

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

1823B 10TH AVENUE
1823B 10th Avenue
Honolulu, Oahu, Hawaii

REGISTRATION NO. 1642 (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 20, 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 : March 15, 1984
Expires: December 20, 1985

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 19, 1984 AND INFORMATION SUBSEQUENTLY FILED AS OF MARCH 8, 1985. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report dated November 20, 1984 on 1823 10th AVENUE, Condominium Registration No. 1642, the Developer reports that revisions have been made which the Developer has determined to be material to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) becoming a part of

the 1823B 10th AVENUE Condominium registration.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. A First Amendment of Declaration of Horizontal Property Regime has been filed in the Bureau of Conveyances of the State of Hawaii in Liber 18482 at Page 302.

The Declarant has amended the Declaration and Condominium Map to reflect a change in the ownership of the parking stalls, a revised survey of said land, designation of a retainer wall as a limited common element, and an Amended Exhibit "A" to the Declaration caused by the amended survey, which are described hereinafter.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
5. This Supplementary Public Report is made a part of the 1823B 10th AVENUE condominium project. The Developer has the responsibility of placing a true copy of this Supplementary Public Report (pink paper stock) together with the Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of a receipt therefor.
6. This Supplementary Public Report automatically expires December 20, 1985 unless the Commission, upon review of the registration, issues an order extending the effective period of the Report.

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

DESCRIPTION OF PROJECT: The second paragraph on page 4 of the Final Public Report has been superseded by the following:

Parking for each unit is located adjacent to Unit B (see Condominium Map as amended). Unit B is assigned two parking stalls and Unit B-1 is assigned one parking stall and all other parking areas are uncovered. No other parking will be provided.

COMMON ELEMENTS: Paragraph C under this topical heading has been amended as follows:

- C. The driveway, access areas, parking areas and retainer stonewall along the boundary between Parcels A and B as shown on the Condominium Map as amended, which are limited common elements to the units.

LIMITED COMMON ELEMENTS: Paragraph B has been amended in part and a new Paragraph C has been added:

- B. Two parking stalls for Unit B and one parking stall for Unit B-1 as shown on the Condominium Map as amended.
- C. The retainer stonewall along the boundary between Parcels A and B as shown on the Condominium Map as amended, shall be a limited common element of Unit B.

NOTE: A revised survey of the land in the project as of January 15, 1985 show the resulting changes in the square footage of parcels A and B, the site upon which each of the units is located and deemed a Limited Common Element for the sole and exclusive use of the unit to which it is appurtenant.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted October 19, 1984 and information subsequently filed as of March 8, 1985.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1642 filed with the Commission on October 19, 1984.

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


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

Distribution:

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REGISTRATION NO. 1642

March 15, 1985