REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

1010 WILDER
Honolulu, Hawaii

REGISTRATION NO. 377

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.

Issued: May 13, 1971
Expires: June 13, 1972

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 2, 1971, AND INFORMATION SUBSEQUENTLY FILED AS LATE AS APRIL 30, 1971. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. 1010 WILDER is a leasehold condominium project consisting of an eighteen (18) story building having a total of forty-two (42) apartment units, one (1) apartment and one (1) assigned parking stall for the manager, eighty-three (83) covered parking stalls for assignment to apartment purchasers, six (6) parking stalls for purchase or rental, and twenty-eight (28) parking stalls for guests (for a total of 118 parking stalls).

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of this Preliminary Public Report.

3. No promotional or advertising matter has been filed pursuant to the rules and regulations promulgated by the Commission.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

5. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, May 13, 1971, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

NAME OF PROJECT: 1010 WILDER

LOCATION: The site, containing approximately 54,657 square feet, is situate at the northern end of Wilder Avenue, north of Makiki Cemetery in Makiki, Honolulu, Island of Oahu, State of Hawaii.

TAX KEY: FIRST DIVISION 2-4-31:2 and 4

ZONING: A-3 Apartment

DEVELOPER: Dillingham Land Corporation, a Hawaii corporation, having its principal place of business at 1441 Kapiolani Boulevard and its post office address at Box 3468, both in Honolulu, Hawaii, was incorporated on October 30, 1970.

The officers of Dillingham Land Corporation are:

J. R. Jensen	Chairman of the Board and Chief Executive Officer
A. P. Sereno	President
R. A. Obrock	Senior Vice President - Finance
C. W. Maxeiner	Senior Vice President and General Counsel
E. K. Nishimoto	Vice President
D. E. Chafin	Treasurer
S. E. Peters	Assistant Treasurer
C. W. L. Yim	Controller
J. V. Pollock	Assistant Controller
H. L. Robinson	Secretary
E. S. Windrath	Assistant Secretary
B. Jacobs	Assistant Secretary

ATTORNEY REPRESENTING DEVELOPER: Donald L. McGee, Counsel, Dillingham Land Corporation, 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 946-0771.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime and plans submitted by the Developer indicate that the improvements consist of a single building, constructed principally of reinforced concrete, steel, aluminum and glass, having eighteen (18) stories and a total of forty-two (42) apartments. The project is divided into the following separate estates:

Apartments. Forty-two estates are hereby designated as apartments in the spaces within the perimeter walls, floors and ceilings and the adjacent lanais of each of the forty-two apartments of the project contained in the highest fifteen stories of the building. The apartments are designated on said plans and described as follows:

(a) There are four apartments on each of the fourth through the ninth floors, inclusive, designated as 01W, 02W, 03E and 04E, preceded by the number of the floor; there are two apartments on each of the tenth through the seventeenth floors, inclusive, designated as 01W, 02E, preceded by the number of the floor; there are two apartments on the eighteenth floor, designated as PH-W and PH-E. The letters "W" and "E" represent the westerly (makai) or easterly (mauka) location, respectively, of the apartment within the building.

(b) Each apartment contains the number of rooms and approximate gross floor area and approximate net floor area, as follows:

(1) Each of the apartments designated as apartments 01W and 04E on each of the fourth through the ninth floors inclusive contains six rooms (including two bedrooms and two bathrooms) and a lanai and has an approximate gross floor area of 1,777 square feet and an approximate net floor area of 1,477 square feet, except that the apartment designated as 404E on the fourth floor has an approximate gross floor area of 1,193 square feet and an approximate net floor area of 893 square feet.

(2) Each of the apartments designated as apartments 02W and 03E on each of the fourth through the ninth floors inclusive contains six rooms (including two bedrooms and two bathrooms) and a lanai and has an approximate gross floor area of 1,753 square feet and an approximate net floor area of 1,457 square feet, except that each of the apartments designated at 402W and 403E on the fourth floor has an approximate gross floor area of 2,234 square feet and an approximate net floor area of 1,457 square feet.

(3) Each of the apartments designated as apartments 01W and 02E on each of the tenth through the seventeenth floors inclusive contains nine rooms (including two bedrooms and three bathrooms) and a lanai and an approximate gross floor area of 2,737 square feet and an approximate net floor area of 2,141 square feet, except that each of the apartments designated as 1001W and 1002E on the tenth floor has an approximate gross floor area of 3,538 square feet and an approximate net floor area of 2,141 square feet.

(4) There are two apartments on the eighteenth floor: the apartment designated as PH-E contains eleven rooms (including three bedrooms and four bathrooms) and a lanai and has an approximate gross floor area of 4,699 square feet and an approximate net floor area of 2,847 square feet; the apartment designated as PH-W contains six rooms (including two bedrooms and two bathrooms) and a lanai and an approximate gross floor area of 2,399 square feet and an approximate net floor area of 1,071 square feet.

