

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on

THE PLAZA HAWAII KAI
6770 Hawaii Kai Drive
Honolulu, Hawaii

REGISTRATION NO. 483

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

It was prepared as a supplement to an earlier Report dated April 25, 1973 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 18, 1974
Expires: May 25, 1975

SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 31, 1972 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 11, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance on October 26, 1972 of the Commission's Preliminary Public Report and the issuance on April 25, 1973 of the Final Public Report on THE PLAZA HAWAII KAI (the effective date of which has been extended by the Commission to and including May 25, 1975), the Developer reports that changes have been made in the plan or setup as represented in the April 31, 1972 notice of intention to sell. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of THE PLAZA HAWAII KAI registration.

The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with copies of the Preliminary and Final Public Reports. The buyer shall sign the required receipt signifying that he has had an opportunity to read said reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for registration of the project and the updating of information disclosed therein.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the Approved Floor Plans) have been filed in the office of the recording officer. The Declaration and By-Laws have been amended by instrument dated May 21, 1973, and recorded in the Bureau of Conveyances of the State of Hawaii, in Liber 9414, Page 162, and have been further amended by instrument dated September 30, 1974 and recorded in said Bureau in Liber 10174, Page 439.
4. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regime.
6. This Supplementary Public Report automatically expires on May 25, 1975 unless another Supplementary Public Report is issued or the Commission, upon review of the Registration, issues an order extending the effective period of this report.

The information under the topical headings USE and LIMITED COMMON ELEMENTS has been updated. All other information contained in said Preliminary and Final Public Reports remains unaltered.

LIMITED COMMON ELEMENTS: Paragraph C of the Declaration originally provided that the parking areas within and adjacent to the high-rise building (Building "A") were a limited common element appurtenant to and for the exclusive use of all apartments in such building, and that the parking areas beneath the low-rise building (Building "B") were a limited common element appurtenant to and for the exclusive use of all apartments in the low-rise building. In light of the fact that owners of certain apartments in the high-rise building have been assigned parking stalls in the low-rise building, and to facilitate future transfers of parking stalls between various apartments of the project, the Declaration has been amended by instrument dated September 30, 1974 and recorded in said Bureau in Liber 10174, Page 439, for the purpose of redesignating as common elements the parking areas of the Project and the stairways connecting the parking level of the low-rise building and the ground floor of such building.


Purchasers or prospective purchasers should also be aware that all extra parking stalls which are unsold at the time of closing will be conveyed with and assigned to Apartment No. 203, which is owned by the principal shareholder of the corporation developing the project. The owner of such apartment shall thereafter have the absolute right to sell, lease, rent or otherwise dispose of such parking stalls for his own account and no other person or entity shall have any claim or interest in such parking stalls or the proceeds therefrom.

USE: The By-Laws have been amended to provide that no garments, rugs or other objects shall be hung from the windows, facades and lanais of the project or otherwise displayed in public view.

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 August 31, 1972 and additional information subsequently filed as of October 11, 1974.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 483 filed with the Commission on August 31, 1972.

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 in color.


DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
State of Hawaii

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Registration No. 483

October 18, 1974