



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

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

ON
BELLEVUE TOWER
1390 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 128

IMPORTANT — Read This Report Before Buying

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

It reflects information obtained by the Real Estate Commission in its investigation of the 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.

March 31, 1966

SPECIAL ATTENTION

A comprehensive reading of the report by prospective purchasers 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:

1. BELLEVUE TOWER is a proposed fee simple condominium project consisting of twenty-three (23) dwelling units.
2. The Developer of said project has filed all documents, specimen documents and material deemed essential by the Commission for the registration of this proposed condominium project.
3. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has not been submitted as part of this registration.
4. On February 11, 1966, the Developer reported to the Commission that the Master Deed and Declaration dated February 3, 1966 has been recorded in the Bureau of Conveyances, State of Hawaii, in Liber 5256 on pages 455 - 476. In addition, the By-Laws of Association of Apartment Owners were recorded simultaneously with the Deed and Declaration.

The Plot Plan and Parking Layout of BELLEVUE TOWER was submitted and filed with the Bureau of Conveyances as a part of Condominium Map No. 57 showing the floor layout and floor plans of the building, location, apartment numbers and dimensions of each apartment.

5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regime.

NAME OF PROJECT: BELLEVUE TOWER

LOCATION: At the makai-Diamond Head (south) corner of the intersection where Kewalo Street meets Wilder Avenue, at Kulaokahua, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-4-21-54 and 55

ZONING: Hotel-Apartment

DEVELOPER: MAKIKI DEVELOPMENT CO., INC., 1491 S. King St., Honolulu, Hawaii, a Hawaii corporation registered with the Department of Regulatory Agencies, State of Hawaii, July 23, 1965. The officers are as follows:

Wellington C. Wong	President and Director	1697 Lewalani Drive Honolulu, Hawaii
Kenneth C. Char	Secretary and Director	1111 Clio Street Honolulu, Hawaii
K. T. Tom	Treasurer and Director	2872 Pacific Heights Road Honolulu, Hawaii
Reginald H. Lum	Director	1712 Lewalani Drive Honolulu, Hawaii
David K. H. Dung	Director	1548 Alewa Drive Honolulu, Hawaii
John Y. C. Mow	Director	916 Alewa Drive Honolulu, Hawaii
Ah Fah Fung	Director	901 8th Avenue Honolulu, Hawaii
Vincent C. Strona	Director	P. O. Box 2537 Honolulu, Hawaii
William K. C. Dung	Director	2345-A Liliha Street Honolulu, Hawaii

DESCRIPTION: The building to be constructed on the approximately 15,374 square feet of land committed to the project is a fourteen (14) story reinforced concrete building covering about 2,436 square feet of land area. On the ground floor or level of said building, there are twenty (20) covered parking stalls for regular automobiles, which stalls are numbered from 1 to 12 inclusive, and 17 to 24 inclusive, and on the second to the fourteen floors or levels, there is a two (2) bedroom apartment and a three (3) bedroom apartment on each floor or level.

In addition to said twenty (20) covered parking stalls, there are nine (9) uncovered parking stalls, three (3) of which will be used for guest parking.

On each of the second, third, fourth, fifth, sixth, seventh, eighth, ninth, tenth, eleventh, twelfth, thirteenth, fourteenth floors or levels, there is a two (2) bedroom apartment and a three (3) bedroom apartment on each floor or

level; the first number of the three digit apartment number, or the first two numbers of the four digit apartment number, denotes the floor or level, and each number ends with 01 and 02, from the Waikiki to the Ewa direction. There will be no 1301 and 1302. The thirteenth level or floor apartments are numbered 1401 and 1402, and likewise, the fourteenth floor or level apartments are numbered 1501 and 1502.

Each of the two (2) bedroom apartments on the second to the fourteenth floors or levels, whose number ends with 02 is approximately 934 square feet, and contains the following:

Living Room	204 square feet;
Bedroom No. 1	198 square feet;
Bedroom No. 2	126 square feet;
Bathroom	57 square feet;
Kitchen	126 square feet;
Halls	64 square feet; and
Lanai	159 square feet.

