

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

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

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

CARLTON PLACE, INCREMENT ONE
1534 and 1540 Magazine Street
Honolulu, Hawaii

Registration No. 1423 (Conversion)

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

It was prepared as a supplement to an earlier Report dated June 12, 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: December 16, 1982

Expires: July 12, 1983

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 MAY 8, 1981 AND INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 14, 1982. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of June 12, 1981 on CARLTON PLACE, INCREMENT ONE, the Developer has submitted information reflecting changes that have been made in the project. The changes include a reassignment of certain parking stalls and the percentage of common interest to be conveyed to purchasers.

2. This Supplemental Public Report is made a part of the registration on the CARLTON PLACE, INCREMENT ONE condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) together with the Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt therefor.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and the issuance of this Supplementary Public Report.

The basic documents (Declaration of Horizontal Property Regime, with Bylaws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been executed and filed in the office of the recording officer. The Declaration and Bylaws were recorded at the Bureau of Conveyances on May 8, 1981 at Book 15534, Page 582, and the Floor Plans were designated Condominium File Plan 806. Amendments to said Declaration were recorded on May 22, 1981 at Book 15565, Page 245; December 8, 1982 at Book 16767, Page 632; February 24, 1982 at Book 16180, Page 259; June 29, 1982 at Book 16432, Page 83; November 3, 1982 at Book 16670, Page 627; November 5, 1982 at Book 16675, page 561.

4. No advertising matter has been filed pursuant to the rules and regulations of 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 that relate to Horizontal Property Regimes.

6. This Supplementary Public Report expires July 12, 1983, unless a Supplementary Report is issued or the Commission, upon review of the registration, issues an order extending the period of this report.

Except for the topical headings which follow, there has been no other changes to information provided in the Final Public Report of June 12, 1981.

LIMITED COMMON ELEMENTS: Exhibit A referred to under this topical heading of the Final Public Report under paragraph (A) has been amended as reflected in Exhibit A attached hereto.

INTEREST TO BE CONVEYED TO PURCHASER: Exhibit A referred to under this topical heading of the Final Public Report has been amended as reflected in the Exhibit A attached hereto. Consequently, the second and third paragraphs under this heading are no longer applicable and are deleted in their entirety.

ENCUMBRANCES AGAINST TITLE: The preliminary Title Report dated November 26, 1982, issued by American Pacific Title Company, Inc., identifies the following encumbrances on the land:

- 1) Real property taxes as may be due and owing. For further information, check with the Tax Assessor, First Division.
- 2) Reservation in favor of the State of Hawaii on all mineral and metallic mines.

3) Terms, provisions, agreements, covenants and conditions contained in Declaration of Horizontal Property Regime dated May 1, 1981, recorded May 8, 1981 in Liber 15534, Page 582, as amended by instrument dated May 21, 1981, recorded May 22, 1981 in Liber 15565, Page 245.

Further Amended by instrument dated February 23, 1982, recorded February 24, 1982 in liber 16180, Page 259; and

Further Amended by instrument dated June 15, 1982, recorded June 29, 1982 in Liber 16432, Page 83; and

Further Amended by instrument dated October 13, 1982, recorded November 3, 1982 in Liber 16670, Page 627; and

Further amended by Instrument dated November 3, 1982, recorded November 5, 1982 in Liber 16675, Page 561.

The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required NOTICE OF INTENTION submitted May 8, 1981 and information subsequently filed as of December 14, 1982.

THIS SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1423 filed with the Commission on May 8, 1981.

The report, when reproduced, shall be a true copy of the Commission's Public Report and shall be printed on pink paper stock.


G. A. "Red" Morris, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Finance
Bureau of Conveyances
Planning Department - City & County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 1423

DATED: December 16, 1982

CARLTON PLACE
AREA COMPUTATIONS (approximate)

Building A

Floor	Unit	Gross Area Sq. Ft.*	Percent Ownership of Common Areas	Parking Stall No.
2nd	A-4	676	6.25	P7
	A-5	676	6.25	P5
	A-6	468	4	NONE
	A-7	468	4.25	P2
	A-8	468	4.25	P8
	A-9	468	4.25	P3
	A-10	468	4.25	P1
1st	A-1	676	6.25	P4
	A-2	676	6.25	P6
	A-3	468	4	NONE

Building B

Floor	Unit	Gross Area Sq. Ft.*	Percent Ownership of Common Areas	Parking Stall No.
2nd	B-4	676	6.25	P11
	B-5	676	6.25	P13
	B-6	468	4.25	P15
	B-7	468	4	NONE
	B-8	468	4.25	P12
	B-9	468	4.25	P14
	B-10	468	4.25	P10
1st	B-1	676	6.25	P9
	B-2	676	6	NONE
	B-3	468	4.25	P16

*Gross Area includes certain portions of structural and exterior walls, and common elements such as vent and pipe spaces.