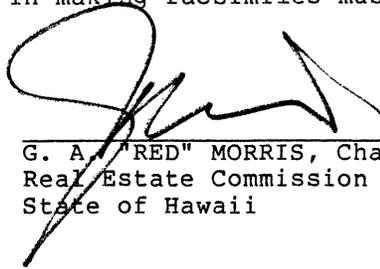
Except for the information under the topical heading which follows, the information in the Preliminary Public Report dated August 31, 1983 and the Final Public Report dated June 15, 1984 has not been changed.

PURPOSES OF AND RESTRICTIONS ON USE OF THE BUILDINGS AND INDIVIDUAL APARTMENTS: Paragraph (6) is added to this topical heading in the Preliminary Public Report as follows:

- (6) No Apartment Owner or occupant, without the prior approval of the Board, shall erect, place or maintain any television, radio or other antennae on said Property visible from any point outside of the Property; provided, however, that notwithstanding the foregoing, the owner of apartment 7B shall have the right to erect and maintain an antenna in any limited common element area appurtenant to said apartment in accordance with applicable law, and this right may not be altered or taken away except with the prior written consent of the owner of said apartment 7B.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the Notice of Intention submitted on August 11, 1983, and information subsequently filed as of November 2, 1984.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1558 filed with the Commission on August 11, 1983. 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.



G. A. "RED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

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Escrow Agent

Registration No. 1558

November 9, 1984

