

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
3056 KALAKAUA
3056 Kalakaua Avenue
Honolulu, Hawaii

REGISTRATION NO. 150

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.

December 29, 1967

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 AUGUST 9, 1966 AND ADDITIONAL INFORMATION SUBMITTED AS OF DECEMBER 15, 1967. 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 Final Public Report of September 26, 1966 on 3056 KALAKAUA, Registration No. 150, the Developer reports that changes have been made in the plan or setup as presented in the August 9, 1966 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 September 26, 1966 document becoming a part of the Final Public Report on 3056 KALAKAUA. 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). The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

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. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
4. The Commission, in its Final Public Report of September 26, 1966, noted that the basic documents (Master Lease, Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and approved Floor Plans) have been filed in the office of the recording officer.

On November 20, 1967 the First Amendment to Declaration of Horizontal Property 3056 KALAKAUA was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5871 at pages 327 to 330.

5. The purchaser and prospective purchaser are advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended) and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: 3056 KALAKAUA

DEVELOPER: The First Amendment to Declaration recites that the interest of W. Lawrence Clapp in the master lease and in 3056 KALAKAUA, a joint venture, has been assigned to Watters O. Martin by Assignment dated January 7, 1967 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5621 at page 426. Said First Amendment also states that the interest of Jo Paul Rognstad and Associates, Architects, Inc., in the master lease has been assigned to Stanley P. Hattie and Watters O. Martin in equal shares by Assignment dated May 3, 1967 and recorded in the Bureau of Conveyances in Liber 5651 at page 182.

DESCRIPTION: The First Amendment to Declaration indicates a change in the lineal measurement of each apartment as shown in the fourth line of the third paragraph of the description heading of the Final Public Report. The number 1,352 square feet entered on page 3 of the Commission's initial document is to be changed to read 1,399 square feet.

STATUS OF PROJECT: On May 1, 1967 the Contractor, Nakakura Construction Co., Ltd., commenced building. As of the date of this report, the Developer estimates that the building will be completed for occupancy on or about January 14, 1968.

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 9, 1966 and additional information subsequently filed as late as December 15, 1967.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 150 filed with the Commission on August 9, 1966.

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.

Y. Kashiwa

YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Distribution:

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December 29, 1967
Registration No 150