

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET

P. O. BOX 3469

HONOLULU, HAWAII 96801

SECOND

## 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 and June 30, 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: October 16, 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 September 29, 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 and Supplementary Public Report of June 30, 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 Second Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and Supplementary Public Report (pink paper stock), becoming a part of HALAWA INDUSTRIAL PLAZA registration. The Developer is responsible for placing a true copy of this Second Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report, Supplementary 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 Second 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 Act.
6. This Second Supplementary Public Report automatically expires on April 24, 1982, unless a further Supplementary Public Report or Final Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this Report.

The information contained in the Preliminary Public Report of March 24, 1981, and the Exhibit attached to the June 30, 1981 Supplementary Public Report, has not changed except for information contained under the topical headings DESCRIPTION (Type of Apartment). The approximate areas and layouts of all apartments in the project have been changed by the addition of a mezzanine to each of the twenty (20) apartments. Also, two compact parking stalls have been converted to regular parking stalls. This increase in area and change in parking stalls are reflected in the Exhibit attached hereto and made a part hereof. The Exhibit is intended to replace and supersede in its entirety the Exhibit attached to the first Supplementary Public Report of June 30, 1981. Reference to said Exhibit is made in information contained under the topical heading DESCRIPTION (Type of Apartment). These above mentioned changes are recited in their entirety as the Commission is of the opinion that all purchasers and prospective purchasers should be cognizant of the changes.

DESCRIPTION: The proposed Declaration reflects that the project is to consist of two separate single-story buildings, with mezzanine, and without basement, designated as A and B, containing a total of twenty (20) industrial/commercial warehouse apartments. Each building will contain a total of ten (10) apartments. The project will also contain fifty-six (56) semi-covered parking stalls, of which fourteen (14) are compact size stalls, and two (2) loading spaces, all situated on the ground level. The principal materials of which the buildings will be constructed are concrete, glass, concrete block, steel, aluminium and gypsum board. The project will be constructed in accordance with plans and specifications prepared by Brian S. Kobayashi, AIA.

Type of Apartment. There are a total of twenty (20) freehold estates in the spaces within the perimeter walls, floors and ceilings of the twenty (20) warehouse spaces in said buildings. Each apartment consists of one (1) large open room and one mezzanine above the ground floor extending forward from the rear perimeter wall over part of the ground floor, together with a stairway leading from the ground floor directly to the mezzanine. The approximate areas of each apartment are set forth in the Exhibit attached hereto and made a part hereof. Each of the twenty (20) apartments will have immediate access to a parking area leading to a driveway on the grounds of the project and to Iwaena Street.


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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 September 29, 1981.

This second 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

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Planning Commission, County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 1392

October 16, 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 1012 square feet	4.52%	1 and 2
02	approximately 1150 square feet	5.12%	3C, 4 and 5
03	approximately 1150 square feet	5.12%	6, 7 and 8C
04	approximately 1150 square feet	5.12%	9C, 10 and 11
05	approximately 1150 square feet	5.12%	12, 13 and 14C
06	approximately 1150 square feet	5.12%	15C, 16 and 17
07	approximately 1150 square feet	5.12%	18, 19 and 20C
08	approximately 1150 square feet	5.12%	21C, 22 and 23
09	approximately 1150 square feet	5.12%	24, 25 and 26
10	approximately 1012 square feet	4.52%	27 and 28
11	approximately 1012 square feet	4.52%	29 and 30
12	approximately 1150 square feet	5.12%	31C, 32 and 33
13	approximately 1150 square feet	5.12%	34, 35 and 36C
14	approximately 1150 square feet	5.12%	37C, 38 and 39
15	approximately 1150 square feet	5.12%	40, 41 and 42C
16	approximately 1150 square feet	5.12%	43C, 44 and 45
17	approximately 1150 square feet	5.12%	46, 47 and 48C
18	approximately 1150 square feet	5.12%	49C, 50 and 51
19	approximately 1150 square feet	5.12%	52, 53 and 54
20	approximately 1012 square feet	4.52%	55 and 56
		<u>100.00%</u>	