

# 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

CHATEAU WAIKIKI  
411 Hobron Lane  
Honolulu, Hawaii

REGISTRATION NO. 668

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

It was prepared as a supplement to an earlier Report dated August 12, 1974 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: March 11, 1976  
Expires: September 12, 1976

### SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 12, 1974, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MARCH 8, 1976. THE DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated March 21, 1974, and Final Public Report on Registration No. 668, dated August 12, 1974, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

2. This Supplementary Public Report is made a part of the registration of CHATEAU WAIKIKI condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers together with the Final Public Report (white paper stock) and Preliminary Public Report (yellow paper stock). Said Final Public Report amended the Preliminary Public Report. Securing a signed copy of the Receipt for all three Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of this Supplementary 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 recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime and By-Laws were filed with the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 681202 and amended by Documents Nos. 692528 and 738183, all noted on Transfer Certificate of Title No. 164,823.

Land Court Condominium Map No. 208 showing the layout, location and apartment numbers was filed with the Assistant Registrar of the Land Court of the State of Hawaii.

5. Advertising or 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 the Horizontal Property Act, Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.

7. This Supplementary Public Report automatically expires on September 12, 1976, unless another supplementary public report issues or the Commission upon review of the registration, issues an order extending the effective period of this report.

The Developer had requested and the Real Estate Commission approved the extension of the Final Public Report issued August 12, 1974 to September 12, 1976.

Except for the topical heading COMMON ELEMENTS (paragraph "i" only) and pages 3, 7, 8 and 9 of Exhibit "C" of the Preliminary Public Report issued March 21, 1974, as hereinafter set forth, the Developer has not changed any of the matters contained in all of the topical headings or exhibits of either said Preliminary Public Report or Final Public Report issued August 12, 1974. Therefore, all topical headings and exhibits as set forth in said Preliminary Public Report and

said Final Public Report, except as aforesaid, shall continue to be effective as so set forth in said Preliminary Public Report and Final Public Report.

The clause set forth under the topical heading COMMON ELEMENTS (paragraph "i" only) and pages 3, 7, 8 and 9 of Exhibit "C" of said Preliminary Public Report shall be and is hereby amended to read as follows:

COMMON ELEMENTS:

(i) Parking stalls nos. 78, 79, 1-C, 2-C, 3-C, 7-C (first floor) and 3-C (fourth floor) for guests of Chateau Waikiki.

EXHIBIT "C" OF THE PRELIMINARY PUBLIC REPORT:

Certain typographical errors were made in the parking stall assignments on pages 3, 7, 8 and 9 of Exhibit "C" of said Preliminary Public Report. Said pages 3, 7, 8 and 9 have been revised and are attached hereto as Exhibit "A".

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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 March 12, 1974, and additional information subsequently filed as of March 8, 1976.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 668, filed with the Commission March 12, 1974. This report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be pink.

*A. A. Kinnear, Jr.*  
Member, REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION,  
CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 668

March 11, 1976

EXHIBIT "A"

<u>APT. NO.</u>	<u>PK'G DECK</u>	<u>STALL NO.</u>	<u>APT. NO.</u>	<u>PK'G DECK</u>	<u>STALL NO.</u>
1709	TWO	74	2006	ONE	82
1710	"	73	2007	"	81
1711	"	72	2008	"	80
1712	"	71	2009	THREE	105
1713	FOUR	29	2010	"	104
		7-CT			
1714	"	28	2011	ONE	77
		6-CT	2012	"	76
1801	ONE	105	2013	FOUR	41
					13-CT
1802	"	106	2014	"	40
					12-CT
1083	"	107			
1804	"	108	2101	"	59
1805	"	109	2102	"	58
1806	"	110	2103	"	57
1807	"	111	2104	"	56
1808	"	112	2105	"	55
1809	"	113	2106	"	54
1810	TWO	85	2107	"	53
1811	"	84	2108	"	52
1812	"	83	2109	"	51
1813	FOUR	31	2110	"	50
		9-CT	2111	"	49
1814	"	30	2112	"	48
		8-CT			
1901	ONE	75	2113	THREE	24
					2-CT
1902	"	74	2114	"	23
					1-CT
1903	"	73	2201	FOUR	38
1904	"	72			
1905	"	71	2202	"	42
1906	"	70	2203	"	43
1907	"	69	2204	"	44
1908	"	68	2205	"	45
1909	"	67	2206	"	46
1910	"	102	2207	"	65
1911	"	103	2208	"	64
1912	"	104	2209	"	63
1913	FOUR	39	2210	"	62
		11-CT	2211	"	61
1914	"	32	2212	"	60
		10-CT			
2001	"	47	2213	THREE	26
					4-CT
2002	ONE	86	2214	"	25
2003	"	85			3-CT
2004	"	84	2301	FOUR	6
2005	"	83	2302	"	7

