

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
SUNSET TOWERS
419 Atkinson Drive
Honolulu, Hawaii

REGISTRATION NO. 117

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.

July 3, 1968

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 15, 1965 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MAY 21, 1968. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Final Public Report of January 21, 1966 on SUNSET TOWERS, Registration No. 117, the Developer advises that changes have been made in the plan or setup as presented in the November 15, 1965 notice of intention to sell. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) of January 21, 1966, becoming a part of the registration on this condominium project. The Developer has the responsibility of placing this Supplementary Public Report in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime dated November 10, 1965 with By-Laws attached, has been registered as Document No. 379491 in the Office of the Assistant Registrar of the Land Court, State of Hawaii.

The Assistant Registrar of the Land Court designated Land Court Condominium Map 20 to the project, with Land Court Order No. 25095, filed January 7, 1966.

The Declaration of Horizontal Property Regime was amended by instrument dated April 30, 1966, filed as Document No. 443319.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended) and the Condominium Rules and Regulations which relate to Horizontal Property Act projects.

NAME OF PROJECT: SUNSET TOWERS

LOCATION: On the Waikiki (south easterly) side of the four hundred block of Atkinson Drive between Kahakai Drive and Ala Moana Boulevard at Waikiki, Honolulu, Oahu, Hawaii.

DEVELOPER: KUKUNA, INC., a Hawaii corporation, duly organized under the laws of the State of Hawaii on October 31, 1967. The corporation is the assignee of a lease issued by Excelsior Lodge No. 1, Independent Order of Odd Fellows (Lodge) as Lessor, to Sunset Towers Corporation (Assignor) as Lessee. By assignment dated April 30, 1968 and filed in the Office of the Assistant Registrar of the Land Court as Document No. 443316, and noted on Transfer Certificate of Title No. 35509 issued to the Lodge, the Assignor assigned all of its right, title, and interest in and to that Lease dated December 14, 1965, and all of its right, title and interest in and to the Declaration of Horizontal Property Regime, Land Court Condominium Map 20 and Architect's Certificate, By-Laws of the Association of Apartment Owners, the trade name "Sunset Towers" and all documents, materials, papers and exhibits, including but not limited to those filed with the Real Estate Commission in connection with this registration.

Donald Francis Haines, one of the original stockholders of the Assignor and also Architect for the project, purchased the shares of stock of the other stockholders, Larry Stevens and David Mui. Mr. Haines becomes the sole stockholder of the Assignor, the old corporation, but both he and Mr. Stevens are also stockholders and officers of the new corporation.

The officers and directors of the new developing corporation are as follows:

Paul DuCharme	President and Director
W. D. Whinery	Vice President and Director
Leo Seiwerath	Vice President
Donald F. Haines	Vice President
James Byrn	Vice President
Larry Stevens	Assistant Vice President and Director

Dick Briggs

Secretary

Richard C. Lo

Assistant Secretary and Director

Ray Dicknell

Treasurer and Director

The Developer's principal place of business is at 195 South King Street, Room 303, Honolulu, Hawaii. Telephone is 571-991.

ATTORNEY REPRESENTING DEVELOPER: Wong and Lo, (Attention: Mr. Richard C. Lo)
302 Finance Factors Building, 195 South King Street, Honolulu, Hawaii 96813.
Telephone is 571-991.

TAX KEY: FIRST DIVISION 2-3-36-1

ZONING: Commercial

DESCRIPTION: The building to be constructed on said land shall be a multi-story reinforced concrete building containing five (5) levels devoted to parking, one level devoted to the commercial use of Excelsior Lodge No. 1, Independent Order of Odd Fellows, identified in the Declaration as "Lodge", and fourteen (14) floors devoted to apartments in accordance with the approved Floor Plans.

