



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
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P. O. BOX 3469
HONOLULU, HAWAII 96801

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
PUNAHOU WILDER CONDOMINIUM
1535 Punahou Street
Honolulu, Hawaii

REGISTRATION NO. 46

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.

March 10, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by the prospective purchaser is urged in order that the 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:

1. Since the issuance of the Commission's Final Public Report of November 20, 1964, the Developer has advised this regulatory body that changes have been made in the PUNAHOU WILDER CONDOMINIUM plan.
2. Corrected information and data submitted by the Developer on February 28, 1966 on the incorporated changes are recited in this supplementary report.
3. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: PUNAHOU WILDER CONDOMINIUM

LOCATION: The area of land committed to the project is now 7,697 square feet.

DESCRIPTION: The Developer advises that due to slight changes in the plans during construction, the description of the building should be changed by deleting the third full paragraph under the heading "DESCRIPTION" at Page 2 of the Commission's Final Public Report of November 20, 1964 and substituting therefore the following paragraph:

The apartments on each floor will be numbered 1 through 4, preceded by the number which corresponds to each floor; those of the second typical floor will bear the numbers 21 through 24, on the third typical floor 31 through 34, on the fourth typical floor 41 through 44, etcetera. The two apartments on the ninth floor will be numbered A and B. The number 1 apartment on each typical floor will have a total floor area of approximately 678 square feet, consisting of approximately 594 square feet within the perimeter walls of the apartment and a lanai of approximately 84 square feet. The numbers 2 and 3 apartments on each typical floor will each have a total floor area of 690 square feet, consisting of approximately 594 square feet within the perimeter walls of each apartment and a lanai of approximately 96 square feet. The number 4 apartment on each typical floor will contain a total floor area of approximately 735 square feet, consisting of approximately 639 square feet within the perimeter walls of the apartment and a lanai of approximately 96 square feet. The A and B apartments on the ninth floor will each contain a total area of approximately 1306 square feet, consisting of approximately 654 square feet within the perimeter walls of the apartment, a lanai of approximately 36 square feet, and a rooftop garden of approximately 616 square feet.

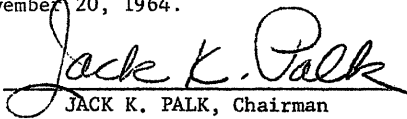
The total number of available parking stalls has been reduced from 27 to 26.

PURCHASE MONEY HANDLING: The Developer advises that on April 30, 1965 an Escrow Agreement was executed identifying Security Title Corporation, a Hawaii corporation, as the Escrow. A copy of the executed agreement has been filed with the Commission.

Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the subject Escrow Agreement pursuant to which the manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of apartment units are established.

MISCELLANEOUS: The Developer has submitted his December 15, 1965 letter to PUNAHOU WILDER CONDOMINIUM purchasers in which he informed them of the proposed condemnation and informing them of his plans to relocate the lost parking spaces, asking each purchaser to approve the decrease in land area and change in parking, or if any disapproved, offering to refund the down payment to such purchaser. The Developer and his attorney have kept the Commission informed on this matter of a condemnation of 1,395 square feet.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 46, dated November 20, 1964.


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

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