<u>APT. NO.</u>	<u>PK'G DECK</u>	<u>STALL NO.</u>
3902	TWO	99
		26-CT
3903	"	98
		25-CT
3904	"	97
		24-CT
3905	"	96
		23-CT
3906	"	95
		22-CT
3907	"	94
		21-CT
3908	"	93
		20-CT
3909	ONE	45
		12-CT
3910	TWO	92
		19-CT
3911	ONE	43
		10-CT
3912	TWO	91
		18-CT
GUEST	ONE	78
"	"	79
"	"	7-C
"	"	1-C
"	"	2-C
"	"	3-C
"	FOUR	3-C

PARKING STALL ASSIGNMENT  
BY STALL NO. & PARKING DECK

FIRST FLOOR PARKING DECK - REGULAR STALLS

<u>STALL NO.</u>	<u>APT. NO.</u>	<u>STALL NO.</u>	<u>APT. NO.</u>	<u>STALL NO.</u>	<u>APT. NO.</u>
1	807	39	3506	77	2011
2	808	40	3505	78	GUEST
3	809	41	3504	79	"
4	810	42	3503	80	2008
5	811	43	3911	81	2007
6	812	44	3813	82	2006
7	701	45	3909	83	2005
8	702	46	3502	84	2004
9	703	47	3501	85	2003
10	704	48	711	86	2002
11	705	49	712	87	614
12	706	50	3412	88	613
13	707	51	3411	89	714
14	806	52	3410	90	713
15	805	53	3409	91	814
16	804	54	3408	92	813
17	803	55	3407	93	914
18	802	56	3406	94	913
19	801	57	3405	95	1014
20	912	58	3404	96	1013
21	911	59	3403	97	1114
22	910	60	3402	98	1113
23	909	61	3401	99	1214
24	908	62	3512	100	1213
25	603 (MGR)	63	3511	101	1414
26	708	64	3510	102	1910
27	709	65	3509	103	1911
28	710	66	3508	104	1912
29	3414	67	1909	105	1801
30	3413	68	1908	106	1802
31	3514	69	1907	107	1803
32	3513	70	1906	108	1804
33	3614	71	1905	109	1805
34	3613	72	1904	110	1806
35	3714	73	1903	111	1807
36	3713	74	1902	112	1808
37	3814	75	1901	113	1809
38	3507	76	2012		

FIRST FLOOR PARKING DECK .COMPACT TANDEM STALLS

<u>STALL NO.</u>	<u>APT. NO.</u>	<u>STALL NO.</u>	<u>APT. NO.</u>
1-CT	3414	15-CT	714
2-CT	3413	16-CT	713
3-CT	3514	17-CT	814
4-CT	3513	18-CT	813
5-CT	3614	19-CT	914
6-CT	3613	20-CT	913
7-CT	3714	21-CT	1014
8-CT	3713	22-CT	1013
9-CT	3814	23-CT	1114
10-CT	3911	24-CT	1113
11-CT	3813	25-CT	1214
12-CT	3909	26-CT	1213
13-CT	614	27-CT	1414
14-CT	613		

FIRST FLOOR PARKING DECK COMPACT STALLS

1-C	GUEST
2-C	"
3-C	"
4-C	601
5-C	602
6-C	604
7-C	GUEST