

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

2115 10TH AVENUE
2115 10th Avenue
Honolulu, Hawaii 96816

Registration No. 1592 (CONVERSION)

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

It was prepared as a supplement to an earlier Report dated May 16, 1984 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: July 20, 1984
Expires: June 16, 1985

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION CONTAINED IN THAT CERTAIN AMENDED DECLARATION OF HORIZONTAL PROPERTY REGIME FILED IN CONNECTION WITH THE ABOVE-REFERENCED CONDOMINIUM PROJECT. SAID AMENDED DECLARATION IS A SUBSTITUTE FOR AND CORRECTS CERTAIN INFORMATION CONTAINED IN THE ORIGINAL DECLARATION OF HORIZONTAL PROPERTY REGIME FOR SAID PROJECT. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report dated May 16, 1984 on 2115 10TH AVENUE, Registration No. 1592, the Developer reports that material changes have been made in the Project.
2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the Condominium Project and the issuance of this Supplementary Public Report.
3. An Amended Declaration of Horizontal Property Regime, with By-Laws attached, has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on July 9, 1984 as Document No. 1245843.
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 of the Hawaii Revised Statutes, as amended, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
6. This Supplementary Public Report amends the Final Public Report and is made a part of the registration on 2115 10TH AVENUE. The Developer has the responsibility for placing a true copy of 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 obtaining a signed receipt therefor.
7. This Supplementary Public Report automatically expires June 16, 1985 unless the Commission upon review of the registration, issues an order extending the effective period of this Report.
8. Only those sections of the Final Public Report issued on the 2115 10TH AVENUE Condominium Project that are referred to hereunder are affected by this Supplementary Public Report. These amended sections are to be considered a complete and total replacement of the like-named sections of said previously issued Final Public Report. Those sections of the Final Public Report not referred to hereunder remain fully in effect.

DESCRIPTION

The Amended Declaration of Horizontal Property Regime and amended plans submitted by the Developer indicate a fee simple project consisting of a 24,892 square foot parcel of land together with the existing improvements thereon, containing a total of five (5) apartments. Said apartments are more particularly described as follows:

- (1) Apartment 2115 consists of a wood-frame structure, without basement, containing three bedrooms, one bathroom, kitchen/dining room, and living room, and comprises an area of approximately 729 net square feet.
- (2) Apartment 2115-A consists of a wood-frame structure, without basement, containing two bedrooms, one bath, living room, and kitchen, and comprises an area of approximately 608 net square feet.

- (3) Apartment 2115-B consists of a wood-frame structure, without basement, containing two bedrooms, one bath, living room, and kitchen, and comprises an area of approximately 608 net square feet.
- (4) Apartment 2115-C consists of a wood-frame structure, without basement, containing two bedrooms, one bath, living room, and kitchen, and comprises an area of approximately 608 net square feet.
- (5) Apartment 2115-D consists of a wood-frame structure, without basement, containing two bedrooms, one bath, living room, and kitchen, and comprises an area of approximately 608 net square feet.

The respective apartments shall not be deemed to include any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided.

Each apartment has direct access to the common areas.

LIMITED COMMON ELEMENTS

Certain parts of the common elements, herein referred to as the "limited common elements", are hereby designated and set aside for the exclusive use of one or more apartments, and such apartment(s) shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

- (1) The immediate yard area upon and around which each apartment is located, as delineated on the Condominium Map, shall be deemed a limited common element appurtenant to and for the exclusive use of said apartment.
- (2) The parking stall located underneath Apartment 2115, designated on the Condominium Map as "Parking Stall 1", shall be deemed a limited common element appurtenant to and for the exclusive use of Apartment 2115.
- (3) The parking stall located underneath Apartment 2115-A, designated on the Condominium Map as "Parking Stall 2", shall be deemed a limited common element appurtenant to and for the exclusive use of Apartment 2115-A.
- (4) The parking stall (and structure covering same) located immediately north of Apartment 2115-C, and designated on the Condominium Map as "Parking Stall 3", shall be deemed a limited common element appurtenant to and for the exclusive use of Apartment 2115-B.
- (5) The parking stall located immediately underneath Apartment 2115-C, and designated on the Condominium Map as "Parking Stall 4", shall be deemed a limited common element appurtenant to and for the exclusive use of Apartment 2115-C.
- (6) The parking stall located immediately underneath Apartment 2115-C, and designated on the Condominium Map as "Parking Stall 5", shall be deemed a limited common element appurtenant to and for the exclusive use of Apartment 2115-D.
- (7) The paved walkway located on the immediate upper/eastern side of Apartment 2115-B

and designated on the Condominium Map as "Walkway I" shall be deemed a limited common element appurtenant to and for the exclusive use of Apartments 2115-B, 2115-C and 2115-D.

- (8) The paved walkway located on the immediate southern side of Apartment 2115-C and designated on the Condominium Map as "Walkway II" shall be deemed a limited common element appurtenant to and for the exclusive use of Apartments 2115-C and 2115-D.

INTEREST TO BE CONVEYED TO PURCHASER

Each apartment and its owner(s) shall have appurtenant thereto the following percentage interest in the common elements of the Project, for all purposes including voting, said interest being referred to as the "common interest":

Apartment 2115 ---- 23.060 percent
Apartment 2115-A -- 19.235 percent
Apartment 2115-B -- 19.235 percent
Apartment 2115-C -- 19.235 percent
Apartment 2115-D -- 19.235 percent

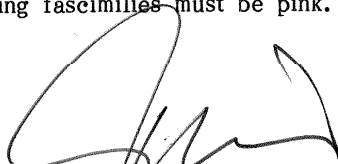
EASEMENTS

In addition to the exclusive easements established in the limited common elements, the apartments and common elements shall have and be subject to the following easements:

- (1) Each apartment shall have appurtenant thereto non-exclusive easements in the common elements designed for such purposes of ingress to, egress from, utility services for, and support, maintenance and repair of such apartment, and in the other common elements of the Project for use according to their respective purposes. In addition, each apartment shall have appurtenant thereto easements in the other apartment(s) for the purposes of utility services for, and the maintenance and repair of said utility services, including electricity, gas, water, sewage, and telephone.
 - (2) Apartment 2115 shall have appurtenant thereto, for purposes of ingress and egress to said apartment, an easement over and across the portion designated on the Condominium Map as "Easement I".
 - (3) Apartment 2115-A shall have appurtenant thereto, for purposes of ingress and egress to said apartment, an easement over and across the portion designated on the Condominium Map as "Easement II".
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The purchaser or prospective purchaser should be cognizant of the fact that this Supplementary Public Report represents information disclosed in the required Notice of Intention submitted March 27, 1984 and information subsequently filed as of July 16, 1984.

This SUPPLEMENTAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1592 filed with the Commission on March 27, 1984. 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.



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

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REGISTRATION NO: 1592

July 20, 1984