The boundary line of each condominium unit in the building is the exterior of the lanai railing, and where there is no such railing, the exterior of doors, windows, and glass walls and the frames thereof, and the interior of unfinished surfaces of the perimeter walls, bearing walls and floors, and ceilings, said condominium unit meaning and including the paint, wallpaper, tile enamel, stain or other finishings on such interior surfaces, the lanai and air space encompassed within said boundary, together with fixtures and other such improvements located within said boundary line. The buildings shall contain the following condominium units:

(a) Five (5) levels of garage area, hereinafter called the garage, the first garage level to be about four (4) feet below street grade, containing one (1) enclosed space for parking area, 7,209 square feet, more or less, as shown on Condominium Map No. 20, together with immediate access to the level adjoining thereto, and the second garage level to be about five (5) feet above street grade, containing one (1) enclosed space for parking area, 7,056 square feet, more or less, together with access by ramp to land adjoining thereto as shown on Condominium Map No. 20, and the third garage level, encompassing the boundary line over the enclosed area of the second garage level, containing 7,940 square feet, more or less, together with access ramp to second garage level, as shown on Condominium Map No. 20, the fourth garage level encompassing the boundary line over the enclosed area of the third garage level, containing 7,940 square feet, more or less, together with access ramp to the third garage level as shown on Condominium Map No. 20, and the fifth garage level encompassing the boundary line over the enclosed area of the fourth garage level, containing 7,920 square feet, more or less, together with access ramp to the fourth garage level as shown on Condominium Map No. 20, the five-level garage totaling 44,087.

(b) Sixth floor, containing one (1) commercial area:

The commercial area, containing an enclosed area for the exclusive use of Excelsior Lodge No. 1, Independent Order of Odd Fellows, containing 6,273 square feet, more or less, as shown on Condominium Map No. 20, together with immediate access to and the exclusive use of the elevator lobby located thereto.

(c) Seventh floor, containing seven (7) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 702 and 705;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,100 square feet, more or less, and to be numbered as Apartment No. 701;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,139 square feet, more or less, and to be numbered as Apartment No. 707;

(4) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 704;

(5) One (1) Type "A" corner apartment containing four (4) enclosed rooms of one bedroom, one bathroom, a living room, and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 703;

(6) One (1) Type "D" apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 689 square feet, more or less, and to be numbered as Apartment No. 706.

(d) Eighth floor, containing seven (7) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 802 and 805;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,100 square feet, more or less, and to be numbered as Apartment No. 801;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,139 square feet, more or less, and to be numbered as Apartment No. 807;

(4) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 804;

(5) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room, and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 803;

(6) One (1) Type "D" apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 689 square feet, more or less, and to be numbered as Apartment No. 806.

(e) Ninth floor, containing seven (7) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 902 and 905;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,100 square feet, more or less, and to be numbered as Apartment No. 901;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,139 square feet, more or less, and to be numbered as Apartment No. 907;

(4) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 904;

(5) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 903;

(6) One (1) Type "D" apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 689 square feet, more or less, and to be numbered as Apartment No. 906.

(f) Tenth floor, containing seven (7) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1002 and 1005;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,100 square feet, more or less, and to be numbered as Apartment No. 1001;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,139 square feet, more or less, and to be numbered as Apartment No. 1007;

(4) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area, 1,037 square feet, more or less, and to be numbered as Apartment No. 1004;

(5) One (1) Type "A" corner apartment containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1003;

(6) One (1) Type "D" apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 689 square feet, more or less, and to be numbered as Apartment No. 1006.

(g) Eleventh floor, containing seven (7) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1102 and 1105;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,100 square feet, more or less, and to be numbered as Apartment No. 1101;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,139 square feet, more or less, and to be numbered as Apartment No. 1107;

(4) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 1104;

(5) One (1) Type "A" corner apartment containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1103;

(6) One (1) Type "D" apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 689 square feet, more or less, and to be numbered as Apartment No. 1106.

(h) Twelfth floor, containing six (6) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1202 and 1205;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 1204;

(3) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1203;

(4) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and an unenclosed lanai and an unenclosed deck, for apartment use, area 833 square feet, more or less, and to be numbered as Apartment No. 1201;

(5) One (1) Type "C" corner apartment, containing seven (7) enclosed rooms of three bedrooms, two bathrooms, a living room and kitchen, an unenclosed lanai, and an unenclosed deck, containing 1,471 square feet, more or less, and to be numbered as Apartment No. 1206.

(i) Thirteenth floor, containing six (6) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1302 and 1305;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 1304;

(3) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1303;

(4) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and two unenclosed lanais for apartment use, area 757 square feet, more or less, and to be numbered as Apartment No. 1301;

(5) One (1) Type "C" corner apartment, containing seven (7) enclosed rooms of three bedrooms, two bathrooms, a living room and kitchen, two unenclosed lanais, containing 1,393 square feet, more or less, and to be numbered as Apartment No. 1306.

