

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
MAIKI PARK PLACE
1517 Makiki Street
Honolulu, Hawaii

REGISTRATION NO. 866

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: May 8, 1978
Expires: June 8, 1979

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that the 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 20, 1976, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF APRIL 28, 1978. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, HAWAII REVISED STATUTES, CHAPTER 514A, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Report on the MAIKI PARK PLACE project, Registration No. 306, dated August 11, 1976, the Developer has obtained two extensions and has submitted additional information for a Final Report on the project.
2. This Final Report is made a part of the registration on MAIKI PARK PLACE. The Developer has the responsibility of placing a true copy of this Final Report (white paper stock) and the Preliminary Report (yellow paper stock) in the hands of all purchasers and prospective purchasers of apartments. Securing a signed copy of the receipt for both reports from each 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 this condominium project and the issuance of this Final Public Report.

The Developer 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 recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime, executed March 10, 1978, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii on March 14, 1978, in Liber 12769 Page 398, as amended on April 26, 1978, and recorded in Liber 12769 Page 398. The approved Floor Plans showing the layout and location of apartments have been designated Condominium Map No. 534.

4. Advertising and promotional matter have 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 the Chapter 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Final Public Report expires thirteen (13) months from the date of issuance, May 8, 1978, unless a supplementary report is published or the Commission, upon review of this registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Report of August 11, 1976, in the topical headings hereinafter set forth has been amended as follows. Information disclosed in the remaining topical headings has not been disturbed.

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that ninety-seven (97) apartments are contained in a sixteen (16) story building consisting of thirteen (13) apartment floors and two (2) parking levels, and one (1) combination apartment and parking level constructed principally of reinforced concrete, hollow tile blocks, glass, structural steel, aluminum and allied building materials which spaces together with appurtenant lanai air spaces referred to as apartments are described as follows:

- (a) There are six (6) apartment units on the third floor and the apartment numbers are 301 through 306. There are seven (7) apartment units on each floor, from the fourth through the sixteenth floors, and the apartment numbers for each floor are as follows:
 - (1) From the fourth through the ninth floors, each apartment will have a three digit number with the first number being the number of the floor on which

the apartment is located, followed by a zero, and the third number indicating the number of the apartment on each floor;

- (2) The apartment on the tenth through the twelfth floors shall be numbered as in (1) above, except that each apartment will have a four digit number with the first two numbers being the number of the floor on which the apartment is located.
- (3) The apartment on the thirteenth through the sixteenth floors shall be similarly numbered as in (2) above, except that the first two numbers will not designate the floor on which the apartment is located. The first two numbers of the apartments on said floors shall be as follows: Thirteenth Floor, 14; fourteenth floor, 15; fifteenth floor, 16; and sixteenth floor, 17.

(b) The apartments are constructed according to different floor plans.

- (1) Plans A1, A2, B2, B3, B4, B5 and B6 - Each apartment has six (6) rooms and a lanai, including two (2) bedrooms, two (2) bathrooms, kitchen/dining room and a living room.

Plan A1 - The floor area for each apartment is approximately 1392 square feet, including a lanai area of approximately 167 square feet. Apartments 402, 502, 602, 702, 1002, 1102, 1202, 1402, 1502, 1602, and 1702 are of this plan.

Plan A2 - The floor area for each apartment is approximately 1400 square feet, including a lanai area of approximately 167 square feet. Apartments 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, and 1701 are of this plan.

Plan B2 and B3 - The floor area of each apartment is approximately 1330 square feet, including a lanai area of approximately 164 square feet. Apartments 403, 503, 603, 604, 703, 704, 904, 1003, 1004, 1103, 1104, 1203, 1204, 1403, 1404, 1503, 1504, 1603, 1604, 1703, and 1704 are of this plan.

Plan B4 - The floor area for each apartment is approximately 1336 square feet, including a lanai area of approximately 167 square feet. Apartments 605, 705, 1005, 1105, 1205, 1405, 1505, and 1705 are of this plan.

