



REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 S.O. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON
999 WILDER
999 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 55

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 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.

January 29, 1965

SPECIAL ATTENTION

Particular attention of purchasers and prospective purchasers is directed to the following:

- (1) 999 WILDER is a proposed fee simple Horizontal Property Regime project of eighty-five (85) condominium units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Declaration of Horizontal Property Regime; Partnership Agreement; Option Agreement; Sales Contract; Escrow Agreement; Apartment Deed; Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners; Building Rules; Outline of Specifications; and Preliminary Plot and Floor Plan Drawings.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature of the State of Hawaii in 1961, which statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: 999 WILDER

DEVELOPER: Under the partnership Agreement submitted to the Commission for examination, the partners are identified as:

ENGINEERS LIMITED PIPELINE CO. (A California corporation)	Mr. W. A. Swinerton 200 Bush Street San Francisco, California
E. W. WESTGATE CO., INC. (A California corporation)	Mr. E. W. Westgate 200 Bush Street San Francisco, California
W. E. PATRIDGE	Mr. W. E. Patridge 1441 Kapiolani Blvd. Honolulu, Hawaii

The partnership of SWINERTON, WALBERG & WESTGATE was registered with the Director of Regulatory Agencies, State of Hawaii, June 5, 1964.

ATTORNEY REPRESENTING DEVELOPER: Smith, Wild, Beebe & Cades, (Attn: Mr. Douglas E. Prior), First National Bank Building, P. O. Box 939, Honolulu, Hawaii, 96808. Telephone: 569-311.

LOCATION: 999 Wilder Avenue lies on the South East slopes of Punchbowl at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii. The zoning is Hotel-Apartment.

TAX KEY: FIRST DIVISION 2-4-16-45

DESCRIPTION: The Developer advises that the proposed building shall consist of one seventeen (17) story apartment building with no basement constructed of reinforced concrete and containing eighty-five (85) apartments, and will also include a swimming pool and five (5) parking decks constructed immediately adjacent to the building on the mauka (North) side and containing one hundred fifty (150) parking stalls.

The ground floor of the building will contain a lobby, an office, a garbage room, a transformer room, a heater room, a laundry room, two one-half baths, a lounge, storage bins for the apartment owners, a service bar and five maids' rooms which will be sold to apartment owners, each room containing a bedroom and a bathroom.

Floors second through seventeenth will be typical apartment floors with one one-bedroom, one bath, three two-bedroom, two bath and one three-bedroom, two bath apartments on each floor, each apartment having a kitchen and a living room and all apartments except the one bedroom also having a separate dining area.

The maids' rooms on the ground floor will be numbered 1 through 5 and will be located in a row on the Diamond Head side of the building. The rooms will contain approximately the following square foot floor area: Room 1 - 280 square feet; Room 2 - 264 square feet; Room 3 - 264 square feet; Room 4 - 264 square feet; Room 5 - 322 square feet.

The apartments on the second through the seventeenth floor will be numbered 01 through 05 preceded by the number which corresponds to each floor; those of the second typical floor will bear the numbers 201 through 205, on the third typical floor 301 through 305, on the fourth typical floor 401 through 405 and so forth. The 01 apartment on each typical floor will have a total floor area of approximately 1,095 square feet, consisting of approximately 866 square feet within the perimeter walls of the apartment and a lanai of approximately 229 square feet. The 02 apartment on each typical floor will have a total floor area of approximately 1,647 square feet, consisting of approximately 1,382 square feet within the perimeter walls of the apartment and a lanai of approximately 265 square feet. The 03 apartment on each typical floor will have a total floor area of approximately 1,539 square feet, consisting of approximately 1,378 square feet within the perimeter walls of the apartment and a lanai of approximately 161 square feet. The 04 apartment on each typical floor will contain a total floor area of approximately 1,529 square feet, consisting of approximately 1,369 square feet within the perimeter walls of the apartment and a lanai of approximately 161 square feet. The 05 apartment on each typical floor will contain a total floor area of approximately 2,220 square feet, consisting of approximately 1,993 square feet within the perimeter walls of the apartment and a lanai of approximately 227 square feet.

The 01 apartment on each typical floor will be located at the Ewa-mauka end of the building. The 02 apartment on each typical floor will be located immediately makai of the 01 apartment at the Ewa-makai corner of the building. The 03 apartment on each typical floor will be located immediately Diamond Head of the 02 apartment and will face the ocean. The 04 apartment on each typical floor will be located immediately Diamond Head of the 03 apartment and will face the ocean. The 05

apartment on each typical floor will be located immediately Diamond Head of the 04 apartment occupying the entire Diamond Head end of the building. The exact location of each apartment is shown on the plans filed in the office of the Real Estate Commission, Department of Regulatory Agencies, State of Hawaii.

Each apartment will have access to an outside balcony-walkway extending along the mauka side of the building. This balcony-walkway will lead to two elevators, which will lead to the lobby on the ground floor.

COMMON ELEMENTS: The Declaration states that the Common Elements will include: (a) the land described, the parking decks, the swimming pool, the lobby and the lounge; (b) the foundations, supporting columns, main walls, floors, framing, roof, stairways, entrances, exits and communication ways of the building; (c) the storage areas to be assigned each apartment, the elevators, the compartments or installations of all central services such as power, light, gas, cold and hot water, pumps, drainage pipes, fire alarm systems, and all utility lines wherever located and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

LIMITED COMMON ELEMENTS: The balcony-walkway on each floor of the building will be a Limited Common Element, exclusively for the use of the apartments abutting upon said balcony-walkway.

OWNERSHIP TO TITLE: The Notice of Intention identifies Alan S. Davis and Helen S. Davis, 1001 A Wilder Avenue, Honolulu, Hawaii, 96822, as fee owner of the land committed to the Regime. The Developer has an option to purchase this land on an agreement of sale. The option expires on March 31, 1965.

ENCUMBRANCES AGAINST TITLE: The Developer represents there are no encumbrances at present. Mortgage securing construction loan will be given if project materializes. A partial release will be received each time an apartment is conveyed so that each apartment purchaser will receive his condominium unencumbered.

INTEREST TO BE CONVEYED PURCHASER: The undivided interest in the common element appertaining to each apartment and its owner for all purposes, including voting is:

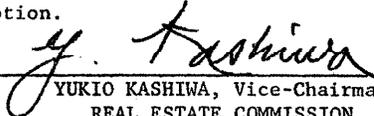
(a) Maids' room	-	.16% each
(b) All 01 apartments	-	.82% each
(c) All 02, 03, and 04 apartments	-	1.24% each
(d) All 05 apartments	-	1.66% each

PURCHASE MONEY HANDLING: The Developer has filed with the Commission a copy of the Escrow Agreement between Bank of Hawaii as the "Escrow" and Swinerton, Walberg and Westgate as the "Seller."

Note: It is incumbent upon the purchaser that he reads this escrow agreement which establishes how the proceeds from the sale of apartments are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATION: Under the By-Laws of Association of Apartment Owners, the Board of Directors is vested with the authority to employ the services of a person or firm to manage the building. As of the date of this Public Report, no property manager has been identified.

STATUS OF PROJECT: At the time the Notice of Intention was submitted, the Developer had not applied for a building permit. It is his intention to do so immediately upon the exercise of the above-mentioned option.


YUKIO KASHIWA, Vice-Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION