

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
WOODLAWN TERRACE - MELEMANU WOODLANDS
Waihonu Street
Wahiawa, Oahu, Hawaii

REGISTRATION NO. 398

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: September 8, 1971
Expires: October 8, 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 27, 1971 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS SEPTEMBER 3, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. WOODLAWN TERRACE - MELEMANU WOODLANDS is a proposed fee simple condominium project with a total of fifty-five (55) units consisting of twenty-two (22) 2-bedroom and thirty-three (33) 1-bedroom condominium dwelling units. There will be two (2) separate buildings; Building "A" being a 4-story walkup containing 40 units and Building "B" being a 3-story walkup containing 15 units. There will be 91 uncovered parking spaces, in two separate parking areas, at grade level. Each apartment will be assigned at least one stall.

This project is a part of an overall development approved by the City and County of Honolulu as a Planned Unit Development, ultimately to consist of 698 residential units.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Public Report.
3. 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 on July 27, 1971, with the By-Laws attached, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 550778.

The Registrar has designated Land Court Condominium Map No. 119 to the project.
4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, (particularly Act 244, L. 1967, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, September 8, 1971, unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report.

NAME OF PROJECT: WOODLAWN TERRACE - MELEMANU WOODLANDS

LOCATION: The approximate 2.017 acres of real property to be committed to the regime, as a fee simple condominium project is bounded by Kamehameha Highway, Waikalani Drive and Waihonu Street, Wahiawa, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 9-5-12: 18

ZONING: Planned Unit Development

DEVELOPER: HEADRICK DEVELOPMENT, INC., a Hawaii corporation, whose mailing address is 2678 Kilihau Street, Honolulu, Hawaii 96819.

The officers of Headrick Development, Inc., are as follows:

George Headrick	President
Harold Headrick	Vice-President
Florence Higa	Secretary

ATTORNEY REPRESENTING DEVELOPER: Vernon T. Tashima, Suite 400, Amfac Building, 700 Bishop Street, Honolulu, Hawaii 96813. Telephone: 521-2951.

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the project is to consist of the fee simple land located at Kamehameha Highway, Waikalani Drive and Waihonu Street, Wahiawa, Hawaii, and two buildings containing a total of fifty-five (55) apartments. The buildings will be constructed basically with concrete, wood, steel, glass and allied building materials. There will be uncovered parking for ninety-one (91) cars, distributed in two separate, ground level, parking areas. The stalls, which are assigned to an apartment unit, shall be numbered to correspond to the apartment numbers, subject, however, to renumbering without notice; provided, however, that the owners shall not be deprived of stalls which have been assigned to them, unless they consent to any change. The Declaration reflects that the Developer reserves

the right to sell or rent the unassigned parking spaces to any owner in said project. Said unassigned stalls have no common interest appurtenant thereto. Access to the apartments is directly from the grounds, walkways and driveways.

There will be two separate buildings, designated as Buildings A and B. Building A, being a 4-story walkup containing 40 units, 16 of which are 2-bedroom units and 24 1-bedroom units; Building B, being a 3-story walkup containing 15 units, 6 of which are 2 bedroom units and 9 1-bedroom units.

The 22 2-bedroom units and 33 1-bedroom units are described as follows: The 2-bedroom units are similar in layout and in size in both Buildings A and B and are described as follows: the 2-bedroom unit contains 896.11 square feet measuring from the surface of the inside party walls. Each 2-bedroom has an exclusive lanai area of 96.64 square feet with ground floor units having a somewhat larger area. There are 5 rooms with a connecting hall. The rooms are comprised of a complete bathroom with tub-shower combination; 2 bedrooms with closets; a kitchen with appliances, including a refrigerator, garbage disposal, dishwasher, range and oven, and a range hood ventilator; and a living room which is the largest room in the unit. Included in the unit's sales price is wall-to-wall carpeting in all rooms including the kitchen and the bathroom.

The 1-bedroom units are similar in layout and in size in both Buildings A and B and are described as follows: the 1-bedroom unit contains 703.97 square feet measuring from the surface of the inside party walls. Each 1-bedroom unit has an exclusive lanai area of 96.64 square feet with the ground floor units having a somewhat larger area. There are 4 rooms in each 1-bedroom unit and they are comprised of a complete bathroom similar to the bathroom in the 2-bedroom unit, as is the kitchen. There is a bedroom complete with walk-in closet and a living room which is the largest room in the unit.

Each apartment shall include the space and improvements within its perimeter walls, floors and ceilings, including all interior walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surface of all walls, floors and ceilings, all doors, window glass and screens, all fixtures and all appliances originally installed as fixtures therein.

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, ducts or other utility lines running through such apartment, the same being deemed common elements as hereinafter provided.

Each apartment has immediate access to the corridors on each floor leading to the stairway or directly to the grounds, if on ground level.

COMMON ELEMENTS: The specimen Declaration reflects that the common elements consist of

- (i) Said land in fee simple;
- (ii) All foundations, floor slabs, columns, girders, beams, supports, load-bearing walls, interior walls separating adjacent apartments in the same building, fences and roofs of the buildings;
- (iii) All yards, grounds, landscaping, mail boxes and refuse facilities;
- (iv) All building walkways, building sidewalks, pathways, parking areas, driveways and private roads;
- (v) All ducts, electrical equipment, wiring and other central and appurtenant installations, including power, light, water, sewer, gas and telephone; all pipes, wires, conduits or other utility or service lines, including TV cables, which run through an apartment but which are utilized by or serve more than one apartment; and elevators, if installed.

- (vi) The tot lots and all other non-public recreational and managerial facilities.

LIMITED COMMON ELEMENTS: The specimen Declaration reflects that the limited common elements consist of

- (i) The land situated within the outer perimeter of each building shall be appurtenant to and for the exclusive use of the apartments located in said building, as shown on the Condominium Map;
- (ii) The parking spaces designated on the Condominium Map by the same numbers as those assigned to a particular apartment shall be appurtenant to and for the exclusive use of that apartment.

INTEREST TO BE CONVEYED PURCHASER: The specimen Declaration states that the undivided interest in the common elements appertaining to each apartment are as follows:

<u>Apartment Number</u>	<u>Percentage of Undivided Interest</u>
Unit A-101	2.077%
All other 21 2-bedroom units	2.078% each unit
All 33 1-bedroom units	1.645% each unit

According to the Declaration and By-Laws, each apartment's share of the common expense and voting rights shall be in proportion to its undivided interest in the common elements; however, in addition to the foregoing, Recreation Area No. 1, including swimming pool, and stream area shown on said Condominium Map, are deemed common to the entire Planned Development, ultimately comprising 698 residential units; and any provision herein to the contrary notwithstanding, each unit in this project shall have appurtenant thereto a 1/698th interest in said areas, and all taxes, maintenance and other costs allocable to these areas shall be pro-rated among all unit owners in the Planned Development as a special assessment according to said respective interest.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The specimen Declaration states that each apartment shall be used only as a private dwelling by the respective owners thereof, their tenants, families, domestic servants and guests. Each owner shall comply with the terms of the Declaration, By-Laws of the Association of Apartment Owners.

OWNERSHIP TO TITLE: The Notice of Intention reflects that ownership to fee title is vested in Headrick Development, Inc.

A copy of a Preliminary Report issued by Security Title Corporation as of July 29, 1971 certifies that the fee simple title to the land is vested as aforesaid.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report as of July 29, 1971 certifies that title to the land is subject to: Taxes for the fiscal year 1971-1972 in amount not yet determined constitute a lien on the land; Grant dated May 21, 1913, recorded in the Bureau of Conveyances in Book 392, Page 276, in favor of Waiahole Water Company, Limited; Notice of Pendency of Action, dated November 14, 1949, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 114012, re action to acquire abutter's rights of vehicle access; the Covenants in Deeds dated May 27, 1955 and April 1, 1957, filed as Land Court Documents No. 175108 and 200457; Reservation in Deed dated December 20, 1956, filed as Land Court Document No. 197831; Grant dated April 1, 1957, filed as Land Court Document No. 200459, in favor of Oahu Sugar Company, Limited, and Waiahole Water Company, Limited, granting all rights in and to free flowing water in Waikakalaua Gulch; Designation of Restriction of access rights, as shown on Maps 52 and 230, as set forth by Land Court Order No. 13493, filed February 4, 1955; Reservation in favor of the State of Hawaii as set forth in Deed dated May 16, 1958, filed as Land Court Document No. 215800; Road Setback Line as shown on Map 230, as set forth by Land Court Order No. 26862, filed March 15, 1967; undated Mortgage filed as Land Court Document No. 535538, made by Headrick Development, Inc., as Mortgagor, to Hawaii Thrift and Loan, Inc., as Mortgagee.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated July 27, 1971 identifies Security Title Corporation as "Escrow". On examination, the specimen Sales Agreement and executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Sec. 514-35, and Sec. 514-36 through 514-40.

Among other provisions, the specimen Sales Agreement states that Seller at its option may cancel the agreement upon written notice to Purchaser in the event that less than 39 apartments are sold by December 31, 1972, or the project cannot be built by December 31, 1972, or the Seller is prevented by law from proceeding with construction of the project.

It is incumbent upon the Purchaser and prospective Purchaser that he reads with care the Sales Agreement and the Escrow Agreement. The Escrow Agreement establishes how the proceeds from the apartment units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The By-Laws of this project states the Board of Directors may employ for the Association of Apartment Owners, a management agent to perform such duties as the Board shall authorize, including the collection of all assessments from the owners.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that the construction of the buildings is expected to be commenced on September 1, 1971. The Developer estimates completion of construction in 12 months.

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 July 27, 1971 and information subsequently filed as late as September 3, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 398 filed with the Commission on July 27, 1971.


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

YH/f

Distribution:
Department of Taxation
Bureau of Conveyances
Planning Department, City & County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 398
September 8, 1971

