

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ADDENDUM TO
SUPPLEMENTARY
PUBLIC REPORT
OF MARCH 14, 1967

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.

August 4, 1967

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 26, 1965 AND ADDITIONAL INFORMATION FILED AS LATE AS JULY 28, 1967.

1. Since the issuance of the Commission's Final Public Report of March 31, 1966 on this Horizontal Property Act project and the Supplementary Public Report subsequently issued on March 14, 1967, the Developer reports that changes have been made in the November 26, 1965 notice of intention to sell. The changes subsequently made are determined to be a material revision to the information previously disclosed. This Addendum amends the March 31, 1966 Final Public Report and the March 14, 1967 Supplementary Public Report becoming a part of the registration on BELLEVUE TOWER. The Developer is responsible for placing this Addendum to Supplementary Public Report (Pink Paper Stock) in the hands of all purchasers and prospective purchasers and securing a receipt as required by law.
2. Under a communication dated July 24, 1967, the Developer advised the Commission as follows:

The Amended Declaration of Horizontal Property Regime of BELLEVUE TOWER, dated July 14, 1967, with By-Laws of the Association of Apartment Owners, dated July 14, 1967 attached, was recorded July 17, 1967 in the Bureau of Conveyances, State of Hawaii, in Liber 5728, Page 243.

The Registrar of said Bureau assigned Condominium Map No. 57 to the project on February 11, 1966.

3. On July 28, 1967, the Developer reported amending language which changes the information recited in the March 31, 1966 Final Public Report, at the lower half of Page 3, where the entry is to read as follows:

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest as follows:

Two-Bedroom Apartment	3.219%
Three-Bedroom Apartment	4.473%

in all common elements of the projects, called "common interest" and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting.

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.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted November 26, 1965 and additional information filed on the project as late as July 28, 1967.

This ADDENDUM TO SUPPLEMENTARY PUBLIC REPORT OF MARCH 14, 1967 is made a part of REGISTRATION NO. 128 on November 26, 1965.

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


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

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