

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

DOWSETT POINT
217 Prospect Street
Honolulu, Hawaii

REGISTRATION NO. 1028

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: September 10, 1979
Expires: August 18, 1980

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION FILED ON AUGUST 11, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 30, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of September 27, 1978 and Final Public Report of July 18, 1979 on DOWSETT POINT Registration

No. 1028, the Developer reports that changes have been made in the Declaration of Horizontal Property Regimes, as amended.

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 said Preliminary (yellow paper stock) and Final Public Reports (white paper stock), becoming a part of the DOWSETT POINT 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 Preliminary and Final Public Reports and obtaining a signed receipt therefor.

2. The Developers of the project have filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and issuance of this Supplementary Public Report.
3. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with the By-Laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.
4. The Declaration of Horizontal Property Regimes, dated August 10, 1978, with the By-Laws of the Association of Apartment Owners, was filed with the Bureau of Conveyances of the State of Hawaii on April 11, 1979, in Liber 13607, Page 656. The First Amendment to the Declaration was recorded in Liber 13765, Page 308. The Second Amendment was recorded in Liber 13885, Page 79.
5. The Bureau of Conveyances has assigned to the project Condominium Map No. 555.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Regimes Act, Chapter 514A of the Hawaii Revised Statutes as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Supplementary Public Report automatically expires on August 18, 1980, unless another supplementary public report is issued or the Commission upon review of the registration issues another order extending the effective period of this report.

The information under the topical headings in the Final Public Report issued July 18, 1979 has not changed with the exception of the last paragraph under the heading DESCRIPTION, which has been amended to read as follows:

" The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment 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 load-bearing within its perimeter or party walls, all doors and door frames, windows and window frames, and inner decorated or finished surfaces of all walls, floors, and ceilings, lanai, if any, together with railing enclosing the same, and all fixtures originally installed therein which include a range, refrigerator, dishwasher, washer/dryer, water heater, disposal, and for Apartment No. 7 a hot tub. Owners of Apartment Nos. 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 21, 22, 32, 33, 34, 35, 36, 37, 38, 39, 55, 56, 72, 73, 88, 89 and 90 shall have the opportunity to install at their expense a hot tub or jacuzzi subject to approval by the Developer or the Association's Board of Directors."

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 August 11, 1978, and information subsequently filed as of August 30, 1979.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1028 filed with the Commission on August 11, 1978.

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 in color.

 . (for)

AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

Distribution:

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

REGISTRATION NO. 1028

September 10, 1979