Plan B5 - The floor area for each apartment is approximately 1345 square feet, including a lanai area of approximately 167 square feet. Apartments 606, 706, 906, 1006, 1106, 1206, 1406, 1506, 1606 and 1706 are of this plan.

- Plan B6 - The floor area for each apartment is approximately 1341 square feet, including a lanai area of approximately 167 square feet. Apartments 607, 707, 1007, 1107, 1207, 1407, 1507 and 1707 are of this plan.
- (2) Plans C, D, E, F and G - Each apartment has four (4) rooms and a lanai, including a bedroom, a bathroom, kitchen and a living/dining room.
- Plan C - The floor area for each apartment is approximately 682 square feet, including a lanai area of approximately 97 square feet. Apartments 302 and 303 are of this plan.
- Plan D - The floor area is approximately 727 square feet, including a lanai area of 70 square feet. Apartment 301 is of this plan.
- Plan E - The floor area is approximately 719 square feet, including a lanai area of 70 square feet. Apartment 304 is of this plan.
- Plan F - The floor area for each apartment is approximately 667 square feet, including a lanai area of approximately 104 square feet. Apartments 305 and 306 are of this plan.
- Plan G - The floor area for each apartment is approximately 980 square feet, including a lanai area of approximately 165 square feet. Apartments 404, 405, 504, 505, 803, 804, 805, 903, 905 and 1605 are of this plan.
- (3) Plans H-1 and H-2 - Each apartment has seven (7) rooms and a lanai including three (3) bedrooms, two (2) bathrooms, kitchen/dining and a living room.
- Plan H-1 - The floor area for each apartment is approximately 1743 square feet, including a lanai area of approximately 167 square feet. Apartments 802 and 902 are of this plan.
- Plan H-2 - The floor area for each apartment is approximately 1689 square feet, including a lanai area of approximately 167 square feet. Apartments 406, 407, 506, 507, 806, 807, 907 and 1607 are of this plan.
- (c) Generally the apartments are numbered consecutively from the Ewa side of the building to the Diamond Head side and are located in the manner shown on Condominium Map No. 534 filed in the Bureau of Conveyances of the State of Hawaii.
- (d) Each apartment has immediate access to a common area which leads to two (2) stairways and two (2) elevators, both stairways and elevators leading to the grounds of the project.
- (e) The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior loadbearing walls, the floor and ceilings

surrounding each apartment, or any pipes, wires, conduits, or other utilities or service lines running through such apartments 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 loadbearing within its perimeter or party walls, the inner decorated or finished surfaces of all walls, floors and ceilings, doors and door frames, windows and window frames, the adjacent lanai shown on the condominium map and all fixtures originally installed therein.

COMMON ELEMENTS: Subparagraph (g) has been added to the information as reported in the Preliminary Report of August 11, 1976 as follows:

- (g) Five (5) parking spaces designated as Parking Space Nos. 3-3, 3-4, 3-5, 3-6 and 3-7 on the Condominium Map and any undesignated storage lockers.

LIMITED COMMON ELEMENTS: The Declaration reflects that certain parts of the common elements, herein called the "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) Two (2) parking spaces, as designated on said condominium map by number, which number is also set forth opposite to the number of each of the respective apartments shall be appurtenant to and for the exclusive use of such apartments as shown on Exhibit "A" attached hereto, except that Apartments 301, 302, 303, 304, 305 and 306 shall each have one (1) parking space appurtenant thereto. Notwithstanding the provisions aforesaid, the apartment owners, with the consent of the mortgagee, if any, shall have the right to change the designation of parking stalls which are appurtenant to their respective apartments by amendment of the Declaration and respective deeds involved.
- (b) The mailboxes belonging to each apartment shall be for the exclusive use of the apartment to which they belong.
- (c) One of the storage lockers on each floor as designated on said condominium map by number, which said number corresponds to the apartment number, shall be appurtenant to and for the exclusive use of such apartment on that floor.

