

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

THIRD

SUPPLEMENTARY

HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)

PUBLIC REPORT

on

KUAKINI MEDICAL PLAZA
321 North Kuakini Street
Honolulu, Hawaii

REGISTRATION NO. 1017

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

It was prepared as a supplement to an earlier Report dated October 3, 1979, 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: April 30, 1980

EXPIRES: October 30, 1981

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 JULY 11, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 24, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, 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 of July 27, 1978, Supplementary Report of March 2, 1979, and Second Supplementary Report of October 3, 1979, on KUAKINI MEDICAL PLAZA, Registration No. 1017, the Developer reports that changes have been made in the plan or set-up as represented in the July 11, 1978 Notice of Intention.

The changes substantially made are determined to be a material revision to the information disclosed earlier. This Third Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), Supplementary Public Report (pink paper stock) and Second Supplementary Public Report (pink paper stock), becoming a part of Registration No. 1017. The Developer is responsible for placing a true copy of this Third Supplementary Public Report in the hands of all purchasers or prospective purchasers, along with copies of the Final and previous Supplementary Public Reports. It is also the responsibility of the Developer to obtain the required receipts therefor.

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. A First Amendment to Declaration of Horizontal Property Regime of Kuakini Medical Plaza, dated February 9, 1979, has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 923096 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13483 at Page 315.

4. A Second Amendment to Declaration of Horizontal Property Regime of Kuakini Medical Plaza, dated September 17, 1979, has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 966294 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 14010 at Page 39.

5. A Third Amendment to Declaration of Horizontal Property Regime of Kuakini Medical Plaza, dated April 21, 1980, has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 100851 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 14669 at Page 598.

6. No advertising and promotional material has been filed pursuant to the rules and regulations promulgated by the Commission.

7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the

rules and regulations promulgated thereunder which relate to horizontal property regimes.

8. This Third Supplementary Public Report amends the expiration date of the Final Public Report to cause all reports to expire on October 25, 1980, unless the Commission, upon review of the registration, issues an order extending the effective period of the reports.

Except for the topical headings which follow, the information contained in the Final Public Report of July 27, 1978, the Supplementary Public Report of March 2, 1979 and the Second Supplementary Public Report of October 3, 1979, has not been disturbed.

DESCRIPTION OF PROJECT: The Project shall now contain a total of forty-two (42) commercial condominium units in lieu of forty-one (41) commercial units as reported in the Supplementary Public Report of March 2, 1979.

The description of the Project remains unchanged except for the third floor which is amended hereinbelow and Subsection 2, Description of Units which is amended in its entirety:

The third floor of the Project shall consist of ten (10) commercial units, designated herein and on said Condominium File Plan as Units "301" through "308," "308A" and "309," and certain common or limited common elements more specifically described hereinbelow.

2. Description of Units. The Project is divided into forty-two (42) separately designated condominium units, as more particularly described in the Declaration on said Condominium File Plan. The location, numbering, approximate gross area in square feet and appurtenant common interest of each unit in the common elements are as follows:

<u>Location</u>	<u>Unit No.</u>	<u>Approximate Area in Square Feet</u>	<u>Percentage Common Interest</u>
Basement	B-1	7,638	8.71152
First Floor	101	5,909	6.73951
Second Floor	201	12,414	14.15879
Third Floor	301	591	.67406
	302	591	.67406
	303	1,078	1.22951
	304	1,063	1.21241
	305	1,063	1.21241
	306	1,063	1.21241
	307	1,109	1.26487
	308	1,109	1.26487
	308A	743	.84743
	309	1,876	2.13967

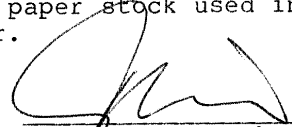
Fourth Floor	401	10,286	11.73170
Fifth Floor	501	591	.67406
	502	591	.67406
	503	1,078	1.22951
	504	798	.91016
	505	531	.60563
	506	531	.60563
	507	531	.60563
	508	798	.91016
	509	1,109	1.26487
	510	1,109	1.26487
	511	522	.59537
	512	963	1.09835
	513	1,134	1.29339
Sixth Floor	601	591	.67406
	602	591	.67406
	603	1,078	1.22951
	604	798	.91016
	605	531	.60563
	606	531	.60563
	607	531	.60563
	608	798	.91016
	609	1,109	1.26487
	610	1,109	1.26487
	611	522	.59537
	612	963	1.09835
	613	1,134	1.29339
Seventh Floor	701	10,286	11.73170
Eighth Floor	801	10,286	11.73170

Notwithstanding the designation of the limits of the respective units, all areas set forth hereinabove were computed by measuring from the outside of exterior walls and from the center line of interior party walls, and no reduction has been made to account for interior walls, ducts, shafts and the like located within the perimeter walls.

The purchaser or prospective purchaser should be cognizant of the fact that this published Report represents information disclosed by the Developer in the Notice of Intention submitted July 11, 1978 and additional information subsequently filed as late as April 24, 1980.

This Supplement to Horizontal Property Regime (Condominium) Public Report is made a part of Registration No. 1017 filed with the Commission July 27, 1978.

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



AH KUU YOUNG, Chairman
Real Estate Commission
State of Hawaii

Distribution: Department of Taxation
Bureau of Conveyances
Planning Commission, City and
County of Honolulu
Federal Building Administration
Escrow Agent

Registration No. 1017

April 30, 1980