

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

on
KAPIOLANI MANOR
1655 Makaloa Street
Honolulu, Hawaii

REGISTRATION NO. 129

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.

Issued: March 7, 1968
Expires (By Order): March 7, 1969

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 ascertain. 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 JANUARY 11, 1966 AND INFORMATION SUBSEQUENTLY FILED ON SEPTEMBER 22, 1966 AND FEBRUARY 12, 1968. THE DEVELOPER, IN NOTIFYING THE COMMISSION INITIALLY OF HIS INTENTION TO SELL AND LATER ADVISING THE COMMISSION OF CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Preliminary Public Report of March 31, 1966 and the Final Public Report of September 30, 1966 on KAPIOLANI MANOR, Registration No. 129, the Developer reports that changes have been made in the plan or setup as presented in the January 11, 1966 notice of intention to sell and that revisions have been made to the information filed with the Commission on September 22, 1966. The changes subsequently made are determined to be a material revision to the information disclosed earlier which, on examination, caused the Commission to publish a Preliminary Public Report and a Final Public Report.

This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the KAPIOLANI MANOR registration.

The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report and the Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read all three reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating information disclosed therein.
3. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
4. The purchaser and 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 promulgated thereunder which relate to Horizontal Property Regimes.
5. The Commission, pursuant to Section 170A-46., Revised Laws of Hawaii 1955 (as amended, particularly by Act 244, 1967 Legislature, effective June 6, 1967), issues this order extending the effective period of this report:

THIS SUPPLEMENTARY PUBLIC REPORT OF MARCH 7, 1968 EXTENDS
THE EFFECTIVE PERIOD OF THE FINAL PUBLIC REPORT. THE
REPORT IS NO LONGER EFFECTIVE AFTER MARCH 7, 1969.

NAME OF PROJECT: KAPIOLANI MANOR

LOCATION: The approximate land area, being 56,116 square feet, identified as 1655 Makaloa Street, is at the southwest corner of the intersection where Makaloa Street meets Kalauokalani Way, at Pawaai-Kai, Honolulu, Oahu, Hawaii.

TAX MAP KEY: FIRST DIVISION 2-3-22-52, 53, 54

ZONING: Commercial

DEVELOPER: OCEANSIDE PROPERTIES, INC., 1631 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 949-6695. The Developer on April 4, 1967 filed a corporate reorganization under Chapter X of the Bankruptcy Act and is presently under the jurisdiction and control of Mr. Don D. Baucom, as Trustee, and Mr. Hal J. Hansen, as Additional Trustee, and their offices are at 1639 Kapiolani Boulevard with the same phone number as the Developer, 949-6695. The Developer being under Chapter X has no adverse effect on the sales in which deposits are placed in escrow.

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, Room 909, City Bank Building, 810 Richards Street, Honolulu, Hawaii, telephone 514-171, represents the Trustee and H. William Burgess, Suite 692, Alexander Young Building, Honolulu, Hawaii, telephone 562-315, represents the Developer corporation.

DESCRIPTION: As recited in the Preliminary Public Report dated March 31, 1966, the project will consist of a multi-story reinforced concrete apartment building. The Developer has advised the Commission that the improvement to be built will contain twenty-seven (27) floors, divided as follows:

- 1st to 3rd floors - Parking areas, manager's office and lobbies.
- 4th to 26th floors - Typical floors containing 18 one-bedroom, one bath apartments of approximately 555 square feet.

27th floor (roof) - Swimming pool and recreation area.

There will be four hundred and sixteen (416) units. The Developer retains the Manager's office on the third floor numbered 301 and, in addition, retains the loft space for an office on the 27th floor, each of which spaces will have an undivided 1/416th interest in the premises.

The site will contain 449 parking stalls. Each apartment will have the exclusive use of one parking space in the project.

The apartments are to be equipped with the following electric appliances: refrigerator, dishwasher, disposal, water heater, range, and oven.

FINANCING PROGRAM: The financing of the project is to be arranged through various savings and loan associations and banks in the State of Hawaii pursuant to an allocation to be worked out by said savings and loan associations and banks.

OWNERSHIP TO TITLE: A verified copy of the Agreement of Sale, made December 1, 1965, by and between Kapiolani Boulevard Lands, Inc., a Hawaii corporation, as "Seller" and Oceanside Properties, Inc., a Hawaii corporation, as "Buyer," has been submitted to the Commission for examination.

The lots, identified earlier in a title report prepared by Title Guaranty of Hawaii, Incorporated, a Hawaii corporation, have been consolidated in Lot 83, comprising 56,116 square feet as shown in Land Court Consolidation No. 83 as shown on Transfer Certificate of Title No. 87,468.

PURCHASE MONEY HANDLING: The Developer has filed an Amendment to Escrow Agreement, as executed. The Amendment identifies Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow Agent.

The Developer reports that Occidental Capital Company will no longer arrange the finance and the reference to it has been deleted in various documents, particularly in the last paragraph of item 6 of the Escrow Agreement as originally drawn and executed.

STATUS OF PROJECT: Negotiations are being conducted to arrange for a construction loan. There is every indication that efforts are being made to conclude a construction loan agreement. Construction at the site is expected to commence in the near future and the Commission accepts the statement that it is impossible to report a specific date at the publishing of this report.

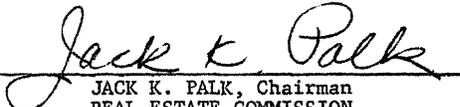
The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted January 11, 1966 and information subsequently filed on September 22, 1966 and February 12, 1968.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 129 filed with the Commission on January 11, 1966.

The 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.

REB:va

Distribution:
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FEDERAL HOUSING ADMINISTRATION


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

March 3, 1968
Registration No. 129