

STATE OF HAWAII  
OFFICE OF THE ASSISTANT REGISTRAR  
RECORDED

June 4, 2025 8:01 AM

Doc No(s) T - 12938074  
on Cert(s) 1193040, 1262411  
Issuance of Cert(s)

Doc 1 of 1  
Pkg 12549928 ZMA

/s/ MIKE H. IMANAKA  
ASSISTANT REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

Return by: Mail ( ) Pickup ( )  
ROY ALAN HOWARD  
KYONG-MI HOWARD  
88 Piikoi Street, Apartment #2401  
Honolulu, Hawaii 96814

FHTC

LC  
NXHI-0560222

Total Pages: 7

ACCOMMODATION RECORDING  
NO TITLE LIABILITY

Tax Map Key Nos. (1) 2-3-006-004-00372 and (1) 2-3-006-004-0209

AMENDMENT TO DECLARATION  
OF CONDOMINIUM PROPERTY REGIME OF HAWAIIKI TOWER  
(Transfer of Parking Stall #557 from Apt. 3907 to Apt. 2401)

THIS AMENDMENT is made this 2nd day of JUNE, 2025, by and between THOMAS P. H. F. WENDLING, Trustee of the Thomas P. H. F. Wendling Revocable Living Trust, dated February 25, 2008, with powers to sell, lease, mortgage and other powers, whose address is 1910 Ala Moana Boulevard, #18A, Honolulu, HI 96815 (hereinafter referred to as "FIRST PARTY"), and ROY ALAN HOWARD and KYONG-MI HOWARD, husband and wife, whose address is 88 Piikoi Street, Apartment #2401, Honolulu, Hawaii 96814 (hereinafter together referred to as "SECOND PARTY").

WHEREAS, the HAWAIIKI TOWER condominium project (the "Project") was created by that certain Declaration of Condominium Property Regime dated December 19, 1997, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 2428170, which Declaration has been restated and amended as well as may be further amended from time to time (the "Declaration"), with

the plans of the Project filed in said Office of the Assistant Registrar of the Land Court of the State of Hawaii as Condominium Map No. 1227 (the "Condominium Map"); and

WHEREAS, FIRST PARTY is the fee simple owner of Apartment No. 3907 of the Project ("Apt. 3907") by way of that certain Apartment Deed, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-12404005, described in and covered by Certificate of Title No. 1,262,411, which Apartment is more fully described in Exhibit "A" attached hereto; and

WHEREAS, SECOND PARTY is the fee simple owner of Apartment No. 2401 of the Project ("Apt. 2401") by way of that certain Warranty Deed recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-11077057, described in and covered by Certificate of Title No. 1,193,040, which Apartment is more fully described in Exhibit "B" attached hereto;

WHEREAS, by the Declaration and Condominium Map, Parking Stall No. 557 is a limited common element appurtenant to Apartment 3907; and

WHEREAS, Section 514B-40 of the Hawaii Revised Statutes, the presently applicable statute, provides that any apartment owner may transfer a limited common element that is assigned to the owner's unit to another unit by an amendment to the Declaration, with the consent of the apartment mortgagees.

WHEREAS, there is no mortgage encumbering either Apartment; and

WHEREAS, the Owners herein desire to transfer Parking Stall No. 557 from Apartment No. 3907 to Apartment No. 2401, whereby Parking Stall No. 557 is to be limited common element appurtenant to Apartment No. 2401.

NOW THEREFORE, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), the promises set forth herein and other good and valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

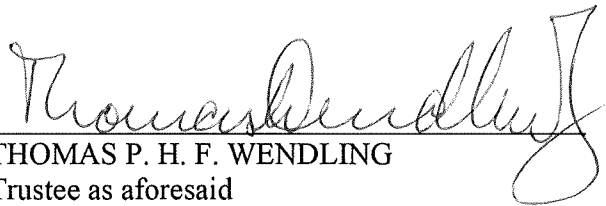
1. All recitals set forth above are accurate and are hereby incorporated as terms of this document.
2. FIRST PARTY, as owner of Apartment No. 3907, does hereby convey and transfer Parking Stall No. 557 to SECOND PARTY, as owner of Apartment No. 2401.
3. FIRST PARTY and SECOND PARTY do hereby amend the Declaration pursuant to Section 514B-40 of the Hawaii Revised Statutes, to effectuate and reflect the transfer of Parking Stall No. 557 from Apartment No. 3907 to

Apartment No. 2401, effective as of the date of recordation of this Amendment.

4. FIRST PARTY, as the owner of Apartment No. 3907, hereby covenants that FIRST PARTY has the right and authority to amend said documents to transfer Parking Stall No. 557 and that no one else has any right or interest in said parking stall that would reduce its value or disturb the use and enjoyment of said parking stall. FIRST PARTY, individually, and as the owner of Apartment No. 3907, also hereby warrants and agrees to defend the title to said parking stall against lawful claims and demands that may be brought against SECOND PARTY or their successors, as the owner of Apartment No. 2401.
5. Upon recordation, this Amendment amends the Declaration, Condominium Map and the deeds of the parties hereto to provide that Parking Stall No. 557 is no longer appurtenant to Apartment No. 3907 but is a limited common element appurtenant solely to Apartment No. 2401. Title to Parking Stall No. 557 shall be held in the same manner in which title is held for Apartment 2401.
6. Aside from the transfer of the parking stalls and the terms of this amendment, the Declaration, condominium map and deeds to each apartment shall remain unchanged and in full force and effect.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding that all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF, the undersigned executed these presents as of the day and year first above written.

