

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
WILDER TOWER
1325 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 197

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.

Issued: June 21, 1968
Expires: July 21, 1969

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 purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 22, 1968 AND INFORMATION SUBSEQUENTLY FILED ON MAY 30, 1968. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND GIVING NOTICE OF CHANGES IN THE PLAN, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967

1. The Developer has complied with Sec. 170A-13.6, R.L.H., and has fulfilled the requirements for the issuance of a Final Public Report prior to completion of construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 197 dated May 3, 1968, the Developer has prepared and forwarded additional information to that filed in the January 22, 1968 submittal on which the Preliminary Public Report of May 3, 1968 was issued. This Final Public Report is made a part of the registration on the WILDER TOWER condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of

all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
4. The Developer, under date May 29, 1963, reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws attached thereto, executed May 16, 1963 and filed in the Bureau of Conveyances of the State of Hawaii in Liber 6073 at Page 98, on May 29, 1963.

The Registrar has designated Condominium Map No. 106 to the project.

5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly ACT 244, L. 1967 and effective June 6, 1967).
7. This Final Public Report expires thirteen months from the date of issuance, June 21, 1963, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: WILDER TOWER

No changes to report under the topical headings of Location, Tax Key, Zoning, Developer and Attorney Representing the Developer.

DESCRIPTION: The Developer, on May 29, 1963, represented to the Commission that there has been a revision to the condominium project as initially described in the Preliminary Public Report. The Description should now reflect: Forty-two (42) freehold estates are designated in the spaces within the perimeter walls, floors and ceilings of each of the forty-two (42) apartment units of the project contained in the twenty-three (23) story residential building, including a basement, constructed principally of reinforced concrete, which spaces, defined and referred to in the Declaration as "apartments", are designated on the plans and described as follows:

- (a) Apartments Mauka 1 and Makai 1 are located on the first floor at ground level.
Apartments Mauka 2 and Makai 2 are located on the second floor.
Apartments Mauka 3 and Makai 3 are located on the third floor.
Apartments Mauka 4 and Makai 4 are located on the fourth floor.
Apartments Mauka 5 and Makai 5 are located on the fifth floor.
Apartments Mauka 6 and Makai 6 are located on the sixth floor.
Apartments Mauka 7 and Makai 7 are located on the seventh floor.
Apartments Mauka 8 and Makai 8 are located on the eighth floor.

Apartments Mauka 9 and Makai 9 are located on the ninth floor.

Apartments Mauka 10 and Makai 10 are located on the tenth floor.

Apartments Mauka 11 and Makai 11 are located on the eleventh floor.

Apartments Mauka 12 and Makai 12 are located on the twelfth floor.

Apartments Mauka 13 and Makai 13 are located on the thirteenth floor.

Apartments Mauka 14 and Makai 14 are located on the fourteenth floor.

Apartments Mauka 15 and Makai 15 are located on the fifteenth floor.

Apartments Mauka 16 and Makai 16 are located on the sixteenth floor.

Apartments Mauka 17 and Makai 17 are located on the seventeenth floor.

Apartments Mauka 18 and Makai 18 are located on the eighteenth floor.

Apartments Mauka 19 and Makai 19 are located on the nineteenth floor.

Apartments Mauka 20 and Makai 20 are located on the twentieth floor.

Apartments Mauka PH and Makai PH are two-story apartments located on the twenty-first and twenty-second floors.

(b) Each apartment contains the number of rooms and approximate floor area according to floor plans, designated as "First Floor Plan", "Second Floor Plan", "Typical Floor Plan", and "Penthouse Apartment Floor Plan", as follows:

- (1) FIRST FLOOR PLAN: Two apartments, Mauka 1 and Makai 1, contain six rooms, including two bedrooms, two baths, living room, kitchen and lanai. The floor area of Apartments Mauka 1 and Makai 1, including lanai, is approximately 960 square feet.
- (2) SECOND FLOOR PLAN: Two apartments, Mauka 2 and Makai 2, contain six rooms, including two bedrooms, two baths, living room, kitchen and three lanais. The floor area of Apartments Mauka 2 and Makai 2, including lanais, is approximately 1,950 square feet.
- (3) TYPICAL FLOOR PLAN: (for Floors 3-20): Thirty-six (36) apartments contain six rooms, including two bedrooms, two baths, living room, kitchen and three lanais. The floor area of each such apartment, including lanais, is approximately 1,430 square feet.
- (4) PENTHOUSE APARTMENT FLOOR PLAN: Two apartments, Mauka PH and Makai PH, are two-story apartments on the twenty-first and twenty-second floors and contain eight rooms, including three bedrooms, three baths, a living-dining room, kitchen, four lanais and an entry. Each penthouse apartment contains approximately 2,230 square feet.

