

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

THOMAS SQUARE CENTRE

846 South Hotel Street

Honolulu, Hawaii 96813

Registration No. 1573 (Conversion)

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

It was prepared as a supplement to an earlier Report dated ^{November 17, 1983} and July 12, 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: September 12, 1985

Expires: February 12, 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 SUBMITTED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 3, 1983, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 26, 1985. 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 Final Public Report on July 12, 1984 and Preliminary Report on November 17, 1983 on the THOMAS SQUARE CENTRE, Registration No. 1573, the Developer reports that certain material changes have been made in the project.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the issuance of this Supplementary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Owners and a copy of the Condominium Map) were executed on December 15, 1983 and filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii as Document Nos. 1208372 and 1208373, respectively. A First Amendment to the Declaration was executed on May 31, 1984 and filed as aforesaid as Document No. 1241430. A copy of the floor plans has been filed as Condominium Map No. 506 in said Office. A Second Amendment to the Declaration dated June 19, 1985 was filed as aforesaid as Document No. 1309461.
4. Advertising and promotional matters have 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 February 12, 1986, unless a Second Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Supplementary Public Report amends the Final Public Report becoming a part of the THOMAS SQUARE CENTRE registration. 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 Final Public Report (white paper stock), Preliminary Public Report (yellow paper stock) and updated Disclosure Abstract dated July 29, 1985. The Developer is also responsible for securing from each purchaser or prospective purchaser a signed receipt therefor.

The information in the Final Report of July 12, 1984 and Preliminary Report of November 17, 1983, under the topical headings DESCRIPTION OF THE PROJECT, INTEREST TO BE CONVEYED TO THE PURCHASER, and ENCUMBRANCES AGAINST TITLE have been changed. The Developer reports that all other information in the Final Public Report and Preliminary Report remains the same.

DESCRIPTION OF THE PROJECT: The description of the project and apartments have been changed to read as follows:

"There are three floors designated as freehold estates which consists of the space as shown on the Condominium Map and are described as follows:

a. The ground floor consists of three commercial units designated as Unit 101, area 521 square feet, Unit 102, area 1,735 square feet room and Unit 103, area 577 square feet. In addition, there are enclosed and uncovered parking spaces for 32 vehicles of which 15 are tandem stalls, a lobby area and an existing elevator.

b. The second floor consists of one commercial loft space designated as Unit 200, area 9,038 square feet.

c. The third floor consists of 9 commercial spaces designated as Unit 301, 568 square feet; Unit 302, 646 square feet; Unit 303, 937 square feet; Unit 304, 479 square feet; Unit 305, 885 square feet; Unit 306, 1,394 square feet; Unit 307, 1,117 square feet; Unit 308, 699 square feet; and Unit 309, 745 square feet. There are two lanai areas designated as 303L, 521 square feet; and 305L, 413 square feet. There is an existing lobby and elevator space, hallways and restrooms and a storage area.

d. The floor area of a unit is the net area and is measured from the interior surface of the unit perimeter walls."

INTEREST TO BE CONVEYED TO THE PURCHASER: The undivided interest appurtenant to each apartment has been amended to read as follows:

<u>Unit No.</u>	<u>Square Feet</u>	<u>Common Interest</u>
101	521	2.7%
102	1,735	9.0%
103	577	3.0%
200	9,038	46.7%
301	568	2.9%
302	646	3.3%
303	937	4.8%
304	479	2.5%
305	885	4.6%
306	1,394	7.2%
307	1,117	5.8%
308	699	3.6%
309	<u>745</u>	<u>3.9%</u>
	19,341	100.0%

ENCUMBRANCES AGAINST TITLE: A Preliminary Report of July 11, 1985, issued by Island Title Corporation, reflects the following encumbrances against the property:

1. Title to all minerals and metallic mines reserved to the State of Hawaii.

2. Condominium Map No. 506, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii.

3. Covenants, conditions, restrictions, reservations, agreements, obligations and provisions set forth in the Declaration of Horizontal Property Regime dated December 15, 1983, filed December 16, 1983, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1208372.

Said Declaration was amended by instrument dated May 31, 1984, filed June 14, 1984, as Document No. 1241430, and instrument dated June 19, 1985, filed July 11, 1985 as Document No. 1309461.

4. Covenants, conditions, restrictions, reservations, agreements, obligations and provisions set forth in the By-Laws, dated December 15, 1983, filed December 16, 1983, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1208373.

5. Mortgage made by Koga Engineering and Construction, Inc., a Hawaii corporation, as Mortgagor, in favor of City Bank, a Hawaii corporation, as Mortgagee, dated December 15, 1983, filed December 16, 1983, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1208374.

