

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII  
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HONOLULU, HAWAII 96801

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
KARSTEN PLACE  
299 and 301 Karsten Drive  
Wahiawa, Oahu, Hawaii

REGISTRATION NO. 1594 (CONVERSION)

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

It was prepared as a supplement to an earlier Report dated April 24, 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: October 19, 1985

Expires: April 30, 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 FILED ON MARCH 30, 1984 AND SUBSEQUENT INFORMATION FILED AS OF OCTOBER 2, 1985. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, AND SUBMITTING INFORMATION AND DATA REGARDING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of April 24, 1984, on KARSTEN PLACE,

Registration No. 1594, several extensions to said Report have been granted by the Commission. Also, certain information which was presented in the Final Public Report needs to be changed. The Developer has therefore requested that the Commission issue this Supplementary Public Report to provide purchasers with information about these changes.

2. This Supplementary Public Report is made a part of the registration of the KARSTEN PLACE condominium project, Registration No. 1594. 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 true copy of the Final Public Report (white paper stock). Securing a signed copy of the Receipt for this Supplementary Public Report is also the responsibility of the Developer.
3. The Developer has submitted to the Commissioner for examination all documents deemed necessary for the issuance of this Supplementary Public Report.
4. The basis documents (The Declaration of Horizontal Property Regime and By-Laws of KARSTEN PLACE) were executed on July 18, 1983, were filed at the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Documents No. 1189551 and 1189552, respectively, and were noted on Transfer Certificate of Title No. 183719. A copy of the floor plans was filed as Condominium File Plan No. 498 at said Land Court. Said Declaration was amended by instruments dated March 1, 1984 and March 22, 1984, filed at said Land Court as Document Nos. 1222653 and 1226514, respectively. Said Declaration was further amended by instrument executed on October 1, 1985, and filed at said Land Court as Document No. 1326173. The purpose of this third amendment was to reflect:
  - a. The construction of a driveway which connects the carport of Home Number Two directly to Karsten Drive. This driveway is located wholly within that certain 3,309 square feet of land which constitutes a limited common element appurtenant to Home Number Two, as shown on Sheet Nos. 1 and 1A of the said Condominium File Plan;
  - b. The redesignation as a limited common element appurtenant to Home Number One of that certain 1,351 square foot portion of the concrete driveway which was originally designated on Sheet Nos. 1 and 1A of said Condominium File Plan as a common element for the use of both Home Number One and Home Number Two. As a consequence of this change, 7,637 square feet of land now constitutes a limited common element appurtenant to Home

Number One, as shown on Sheet 1B of said Condominium File Plan.

- c. The construction of a hollow tile wall along the boundary between the 7,637 square feet of land which constitutes a limited common element appurtenant to Home Number One and the 3,309 square feet of land which constitutes a limited common element appurtenant to Home Number Two. This hollow tile wall is a limited common element appurtenant to Home Number Two and is situated upon the land which constitutes a limited common element appurtenant to Home Number Two.

The aforesaid amendment also clarifies that any pipes, wires, conduits, and other utility and service lines which are utilized for or serve both Homes do not constitute limited common elements appurtenant to any one Home. Further, the aforesaid amendment also revises the Condominium File Plan by adding Sheet 1B, which shows the 7,637 square feet of land which now constitutes a limited common element appurtenant to Home Number One. Sheet 1B also shows that the street address which has now been designated for Home Number Two is 299 Karsten Drive, and that 301 Karsten Drive remains the street address for Home Number One.

5. No advertising or promotional materials which would be affected by the changes set forth in this Supplementary Public Report have been submitted to the Commissioner for its review and approval pursuant to the rules and regulations promulgated by the Commissioner.
6. The purchaser or prospective purchaser is advised to acquaint himself or herself with the provisions of Chapter 514A of the Hawaii Revised Statutes, as amended, and the condominium rules and regulations which relate to horizontal property regimes.
7. This Supplementary Public Report automatically expires April 30, 1986, unless another Supplementary Public Report issues, or the Commissioner, upon review of the registration, issues an order extending the effective period of this report.

THE FOLLOWING TOPICAL SECTIONS IN THE FINAL PUBLIC REPORT HAVE BEEN AMENDED. ALL OTHER PORTIONS OF THE FINAL PUBLIC REPORT ARE UNCHANGED.

LOCATION: The Project is located in Wahiawa, Hawaii, and consists of 10,946 square feet of land. The street addresses of Home Number One and Home Number Two are 301 Karsten Drive and 299 Karsten Drive, respectively.

LIMITED COMMON ELEMENTS: Since the Final Public Report was issued, the Developer has made certain changes to

Home Number Two. First, the Developer has added a driveway directly from Karsten Drive to the carport of Home Number Two. Second, the Developer has removed the two existing support columns on the side of that Home's carport nearest Karsten Drive, and has constructed two new support columns spaced farther apart, in order to permit entry into the carport from the new driveway. Third, the Developer has constructed a hollow tile wall along the line which divides the land which is designated as a limited common element of Home Number One and the land which is designated as a limited common element of Home Number Two. This wall is a limited common element of Home Number Two and is on the land that is a limited common element appurtenant to that Home.

Because the new driveway is totally within 3,309 square feet of land that constitutes a limited common element appurtenant to Home Number Two, that certain 1,351 square feet of the concrete driveway which was previously designated on Sheet 1 of the Condominium File Plan as a common element has now been redesignated as a limited common element appurtenant to Home Number One. Therefore, all of the Project's common elements now constitute limited common elements appurtenant to either Home Number One or Home Number Two, except for those pipes, wires, conduits, and other utility and service lines which are utilized for or serve both Homes.

The Developer expressly disclaims any promise or obligation to seek the issuance of any further Supplementary Public Report upon the occurrence of any other changes, additions, modifications, or deletions to the plans and specifications for the Project unless such changes are material changes (i.e., requiring approval of the county official having jurisdiction over the issuance of building permits), and it is understood that the sale of the apartments includes the possibility of changes that are not material.

By executing the receipt for this Supplementary Public Report the purchaser accepts the matters described herein and any changes to the Project that are not material changes and affirms the purchaser's sales contract.

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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 on March 30, 1984, and subsequent information filed as of October 2, 1985.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1594 filed with the Commission on March 30, 1984.

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.



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

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Registration No. 1594  
October 19, 1985