

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

HALAWA INDUSTRIAL PLAZA
99-1135 Iwaena Street
Halawa, Ewa, Hawaii

REGISTRATION NO. 1392

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

It was prepared as a supplement to an earlier Report dated March 24, 1981 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: June 30, 1981
Expires: April 24, 1982

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 SUBMITTED February 13, 1981 AND INFORMATION SUBSEQUENTLY FILED AS OF June 12, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of March 24, 1981, on HALAWA INDUSTRIAL PLAZA, Registration No. 1392, the Developer reports that certain changes have been made in the project. The changes made are determined to be a material revision of the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of HALAWA INDUSTRIAL PLAZA 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 a copy of the Preliminary Public Report and revised Disclosure Abstract. The Developer is responsible for securing from each purchaser or prospective purchaser a signed receipt therefor.
2. The Developer has submitted to the Commission for examination all documents deemed necessary for the issuance of this Supplementary Public Report.
3. The Developer has submitted to the Commission for examination a proposed Declaration of Horizontal Property Regime, proposed By-Laws of the Association of Apartment Owners and the floor plans. A Final Public Report will not be issued until these items have been executed, approved and recorded where applicable.
4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.
6. This Supplementary Public Report automatically expires April 24, 1982, unless a further Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this Report.

The approximate areas of certain apartments in the project have been reduced resulting in changes to the percentages of undivided interest in the common elements. These amendments are reflected in the Exhibit attached hereto and made a part hereof, and are recited in their entirety as the Commission

is of the opinion that all the purchasers and prospective purchasers should be cognizant of the changes. The Exhibit attached hereto is intended to replace and supersede in its entirety the Exhibit attached to the Preliminary Public Report of March 24, 1981. References to said Exhibit are made in information contained under the topical headings DESCRIPTION (Type of Apartment) and INTEREST TO BE CONVEYED TO PURCHASER. With the exception of the above mentioned amendments, the information in the said Preliminary Public Report of March 24, 1981, has not changed.

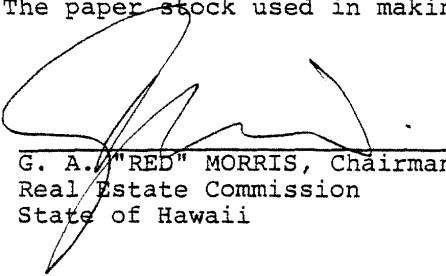
INTEREST TO BE CONVEYED TO PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment and the approximate square footage of each apartment are as set forth in the Exhibit attached hereto. For purposes of voting on all matters requiring action by the owners the above percentage shall govern.

Note: All utilities for the warehouse apartments shall be metered separately from the common areas, and will be assessed separately and in addition to the regular monthly fee.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Seller in the required Notice of Intention submitted February 13, 1981 and information subsequently filed as of June 12, 1981.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1392, filed with the Commission on February 13, 1981.

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


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

DISTRIBUTION:

Department of Taxation
Bureau of Conveyances
Planning Commission, County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1392

June 30, 1981

EXHIBIT

<u>Apartment No.</u>	<u>Apartment Area</u>	<u>Percentage Interest in the Common Elements to be Conveyed</u>	<u>Parking Stall Nos.</u>
01	approximately 660 square feet	4.52%	1 and 2
02	approximately 750 square feet	5.12%	3C, 4 and 5
03	approximately 750 square feet	5.12%	6, 7 and 8C
04	approximately 750 square feet	5.12%	9C, 10 and 11
05	approximately 750 square feet	5.12%	12, 13 and 14C
06	approximately 750 square feet	5.12%	15C, 16 and 17
07	approximately 750 square feet	5.12%	18, 19 and 20C
08	approximately 750 square feet	5.12%	21C, 22 and 23
09	approximately 750 square feet	5.12%	24, 25 and 26C
10	approximately 660 square feet	4.52%	27 and 28
11	approximately 660 square feet	4.52%	29 and 30
12	approximately 750 square feet	5.12%	31C, 32 and 33
13	approximately 750 square feet	5.12%	34, 35 and 36C
14	approximately 750 square feet	5.12%	37C, 38 and 39
15	approximately 750 square feet	5.12%	40, 41 and 42C
16	approximately 750 square feet	5.12%	43C, 44 and 45
17	approximately 750 square feet	5.12%	46, 47 and 48C
18	approximately 750 square feet	5.12%	49C, 50 and 51
19	approximately 750 square feet	5.12%	52, 53 and 54C
20	approximately 660 square feet	4.52%	55 and 56
		<u>100.00%</u>	