

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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HONOLULU, HAWAII 96801

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
BELLEVUE TOWER  
1390 Wilder Avenue  
Honolulu, Hawaii

REGISTRATION NO. 128

### **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.

March 14, 1967

#### SPECIAL ATTENTION

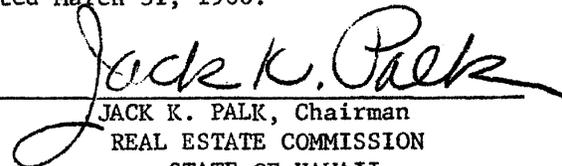
A comprehensive reading of the report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

1. Since the issuance of the Commission's Final Public Report of March 31, 1966 on the Horizontal Property Regime project, the Developer reports that changes have been made in the plan or set up as presented in the November 26, 1965 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 March 31, 1966 document becoming a part of the Final Public Report on BELLEVUE TOWER. 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 December 16, 1966, the Developer has advised the Commission as follows:
  - a. The land area committed to the project has been reduced by the acquisition by the City and County of Honolulu

of 1,688 sq. ft. for the Wilder Avenue widening. A copy of the Deed of Acquisition has been filed with the Commission;

- b. The reduction in the number of parking stalls resulting from the acquisition by the City and County of Honolulu in that three (3) guest parking stalls have been eliminated;
  - c. Under a change in the financing of the construction of the apartment building, a mortgage is now on record, being a first mortgage dated September 15, 1966 and recorded in Liber 5442 on pages 383-387, Bureau of Conveyances, State of Hawaii, in favor of Island Federal Savings and Loan Association. A copy of the mortgage has been filed with the Commission.
  - d. There is a change in the escrow agent from Financial Escrows, Inc., to Island Federal Savings and Loan Association. The escrow agreement was made September 12, 1966 and a copy of the executed document is on file with the Commission.
3. The Developer, pursuant to the Commission's requirements, has submitted a Continuation of Search dated February 28, 1967 by Universal Title and Escrow, Inc., a Hawaii corporation. This report reflects the Deed of Acquisition and the first mortgage referred to in items 2a. and 2b. immediately above.
  4. On the date of this Supplementary Public Report, March 14, 1967, the Registrar of Conveyances, State of Hawaii, advised the Commission that the Developer, pursuant to Sec. 170A-11., Revised Laws of Hawaii 1955 (as amended), filed an Amended Declaration of Horizontal Property Regime in Book 5602, pages 118-120, at said Bureau.
  5. The Developer has filed with the Commission a copy of a memorandum report to BELLEVUE TOWER condominium apartment purchasers advising them of the specific changes and modifications to the initial plan and set up.

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

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

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