

**AMENDMENT 2 TO  
DEVELOPER'S PUBLIC REPORT  
FOR A CONDOMINIUM**

CONDOMINIUM PROJECT NAME:	<b>"LEIALOHA PARKSIDE"</b>
PROJECT ADDRESS:	<b>2738 Leialoha Avenue, Honolulu, Hawaii 96816</b>
REGISTRATION NUMBER:	<b>7323</b>
EFFECTIVE DATE OF REPORT:	<b>September 26, 2013</b>
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input checked="" type="checkbox"/> Developer's Public Report dated <b><u>January 23, 2013</u></b> <input checked="" type="checkbox"/> Amended Report dated <b><u>May 08, 2013</u></b>  <input type="checkbox"/> Supersedes all prior amendments: Includes all prior amendment(s) and <u>must</u> be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input type="checkbox"/> Amended Report dated _____
DEVELOPER(S):	<b>MID ST., LLC, a Hawaii registered Limited Liability Company</b>

**Preparation of this Amendment**

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means any change that directly, substantially, and adversely affects the use or value of (1) A purchaser's unit or appurtenant limited common elements; or (2) Those amenities of the project available for the purchaser's use.

The law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

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*This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.*

This Amendment has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this amendment to the Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts, material changes, or pertinent changes about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

The law defines "material facts" to mean any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale.

This amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

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Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

PAGE 4:

**1.4 Parking Stalls**

Total Parking Stalls in the Project:	<b>10</b>
Number of Guest Stalls in the Project:	<b>1</b>
Number of Parking Stalls Assigned to Each Unit:	<b>1</b>

Attach **AMENDED EXHIBIT "B"** specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open).

If the Developer has reserved any rights to assign or re-assign parking stalls, described such rights.  
N/A

This is to adjust and correct the specification as to the type of vehicles where they are parked in a covered or open area, as follows:

Vehicle Size	Covered	Open	Total
Regular	5	1	6
Compact	3	1	4
			10

	Regular		Compact		Tandem		TOTAL
	Covered	Open	Covered	Open	Covered	Open	
<b>Assigned (for each unit)</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>9</b>
<b>Guest</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
Unassigned	0	0	0	0	0	0	0
Extra for Purchase	0	0	0	0	0	0	0
Other:	0	0	0	0	0	0	0
<b>Total Covered &amp; Open</b>	<b>6</b>		<b>4</b>		<b>0</b>		<b>10</b>

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Changes continued:

Parking Spaces. There are ten (10) parking spaces in this Project. Each of nine (9) spaces will be assigned to a particular unit, as shown below, and one (1) reserved for guest parking. A space assigned to a particular unit is a limited common element appurtenant to the respective assigned unit; and shall be maintained by the assigned Unit's owner.

Parking Space Number	Size in Sq. Ft.	Assigned Unit	Vehicle Size	Under Cover
P-1	148	201	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-2	159	101	Regular	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
P-3	135	202	Compact	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
P-4	153	203	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-5	153	204	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-6	153	302	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-7	153	303	Regular	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-8	140	304	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-9	140	301	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Guest	135	Guest	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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**The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a) (13), HRS.**

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report as amended, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report as amended, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

The Developer hereby certifies that all the information contained in this report as amended and the exhibits attached to this report (if any) as amended and all documents to be furnished by the Developer to purchasers concerning the project have been reviewed by the Developer and are, to the best of the Developer's knowledge, information and belief, true, correct and complete. The Developer hereby agrees promptly to amend this report as amended to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report as amended at least 30 days prior to the anniversary date of the effective date of this report.

**MID ST., LLC**

Printed Name of Developer

  
Duly Authorized Signatory\*

9/24/13

Date

**JERRY S. C. YOUNG, Its Member**

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, \_\_\_\_\_ City and County of Honolulu

Planning Department: \_\_\_\_\_ City and County of Honolulu

**\*Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.**

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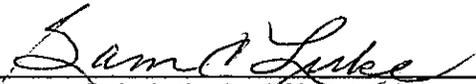
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**MID. ST., LLC**

Printed Name of Developer

  
Duly Authorized Signatory\*

9.24.13  
Date

**SAMUEL C. LUKE, Its Member**

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, \_\_\_\_\_ City and County of Honolulu

Planning Department: \_\_\_\_\_ City and County of Honolulu

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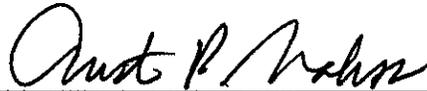
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**MID ST., LLC**

Printed Name of Developer



Duly Authorized Signatory\*

9-29-13

Date

**AUSTIN P. NAKOA, Its Member**

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, \_\_\_\_\_ City and County of Honolulu

Planning Department: \_\_\_\_\_ City and County of Honolulu

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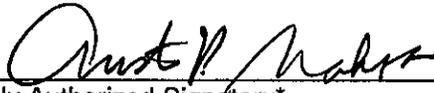
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**AUSTIN P. NAKOA, Successor Trustee under that certain unrecorded Declaration of Trust dated April 25, 1983, made by Boniface Nakoa, as Settlor, to an undivided one-half (1/2) interest; and as Successor Trustee under that certain unrecorded Declaration of Trust dated April 25, 1983, made by May S. Nakoa, as Settlor, to an undivided one-half (1/2) interest**

Printed Name of Developer



Duly Authorized Signatory\*

9-24-13

Date

**AUSTIN P. NAKOA, Successor Trustee/Fee Owner**

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, \_\_\_\_\_ City and County of Honolulu

Planning Department: \_\_\_\_\_ City and County of Honolulu

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## AMENDED EXHIBIT "B"

### Section 1.4 Parking Stalls (continued from page 4)

Parking Stalls:

Total Parking Stalls: 10

	Regular		Compact		Tandem		TOTAL
	Covered	Open	Covered	Open	Covered	Open	
Assigned (for each unit)	5	1	2	1	0	0	9
Guest	0	0	1	0	0	0	1
Unassigned	0	0	0	0	0	0	0
Extra for Purchase	0	0	0	0	0	0	0
Other:	0	0	0	0	0	0	0
<b>Total Covered &amp; Open</b>	6		4		0		10

Each apartment will have the exclusive use of at least 1 parking stall(s).  
Buyers are encouraged to find out which stall(s) will be available for their use.

Commercial parking garage permitted in condominium project.

**Parking Spaces.** There are ten (10) parking spaces in this Project. Each of nine (9) spaces will be assigned to a particular unit, as shown below, and one (1) reserved for guest parking. A space assigned to a particular unit is a limited common element appurtenant to the respective assigned unit; and shall be maintained by the assigned Unit's owner.

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P-8	140	304	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
P-9	140	301	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Guest	135	Guest	Compact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**END OF AMENDED EXHIBIT "B"**