Each of the three (3) bedroom apartments on the second to the fourteenth floors or levels, whose number ends with 01 is approximately 1,298 square feet, and contains the following:

Living Room	221 square feet;
Bedroom No. 1	187 square feet;
Bedroom No. 2	132 square feet;
Bedroom No. 3	109 square feet;
Bathroom No. 1	77 square feet;
Bathroom No. 2	45 square feet;
Dining Room	168 square feet
Kitchen	131 square feet;
Halls	69 square feet;
Lanai	159 square feet.

COMMON ELEMENTS: The Declaration reflects that the common elements are to include: (a) the land described; (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, lobbies, stairs, stairways, fire exits, elevator and entrance and exits of the apartment building; (c) yard, parking driveways, other than the parking stalls as actually reserved, gardens, recreational facilities, if any, swimming pool, if any, and storage spaces; (d) all central and appurtenant installations of electrical, gas, plumbing and like utilities; and (e) all other parts of the premises, not specifically designated as limited common elements.

LIMITED COMMON ELEMENTS: The Declaration describes the limited common elements as the corridors on each floor for the use of the apartments on the respective floors.

INTEREST TO BE CONVEYED PURCHASER: Each owner of an apartment, whether owned jointly or singly, shall have a one-twenty sixth (1/26th) undivided interest in and to the land, building, and the common elements described. For purposes of voting on all matters requiring action by the apartment owners there shall be twenty-six (26) votes; the number of votes being determined by the number of apartments. There shall be one vote for each such apartment, whether said apartment is jointly or singly owned.

USE: Each apartment shall be used for and only as a place of dwelling and for no other purposes in accordance with the terms of the Master Deed, By-Laws of the Association of Apartment Owners, and the house rules, as they exist or as they may be amended from time to time, and each owner shall observe, comply with and perform all rules, regulations, ordinances and laws made by the Department of Health, State of Hawaii, and any other governmental agencies or authorities, or of the municipal, state or federal governments, applicable to the premises.

OWNERSHIP TO TITLE: The Developer has acquired the parcels Tax Map Key No. 2-4-21-55, formerly owned by Mr. and Mrs. Takuzo Fujisaki, and Tax Map Key No. 2-4-21-54, formerly owned by Mr. and Mrs. John Amaral. Certificates of Title issued by Universal Title and Escrow, Inc., dated January 5, 1966, affirm that the Developer holds title to the land placed in the regime.

ENCUMBRANCES AGAINST TITLE: The Notice of Intention reflects that there are no encumbrances against the title. The Developer advises, however, that prior to the awarding of the contract for the construction of said fourteen (14) story reinforced concrete building, a first mortgage will be executed by Makiki Development, Inc., in favor of Pacific Savings and Loan Association.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of an Escrow Agreement identifying Financial Escrows, Inc., a Hawaii corporation, as Escrow Agent.

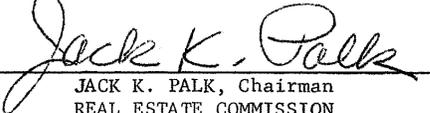
Upon examination, the Escrow Agreement is found to be in consonance with the Declaratory Ruling No. 1, dated December 14, 1965. The conditions referring to the issuance of this Final Public Report prior to completion of construction have been complied with.

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.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners vests the Board of Directors with the authority and responsibility to employ for the Association a management agent or manager. No manager has been identified in the Notice of Intention submitted November 29, 1965.

STATUS OF PROJECT: The Developer, through the Notice of Intention, advises the Commission that construction of the building will commence within 180 days after the issuance of this Final Public Report. The Standard Form of Agreement Between Owner and Contractor states that work under the contract to be executed shall be completed within 300 calendar days following commencement of construction.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 128 dated March 31, 1966.


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

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