(j) Fourteenth floor, containing six (6) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1402 and 1405;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 1404;

(3) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1403;

(4) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and two unenclosed lanais, for apartment use, area 757 square feet, more or less, and to be numbered as Apartment No. 1401;

(5) One (1) Type "C" corner apartment, containing seven (7) enclosed rooms of three bedrooms, two bathrooms, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,416 square feet, more or less, and to be numbered as Apartment No. 1406.

(k) Fifteenth floor, containing six (6) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1502 and 1505;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 1504;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai and unenclosed deck, for apartment use, area 1,084 square feet, more or less, and to be numbered as Apartment No. 1506;

(4) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room, and kitchen, and an unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1503;

(5) One (1) Type "E" corner apartment, containing two (2) enclosed rooms of one bathroom, a studio with kitchenette, an unenclosed lanai and unenclosed deck, for apartment use, area 488 square feet, more or less, and to be numbered as Apartment No. 1501.

(l) Sixteenth floor, containing six (6) apartments:

(1) Two (2) Type "B" apartments, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment Nos. 1602 and 1605;

(2) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,037 square feet, more or less, and to be numbered as Apartment No. 1604;

(3) One (1) Type "B" corner apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,016 square feet, more or less, and to be numbered as Apartment No. 1606;

(4) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and an unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1603;

(5) One (1) Type "E" corner apartment, containing two (2) enclosed rooms of one bathroom, a studio with kitchenette, two unenclosed lanais, for apartment use, area 420 square feet, more or less, and to be numbered as Apartment No. 1601.

(m) Seventeenth floor, containing four (4) apartments:

(1) One (1) Type "B" apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment No. 1702;

(2) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and an unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1703;

(3) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,359 square feet, more or less, and to be numbered as Apartment No. 1704;

(4) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and an unenclosed lanai and unenclosed deck, for apartment use, area 1,402 square feet, more or less, and to be numbered as Apartment No. 1705.

(n) Eighteenth floor, containing four (4) apartments:

(1) One (1) Type "B" apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment No. 1802;

(2) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and an unenclosed lanai, for apartment use, area 829 square feet, more or less, to be numbered as Apartment No. 1803;

(3) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,359 square feet, more or less, and to be numbered as Apartment No. 1804;

(4) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,334 square feet, more or less, and to be numbered as Apartment No. 1805.

(o) Nineteenth floor, containing four (4) apartments:

(1) One (1) Type "B" apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment No. 1902;

(2) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen and an unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 1903;

(3) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,359 square feet, more or less, and to be numbered as Apartment No. 1904;

(4) One (1) Type "F" corner apartment, containing four (4) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and an unenclosed lanai and unenclosed deck, for apartment use, area 1,256 square feet, more or less, and to be numbered as Apartment No. 1905.

(P) Twentieth floor, containing four (4) apartments:

(1) One (1) Type "B" apartment, containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen, and an unenclosed lanai, for apartment use, area 969 square feet, more or less, and to be numbered as Apartment No. 2002;

(2) One (1) Type "A" corner apartment, containing four (4) enclosed rooms of one bedroom, one bathroom, a living room and kitchen, and an unenclosed lanai, for apartment use, area 829 square feet, more or less, and to be numbered as Apartment No. 2003;

(3) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and two unenclosed lanais for apartment use, area 1,359 square feet, more or less, and to be numbered as Apartment No. 2004;

(4) One (1) Type "F" corner apartment, containing six (6) enclosed rooms of two bedrooms, one bathroom, one dressing room-bathroom, a living room and kitchen, and two unenclosed lanais, for apartment use, area 1,256 square feet, more or less, and to be numbered as Apartment No. 2005.

All condominium units are located as appear on Condominium Map No. 20 and shall have access to hallways constituting part of the common elements.

