

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

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
WAIMALU PARK
Kamehameha Highway
Honolulu, Hawaii

REGISTRATION NO. 389

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: July 18, 1972
Expires: August 18, 1972

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 JUNE 3, 1971 AND ADDITIONAL INFORMATION SUBMITTED AS OF JULY 17, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. This Final Public Report is made a part of the registration on WAIMALU PARK condominium project, Registration No. 389. 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) on Registration No. 389.

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.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. Advertising for the sale of the condominium units was done on a minimal basis with the preparation of brochures showing layout and plans of the various unit models available.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed July 7, 1972, together with the By-Laws of Association of Apartment Owners, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 8433, Page 108, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 589,229 and noted on Transfer Certificate of Title No. 150,742. The recording officer has designated Condominium Map No. 238 and Land Court Condominium Map No. 138 on July 12, 1972 for the project.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, July 18, 1972, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of June 21, 1971 in the topical headings have not been substantially disturbed, but Developer reports the following information:

DESCRIPTION: The final plans recorded in the Bureau of Conveyances show that the apartment numbers have been revised, together with the percentages of common interest appurtenant to each unit, recorded as Exhibit C of said Declaration, as follows:

<u>Apt. No.</u>	<u>Bldg. No.</u>	<u>No. of Bedrooms</u>	<u>Enclosed Living Area</u>	<u>Percentage of Common Interest</u>
101	1	2	812	1.57498
103	1	2	812	1.57498
105	1	2	812	1.57498
107	1	3	956	1.85429
109	1	3	956	1.85429
111	1	3	956	1.85429
201	1	2	812	1.57498
202	1	2	812	1.57498
203	1	2	870	1.68749
204	1	2	870	1.68749
205	1	2	870	1.68749
206	1	2	870	1.68749
207	1	2	870	1.68749
208	1	2	870	1.68749
209	1	2	870	1.68749
210	1	2	870	1.68749
211	1	2	870	1.68749
212	1	2	870	1.68749
113	2	3	956	1.85429
115	2	3	956	1.85429
117	2	3	956	1.85429
119	2	2	812	1.57498
213	2	2	870	1.68749
214	2	2	870	1.68749
215	2	2	870	1.68749
216	2	2	870	1.68749
217	2	2	870	1.68749
218	2	2	870	1.68749
219	2	2	870	1.68749
220	2	2	870	1.68749
121	3	2	812	1.57498
123	3	2	812	1.57498
125	3	2	812	1.57498
221	3	2	870	1.68749
222	3	2	870	1.68749
223	3	2	870	1.68749
224	3	2	870	1.68749
225	3	2	870	1.68749
226	3	2	870	1.68749
127	4	2	812	1.57498
129	4	2	812	1.57498
131	4	2	812	1.57498
227	4	2	870	1.68749
228	4	2	870	1.68749
229	4	2	870	1.68749
230	4	2	870	1.68749
231	4	2	870	1.68749
232	4	2	870	1.68749

<u>Apt. No.</u>	<u>Bldg. No.</u>	<u>No. of Bedrooms</u>	<u>Enclosed Living Area</u>	<u>Percentage of Common Interest</u>
133	5	2	812	1.57498
135	5	2	812	1.57498
137	5	2	812	1.57498
139	5	2	812	1.57498
233	5	2	870	1.68749
234	5	2	870	1.68749
235	5	2	870	1.68749
236	5	2	870	1.68749
237	5	2	812	1.57498
238	5	2	812	1.57498
239	5	2	812	1.57498
240	5	2	812	1.57498
		TOTALS	<u>51,556</u>	<u>100.00000</u>

INTEREST TO BE CONVEYED TO PURCHASER: The purchaser is referred to Exhibit C filed with the Declaration of Horizontal Property Regime which shows a change in the percentage of common interest appurtenant to each apartment together with changes in the apartment numbers of the condominium units as shown in the previous paragraph.

ENCUMBRANCES AGAINST TITLE: Mortgage dated July 9, 1971, made by DOUGLAS McDONELL CARTY, husband of Catherine Eugenia Carty, DAVID PHILLIP LEWIS, husband of Diane Leda Lewis, and VINCENT H. YANO, husband of Eloise Yoshie Yano, authorized General Partners of Waimalu Park Associates, a Hawaii Limited Partnership, as Mortgagors, to HONOLULU SAVINGS AND LOAN COMPANY, LIMITED, a Hawaii corporation, as Mortgagee, was recorded in said Bureau of Conveyances in Liber 7666, Page 138.

Grant dated December 28, 1971, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 8027, Page 10, in favor of the City and County of Honolulu, a municipal corporation, granting an easement to construct, etc., an underground sewer pipe line or pipe lines, etc., through, under and across the parcels of land described in said Grant.

Additional Charge Mortgage dated October 28, 1971, recorded in said Bureau of Conveyances in Liber 7904, Page 381, made by DOUGLAS McDONELL CARTY, DAVID PHILLIP LEWIS and VINCENT H. YANO, authorized General Partners of Waimalu Park Associates, a Hawaii Limited Partnership, as Mortgagors, to HONOLULU SAVINGS AND LOAN COMPANY, LIMITED, as Mortgagee.

Financing Statement (undated) recorded on December 3, 1971 in said Bureau of Conveyances in Liber 7979, Page 299.

OWNERSHIP TO TITLE: The Developer has filed a Title Report, dated July 13, 1972, prepared by Security Title Corporation, a Hawaii corporation, showing title vested in DOUGLAS McDONELL CARTY, DAVID PHILLIP LEWIS and VINCENT HISAKI YANO, authorized General Partners of Waimalu Park Associates, a Limited Partnership, as joint tenants, by Deed dated July 2, 1971 and recorded in the Bureau of Conveyances in Liber 8433, Page 96, and filed with the Assistant Registrar of the Land Court as Document No. 589,228 and noted on Transfer Certificate of Title No. 150,742.

An Exchange Deed dated July 2, 1971 between SHIGERU HORITA and IWAO KISHIMOTO, as Grantors, and CHOKICHI IGE, ET AL., as Grantees, was also recorded in the Bureau of Conveyances in Liber 8433, Page 80, and filed in the Office of the Assistant Registrar of the Land Court as Document No. 589,227. Said Exchange Deed reflects the exchange of both regular system and Land Court properties.

STATUS OF PROJECT: A Performance Bond has been executed on August 6, 1971 by the Contractor, Associated Masons, Ltd., and First Insurance Company of Hawaii, Ltd., surety.

The Developer advises that the five buildings will be completed and ready for occupancy on or about August 4, 1972.

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 June 3, 1971 and subsequently submitted as of July 17, 1972. The information disclosed in this Final Public Report should be examined to determine how they differ from the Preliminary Public Report issued on June 21, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 389 filed with the Commission on June 3, 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 white in color.


(For) DOUGLAS R. SODEHANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 389
July 18, 1972

