



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

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

ON

**LAULIMA**  
1629 Wilder Avenue  
City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 21

**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 but may only take reservations therefore after

- (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.

October 4, 1963

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) LAULIMA is a proposed leasehold condominium project.
- (2) The Developer advises that no application has been filed for a building permit.
- (3) Preliminary sketches and drawings of the project have been submitted to the Commission.

The intention of the Developer is to proceed with the drawing of final plans and specifications when sufficient purchaser interest is generated in this offering.

- (4) The following specimen documents have been prepared and filed with the Commission for examination: Notice of Intention; Declaration of Horizontal Property Regime; Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners; Joint Venture Agreement; Escrow Agreement; Reservation Agreement; Master Lease; Sales Contract; Assignment, Sale and Consent; and House Rules.
- (5) The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act passed by the Legislature in 1961. This statute was amended by the Legislature in 1962 and again in 1963.

NAME OF PROJECT: LAULIMA

DEVELOPER: LAULIMA, a joint venture consisting of three Hawaii corporations: Spitz Development Co., Ltd., 320 Ward Street, Honolulu, phone 507-227; D'Accord, Inc., 3541 Harding Avenue, Honolulu, phone 75-988; and Thomas D. Perkins, Inc., 3541 Harding Avenue, Honolulu, phone 75-988.

LOCATION: On the makai-Diamond Head corner where Spreckels Street joins Wilder Avenue, at Punahou, City and County of Honolulu, State of Hawaii. Zoning is hotel apartment.

TAX MAP KEY: FIRST DIVISION 2-8-12-61

DESCRIPTION: The proposed building will be a 12-story reinforced concrete building occupying approximately 6,240 square feet of ground space and consisting of one basement garage floor, one garage and lobby floor, ten typical apartment floors with four 2-bedroom 2-bath apartments on each floor, and one penthouse floor with two 2-bedroom 2-bath apartments.

The Developer advises that the apartments will be numbered consecutively from one to four on each of the ten typical apartment floors, and one and two on the penthouse floor. These numbers will be preceded by the tenth which corresponds to each floor; those of the first typical floor will bear the numbers 201 through 204, of the second typical floor 301 through 304, the third typical floor 401 through 404, etc. The two penthouse apartments will be numbered 1201 and 1202. The -01 and -04 apartments on each typical floor will have an area of approximately 850 square feet. The -02 and -03 apartments on each typical floor will have an area of approximately 914 square feet.

The two penthouse apartments will have an area of approximately 846 square feet and 908 square feet. On the lobby floor there will be a combined office and manager's apartment. All of the apartments abut upon common hallways and will have the non-exclusive use of such hallways.

The Developer advises that there will be a total of forty two (42) apartments and the number of parking spaces available is sixty five (65).

Each apartment is to be furnished with a range, oven, refrigerator, dishwasher, disposal and washer-dryer.

COMMON ELEMENTS: The Developer states that "Common Elements" will include:

- (1) The foundations, supporting columns, main walls, floors, framing, roofs, halls (not located within an apartment), lobbies, stairways, entrances and exits or communication ways of the building;
- (2) The flat roofs, yards and gardens, building utility and maintenance rooms and driveways;
- (3) The premises for the lodging of janitors, maids or persons in charge of the building;
- (4) The compartments or installations of all central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks, pumps and drainage pipe systems, water and electric mains and pumps, fire alarm system and all utility lines wherever located;
- (5) Elevators, garbage incinerators, trash and garbage chutes, laundry rooms, storage closets and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

OWNERSHIP TO TITLE: C. W. Spitz, 320 Ward Street, Honolulu, Hawaii, owns the property in fee.

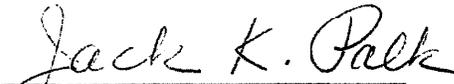
ENCUMBRANCES AGAINST TITLE: The Developer advises that there are no encumbrances against the title.

INTEREST TO BE CONVEYED TO PURCHASER: The bill of sale conveying an individual apartment will include an undivided 1/42 interest as tenants in common to use in common with the owners of the other apartments in said building the common elements described above; a certain apartment and a parking stall. Under the terms of the Sales Contract the Seller also agrees to assign to Buyer an undivided 1/42 interest to be held as tenants in common with Seller, in the Master Lease.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission a specimen copy of the Escrow Agreement to be executed between the FIRST NATIONAL BANK OF HAWAII, as the "Escrow" and LAULIMA, a joint venture consisting of SPITZ DEVELOPMENT CO., LTD., D'ACCORD, INC. and THOMAS D. PERKINS, INC. called the "Developer."

NOTE: It is incumbent upon the prospective purchaser to read this document which establishes the conditions and procedures under which all moneys received by the Seller are to be handled.

MANAGEMENT AND OPERATION: The Developer advises that the By-Laws of Association of Apartment Owners provides that the Board of Directors has the authority to employ a person or firm to manage the building. A copy of the initial House Rules for LAULIMA has been submitted to the Commission.

  
JACK K. PALK, Acting Chairman  
Hawaii Real Estate Commission

cc: DEPT. OF TAXATION  
DEPT. OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPT., CITY AND COUNTY OF HONOLULU