

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON
MAKIKI WINDS APARTMENTS
1624 Kewalo Street
Honolulu, Hawaii

REGISTRATION NO. 43

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.

April 18, 1967

SPECIAL ATTENTION

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

1. Since the issuance of the Commission's Preliminary Public Report on October 7, 1964 and the Final Public Report on May 21, 1965 on this Horizontal Property Act project, the Developer reports that changes have been made in the plan, set up or use as presented in the August 11, 1964 notice of intention to sell. The subsequent changes are determined to be a material revision to the information first disclosed. This Supplementary Public Report amends the October 7, 1964 Preliminary and the May 21, 1965 Final Public Reports, becoming a part of the Final Report on MAKIKI WINDS APARTMENTS. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers.
2. Under a communication dated March 29, 1967, the Developer has advised the Commission as follows:
 - a. An Amendment of Declaration of Horizontal Property Regime was filed in the office of the recording officer, Bureau of Conveyances, State of Hawaii, Honolulu, on April 21, 1966.

- b. An Amendment of Declaration of Horizontal Property Regime was filed in the office of the recording officer at said Bureau on November 15, 1966, in Liber 5491, at Page 209.
3. Under a communication dated March 29, 1967, the law firm of Stephenson, Ashford & Wriston advised the Commission of the following:
 - a. An Amendment of Declaration of Horizontal Property Regime was filed in the office of the recording officer, Bureau of Conveyances, State of Hawaii, Honolulu, on March 28, 1967, in Liber 5615, at Page 12.
4. The Developer, pursuant to the Commission's requirements, has submitted a Certificate of Title dated March 13, 1967, prepared by Title Guaranty of Hawaii, Inc., a Hawaii corporation.

NOTE: The \$35,000.00 mortgage in favor of the First National Bank of Hawaii (Kapiolani Boulevard) Branch Office, dated November 5, 1964, has been released in Liber 5193, at Page 387, at the Bureau of Conveyances.

A \$500,000.00 mortgage in favor of Honolulu Mortgage Company, Ltd., dated November 19, 1965, is on record in Liber 5193, at Page 388, at the said Bureau.

The title search document reflects the Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, has been filed in the office of the recording officer in Liber 5012, at Page 386.

5. The Developer has filed with the Commission a copy of the Escrow Agreement made March 29, 1966 with Bishop Trust Company, Limited. The conditions referring to the issuance of a Supplementary Public Report have been complied with.

NOTE: It is incumbent upon the purchaser that he reads a copy of the executed Escrow Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

6. The Developer, in his March 29, 1967 letter to the Commission advises that all purchasers of apartments were provided with copies of documents indicating changes in the project prior to consummation of the sales.

DESCRIPTION: The ground floor of the four (4) level building will be used as the parking facility. The twenty-nine (29) apartments will be arranged throughout the remaining three floors as follows:

(a) Apartments 201 to 209 inclusive are located on the second floor, Apartments 301 to 309 inclusive are located on the third floor, Apartments 401 and 409 are located on the fourth floor, Apartments 402 to 408 inclusive are located on the fourth and fifth floors, and Apartments 501 and 502 are located on the fifth floor of the building.

(b) Each apartment contains the number of rooms and approximate gross floor area according to its respective plan, which plans are designated A to F inclusive, as follows:

A. Four apartments (201, 301, 401 and 501) contain five rooms, including two bedrooms, one bathroom and a lanai, and floor area of 728 square feet.

B. Four apartments (209, 309, 409 and 502) contain five rooms, including two bedrooms, one bathroom and two lanais, and floor area of 788 square feet.

C. Twelve apartments (202 to 207 inclusive and 302 to 307 inclusive) contain four rooms, including one bedroom, one bathroom and a lanai, and floor area of 647 square feet.

D. Two apartments (208 and 308) contain four rooms, including one bedroom, one bathroom and a lanai, and floor area of 682 square feet.

E. Six apartments (402 to 407 inclusive) contain seven rooms on two floors, including three bedrooms, two bathrooms and two lanais, and floor area of 1294 square feet.

F. One apartment (408) contains seven rooms on two floors, including three bedrooms, two bathrooms and two lanais, and floor area of 1364 square feet.

INTEREST TO BE CONVEYED PURCHASER: The Amendment of Declaration of Horizontal Property Regime recorded in the office of the recording officer, March 28, 1967, reflects that each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project and the same proportionate share in all common profits and expenses of the project and for all purposes including voting, according to the plan of such apartment as follows:

Plan A apartments:	3.02%
Plan B apartments:	3.02%
Plan C apartments:	2.66%
Plan D apartments:	3.01%
Plan E apartments:	5.35%
Plan F apartments:	5.80%

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 43, dated May 21, 1965. The report reflects information disclosed in the required Notice of Intention submitted August 11, 1964 and subsequent communications from Attorneys At Law and the Developer.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

Distribution:

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