COMMON ELEMENTS: The Amended Declaration reflects that the common elements shall include each of the elements which are mentioned in Section 170-2(c) of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and which are actually constructed or provided on the land described, and specifically include, but are not limited to the following: (a) Said land in fee simple; (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, lobbies, stairs, stairways, hallways, elevators, ducts, exits and entrances, central and appurtenant utility installations and TV antennae and equipment for common use in the buildings; (c) the roads, sidewalks, and other common ways, landscaping, yards, gardens, swimming pool and yard area, refuse area and storage rooms, janitorial and utility rooms; and (d) all other elements and facilities rationally for common use and necessary to the existence, upkeep and safety of the building.

LIMITED COMMON ELEMENTS: None are recited in the Amended Declaration.

INTEREST TO BE CONVEYED PURCHASER: The common interest in the common elements appertaining to each apartment and its owner, the commercial area (the Lodge) and its owner, and the garage area and its owner, for all purposes, including voting shall be allocated as follows:

- (a) 6/1245 common interest for Apartment No. 1601;
- (b) 9/1245 common interest for Apartment Nos. 706, 806, 906, 1006, 1106;
- (c) 7/1245 common interest for Apartment No. 1501;
- (d) 13/1245 common interest for Apartment Nos. 703, 803, 903, 1002, 1103, 1203, 1301, 1303, 1401, 1403, 1503, 1603, 1703, 1803, 1903, 2003;
- (e) 15/1245 common interest for Apartment Nos. 702, 705, 802, 805, 902, 905, 1002, 1005, 1102, 1105, 1202, 1205, 1302, 1305, 1402, 1405, 1502, 1505, 1602, 1605, 1702, 1802, 1902, 2002;
- (f) 16/1245 common interest for Apartment Nos. 704, 804, 904, 1004, 1104, 1201, 1204, 1304, 1404, 1504, 1604, 1606;
- (g) 16/1245 common interest for Apartment Nos. 701, 707, 801, 807, 901, 907, 1001, 1007, 1101, 1107;
- (h) 14/1245 common interest for Apartment Nos. 1506, 1704, 1804, 1904, 1905, 2004, 2005;
- (i) 20/1245 common interest for Apartment Nos. 1306, 1406, 1605;
- (j) 19/1245 common interest for Apartment No. 1705;

(k) 19/1245 common interest for Apartment No 1206; and

(l) 71/1245 common interest for commercial area.

PURPOSE OF THE BUILDING AND RESTRICTIONS AS TO USE: The purposes for which the building and each of the apartments, the commercial area and garage area are intended and restricted as to use are as follows:

(a) The owner of each apartment within the building shall use such apartment only as living accommodations for hotel or apartment purposes. The owner of the commercial area in the building shall use such commercial area for activities of the Lodge or any other commercial use should said Lodge vacate said area. The owner of the garage area in the building shall use such garage area only for parking and storing of vehicles.

(b) The owner of a condominium unit shall not suffer anything to be done or kept in said condominium unit or elsewhere on the premises which will jeopardize the soundness of the building or premises, or which will interfere with or unreasonably disturb the rights of other owners, or which will increase the rate of fire insurance on the building or the contents thereof or which will reduce the value of the premises or impair any easement or hereditament, nor add any material structure or do any such work, unless otherwise provided in the By-Laws, without the consent of two-thirds in interest of the common interests being first obtained.

(c) The owner of a condominium unit shall not without the prior written consent of the Board, make any structural alterations in or additions to the condominium unit or to make any alterations in or additions to the exterior of the condominium unit or to any other portions of the premises, unless otherwise provided in the By-Laws.

(d) The owner of any condominium unit shall not without prior consent of the Board display any sign or any other device in or upon any door, window, wall or other portion of the premises.

OWNERSHIP TO TITLE: The May 13, 1968 title report executed by the abstractor, Title Guaranty of Hawaii, Incorporated, states that title to the land committed to the regime is vested in Excelsior Lodge No. 1, Independent Order of Odd Fellows, a Hawaii eleemosynary corporation.