(c) Each apartment has immediate access to the hallways, entrances, stairways, and elevators, permitting ingress and egress to and from the residential floors, the parking levels, driveways and ramps, and the adjacent public street.

(d) Each apartment shall be deemed to include its adjacent lanai, all the walls and partitions within its perimeter walls, any doors and glass windows or panels along the perimeter, the entirety of perimeter non-party walls and the interior half of the perimeter party walls, whether load-bearing or non-load-bearing, the inner decorated or finished surfaces of all floors and ceilings, and all fixtures and appliances originally installed therein, including diswasher, refrigerator/freezer, cooking top, vent hood, double oven, garbage disposer, trash compactor, clothes washer and clothes dryer, except that the apartment designated as 404E shall include a built-in range instead of a cooking top and double oven and shall include in addition wall to wall carpets in all rooms except the kitchen and the bathrooms. Except as otherwise herein specified, no owner shall penetrate, deface or otherwise materially alter any load-bearing wall within his apartment, provided, however, that any owner may paint, wallpaper, hang pictures upon or otherwise cover any such wall in any usual or ordinary manner. The gross floor area of each apartment as designated above includes the area as described herein; the net floor area is the same, excluding the area of the lanai.

COMMON ELEMENTS: One estate is hereby designated in all remaining portions of the project, herein called the "common elements", including specifically but not limited to:

(a) The real estate described above in fee simple. (b) The foundations, floor slabs, columns, girders, beams, supports, roofs, chases, and common walkways, halls, corridors, elevator entrance lobbies, main lobby, stairs, stairways and fire escapes, and entrances and exits of the building. (c) The yards, grounds, gardens, landscaping and recreational facilities (including a heated swimming pool), parking and loading areas, ramps, driveways, storage spaces, and refuse facilities. (d) The resident manager's unit located on the fourth floor and designated as Apartment 405E, together with one parking stall for the use of said manager. (e) Central facilities and appurtenant installations for services such as power, light, gas, hot and cold water, telephone, central air conditioning, trash disposal and sewer. (f) Two automatic electric passenger elevators with their appurtenant equipment and housing, tanks, pumps, motors, fans, compressors, ducts, mechanical-electrical equipment, wiring, and in general all other apparatus and installations existing for common use. (g) All of the first floor which includes without limitation the manager's office, the main lobby and twenty-eight guest parking stalls adjacent to the lobby entrance on the level designated "A" on said plans. (h) All of the second floor which includes without limitation two staggered levels of parking with nineteen assigned parking stalls on level "B" and twenty-five assigned parking stalls on level "C" with vehicular ramps for access thereto. (i) All the third floor which contains without limitation two staggered levels of parking with twenty-one assigned parking stalls on level "D" and twenty-five parking stalls on level "E" with vehicular ramps for access thereto, nineteen of which are assigned and six of which are available for purchase from the Lessee , under such terms and conditions as it shall determine, to apartment owners to which the same shall be assigned and which shall be appurtenant to and for the exclusive use of the apartment owned by the designated purchaser. (j) All other parts of the project 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, to the exclusion of the other apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements, as follows:

(a) Two covered parking stalls shall be assigned to each apartment and shall be appurtenant to and for the exclusive use of such apartment, except that one partially-covered parking stall shall be assigned to the apartment designated at 404E and shall be appurtenant thereto and for the exclusive use thereof. Each such stall shall bear the same number as the apartment to which it is appurtenant. The particular parking stall assignments for each apartment and the parking stalls which are available for purchase or rental are designated on said plans.

(b) One storage space located on the same floor as the apartment to which it is appurtenant shall be assigned to each of the apartments and shall be appurtenant to and for the exclusive use of such apartment. Each such space shall bear the same number as the apartment to which it is appurtenant.

(c) In the event the owner of an apartment to which a parking stall or storage space is appurtenant desires to relinquish the same in order that it may be assigned to another apartment in the building, such parking stall or storage space shall be deleted from his apartment and added to the other by instruments executed solely by the Lessors and the respective owners and mortgagees, if any, of the affected apartments, and such instruments shall be promptly recorded in the Bureau of Conveyances of the State of Hawaii and a copy of each mailed to the Association of Apartment Owners.

(d) The walkways, halls and corridors are appurtenant to and for the exclusive use of the apartments on the floor on which they are located; the elevator entrance lobbies on each of the fourth through the ninth floors inclusive shall be appurtenant to and for the exclusive use of the apartments on the floor on which they are located; and each elevator entrance lobby on each of the tenth through eighteenth floors inclusive shall be appurtenant to and for the exclusive use of the apartment onto which the elevator serving that apartment opens.

