

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
1616 KEWALO
(also known as MAKIKI-IKI)
1616 Kewalo Street
Honolulu, Hawaii

REGISTRATION NO. 171

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.

Issued: October 7, 1968
Expires: November 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 ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 9, 1967 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS SEPTEMBER 6, 1968. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES IN THE PLAN, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. The Developer has complied with Section 170A-13,6, R.L.H., and has fulfilled the requirements for the issuance of a Final Public Report.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 171, dated July 28, 1967, the Developer has prepared, assembled and forwarded additional information which reflects material changes in the project.

This Final Public Report is made a part of the registration on 1616 KEWALO (also known as MAKIKI-IKI) condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective

purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.

The Developer, under date September 6, 1968, reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the Bureau of Conveyances, State of Hawaii.

The Declaration of Horizontal Regime, executed September 4, 1968, with By-Laws attached, was recorded in the Bureau of Conveyances on September 4, 1968 in Liber 6209, Page 48.

The approved Floor Plans showing the layout, location, apartment number, etc., have been designated Condominium Map No. 114 by the Registrar, Bureau of Conveyances.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967 effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Final Public Report expires thirteen months from the date of issuance, October 7, 1968, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

THIS FINAL PUBLIC REPORT EXTENDS THE EFFECTIVE PERIOD OF THE PRELIMINARY REPORT ISSUED JULY 28, 1967 AND EXPIRING AUGUST 28, 1968. THIS REPORT IS NO LONGER EFFECTIVE AFTER NOVEMBER 4, 1969.

NAME OF PROJECT: 1616 KEWALO (also known as MAKIKI-IKI)

The subject headings Location, Tax Key, Zoning, Developer and Attorney Representing Developer in the earlier issued Preliminary Public Report have not been disturbed.

DESCRIPTION: Material changes have been made in the project and the Declaration of Horizontal Property Regime reflects the following: The building will contain thirty (30) separate residential apartments.

Apartments numbered 201, 203, 204, 205, 206 and 207 are located on the second floor;

Apartments numbered 301 to 308, inclusive, are located on the third floor;

Apartments numbered 401 to 408, inclusive, are located on the fourth floor;

Apartments numbered 501 to 508, inclusive, are located on the fifth floor of the building of the project.

Each apartment contains the number of rooms and the approximate floor area according to its respective plan, which plans are designed (1) to (4) as follows:

1. Typical 3-Bedroom Unit Floor Plan: Two (2) apartments, #204 and 206, consist of three bedrooms, one dressing room, two bathrooms, one living room, one kitchen, an entry hall and hallway, and one large lanai, and contain approximately 1,440 sq. ft. of floor area, including the lanai.

2. Typical 2-Bedroom Unit Floor Plan: Seven (7) apartments, #301, #302, #307, #308, #401, #408 and #501, consist of two bedrooms, one bathroom, one living room, one kitchen, an entry hall and hallway, and a lanai, and contain approximately 949 sq. ft. of floor area, including the lanai.
3. Typical 1-Bedroom Unit Floor Plan: Fourteen (14) apartments, #201, #203, #205, #207, #402, #404, #405, #407, #502, #504, #505, #506, #507 and #508, consist of one bedroom, one bathroom, one living room, one kitchen, one entryway and one lanai, and contain approximately 720 sq. ft. of floor area, including the lanai.
4. Studio Unit Floor Plan: Seven (7) apartments, #303, #304, #305, #306, #403, #406 and #503, consist of one bedroom-living room combination, one kitchen, one bathroom, one hallway and one lanai, and contain approximately 491 sq. ft. of floor area, including the lanai.

The apartments are numbered and located in the manner shown on Condominium Map No. 114, recorded in the Bureau of Conveyances of the State of Hawaii.

Each apartment has access to a corridor which leads to an elevator which descends to ground level. The corridors also lead to stairs which descend to ground level.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, windows and window frames, doors and door frames, floors and ceilings, the air space bounded by the lanai railing, and the built-in fixtures.

COMMON ELEMENTS: To the six (6) common elements shown in the Preliminary Public Report a seventh is added, as follows: (g) Swimming pool and appurtenant area.

The subject heading Limited Common Elements has not been disturbed.

INTEREST TO BE CONVEYED PURCHASER: A recalculation reflects that the percentage of undivided interest in the three-bedroom apartment plan has been changed. The percentage of undivided interest is as follows:

Three-Bedroom Apartment Plan	6.25%
Two-Bedroom Apartment Plan	4.1%
One-Bedroom Apartment Plan	3.1%
Studio Apartment Plan	2.2%

The subject headings Purpose of Building and Restrictions As to Use and Ownership To Title have not been disturbed.

ENCUMBRANCES AGAINST TITLE: Evidence of leasehold title in Michael Marshall Ross, unmarried, as Lessee, is verified in the Interim Title Insurance Binder prepared by the Abstractor, Long and Melonc, Ltd., a Hawaii corporation, on February 8, 1968, as authorized officer or agent of Lawyers Title Insurance Corporation. Master Lease - by and between Robert T. Chun and Violet W. Chun, husband and wife, as "Lessors" and M. M. Ross, unmarried, as "Lessee" dated September 25, 1967 and expiring September 25, 2057, recorded in the Bureau of Conveyances, State of Hawaii, in Liber 5815, Page 336, as amended by instrument dated May 30, 1968, recorded in said Bureau of Conveyances in Liber 6094, Page 224. Subordination-recording of subordination of mortgage from Michael Marshall Ross to AMFAC FINANCIAL CORP. (formerly known as Mortgage, Finance & Leasing Corp.), dated September 29, 1967 recorded in Liber 5815, Page 358 in the amount of \$66,000.00 to the Mortgage dated September 29, 1967, recorded in Liber 5933, Page 435 in the amount of \$318,000.00, from Michael Marshall Ross, unmarried, to AMFAC-FINANCIAL CORP. Release of Mortgage-mortgage of Robert T. Chun and Violet W. Chun, husband and wife, to First Federal Savings & Loan Association of Hawaii, dated May 24, 1967, recorded in Liber 3268, Page 149 was released

March 21, 1968 in the Bureau of Conveyances in Liber 6002, Page 279. Master Mortgage dated March 13, 1968 from Michael Marshall Ross to AMFAC FINANCIAL CORP. recorded in Liber 5993, Page 316 in the amount of \$487,000.00.

(Note: The Commission has been given notice that the plan is to release those mortgages that comprise the interim loan phase of the condominium financing program at the time the individual apartment loans are executed and recorded.)

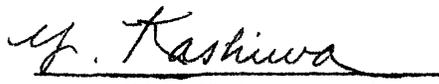
The subject headings Purchase Money Handling and Management and Operations have not been disturbed.

STATUS OF PROJECT: A copy of the executed Agreement and General Conditions Between Contractor and Owner (AIA Document A-107), dated March 4, 1968, identifying The Windstedt Construction Co., Inc., as the Contractor, has been submitted as part of this registration. Work commenced on the site on May 1, 1968 and completion for occupancy is imminent, on or about October 31, 1968.

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 June 13, 1967 and information subsequently filed as late as September 6, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 171 filed with the Commission on June 13, 1967.

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


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

October 7, 1968
Registration No. 171.