

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

ADDENDUM TO
SUPPLEMENTARY
PUBLIC REPORT
OF MARCH 7, 1968

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 Reports dated March 31, 1966; September 30, 1966; and March 7, 1968 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: August 23, 1968

Expires (By Order): August 23, 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 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 JANUARY 11, 1966 AND INFORMATION SUBSEQUENTLY FILED ON SEPTEMBER 22, 1966 AND FEBRUARY 12, 1968 AND AUGUST 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 and the Supplementary Public Report of March 7, 1968 on KAPIOLANI MANOR, Registration No. 129, the Developer reports that changes have been made in the plan or set up 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 and February 12, 1968.
2. Developer under date of August 12, 1968 filed with the Commission the following:
 - a. Amendment to Declaration of Horizontal Property Regime of the Kapiolani Manor Condominium Project and the By-Laws

Attached Thereto as Exhibit "A" dated August 6, 1968 and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 451651 on August 7, 1968.

- b. Condominium Map No. 38, as amended, filed in the said Office of the Assistant Registrar of the Land Court pursuant to Land Court Order No. 28833.
- c. Escrow Agreement dated August 7, 1968 by and between Title Guaranty Escrow Services, Inc., as "Escrow," and Don D. Baucom, as trustee for Oceanside Properties, Inc., as "Owner."
- d. Management Agreement dated July 23, 1968 by and between Don D. Baucom, as trustee for Oceanside Properties, Inc., as "Owner," and Oceanic Properties, Inc., as "Oceanic."
- e. Financing commitment letter from the Ford Foundation for the construction financing dated August 8, 1968.
- f. Permanent loan commitments from banks and savings and loans:
 - f1. American Security Bank commitment letter dated May 24, 1968.
 - f2. Bank of Hawaii commitment letter dated May 24, 1968.
 - f3. Central Pacific Bank commitment letter dated May 24, 1968.
 - f4. City Bank of Honolulu commitment letter dated May 24, 1968.
 - f5. First National Bank of Hawaii commitment letter dated May 24, 1968.
 - f6. Hawaii National Bank commitment letter dated May 24, 1968.
 - f7. Liberty Bank of Honolulu commitment letter dated May 24, 1968.
 - f8. American Savings & Loan Association commitment letter dated May 24, 1968.
 - f9. Honolulu Savings & Loan Co., Ltd., commitment letter dated May 24, 1968.
 - f10. International Savings & Loan Association, Ltd., commitment letter dated May 24, 1968.
 - f11. Pacific Savings & Loan Association commitment letter dated May 24, 1968.
 - f12. Pioneer Savings & Loan Association commitment letter dated May 24, 1968.
 - f13. State Savings & Loan Association commitment letter dated May 24, 1968.
 - f14. Territorial Savings & Loan Association commitment letter dated May 24, 1968.
 - f15. Island Federal Savings & Loan Association of Honolulu commitment letter dated August 22, 1968.
- g. Construction Contract with Pacific Construction Co., Ltd., dated July 23, 1968, for the construction of the building and improvements.

- h. Performance Bond dated July 30, 1968 (and rider) with Hawaiian Insurance and Guaranty Company, Ltd., and Seaboard Surety Company.
 - i. Labor and Material Payment Bond dated July 30, 1968 with Hawaiian Insurance and Guaranty Company, Ltd., and Seaboard Surety Company.
 - j. Plans and specifications prepared by Arthur B. Hansen, Inc., A.I.A., dated June 17, 1968.
 - k. Form of Receipt, Ratification and Subordination to be executed by all purchasers.
3. 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, a Final Public Report and a Supplementary Public Report.

This Addendum to Supplementary Public Report (pink paper stock) amends the Supplementary Public Report dated March 7, 1968 (pink paper stock), 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 Addendum to Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Supplementary Preliminary Report dated March 7, 1968, 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 four reports.

- 4. 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.
- 5. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
- 6. 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.
- 7. 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 ADDENDUM TO SUPPLEMENTARY PUBLIC REPORT OF
MARCH 7, 1968 EXTENDS THE EFFECTIVE PERIOD OF THE
FINAL PUBLIC REPORT. THE REPORT IS NO LONGER EFFECTIVE
AFTER AUGUST 23, 1969.

NAME OF PROJECT: KAPIOLANI MANOR

The location, tax map key, zoning, Developer, names of attorneys and ownership to title are unchanged since the Supplementary Report of March 7, 1968.

DESCRIPTION: As recited in the Supplementary Public Report dated March 7, 1968, 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 stalls, office and lockers
- 4th to 26th floors - Typical floors, each containing 18 one-bedroom, one bath apartments of approximately 555 square feet each.

27th floor (roof)

- Swimming pool, recreation area and
loft space.

There will be four hundred and sixteen (416) units. Four hundred fourteen (414) units are one-bedroom apartments each of which will have the exclusive use of one (1) parking stall, one (1) locker and an undivided .2366218% interest in the common elements. One unit will be the office on the third floor numbered 301 which will have an area of approximately 194 square feet, the exclusive use of two (2) parking stalls, seventeen (17) lockers and an undivided .1273981% interest in the common elements. One unit will be the loft space on the 27th floor numbered 2701 which will have an area of approximately 3,000 square feet, the exclusive use of six (6) parking stalls, six (6) locker spaces and will contain an undivided 1.4197308% interest in the common elements. The loft space may be further subdivided into separate apartments or office spaces.

The site will contain four hundred forty-nine (449) parking stalls. The twenty-seven (27) parking stalls which are separately designated shall each have a .0182017% interest in the common elements.

The apartments are to be equipped with the following electric appliances: refrigerator, dishwasher, disposal, water heater, range and oven. The apartments are also to be furnished with carpets, drapes and furniture consisting of two chairs, one table, one nightstand, two four drawer chests, one mirror, one lounge chair, one sofa, one end table, one coffee table, two lamps, two aluminum patio chairs, one aluminum patio table, a choice of two twin beds or one double bed with frames, two twin sized bedspreads or one double sized bedspread, color to be selected, and two pictures.

FINANCING PROGRAM: The interim or construction financing for the project is being provided by the Ford Foundation. The construction of the project will be managed by Oceanic Properties, Inc., as agent for Ford Foundation and as agent for the Owner pursuant to the Management Agreement.

The permanent or take out financing for the project is being provided by fifteen (15) savings and loan associations and banks in the State of Hawaii, pursuant to commitments which have been filed with the Commission.

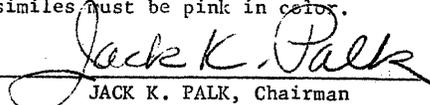
PURCHASE MONEY HANDLING: A new Escrow Agreement dated August 7, 1968 has been executed with Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow Agent.

STATUS OF PROJECT: The executed Construction Contract with Pacific Construction Co., Ltd., and the payment and performance bonds have been filed with the Commission. It is estimated that construction will commence within thirty (30) days.

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, February 12, 1968 and August 12, 1968.

This ADDENDUM TO 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.


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

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

August 23, 1968
Registration No. 129