

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
YACHT HARBOR TOWERS
1600 Ala Moana Boulevard
Honolulu, Hawaii

REGISTRATION NO. 378

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated October 26, 1971 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: June 15, 1973
Expires: July 15, 1974

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 APRIL 14, 1971 AND ADDITIONAL INFORMATION SUBMITTED AS OF JUNE 14, 1973. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES TO THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Preliminary Public Report of September 13, 1971 and Final Public Report of October 26, 1971 on YACHT HARBOR TOWERS, Registration No. 378, the Developer reports that changes have been made in the plan or set-up as presented in the April 14, 1971 notice of intention to sell. The subsequent changes are determined to

be a material revision to the information first disclosed. This Supplementary Public Report amends the October 26, 1971 document becoming a part of the Final Public Report on YACHT HARBOR TOWERS. The Developer is responsible for placing a true copy of the Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers, along with a true copy of the Final Public Report (white paper stock) and 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 of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating the information disclosed therein.
3. Advertising and promotional matter have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The Commission, in its Final Public Report of October 26, 1971, noted that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and Land Court Map No. 114) were filed in the office of the recording officer on May 28, 1971, and that said Declaration was amended by instrument dated July 20, 1971, filed as Document No. 547798, and further amended by instrument dated September 14, 1971, filed as Document No. 553302.

Said Declaration was further amended and said Land Court Map No. 114 was amended by Amendment to Declaration dated January 15, 1973, filed as Document No. 633355.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes (as amended), and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

The information in the topical headings, COMMERCIAL UNITS, LIMITED COMMON ELEMENTS, PURPOSE OF BUILDING AND RESTRICTION AS TO USE, and STATUS OF PROJECT has been altered as follows. All other topical headings have not been disturbed.

NAME OF PROJECT: YACHT HARBOR TOWERS

COMMERCIAL UNITS: Said Amendment to Declaration indicates changes in the lineal measurement of each commercial unit, as shown under the heading "COMMERCIAL UNITS" on page 5 of the Preliminary Public Report, by incorporating the changes reflected on Sheet Nos. A-84, SK-1048, and SK-1049, which sheets are attached to said Amendment to Declaration. The 3,400 square feet for Commercial Unit No. 1 is to be changed to read 3,035 square feet. The 800 square feet for Commercial Unit No. 2 is to be changed to read 2,115 square feet. The 6,422 square feet for Commercial Unit No. 3 is to be changed to read 6,007 square feet.

LIMITED COMMON ELEMENTS: Said Amendment to Declaration changes the location and number of the parking spaces on the first, second, third, and fourth levels by incorporating the changes reflected on Sheet Nos. SK-1069A, SK-1069B, SK-1069C, and SK-1069D, which sheets are attached to said Amendment to Declaration.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: Said Amendment to Declaration indicates a change in the permitted use of Apartment No. 300 as shown in subparagraph (a) under the heading "PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE" on page 6 of the Preliminary Public Report. The permitted use of Apartment No. 300 is to be changed from use as a residence, either permanent or temporary, to use for any purpose which may from time to time be permitted by law.

STATUS OF PROJECT: The project has been completed for occupancy.

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 April 14, 1971 and additional information subsequently filed as of June 14, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 378 filed with the Commission on April 14, 1971.

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.


(For) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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June 15, 1973
Registration No. 378