

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
GOLFLINKS APARTMENTS
730 Makaleka Street
Honolulu, Hawaii

REGISTRATION NO. 164

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.

May 31, 1967

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE
REQUIRED NOTICE OF INTENTION SUBMITTED TO THE
COMMISSION MARCH 29, 1967.

1. GOLFLINKS APARTMENTS is a proposed fee simple condominium project consisting of thirty (30) three-bedroom apartments arranged throughout one six-story building. Thirty (30) parking stalls are to be made available to purchasers.
2. The Developer has filed all the documents and exhibits deemed necessary by the Commission for the registration of the Horizontal Property Regime venture and the issuance of a Final Public Report.
3. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Owners, and copy of approved Floor Plans) have been filed in the office of the recording officer.

The Master Deed and Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, is filed in the office of the recording officer in Book 5658, Page 150, on May 12, 1967.

Condominium Map No. 87 has been assigned the project.

4. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A., Revised Laws of Hawaii 1955, as amended, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regime.

NAME OF PROJECT: GOLFLINKS APARTMENTS

LOCATION: The approximate 15,488 square feet committed to the project is situate on the Ewa (westerly) side of the seven hundred block of Makaleka Avenue between Winam Avenue and Date Street in the Kapahulu portion of Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-7-35-13, 16 and 57

ZONING: Hotel-Apartment

DEVELOPER: GOLFLINKS DEVELOPMENT COMPANY, a limited partnership structures as follows:

Walter G. B. Wee	General Partner	1594 Alewa Drive Honolulu, Hawaii
Richard K. Ho	General Partner	1534 Kanalui Street Honolulu, Hawaii
Roderick D. Hall	General Partner	514 So. Indiana Street Anaheim, California
Walter G. B. Wee and Richard K. Ho	Limited Partner	(Same addresses as above.)

The Certificate of Limited Partnership was filed with the Department of Regulatory Agencies, State of Hawaii, on October 18, 1966.

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, Suite 909, City Bank Building, 810 Richards Street, Honolulu, Hawaii 96813. Telephone 514-171.

DESCRIPTION: The building and improvements constructed in accordance with plans recorded in the Bureau of Conveyances, State of Hawaii, as Condominium Map No. 87, is a six-story hollow block and concrete U-shaped building covering approximately 6,048 square feet of ground space, and containing thirty (30) three-bedroom apartment units with no basement. The first floor of the building contains 30 parking stalls, trash area and swimming pool. Each floor except for the first floor shall contain six apartment units. There will be an elevator well on the first floor and an elevator and stairways shall service the building.

The apartments in the building are located as shown on the condominium map and are numbered as follows:

SECOND FLOOR: 201, 202, 203, 204, 205, 206.
THIRD FLOOR: 301, 302, 303, 304, 305, 306.
FOURTH FLOOR: 401, 402, 403, 404, 405, 406.
FIFTH FLOOR: 501, 502, 503, 504, 505, 506.
SIXTH FLOOR: 601, 602, 603, 604, 605, 606.

Each apartment unit contains the following rooms: living room, kitchen, three bedrooms with a closet in each bedroom, two bathrooms, and a lanai. The apartment units ending in "01" contain approximately 952 square feet in total area and in addition, a lanai of approximately 232 square feet. The apartment units ending "02" contain approximately 952 square feet in total area and in addition a lanai of approximately 208 square feet and the apartment units ending in "03" and "04" contain approximately 1,006 square feet in total area and in addition, a lanai of approximately 144 square feet. The apartment units ending in "05" and "06" contain approximately 1,064 square feet in total area and in addition a lanai of approximately 152 square feet.

Each of the apartment units from the second through the sixth floor will have immediate access to a concrete walkway leading to the stairs on each end of the U-shaped building.

The apartments shall not be deemed to include the undecorated surfaces of the perimeter walls or interior load bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as provided. Each apartment shall be deemed to include all the walls and partitions which are not load bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors, and ceilings including plaster, paint, wall paper, carpet, floor covering, and all appliances and built-in fixtures.

COMMON ELEMENTS: The Declaration identifies the common elements as: (a) the land described; (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobby, stairs, stairways, fire escapes, entrances and exits of the building; (c) flat roofs, garden area, parking areas, swimming pool, trash area and equipment room; (d) central and appurtenant installations for services such as power, light, gas, hot and cold water, and like utilities; (e) the elevator, elevator shaft and well and appurtenant installations and apparatus; and (f) all other parts of the property existing for the common use or necessary to the existence, maintenance and safety of the building.

LIMITED COMMON ELEMENTS: The limited common element is identified in the Declaration as: one parking stall for each apartment, said stall to be numbered and assigned with the same number as each apartment.