6. A Financing Statement made by Koga Engineering and Construction, Inc., as Debtor, and City Bank, as Secured Party, covering certain personal property and fixtures as therein described, recorded on December 16, 1983 in the Bureau of Conveyances, State of Hawaii, in Book 17525, Page 366.

7. Mortgage made by Koga Engineering and Construction, Inc., a Hawaii corporation, as Mortgagor, and KECI Industries, Inc., a Hawaii corporation, as Borrower, in favor of City Bank, a Hawaii corporation, dated April 22, 1985, filed April 23, 1985, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1294917.

8. Mortgage made by Koga Engineering and Construction, Inc., a Hawaii corporation, as Mortgagor, and KECI Industries, Inc., a Hawaii corporation, as Borrower, in favor of City Bank, a Hawaii corporation, as Mortgagee, dated April 22, 1985, filed April 23, 1985, in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 1294918.

9. A Financing Statement made by KECI Industries, Inc. and Koga Engineering & Construction, Inc., as Debtor, in favor of City Bank, as Secured Party, covering certain personal property as therein described, recorded on April 23, 1985 in the Bureau of Conveyances, State of Hawaii, in Book 18587, Page 182.

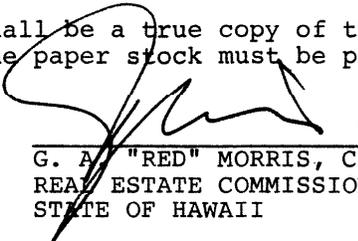
10. A Financing Statement made by KECI Industries, Inc. and Koga Engineering & Construction, Inc., as Debtor, in favor of City Bank, as Secured Party, covering certain personal property as therein described, recorded on April 23, 1985 in the Bureau of Conveyances, State of Hawaii, in Book 18587, Page 183.

11. For real property taxes due and payable, reference is made to Director of Finance, City and County of Honolulu.

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 October 3, 1983 and information subsequently filed as of August 26, 1985.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1573 filed with the Commission on October 3, 1983.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be pink in color.



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

Distribution:

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

REGISTRATION NO. 1573

September 12, 1985

THOMAS SQUARE CENTRE DISCLOSURE ABSTRACT

1. Name of Project: THOMAS SQUARE CENTRE
2. Address: 846 South Hotel Street, Honolulu, Hawaii 96813
3. Name of Developer: KOGA ENGINEERING AND CONSTRUCTION, INC.
4. Address of Developer: 846 South Hotel Street, Honolulu, Hawaii 96813
5. Telephone Number: (808) 524-1600
6. Project Manager or Agent: Malcolm Koga
7. Address: 846 South Hotel Street, Honolulu, Hawaii 96813
8. Maintenance Fees: Breakdown of annual maintenance fees and the monthly estimate cost for each unit are certified to have been based on generally accepted accounting principles. See attached certification.
9. Commencement of Maintenance Fees: A unit owner shall become obligated for the payment of his share of the common expenses allocated to his unit at such time that the Developer advises the unit owner that the unit is ready for occupancy or at such time that the Developer advises that after a certain date all units, including the Developer's retained units and/or unsold units, shall uniformly be required to pay their respective share of common expenses allocated to all units, whichever shall first occur.
10. Warranties: The Project is the conversion of an existing hollow tile and concrete building and is being refurbished by the Developer. The unit owner is obtaining a finished space or a loft space within the building and if he has a loft space he will be obligated to refurbish his unit at his own cost and expense. The Developer will issue a one-year warranty as to the structural elements of the building and the roof and flooring. There are no other warranties.
11. Project: The Project consists of one three-story concrete and hollow block concrete building with a flat roof with a concrete slab as a floor with no basement. There is a total of 32 parking stalls of which 15 are tandem parking stalls. These stalls are all held by the owner of Unit 200 who will distribute the use of the stalls based on reasonable and comparable rentals to all occupants of the building. The Developer has reserved the right to develop and construct a fourth floor of the building and a Vertical Parking Tower consisting of 22 parking stalls at his sole costs and expense for a period of 10 years. The Developer has also reserved the right to negotiate with and enter into agreements with adjacent property owners to permit access through the Project as a means of obtaining additional parking rights in adjacent property. The use of the Project and the units are for any purposes that are permitted under applicable zoning and building codes, subject to any restrictions contained in the Declaration, By-Laws and Building Rules.

DATED: Honolulu, Hawaii, July 29, 1985.

KOGA ENGINEERING AND
CONSTRUCTION, INC.

By Malcolm Koga
Its President

THOMAS SQUARE CENTRE

MAINTENANCE FEES

<u>Unit No.</u>	<u>Monthly</u>
101	\$ 105.14
102	350.46
103	116.82
200	1,818.50
301	112.93
302	128.50
303	186.91
304	97.35
305	179.12
306	280.37
307	225.85
308	140.18
309	<u>151.87</u>
	\$3,894.00

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