

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
WILDER TOWER
1325 Wilder Street
Honolulu, Hawaii

REGISTRATION NO. 197

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: February 11, 1970
Expires: March 11, 1971

SPECIAL ATTENTION

A comprehensive reading of this 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 22, 1968 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS FEBRUARY 2, 1970. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PLAN, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of June 21, 1968 on WILDER TOWER Condominium Project, Registration No. 197, the Developer reports that changes have been made in the plan as presented in the January 22, 1968 Notice of Intention to sell. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) becoming a part of the WILDER TOWER 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 Final Public Report. The buyer shall sign the required receipt certifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for registration of the project and the updating of 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 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: WILDER TOWER

LOCATION: The approximately 17,990 square feet of fee simple land committed to the regime is situate approximately two hundred feet from the ewa-makai (southwest) corner of the intersection of Kewalo Street and Wilder Avenue, on the makai side of the thoroughfare at Makiki, Honolulu, Oahu, Hawaii.

NOTE: As a result of a condemnation action by the City and County of Honolulu, the legal description of the land committed to the project and the square foot area have been changed.

The information in the topical headings TAX KEY, ZONING, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER, DESCRIPTION and COMMON ELEMENTS of the Preliminary Public Report dated May 3, 1968 and the Final Public Report dated June 21, 1968 have not been disturbed.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

- (a) One parking space designated on said Condominium Map by the designation corresponding to the designation of an apartment shall be appurtenant to and for the exclusive use of such apartment. Additional parking spaces designated on said map by letters A through Z and AA through GG shall be assigned to apartment(s) by conveyance of the owner and shall be appurtenant to and for the exclusive use of such apartment(s); provided that said additional parking stalls may be transferred among the apartment owners of the building, and upon such transfer shall become appurtenant to and for the use of the apartment designated in the conveyance thereof. If the transferor's apartment is subject to a first mortgage, such transfer shall be effective only upon written consent of such Mortgagee, but such consent shall not be unreasonably withheld;
- (b) The foyer and service lanai located on each floor of the 2nd through the 20th floors shall be appurtenant to and for the exclusive use of the apartments on such floors. The service area in the basement shall be appurtenant to and for the exclusive use of apartments on the first floor. The foyer and service lanai on the 21st floor shall be appurtenant to and for the exclusive use of the apartments identified with the letters "PH".

The above amendments are reflected in the Second Amendment to the Declaration submitted to the Commission.

There is no change in the information contained in the Final Public Report to the topical headings INTEREST TO BE CONVEYED PURCHASER, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE and OWNERSHIP TO TITLE.

ENCUMBRANCES AGAINST TITLE: Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Grant No. 3421. Interim Mortgage in favor of Amfac Financial Corp., dated March 5, 1969, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 6452, page 370. Second Mortgage in favor of Pacific Construction Company, Ltd., dated February 28, 1969, and recorded as aforesaid in Liber 6423, page 277. These mortgages will be paid off upon the closing and conveying of apartments to the buyers. Setback - a twelve (12) foot setback line along Wilder Avenue.

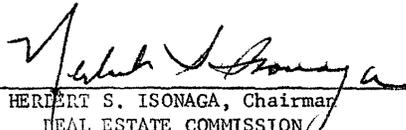
There is no change to the topical headings PURCHASE MONEY HANDLING and MANAGEMENT AND OPERATIONS as contained in the previous reports.

STATUS OF PROJECT: Construction of the project has been completed and a Notice of Completion has been filed.

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 January 22, 1968 and information subsequently filed as late as February 2, 1970.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 197 filed with the Commission on January 22, 1968.

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.


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Distribution:

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February 11, 1970
Registration No. 197