COMMON INTEREST. Each apartment shall have appurtenant thereto a percentage of undivided interest in the common elements of the project (herein called the "common interest") and the same proportionate share in all common profits and expenses of the project, except as to the ground rent payable to the Lessors, and for all other purposes including voting, as follows:

Apartment 404E	1.253%
Apartments 402W and 403E	2.346%
Apartments 401W through 901W inclusive	1.866%
Apartments 502W through 902W inclusive	1.841%
Apartments 503E through 903E inclusive	1.841%
Apartments 504E through 904E inclusive	1.866%
Apartments 1001W and 1002E	3.715%
Apartments 1101W through 1701W inclusive	2.874%
Apartments 1102E through 1702E inclusive	2.874%
Apartment PH-E	4.934%
Apartment PH-W	2.519%

USE: The Declaration provides that the apartments shall be occupied and used only for purposes permitted by zoning ordinances for the time being applicable thereto. Except for the foregoing, the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of the Declaration.

OWNERSHIP OF TITLE: The Developer in its Notice of Intention represents that the owners of the fee title to the property committed to the project are Vera M. Rush, wife of B. F. Rush, Benjamin F. Rush, Jr., husband of Norah Grant Rush, Dwight M. Rush, husband of Georgia S. Rush, First Hawaiian Bank, a Hawaii corporation, as Trustee for Janice Rush Perry under Trust dated December 27, 1968, as to the real property described as parcel "FIRST" of Exhibit "A" attached to the Declaration, and Kealaokamalamalama, a non-profit Hawaii corporation, as to the real property described as parcels "SECOND" and "THIRD" of said Exhibit "A". The Developer also represents that said owners have leased the aforesaid property to Mike McCormack, also known as Michael T. McCormack, by documents dated July 1, 1970 and September 3, 1970, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 7182, at Page 185, and in Liber 7210, at Page 343, respectively. Copies of said leases have been filed with the Commission. A Preliminary Title Report from Title Guaranty of Hawaii, Incorporated, dated April 7, 1971, copies of which have been filed with the Commission, indicate that such representation is correct and also describes the respective portions of said property owned by said owners.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission for examination copies of an Option Agreement dated July 31, 1970 and an amendment thereto dated March 12, 1971, by the terms of which Mike McCormack has granted to Dillingham Development Company, a Nevada corporation formerly known as Dillingham Land Corporation, an exclusive option to assume his position as lessee under the leases above described. The Developer represents that all of the right, title and interest in and to said Option Agreement, as amended, shall be assigned to it by Dillingham Development Company prior to the exercise or expiration thereof. The Developer has filed with the Commission copies of the consent of the owners to said Option Agreement.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated January 7, 1971, between Honolulu Mortgage Co., Ltd., as "Depository", and

Dillingham Land Corporation, as "Developer", and the specimen Sales Contract have been filed with the Commission. On examination the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-15, Hawaii Revised Statutes.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sales Contract and the executed Escrow Agreement. The latter document, the Escrow Agreement, establishes how the proceeds from the sale of apartments and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

NOTE: The Developer advises that purchaser's money will be refunded immediately upon failure to sell a sufficient number of units within a resonable time, i.e., at Developer's option if 35 apartments are not sold by September 30, 1971, or upon failure to commence construction by March 31, 1972 or upon failure of purchaser to obtain a commitment to loan from a lending institution if he is not a cash purchaser (in which case the costs of the loan applications will be deducted).

MANAGEMENT OF THE PROJECT: The proposed By-Laws which are incorporated in the proposed Declaration provide that the Board of Directors of the Association of Apartment Owners shall annually employ a responsible Hawaii corporation as Managing Agent to manage and control the project subject at all times to direction by the Board. The Declaration provides that the initial Managing Agent shall be Dillingham Land Corporation, whose principal place of business is 1441 Kapiolani Boulevard, Honolulu, Hawaii, and whose post office address is Box 3468, said Honolulu.

STATUS OF PROJECT: Complete and final plans and specifications are in the process of preparation. No commitment for financing for interim construction financing has as yet been obtained by the Developer. The Developer advises that it reserves the right, at its option, to terminate all sales contracts and withdraw from the project in the vent that on September 30, 1971 fewer than thirty-five (35) apartment units in the project are subject to sales contracts binding on and enforceable against buyers who have delivered evidence satisfactory to the Developer of their ability to pay or otherwise perform thereunder or that the Developer is prevented by law from proceeding with the construction of the project in accordance with the plans and specifications on file in the office of the Real Estate Commission.

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 April 2, 1971, and information subsequently filed as late as April 30, 1971.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 377 filed with the Commission on April 2, 1971.

This report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.

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Distribution:

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for DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

May 13, 1971
Registration No. 377