



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

**SUPPLEMENTARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

on  
THE GOVERNOR CLEGHORN  
Kaiulani Avenue and Cleghorn Street  
City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 17

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

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ 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.

May 14, 1964

SPECIAL ATTENTION

Particular attention of purchasers and prospective purchasers is directed to the following:

1. Since the issuance of the Commission's Final Report of July 15, 1963 on this Horizontal Property Regimes project, the Developer has incorporated material changes into the plan. The Developer's subsequent changes represents a material revision to the information first disclosed. This Supplementary Public Report amends the July 15, 1963 document becoming a part of the Public Report on THE GOVERNOR CLEGHORN. The Developer is responsible for placing this Supplementary Public Report in the hands of all purchasers and prospective purchasers.
2. The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962, and again in 1963 and 1964.

The Developer submits the following information on the material changes affecting the project:

DESCRIPTION: The proposed building will be a sixteen-story reinforced concrete structure containing 90 apartments. The ground floor level will provide parking, a swimming pool, a patio and landscaping, an office, a trash collection area, a maintenance building, mail boxes and utility rooms. Each of the fifteen floors will contain 5 two-bedroom apartments and 1 one-bedroom apartment with sizes as follows:

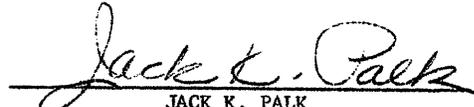
<u>Description</u>	<u>Apt. Area</u>	<u>Lanai Area</u>	<u>Total Area</u>
1 bedroom (all floors)	607 sq. ft.	55 sq. ft.	662 sq. ft.
2 bedroom (Apt. #3, all floors)	763 sq. ft.	153 sq. ft.	916 sq. ft.
2 bedroom (Apt. #1, #2, #4, #5, all floors)	830 sq. ft.	99 sq. ft.	929 sq. ft.

This project will be built in a hotel-apartment zone on a site having a land area of 20,953 square feet. The apartment building will occupy approximately 5,900 square feet of the land area.

INTEREST TO BE CONVEYED PURCHASER: The Developer advises that each of the 89 apartment purchasers will receive a conveyance of the following:

1. a certain apartment;
2. an undivided proportionate interest in the 75-year master lease which commences on January 1, 1964, and provides for a fixed rental for a period of fifty-five (55) years;
3. if contracted for, the exclusive use of a parking space; and
4. an undivided interest as tenant in common with other apartment owners in the common elements. Such undivided interest percentage share will be established in the Declaration.

This Supplementary Public Report, amending the DESCRIPTION and INTEREST TO BE CONVEYED PURCHASER sections of our previous document, is made a part of REGISTRATION NO. 17 on THE GOVERNOR CLEGHORN dated July 15, 1963.

  
 JACK K. PALK  
 Acting Chairman  
 HAWAII REAL ESTATE COMMISSION

cc: DEPARTMENT OF TAXATION  
 DEPARTMENT OF REGULATORY AGENCIES  
 (Business Registration Division)  
 BUREAU OF CONVEYANCES  
 PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
 FEDERAL HOUSING ADMINISTRATION