

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

SPRUCE RIDGE VILLAS
Anania Drive
Mililani Town, Hawaii

REGISTRATION NO. 487

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: December 19, 1972
Expires: January 19, 1974

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 27, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 15, 1972, THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO, CHAPTER 514, HAWAII REVISED STATUTES.

1. SPRUCE RIDGE VILLAS is a proposed fee simple condominium project consisting of one hundred fifteen (115) townhouse apartments contained in sixteen (16) separate multifamily buildings. Each building consists of two stories and contains at least two apartments. One hundred fifteen

residences are being offered for sale, each having its own garage.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium and issuance of this Preliminary 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 not been filed in the office of the recording officer.
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, and the condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen months after date of issuance, unless a Supplementary Public Report issues or the Commission, upon review of the registration issues an order extending the effective period of this report.

NAME OF PROJECT: SPRUCE RIDGE VILLAS

LOCATION: The 9.547 acres of fee simple land to be committed to the Horizontal Property Regime consists of Lot 3828-A, as shown on Map 337, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Document No. 1000, said lot being situate at Anania Drive in Mililani Town, mauka of Kamehameha Highway in the City and County of Honolulu, State of Hawaii.

TAX KEY: FIRST DIVISION 9-4-61-108.

ZONING: A-1 (Apartment)

DEVELOPER: HEBB & NARODICK CONSTRUCTION CO., INC., a Washington corporation, having its principal place of business and post office address at 415 Boren Avenue, Seattle, Washington 98104, is the Developer (telephone Ma. 4-5383) and has the following

officers and directors:

Ross P. Hebb	President
Daniel M. Narodick	Secretary-Treasurer
Roy A. Mays	Executive Vice President
Delton U. Mann	Vice President
Dean E. Kenworthy	Vice President

ATTORNEY REPRESENTING DEVELOPER: Ashford & Wriston (Attention: Galen C. K. Leong), 235 Queen Street, Honolulu, Hawaii. Telephone 531-3761.

DESCRIPTION: The specimen Declaration of Horizontal Property Regimes reflects that the project shall consist of one hundred fifteen (115) freehold estates, separately designated and legally described in the spaces or areas contained within the perimeter walls, floors and ceiling of each of the one hundred fifteen (115) apartments in the project contained in sixteen (16) two-story buildings as described in the Declaration and shown on the floor plans and further described as follows:

- A. The one hundred fifteen (115) apartments are contained within the sixteen separate buildings, numbered 1 through 16, inclusive, comprised by the project and located as shown on the floor plans of the project. Each building consists of two stories, contains at least four apartments and is constructed principally of wood and gypsum board on a concrete slab foundation. Only Plan C apartments have basements.
- B. Each apartment is numbered and located as shown on said floor plans and contains the number of rooms and approximate gross floor area according to the plan designated for each apartment in Exhibit "A" attached hereto and made a part hereof.
- C. Said plans are designated A, B, C, D and E and are further described as follows:
 - (1) A Plan A apartment contains 8 rooms (3 bedrooms, 2 bathrooms, living-dining room, kitchen and utility room) with an approximate gross floor area of 1369 square feet and a single car garage of approximately 304 square feet. There are 10 apartments of this plan (Apartment Nos. 3, 4, 7, 8, 29, 30, 63, 64, 99 and 100).
 - (2) A Plan B apartment contains 8 rooms (3 bedrooms, 2 bathrooms, living-dining room, kitchen-family

room and utility room). There are 26 apartments of this plan (Apartment Nos. 1, 2, 5, 6, 37, 38, 39, 40, 41, 42, 53, 54, 55, 56, 57, 58, 65, 66, 67, 68, 69, 75, 76, 87, 106 and 116). Each apartment has an approximate gross floor area of 1470 square feet, except for Apartment Nos. 38, 39, 68 and 75, each of which has an approximate gross floor area of 1480 square feet due to a slight difference in the configuration of the stairs. Each apartment has a single car garage of approximately 304 square feet, except for Apartment Nos. 1, 69, 87, 106 and 116, each of which has a double garage of approximately 526 square feet.

(3) A Plan C apartment contains 8 rooms (3 bedrooms, 1 bathroom, wardrobe, living-dining room, powder room, kitchen and basement) with an approximate gross floor area of 1967 square feet. There are 14 apartments of this plan (Apartment Nos. 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22). Each apartment has a single car garage of approximately 279 square feet, except for Apartment Nos. 15 and 22, each of which has a double garage of approximately 484 square feet.

(4) A Plan D apartment has 7 rooms (2 bedrooms, bathroom, wardrobe, living-dining room, powder room and kitchen) with an approximate gross floor area of 1127 square feet and a single car garage of approximately 309 square feet. There are 46 apartments of this plan as shown in said Exhibit "A".

(5) A Plan E apartment has 9 rooms (3 bedrooms, bathroom, powder room, wardrobe, living room, dining room and kitchen) with an approximate gross floor area of 1289 square feet. There are 19 apartments of this plan (Apartment Nos. 49, 50, 51, 52, 59, 60, 61, 62, 74, 83, 84, 85, 86, 101, 107, 108, 109, 110 and 111). Each apartment has a single car garage of approximately 329 square feet, except for Apartment Nos. 74, 101 and 111, each of which has a double garage of approximately 572 square feet.

- D. Each apartment has immediate access to the walkways, sidewalks, parking areas, driveways and roads connecting it to the entrances to the project and the public streets.
- E. Each apartment shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls, floors and ceilings surrounding the apartment or of interior load-bearing walls nor shall said apartment be deemed to include the pipes, wires, conduits or other public utility lines running through the

apartment which are utilized for or serve more than one apartment. The apartment shall be deemed to include all of the areas or spaces enclosed by the walls, floors and ceilings surrounding the apartment, the balcony, if any, all the walls and partitions which are not load-bearing within the perimeter walls of the apartment, the inner decorated or finished surfaces of all walls, floors and ceilings and of fences contiguous with the entry court of the apartment, all doors, window frames, windows and glass walls, and all fixtures and appliances originally installed therein, including electric range, oven and range hood, garbage disposal, hotwater heater and all plumbing and lighting fixtures and carpeting furnished by the Developer in the bedrooms and living or living-dining rooms.

COMMON ELEMENTS: The specimen Declaration reflects that the remaining portions of the project are designated as and called the "common elements", including specifically but not limited to: the land in fee simple; foundations, columns, beams, supports, perimeter walls, including interior walls separating adjacent apartments in the same building, load-bearing walls not exclusively serving a particular apartment, floor slabs, and roofs; yards and grounds, recreational facilities, fences, walkways, parking areas, driveways and pavement; central facilities and appurtenant installations for utility and other common services such as power, light, gas and water; the unit designated as No. 92 on said plans, which shall be reserved for use by the Resident Manager of the project, said unit being the same as a Plan E apartment as described above and having a double garage of approximately 572 square feet; and, in general, all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The specimen Declaration reflects that portions of the common elements are set aside and allocated as "limited common elements" for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

1. The land over which each building stands and which is situated within the outer perimeter of each building shall be appurtenant to and for the exclusive use of the apartments located in said building.
2. The parking stall(s) designated on the Condominium Map by the same number assigned to an apartment shall be appurtenant to and for the exclusive use of that apartment. Except as described below, each apartment shall have one such parking stall. Apartment Nos. 69, 87, 101, 106 and 116 shall not have

any parking stalls and Apartment 111 shall have two such parking stalls.

Note: Purchasers are advised to study the condominium parking plan with care as some parking stalls are tandem to the garage parking.

3. Each larger area, herein called the "house site", the perimeter of which is delineated on the Condominium Map and within which each apartment is contained, is hereby designated a limited common element appurtenant to and for the exclusive use of the respective apartment contained within said house site and such limited common element shall include all of the common elements situated within said house site. The areas of the house sites are set forth in said Exhibit "A".

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto the undivided percentage interest in all common elements of the project, hereinafter called the "common interest", as set forth for each apartment in said Exhibit "A" attached hereto and made a part hereof, and the same proportionate interest in all common profits and expenses and for all other purposes, including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The apartments and common elements shall be occupied and used only for purposes permitted by and shall not be used in any manner contrary to the provisions of the Mililani Town Covenants. These provide that each apartment shall be used exclusively for residential purposes, and no more than one family (including its servants and transient guests) shall occupy such apartment.

OWNERSHIP TO TITLE: The Developer represents that it is the owner of the fee at the present time. A Preliminary Report dated November 30, 1972 prepared by Title Guaranty of Hawaii, Inc. confirms that ownership to title is vested in Hebb & Narodick Construction Co., Inc., a Washington corporation.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report prepared by Title Guaranty of Hawaii, Inc. certifies that title to the land is subject to the following encumbrances:

1. That certain Declaration of Covenants, Conditions and Restrictions by Mililani Town, Inc., dated April 19, 1968, filed in the Office of the Assistant Registrar as Document No. 441561, as amended by Document No. 445150, and Annexation instrument dated June 26, 1972, and filed as aforesaid as Document No. 590577.
2. Easement 868 as shown on Map 337 and set forth by Land Court Order No. 31489 filed November 23, 1971.

3. Grant of easement for cable television distribution system in favor of Oceanic Cablevision, Inc., dated July 19, 1972, filed in said Office as Document No. 590114.
4. That certain exception and reservation in Deed dated July 19, 1972, by and between Mililani Town, Inc., as Grantor, and Hebb & Narodick Construction Co., Inc., as Grantee, filed in said Office as Document No. 590578, providing as follows:

"The exception and reservation unto the Grantor, its successors and assigns, of easements for electrical, gas, communications and other utility purposes and for sewer, drainage and water facilities over, under, along, across, and through the granted premises, together with the right to grant to the State of Hawaii, City and County of Honolulu, Board of Water Supply of the City and County of Honolulu or any other appropriate governmental agency or to any public utility or other corporation easements for such purposes over, under, across, along and through the granted premises under the usual terms and conditions required by the grantee for such easement rights; provided, however, that such easement rights must be exercised in such manner as to not unreasonably interfere with the use of the granted premises by the Grantee, its successors and assigns, and in connection with the installation, maintenance or repair of any facilities pursuant to any of said easements the premises shall be promptly restored by and at the expense of the person owning and exercising such easement rights to the condition of the premises immediately prior to the exercise thereof, and the Grantee, by accepting this Deed, agrees that the Grantee and any person claiming an interest in the premises by, through or under the Grantee will, upon request, join in and execute any and all documents designating and granting any such easements."

5. Real Property Taxes for the Fiscal Year 1972-1973 are now a lien.
6. Mortgage dated July 20, 1972, filed in said Office as Document No. 590579, made by Hebb & Narodick Construction Co., Inc. to Honolulu Mortgage Co., Ltd.
7. Additional Charge Mortgage dated October 12, 1972

filed in said Office as Document No. 602171, made by Hebb & Narodick Construction Co., Inc. to Honolulu Mortgage Co., Ltd.

PURCHASE MONEY HANDLING: A copy of the Escrow Agreement dated August 31, 1972, by and between Honolulu Mortgage Co., Ltd., a Hawaii corporation, as Escrow, and Hebb & Narodick Construction Co., Inc., as Seller, has been submitted to the Commission as part of this registration. On examination the Escrow Agreement and Sales Contract are found to be in compliance with Chapter 514, Hawaii Revised Statutes. The provisions of the Sales Contract should be carefully read by the purchasers. The specimen document filed as a part of the registration recites the conditions under which the purchaser acknowledges receipt of the Public Report; further, the Sales Contract provides that if at the time the purchaser signs the contract the Commission has not issued its Final Public Report covering Spruce Ridge Villas the agreement shall not be fully effective until such report is issued and a copy is received and receipted for by the purchaser. If the Final Public Report varies in any material respect from this Preliminary Public Report, at the purchaser's option the purchaser may cancel his agreement upon written notice to the Seller within five days of the purchaser's receipt of a copy of the Final Public Report.

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

MANAGEMENT AND OPERATION: The Declaration of Horizontal Property Regime provides that the operation of the project shall be conducted for the Association of Apartment Owners by a responsible corporate Managing Agent pursuant to the Management Agreement submitted to the Commission. The initial Managing Agent shall be Mililani Town, Inc., Suite 800, 700 Bishop Street, Honolulu, Hawaii.

STATUS OF THE PROJECT: The Developer reports that construction of the project commenced in September, 1972 and that completion is scheduled for October, 1973.

CATV Service: Each apartment will have at least one CATV outlet which will be provided by the Developer. Subscribers to the CATV service will pay a monthly charge of \$6.00, plus tax, per initial outlet and subscription is optional.

The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted September 27, 1972 and information subsequently filed as of December 15, 1972.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 487 filed with the Commission on September 27, 1972.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be yellow in color.


(for) DOUGLAS R. SODEIANI, 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. 487
December 19, 1972

EXHIBIT "A"
SPRUCE RIDGE VILLAS

<u>Apartment No.</u>	<u>Plan</u>	<u>Approximate Gross Floor Area</u>	<u>Approximate Garage Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
1	B	1470	526	3021	1.0320
2	B	1470	304	2200	.9173
3	A	1369	304	2300	.8651
4	A	1369	304	2300	.8651
5	B	1470	304	2200	.9173
6	B	1470	304	2200	.9173
7	A	1369	304	2300	.8651
8	A	1369	304	2300	.8651
9	C	1967	279	1725	1.1614
10	C	1967	279	1725	1.1614
11	C	1967	279	1725	1.1614
12	C	1967	279	1725	1.1614
13	C	1967	279	1725	1.1614
14	C	1967	279	1725	1.1614
15	C	1967	484	2437	1.2674
16	C	1967	279	1725	1.1614
17	C	1967	279	1725	1.1614
18	C	1967	279	1725	1.1614
19	C	1967	279	1725	1.1614
20	C	1967	279	1725	1.1614
21	C	1967	279	1725	1.1614
22	C	1967	484	1983	1.2674