(c) The apartments on the first floor have access to the lobby at street level. Each apartment on the 2nd through the 20th floors has immediate

access to a foyer connecting to the elevators and a service balcony connecting to a stairway of the project which gives access to the lobby at street level;

(d) The respective apartments shall not be deemed to include the undecorated or unfinished 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 or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include the walls and partitions which are not load-bearing within its perimeter walls, doors and door frames, windows and window frames, the inner decorated or finished surfaces of all walls, floors and ceilings, exterior air space bounded by the exterior of the lanai railing, and all fixtures originally installed therein including stove, oven, refrigerator, dishwasher and garbage disposal.

COMMON ELEMENTS: The Declaration reflects that one freehold estate is hereby designated in all remaining portions and appurtenances of the project, herein called the "common elements", including specifically but not limited to:

(a) Said land in fee simple; (b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls and roofs of the building; (c) All yards, grounds and landscaping; the swimming pool and other recreational facilities; all refuse facilities; and all storage and laundry facilities, whether within or appurtenant to the project; (d) All roads, parking areas, including parking areas in the basement, drive-ways and walkways; (e) All ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution; (f) Two automatic electric passenger elevators with elevator housing and appurtenant equipment; and (g) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called the "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

- (a) One parking space designated on said Condominium Map by the designation corresponding to the designation of an apartment shall be appurtenant to and for the exclusive use of such apartment. Additional parking spaces designated on said map by letters A through Z and AA through GG shall be assigned to apartment(s) by conveyance of the owner and shall be appurtenant to and for the exclusive use of such apartment(s);
- (b) The foyer and service lanai located on each floor of the 2nd through the 20th floors shall be appurtenant to and for the exclusive use of the apartments on such floors. The service area in the basement shall be appurtenant to and for the exclusive use of apartments on the first floor. The foyer and service lanai on the 21st floor shall be appurtenant to and for the exclusive use of the apartments identified with the letters "PH".

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest as follows:

Apartment Mauka 1 and Apartment Makai 1	1.555%
Apartment Mauka 2 and Apartment Makai 2	3.152%
Typical Floor Plan Apartments	2.3155%
Penthouse Apartments	3.614%

in all of the common elements of the project, called "common interest", in the Declaration and the same proportionate share in all profits and expenses of the project and for all other purposes including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: (No change.)

OWNERSHIP TO TITLE: The Developer has submitted as part of the registration an Owner's Title Insurance Policy, effective May 7, 1968, naming as the Insured, the United Hawaiian Investment Corporation, a Hawaii corporation. The Developer acquired title through execution on May 7, 1968 of a Warranty Deed and Assumption of Mortgage from Mike O'Daniel and Agnes E. O'Daniel, husband and wife, as "Grantors". Said Deed was recorded in the Bureau of Conveyances, State of Hawaii on May 7, 1968 in Liber 6050 at Page 444.

ENCUMBRANCES AGAINST TITLE: The May 7, 1968 Owner's Title Insurance Policy discloses: Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Grant No. 3421. Mortgage - dated May 25, 1965, recorded May 26, 1965 in the Bureau of Conveyances in Liber 5049, Page 148, from Mike O'Daniel and Agnes E. O'Daniel, husband and wife, to American Security Bank securing \$120,000.00. Second Mortgage - dated May 7, 1968, recorded May 7, 1968 in the Bureau of Conveyances, in Liber 6050, Page 449, from United Hawaiian Investment Corporation, a Hawaii corporation, to Mike O'Daniel and Agnes O'Daniel, husband and wife, securing \$13,450.00. Setback - a twelve (12) foot setback line along Wilder Avenue is disclosed in the Owner's Title Insurance Policy.

PURCHASE MONEY HANDLING: (No change.)

MANAGEMENT AND OPERATIONS: On May 29, 1968 the Developer advised the Commission that the First National Bank of Hawaii has been designated as the Managing Agent. The Declaration, as recorded in the office of the recording office, represents that the First National Bank of Hawaii is the corporate managing agent.

STATUS OF PROJECT: The AIA Standard Form of Agreement Between Owner and Contractor, executed April 22, 1968 reflects that construction shall commence no later than June 24, 1968 and the project ready for occupancy three hundred and sixty-five (365) calendar days after the commencement of work.

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 January 22, 1968 and information subsequently filed on May 30, 1968.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 197 filed with the Commission on January 22, 1968.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

June 21, 1968
Registration No. 197