

**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  
1330 WILDER  
Honolulu, Hawaii

REGISTRATION NO. 433

**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 28, 1972  
Expires: July 28, 1973

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION TO SELL SUBMITTED FEBRUARY 10, 1972, AND INFORMATION SUBSEQUENTLY FILED ON JUNE 20, 1972. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration 433, dated April 5, 1972, the Developer has forwarded additional information reflecting changes in the documents for the project.
2. This Final Public Report is made a part of the registration on 1330 Wilder 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 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 Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime, executed June 14, 1972, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii on June 19, 1972, in Liber 8374, Page 235.

The approved Floor Plans showing the layout, location, apartment number, etc. have been designated Condominium Map No. 235 by the Registrar, Bureau of Conveyances.

5. Advertising or promotional matter has been filed 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 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report expires thirteen months from the date of issuance, June 28, 1972, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of April 5, 1972, with the exception of DESCRIPTION, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, and ENCUMBRANCES AGAINST TITLE, has not been disturbed.

DESCRIPTION: The developer represents that the Declaration has been amended so that the description of the apartments appearing in Sub-paragraph 2(t) of the Description in the Preliminary Report will be changed to read as follows:

"2. (t) 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 any other apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all windows, and all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors, ceilings, doors and lanais as designated on said Condominium File Plan, the lanai air space, and all fixtures and appliances originally installed therein."

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Developer represents that the By-Laws of the Association of Apartment Owners have been amended so as to provide that children under twelve (12) years of age shall not be permitted to be permanent residents of any apartment, which permanent residency is defined therein as residency for any continuous period of more than one (1) month.

ENCUMBRANCES AGAINST TITLE: Developer has advised that the individual apartments and their appurtenant common interests being demised by individual apartment leases will be released from the mortgage and the Agreement of Sales listed in the Commission's Preliminary Public Report on the project dated April 5, 1972, by partial releases duly recorded.

The Developer has filed with the Commission a Certificate of Title executed by First American Title Company of Hawaii, Inc., dated May 16, 1972, certifying that there are no additional encumbrances or liens as those reported in the Commission's Preliminary Public Report, save and except, an Amendment of Lease and Amendment of Agreement of Sale dated February 15, 1972, recorded in the Bureau of Conveyances in Liber 8125, Page 155.

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The information contained in the remaining subject headings has not been changed since the issuance of the Preliminary Public Report.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted February 10, 1972, and information subsequently filed as of June 20, 1972.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 433 filed with the Commission February 10, 1972.

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. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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Distribution:

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FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

June 28, 1972

REGISTRATION NO. 433