



## REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

### FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
THE WOODROSE  
780 Amana Street  
Honolulu, Hawaii

REGISTRATION NO. 67

#### 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.

April 2, 1965

#### SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) THE WOODROSE is a proposed fee simple condominium project consisting of a high-rise apartment building containing one hundred forty (140) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Joint Venture Agreement; Loan Commitment Letter; Declaration of Horizontal Property Regime and By-Laws of the Project; Purchase Agreement; Apartment Deed; Escrow Agreement; Outline Specifications; Contractor's Letter of Estimate and Intention to Build; and Standard Form Of Agreement Between Owner and Architect.

Counsel represents that these documents or specimen documents are subject to minor modifications as may be determined necessary.

- (3) The Developer states that Bauer, Mori, and Lum, A.I.A., have completed preliminary plans and are working on the detailed building plans and specifications.
- (4) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and substantially improved by 1963 and 1964 amendments.

NAME OF PROJECT: THE WOODROSE

DEVELOPER: Under the Joint Venture Agreement submitted to the Commission, the following are identified as undertaking the condominium project:

FERWIN DEVELOPMENT COMPANY, Joint Venture

- (1) DA-RI-MA DEVELOPMENT CORPORATION  
J. Howard Ferguson, President  
404 Trustco Building  
Honolulu, Hawaii  
Telephone 565-230
- (2) WILWIN CORPORATION  
Chas. W. Winstedt, President  
809 Ahua Street  
Honolulu, Hawaii  
Telephone 895-108
- (3) B.M.L. CORPORATION  
Edwin L. Bauer, President  
307 Lewers St.  
Honolulu, Hawaii  
Telephone 939-805

ATTORNEY REPRESENTING DEVELOPER: Lewis, Buck & Saunders, (Attn: Mr. Charles W. Key), Suite 500, 1060 Bishop Street, Honolulu, Hawaii. Telephone 502-108

TAX KEY: FIRST DIVISION 2-3-21-32; 33 & 34

ZONING: Business

DESCRIPTION: The project is to be constructed on 33,728 square feet of land at 780 Amana Street, located at the intersection of Kanunu Street and Amana Street. The proposed building will be a twenty (20) story reinforced concrete structure. The first two floors will consist of 140 parking stalls and covering a substantial portion of the land area. Each floor, except for the penthouse floor, will contain eight (8) apartments with a square footage of approximately 828 square feet, including an abutting private lanai. The end apartments on each of the floors, except for the penthouse floor, will have a private entrance lanai, and an abutting lanai. The top floor or penthouse floor will consist of four penthouse apartments having a gross floor area of about 1,600 square feet, including the lanai area.

Each floor, except the penthouse, is made up of eight apartments, consisting of two bedrooms, kitchen, living room, closet, storage area, bathroom and a half, with an open-end kitchen, shoji doors between living room and master bedroom, and shall have the following appliances: electric stove, frost-free refrigerator, food disposal, dish washer, automatic clothes washing machine and electric clothes dryer.

All apartments shall have the non-exclusive use of abutting and adjoining hallways for ingress and egress.

COMMON ELEMENTS: The common elements shall include:

- (a) The land in fee simple;
- (b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building or buildings;
- (c) The basements, flat roofs, yards, grounds, gardens, recreational facilities, swimming pool, parking areas and storage spaces;

- (d) Apartment 104 for the use of the resident manager;
- (e) Central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning and incinerators;
- (f) The elevators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use; and
- (g) In general all such other devices or installations existing for common use and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the buildings and other improvements.

LIMITED COMMON ELEMENTS: The limited common elements include:

- (a) One parking space designated on said plans by number corresponding to the number of each apartment.
- (b) One storage space located within the parking area of the residential building and designated on said plans by number corresponding to the number of each apartment; and
- (c) The entrance lanai designated on said plans and serving each of the end apartments (numbers 1 and 8) on each of the first 18 floors.

INTEREST TO BE CONVEYED TO PURCHASER: The Developer advises that all of the 139 apartment owners will receive under his deed in fee simple:

- 1. A specific apartment unit;
- 2. Exclusive use of one designated parking space;
- 3. Exclusive use of one storage space located within the parking area;
- 4. The end apartments will have the exclusive use the entry lanai designated on the condominium plans.

OWNERSHIP: Title to the land committed to the project is presently in KAPIOLANI BOULEVARD LANDS, INC.

Ben Gromet, Vice President  
 William W. Saunders, Secretary  
 c/o Lewis, Buck & Saunders  
 1060 Bishop Street  
 Honolulu, Hawaii  
 Telephone 562-128

The Notice Of Intention states that the Developer has an option to purchase the property.

ENCUMBRANCES AGAINST TITLE: The Developer advises that at the time the individual deeds are delivered to the purchasers of the apartment units, the land will only be subject to the covenant that it shall not be devoted to or used in the theater business for a period of ten years from and after September 4, 1959.

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed by the Developer and Security Title Corporation, as Escrow Agent. All deposits received as reservations, together with all money received under purchase agreements and loan commitments, will be placed with the Escrow Agent. At such time as the deeds to the individual apartment units are executed by the Developer in favor of the various purchasers and delivered and recorded, money will be disbursed by the Escrow Agent to purchase the land and to provide for the construction

of the improvements in accordance with the plans and specifications of Bauer, Mori and Lum, architects, and for other engineering, legal, financing, selling and incidental fees incurred by the developer in connection with the project.

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

MANAGEMENT AND OPERATION: A Declaration of Horizontal Property Regime, together with By-Laws of the Woodrose, have been prepared setting forth the limitations on the use and ownership of the condominium apartment units and provides for the method of management and operation of the project. Specimen copies of the Declaration and By-Laws will be furnished all purchasers. Cook Trust Company, Limited, shall be the initial managing agent.

STATUS OF PROJECT: The Notice of Intention identifies Windstedt Construction Company, Inc., as the builder. The contractor in his Letter of Estimate and Intent represents that the project can be built for a specified amount. Further, the contractor advises that he will associate with a major contractor.

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

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