COMMON INTEREST TO BE CONVEYED TO PURCHASER: The Declaration states that each apartment shall have appurtenant thereto an undivided percentage interest in all the common elements of the project, and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting. The various percentages for the respective apartments are as set forth in Exhibit "A" attached hereto.

OWNERSHIP TO TITLE: A Preliminary Report dated March 22, 1978 issued by Security Title Corporation, certifies that the fee simple title to the land to be submitted to the Horizontal Property Regime is vested in Makiki Ventures, a Hawaii registered limited partnership.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report reflects the following encumbrances:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Nos. 4310 and 6305.
2. Mortgage and Security Agreement dated May 12, 1977, recorded on June 9, 1977 in the Bureau of Conveyances of the State of Hawaii in Book 12255 Page 468, made by MAKIKI VENTURES, a Hawaii registered limited partnership, as Mortgagor, to CITY BANK, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$9,000,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to.
3. Undated Financing Statement covering certain fixtures located on the real property, given as security by MAKIKI VENTURES, a Hawaii registered limited partnership in favor of CITY BANK, recorded on June 9, 1977 in said Bureau of Conveyances in Book 12255 at Page 492.
4. Taxes which may become due and owing. Reference is hereby made to the County Tax Assessor of the First Division.
5. Said Declaration of Horizontal Property Regime and amendment thereto, By-Laws and Condominium Map above mentioned.

MANAGEMENT AND OPERATION: The Developer has submitted to the Commission a revised breakdown of the annual maintenance fees and the monthly estimated cost for each apartment. Purchasers should ascertain that they have been given the revised disclosure abstract.

PURCHASE MONEY HANDLING: The Developer has advised the Commission that both the Escrow Agreement and Sale Contract form have been amended. A copy of the amended Escrow Agreement dated March 8, 1978 has been given to the Commission, together with a copy of the Sale Contract addendum pertaining to issuance of any Supplementary Public Report.

STATUS OF PROJECT: The Developer has advised the Commission that:

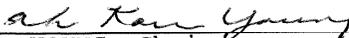
1. A firm commitment for the permanent financing for this project was obtained from FIDELITY SAVINGS AND LOAN ASSOCIATION, a California corporation, on March 17, 1977. Purchasers should be aware that certain conditions must be met by the developer before Fidelity Savings and Loan Association is obligated to make any apartment loans to purchasers.
2. A firm commitment for the interim construction financing for this project was obtained from CITY BANK, Honolulu, Hawaii on May 12, 1977.
3. A contract for the construction of the project was executed between the Developer and CHARLES PANKOW ASSOCIATES, a California corporation, on April 13, 1977.

4. A copy of the Performance and Payment Bond executed by Charles Pankow Associates as Principal and Federal Insurance Company of the City of New York, New York as Surety in favor of Developer and City Bank was filed with the Commission by the Developer on January 12, 1978.
5. Construction of the building commenced on or about June 1, 1977, and is expected to be finished in October, 1978.

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 July 20, 1976 and information subsequently filed as of April 28, 1978.

This Final Horizontal Property Regimes (Condominium) Public Report is made a part of Registration NO. 866 filed with the Commission on July 20, 1976.

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


AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Department, City and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 866

May 8, 1978

EXHIBIT "A"

<u>Apartment Number</u>	<u>Percentage Interest</u>	<u>Parking Space Numbers</u>	<u>Apartment Number</u>	<u>Percentage Interest</u>	<u>Parking Space Numbers</u>
301	0.5887%	3-2	701	1.1049%	3-52, 1-7
302	0.5242%	3-1	702	1.0977%	3-53, 1-6
303	0.5242%	3-21	703	1.0449%	3-49, 2-33
304	0.5816%	2-8	704	1.0449%	3-47C, 2-14
305	0.5045%	3-8	705	1.0475%	3-48C, 2-13
306	0.5045%	2-7	706	1.0556%	3-51, 2-25
401	1.1049%	3-9, 2-1	707	1.0520%	3-50, 2-16
402	1.0977%	3-18, 2-21	801	1.1049%	3-39, 1-8
403	1.0449%	3-10, 2-5	802	1.4123%	3-46, 1-36
404	0.73032%	3-20, 2-4	803	0.73032%	3-54, 1-3
405	0.73032%	3-22C, 2-6	804	0.73032%	3-45, 1-4
406	1.3639%	3-19, 2-2	805	0.73032%	3-38C, 1-5
407	1.3639%	3-11, 2-3	806	1.3639%	3-56, 1-1
501	1.1049%	3-16, 2-34	807	1.3639%	3-55, 1-2
502	1.0977%	3-25, 2-11	901	1.1049%	3-37, 1-11
503	1.0449%	3-23, 2-36	902	1.4123%	3-31, 1-20
504	0.73032%	3-13, 2-20	903	0.73032%	3-35C, 1-10
505	0.73032%	3-12, 2-35C	904	1.0449%	3-36, 1-35C
506	1.3639%	3-17, 2-10	905	0.73032%	3-32C, 1-21
507	1.3639%	3-24, 2-9	906	1.0556%	3-33, 1-34
601	1.1049%	3-14, 2-24	907	1.3639%	3-34, 1-9
602	1.0977%	3-15, 2-17	1001	1.1049%	3-62, 1-19
603	1.0449%	3-29C, 2-19	1002	1.0977%	3-63, 1-18
604	1.0449%	3-30, 2-22C	1003	1.0449%	3-59, 1-14
605	1.0475%	3-27C, 2-12	1004	1.0449%	3-58, 1-22C
606	1.0556%	3-26, 2-18	1005	1.0475%	3-57, 1-12
607	1.0520%	3-28, 2-23	1006	1.0556%	3-61, 1-23

<u>Apartment Number</u>	<u>Percentage Interest</u>	<u>Parking Space Numbers</u>	<u>Apartment Number</u>	<u>Percentage Interest</u>	<u>Parking Space Numbers</u>
1007	1.0520%	3-60, 1-13	1501	1.1049%	2-37, 2-63
1101	1.1049%	3-40, 2-31	1502	1.0977%	1-50C, 1-51
1102	1.0977%	2-28, 2-27C	1503	1.0449%	2-60, 2-41C
1103	1.0449%	3-43C, 2-26	1504	1.0449%	2-59, 2-38C
1104	1.0449%	3-44, 2-29C	1505	1.0475%	2-58, 2-42
1105	1.0475%	3-64, 2-32C	1506	1.0556%	2-40, 2-62
1106	1.0556%	3-41, 2-30	1507	1.0520%	2-39, 2-61
1107	1.0520%	3-42, 2-15	1601	1.1049%	1-45, 1-58
1201	1.1049%	1-33, 1-25	1602	1.0977%	1-59, 1-52
1202	1.0977%	2-47C, 1-28	1603	1.0449%	1-48, 1-44C
1203	1.0449%	1-16, 1-29C	1604	1.0449%	1-53, 1-54
1204	1.0449%	1-15, 1-27C	1605	0.73032%	1-49C, 1-55
1205	1.0475%	1-17, 1-24	1606	1.0556%	1-46C, 1-57
1206	1.0556%	1-26, 1-30	1607	1.3639%	1-47, 1-56
1207	1.0520%	1-31, 1-32C	1701	1.1049%	1-66, 1-65
1401	1.1049%	2-44, 2-56	1702	1.0977%	1-37, 1-38C
1402	1.0977%	2-43C, 2-57	1703	1.0449%	1-41, 1-60
1403	1.0449%	2-52, 2-48	1704	1.0449%	1-42C, 1-61
1404	1.0449%	2-53, 2-49	1705	1.0475%	1-43, 1-62
1405	1.0475%	2-50, 2-51	1706	1.0556%	1-39, 1-64
1406	1.0556%	2-55, 2-46C	1707	1.0520%	1-40C, 1-63
1407	1.0520%	2-54, 2-45			