INTEREST TO BE CONVEYED PURCHASER: For purposes of voting on all matters requiring action by the apartment owners, there shall be a total of one hundred (100) votes, 3.3333 per cent interest (1/30th fractional interest) to be appurtenant to each apartment.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The purpose for which the apartments are intended and restricted as to use is residential unless other uses are authorized by the Association of Apartment Owners, but the Declaration

states this shall not be construed to prohibit the renting or leasing of said apartments for profits, individually or otherwise subject to such limitations and conditions as may be contained in the By-Laws of the Association of Apartment Owners, so long as the ultimate tenant thereof uses the apartment as a place in which to reside as distinguished from a place in which to carry on a trade or business.

OWNERSHIP TO TITLE: The Notice of Intention states, and the Preliminary Report of Title prepared May 12, 1967 by Security Title Corporation, a Hawaii corporation, verifies that title to the land is vested in Walter G. B. Wee (who acquired title as husband of Grace S. Wee) and Richard K. Ho (who acquired title as husband of Lum Chew Ho), as Joint Tenants.

ENCUMBRANCES AGAINST TITLE: The title search report identifies the following: Tax for the year 1966 (1st and 2nd installments) on TMK 2-7-35-13 are delinquent; total amount delinquent, including penalty and interest to 5/31/67 is \$504.11 as of May 31, 1967. Taxes for the year 1967 are a lien; rate pending. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 2615, Real Estate Mortgage dated November 16, 1965, recorded on November 19, 1965 in the Bureau of Conveyances, State of Hawaii, in Book 5912, Page 53, made by Robert E. Mulholland, unmarried, as Mortgagor, to American Savings and Loan Association, a Utah corporation, as Mortgagee, to secure the repayment of the sum of \$18,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor. Mortgage dated September 28, 1965, recorded September 29, 1965 in said Bureau of Conveyances in Book 5151, Page 437, made by Kenichi Uyeda, husband of Jeanette Katsuyo Shimizu, and Okada Trucking Co., Ltd., a Hawaiian corporation, as Mortgagors, to First Financial Savings and Loan Association, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$28,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagors. Waiver of dowers by Kimiko Horie Uyeda and Jeanette Katsuyo Shimizu. Real Estate Mortgage dated October 5, 1965, recorded on October 12, 1965 in said Bureau of Conveyances in Book 5162, Page 71, made by Chilton T. C. Au, unmarried, as Mortgagor, to American Savings and Loan Association, a Utah corporation, as Mortgagee, to secure the repayment of the sum of \$29,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor. Mortgage dated June 14, 1966, recorded on July 29, 1966 in said Bureau of Conveyances, in Book 5398, Page 187, made by Walter G. B. Wee, husband of Grace G. B. Wee, as Mortgagor, to Harold Muramoto, husband of Setsuko Muramoto, and Isaac Nonaka, husband of Kay Shizuko Nonaka, no tenancy shown, as Mortgagees, to secure the repayment of the sum of \$50,000.00, any additional advances and other amounts secured thereby, all according to the terms of those certain promissory notes therein referred to. Waiver of dower by Grace S. Wee. Mortgage dated February 28, 1967, recorded on March 2, 1967 in said Bureau of Conveyances in Book 5592, Page 222, made by Walter G. B. Wee, husband of Grace S. Wee, as Mortgagor, to Hawaii Thrift & Loan, Inc., a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$12,065.46, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to. Waiver of dower by Grace S. Wee.

The terms and provisions of the Golflinks Apartments Master Deed and Declaration of Owner Submitting Property to the Horizontal Property Act, dated May 10, 1967, are also identified as encumbrances.

PURCHASE MONEY HANDLING: An Escrow Agreement dated April 7, 1967 and an Amendment to Escrow Agreement dated May 9, 1967, have been executed and a copy filed with the Commission in which Alii Escrow, Inc., a Hawaii corporation, is identified as the Escrow Agent. Upon examination, the specimen Sales Contract and the executed Escrow Agreement, with the Amendment thereto, are found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965. The Escrow Agreement recites the conditions under which the lending institution, holding the master mortgage, will grant partial releases to individual apartments. The conditions referring to the issuance of a Final Public have been complied with.

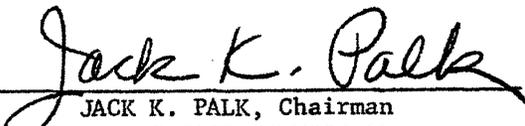
It is incumbent upon the purchaser and prospective purchaser that he reads the Sales Contract, the executed Escrow Agreement and the executed Amendment to Escrow Agreement. The escrow agreement establishes how the proceeds from the sale of dwelling units and funds from other sources are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners vest the Board of Directors with the powers and duties to be responsible, among other things, for the administration of the affairs of the Association. A property manager has been identified in the Notice of Intention and a specimen copy of the Property Management Contract is on file with the Commission.

STATUS OF PROJECT: A copy of the construction contract, made May 31, 1967, between the Developer and Enomoto Bros. Contractors, Inc., has been filed with the Commission. Commencement of work on the project was to start May 31, 1967 and the completion date established as December 31, 1967.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted March 29, 1967 and information filed subsequently with the Commission on May 31, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 164 filed with the Commission on March 29, 1967.


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

REB:va

Distribution:

DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION