



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

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

ON
THE PARK TOWER
625 IOLANI AVENUE
CITY AND COUNTY OF HONOLULU
STATE OF HAWAII

REGISTRATION NO. 26

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

It was prepared as a supplement to an earlier Report dated November 15, 1963 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.

April 3, 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 November 15, 1963 on this Horizontal Property Regimes project, the Developer has devised a plan whereby a greater variety of floor plans could be offered prospective apartment purchasers. The Developer's subsequent plan constitutes a material change in the condominium project. This Supplementary Public Report amends the November 15, 1963 document becoming a part of the Public Report on THE PARK TOWER. 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.

The Developer in the Amendment of Declaration of Horizontal Property Regime states as follows in his description of the project:

DESCRIPTION: The building located on said land is a nine-story reinforced concrete apartment building completed in 1962, occupying approximately 3,500 square feet of ground space. The ground floor contains six parking spaces and a laundry room. The first and second floors each presently contain two 2-bedroom, 1-bath apartments and two 1-bedroom, 1-bath apartments. The OWNER also has an alternative floor plan for these two floors as well as for the fourth and sixth floors. If an apartment purchaser so desires, he may purchase the two 1-bedroom, 1-bath apartments on a given floor and have them converted into a 3-bedroom, 2-bath apartment by having the necessary structural alterations made. Copies of both the present floor plan and the alternative floor plan are on file with the Real Estate Commission.

The third floor contains two 2-bedroom, 1-bath apartments and one 3-bedroom, 2-bath apartment (the two 1-bedroom, 1-bath apartments having already been converted into the 3-bedroom, 2-bath apartment). The fourth floor presently contains two 2-bedroom, 1-bath apartments and two 1-bedroom, 1-bath apartments which may be converted into one 3-bedroom, 2-bath apartment as discussed above. The fifth floor contains two 2-bedroom, 1-bath apartments and two 1-bedroom, 1-bath apartments. The sixth floor presently contains two 2-bedroom, 1-bath apartments, and two 1-bedroom, 1-bath apartments which may be converted into a 3-bedroom, 2-bath apartment as discussed above. The seventh floor contains two 2-bedroom, 2-bath apartments and two 1-bedroom, 1-bath apartments. The eighth floor contains a 3-bedroom, 2-bath penthouse apartment. All of the apartments have at least one lanai, some having two lanais as discussed in detail below. The penthouse has a lanai and also a deck.

The apartments on all except the third floor are presently designated as A, B, C and D combined with the tenth which corresponds to each floor; those on the first floor bearing the numbers A-104, B-103, C-102, D-101, those on the second floor bearing the numbers A-204, B-203, C-202, D-201, etc. If any of the two 1-bedroom, 1-bath apartments on the first, second, fourth and sixth floors should be converted into a 3-bedroom, 2-bath apartment, the numbers on that floor would be changed so that the digits of the B and C apartments would be combined; for example, if the B and C apartments on the first floor were converted into one apartment, the apartments on that floor would be numbered A-104, C-1023, D-101. The third floor apartments are presently designated A-304, C-3023, D-301. The penthouse is unnumbered.

The A apartment on each floor is located at the Ewa end of the building and is a 2-bedroom, 1-bath apartment containing an area of approximately 803 square feet together with two lanais containing areas of approximately 93 square feet and 140 square feet. The B apartment, located on all except the third floor, is located next to the A apartment and is a 1-bedroom, 1-bath apartment containing an area of approximately 528 square feet together with a lanai of approximately 102 square feet. The C apartment, located on all except the third floor, is located next to the B apartment and is a 1-bedroom, 1-bath apartment containing an area of approximately 528 square feet together with a lanai of approximately 105 square feet. The D apartment on each floor is located at the Diamond Head end of the building and is a 2-bedroom, 1-bath apartment containing an area of approximately 604 square feet together with a lanai of approximately 110 square feet.

The C apartment on the third floor is located between the A and D apartments and is a 3-bedroom, 2-bath apartment containing an area of approximately 1,056 square feet together with two lanais, containing areas of approximately 102 square feet and 105 square feet, having been converted from the 1-bedroom, 1-bath, B and C apartments into this present 3-bedroom, 2-bath apartment. If the B and C apartments on the first, second, fourth and sixth floors are also converted into one 3-bedroom, 2-bath apartment, they will have the same specifications as the C apartment on the third floor.

The penthouse apartment located on the eighth floor contains an area of approximately 1,440 square feet together with a lanai of approximately 167 square feet, and there is also a deck containing an area of approximately 506 square feet. All of the apartments on floors first through seventh inclusive abut upon common hallways and will have the non-exclusive use of such hallways; the hallway or corridor on the top floor is for the exclusive use of the penthouse apartment. Each apartment will have the exclusive use of a designated parking space, except that the C apartment on the third floor shall have two parking spaces and if any B and C apartments are converted into a 3-bedroom, 2-bath apartment, this apartment shall have the exclusive use of two parking spaces also.

In addition to the six parking spaces on the ground floor, there is a parking area adjoining the main building which contains fifteen spaces. A double deck will be constructed over this parking area containing fourteen spaces, so there will be a total of thirty-five parking spaces. All of the apartments will have the non-exclusive use of the unassigned parking spaces.

This Supplementary Public Report is made a part of REGISTRATION NO. 26 on THE PARK TOWER dated November 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