

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
MAKIKI MANOR
1130 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 218

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: March 17, 1969

Expires: April 17, 1970

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 JULY 30, 1968 AND ADDITIONAL INFORMATION, RECITING MATERIAL CHANGES, SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS FEBRUARY 3, 1969. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT AND AMENDMENTS THERETO BY ACT 244 (L.1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of November 12, 1968 on MAKIKI MANOR, Registration No. 218, the Developer reports that changes have been made in the plan or setup as represented in the July 30, 1968 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information earlier disclosed. This Final Public Report is made a part of the registration on MAKIKI MANOR condominium project. The Developer is held 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 Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer:

2. The Developer has complied with Sec. 170A-13.6, R.L.H., and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, dated January 20, 1969, was filed in the Bureau of Conveyances, State of Hawaii, on January 27, 1969 in Liber 6387, page 183.

The Registrar of the Bureau of Conveyances has designated Condominium Map No. 125 to the project.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. 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 Regimes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, March 17, 1969, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: MAKIKI MANOR

The information in the topical headings of the Preliminary Public Report of November 12, 1968, with the exception of DESCRIPTION, PURCHASE MONEY HANDLING and STATUS OF PROJECT, has not been disturbed.

DESCRIPTION: The Developer has advised the Commission under a January 27, 1969 letter that there will be only fifty-nine (59) parking stalls available rather than sixty (60) as originally represented in the notice of intention to sell. The executed Declaration of Horizontal Property Regimes, as recorded in the office of the recording officer, reflects that the parking stalls are numbered 1 to 60, except that there is no stall numbered 8.

PURCHASE MONEY HANDLING: The declarant advises the Commission that the prior escrow agreement dated July 25, 1968, with Title Guaranty Escrow Services, Inc., was terminated by mutual agreement since commitment agreement required Bishop Trust Company, Limited to be the escrow agent.

A copy of the executed Escrow Agreement dated November 13, 1968, identifies Bishop Trust Company, Limited, a Hawaii corporation, as "Escrow." On examination the specimen Reservation and Purchase Agreement and executed Escrow Agreement are found to be in compliance with Chapter 170A, Revised Laws of Hawaii. Said Escrow Agreement is in compliance with Sec. 170A-33.1 through 170A-33.5 as incorporated in the Horizontal Property Regime Act through ACT 244 (L. 1967) effective June 6, 1967.

STATUS OF PROJECT: Construction was commenced on the project on January 10, 1968 by the builder The Windstedt Construction Co., Inc., a Hawaii corporation. The Developer estimates that construction for occupancy will be completed in November 1969.

The prospective purchaser or purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted July 30, 1968 and additional information subsequently filed as late as February 3, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 218 filed with the Commission on July 30, 1968.

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


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

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

March 17, 1969
Registration No. 218