<u>Apartment No.</u>	<u>Plan</u>	<u>Approximate Gross Floor Area</u>	<u>Approximate Garage Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
23	D	1127	309	1352	.7426
24	D	1127	309	1439	.7426
25	D	1127	309	1366	.7426
26	D	1127	309	1453	.7426
27	D	1127	309	1379	.7426
28	D	1127	309	1466	.7426
29	A	1369	304	2490	.8651
30	A	1369	304	2662	.8651
31	D	1127	309	1344	.7426
32	D	1127	309	1344	.7426
33	D	1127	309	1344	.7426
34	D	1127	309	1344	.7426
35	D	1127	309	1344	.7426
36	D	1127	309	1344	.7426
37	B	1470	304	2200	.9173
38	B	1480	304	2200	.9224
39	B	1480	304	2200	.9224
40	B	1470	304	2200	.9173
41	B	1470	304	2200	.9173
42	B	1470	304	2200	.9173
43	D	1127	309	1296	.7426
44	D	1127	309	1296	.7426
45	D	1127	309	1296	.7426
46	D	1127	309	1296	.7426
47	D	1127	309	1296	.7426

<u>Apartment No.</u>	<u>Plan</u>	<u>Approximate Gross Floor Area</u>	<u>Approximate Garage Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
48	D	1127	309	1296	.7426
49	E	1289	329	1525	.8367
50	E	1289	329	1525	.8367
51	E	1289	329	1815	.8367
52	E	1289	329	1375	.8367
53	B	1470	304	2050	.9173
54	B	1470	304	2050	.9173
55	B	1470	304	2050	.9173
56	B	1470	304	2050	.9173
57	B	1470	304	2050	.9173
58	B	1470	304	2050	.9173
59	E	1289	329	1600	.8367
60	E	1289	329	1600	.8367
61	E	1289	329	1375	.8367
62	E	1289	329	1693	.8367
63	A	1369	304	2300	.8651
64	A	1369	304	2300	.8651
65	B	1470	304	2200	.9173
66	B	1470	304	2200	.9173
67	B	1470	304	2200	.9173
68	B	1480	304	2200	.9224
69	B	1470	526	2527	1.0320
70	D	1127	309	1296	.7426
71	D	1127	309	1296	.7426
72	D	1127	309	1296	.7426

<u>Apartment No.</u>	<u>Plan</u>	<u>Approximate Gross Floor Area</u>	<u>Approximate Garage Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
73	D	1127	309	1296	.7426
74	E	1289	572	2094	.9623
75	B	1480	304	2200	.9224
76	B	1470	304	2200	.9173
77	D	1127	309	1296	.7426
78	D	1127	309	1296	.7426
79	D	1127	309	1296	.7426
80	D	1127	309	1296	.7426
81	D	1127	309	1296	.7426
82	D	1127	309	1296	.7426
83	E	1289	329	1525	.8367
84	E	1289	329	1525	.8367
85	E	1289	329	1525	.8367
86	E	1289	329	1525	.8367
87	B	1470	526	2527	1.0320
88	D	1127	309	1296	.7426
89	D	1127	309	1296	.7426
90	D	1127	309	1296	.7426
91	D	1127	309	1296	.7426
93	D	1127	309	1296	.7426
94	D	1127	309	1296	.7426
95	D	1127	309	1296	.7426
96	D	1127	309	1296	.7426
97	D	1127	309	1296	.7426

<u>Apartment No.</u>	<u>Plan</u>	<u>Approximate Gross Floor Area</u>	<u>Approximate Garage Area</u>	<u>House Site Area</u>	<u>Percentage Common Interest</u>
98	D	1127	309	1296	.7426
99	A	1369	304	2300	.8651
100	A	1369	304	2240	.8651
101	E	1289	572	2094	.9623
102	D	1127	309	1296	.7426
103	D	1127	309	1296	.7426
104	D	1127	309	1296	.7426
105	D	1127	309	1296	.7426
106	B	1470	526	2527	1.0320
107	E	1289	329	1525	.8367
108	E	1289	329	1525	.8367
109	E	1289	329	1525	.8367
110	E	1289	329	1525	.8367
111	E	1289	572	2094	.9623
112	D	1127	309	1296	.7426
113	D	1127	309	1296	.7426
114	D	1127	309	1296	.7426
115	D	1127	309	1296	.7426
116	B	1470	526	2527	1.0320