  
THOMAS P. H. F. WENDLING  
Trustee as aforesaid  
"FIRST PARTY"

STATE OF HAWAII )  
 ) SS.  
CITY AND COUNTY OF HONOLULU )

On JUNE 2, 2025, in the First Circuit of the State of Hawaii,  
before me personally appeared THOMAS P. H. F. WENDLING, Trustee of the Thomas  
P. H. F. Wendling Revocable Living Trust, dated February 25, 2008, who proved to me  
on the basis of satisfactory evidence to be such person, and such person acknowledged,  
that such person executed the foregoing AMENDMENT TO DECLARATION OF  
CONDOMINIUM PROPERTY REGIME OF HAWAIIKI TOWER, dated  
6-2-2025 2025, consisting of 7 pages, as the free act and deed of  
such person in the capacity shown, having been duly authorized to execute such  
instrument in such capacity.



  
**EVELYN Q. PATOC**

(printed name of notary)

Notary Public, State of Hawaii

My commission expires:

**My Commission Expires**  
**April 13, 2027**

*Roy A. Howard*

ROY A. HOWARD

*man*

*Kyong-Mi Howard*

KYONG-MI HOWARD

*NP/S*

“SECOND PARTY”

STATE OF HAWAII

)

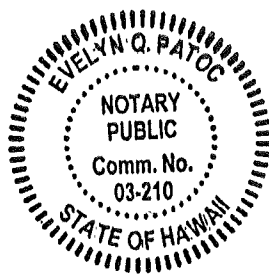
) SS.

CITY AND COUNTY OF HONOLULU

)

On JUNE 2, 2025, in the First Circuit of the State of Hawaii, before me personally appeared ROY A. HOWARD and KYONG-MI HOWARD, who proved to me on the basis of satisfactory evidence to be such persons, and such persons acknowledged, that such persons executed the foregoing AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY REGIME OF HAWAIIKI TOWER, dated 6-2-2025 2025, consisting of 7 pages, as the free act and deed of such persons.

*NP/S*



*Evelyn Q. Patoc*

EVELYN Q. PATOC

(printed name of notary)

Notary Public, State of Hawaii

My commission expires: My Commission Expires

April 13, 2027

EXHIBIT "A"

FIRST:

Apartment No. 3907 of the Condominium Project known as "HAWAIIKI TOWER," as established by Declaration of Condominium Property Regime dated December 19, 1997, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 2428170, as amended, and shown on Condominium Map No. 1227 and any amendments thereto.

TOGETHER WITH the limited common elements and rights and easements appurtenant to the Apartment as established by and described in the Declaration, as amended, including without limitation Parking Stall No(s). 519 & 557.

TOGETHER WITH nonexclusive easements for ingress and egress and support of said Apartment through the common elements of the Project and for repair of said Apartment through all other apartments and through the common elements of the Project.

SECOND:

An undivided 0.2322% interest as tenant in common with Grantor, its successors and assigns, and the holders from time to time of other undivided interests in and to the common elements of the Project, including the land of the Project, as more fully described in said Declaration.

Being all of the premises described in Transfer Certificate of Title No. 1,262,411.

Being the premises conveyed by APARTMENT DEED, dated December 13, 2023, filed as Land Court Document No. T-12404005, by KABUSHIKIGAISHA WAKANAKIKAKU, a Japan corporation, as Grantor, to THOMAS P. H. F. WENDLING, Trustee of the Thomas P. H. F. Wendling Revocable Living Trust, dated February 25, 2008, with full powers to buy, sell, mortgage, and other powers set forth therein, as Grantee.

The land upon which said Condominium Project is situate is more particularly described in said Declaration, which description is incorporated herein by reference.

SUBJECT TO ALL ENCUMBRANCES.

EXHIBIT "B"

ITEM 1:

All the premises comprising a portion of the "HAWAII TOWER", a Condominium Property Regime (herein called the "Project"), consisting of that certain parcel of land situate at Kalia, Waikiki, Honolulu, City and County of Honolulu, State of Hawaii, as described in the Declaration of Condominium Property Regime hereinafter referred to (which description is incorporated herein by reference), and the improvements and appurtenances thereof, all as described in and established by Declaration of Condominium Property Regime, dated December 19, 1997, and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 2428170, as the same has been and may hereafter be further amended (herein called the "Declaration"), described as follows:

FIRST:

Apartment No. 2401 of that certain project as shown on the plans thereof filed in the Official Records as Land Court Condominium Map No. 1227, as amended.

- (a) An exclusive easement to use Parking Stall(s), if any.
- (b) Non-exclusive easements for ingress and egress and support of said apartment through the common elements of the project and for repair of said apartment through all other apartments and through the common elements of the project.

SECOND:

An undivided 0.1613% interest in all common elements of the project, including the land described herein, as established for said apartment by the declaration, as tenant in common with the other owners thereof, subject to all easements appurtenant to any apartments of the project.

Being the premises conveyed by the Warranty Deed dated April 25, 2020, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T-11077057, described and covered by Certificate of Title No. 1,193,040.

The land upon which said Condominium Project is situate is more particularly described in said Declaration, which description is incorporated herein by reference.

SUBJECT TO ALL ENCUMBRANCES.