ENCUMBRANCES AGAINST TITLE: The Lien Letter of May 13, 1968 reflects: Easement A-6 for roadway purposes over and across the Northeast (side) boundary of Lot 26-A-1, as shown on Map 17, set forth by Land Court Order 15114, filed January 11, 1957. Easement A-7 for utility purposes situate within and running over and across the Southwest (side) boundary of Lot 26-A-1 as shown on Map 17 referred to immediately above. Lease of Right of Way dated March 30, 1957, filed as Document No. 199958, in favor of Edwin Koon Quon Yee and Clare Hee Yee, husband and wife, as Tenants by the Entirety; demising and leasing right of way over Easements A-6 and A-7 for the term of 60 years from January 1, 1957. Said Lease of Right of Way was assigned to Edwin Yee, Ltd. by instrument dated March 30, 1957, filed as Document No. 199959. Consent filed as Document No. 199960. Sublease of Right of Way - made by and between Edwin Yee, Ltd., and Atkinson Building, Inc., dated October 10, 1958, filed as Document No. 243820; demising and subleasing right of way over Easements A-6 and A-7 for the term from January 1, 1959 and ending December 30, 2016. Consent filed as Document No. 243821. Said Sublease of Right of Way was assigned to Atkinson Towers, Inc., by instrument dated October 10, 1960, filed as Document No. 265069. Consents filed as Documents Nos. 265070 and 265071. Lease - made by and between Excelsior Lodge No. 1, Independent Order of Odd Fellows, a Hawaii eleemosynary corporation, as Lessor, and Sunset Tower Corporation, a Hawaii corporation, as Lessee, for a term of 60 years from December 14, 1965 on the land committed to the Horizontal Property Act, dated December 14, 1965, filed as Document No. 379490. Said lease was assigned to Kukana, Inc., a Hawaii corporation, by Assignment of Lease dated April 30, 1968 filed as Document No. 443316. Consent thereto by the Lessor by Document No. 443317. Said lease was amended by instrument dated April 30, 1968, filed as Document No. 443318. Declaration of Horizontal Property Regime executed by Sunset Towers Corporation, dated November 10, 1965, filed as Document No. 379491. Map covering the same filed as Land Court Condominium Map 20 with Land Court order No. 25095, filed

January 7, 1966. Said Declaration was amended by instrument dated April 30, 1968, filed as Document No. 443319. Taxes - Real Property Taxes for Year 1968 now a lien.

PURCHASE MONEY HANDLING: A copy of the Escrow Agreement, made April 30, 1968 by and between Title Guaranty Escrow Services, Inc., and the Developer, Kukuna, Inc., has been submitted to the Commission for examination as part of this registration. The Escrow Agreement contemplates that no contracts of sale shall be entered into nor shall any purchaser's funds be accepted until after the issuance of this Supplementary Public Report. However, the Escrow Agreement further conditions that in the event that sales are entered into and purchasers moneys are accepted prior to such issuance, no disbursements shall be made from the escrow fund until the Supplementary Public Report is so issued, the purchaser's sales contracts have become effective and the Developer has notified the escrow agent in writing that all other requirements of Sections 170A-33.1 through 170A-33.4, Revised Laws of Hawaii 1955, as amended, have been met.

It is incumbent upon the purchaser and prospective purchaser that he reads, with care, the Sales Contract and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of units and all sums from any source are placed in trust, as well as the retention, disbursement and refund of said trust funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners state that the Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association. A specimen Maintenance Management Agreement identifying the First National Bank of Hawaii, a National Banking Association, as the "Custodian" has been submitted as part of the registration. A Fiscal Management Agreement, in specimen form, identifying the First National Bank of Hawaii as "Custodian" is also on file.

STATUS OF PROJECT: A construction contract, executed March 20, 1968, identifies Walker-Moody Construction Company, Ltd., a Hawaii corporation, as the contractor. The Commission has been advised that the building permit previously issued to the initial developer has expired. A new permit has been applied for and has been or will be issued based on essentially the same plans and specifications as prepared by the Architect, Donald Francis Haines. The Standard Form of Agreement Between Owner and Contractor (AIA Document A 101) states that work will commence on the project upon written notice by the owner. The Commission has no indication, in writing, when the registrant intends to start construction. The building contract reflects that work is to be completed on the project not later than five hundred forty (540) calendar days after notification to commence.

The purchaser or prospective purchaser should be cognizant of the fact that this Supplementary Public Report, when read with the Final Public Report of January 21, 1966, represents information disclosed by the Developer in the required Notice of Intention submitted November 15, 1965 and information subsequently filed as late as May 21, 1966.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 117 filed with the Commission on November 15, 1965.

The report when reproduced shall be a true copy of the Commission's public report. The paper stock must be pink in color.



YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION

July 3, 1968
Registration No. 117