

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

FOURTH

SUPPLEMENTARY

HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)

PUBLIC REPORT

ON

KAIMUKI BUSINESS PLAZA
3615 Harding Avenue
Honolulu, Hawaii

Registration No. 1572

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

It was prepared as a supplement to an earlier Report dated 10/27/83, 12/8/83, 3/28/84 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 7, 1985
Expired: April 1, 1986

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 ON SEPTEMBER 27, 1983 AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 31, 1985. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report on March 1, 1985, on KAIMUKI BUSINESS PLAZA, Registration No. 1572, the

Developer reports that certain material changes have been made in the project.

2. The Developer has filed all documents and exhibits deemed necessary by the Commission for the issuance of another Supplementary Final Public Report.

A Fifth Amendment to Kaimuki Business Plaza Declaration of Horizontal Property Regime dated July 17, 1985 has been recorded at the Bureau of Conveyances of the State of Hawaii in Liber 18810, Page 641.

3. Promotional or advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations of the State of Hawaii Real Estate Commission which relate to the Horizontal Property Regime.
5. This Fourth Supplementary Public Report automatically expires on April 1, 1986, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
6. This Fourth Supplementary Public Report amends the information provided in the Final Public Report, becoming a part of the registration of the KAIMUKI BUSINESS PLAZA condominium project, Registration No. 1572. The Developer is responsible for placing a copy of the Fourth Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

The Developer is required to provide a copy of the Preliminary Public Report, the First, Second and Third Supplementary Public Reports and the Final Public Report upon request of purchasers and prospective purchasers.

Except for the information contained under the following topical headings, all other information in the Final Public Report remains unchanged.

LIMITED COMMON ELEMENTS: Exhibit "A" referred to under this topical heading in the Final Public Report has been amended as set forth in the Exhibit attached hereto.

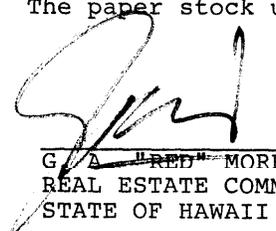
Additionally, the staircase connecting Unit 101 and Unit 210 is set aside and reserved for the exclusive use of Unit 101 and Unit 210.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Fifth Amendment to Declaration amends paragraph 6 of the Declaration and provides that the owner of a unit may lease less than his entire unit.

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 by the Developer on September 27, 1983 and additional information submitted as of July 31, 1985.

THIS SUPPLEMENTARY FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1572, filed with the Commission on September 27, 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

Distribution:

- DEPARTMENT OF FINANCE, CITY AND COUNTY OF HONOLULU
- BUREAU OF CONVEYANCES
- PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
- FEDERAL HOUSING ADMINISTRATION
- ESCROW AGENT

Registration No. 1572

Dated: August 7, 1985

EXHIBIT "A"

Parking Stall Designations

<u>Stall No (s).</u>	<u>Appurtenant to Unit</u>
Upper Level	
1	101
2	210
3	102
4	103
5	506
6	508
7	509
8	406
9	407
10	408
11	409
12	410
13	309
14	308
15	307
16	306
17	206
18	207
19	208
20	209
21	201
22	202
23	507
24	502
25	401

Stall No (s).

Appurtenant to Unit

Upper Level

26	501
27	403
28	502

Lower Level

1	402
2	502
3	503
4	504
5	505
6	303
7	304
8	305
9	310
10	205
11	204
12	203
13	404
14	405
15	301
16	302
17	510